



HURRICANE CITY UTAH

Mayor

Clark Fawcett

City Manager

Kaden DeMille

City Council

Joseph Prete

Dave Imlay

Lynn Excell

Amy Werrett

Merlin Spendlove

Hurricane City Council Meeting Agenda

October 15, 2026

4:00 PM

City Council Chambers 147 N 870 W, Hurricane

Notice is hereby given that the City Council will hold a Regular Meeting in the City Council Chambers 147 N 870 W, Hurricane, UT. [Meeting Link on Webex](#) Meeting number: 2630 456 5376 Meeting password: HCcouncil Join from a video or application Dial 26304565376@cityofhurricane.webex.com. You can also dial 173.243.2.68 and enter your meeting number. Join by phone +1-415-655-0001 US Toll Access code:26304565376. A silent roll call will be taken, followed by the Pledge of Allegiance and prayer by invitation. **THOSE WISHING TO SPEAK DURING PUBLIC FORUM MUST SIGN IN WITH THE RECORDER BY 6:00 P.M.**

4:00 p.m. Work Meeting with the Youth City Council

5:00 p.m. Pre-meeting

6:00 p.m. - Call to Order

Prayer

Pledge of Allegiance

Declaration of any conflicts of interest

Minutes of the Regular City Council Meeting for September 17, 2026, and October 1, 2026

Public Forum – Comments from Public

Please Note: In order to be considerate of everyone attending the meeting and to more closely follow the published agenda, public comments will be limited to 3 minutes per person per item. A spokesperson representing a group to summarize their concerns will be allowed 5 minutes to speak. Repetitious commentary will not be allowed. If you need additional time, please request agenda time with Cindy Beteag in writing before 12:00 p.m. the Tuesday one week before the Council meeting.

OLD BUSINESS

1. Presentation of **additional information and possible reconsideration of the Council's August 20, 2026, denial of the request to rezone Lot 6 of the Crocker Enterprises industrial subdivision** located near the north end of the industrial portion of Old Highway 91 from Light Industrial (M-1) to Heavy Industrial (M-2); File No. ZC26-13; Parcel Nos. H-CREL-6 and H-CREL-6-RD2; Richard O'Shields, applicant; Karl Rasmussen, agent

NEW BUSINESS

1. Consideration and possible approval of a **Reimbursement Agreement with Academy Construction Lending LC** for Sands Cove Phase 2 Park
2. Consideration and possible approval of a **Reimbursement Agreement with Quality Development, LLC** for Lakeside at Desert Sands
3. Consideration and possible approval of **Ordinance 2026-24 Amending 8-6-2** regarding Claims against the City – Dayton Hall
4. Consideration and possible approval of **Zone Change Amendment No. ZC26-16 to rezone a property located at 297 S Rlington Pkwy** from Single Family Residential R1-10(PDO) to Multiple Family Residential RM-1; File No. ZC26-16; Parcel No. H-PHRL-1-OPEN-B-1; Bryan Owen, applicant; Gerald Pratt, agent
5. Consideration and possible approval of **awarding the bid for the 100 South** improvement project – Arthur LeBaron
6. Discussion regarding on **short-term rental enforcement and compliance** – Mayor Fawcett
7. Discussion on **creating an Emergency Preparedness Committee** – Mayor Fawcett
8. Mayor, Council, and staff reports
9. Closed Meeting held pursuant to Utah Code section 52-4-205, upon request

Adjournment

The undersigned City Recorder does hereby certify that the agenda was posted to the city website, posted to the state public notice website, and at the following locations: the City office, the post office, and the library on October 14, 2026. Cindy Beteag, City Recorder

REASONABLE ACCOMMODATION: Hurricane City will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs, please contact the City Recorder, 435-635-2811 x 106, at least 24 hours in advance if you have special needs.

Agenda Summary for Hurricane City Council October 15, 2026

4:00 p.m. Work Meeting with the Youth City Council

5:00 p.m. Pre-Meeting

6:00 p.m. Call to Order

Minutes of the Regular City Council Meeting for September 17, 2026, and October 1, 2026.

Old Business

1. DISCUSSION FOR OCTOBER 15, 2026

To: Hurricane City Council

From: Gary Cupp, Planning Director

Background/Request:

The applicant has requested to present new information to the City Council for reconsideration of a previously denied application to rezone Lot 6 of the Crocker Enterprises industrial subdivision from Light Industrial (M-1) to Heavy Industrial (M-2). The item was heard by the City Council on August 20, 2026, and was denied at that time on the grounds that the requested Heavy Industrial zone is not compatible with the existing surrounding land uses. The applicant's intent is to rezone the property, located near the north end of the industrial portion of Old Highway 91, for the purpose of allowing the construction of a concrete batch plant.

Planning Commission Review:

A public hearing was held at the August 13, 2026, Planning Commission meeting and no public comments or objections to the proposed zone change were received. The Commission's discussion related to the compatibility of a heavy-industrial land use in the proposed project area. Commissioner Goodfellow felt that there is a scarce amount of heavy industrial zoning in the city and that this is a good location for the proposed project. Although the requested zoning does not conform to the General Plan, the Planning Commission felt that in this circumstance, allowing the zone change would not detract from the intent and long-range goals of the General Plan, and therefore voted unanimously that the zone change should be approved by the City Council.

Property Information:

Location – Behind 492 Old Hwy 91

Property Size – Approx. 7.68 acres

Current Zoning – M-1

General Plan – Light Industrial/Business

Existing Development – Vacant Land

Parcel Nos. H-CREL-6; H-CREL-6-RD3

Findings: Staff review of the Approval Standards cited in section 10-7-7(E) of the Hurricane City Code for consideration of zone changes:

- Is the proposed amendment consistent with the goals, objectives, and policies City's General Plan?

The General Plan's Future Land Use Map designates this area as "Light Industrial/Business," which recommends:

"Uses including general business operations, employment centers, and small-scale warehousing or assembly facilities with automobile and truck access. BMP and M-1 zone designations are most appropriate for this use."

The proposed zone change does not comply with the General Plan designation of the project area; "Industrial/Heavy Manufacturing" would be the proper designation for this type of zone request. However, the proposal aligns with several of the goals and objectives of the General Plan; specifically, the General Plan encourages the City to "allow for Heavy Industrial in proper areas" and to "support continued industrial growth and zone changes in appropriate areas of the City." A concrete batch plant is largely compatible with the surrounding industrial uses in the vicinity of the site, particularly since two similar facilities already operate along Old Highway 91, and also because there is no residential development in the vicinity that would be adversely affected by such a use. While the proposal does not strictly comply with the General Plan Map designation, staff finds that it is generally consistent with the broader goals and policies of the General Plan. It should also be noted that the General Plan is an advisory, guiding document, and although it is not binding, it is staff's routine practice not to vary from its guidance and recommendations except in unique circumstances where it makes reasonable sense. Thus, despite planning staff's prevailing conviction that the General Plan should be adhered to firmly, this may be a situation where it would be reasonable to allow some variance to that policy in light of the existing industrial conditions in proximity to the subject area.

- Is the proposed amendment harmonious with the overall character of existing development in the subject property's vicinity?

The existing development in the area is all light industrial developments on larger lots or undeveloped light industrially zoned property. Two similar concrete facilities already operate along Old Highway 91; therefore, a concrete batch plant would be compatible with those uses.

- Will the proposed amendment adversely affect the adjacent property?
Most of the neighboring properties are undeveloped. While the potential adverse effects of a concrete batch plant are greater than a typical light industrial use, the property is large enough to minimize any potential adverse impact on neighboring properties in the vicinity.

- Are public facilities and services adequate to serve the subject property?

The property has access to adequate public facilities.

Recommendation: Pending review and consideration of additional information that is to be presented by the applicant.

New Business

1. The Sands Cove Park is a system improvement that has a approved construction drawings that were prepared as part of the Sand Cove Phase 2 Subdivision construction drawings. The park is slated to be constructed on property that Hurricane City has owned for many years that is part of the City's Parks Master Plan.

The City has received and reviewed a bid for the park, which is 100% reimbursable, in the amount of \$1,404,734.33. It is proposed that the developer will front the funds to construct the park and then be reimbursed through 301 Parks impact fee vouchers. Staff has drafted and presented the draft reimbursement agreement to the developer. In a subsequent phone call with the developer it was intimated that they only have 60 lots to build on and will not be able to use all 301 vouchers. Staff requested, but has not received a written request for a proposed revision to the reimbursement agreement from the developer.

Findings: It is expected that the developer will request impact fee vouchers for the number of lots they will be building on, with the rest of the amount to be reimbursed in cash. Since the City has not as of this date (10/9/2026) received a written request, we may need to hold off on approval of the reimbursement agreement. Also the City is using all Parks impact fees at this time on other City projects and may not be in a position to reimburse with cash unless it was over a period of years.

Recommendation: It is recommended that the City continue this item pending a response from the developer. Furthermore, if the City receives a response from the developer prior to the Council Meeting on October 15, the item could be discussed further with the health of the Parks impact fee fund in mind. – Arthur LeBaron

2. Quality Development has constructed system improvements on Sand Hollow Road, creating a much-needed two-way left turn lane near the intersection at Dixie Springs Drive. The deal that has been struck is that Quality Development should be responsible for the widening of Sand Hollow Road on the west side, while the widening on the east side will be considered a reimbursable system improvement.

Findings: Staff has reviewed and accepted the costs presented by Quality Development for the system improvements constructed on Sand Hollow Road. The total amount requested is \$142,509.10, which is proposed to be reimbursed through impact fee credits.

Recommendation: It is recommended that the City approve the reimbursement agreement as drafted by the City Attorney in the amount of \$142,509.10. – Arthur LeBaron

3. TO: Hurricane City Council

FROM: Dayton Hall, City Attorney

DATE: Prepared on September 22, 2026 for City Council Meeting on October 15, 2026

RE: Possible approval of an amendment to Section 8-6-2 of the City Code to make it consistent with the Utah Code

The purpose of this agenda item is to amend the City Code to make it consistent with the Utah Code. Utah Code section 63G-7-402 requires that notices of claims must be

filed with the City within one year after the claim arises. Currently, City Code section 8-6-2 states that claims must be filed within two years. When the State Code directly conflicts with a City Code, the State Code supersedes the City Code, but the inconsistency between the City Code and the State Code creates ambiguity regarding the deadline to file notices of claims. To address the inconsistency and ambiguity, it is recommended that City Code section 8-6-2 be amended to defer to the deadline in the Utah Code. The proposed amended ordinance is included in the packet.

4. DISCUSSION FOR OCTOBER 15, 2026

To: Hurricane City Council

From: Gary Cupp, Planning Director

File No. ZC26-16

Background/Request:

The applicant is proposing a zone change from Single Family Residential R1-10/PDO to Multiple Family Residential RM-1 on a 0.97-acre property located at 297 S Rlington Parkway within the Painted Hills-Rlington Heights subdivision. The property was approved as an open space parcel in the 1990s as part of the zoning entitlement for the Painted Hills-Rlington Heights subdivision. It was subsequently platted as open space and held as common area by the Painted Hills HOA. In the mid-2000s, the HOA was dissolved and the property became privately owned and is no longer common area to the subdivision. The applicant desires to develop the property with four multifamily residential units, since development of the property under the existing R1-10 zoning with the current access standards would be difficult due to the property's configuration and location along Rlington Parkway. The applicant suggests RM-1 zoning would allow four units to be clustered on the property and be served by the single existing access point on Rlington Parkway, thus, avoiding the need for multiple access points that would be required for single-family development.

Planning Commission Review:

A public hearing was held at the October 8, 2026, Planning Commission meeting and three (3) public comments objecting to the proposed zone change were received and are included in the Council's packet. The comments expressed concerns regarding the appropriateness of multifamily zoning, loss of open space, development feasibility of the lot, and traffic safety. The Commission's discussion was supportive of the zone change based on the findings cited below in this report and voted unanimously to recommend approval to the City Council stating that the proposal would be the best use of the property.

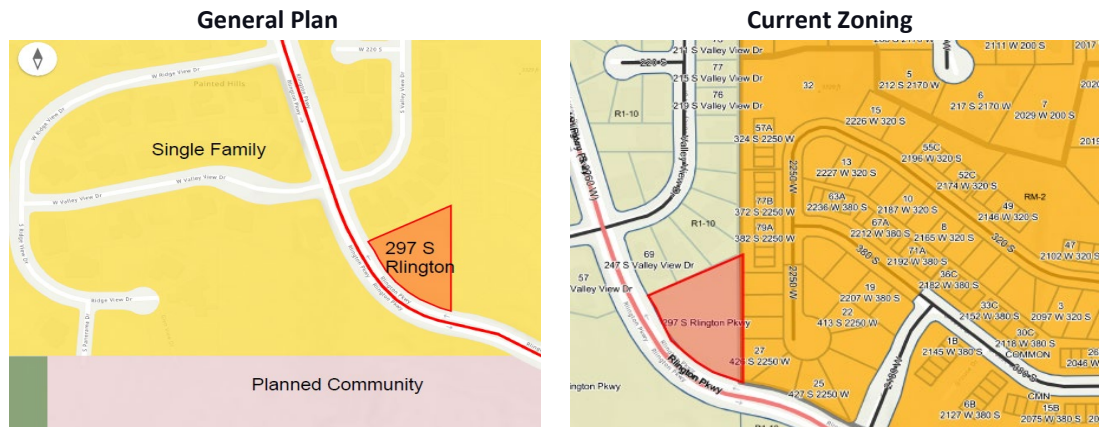
Findings:

Staff review of the Approval Standards cited in section 10-7-7(E) of the Hurricane City Code for consideration of zone changes:

- Is the proposed amendment consistent with the goals, objectives, and policies City's General Plan?

The General Plan Map designates this area as “Single Family,” which intends that densities should be consistent with R1-15, R1-10, R1-8, and R1-6. Multifamily zoning is not consistent with the General Plan designation for the area. However, it is within the City Council’s discretion to consider deviations from the General Plan if it finds the deviation to be reasonable. In this case, four potential mitigating factors might be considered:

- The subject property shares a boundary with an immediately adjacent RM-2 multifamily zone, that also has a “Single Family” General Plan designation.



- The applicant’s proposal for a four-unit building is essentially the same unit density that would currently be permitted under the property’s existing single-family R1-10 zoning, although it would be in the form of a multifamily building.
- The City’s Moderate Income Housing Plan supports denser residential development in appropriate locations, including areas near major corridors, parks, and schools.
- The Engineering Department has indicated that the City’s access requirements would make single-family development of more than one lot challenging. The applicant’s intended 4-unit multifamily building matches the unit density allowed by the existing single-family R1-10 zoning and would only require use of the one existing access point off of Rlington Parkway, which would be less impactful.

The requested zone change meets these considerations and should not present a significant conflict with the residential density policies identified in the General Plan or with the development objectives identified in the Moderate Income Housing Plan.

- Is the proposed amendment harmonious with the overall character of existing development in the subject property's vicinity?
Most of the property in the immediate vicinity of the project is developed with single family homes; however, the Hurricane Views development immediately east of this property also includes townhomes.

- Will the proposed amendment adversely affect the adjacent property?
The proposed amendment would allow development at a density within the range contemplated by the General Plan for the area, albeit in the form of multifamily units instead of single-family units. The anticipated traffic generated by the development would be directed to Rlington Parkway, which is designed to accommodate substantially greater traffic volumes than it currently carries. Development of a platted open space parcel could be considered an adverse change to the character of the surrounding neighborhood, but the parcel has always been fenced off and has never been accessed or utilized by the public.

Additionally, while staff does not generally support the development of open space parcels, staff finds, in light of the project's low unit density and because of site constraints that would require additional access points for a single-family development, that the proposed 4-unit multifamily building would be the least impactful.

- *Are public facilities and services adequate to serve the subject property?*

The Joint Utility Committee (JUC) has reviewed the application, and the property has access to adequate public facilities. Development of the parcel would require an amendment to the Painted Hills-Rlington Heights final subdivision plat to remove the open space designation from the subject parcel.

Recommendation: Based on the findings cited in this report, staff recommends approval of the requested zone change subject to staff and JUC comments.

5. Public Works has developed plans for the reconstruction of 100 South from 300 West to Main Street. The plans have been advertised and the City has received 6 bids ranging from \$2,159,723.64 to \$3,380,303.35.

The low bidder is Advanced Construction and Design, LLC (ACAD).

Findings: Staff has reviewed the bids, together with our consultant project engineer, JUB, and have noted a few inconsistencies, none of which change the bid ranking. See attached letter from JUB summarizing the bids and their recommendation.

Recommendation: It is recommended that the project be awarded to Advanced Construction and Design, LLC in the amount of \$2,159,723.64.

ACAD has successfully completed substantial work in Hurricane City, including the Copper Rock development and the City's 1100 West widening project. Their proposed schedule includes a start date of October 30, 2026, with substantial completion by

March 24, 2027, in time for the Easter Car Show. Landscaping and punchlist items are slated to be completed by April 23, 2027. – Arthur LeBaron

6. Mayor Fawcett requested a discussion on short-term rental enforcement and compliance.
7. Mayor Fawcett requested a discussion a creating an Emergency Preparedness Committee.
8. Mayor, Council, and staff reports.
9. Tentative Close Meeting upon request.

Minutes of the Hurricane City Council meeting held on September 17, 2026, in the Council Chambers at 147 North 870 West, Hurricane, Utah at 5 p.m.

Members Present: Mayor Clark Fawcett and **Council Members:** Dave Imlay, Amy Werrett, and Merlin Spendlove.

Members Excused: Joseph Prete and Lynn Excell

Also Present: City Manager Kaden DeMille, City Attorney Dayton Hall, Police Chief Kurt Yates, Public Works Director Mike Vercimak, Streets Superintendent Hayden Roberts, Water Superintendent Kory Wright, City Planner Gary Cupp, Assistant Planner Fred Resch III, Power Director Mike Johns, City Engineer Arthur LeBaron, Finance Manager Brenden Angus, HR Director Sel Lovell, and City Recorder Cindy Beteag.

AGENDA

5:00 p.m. Pre-meeting - Discussion of Agenda Items, Department Reports

Arthur LeBaron stated they have been working with SiteWorks/Interstate Rock on the design of the roundabout at 700 West and 400 South. Lazelle Preator and Kyson Spendlove presented three design options. The recommended option is two roundabouts, with the larger roundabout on the south side. Mr. Preator stated a full-length semi would be able to navigate through the roundabouts in both directions. He added that this is also the least expensive option and has the shortest box culvert. He stated traffic monitoring has been completed, but they have not received the results yet. Mayor Fawcett asked if the northern roundabout could be made slightly larger. Mr. Preator explained that it could not be made larger due to the existing house. Concept 2 was presented, which would make the intersection a T intersection. Mr. Preator stated this option would cost over \$2 million, not including the cost to move utilities, and would require a longer box culvert over the wash. Mr. Preator then presented Option 3, which would slightly shift 400 South on the west side to create a four-way intersection. He stated this option would have a shorter box culvert but would require two boxes. He also stated this option could create pedestrian and debris issues. The estimated cost for this option is approximately \$1.6 million. Mr. Preator stated Option 1 is their recommendation based on cost effectiveness and long-term traffic flow. Councilman Imlay stated he likes roundabouts because they slow traffic and stated he prefers Option 1. Councilwoman Werrett asked if it would be clear where pedestrians should cross. Mr. Preator stated they will work with City staff on the color to be used for the pedestrian path. Mr. LeBaron stated that after the recent flooding, he does not like the options that would extend the box culverts. Mayor Fawcett asked if the wash could be widened and made deeper while the project is being completed. Mr. LeBaron stated that would be his recommendation. He also pointed out that roundabouts can be a political issue and the Council will hear about the project. He stated he is concerned about the northbound and southbound left turns but believes the roundabout will increase pedestrian safety. Mr. Preator stated there will most

likely be a raised wall separating the two roundabouts. Councilman Spendlove recommended showing a video of the normal traffic pattern to help educate the public. Mr. LeBaron asked for direction from the Council members that were present at the meeting before moving forward with planning for the potential project. Mayor Fawcett stated he prefers Option 1. Councilman Imlay and Councilwoman Werrett agreed. Councilwoman Werrett recommended installing the project during the summer when there are not school children walking in the area.

Arthur LeBaron stated there was a public meeting in St. George conducted by FEMA regarding flood mapping throughout the County. He stated staff made a significant effort to notify and encourage citizens to attend. Some residents expressed concerns that the meeting was not held in Hurricane. Mr. LeBaron agreed and told them the City would like to have a meeting in Hurricane. He stated a representative from the State subsequently reached out to him, and he reiterated that the City would like to have a meeting held in Hurricane. Mr. LeBaron stated a few Hurricane residents attended the meeting in St. George. He added that everyone involved is working toward a solution to mitigate flood hazards.

Hayden Roberts stated they held an open house for 650 South last week and had a good turnout. He stated that since the flood, he has been looking into devices that could be placed in Gould Wash upstream of the City until the dam is completed. The devices would monitor thresholds and send notifications when they are reached. He stated there were some trees blown down on State Street. He also stated there was water flowing across 1150 West last night due to the rainstorm, but not enough to require closing the road. Councilman Imlay added that there was a lot of opposition to the planter strips on 650 South and anticipates the City will receive many comments regarding them. Mr. LeBaron stated that once the purpose of the planter strips was explained, most people understood why they are being used. Councilwoman Werrett stated she received comments at one of the town hall meetings from citizens requesting a line be painted down the middle of 3700 West. She also stated there are concerns about the sidewalk ending abruptly at the end of the road near Park View. She added that people speed on Park View and asked if anything could be done to address the speeding. Councilman Spendlove mentioned a resident who is trying to get in contact with Mr. Roberts regarding painting the curb in front of his house. Mayor Fawcett stated there is a speed limit sign on 200 South near 760 West for westbound traffic, but there is not a sign for eastbound traffic. He asked Mr. Roberts to install an additional speed limit sign.

Mike Johns stated that the Wheeler luncheon will be held on the 30th and Council will receive an invitation. He also stated that October 14th will be Public Power Day, which will be held at the Community Center. Councilman Spendlove stated that many citizens have been commenting about tumbleweeds. Mayor Fawcett stated he would like letters sent to all property owners who are in violation. Mr. Resch III stated he will send the letters next week.

Mike Vercimak stated Weston Walker was unable to attend, but he wanted to mention that the City will file its MS4 report with the State next week. He also stated they have received a large number of projects for final approval. Councilwoman Werrett stated she has also received complaints about flooding in the Grandpa Ponds subdivision. She has received several pictures

81 from residents and will forward them. Councilman Spendlove stated some citizens have asked if
82 a hydrant could be installed at the dog park at Dixie Springs so they can provide water for their
83 dogs. He also stated there are some large cracks in the pickleball courts at Sky Ridge. Mr.
84 Vercimak stated he will pass both concerns along to the Parks Department.

85 Sel Lovell stated he placed the employment report in front of each Council member's seat. He
86 stated the Police Clerk and Grill Assistant positions have recently been opened. The policy
87 manual has been distributed to all employees. He also stated the employee golf tournament
88 will be held tomorrow.

89 Kory Wright stated they had a water main break on 600 North below Peregrine Pointe. He also
90 stated there have been several service leaks on State Street. He stated the Goulds Wash Well
91 has reached 800 feet. He explained they are waiting for the screen to be installed, after which
92 they will place a pump to determine the flow rates. He thanked the Streets Department for
93 getting their parking lot repaved.

94 Chief Yates stated they located the first drowning victim today, but the other individual is still
95 missing. He stated it was a tragic accident that could have been prevented. He explained that
96 the search area is quite large and the search has been time consuming. He stated that National
97 Night Out will be held on September 26th at the Community Center from 6:00 to 9:00 p.m. He
98 stated many of the surrounding law enforcement units will be participating. Councilman
99 Spendlove mentioned that there will be Black Hawks staged at the Airport for training at Sand
100 Hollow over the next week.

101 Gary Cupp stated the Planning Commission meeting is scheduled for next week, and the site
102 plan for the City Hall and Police Station will be on the agenda.

103 Fred Resch III stated he attended the Planning Conference last week. He plans to work on the
104 weed problems in subdivisions next week. He also filed a small claims suit regarding an illegal
105 vacation rental in Dixie Springs and stated he has been dealing with this particular property
106 since he started.

107 Cindy Beteag reminded the Council they won't get the packet for the next meeting until
108 Monday, September 28th.

109 Mayor Fawcett stated he wants to compile a list of questions from all of the town hall meetings.
110 He asked the Council to send them to Cindy Beteag.

111 Councilwoman Werrett stated a citizen asked about holding a family bike ride and closing the
112 roads used for the Peach Days parade for an evening. She also mentioned another citizen had
113 concerns about turning left at 300 North and State Street and asked if anything could be done
114 to improve the intersection. She stated she has received a lot of positive feedback regarding the
115 town hall meetings.

116 Councilman Spendlove stated on September 26th the Young Eagles will be the at the airport.

117 **6:00 p.m. - Call to Order –**

118 Mayor Fawcett welcomed everyone and called the meeting to order

119 Prayer: Sel Lovell

120 Pledge: Steve Nation

121 Swearing in of Officer Seth Rodgers and Animal Control Officer Braylee Edmunds

122 Chief Yates introduced Officer Rodgers who started on August 31st. He stated he was working
123 for Cedar City, but he lives in Southern Utah. He was in the Marine Corp. He introduced his wife
124 and kids. He stated his father is Captain Rodgers who works in Ivins, but he started in Hurricane.
125 He then introduced Braylee Edmunds who started last year as an attendant and has done a
126 great job. She graduated from Hurricane High. Officer Rodgers and Animal Control Officer
127 Edmunds were sworn in by the City Recorder Cindy Beteag.

128 Declaration of any conflicts of interest

129 Merlin Spendlove stated he is working part-time for Interstate Rock who is the lowest bidder on
130 old business item 1, but he will be voting still.

131 Minutes of the Regular City Council Meeting for September 3, 2026

132 Merlin Spendlove motioned to approve the September 3, 2026, minutes as written. Seconded
133 by Amy Werrett. Motion carried unanimously.

134 Mayor Fawcett stated they held the ribbon cutting today for the second section of self-help
135 homes. He stated six of the seven families who received homes have had babies this year. He
136 also stated a representative from the State attended the ribbon cutting and will send him
137 information that may help address affordability concerns in the area. Mayor Fawcett stated this
138 is a great program for families.

139 **Public Forum – Comments From Public**

140 None.

141 **OLD BUSINESS**

142 1. Consideration and possible approval of awarding the bid for the next phase of the
143 irrigation expansion project– Kory Wright

144 Kory Wright thanked staff for all the work that has gone into the project. He stated he
145 answered some of the questions from the last meeting in the packet and that staff met since
146 the last meeting to discuss the numbers. Councilman Imlay asked how much the rate would
147 increase if someone connected to the secondary water system. Mr. Wright stated he believes
148 there would be a unified rate for both systems of \$19. Councilman Imlay asked what the
149 culinary water rate would be. Mr. Wright explained that if someone connects now or during the
150 first year, there would be no connection fee. If they do not connect during that time, the
151 connection will be locked and a connection fee will need to be paid before they can connect.

152

Mayor Fawcett stated he thought the rate would be double. Mr. Wright stated he does not believe it would be double, but it would be a higher tier. He stated he can provide that number to the Council at a future time. Mayor Fawcett stated there are still questions regarding when the rate will go into effect and when the year for the no connection fee will begin. He stated those questions will still need to be decided. Councilman Imlay asked if customers will be able to use unlimited water. Mr. Wright stated they will not. He then reviewed the comparison in the packet with St. George and LaVerkin, stating their systems are all structured similarly. He stated they are trying to keep the rate low while still being able to properly maintain the system. Kaden DeMille stated it has taken years to get the fund out of the red and that it was not truly covering the expenses associated with the north side of the system. He stated they have tried to incorporate the actual costs associated with operating the system. He explained that the proposed rate is where the old system should be anyway. He also stated the fund will look poor during the audit and will continue to do so for a while, and it will take a few years to get the fund back into a good position. Mayor Fawcett stated one positive aspect is that a large portion of the area has not yet been developed, and as it builds out, the City will receive additional connections. Mr. Wright stated that during the week of the 28th, they will be here to test the water for the irrigation ponds.

Dave Imlay motioned to approve to award the bid for the next phase of the irrigation expansion project to \$6,568,824.50 to Interstate Rock. Seconded by Amy Werrett. Motion carried unanimously by a roll call vote.

NEW BUSINESS

1. Consideration and possible approval to award the Sky Mountain Golf Course Clubhouse Remodel and Expansion bid – Cam Hamill

Cam Hamill introduced himself and explained that the Golf Course Clubhouse was built in 1994 and has not had any updates or remodeling since then. He stated this project has been in the works for approximately two years. On September 10th, they received fifteen bids and were pleased with the bids received. After internal discussion and a recommendation from the engineer, they recommend awarding the project to the low bidder, Bonneville Builders. Mayor Fawcett asked about the proposed timeline. Mr. Hamill stated the estimated construction time is 220 days, which they feel is realistic. He stated temporary mobile buildings will be used for the clubhouse and grill during construction. He explained how the three lowest bids were compared and reviewed the totals for each bid. Kaden DeMille added that the golf course has been doing very well and has been able to set money aside for several years, so the City will not need to bond for the project. Mr. Hamill stated Sky Mountain is the only municipal golf course in the County that has remained in the black and has not needed to use General Fund money. He stated the property deserves a facility that matches it.

Merlin Spendlove motioned to award the Sky Mountain Golf Course Clubhouse Remodel and Expansion bid to Bonneville Builders in the amount of \$2,621,036. Seconded by Dave Imlay. Motion carried unanimously by roll call vote.

2. Consideration and possible approval of a new lease agreement with Intermountain Golf Cars – Cam Hamill

Cam Hamill explained that they signed a six-year lease in January 2022 and that he often sees golf courses trade their carts back during the fourth year. He stated the carts have more mileage than originally projected and they are now experiencing more breakdowns, increased repair costs, and a reduced customer experience. He stated the rate in the lease does not include the GPS service, but they will extend the same rate the City currently pays of \$30 per month per cart. The new payment would be \$178 per cart per month, bringing the total monthly payment to \$13,369.50, which will require a budget amendment. He stated he reviewed the numbers and golf cart revenue has been \$627,416.47 since January, averaging approximately \$78,427 per month, making it a good return on investment. He added that St. George and Washington recently updated their golf carts, and he wants to provide the same experience for Hurricane golfers. Councilwoman Werrett asked if there were any concerns with the increase in the monthly cost. Mr. Hamill stated there were not and that he does not believe the City will need to increase its rates.

Dave Imlay motioned to approve new lease agreement with Intermountain Golf Cars in the amount of \$13,369.50 per month. Seconded by Amy Werrett. Motion carried unanimously by a roll call vote.

3. Consideration and possible approval of a Domestic Violence Awareness Proclamation – DOVE Center

Donna Hamberg thanked the Council for considering the proclamation. She stated this is a critical message for the community. She explained that the Dove Center has been providing services in Washington County for 30 years. They have increased their emergency shelter capacity by 5% each year and plan to break ground on an additional facility next year. She expressed appreciation to the Council for considering the proclamation. Councilman Imlay recommended changing the last sentence of the proclamation from “provide for” to “protect the health, safety, and welfare.” Ms. Hamberg stated she had no concerns with the proposed change.

Amy Werrett motioned to approve the Domestic Violence Awareness Proclamation subject to Councilman Imlay’s changes. Seconded by Merlin Spendlove. Motion carried unanimously.

4. Consideration and possible approval of a hangar lease agreement for hangar 13S – Dave Houston

Mike Vercimak explained that Dave Houston currently has the lease for the hangar pad, which is expiring, and has requested to renew it. He stated the City Attorney has reviewed the proposed lease and the Airport Board recommended approval. Mayor Fawcett confirmed the approved lease template was used.

Amy Werrett motioned to approve the hangar lease agreement for hangar 13S . Seconded by Merlin Spendlove. Motion carried unanimously.

230 **5. Consideration and possible approval of updates to the Pole Attachment Agreement –**
231 **Alex Farnsworth**

232 Alex Farnsworth explained that they are proposing to update the current agreement and add
233 standards for attaching equipment to City power poles. He stated they have been working with
234 City Attorney Dayton Hall to put the agreement together and that it is similar to agreements
235 used by surrounding communities. He explained that the changes will make the agreement
236 easier to enforce and ensure everyone understands what is expected. Councilman Imlay stated
237 the Power Board discussed this issue extensively. He noted that St. George has three full-time
238 employees who handle these agreements and stated this is a significant amount of work for the
239 Power Department, but the Board believes it is important to enforce the requirements. He
240 stated the City needs to collect the appropriate revenue and ensure attachments meet City
241 standards. Mayor Fawcett asked if a new employee would be needed specifically to handle the
242 agreements. Mike Johns stated no, but explained that it will be difficult to enforce the
243 requirements on existing attachments. Moving forward, the agreement will provide a way for
244 the City to address attachments that do not meet the requirements. He stated the City is
245 currently losing revenue and does not know who some of the existing attachments belong to. In
246 the future, all attachments will be required to be tagged. Councilman Imlay stated Infowest
247 attended the Power Board meeting and agreed with the proposed agreement.

248 Dave Imlay motioned to approve the updates to the Pole Attachment Agreement. Seconded by
249 Amy Werrett. Motion carried unanimously.

250 **6. Mayor, Council, and staff reports**

251 No additional reports.

252 **7. Closed Meeting held pursuant to Utah Code section 52-4-205, upon request**

253 A closed meeting was not held.

254 **Adjournment:** Dave Imlay motioned to adjourn at 6:52 p.m. Seconded by Amy Werrett.
255 Motion carried unanimously.

Minutes of the Hurricane City Council meeting held on October 1, 2026, in the Council Chambers at 147 North 870 West, Hurricane, Utah at 5 p.m.

Members Present: Mayor Clark Fawcett and **Council Members:** Joseph Prete, Dave Imlay, Lynn Excell, Amy Werrett, and Merlin Spendlove.

Also Present: City Manager Kaden DeMille, City Attorney Dayton Hall, Police Chief Kurt Yates, Streets Superintendent Hayden Roberts, Water Superintendent Austin Kimber, City Planner Gary Cupp, Assistant Planner Fred Resch III, Power Director Mike Johns, HR Director Sel Lovell, and City Recorder Cindy Beteag.

AGENDA

5:00 p.m. Pre-meeting - Discussion of Agenda Items, Department Reports

Darren Barney explained that he tracks the number of hours employees spend on each task throughout the week. He stated that the Parks Department spent over 400 hours on Peach Days last year, compared to 358 hours this year. He stated they will be shutting down the splash pads within the next couple of weeks, depending on the weather.

Sel Lovell announced that Nanette Hirschi has been hired as the new Recreation Coordinator and Samantha Wolsleger has been hired as a Staff Assistant in the Recreation Department. He also announced that two new Animal Shelter Attendants have been hired and the part-time Grill Server position has been filled. Interviews have been scheduled for the Records Clerk position in the Police Department. One new hire for the Parks Department is pending. There are still openings in Golf Maintenance and Streets. He stated that the employee golf tournament was a success.

Chief Yates stated they had a good turnout for National Night Out and had multiple agencies reach out wanting to participate. He stated they received a lot of positive feedback and that people enjoyed the K9 demonstration. He stated the two new Animal Shelter Attendants will be starting next week. He stated that, unfortunately, they lost their Records Clerk because she moved back to be closer to her children. Interviews have been scheduled for next week. He stated that over the last month, they had 801 calls, 67 arrests, 426 citations, 52 accidents, and 991 stops. He stated it will be a busy weekend with the Trail Hero event taking place in the city.

Austin Kimber explained that they had a date set for the new irrigation system to start, but due to the weather, they needed to turn the water out of the pipe and they did not have enough time to fill the pond. He stated they cannot test the pipes without water in them, so they have set a later date to start. The pond is complete, but they are still finalizing the fencing. He stated the existing pressurized irrigation system has been off for the last few days due to muddy water in the system from the rain. The south booster on 400 South went down, but they got it set today and it is moving water again. The Sky Ranch Tank is full, and they have completed the leak test on it. Councilman Spendlove mentioned that citizens have voiced support for the text messages notifying them of what is going on.

Mike Johns stated that he spent the day reviewing the August UAMPS bill. He stated the PCA will be in the positive for the first time ever. He expects the August bill to be the highest of the year. Power Days will be held on the 14th from 4:00 to 7:00 p.m.

Hayden Roberts stated that his crews are working on a drainage project on 1580 West. They have installed a culvert but ran into some communication and water lines that will need to be addressed. He explained that during the last storm, there were some drainage problems near Peregrine Pointe. After investigating the area, they found an underground pipe that was crushed and was not allowing the water to pass through. He stated they will be fixing that next, as well as an area off Turf Sod Road that is overflowing. Mayor Fawcett mentioned that some of the concerns that have been expressed involve detention basins and who is responsible for maintaining them. Mr. Roberts stated that all the striping for the slurry seal is complete. He stated that 1150 West from State Street to 100 North will be striped next week to remove on-street parking. Mayor Fawcett stated that the trees and bushes on the corner of 100 North and 1150 West need to be cut back so people can see. Councilman Spendlove stated some residents said that the Water Department fixed a leak in the road in Pecan Valley and that it was repaired quickly, but the road is now sinking. Councilman Imlay stated that he could not find the area they were referring to. Mr. Roberts stated that he will check on it. Councilwoman Werrett mentioned that she received concerns from people trying to turn right from Wheeler Way onto 5300 West, where there are several potholes that need to be repaired. Mr. Roberts explained that the area has been repaired a few times, but the heavy trucks continue to damage it. He stated he will talk to UDOT to see what can be done. Councilmen Imlay and Excell thanked Mr. Roberts and his crew for their diligence in getting everything ready before the storms hit.

Gary Cupp stated that at the last Planning Commission meeting, they approved the preliminary site plan for the City Campus. They also heard Lorin Lowe's General Plan Amendment request. The applicant has requested that it come to the Council on November 5th. The Planning Commission made a positive recommendation, but it was not unanimous. Councilman Excell asked Mr. Cupp to make sure the minutes from that meeting are provided to the Council before the meeting. Mr. Cupp stated that staff has coordinated a partnership with Drew Ellerman to help work on some code updates. He explained that they plan to do an overall code cleanup, with the main focus being on the sensitive land ordinance and the downtown overlay. Councilwoman Werrett mentioned that at the town hall last week, there were concerns that the zoning map is not current online because it is not showing the R1-4 zone. Mr. Cupp explained that the R1-4 zoning has been approved and can be requested, but there is only one area that has been zoned R1-4, which is why it is not showing on the map.

Fred Resch III stated that there will be a big Planning Commission agenda next week. He stated that he sent letters to about 30 developers this week regarding the tumbleweed ordinance. He also sent 25 letters regarding short-term rentals that are in violation. He explained that most of them are in resort zones and just need to obtain the required license.

Chief Decker announced that they are starting the process of building a new station by Sand Hollow.

Cindy Beteag stated that she put a couple of papers in front of the Council. She explained that she will discuss the documents regarding record retention during that item. She also stated that Ordinance 2026-23 was inadvertently left out of the packet, so she printed copies for the Council to review before voting on it.

Councilman Spendlove mentioned that St. George City will be voting on the proposed tax increase for Fire/EMS. Chief Decker stated that they did lower property taxes this year by half and plan to give the remaining amount back next year.

Councilwoman Werrett stated the museum is having a lot of bug problems and there are some new cracks in the foundation. Kaden DeMille stated he will look into it.

Councilman Excell stated that the Youth City Council requested to meet with the Council to review their role and the Council's role. He has scheduled a work meeting with them on the 15th at 4:00 p.m. He requested that lights be turned on at the Dixie Springs Park for next week's town hall meeting. He stated that many citizens are thankful for the town hall meetings.

Councilman Imlay stated that he has heard a lot of pushback regarding planter strips and asked if a work meeting could be scheduled to discuss the issue. He stated that people want ADUs but do not want multifamily housing in their areas, which puts the Council in a difficult position.

Mayor Fawcett stated that he went on a tour in Colorado this week to a reuse plant. While there, he also visited the Grouse Reservoir, where they are raising the dam. He explained that some homes will be affected by the higher water level, so they had to pay out money for the inconvenience it will cause. He asked Millie Anderson to set up a meeting with the legislators. He stated that the Council is invited to attend if they would like to but asked them to let him know so the meeting can be properly advertised. He mentioned that many of the issues brought up at the town hall meetings are related to UDOT. He plans to schedule a meeting with UDOT to discuss those concerns. He also mentioned the email he sent regarding enforcement of vacation rentals and stated that he would like to discuss the questions he sent. He will be meeting with staff to address some of the concerns. He wants to strengthen communication with citizens when they submit complaints and make sure there is a clear definition of what constitutes a violation. He stated that people are saying they report problems but do not hear whether anything is being done about them.

Councilman Prete stated that he attended two town hall meetings this week that were well attended and received good feedback. Mayor Fawcett mentioned a Civic Course that he would like to offer to citizens. He explained that it would be an 8–10-week course for citizens to learn more about how the City operates.

6:00 p.m. - Call to Order –

Mayor Fawcett welcomed everyone and called the meeting to order.

Prayer: Mark Anderson

Pledge: Brenden Angus

Declaration of any conflicts of interest

None declared.

Public Forum – Comments From Public

Clelen Tanner brought in buckets full of slurry seal remnants from in front of his house from the previous week. He stated that this is the first time he has seen so many loose rocks on the streets and that they are getting into their yards and houses. He stated that he heard staff explaining that the rocks are supposed to be pushed into the new slurry as people drive over them, but they are not getting pushed into the road. He asked that a roller be used the next time, so the rocks are pushed into the slurry. Mayor Fawcett explained that a roller is used when they chip seal, but slurry seal is like oil, so a roller cannot be used with it. Mr. Tanner stated that the City needs to ensure this does not happen again. He stated that he gathered 80 pounds of slurry seal material just in front of his house.

Hayden Roberts explained that it takes heat and pressure from vehicles driving on the slurry seal to push the rocks into it. He stated that they do sweep the streets, but he will put a sweeper on it again and keep a close eye on it.

Recess – Meeting of the Hurricane City Council

Call to Order – Meeting of the Municipal Building Authority of Hurricane City

Mayor Fawcett called the meeting of the Municipal Building Authority of Hurricane City to order at 6:13 p.m.

1. Reading of Statement: The Municipal Building Authority of the City of Hurricane, Utah hereby intends to issue a lease revenue bond (the "Series 2026 Bonds"). The purpose of said bond is to provide funds to (a) finance the acquisition and construction of a new police station, a new city hall building, and related improvements (collectively, the "Series 2026 Project"); (b) fund any required deposit to a debt service reserve fund; and (c) pay costs associated with the issuance of the Series 2026 Bonds. The estimated amount of the bond is \$27,000,000

Mayor Fawcett read the above statement.

2. Consideration for adoption of a Resolution 2026-33 of the Municipal Building Authority of Hurricane City, Utah authorizing the issuance and sale of not more than \$27,000,000 aggregate principal amount of lease revenue bonds, series 2026 and related matters

Kaden DeMille introduced Mark Anderson and Japheth Mcgee with Zions Bank and Randy Larson, who attended online, with Gilmore Bell. He explained that the City has been working on

158 this project for a few years and is now ready to begin the financing portion. He stated that
159 interest rates are increasing, so they want to bring this to the Council now to avoid rates
160 continuing to increase. He explained that the proposed parameters resolutions establish the
161 regulations for how the financing will be completed and puts a cap on the amount that can be
162 bonded and on the maximum interest rate the project would be bonded at. He anticipates the
163 project will cost less than the proposed amount but wanted to build in some flexibility. He
164 explained that the Council acts as the trustees of the Municipal Building Authority (MBA).

165
166 Randy Larson explained that the purpose of using the MBA is to isolate the project and the
167 project only for the bondholders. He explained that this is done through an arrangement that
168 allows the City to appropriate a lease payment annually through its budget that will equal the
169 debt service on the Municipal Building Authority bond. Rather than having a tax, the financing is
170 done through the MBA as a mortgage payment. He explained that by creating the MBA, it is a
171 separate entity that issues the bond, holds a deed of trust, and charges the City an annual lease
172 payment. He explained that there are a multitude of documents required to complete the
173 financing and reviewed those documents with the Council. The MBA will be the issuer, and the
174 Council will authorize the lease. Mayor Fawcett added that this is how the current building and
175 previous swimming pool were funded and that it worked very well. He added that this sets the
176 maximum amount the City can borrow, but the actual amount can be less. Kaden DeMille
177 added that he has been working on this for several years and has a number in mind. He has
178 been planning what the bond payment will look like and stated they will build the debt around
179 that payment. He stated that the City has been saving for this for years and has \$17 million in
180 savings, in addition to the proceeds from the sale of the current police station. He anticipates
181 the City will be able to put half down. He stated the City will not be raising taxes due to this. He
182 also explained that they are wrapping the debt and will take the existing payments for other
183 buildings and apply them to this project once those debts are paid off. Councilman Imlay asked
184 if the bond purchasers were purchasing the full \$27,000,000. Mr. Larson explained that they are
185 only setting the legal parameters at this point. They will not solicit a purchaser until the exact
186 amount has been determined. The Council is authorizing staff to finalize the numbers, and the
187 Council will know the final amount before the bonds are issued.

188
189 Mark Anderson stated that they have seen rate reversals over the last two days and is hopeful
190 that the trend will continue. He explained that, in addition to the maximum amount, the
191 resolution also identifies the maximum interest rate, term, and discount from par at which the
192 bonds may be sold. He explained that there may also be value in privately placing the bonds to
193 provide more flexibility with the call provisions. He stated that they believe interest rates may
194 come down in the future and are anticipating a public market sale, but they will conduct an
195 analysis before the bonds are sold. He recommended increasing the maximum interest rate to
196 6.5% to provide additional flexibility. Mayor Fawcett explained that what the Council is
197 considering tonight is not a binding decision. It allows the City to move forward and notifies the
198 public of what the City is doing. Mr. Anderson added that there will be two public hearings at
199 the first meeting in November regarding the financing. Councilwoman Werrett asked if the

Council would have the final vote once the numbers are determined. Mr. Anderson explained that the resolution delegates authority to designated officers to accept the terms of the bonds, so it would not necessarily need to come back to the Council. Mayor Fawcett stated that he wants it to come back to the Council before it is accepted. He asked Mr. DeMille if he was comfortable increasing the interest rate. Mr. DeMille stated that he was comfortable with the change because it is only the ceiling for the interest rate. He stated that if the City had to take the maximum \$27,000,000 at the highest interest rate, he would not recommend moving forward with the project. He explained that increasing the interest rate gives the City some flexibility. Japheth Mcgee explained that when bonds are sold, they are sold in blocks of principals at different rates, so each bond could have a different interest rate. The blended cost of all the interest rates is what the City will see as the interest rate on the bonds. He explained that allowing a higher maximum rate gives them the ability to structure the bonds more efficiently. Mr. Larson added that the increase is intended only to provide flexibility. It allows Zions Bank to put lenders into competition to obtain the best rate. He stated that if the Council was comfortable approving the increase, he would recommend a motion to approve the resolution subject to an amendment increasing the maximum interest rate to 6.5%.

Dave Imlay motioned to approve Resolution 2026-33 of the Municipal Building Authority of Hurricane City, Utah authorizing the issuance and sale of not more than \$27,000,000 aggregate principal amount of lease revenue bonds, series 2026 and related matters subject to an amendment to increase the interest from 6% to 6.5%. Seconded by Amy Werrett. Motion carried unanimously by a roll call vote.

Adjournment – Meeting of the Municipal Building Authority of Hurricane City

Joseph Prete motioned to adjourn the meeting of the Municipal Building Authority of Hurricane City at 6:36 p.m. Seconded by Lynn Excell. Motion carried unanimously.

Reconvene – Meeting of the Hurricane City Council

Mayor Fawcett called the Hurricane City Council back to order at 6:36 p.m.

NEW BUSINESS

1. Consideration for adoption of Resolution 2026-34 of the City Council of Hurricane City, Utah (the "City") authorizing and approving the execution and delivery of an Amendment to Master Lease Agreement and a Ground Lease Agreement by and between the City and the Municipal Building Authority of Hurricane City, Utah (the "Authority"), authorizing the issuance and sale by the Authority of its Lease revenue Bonds, Series 2026, in an aggregate principal amount of not more than \$27,000,000; authorizing and approving the execution and delivery by the Authority of a Supplemental Indenture of Trust, a Bond Purchase Contract, certain security documents, and other documents required in connection with the series 2026 Bonds; adopting a tax and disclosure compliance procedure; authorizing the taking of all other actions necessary to the consummation of the

transaction contemplated by the resolution; and related matters

Lynn Excell motioned to approve Resolution 2026-34 of the City Council of Hurricane City, Utah (the “City”) authorizing and approving the execution and delivery of an Amendment to Master Lease Agreement and a Ground Lease Agreement by and between the City and the Municipal Building Authority of Hurricane City, Utah (the “Authority”), authorizing the issuance and sale by the Authority of its Lease revenue Bonds, Series 2026, in an aggregate principal amount of not more than \$27,000,000; authorizing and approving the execution and delivery by the Authority of a Supplemental Indenture of Trust, a Bond Purchase Contract, certain security documents, and other documents required in connection with the series 2026 Bonds; adopting a tax and disclosure compliance procedure; authorizing the taking of all other actions necessary to the consummation of the transaction contemplated by the resolution; and related matters as written. Seconded by Merlin Spendlove. Motion carried unanimously by a roll call vote.

Councilman Excell asked to see the building plans for the proposed buildings and the cost per square foot. Kaden DeMille stated that he will send out the plans. He explained that the cost per square foot is \$494 for City Hall and \$451 for the Police Station. He stated that the contractor is carrying a 9% contingency, with 3% of that allocated for cost escalations. The City has an additional 8% contingency included in its numbers. He stated that they are about a week away from submitting the grading permit and anticipates beginning the groundwork for the Police Station near November. He explained that it will take a couple of months to prepare the land for construction. Councilwoman Werrett asked if the contingency amount was similar to what was included for other projects. Mr. DeMille stated that the pool had a little over 8% in contingencies. He added that the City needs to sell the existing Police Station and would like to begin moving that part of the project forward if the Council is in favor.

2. Consideration for adoption of Resolution 2026-35 Authorizing the issuance and sale of not more than \$24,000,000 aggregate principal amount of Electric Revenue Bonds, Series 2027; and related matters

Kaden DeMille explained that this item is to finance the completion of the Sky Mountain Substation, fund the construction of Substation #1 near the Romney property, and construct the transmission line along SR-7 to reach that substation. He stated that this project is a little different from the City Campus project. He stated that the current cost estimates are approximately \$21,000,000, including contingencies, and the City has already purchased some of the components. He stated that they feel \$24,000,000 is a conservative number for the project. Councilwoman Werrett asked if the interest rate for this project also needed to be increased to 6.5%. Mark Anderson stated that it did. Councilwoman Werrett asked what funds would be used to make the bond payments. Mr. DeMille stated that he anticipates using impact fees to make the bond payments.

Dave Imlay motioned to approve Resolution 2026-35 Authorizing the issuance and sale of not more than \$24,000,000 aggregate principal amount of Electric Revenue Bonds, Series 2027; and related matters subject to amending the interest rate to 6.5%. Seconded by Amy Werrett. Motion carried unanimously by a roll call vote.

Mr. DeMille added that the proposed City Hall building is approximately three times the size of the current building. He stated that a neighboring community recently built a new building, and their previous building was roughly the size of the proposed City Hall. He explained that the size of that building was able to accommodate that community's current population, so the proposed City Hall should accommodate a population of over 100,000. Councilwoman Werrett asked what the current building would be used for. Mr. DeMille stated that it will be remodeled for the Court on the west side, while the east side will be reserved for future use.

3. Consideration and possible approval of Resolution 2026-32 Approving the form of the Non-BQ Lease/Purchase Agreement with ZMFU II, INC. Salt Lake City, Utah and authorizing execution and delivery thereof – Kaden DeMille

Kaden DeMille explained that the Council approved the contract for leasing new golf carts at the last meeting. He stated that they had hoped to wait until the new building was complete before obtaining the new golf carts, but they are running into problems and need to purchase them sooner. He explained that this agenda item is the financing component for purchasing the carts. Councilman Prete asked what the price difference would be for the new carts compared to the current ones. Mr. DeMille stated that the cost would increase from \$125,000 to \$160,434. Councilman Prete stated that he anticipates the repair costs on the new carts will be lower. Mayor Fawcett stated that the City could raise rates if needed, but the golf course is doing well currently. Mr. DeMille explained that under the leases, they anticipate the carts would only be used six or eight months out of the year for four years. However, the City's carts are used year-round, which causes them to wear out faster. He stated that the golf carts are a business component of the City, so keeping the fleet in good condition provides a better experience at the golf course.

Joseph Prete motioned to approve Resolution 2026-32 Approving the form of the Non-BQ Lease/Purchase Agreement with ZMFU II, INC. Salt Lake City, Utah and authorizing execution and delivery thereof. Seconded by Merlin Spendlove. Motion carried unanimously by a roll call vote.

4. Consideration and possible approval of local consent for a Recreational Beer license for Coral Cliffs Entertainment – Zachery Morgan

The applicant was not present. The Council had questions they wanted to address with the applicant, so Mayor Fawcett moved this item to the end of the meeting in case the applicant arrived. These minutes are presented in the order of the agenda. The applicant did not make the meeting.

Joseph Prete motioned to table local consent for a Recreational Beer license for Coral Cliffs Entertainment. Seconded by Dave Imlay. Motion carried unanimously.

5. Public Hearing to take comments on the following:

317 Dave Imlay motioned at to go into a public hearing 7:07 p.m. Seconded by Lynn Excell. Motion
318 carried with Dave Imlay, Lynn Excell, Amy Werrett, and Merlin Spendlove voting aye. Joseph
319 Prete-absent.

320 a. Possible abandonment and vacation of a portion of 2460 West Street

321 No comments from the public.

322 Mayor Fawcett explained that when the industrial park was developed, the plan showed two
323 streets running north and south from SR-9 to 600 North. 2260 West was completed, but 2460
324 West stopped at approximately 200 North. He stated that 2460 West will never be completed
325 because there are no additional access points to SR-9. The proposal is to vacate the property
326 and revert it back to the Spilsbury family. Councilman Prete asked if this was the best use of the
327 City property. Councilman Excell pointed out that they are not proposing to sell the property
328 and that it was land donated to the City. Mayor Fawcett stated that the property is not useful
329 to the City for anything other than a road, and there is not enough land available to complete a
330 road. Dayton Hall explained that the standard the Council needs to consider is whether vacating
331 the property and reverting it back to the adjacent landowner is in the best interest of the City.
332 Councilman Excell asked how the property would be accessed if the road is not completed. Fred
333 Resch III showed the Council the access points to the property.

334 Mr. Hall stated that the property came to the City in the 1970s. He explained that at that time,
335 the Spilsbury family deeded the industrial park, this property, and 2260 West to the City. The
336 minutes referenced an agreement, but he could not locate a copy of it. Ted Spilsbury stated
337 that the road was given to the City for highway access. He stated that the only party likely to
338 want the property is IHC. He explained that IHC has approached the Spilsbury family about the
339 property, but before that can happen, the City needs to deed the property back to the Spilsbury
340 family so it can be included in the sale. He stated that he feels this is the honorable thing to do
341 and noted that the Spilsbury family has deeded many other properties to the City.
342 Councilwoman Werrett pointed out that the packet states the property is part of the City's
343 Active Transportation Master Plan. She asked if IHC understands that there needs to be a trail
344 alignment. Councilman Excell stated that IHC built the path around their facilities and that he
345 would like to see the path continued.

346 Lynn Excell motioned to go out of a public hearing at 7:22 p.m. Seconded by Joseph Prete.
347 Motion carried unanimously.

348 **6. Consideration and possible approval of Ordinance 2026-23 Approving the**
349 **Abandonment and Vacation of a Portion of 2460 West – Arthur LeBaron**

350 Dave Imlay motioned to approve Ordinance 2026-23 Approving the Abandonment and Vacation
351 of a Portion of 2460 West. Seconded by Merlin Spendlove. Motion carried unanimously by a roll
352 call vote.

353 **7. Consideration and possible approval of Resolution 2026-31 Approving updates**
354 **to the Hurricane City Retention Schedule – Cindy Beteag**

Cindy Beteag explained that this is a housekeeping item to align the City's retention schedule with updates made by the State. She explained that a team of staff members worked on the updates, but the version included in the packet did not include corrections from two of the team members. She stated that most of the changes are grammar corrections, but GRS-317 and GRS-352 contain sections that need to be removed because they are duplicates. She also stated that she reached out to the State that day regarding retention requirements for collections records and learned that the recommended schedule is not currently included in the City's retention schedule. Therefore, GRS-1119 also needs to be added.

Lynn Excell motioned to approve Resolution 2026-31 approving updates to the Hurricane City Retention Schedule subject to staff fixing the grammar errors, removing the strikethroughs to GRS-317 and GRS-352 as shown during the meeting, and adding GRS-1119. Seconded by Amy Werrett. Motion carried unanimously by a roll call vote.

8. Consideration and possible approval of Zone Change Ordinance No. ZC26-14 to rezone a property located at 1024 N Main Street from Single Family Residential 10 (R1-10) to Single Family Residential 8 (R1-8); File No. ZC26-14; Parcel No. H-311-C-2; Scott Brady, Applicant & Property Owner

Scott Brady explained that this lot was created in the 1970s. He stated that they do not know how it was zoned R1-10 when it has never met the size requirements. He explained that he cannot build on the property because it does not meet the frontage requirements. Councilman Prete confirmed that the legal description for the lot has not changed since it was created. Mr. Brady stated that he plans to build a home on the property.

Dave Imlay motioned to approve Zone Change Ordinance No. ZC26-14 to rezone a property located at 1024 N Main Street from Single Family Residential 10 (R1-10) to Single Family Residential 8 (R1-8); File No. ZC26-14; Parcel No. H-311-C-2. Seconded by Joseph Prete. Motion carried unanimously.

9. Mayor, Council, and staff reports

Councilwoman Werrett stated that there is a transmission box on 1150 West that does not have a wall around it. She stated that some citizens are concerned it could be hit. Mike Johns stated that he would look into it. Mayor Fawcett stated that he would like questions received at the town hall meetings to be sent to Cindy Beteag so she can compile a list. Councilman Prete stated that at one of the meetings, a citizen asked about an area that previously had an HOA but no longer does, and there is vacant land that is not being maintained. The citizen asked for advice on how to get the property cleaned up. Dayton Hall stated that he would need to review the HOA and the details of the property. Councilman Prete stated that another issue in the area is people permanently parking large RVs on the road, creating parking problems. He explained that it is a private road in Shadow Canyon Phase 1.

Mayor Fawcett stated that he has been reviewing the nuisance ordinance and has some questions about it that he will bring to the Council for discussion. He thanked the Councilmembers for their involvement in the town hall meetings. Councilwoman Werrett

394 stated that she has heard many comments thanking the Council for having someone available
395 to listen to their concerns. She questioned whether similar meetings should be held annually
396 for employees as well. Councilman Prete suggested that having a Planning Commission member
397 attend the meetings would also be helpful. Mayor Fawcett stated that he had considered
398 having some of the department heads attend as well. He stated that they have a good start
399 with the meetings and can determine how often to hold them in the future.

400 **10.** Closed Meeting held pursuant to Utah Code section 52-4-205, upon request

401 A closed meeting was not held.

402 **Adjournment:** Joseph Prete motioned to adjourn at 7:51 p.m. Seconded by Amy Werrett.
403 Motion carried unanimously.



STAFF COMMENTS

DISCUSSION FOR OCTOBER 15, 2026

To: Hurricane City Council
From: Gary Cupp, Planning Director

Background/Request:

The applicant has requested to present new information to the City Council for reconsideration of a previously denied application to rezone Lot 6 of the Crocker Enterprises industrial subdivision from Light Industrial (M-1) to Heavy Industrial (M-2). The item was heard by the City Council on August 20, 2026, and was denied at that time on the grounds that the requested Heavy Industrial zone is not compatible with the existing surrounding land uses. The applicant's intent is to rezone the property, located near the north end of the industrial portion of Old Highway 91, for the purpose of allowing the construction of a concrete batch plant.

Planning Commission Review:

A public hearing was held at the August 13, 2026, Planning Commission meeting and no public comments or objections to the proposed zone change were received. The Commission's discussion related to the compatibility of a heavy-industrial land use in the proposed project area. Commissioner Goodfellow felt that there is a scarce amount of heavy industrial zoning in the city and that this is a good location for the proposed project. Although the requested zoning does not conform to the General Plan, the Planning Commission felt that in this circumstance, allowing the zone change would not detract from the intent and long-range goals of the General Plan, and therefore voted unanimously that the zone change should be approved by the City Council.

Property Information:

Location – Behind 492 Old Hwy 91
Property Size – Approx. 7.68 acres
Current Zoning – M-1
General Plan – Light Industrial/Business
Existing Development – Vacant Land
Parcel Nos. H-CREL-6; H-CREL-6-RD3

Findings:

Staff review of the Approval Standards cited in section 10-7-7(E) of the Hurricane City Code for consideration of zone changes:

1. Is the proposed amendment consistent with the goals, objectives, and policies City's General Plan?

The General Plan's Future Land Use Map designates this area as "Light Industrial/Business," which recommends:

"Uses including general business operations, employment centers, and small-scale warehousing or assembly facilities with automobile and truck access. BMP and M-1 zone designations are most appropriate for this use."

The proposed zone change does not comply with the General Plan designation of the project area; "Industrial/Heavy Manufacturing" would be the proper designation for this type of zone request. However, the proposal aligns with several of the goals and objectives of the General Plan; specifically, the General Plan encourages the City to *"allow for Heavy Industrial in proper areas"* and to *"support continued industrial growth and zone changes in appropriate areas of the City."* A concrete batch plant is largely compatible with the surrounding industrial uses in the vicinity of the site, particularly since two similar facilities already operate along Old Highway 91, and also because there is no residential development in the vicinity that would be adversely affected by such a use. While the proposal does not strictly comply with the General Plan Map designation, staff finds that it is generally consistent with the broader goals and policies of the General Plan. It should also be noted that the General Plan is an advisory, guiding document, and although it is not binding, it is staff's routine practice not to vary from its guidance and recommendations except in unique circumstances where it makes reasonable sense. Thus, despite planning staff's prevailing conviction that the General Plan should be adhered to firmly, this may be a situation where it would be reasonable to allow some variance to that policy in light of the existing industrial conditions in proximity to the subject area.

2. Is the proposed amendment harmonious with the overall character of existing development in the subject property's vicinity?

The existing development in the area is all light industrial developments on larger lots or undeveloped light industrially zoned property. Two similar concrete facilities already operate along Old Highway 91; therefore, a concrete batch plant would be compatible with those uses.

3. Will the proposed amendment adversely affect the adjacent property?

Most of the neighboring properties are undeveloped. While the potential adverse effects of a concrete batch plant are greater than a typical light industrial use, the property is large enough to minimize any potential adverse impact on neighboring properties in the vicinity.

4. Are public facilities and services adequate to serve the subject property?

The property has access to adequate public facilities.

Recommendation:

Pending review and consideration of additional information that is to be presented by the applicant.



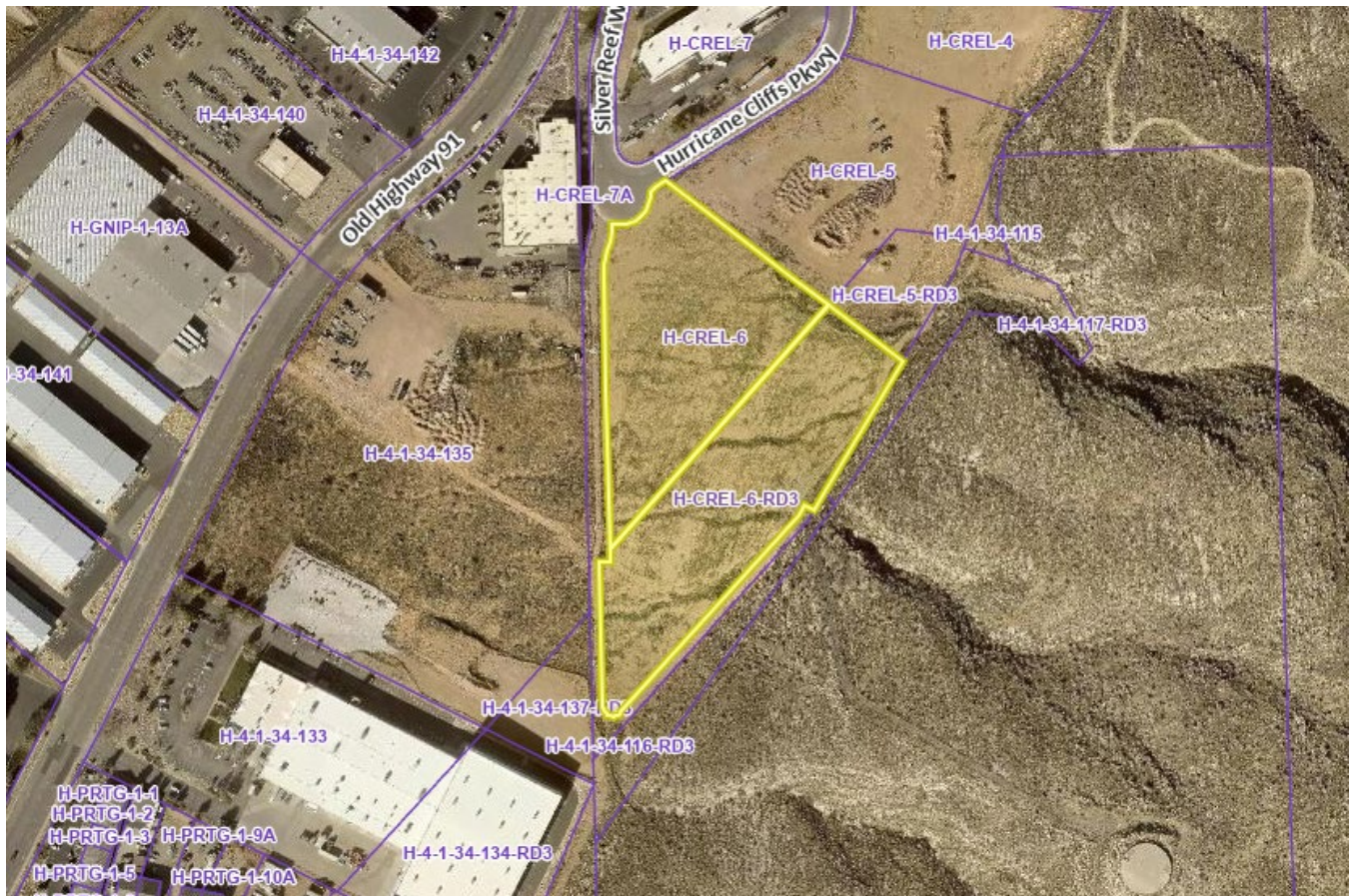
STAFF COMMENTS

Agenda Date:	08/13/2026 - Planning Commission
Application Number:	ZC26-13
Type of Application:	Zone Change
Action Type:	Legislative
Applicant:	Smyra Ready Mix-Richard O'Shields
Agent:	Karl Rasmussen
Request:	Zone Change from M-1 to M-2.
Location:	460 N Hurricane Cliffs Parkway
Zoning:	M-1
General Plan Map:	Light Industrial/Business
Recommendation:	Recommend Approval to the City Council.
Report Prepared by:	Fred Resch III

Discussion: The applicant has submitted a zone change request for Lot 6 of the Crocker Enterprises industrial subdivision located near the north end of the industrial portion of Old Highway 91. The request is from Light Industrial (M-1) to Heavy Industrial (M-2) to facilitate the construction of a concrete batch plant. The applicant currently has an operation just outside city limits near Quail Creek Industrial Park.

The existing zoning and existing land uses in the vicinity of the subject property are summarized in this table:

	Zoning	Adjacent Land Use
North	M-1	Light industrial use and undeveloped property
East	M-1	Undeveloped property (hillside)
South	M-1	Undeveloped property (hillside)
West	M-1	Light industrial use and undeveloped property



Vicinity Map

Zone Change Factors:

Pursuant to Hurricane City Code (HCC) section 10-7-7:

Approval Standards: A decision to amend the text of this title or the zoning map is a matter within the legislative discretion of the city council as described in subsection 10-7-5A of this chapter. In making an amendment, the following factors should be considered:

1. *Whether the proposed amendment is consistent with goals, objectives and policies of the city's general plan;*
2. *Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;*
3. *The extent to which the proposed amendment may adversely affect adjacent property;*
and
4. *The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.*

1. Is the proposed amendment consistent with the goals, objectives, and policies of the City's General Plan?

Response: The General Plan Map shows this area as “Light Industrial/Business” which is defined as:

Uses including general business operations, employment centers, and small-scale warehousing or assembly facilities with automobile and truck access. BMP and M-1 zone designations are most appropriate for this use.

The proposed zone change would not meet the Future Land Use Map designation for this area, “Industrial/Heavy Manufacturing” would be the proper designation for this type of zone request. However, the proposal is generally consistent with the goals and objectives of the General Plan. Specifically, the General Plan encourages the City to "allow for Heavy Industrial in proper areas" and to "support continued industrial growth and zone changes in appropriate areas of the City." A concrete batch plant is relatively compatible with the surrounding industrial uses, particularly given that two similar facilities already operate along Old Highway 91, and there is no residential development in the vicinity. While the proposal does not strictly comply with the General Plan Map designation, staff finds that it is generally consistent with the broader goals and policies of the General Plan. The General Plan is an advisory guiding document, and although it is not binding, it is staff's routine practice to not vary from its guidance and recommendations except in unique circumstances where it makes reasonable sense. In light of the existing industrial conditions within the subject area, staff therefore deems this as a reasonable variance that will not create a detrimental conflict with the General Plan.

2. Is the proposed amendment harmonious with the overall character of existing development in the subject property's vicinity?

Response: The existing development in the area is all light industrial developments on larger lots or undeveloped light industrially zoned property. A concrete batch plant would be compatible with those uses.

3. Will the proposed amendment adversely affect the adjacent property?

Response: Most of the neighboring properties are undeveloped. While the potential adverse effects of a concrete batch plant are greater than a typical light industrial use, the property is large enough and has sufficient infrastructure to support the use.

4. Are public facilities and services adequate to serve the subject property?

Response: See the JUC comments below. There are not overall concerns with providing adequate public facilities to the site.

JUC Comments: [No comments received.]

Public Works: [No comments received.]

Power: [No comments received.]

Water: Approved.

Streets: Approved.

Sewer: Approved.

Engineering: No comments at this time.

Fire: Approved.

Gas: [No comments received.]

Fiber: Approved

WCWCD: Washington County Water Conservancy District hereby acknowledges that based on the information provided, the zone change adequately mitigates interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.

Findings:

Staff makes the following findings:

1. The application complies with the standards within the General Plan, if not the General Plan Map.
2. The proposal is substantially similar to planned and existing developments in the area.
3. The proposed amendment will not adversely impact the area.
4. Adequate public facilities are available for this development.

Recommendation: The Planning Commission should review this application based on the standards within the Hurricane City Code and consider any public comments received at the public hearing. Staff recommends approval.

ORDINANCE NO ZC26-13

AN ORDINANCE OF THE CITY COUNCIL OF HURRICANE APPROVING THE ZONE
CHANGE FOR PARCELS H-CREL-6 AND H-CREL-6-RD3 FROM LIGHT INDUSTRIAL
(M-1) TO HEAVY INDUSTRIAL (M-2)

WHEREAS, Utah Code 10-9a allows Cities to regulate land use within their boundaries; and

WHEREAS, the proposed amendment is generally compatible with the current General Plan;
and

WHEREAS, the proposed amendment is generally in harmony with the overall character of
the proposed surrounding development; and

WHEREAS, the proposal will not have an adverse impact on the surrounding area; and

WHEREAS, there are adequate facilities to support the proposed zone change; and

WHEREAS, the Planning Commission gave a positive recommendation on the proposed
zone change.

BE IT FURTHER ORDAINED BY THE CITY COUNCIL OF HURRICANE CITY THAT:

That parcels H-CREL-6 and H-CREL-6-RD3 be rezoned from Light Industrial (M-1) to Heavy
Industrial (M-2).

PASSED AND APPROVED on this 15th day of October 2026.

Hurricane City

Clark Fawcett, Mayor

Attest:

Cindy Beteag, City Recorder

The foregoing Ordinance was presented at a regular meeting of the Hurricane City Council held at the Hurricane City Office Building on the 15th day of October 2026. Whereupon a motion to adopt and approve said Ordinance was made by _____ and seconded by _____. A roll call vote was then taken with the following results:

	Yea	Nay	Abstain	Absent
Joseph Prete	_____	_____	_____	_____
Dave Imlay	_____	_____	_____	_____
Lynn Excell	_____	_____	_____	_____
Amy Werrett	_____	_____	_____	_____
Merlin Spendlove	_____	_____	_____	_____

Cindy Beteag, City Recorder

EXHIBIT A
ZONING MAP

Legal Description

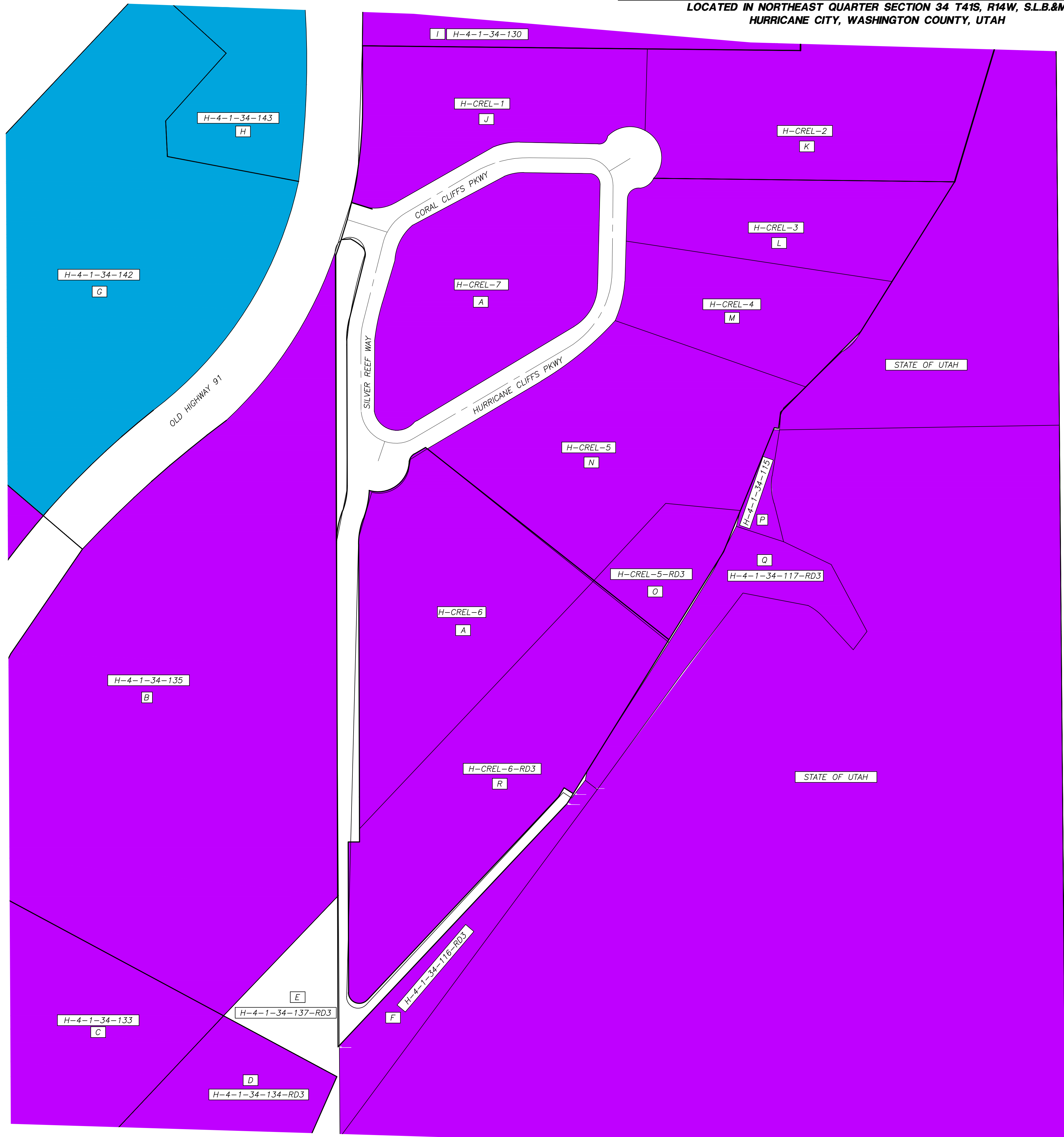
CROCKER ENTERPRISES LLC (H) LOT: 6

Narrative

The applicant is requesting a zone change for the H-CREL-6 and H-CREL-6-RD3 properties from **M-1 (Light Industrial)** to **M-2 (Heavy Industrial)** to allow for the development of a concrete batch plant. The applicant is requesting a zone change for the H-CREL-6 and H-CREL-6-RD3 properties from **M-1 (Light Industrial)** to **M-2 (Heavy Industrial)** to allow for the development of a concrete batch plant.

EXISTING ZONE MAP FOR:
H-CREL-6 & H-CREL-6-RD3

LOCATED IN NORTHEAST QUARTER SECTION 34 T41S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH



LEGEND

PROPERTY LINE
ADJACENT PROPERTY LINE

OWNERS LEGEND:

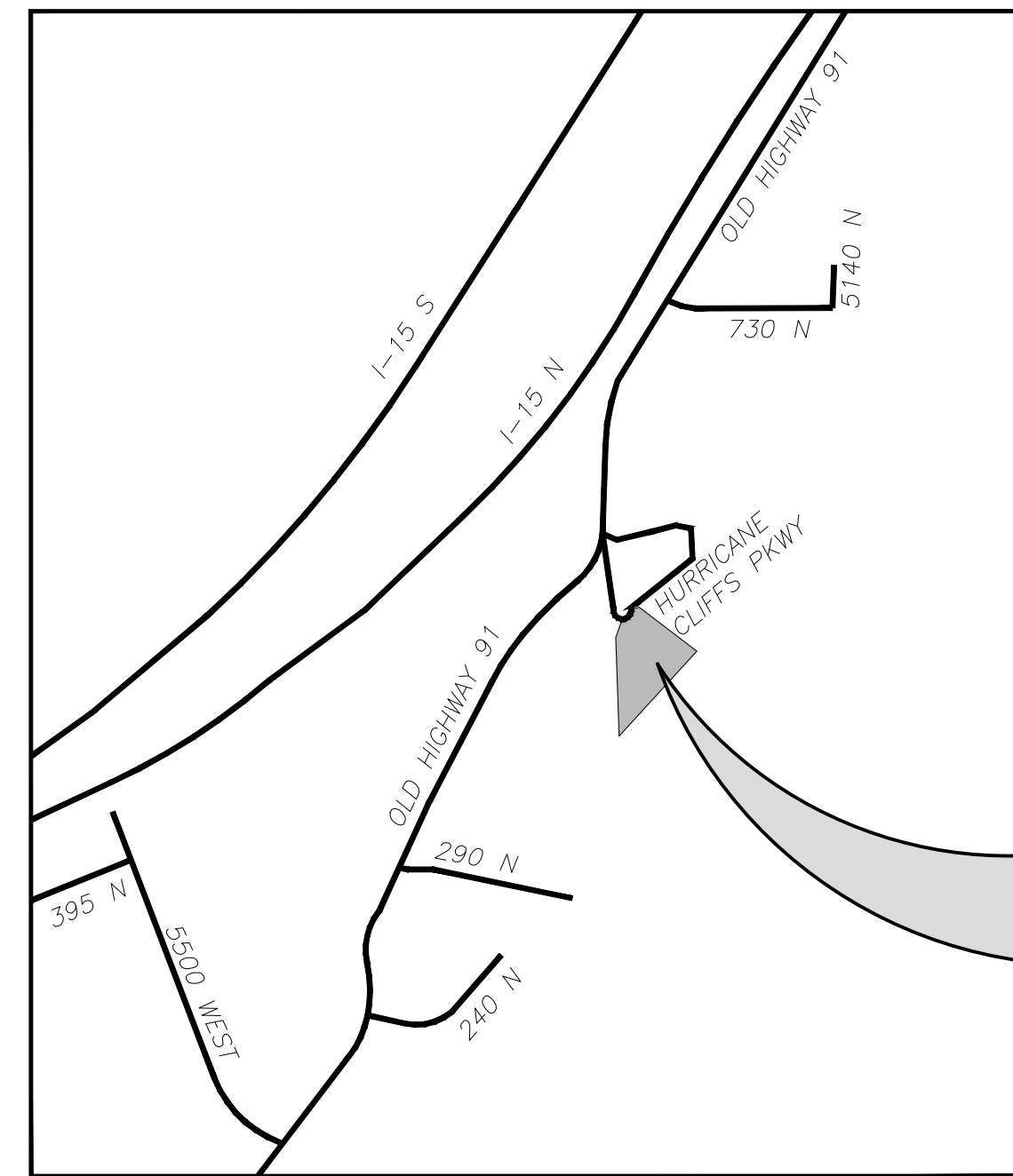
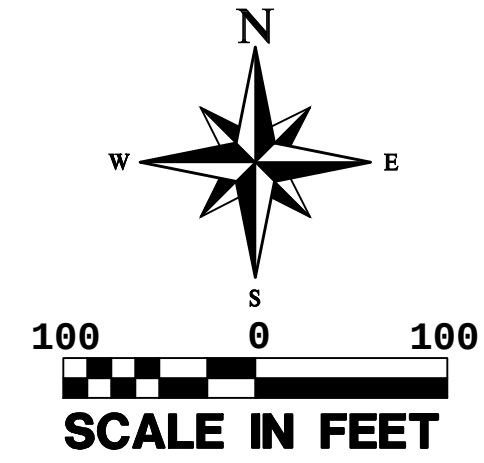
- A CROCKER ENTERPRISES LLC-PARCEL: H-CREL-6
- B ARCHER WILEY LLC-PARCEL: H-4-1-34-135
- C OLD HIGHWAY LLC-PARCEL: H-4-1-34-133
- D OLD HIGHWAY LLC-PARCEL: H-4-1-34-134-RD3
- E ARCHER WILEY LLC-PARCEL: H-4-1-34-137-RD3
- F UTAH STATE SCHOOL & TRUST LANDS: H-4-1-34-116-RD3
- G SALT CANYON HURRICANE 457-491 LLC-PARCEL: H-4-1-34-142
- H SALT CANYON HURRICANE 457-491 LLC-PARCEL: H-4-1-34-143
- I MOUNTAIN RIDGE PROPERTIES LC-PARCEL: H-4-1-34-130
- J CROCKER ENTERPRISES LLC-PARCEL: H-CREL-1
- K CROCKER ENTERPRISES LLC-PARCEL: H-CREL-2
- L CROCKER ENTERPRISES LLC-PARCEL: H-CREL-3
- M CROCKER ENTERPRISES LLC-PARCEL: H-CREL-4
- N CROCKER ENTERPRISES LLC-PARCEL: H-CREL-5
- O CROCKER ENTERPRISES LLC-PARCEL: H-CREL-5-RD3
- P UTAH STATE SCHOOL & TRUST LANDS-PARCEL: H-4-1-34-115
- Q UTAH STATE SCHOOL & TRUST LANDS-PARCEL: H-4-1-34-117-RD3
- R CROCKER ENTERPRISES LLC-PARCEL: H-CREL-6-RD3

ZONE LEGEND:

- M-1: LIGHT INDUSTRIAL
- BMP: BUSINESS/MANUFACTURING PARK

LEGAL DESCRIPTION:

CROCKER ENTERPRISES LLC (H) LOT: 6

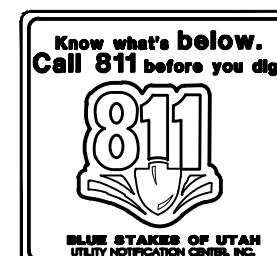


VICINITY MAP:

SCALE: N.T.S.

OWNER(S):

CROCKER ENTERPRISES LLC
2825 E COTTONWOOD PKWY STE 330
SALT LAKE CITY, UT 84121



NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

REVISIONS		DATE	BY
NO	DESCRIPTION		

PROVALUE
ENGINEERING, INC.
ENGINEERS - LAND SURVEYORS - LAND PLANNERS
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: 435-668-8307

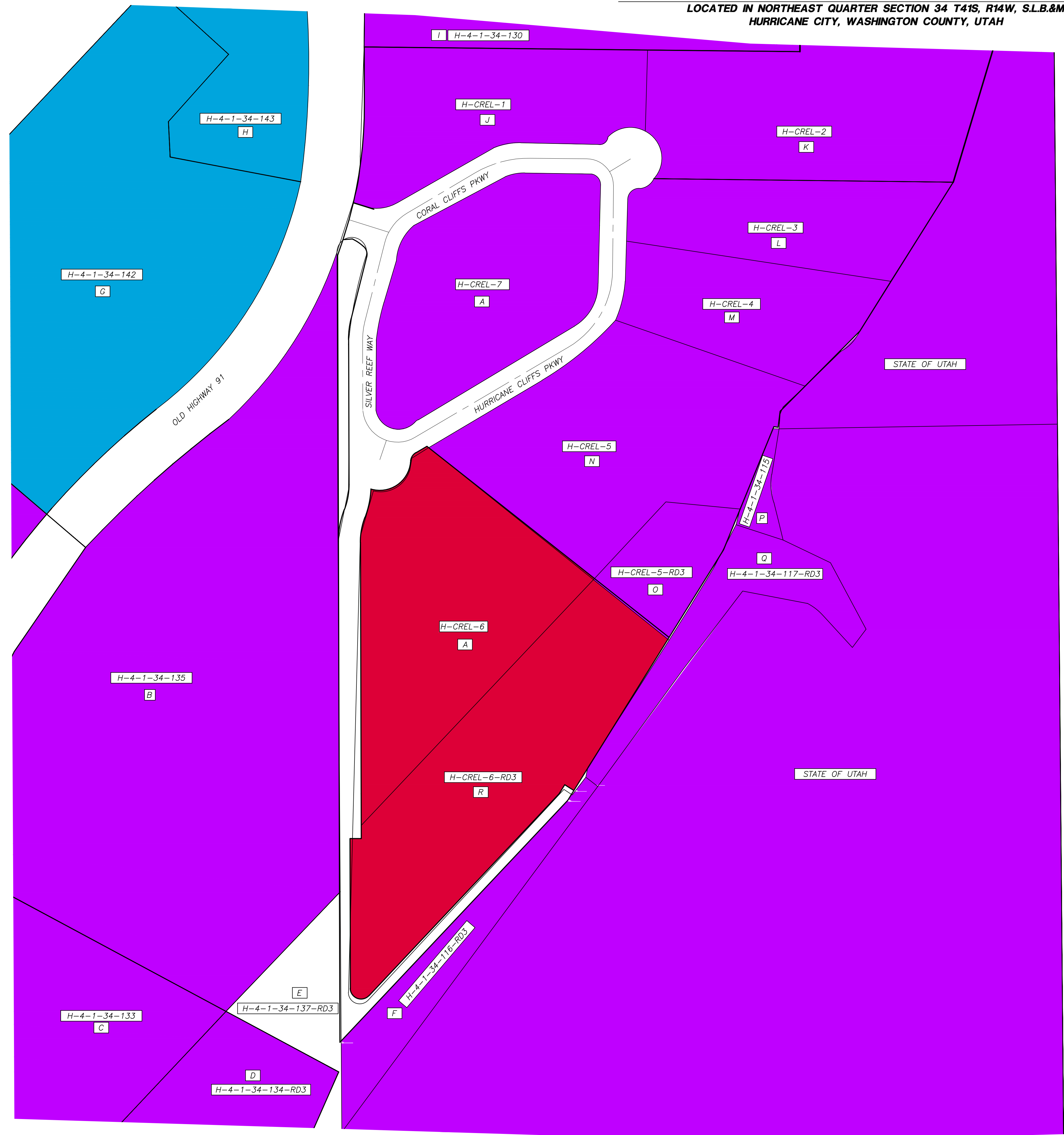
EXISTING ZONE MAP FOR:
H-CREL-6 & H-CREL-6-RD3
LOCATED IN NORTHEAST QUARTER OF SECTION 34, T41S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	07/13/2026
SCALE	1"=100'
JOB NO.	859-001
SHEET NO.	

1 OF 2

PROPOSED ZONE CHANGE MAP FOR:
H-CREL-6 & H-CREL-6-RD3

LOCATED IN NORTHEAST QUARTER SECTION 34, T41S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE

OWNERS LEGEND:

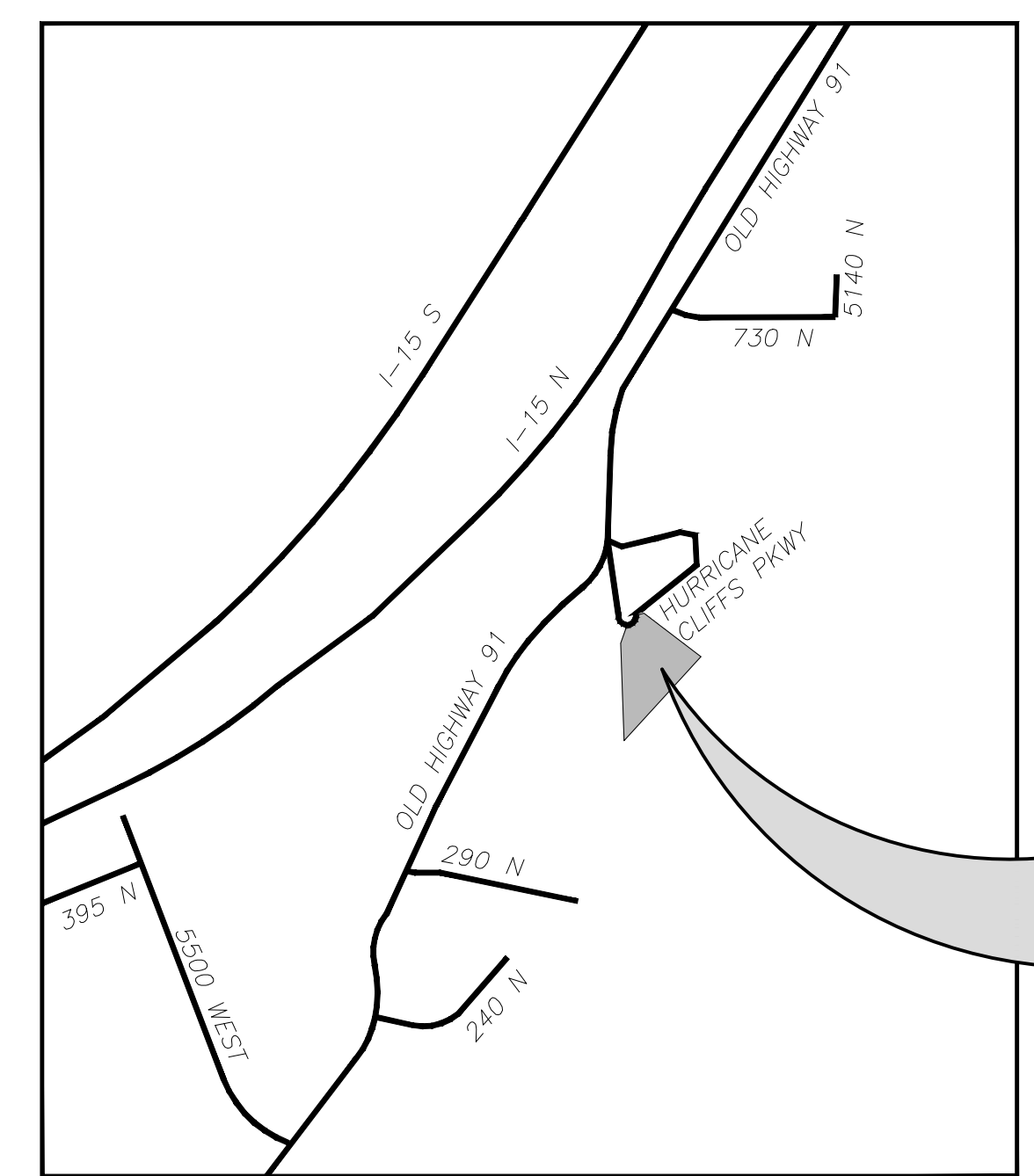
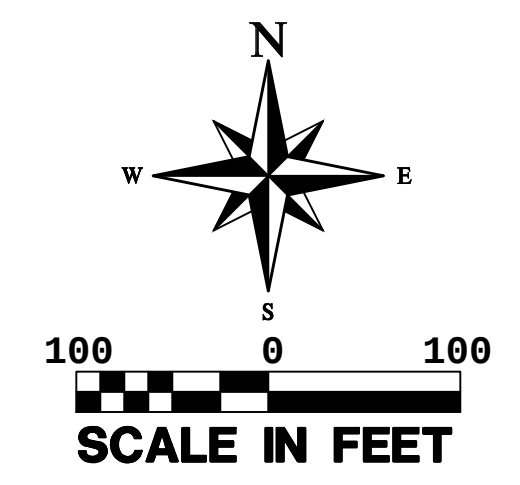
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- N CROCKER ENTERPRISES LLC-PARCEL: H-CREL-5
- O CROCKER ENTERPRISES LLC-PARCEL: H-CREL-5-RD3
- P UTAH STATE SCHOOL & TRUST LANDS-PARCEL: H-4-1-34-115
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- R CROCKER ENTERPRISES LLC-PARCEL: H-CREL-6-RD3

ZONE LEGEND:

- M-1: LIGHT INDUSTRIAL
- BMP: BUSINESS/MANUFACTURING PARK
- M-2: HEAVY INDUSTRIAL

LEGAL DESCRIPTION:

CROCKER ENTERPRISES LLC (H) LOT: 6



VICINITY MAP:

SCALE: N.T.S.

OWNER(S):

CROCKER ENTERPRISES LLC
2825 E COTTONWOOD PKWY STE 330
SALT LAKE CITY, UT 84121

Know what's below.
Call 811 before you dig.

NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

COPYRIGHT © 2023 PROVALUE ENGINEERING INC.

REVISIONS		DATE	BY
DESCRIPTION			
NO			

PROVALUE ENGINEERING, INC.
ENGINEERS - LAND SURVEYORS - LAND PLANNERS
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: 435-668-8307

PROPOSED ZONE CHANGE MAP FOR:
H-CREL-6 & H-CREL-6-RD3
LOCATED IN NORTHEAST QUARTER OF SECTION 34, T41S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	07/13/2026
SCALE	1"=100'
JOB NO.	859-001
SHEET NO.	

2 OF 2



STAFF COMMENTS

Agenda Date: October 15, 2026

Item: Reimbursement Agreement with Academy Construction Lending LC for Sands Cove Phase 2 Park.

Discussion: The Sands Cove Park is a system improvement that has a approved construction drawings that were prepared as part of the Sand Cove Phase 2 Subdivision construction drawings. The park is slated to be constructed on property that Hurricane City has owned for many years that is part of the City's Parks Master Plan.

The City has received and reviewed a bid for the park, which is 100% reimbursable, in the amount of \$1,404,734.33. It is proposed that the developer will front the funds to construct the park and then be reimbursed through 301 Parks impact fee vouchers.

Staff has drafted and presented the draft reimbursement agreement to the developer. In a subsequent phone call with the developer it was intimated that they only have 60 lots to build on and will not be able to use all 301 vouchers. Staff requested, but has not received a written request for a proposed revision to the reimbursement agreement from the developer.

Findings: It is expected that the developer will request impact fee vouchers for the number of lots they will be building on, with the rest of the amount to be reimbursed in cash. Since the City has not as of this date (10/9/2026) received a written request, we may need to hold off on approval of the reimbursement agreement. Also the City is using all Parks impact fees at this time on other City projects and may not be in a position to reimburse with cash unless it was over a period of years.

Recommendation: It is recommended that the City continue this item pending a response from the developer. Furthermore, if the City receives a response from the developer prior to the Council Meeting on October 15, the item could be discussed further with the health of the Parks impact fee fund in mind. – Arthur LeBaron

REIMBURSEMENT AGREEMENT SANDS COVE PHASE 2 PARK

This Reimbursement Agreement is made and entered into on October 15, 2026 by and between the Hurricane City, a Utah municipal corporation, hereinafter referred to as "City", and Academy Construction Lending, LC, a Utah limited liability company, hereinafter referred to as "Developer", (each of the foregoing individually a "Party" and collectively the "Parties").

Recitals

- A. Developer is constructing and improving a park on City-owned property within Phase 2 of the Sands Cove development.
- B. The park is identified on the City's Parks, Trails, and Recreation Master Plan, which includes an Impact Fee Facilities Plan and Impact Fee Analysis.
- C. The Parties have agreed that Developer will construct the park improvements in exchange for impact fee vouchers.
- D. The City Engineer has reviewed the proposal and has found that it complies with Hurricane City Code Title 9, Chapter 6.
- E. To facilitate reimbursement, the Parties desire to enter into this agreement.

Agreement

Now, therefore, in consideration of the premises recited above and the terms set forth below, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, City and Developer hereby agree as follows:

- 1. Developer agrees to construct on Parcel No. H-3-1-31-4121 and dedicate to the City the park improvements described at **Exhibit A**. Prior to construction, City shall review and approve all site plans and construction drawings for park improvements.
- 2. The estimated value of the above-described improvements for the park is **\$1,404,734.33**, as set forth in the information and estimates provided to, reviewed by, and confirmed by the City Engineer.
- 3. City agrees to pay Developer for eligible reimbursable costs in the following manner:
 - a. **\$1,404,734.33** in parks, trails, and recreation impact fee vouchers, which shall be in the form of three hundred one (301) vouchers valued at \$4,663.50 each and one (1) voucher valued at \$1,020.83, to be redeemed with building permits for new construction within the Sands Cove and Coronado Ridge developments.
- 4. Maximum reimbursement under this agreement shall be **\$1,404,734.33**.
- 5. No interest shall be paid on any amount due under the terms of this Agreement.

6. This Agreement shall expire ten (10) years from the date of signature, regardless of the total amount of reimbursement paid by the City to Developer.

IN WITNESS THEREOF, this Agreement has been executed by City and by a duly authorized representative of Developer as of the date first written above.

Hurricane City, a Utah Municipal Corporation

Mayor Clark Fawcett

ATTEST: _____

Recorder

DEVELOPER – Academy Construction Lending,
LC

By:
Its: Manager

STATE OF UTAH)
 :ss
COUNTY OF _____)

On the ____ day of _____, 2026, personally appeared before me _____, who being by me duly sworn, did say that s/he is the Manager of Academy Construction Lending, LC and that the within and foregoing instrument was signed on behalf of said corporation with proper authority and duly acknowledged to me that s/he executed the same.

Notary Public

Exhibit A



523 E Sunland Dr. Suite B
St. George, Ut 84790
Phone: 435-628-6706

2015 National Finalist
EQUIPMENT
WORLD contractor of the year

To:	Sands Cove Phase 2	Contact:	
Address:	Hurricane, UT	Phone:	
		Fax:	
CO Name:	Park	CO ID:	CO6
Project Name:	Sands Cove Phase 2	CO Date:	
Project Location:			

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
0034	Parking Lot Asphalt	6,368.00	SF	\$2.75	\$17,512.00
0035	6" Roadbase	6,368.00	SF	\$1.60	\$10,188.80
0036	Parking Lot Curb (Hand Form)	360.00	LF	\$63.10	\$22,716.00
0037	Flatwork Concrete	11,121.00	SF	\$8.28	\$92,081.88
0038	CMU Wall	880.00	LF	\$77.50	\$68,200.00
0039	Playground Curb	190.00	LF	\$47.52	\$9,028.80
0040	Benches	24.00	EACH	\$1,400.00	\$33,600.00
0041	Tables	4.00	EACH	\$2,468.75	\$9,875.00
0043	Playground Surfacing	2,100.00	SF	\$32.37	\$67,977.00
0044	Playground Equipment	1.00	LS	\$200,303.75	\$200,303.75
0045	Pergola (20' X 30' ICON Pergola)	1.00	LS	\$102,819.51	\$102,819.51
0046	Pickleball Court	1.00	LS	\$110,747.21	\$110,747.21
0047	Pickleball Fence	1.00	LS	\$27,313.80	\$27,313.80
0048	Bathroom	1.00	LS	\$137,558.09	\$137,558.09
0049	Park Eletrical	1.00	LS	\$89,950.59	\$89,950.59
0050	Park Sign (Budget Number Only)	1.00	LS	\$15,000.00	\$15,000.00
0051	Water Service	1.00	LS	\$4,596.48	\$4,596.48
0052	Sewer Lateral	1.00	LS	\$2,103.85	\$2,103.85
0053	6" Cleanout	1.00	EACH	\$3,270.15	\$3,270.15
0054	Landscaping	1.00	LS	\$375,778.18	\$375,778.18
	Furnish And Install Irrigation				
	Softscape Installation				
	Arts Desert Willow - Installed 2" Cal				
	Arizona Cypress 8' - Installed 8'				
	Silver Dollar Gum - 2" Cal - Installed 2" Cal				
	Honeylocust, Sunburst 2.0" (B&B) - Installed 2" B&B				
	Mondell Pine - Installed 8'				
	Maverick Thornless Honey Mesquite 48" - Installed 36" Box				
	Fairy Duster - #2 - #2 Installed				
	Mexican Damianita - #2 Installed				
	Trailing Indigo Bush - #5 Installed #5				
	Aguirre Turpentine Bush - #2 Installed				
	Apache Plume- #5 - Installed #5				
	Red Yucca- #2 - #2 Installed				
	Cimarron Blue Ranger- #2 - #2 Installed				
	Slowmound Mugo Pine- #2 - #2 Installed				
	Spanish Broom - Installed				
	Arizona Rosewood - Installed				
0055	ADA Ramp	1.00	EACH	\$2,348.53	\$2,348.53
0056	Parking Lot Paint	1.00	LS	\$1,764.71	\$1,764.71

Bid Price Subtotal: \$1,404,734.33

Total Bid Price: \$1,404,734.33

Notes:

- Anything not specifically included is excluded.
- ASPHALT OIL COST ADJUSTMENT: This contract is subject to an asphalt oil cost adjustment for all asphalt materials included in the contract. Buyer agrees increases or decreases to asphalt oil costs above or below the listed Bench Mark Price, as stated in this proposal, is cause for adjustment to the contract. The Bench Mark Price is based on UDOTs published Binder Index at the time of this proposal. Each \$10.00 change to the UDOT Binder Index (published monthly) will require a contract price adjustment of \$0.50 per ton of asphalt mix placed during the monthly index cycle. The binder index can be found by searching "binder Index" at www.udot.utah.gov.
- SWPPP closure & SWPPP maintenance, permanent seeding, or landscaping are excluded.
- Topsoil is from on site, no import. Rough garde landscape areas to within two-theths of a foot.
- No vapor barrier, building under drains, or waterproofing.
- Paved areas to be graded +/- .1 foot for sub-grade.
- No soils testing, surveying, staking, lay-out, permits or bond. No surveyed or engineered "As-Built" drawings.
- Hard rock excavation is not included, Hard rock excavation is defined as Material that cannot be excavated with a CAT 320.
- Onsite soil is presumed to be suitable for bedding and backfill.
- No Winter Protection provisions.
- Price does not include permits
- Unforeseen conflicts with new or existing utilities will be addressed at T&M.

ACCEPTED:

The above prices, specifications and conditions are satisfactory and hereby accepted.

Buyer: _____

Signature: _____

Date of Acceptance: _____

CONFIRMED:

Feller Enterprises

Authorized Signature: _____

Estimator: _____



STAFF COMMENTS

Agenda Date: October 15, 2026

Item: Reimbursement Agreement with Quality Development, LLC for Lakeside at Desert Sands

Discussion: Quality Development has constructed system improvements on Sand Hollow Road, creating a much-needed two-way left turn lane near the intersection at Dixie Springs Drive. The deal that has been struck is that Quality Development should be responsible for the widening of Sand Hollow Road on the west side, while the widening on the east side will be considered a reimbursable system improvement.

Findings: Staff has reviewed and accepted the costs presented by Quality Development for the system improvements constructed on Sand Hollow Road. The total amount requested is \$142,509.10, which is proposed to be reimbursed through impact fee credits.

Recommendation: It is recommended that the City approve the reimbursement agreement as drafted by the City Attorney in the amount of \$142,509.10. – Arthur LeBaron

REIMBURSEMENT AGREEMENT LAKESIDE AT DESERT SANDS

This Reimbursement Agreement is made and entered into on October 15, 2026 by and between the Hurricane City, a Utah municipal corporation, hereinafter referred to as "City", and Quality Development, LLC, a Utah limited liability company, hereinafter referred to as "Developer", (each of the foregoing individually a "Party" and collectively the "Parties").

Recitals

- A. Developer is constructing project and system improvements associated with the development of a subdivision within the City identified as Lakeside at Desert Sands.
- B. Developer has agreed to make system improvements to Sand Hollow Road, which improvements exceed the project improvements necessary for the development of Lakeside at Desert Sands.
- C. Developer is requesting reimbursement for the cost of the system improvements to Sand Hollow Road, which total \$142,509.10.
- D. The City Engineer has reviewed the request and has found that it complies with Hurricane City Code Title 9, Chapter 6.
- E. To facilitate reimbursement, the Parties desire to enter into this agreement.

Agreement

Now, therefore, in consideration of the premises recited above and the terms set forth below, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, City and Developer hereby agree as follows:

- 1. Developer agrees to construct and dedicate to the City improvements to Sand Hollow Road as shown at **Exhibit A**.
- 2. The estimated value of the above-described improvements for the Sand Hollow Road system improvements is **\$142,509.10**, as set forth in the information and estimates provided to, reviewed by, and confirmed by the City Engineer.
- 3. City agrees to pay Developer for eligible reimbursable costs in the following manner:
 - a. **\$142,509.10** in street impact fee vouchers, which shall be in the form of thirty-six (36) vouchers valued at \$3,898.00 each and one (1) voucher valued at \$2,181.10, to be redeemed with building permits for new construction within the Lakeside at Desert Sands.
- 4. Maximum reimbursement under this agreement shall be **\$142,509.10**.
- 5. No interest shall be paid on any amount due under the terms of this Agreement.

6. This Agreement and any vouchers resulting from this Agreement shall expire ten (10) years from the date of signature, regardless of the total amount of reimbursement paid by the City to Developer.

IN WITNESS THEREOF, this Agreement has been executed by City and by a duly authorized representative of Developer as of the date first written above.

Hurricane City, a Utah Municipal Corporation

Mayor Clark Fawcett

ATTEST: _____

Recorder

DEVELOPER – Quality Development, LLC

By:
Its: Manager

STATE OF UTAH)
 :ss
COUNTY OF _____)

On the ____ day of _____, 2026, personally appeared before me _____, who being by me duly sworn, did say that s/he is the manager of Quality Development, LLC and that the within and foregoing instrument was signed on behalf of said company with proper authority and duly acknowledged to me that s/he executed the same.

Notary Public



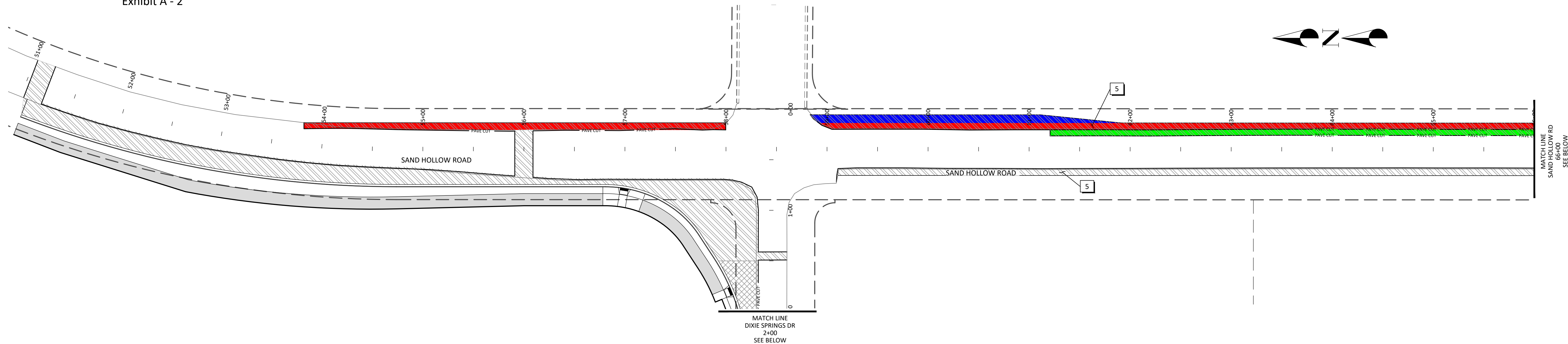
WARRANTY BOND ESTIMATE

Subdivision/Project: Sand Hollow Road Impact Fee Credit
 Location: Hurricane, Utah

Date: 9/22/26
 Calculated by: LB

ITEM	DESCRIPTION	ESTIMATED QUANTITY	UNIT COST		ESTIMATED COST
EAST SIDE WIDENING					
1	SAW CUTTING	2,578	\$1.30	LF	\$3,351.40
2	GRADING/IMPORT	820	\$6.50	CY	\$5,330.00
3	4" ASPHALT	18,998	\$3.05	SF	\$57,943.90
4	7" ROAD BASE AND PREP	18,998	\$1.05	SF	\$19,947.90
5	ROAD BASE SHOULDER	5,156	\$1.05	SF	\$5,413.80
6	SUBGRADE PREP	24,154	\$0.15	SF	\$3,623.10
7	Subtotal:				\$95,610.10
ADDITIONAL REMOVAL TO CORRECT CROSS SLOPE					
8	ASPHALT REMOVAL	11,580	\$0.75	SF	\$8,685.00
9	RE-GRADE EXISTING ROAD BASE	11,580	\$0.25	SF	\$2,895.00
10	4" ASPHALT	11,580	\$3.05	SF	\$35,319.00
11	Subtotal:				\$46,899.00
12	Total Construction Cost:				\$142,509.10

Exhibit A - 2



LEGEND:

- STREET CENTERLINE
- ROAD RIGHT OF WAY LINE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED CURB & GUTTER
- PROPOSED 4" ASPHALT OVER 8" TYPE 2 BASE
- PROPOSED 3" ASPHALT OVER 6" TYPE 2 BASE
- PROPOSED 2.5" ASPHALT OVER 6" TYPE 2 BASE

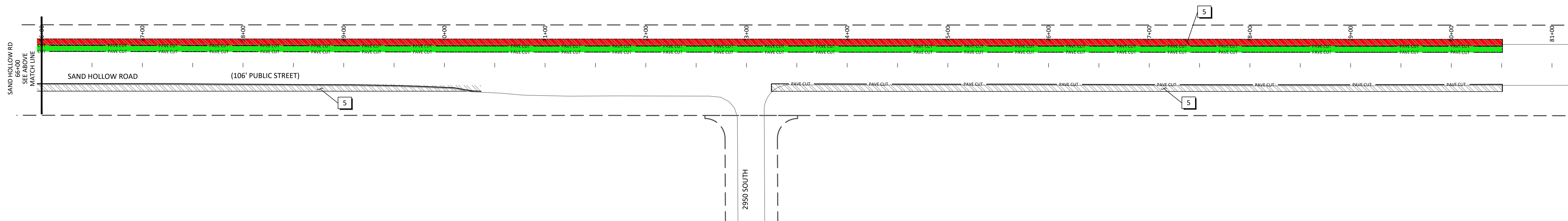
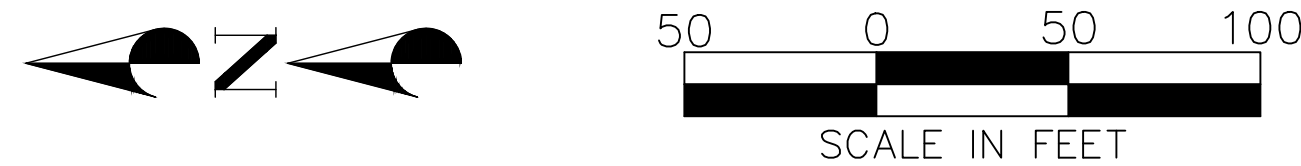
LEGEND:

- 2,115 SQ. FT. FOR RIGHT TURN LANE
- 18,998 SQ. FT. EAST SIDE WIDENING
- 11,580 SQ. FT. EXTRA TO CORRECT CROSS SLOPE

SCOPE OF WORK

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- | | | | |
|---|---|----|---|
| 1 | MODIFIED CURB AND GUTTER (TYPE RU30) PER CITY OF HURRICANE STANDARD DRAWING CC 102. | 6 | 6" CONCRETE OVER 6" TYPE II AGGREGATE BASE. |
| 2 | STANDARD CURB AND GUTTER (TYPE HB30-7) PER CITY OF HURRICANE STANDARD DRAWING CC 101. | 7 | 5' WIDE CONCRETE SIDEWALK PER CITY OF HURRICANE STANDARD DRAWING CC 105. |
| 3 | 2.5" ASPHALTIC CONCRETE OVER 6" TYPE II AGGREGATE BASE. | 8 | CONSTRUCT NEW 8' WIDE CROSS GUTTER PER CITY OF HURRICANE STANDARD DRAWING CG 100. |
| 4 | 3" ASPHALTIC CONCRETE OVER 6" TYPE II AGGREGATE BASE. | 9 | CONSTRUCT HANDICAP RAMP PER STANDARD DETAIL PED 100, PED 107, & PED 108. |
| 5 | 4" ASPHALTIC CONCRETE OVER 8" TYPE II AGGREGATE BASE. | 10 | SAWCUT 2 FOOT OF EXISTING PAVEMENT AND MATCH EXISTING PAVEMENT. |



PROJECT NAME: LAKEVIEW TOWNHOMES PH 1 AT DESERT SANDS 4640 W DIXIE SPRINGS DR, HURRICANE, UTAH
SHEET NAME: SAND HOLLOW RD PAVING PLAN

DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 East 200 North Suite #2
St. George, UT 84770
Office (435) 628-2121



DATE : SEPTEMBER 2026
PM : LB
DRAWN BY : LB
DESIGNED BY : LB
CHECKED BY : RT
PROJECT NO. : 22-003
SCALE : 1" = 50'

SHEET NUMBER :

PV-1

STAFF REPORT FOR CITY COUNCIL AGENDA

TO: Hurricane City Council
FROM: Dayton Hall, City Attorney
DATE: Prepared on September 22, 2026 for City Council Meeting on October 15, 2026
RE: Possible approval of an amendment to Section 8-6-2 of the City Code to make it consistent with the Utah Code

The purpose of this agenda item is to amend the City Code to make it consistent with the Utah Code. Utah Code section 63G-7-402 requires that notices of claims must be filed with the City within one year after the claim arises. Currently, City Code section 8-6-2 states that claims must be filed within two years. When the State Code directly conflicts with a City Code, the State Code supersedes the City Code, but the inconsistency between the City Code and the State Code creates ambiguity regarding the deadline to file notices of claims. To address the inconsistency and ambiguity, it is recommended that City Code section 8-6-2 be amended to defer to the deadline in the Utah Code. The proposed amended ordinance is included in the packet.

**AN ORDINANCE OF THE CITY COUNCIL OF HURRICANE, UTAH AMENDING
TITLE 8, CHAPTER 6, SECTION 2 WITH REGARDS TO CLAIMS AGAINST THE
CITY**

WHEREAS, the City Council of Hurricane, Utah desires to amend Title 8, Chapter 6, Section 2 of the Hurricane City Code; and

WHEREAS, the City Council finds these amendments necessary and desirable for the preservation of the general health, safety, and welfare of the residents of Hurricane City;

BE IT HEREBY ORDAINED by the Hurricane City Council that Title 8, Chapter 6, Section 2 of the Hurricane City Code is amended to read as follows:

Sec. 8-6-2. Claims against City

A claim against the City or against its employees for an act or omission occurring during the performance of his duties, within the scope of his employment, or under color of authority, including claims for refunds or reimbursements of water, power, sewer and other utility services furnished by the City, is barred unless notice of claim is filed as required by state code.

**NOW THEREFORE, BE IT ORDAINED BY THE HURRICANE CITY COUNCIL OF
HURRICANE CITY, UTAH THAT:**

All ordinances, resolutions, and policies of the City, or parts thereof, inconsistent herewith, are hereby repealed, but only to the extent of such inconsistency. This repealer shall not be construed as reviving any law, order, resolution, or ordinance, or part thereof.

Should any provision, clause, or paragraph of this ordinance or the application thereof to any person or circumstance be declared by a court of competent jurisdiction to be invalid, in whole or in part, such invalidity shall not affect the other provisions or applications of this ordinance or the Hurricane City Municipal Code to which these amendments apply. The valid part of any provision, clause, or paragraph of this ordinance shall be given independence from the invalid provisions or applications, and to this end the parts, sections, and subsections of this ordinance, together with the regulations contained therein, are hereby declared to be severable.

BE IT FURTHER ORDAINED that this Ordinance shall, after adoption and approval, take effect immediately upon publication or posted as required by law.

PASSED AND APPROVED this 15th day of October 2026.

Hurricane City

Clark Fawcett, Mayor

Attest:

Cindy Beteag, City Recorder

The foregoing Ordinance was presented at a regular meeting of the Hurricane City Council held at the Hurricane City Office Building on the 15th day of October 2026. Whereupon a motion to adopt and approve said Resolution was made by _____ and seconded by _____. A roll call vote was then taken with the following results:

	Yea	Nay	Abstain	Absent
Joseph Prete	_____	_____	_____	_____
Dave Imlay	_____	_____	_____	_____
Lynn Excell	_____	_____	_____	_____
Amy Werrett	_____	_____	_____	_____
Merlin Spendlove	_____	_____	_____	_____

Cindy Beteag, Recorder



STAFF COMMENTS

DISCUSSION FOR OCTOBER 15, 2026

To: Hurricane City Council
From: Gary Cupp, Planning Director
File No. ZC26-16

Background/Request:

The applicant is proposing a zone change from Single Family Residential R1-10/PDO to Multiple Family Residential RM-1 on a 0.97-acre property located at 297 S Rlington Parkway within the Painted Hills-Rlington Heights subdivision. The property was approved as an open space parcel in the 1990s as part of the zoning entitlement for the Painted Hills-Rlington Heights subdivision. It was subsequently platted as open space and held as common area by the Painted Hills HOA. In the mid-2000s, the HOA was dissolved and the property became privately owned and is no longer common area to the subdivision. The applicant desires to develop the property with four multifamily residential units, since development of the property under the existing R1-10 zoning with the current access standards would be difficult due to the property's configuration and location along Rlington Parkway. The applicant suggests RM-1 zoning would allow four units to be clustered on the property and be served by the single existing access point on Rlington Parkway, thus, avoiding the need for multiple access points that would be required for single-family development.

Planning Commission Review:

A public hearing was held at the October 8, 2026, Planning Commission meeting and three (3) public comments objecting to the proposed zone change were received and are included in the Council's packet. The comments expressed concerns regarding the appropriateness of multifamily zoning, loss of open space, development feasibility of the lot, and traffic safety. The Commission's discussion was supportive of the zone change based on the findings cited below in this report and voted unanimously to recommend approval to the City Council stating that the proposal would be the best use of the property.

Property Information:

Location – 297 S Rlington Parkway between Valley View Dr. and 2180 W.

Property Size – Approx. 0.96 acres

Current Zoning – R1-10/PDO

General Plan – Single Family

Existing Development – Vacant Land

Parcel Nos. H-PHRL-1-OPEN-B-1

Vicinity Map



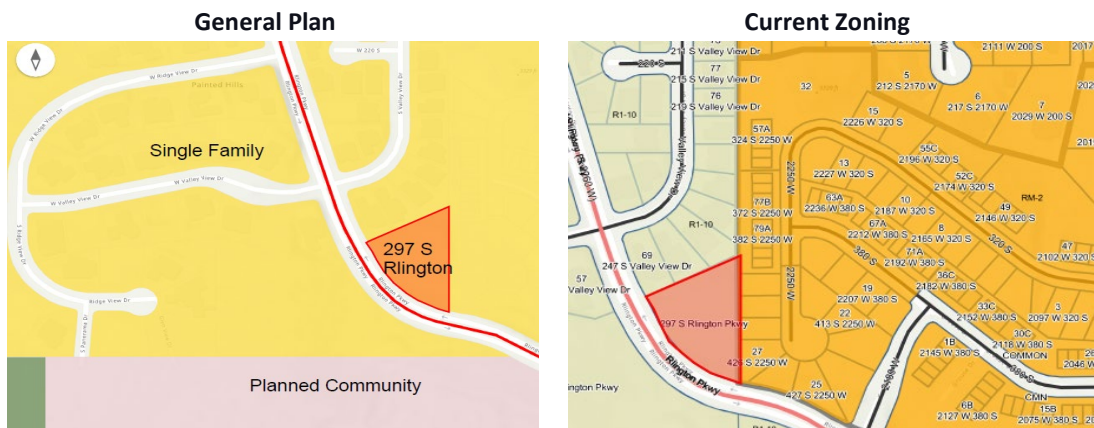
Findings:

Staff review of the Approval Standards cited in section 10-7-7(E) of the Hurricane City Code for consideration of zone changes:

1. Is the proposed amendment consistent with the goals, objectives, and policies City's General Plan?

The General Plan Map designates this area as “Single Family,” which intends that densities should be consistent with R1-15, R1-10, R1-8, and R1-6. Multifamily zoning is not consistent with the General Plan designation for the area. However, it is within the City Council’s discretion to consider deviations from the General Plan if it finds the deviation to be reasonable. In this case, four potential mitigating factors might be considered:

- The subject property shares a boundary with an immediately adjacent RM-2 multifamily zone, that also has a “Single Family” General Plan designation.



- The applicant’s proposal for a four-unit building is essentially the same unit density that would currently be permitted under the property’s existing single-family R1-10 zoning, although it would be in the form of a multifamily building.
- The City’s Moderate Income Housing Plan supports denser residential development in appropriate locations, including areas near major corridors, parks, and schools.
- The Engineering Department has indicated that the City’s access requirements would make single-family development of more than one lot challenging. The applicant’s intended 4-unit multifamily building matches the unit density allowed by the existing single-family R1-10 zoning and would only require use of the one existing access point off of Rlington Parkway, which would be less impactful.

The requested zone change meets these considerations and should not present a significant conflict with the residential density policies identified in the General Plan or with the development objectives identified in the Moderate Income Housing Plan.

2. Is the proposed amendment harmonious with the overall character of existing development in the subject property’s vicinity?

Most of the property in the immediate vicinity of the project is developed with single family homes; however, the Hurricane Views development immediately east of this property also includes townhomes.

3. Will the proposed amendment adversely affect the adjacent property?

The proposed amendment would allow development at a density within the range contemplated by the General Plan for the area, albeit in the form of multifamily units instead of single-family units. The

anticipated traffic generated by the development would be directed to Rlington Parkway, which is designed to accommodate substantially greater traffic volumes than it currently carries. Development of a platted open space parcel could be considered an adverse change to the character of the surrounding neighborhood, but the parcel has always been fenced off and has never been accessed or utilized by the public.

Additionally, while staff does not generally support the development of open space parcels, staff finds, in light of the project's low unit density and because of site constraints that would require additional access points for a single-family development, that the proposed 4-unit multifamily building would be the least impactful.

4. Are public facilities and services adequate to serve the subject property?

The Joint Utility Committee (JUC) has reviewed the application, and the property has access to adequate public facilities. Development of the parcel would require an amendment to the Painted Hills-Rlington Heights final subdivision plat to remove the open space designation from the subject parcel.

Recommendation:

Based on the findings cited in this report, staff recommends approval of the requested zone change subject to staff and JUC comments.



STAFF COMMENTS

Agenda Date:	10/08/2026 - Planning Commission
Application Number:	ZC26-16
Type of Application:	Zone Change
Action Type:	Legislative
Applicant:	Bryan Owen
Agent:	Gerold Pratt
Request:	Zone Change from R1-10(PDO) to RM-1.
Location:	297 S Rlington Pkwy
Zoning:	R1-10(PDO)
General Plan Map:	Single Family
Recommendation:	Recommend approval to the City Council.
Report Prepared by:	Fred Resch III

Discussion:

The applicant is proposing a zone change from Single Family Residential R1-10/PDO to Multiple Family Residential RM-1 on a 0.97-acre property located along Rlington Parkway, south of the Painted Hills-Rlington Heights subdivision and west of the Hurricane Views subdivision. The property was approved as part of the zoning entitlement for the Painted Hills-Rlington Heights subdivision in the 1990s as an open space parcel. It was subsequently platted as open space and held as common area by the Painted Hills HOA. In the mid-2000s, the HOA was dissolved and the property became privately owned. The property was subsequently used briefly as a staging area for the construction of the Collina Tinta project and has been fenced off since that time. The applicant proposes to develop the property with four multifamily residential units, since conventional single-family development that would meet the current single-family zoning and city access standards may be difficult to achieve due to the property's configuration and access restrictions on Rlington Parkway. Multifamily zoning would allow the four units to be clustered on the property and be served by the single existing access from Rlington Parkway, thus, avoiding the need for multiple access points that would be required for single-family development.

Adjacent Zoning and Land Uses

	Zoning	Adjacent Land Use
North	R1-10	Single Family Homes
East	RM-2(PDO)	Single Family Homes/Townhomes
South	R1-10 (PDO)	Rlington Parkway, undeveloped property
West	R1-10	Single Family Homes



Vicinity Map

The following standards must be considered for all zone-change requests, per Hurricane City Code (“HCC”) 10-7-7, as cited below:

10-7-7: ZONING MAP AND TEXT AMENDMENTS:

E. Approval Standards: A decision to amend the text of this title or the zoning map is a matter within the legislative discretion of the City Council as described in subsection [10-7-5A](#) of this chapter. In making an amendment, the following factors should be considered:

- 1. Whether the proposed amendment is consistent with goals, objectives and policies of the City's general plan;*
- 2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;*
- 3. The extent to which the proposed amendment may adversely affect adjacent property; and*

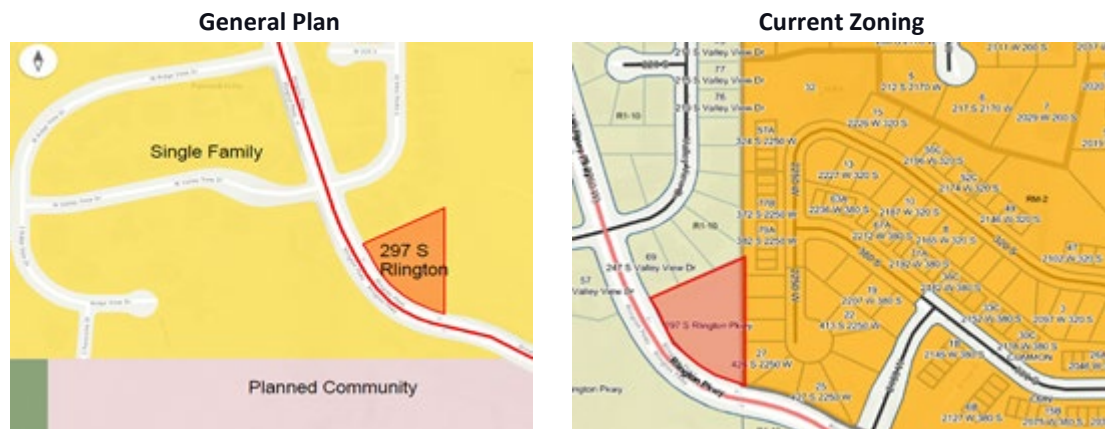
4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.

Analysis:

1. Is the proposed amendment consistent with the goals, objectives, and policies of the City's General Plan?

Response: The General Plan Map designates this area as “Single Family,” which identifies densities consistent with R1-15, R1-10, R1-8, and R1-6. Therefore, multifamily zoning is not consistent with this General Plan designation. Notwithstanding, in this case three potential mitigating factors may be considered:

- The subject property shares a boundary with an immediately adjacent RM-2 multifamily zone, that also has a “Single Family” General Plan designation.



- The applicant’s proposal for a four-unit building is essentially the same unit density that would currently be permitted under the property’s existing single-family R1-10 zoning, although it would be in the form of a multifamily building.
- The City’s Moderate Income Housing Plan supports denser residential development in appropriate locations, including areas near major corridors, parks, and schools.

The subject property meets these considerations, and the proposed zone change may not present a significant conflict with the residential density policies identified in the General Plan or with the development objectives identified in the Moderate Income Housing Plan.

2. Is the proposed amendment harmonious with the overall character of existing development in the subject property’s vicinity?

Response: Most of the property in the immediate vicinity of the project is developed with single family homes, however, Hurricane Views to the east of this property is primarily developed with townhomes.

3. Will the proposed amendment adversely affect the adjacent property?

Response: The proposed amendment would allow development at a density within the range contemplated by the General Plan for the area. The anticipated traffic generated by the development would be directed to Rlington Parkway, which is designed to accommodate substantially greater traffic volumes than it currently carries. Development of a platted open space parcel could be considered an adverse change to the character of the surrounding neighborhood, but the parcel is fenced off and has never been accessed or used by the public.

4. Are public facilities and services adequate to serve the subject property?

Response: See JUC comments below. There are no concerns with the adequacy of public facilities to serve this property.

JUC Comments:

The following comments will need to be addressed

1. **Public Works:** Approved.
2. **Power:** Approved.
3. **Sewer:** Approved.
4. **Streets:** Approved.
5. **Water:** Approved.
6. **Engineering:** Allowing a development accessed from a shared parking lot is preferred over individual driveways for each home. A Single-Family Development (as it's currently zoned) would necessitate the construction of a road (HCC 10-34-8(B&C)). If the zone change is to be granted, it's expected that the existing access would be converted to a curb return/cross gutter type access to reach the parking lot (see HCS 3.9.1.1(E))
7. **Fire:** Approved. Plan review fees will be charged when construction plans are submitted
8. **Cable:** Approved.
9. **Phone:** Approved.
10. **Fiber:** Approved.
11. **Gas:** Approved.
12. **WCWCD:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the plans adequately mitigate interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.

Staff Comments:

1. Any development of the parcel would require an amended final plat to the Painted Hills-Rlington Heights subdivision plat to remove the open space designation on the plat.
2. Staff agrees with Engineering that the City's access requirements would make single-family development of more than one lot challenging. The applicant's intended 4-unit multifamily building matches the density allowed by the existing single-family R1-10 zoning and would only require the one existing access point off of Rlington Parkway.
3. Staff does not generally support development of a platted open space parcel, but the subject parcel is fenced off and has never been accessed or used by the public.

Findings:

Staff makes the following findings:

1. The requested RM-1 zone does not comply with the General Plan. But the applicant's intended 4-unit multifamily building matches the density allowed by the existing single-family R1-10 zoning and would only require the single existing access point off of Rlington Parkway.
2. Most of the surrounding development is single family homes, but the subject property shares a property boundary with a multifamily RM-2 zone in a Single Family general plan designation, and there are multifamily developments in the nearby vicinity.
3. The proposed amendment may adversely impact the area by the loss of an open space parcel, but the parcel is fenced off and has never been accessed or utilized by the public.
4. Services are anticipated to be adequate to serve the area and proposed project.

Recommendation: The Planning Commission should review this application based upon the standards within the Hurricane City Code and consider any comments received at the public hearing. While staff does not generally support the development of open space parcels, staff recommends that if the property is to be developed, that it be developed as a multifamily development in light of the project's low unit density, and because of the site constraints and access restrictions for single-family development of the subject property. Based on these considerations, staff recommends that the Planning Commission forward a recommendation of approval to the City Council subject to staff and JUC comments.

PRATT ENGINEERING, P.C.

CIVIL ENGINEERING AND LAND SURVEYING

51 NORTH 1000 WEST, SUITE 3 HURRICANE, UTAH 84737
FAX: (435) 635-5765 OFFICE: (435) 635-2329

August 23, 2026

Planning Dept

Hurricane City

**RE: NARRATIVE FOR ZONE CHANGE, R-1-10 TO RM-1, PARCEL LOCATED
AT 397 S RLINGTON PKWY, HURRICANE, UTAH**

Ladies/Gentlemen:

Our client, Bryan Owen, is asking for a Zone Change on the subject parcel.

The parcel includes 0.97 acre and is large enough for (4) single family homes on 10,000 s.f. lots. However, to minimize driveway entrances from Rlington Pkwy, and to allow buffer between the existing single-family dwellings to the north, we feel a cluster including (4) units in a single building will be a preferred option.

There is one existing entrance from Rlington Pkwy onto the parcel. Additional entrances will not be required.

If you have any questions or require additional information, please don't hesitate to contact this office.

Respectfully,

Gerold Pratt, P.E, P.L.S.
Principal

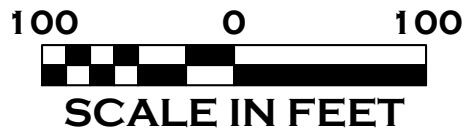
RLINGTON PKWY PARCEL

CITY OF HURRICANE, COUNTY OF WASHINGTON, STATE OF UTAH

- RM-2 ZONE: MULTI-FAMILY RESIDENTIAL 2
- R1-10 ZONE: SINGLE FAMILY RESIDENTIAL 10
- RM-1: MULTI-FAMILY RESIDENTIAL

LEGAL DESCRIPTION

PAINTED HILLS 1 RLINGTON HEIGHTS (H) Lot: B OPEN SPACE PARCEL B - EAST OF RLINGTON PARKWAY.



REVISIONS

NO.	DATE	APPROVED BY	REMARKS

RATT ENGINEERING P.C.
CIVIL ENGINEERING AND LAND SURVEYING
51 NORTH 1000 WEST, SUITE 3 • HURRICANE, UTAH 84737
FAX: (435) 635-5765 TEL: (435) 635-2329

ZONING PLAN
FOR
RLINGTON PKWY PARCEL
BIG ROCK HOMES
CITY OF HURRICANE, WASHINGTON COUNTY, UTAH
LOCATED IN SECTION 32, T41 S, R13 W, S11 E&M

FILE NAME:
—

DATE:
SEP 2026

CHECKED:

SCALE:
SHOWN

Norman and Patricia Anderson Trust
2323 W. Valley View Dr.
Hurricane, UT 84737

05 October 2026

Hurricane City Planning Commission
147 N 870 West
Hurricane, UT 84737

Re: Rezoning of Parcel #H-PHRL-1-OPEN-B-1

To All It May Concern:

This parcel should NOT be rezoned to RM-1 Multi-family:

The possible driveway opens on a curve;

A PARKWAY should be limited to as few driveways as possible;

All the adjacent properties are SINGLE FAMILY.

Please slow down this insane growth.

Sincerely,

A handwritten signature in cursive script that reads "Pat Anderson, Norm Anderson". The signature is written in dark ink and is positioned below the word "Sincerely,".

Pat and Norm Anderson, neighbors

October 5, 2026

Hurricane City Planning Department
147 North 870 West
Hurricane, Utah 84737

Comments for the Planning Commission's Consideration for the Zone Change Amendment
Request for Parcel Number H-PHRL-1-OPEN-B-1

How did we get to this Public Hearing?

The Final Plat for the Painted Hills Subdivision identifies this parcel as Open Space. It was never intended to be a residential lot. In the late 1990s, the city agreed to allow this parcel to be partially graded as a trailer pad for a "temporary sales office" for the Colina Tinta Golf Course development. In turn, the Colina Tinta developers agreed to turn this less than one-acre parcel into a "pocket park" at the conclusion of the sales phase, according to former Hurricane City Planning Director Toni Foran. After Colina Tinta went bankrupt, the parcel sat idle. At about the same time, the Painted Hills Homeowner's Association was disbanded. Washington County Property taxes accumulated but were not paid. Finally in 2011, this parcel was purchased from the County at auction for back taxes of \$4,000. We now face this zone change attempt which would abandon the long-held position of the City.

This Open Space parcel is surrounded by single family homes already built or currently under construction. It appears that Rlington Parkway is the only access to this less than one-acre parcel, located on a curve with limited line of sight to the driveway.

While the property owner's desire to develop this parcel for maximum profit is understandable, changing the zoning from Open Space to RM-1 for six units is too dense for this location. It would create a situation of "spot zoning" as there are no other RM-1 zones located anywhere near this parcel. Going from a "pocket park" to a multistory, high-density cluster for one developer's financial benefit is not in the best interests of this quiet Hurricane neighborhood.

When we bought our home 17 years ago at West Valley View Drive and Rlington Parkway, one of the property's features was its proximity to Open Space. We are strongly opposed to this proposed zoning change from Open Space to RM-1.

Thank you for your consideration.



Charles E Chapman


Susan F Chapman

ORDINANCE NO ZC26-16

AN ORDINANCE OF THE CITY COUNCIL OF HURRICANE APPROVING THE ZONE CHANGE FOR PARCEL H-PHRL-1-OPEN-B-1 FROM SINGLE FAMILY RESIDENTIAL 10 (R1-10/PDO) TO MULTIPLE FAMILY RESIDENTIAL 1 (RM-1)

WHEREAS, Utah Code 10-9a allows Cities to regulate land use within their boundaries; and

WHEREAS, the proposed amendment is generally compatible with the current General Plan; and

WHEREAS, the proposed amendment is generally in harmony with the overall character of the proposed surrounding development; and

WHEREAS, the proposal will not have an adverse impact on the surrounding area; and

WHEREAS, there are adequate facilities to support the proposed zone change; and

WHEREAS, the Planning Commission gave a positive recommendation on the proposed zone change.

BE IT FURTHER ORDAINED BY THE CITY COUNCIL OF HURRICANE CITY THAT:

That parcel H-PHRL-1-OPEN-B-1 be rezoned from Single Family Residential 10 (R1-10/PDO) to Multiple Family Residential 1 (RM-1).

PASSED AND APPROVED on this 15th day of October 2026.

Hurricane City

Clark Fawcett, Mayor

Attest:

Cindy Beteag, City Recorder

The foregoing Ordinance was presented at a regular meeting of the Hurricane City Council held at the Hurricane City Office Building on the 15th day of October 2026. Whereupon a motion to adopt and approve said Ordinance was made by _____ and seconded by _____. A roll call vote was then taken with the following results:

	Yea	Nay	Abstain	Absent
Joseph Prete	_____	_____	_____	_____
Dave Imlay	_____	_____	_____	_____
Lynn Excell	_____	_____	_____	_____
Amy Werrett	_____	_____	_____	_____
Merlin Spendlove	_____	_____	_____	_____

Cindy Beteag, City Recorder

EXHIBIT A
ZONING MAP



STAFF COMMENTS

Agenda Date: October 15, 2026

Item: 100 South Reconstruction Project Contract Award

Discussion: Public Works has developed plans for the reconstruction of 100 South from 300 West to Main Street. The plans have been advertised and the City has received 6 bids ranging from \$2,159,723.64 to \$3,380,303.35.

The low bidder is Advanced Construction and Design, LLC (ACAD).

Findings: Staff has reviewed the bids, together with our consultant project engineer, JUB, and have noted a few inconsistencies, none of which change the bid ranking. See attached letter from JUB summarizing the bids and their recommendation.

Recommendation: It is recommended that the project be awarded to Advanced Construction and Design, LLC in the amount of **\$2,159,723.64**.

ACAD has successfully completed substantial work in Hurricane City, including the Copper Rock development and the City's 1100 West widening project. Their proposed schedule includes a start date of October 30, 2026, with substantial completion by March 24, 2027, in time for the Easter Car Show. Landscaping and punchlist items are slated to be completed by April 23, 2027. – Arthur LeBaron



October 8, 2026

Arthur LeBaron
Hurricane City
147 N 870 W
Hurricane, Utah 84737

RE: 100 South Reconstruction

Arthur,

On October 6, 2026, Hurricane City received 6 bids for the 100 South Reconstruction project. The apparent low bid was submitted by Advanced Construction and Design, LLC (ACAD) with a total price of **\$2,167,764.57**. A bid tabulation of all the submitted bids is attached. Each of the bids were reviewed to ensure they complied with the following requirements:

- Bid received on time in a properly sealed envelope.
- Addenda were properly acknowledged.
- Bid Proposal with Bid Schedule completed in general conformance with the Instructions to Bidders.
- Bid Bond included.
- Bid signed.

Our review did not include verification of the Bidder's business legal status, the signatory's authority to sign, or other similar reasons for considering the bids unresponsive.

All 6 bids were reviewed. The following items are noted:

- **Landmark Excavating** did not sign or mark that they acknowledged the addendums.
- **Interstate Rock** did not sign the acknowledgement of principal on their bid bond.
- **Suncore** did not sign the acknowledgement of principal on their bid bond.
- **Interstate Rock's** bid contained a mathematical error. Correction of that error, holding the Unit Price and recalculating the totals, increased their bid by \$116,849.70.



The apparent low bidder is ACAD. We have reviewed their project experience and reached out to two of their provided references; Alliance Consulting and Best Friends Animal Sanctuary. Alliance Consulting stated ACAD performed their work on time, that it met standards, and the project was completed as expected. Best Friends Animal Sanctuary said that ACAD met project expectations, were professional and very responsive. Their third reference was the City of Hurricane for their work on the 1100 W Roadway Improvements. The bid submitted by ACAD contained two mathematical errors. Accounting for these errors increased their original bid by \$8,040.93, and they remain the low bidder. In all other aspects, the bid was complete and balanced. ACAD appears to meet the requirements for awarding the project.

We recommend that you work with your legal counsel to review the Bids and conduct any further review that is warranted to determine the final award status. Digital copies of all the bids received are **enclosed** for reference. The Notice of Award document has been prepared accordingly and is **enclosed** for your use. If Hurricane City chooses to award the project to ACAD, then a complete set of contract documents will be prepared.

Please contact us if you would like to discuss our review or have additional questions.

Sincerely,

Kenneth Clark, P.E.
J-U-B ENGINEERS, Inc.

Enclosures:

Bid Tabulation, Received Bids (6), Notice of Award document

Bid Tabulation

Client: Hurricane City
Project: 100 South Reconstruction Project
Project No.: RP-25-00064
Date: October 6, 2026

				Engineer's OPC		ACAD		Royal T Enterprises				Suncore		Feller Enterprises				Interstate Rock		Landmark Excavating	
Item #	Description	Unit	Estimated Quantity	OPC - Unit Price	OPC - Total Price	Bid Unit Price 1	Bid Total Price 1	Bid Total Price 2	Bid Total Price 23	Bid Total Price 3	Bid Total Price 33	Bid Unit Price 4	Bid Total Price 4	Bid Unit Price 5	Bid Total Price 5	Bid Unit Price 6	Bid Total Price 6				
A1	Contractor Mobilization & Administration	LS	1	\$226,100.00	\$226,100.00	\$ 48,000.00	\$ 48,000.00	\$ 84,000.00	\$ 84,000.00	\$ 127,402.53	\$ 127,402.53	\$ 20,000.00	\$ 20,000.00	\$ 88,100.00	\$ 88,100.00	\$ 179,350.00	\$ 179,350.00				
A2	Traffic Control	LS	1	\$84,800.00	\$84,800.00	\$ 17,856.77	\$ 17,856.77	\$ 10,500.00	\$ 10,500.00	\$ 30,000.00	\$ 30,000.00	\$ 23,827.59	\$ 23,827.59	\$ 26,600.00	\$ 26,600.00	\$ 143,600.00	\$ 143,600.00				
A3	SWPPP	LS	1	\$56,500.00	\$56,500.00	\$ 12,325.00	\$ 12,325.00	\$ 10,500.00	\$ 10,500.00	\$ 18,000.00	\$ 18,000.00	\$ 12,670.78	\$ 12,670.78	\$ 11,900.00	\$ 11,900.00	\$ 90,830.00	\$ 90,830.00				
A4	Construction Survey	LS	1	\$68,900.00	\$68,900.00	\$ 18,690.00	\$ 18,690.00	\$ 21,000.00	\$ 21,000.00	\$ 38,000.00	\$ 38,000.00	\$ 41,996.13	\$ 41,996.13	\$ 42,400.00	\$ 42,400.00	\$ 35,920.00	\$ 35,920.00				
A5	Clearing and Grubbing	LS	1	\$55,100.00	\$55,100.00	\$ 3,000.00	\$ 3,000.00	\$ 21,000.00	\$ 21,000.00	\$ 5,000.00	\$ 5,000.00	\$ 6,272.53	\$ 6,272.53	\$ 1,450.00	\$ 1,450.00	\$ 35,280.00	\$ 35,280.00				
A6	Adjust Valves and Manholes to Grade	LS	1	\$2,500.00	\$2,500.00	\$ 5,480.00	\$ 5,480.00	\$ 10,400.00	\$ 10,400.00	\$ 18,000.00	\$ 18,000.00	\$ 11,827.54	\$ 11,827.54	\$ 12,200.00	\$ 12,200.00	\$ 24,730.00	\$ 24,730.00				
A7	Reset Class I Centerline Monument	EA	5	\$2,500.00	\$2,500.00	\$ 798.00	\$ 3,990.00	\$ 2,520.00	\$ 12,600.00	\$ 1,750.00	\$ 8,750.00	\$ 893.53	\$ 4,467.65	\$ 2,200.00	\$ 11,000.00	\$ 1,825.00	\$ 9,125.00				
B1	Remove Asphalt	SF	95,729	\$0.30	\$0.30	\$ 0.31	\$ 29,675.99	\$ 0.31	\$ 29,675.99	\$ 0.53	\$ 50,736.37	\$ 0.43	\$ 41,163.47	\$ 0.28	\$ 26,804.12	\$ 1.40	\$ 134,020.60				
B2	Remove Concrete Curb and Gutter, Sidewalk, and Flatwork	SF	16,413	\$3.00	\$3.00	\$ 1.64	\$ 26,917.32	\$ 2.10	\$ 34,467.30	\$ 1.80	\$ 29,543.40	\$ 0.28	\$ 4,595.64	\$ 0.25	\$ 4,103.25	\$ 1.40	\$ 22,978.20				
B3	Remove Chain Link Fence	LF	479	\$3.00	\$3.00	\$ 5.59	\$ 2,677.61	\$ 5.75	\$ 2,754.25	\$ 6.50	\$ 3,113.50	\$ 7.51	\$ 3,597.29	\$ 6.40	\$ 3,065.60	\$ 11.50	\$ 5,508.50				
B4	Remove Block Fence	LF	1	\$10.00	\$10.00	\$ 1,935.00	\$ 1,935.00	\$ 105.00	\$ 105.00	\$ 500.00	\$ 500.00	\$ 3,196.04	\$ 3,196.04	\$ 1,450.00	\$ 1,450.00	\$ 32.50	\$ 32.50				
B5	Remove Picket Fence	LF	50	\$3.00	\$3.00	\$ 8.13	\$ 406.50	\$ 8.40	\$ 420.00	\$ 10.00	\$ 500.00	\$ 10.92	\$ 546.00	\$ 9.30	\$ 465.00	\$ 23.00	\$ 1,150.00				
B6	Remove Barbed Wire Fence	LF	60	\$3.00	\$3.00	\$ 3.56	\$ 213.60	\$ 3.70	\$ 222.00	\$ 4.00	\$ 240.00	\$ 4.78	\$ 286.80	\$ 4.10	\$ 246.00	\$ 23.00	\$ 1,380.00				
B7	Remove Mailbox	EA	3	\$100.00	\$100.00	\$ 1,030.00	\$ 3,090.00	\$ 145.00	\$ 435.00	\$ 80.00	\$ 240.00	\$ 423.07	\$ 1,269.21	\$ 350.00	\$ 1,050.00	\$ 29.50	\$ 88.50				
B8	Remove and Salvage Traffic Sign to City	EA	14	\$50.00	\$50.00	\$ 55.00	\$ 770.00	\$ 105.00	\$ 1,470.00	\$ 54.00	\$ 756.00	\$ 423.07	\$ 5,922.98	\$ 120.00	\$ 1,680.00	\$ 114.00	\$ 1,596.00				
B9	Remove and Salvage Gate to City	EA	2	\$750.00	\$750.00	\$ 104.00	\$ 208.00	\$ 285.00	\$ 570.00	\$ 170.00	\$ 340.00	\$ 1,269.21	\$ 2,538.42	\$ 170.00	\$ 340.00	\$ 1,140.00	\$ 2,280.00				
B10	Remove Bollard	EA	1	\$100.00	\$100.00	\$ 208.00	\$ 208.00	\$ 190.00	\$ 190.00	\$ 380.00	\$ 380.00	\$ 634.60	\$ 634.60	\$ 270.00	\$ 270.00	\$ 154.00	\$ 154.00				
B11	Remove Tree	EA	3	\$1,000.00	\$1,000.00	\$ 711.00	\$ 2,133.00	\$ 670.00	\$ 2,010.00	\$ 350.00	\$ 1,050.00	\$ 2,538.41	\$ 7,615.23	\$ 2,350.00	\$ 7,050.00	\$ 1,460.00	\$ 4,380.00				
B12	Remove Parking Space Lines	LF	407	\$5.00	\$5.00	\$ 7.60	\$ 3,093.20	\$ 1.05	\$ 427.35	\$ 9.00	\$ 3,663.00	\$ 11.59	\$ 4,717.13	\$ 290.00	\$ 118,030.00	\$ 2.90	\$ 1,180.30				
B13	Remove Concrete Curb	LF	14	\$3.00	\$3.00	\$ 30.00	\$ 420.00	\$ 2.10	\$ 29.40	\$ 10.00	\$ 140.00	\$ 45.32	\$ 634.48	\$ 1.75	\$ 24.50	\$ 7.20	\$ 100.80				
B14	Remove Landscape Wall	LF	32	\$25.00	\$25.00	\$ 13.00	\$ 416.00	\$ 19.80	\$ 633.60	\$ 36.00	\$ 1,152.00	\$ 19.83	\$ 634.56	\$ 3.60	\$ 115.20	\$ 10.50	\$ 336.00				
B15	Remove Pedestrian Gate	EA	1	\$200.00	\$200.00	\$ 208.00	\$ 208.00	\$ 230.00	\$ 230.00	\$ 225.00	\$ 225.00	\$ 634.60	\$ 634.60	\$ 87.50	\$ 87.50	\$ 570.00	\$ 570.00				
B16	Remove Vehicular Gate	EA	2	\$400.00	\$400.00	\$ 104.00	\$ 208.00	\$ 142.00	\$ 284.00	\$ 205.00	\$ 410.00	\$ 634.60	\$ 1,269.20	\$ 87.50	\$ 175.00	\$ 1,140.00	\$ 2,280.00				
C1	30-Inch Curb and Gutter - Concrete	LF	3,999	\$40.00	\$40.00	\$ 26.70	\$ 106,773.30	\$ 27.00	\$ 107,973.00	\$ 35.00	\$ 139,965.00	\$ 44.26	\$ 176,995.74	\$ 35.00	\$ 139,965.00	\$ 35.00	\$ 139,965.00				
C2	Driveway - Concrete	SF	9,077	\$10.00	\$10.00	\$ 10.95	\$ 99,393.15	\$ 8.90	\$ 80,785.30	\$ 10.00	\$ 90,770.00	\$ 9.98	\$ 90,588.46	\$ 11.00	\$ 99,847.00	\$ 10.50	\$ 95,308.50				
C3	Sidewalk - Concrete	SF	14,797	\$8.00	\$8.00	\$ 7.05	\$ 104,318.85	\$ 7.30	\$ 108,018.10	\$ 8.60	\$ 127,254.20	\$ 6.47	\$ 95,736.59	\$ 6.60	\$ 97,660.20	\$ 8.80	\$ 130,213.60				
C4	Perpendicular Pedestrian Curb Ramp	EA	26	\$4,200.00	\$4,200.00	\$ 864.00	\$ 22,464.00	\$ 3,132.00	\$ 81,432.00	\$ 2,800.00	\$ 72,800.00	\$ 1,521.66	\$ 39,563.16	\$ 1,850.00	\$ 48,100.00	\$ 2,945.00	\$ 76,570.00				
C5	Parallel Pedestrian Curb Ramp	EA	2	\$5,500.00	\$5,500.00	\$ 915.00	\$ 1,830.00	\$ 2,985.00	\$ 5,970.00	\$ 2,800.00	\$ 5,600.00	\$ 1,521.66	\$ 3,043.32	\$ 2,250.00	\$ 4,500.00	\$ 2,945.00	\$ 5,890.00				
C6	Concrete "A" Curb	LF	213	\$35.00	\$35.00	\$ 42.10	\$ 8,967.30	\$ 27.00	\$ 5,751.00	\$ 34.00	\$ 7,242.00	\$ 53.23	\$ 11,337.99	\$ 30.50	\$ 6,496.50	\$ 34.00	\$ 7,242.00				
C7	Standard R Cross Gutter	SF	1,267	\$15.00	\$15.00	\$ 13.50	\$ 17,104.50	\$ 14.00	\$ 17,738.00	\$ 16.00	\$ 20,272.00	\$ 18.43	\$ 23,350.81	\$ 16.50	\$ 20,905.50	\$ 17.00	\$ 21,539.00				
C8	4" Thick Concrete Flatwork	SF	818	\$8.00	\$8.00	\$ 8.30	\$ 6,789.40	\$ 6.95	\$ 5,685.10	\$ 9.00	\$ 7,362.00	\$ 12.74	\$ 10,421.32	\$ 6.60	\$ 5,398.80	\$ 8.60	\$ 7,034.80				
C9	4' Chainlink Fence	LF	400	\$20.00	\$20.00	\$ 30.25	\$ 12,100.00	\$ 31.25	\$ 12,500.00	\$ 35.00	\$ 14,000.00	\$ 35.44	\$ 14,176.00	\$ 34.50	\$ 13,800.00	\$ 57.00	\$ 22,800.00				
C10	Pedestrian Gate, Matching Fence Type	EA	1	\$500.00	\$500.00	\$ 503.29	\$ 503.29	\$ 520.00	\$ 520.00	\$ 600.00	\$ 600.00	\$ 589.73	\$ 589.73	\$ 580.00	\$ 580.00	\$ 2,280.00	\$ 2,280.00				
C11	6' Chainlink Fence with Privacy Slats	LF	84	\$35.00	\$35.00	\$ 38.64	\$ 3,245.76	\$ 40.00	\$ 3,360.00	\$ 45.00	\$ 3,780.00	\$ 45.27	\$ 3,802.68	\$ 44.50	\$ 3,738.00	\$ 114.00	\$ 9,576.00				
C12	Relocate Existing Gate	EA	1	\$1,500.00	\$1,500.00	\$ 965.00	\$ 965.00	\$ 998.00	\$ 998.00	\$ 1,200.00	\$ 1,200.00	\$ 1,131.81	\$ 1,131.81	\$ 1,100.00	\$ 1,100.00	\$ 3,990.00	\$ 3,990.00				
C13	Drop Driveway - Concrete	SF	360	\$8.00	\$8.00	\$ 13.70	\$ 4,932.00	\$ 7.65	\$ 2,754.00	\$ 10.00	\$ 3,600.00	\$ 12.28	\$ 4,420.80	\$ 11.00	\$ 3,960.00	\$ 10.00	\$ 3,600.00				
C14	Relocate Existing Table to New Concrete Pad	EA	5	\$200.00	\$200.00	\$ 433.00	\$ 2,165.00	\$ 283.00	\$ 1,415.00	\$ 900.00	\$ 4,500.00	\$ 1,794.23	\$ 8,971.15	\$ 370.00	\$ 1,850.00	\$ 1,405.00	\$ 7,025.00				
C15	Vehicular Gate, Matching Fence Type	EA	2	\$2,500.00	\$2,500.00	\$ 1,220.00	\$ 2,440.00	\$ 1,260.00	\$ 2,520.00	\$ 1,400.00	\$ 2,800.00	\$ 1,429.66	\$ 2,859.32	\$ 1,400.00	\$ 2,800.00	\$ 2,850.00	\$ 5,700.00				
C16	Relocate Existing Trash Can to New Concrete Pad	EA	1	\$200.00	\$200.00	\$ 216.50	\$ 216.50	\$ 142.00	\$ 142.00	\$ 800.00	\$ 800.00	\$ 6,501.68	\$ 6,501.68	\$ 370.00	\$ 370.00	\$ 789.00	\$ 789.00				
D1	18" Corrugated Polyethylene Storm Drain	LF	1,972	\$80.00	\$80.00	\$ 47.00	\$ 92,684.00	\$ 71.85	\$ 141,688.20	\$ 63.50	\$ 125,222.00	\$ 84.96	\$ 167,541.12	\$ 95.00	\$ 187,340.00	\$ 104.00	\$ 205,088.00				
D2	Storm Drain Catch Basin Box and Frame	EA	24	\$750.00	\$750.00	\$ 3,675.00	\$ 88,200.00	\$ 2,920.00	\$ 70,080.00	\$ 4,700.00	\$ 112,800.00	\$ 4,474.53	\$ 107,388.72	\$ 5,400.00	\$ 129,600.00	\$ 5,860.00	\$ 140,640.00				
D3	4" Storm Drain Manhole	EA	1	\$850.00	\$850.00	\$ 4,950.00	\$ 4,950.00	\$ 7,615.00	\$ 7,615.00	\$ 4,900.00	\$ 4,900.00	\$ 4,443.88	\$ 4,443.88	\$ 6,000.00	\$ 6,000.00	\$ 5,945.00	\$ 5,945.00				
D4	1.5" PVC Storm Drain	LF	33	\$50.00	\$50.00	\$ 36.40	\$ 1,201.20	\$ 22.00	\$ 726.00	\$ 28.00	\$ 924.00	\$ 33.74	\$ 1,113.42	\$ 87.00	\$ 2,871.00	\$ 40.50	\$ 1,336.50				
D5	Steel Pedestrian Bridge and New Grate Panel	LS	1	\$2,700.00	\$2,700.00	\$ 3,375.00	\$ 3,375.00	\$ 7,445.00	\$ 7,445.00	\$ 5,800.00	\$ 5,800.00	\$ 7,166.72	\$ 7,166.72	\$ 3,600.00	\$ 3,600.00	\$ 13,660.00	\$ 13,660.00				
D6	Storm Drain Inlet with Traffic Rated Solid Lid	EA	1	\$850.00	\$850.00	\$ 6,369.26	\$ 6,369.26	\$ 4,550.00	\$ 4,550.00	\$ 5,800.00	\$ 5,800.00	\$ 6,298.96	\$ 6,298.96	\$ 6,200.00	\$ 6,200.00	\$ 7,025.00	\$ 7,025.00				
D7	Steel Channel with Grate, Boot Entry, and Curb Outlet at Roof Drain Downspout	EA	2	\$850.00	\$850.00	\$ 2,829.99	\$ 5,659.98	\$ 5,975.00	\$ 11,950.00	\$ 7,150.00	\$ 14,300.00	\$ 7,134.97	\$ 14,269.94	\$ 4,700.00	\$ 9,400.00	\$ 5,830.00	\$ 11,660.00				
D8	Modified Storm Drain Catch Basin																				

Item #	Description	Unit	Estimated Quantity	Engineer's OPC		ACAD		Royal T Enterprises		Suncore		Feller Enterprises		Interstate Rock		Landmark Excavating	
				OPC - Unit Price	OPC - Total Price	Bid Unit Price 1	Bid Total Price 1	Bid Total Price 2	Bid Total Price 23	Bid Total Price 3	Bid Total Price 33	Bid Unit Price 4	Bid Total Price 4	Bid Unit Price 5	Bid Total Price 5	Bid Unit Price 6	Bid Total Price 6
I5	8" Gate Valve (Irrigation)	EA	15	\$2,900.00	\$2,900.00	\$ 2,947.53	\$ 44,212.95	\$ 4,190.00	\$ 62,850.00	\$ 3,500.00	\$ 52,500.00	\$ 4,688.99	\$ 70,334.85	\$ 4,000.00	\$ 60,000.00	\$ 3,550.00	\$ 53,250.00
I6	Irrigation Service Connection to Existing Meter	EA	6	\$2,300.00	\$2,300.00	\$ 2,517.31	\$ 15,103.86	\$ 1,725.00	\$ 10,350.00	\$ 900.00	\$ 5,400.00	\$ 1,643.94	\$ 9,863.64	\$ 1,200.00	\$ 7,200.00	\$ 961.00	\$ 5,766.00
I7	8"x8" Cross (Irrigation)	EA	3	\$2,000.00	\$2,000.00	\$ 1,351.32	\$ 4,053.96	\$ 1,130.00	\$ 3,390.00	\$ 1,600.00	\$ 4,800.00	\$ 1,728.13	\$ 5,184.39	\$ 1,700.00	\$ 5,100.00	\$ 1,725.00	\$ 5,175.00
I8	8" x 6" Reducer (Irrigation)	EA	6	\$950.00	\$950.00	\$ 536.39	\$ 3,218.34	\$ 450.00	\$ 2,700.00	\$ 900.00	\$ 5,400.00	\$ 876.58	\$ 5,259.48	\$ 1,600.00	\$ 9,600.00	\$ 635.00	\$ 3,810.00
I9	8" x 4" Reducer (Irrigation)	EA	3	\$850.00	\$850.00	\$ 537.40	\$ 1,612.20	\$ 450.00	\$ 1,350.00	\$ 650.00	\$ 1,950.00	\$ 906.69	\$ 2,720.07	\$ 1,400.00	\$ 4,200.00	\$ 695.00	\$ 2,085.00
I10	8" x 6" x 6" Tee (Irrigation)	EA	1	\$1,600.00	\$1,600.00	\$ 1,581.82	\$ 1,581.82	\$ 1,220.00	\$ 1,220.00	\$ 3,400.00	\$ 3,400.00	\$ 1,347.93	\$ 1,347.93	\$ 3,800.00	\$ 3,800.00	\$ 1,360.00	\$ 1,360.00
I11	6" 45 Degree Bend (Irrigation)	EA	8	\$1,200.00	\$1,200.00	\$ 868.55	\$ 6,948.40	\$ 2,955.00	\$ 23,640.00	\$ 600.00	\$ 4,800.00	\$ 845.23	\$ 6,761.84	\$ 1,300.00	\$ 10,400.00	\$ 583.00	\$ 4,664.00
I12	4" 45 Degree Bend (Irrigation)	EA	6	\$1,000.00	\$1,000.00	\$ 583.45	\$ 3,500.70	\$ 1,765.00	\$ 10,590.00	\$ 450.00	\$ 2,700.00	\$ 731.90	\$ 4,391.40	\$ 1,150.00	\$ 6,900.00	\$ 481.00	\$ 2,886.00
I13	Irrigation Service Connection and Meter	EA	4	\$3,500.00	\$3,500.00	\$ 5,880.31	\$ 23,521.24	\$ 1,560.00	\$ 6,240.00	\$ 2,000.00	\$ 8,000.00	\$ 1,685.33	\$ 6,741.32	\$ 2,700.00	\$ 10,800.00	\$ 2,985.00	\$ 11,940.00
I14	Trenchless Irrigation Service Connection and Meter	EA	4	\$2,500.00	\$2,500.00	\$ 647.87	\$ 2,591.48	\$ 1,560.00	\$ 6,240.00	\$ 6,500.00	\$ 26,000.00	\$ 2,814.09	\$ 11,256.36	\$ 1,950.00	\$ 7,800.00	\$ 2,050.00	\$ 8,200.00
I15	8-Inch - 45 Degree Bend (Irrigation)	EA	2	\$1,300.00	\$1,300.00	\$ 1,465.19	\$ 2,930.38	\$ 550.00	\$ 1,100.00	\$ 730.00	\$ 1,460.00	\$ 1,159.61	\$ 2,319.22	\$ 1,450.00	\$ 2,900.00	\$ 807.00	\$ 1,614.00
I16	Air Vac (Irrigation)	EA	1	\$6,300.00	\$6,300.00	\$ 15,780.34	\$ 15,780.34	\$ 5,140.00	\$ 5,140.00	\$ 6,600.00	\$ 6,600.00	\$ 10,939.66	\$ 10,939.66	\$ 8,250.00	\$ 8,250.00	\$ 8,365.00	\$ 8,365.00
I17	4-Inch - 22.5 Degree Bend	EA	2	\$1,000.00	\$1,000.00	\$ 224.39	\$ 448.78	\$ 210.00	\$ 420.00	\$ 500.00	\$ 1,000.00	\$ 999.66	\$ 1,999.32	\$ 660.00	\$ 1,320.00	\$ 474.00	\$ 948.00
I18	6-Inch - 22.5 Degree Bend	EA	4	\$1,200.00	\$1,200.00	\$ 392.06	\$ 1,568.24	\$ 645.00	\$ 2,580.00	\$ 500.00	\$ 2,000.00	\$ 816.48	\$ 3,265.92	\$ 1,150.00	\$ 4,600.00	\$ 582.00	\$ 2,328.00
I19	8-Inch - 11.25 Degree Bend	EA	2	\$1,300.00	\$1,300.00	\$ 1,151.65	\$ 2,303.30	\$ 400.00	\$ 800.00	\$ 700.00	\$ 1,400.00	\$ 988.54	\$ 1,977.08	\$ 1,300.00	\$ 2,600.00	\$ 800.00	\$ 1,600.00
I20	4-Inch - 11.25 Degree Bend	EA	4	\$1,000.00	\$1,000.00	\$ 436.18	\$ 1,744.72	\$ 480.00	\$ 1,920.00	\$ 450.00	\$ 1,800.00	\$ 708.42	\$ 2,833.68	\$ 650.00	\$ 2,600.00	\$ 479.00	\$ 1,916.00
P1	Tree - Crimson Cloud Hawthorn	EA	9	\$700.00	\$700.00	\$ 416.82	\$ 3,751.38	\$ 760.00	\$ 6,840.00	\$ 650.00	\$ 5,850.00	\$ 653.17	\$ 5,878.53	\$ 640.00	\$ 5,760.00	\$ 633.00	\$ 5,697.00
P2	Tree - Tonto Crane Myrtle	EA	12	\$700.00	\$700.00	\$ 455.09	\$ 5,461.08	\$ 725.00	\$ 8,700.00	\$ 450.00	\$ 5,400.00	\$ 459.61	\$ 5,515.32	\$ 450.00	\$ 5,400.00	\$ 443.00	\$ 5,316.00
P3	Tree - Glossy Privet	EA	14	\$700.00	\$700.00	\$ 151.74	\$ 2,124.36	\$ 725.00	\$ 10,150.00	\$ 450.00	\$ 6,300.00	\$ 455.17	\$ 6,372.38	\$ 450.00	\$ 6,300.00	\$ 440.00	\$ 6,202.00
P4	Tree - Thundercloud Purple - Leaf Plum	EA	9	\$700.00	\$700.00	\$ 611.08	\$ 5,499.72	\$ 725.00	\$ 6,525.00	\$ 400.00	\$ 360.00	\$ 50.34	\$ 451.26	\$ 41.00	\$ 369.00	\$ 40.00	\$ 360.00
P5	Shrub - Yellow Ice Plant	EA	8	\$55.00	\$55.00	\$ 14.49	\$ 115.92	\$ 42.00	\$ 336.00	\$ 33.00	\$ 264.00	\$ 33.15	\$ 265.20	\$ 32.50	\$ 260.00	\$ 32.00	\$ 256.00
P6	Shrub - Pink Muhly Grass	EA	17	\$55.00	\$55.00	\$ 17.71	\$ 301.07	\$ 42.00	\$ 714.00	\$ 33.00	\$ 561.00	\$ 33.20	\$ 564.40	\$ 32.50	\$ 552.50	\$ 32.00	\$ 544.00
P7	Shrub - Ballerina Indian Hawthorn	EA	10	\$75.00	\$75.00	\$ 42.22	\$ 422.20	\$ 82.00	\$ 820.00	\$ 40.00	\$ 400.00	\$ 41.80	\$ 418.00	\$ 41.00	\$ 410.00	\$ 40.00	\$ 400.00
P8	Rock Mulch (3" Depth)	SF	17,435	\$3.75	\$3.75	\$ 2.03	\$ 35,393.05	\$ 2.10	\$ 36,613.50	\$ 1.60	\$ 27,896.00	\$ 1.62	\$ 28,244.70	\$ 1.55	\$ 27,024.25	\$ 1.60	\$ 27,896.00
P9	Future Irrigation Connection	EA	5	\$320.00	\$320.00	\$ 2,411.64	\$ 12,058.20	\$ 460.00	\$ 2,300.00	\$ 2.00	\$ 10.00	\$ 247.13	\$ 1,235.65	\$ 210.00	\$ 1,050.00	\$ 2.10	\$ 10.50
P10	New Drop Irrigation Zone	EA	15	\$11,500.00	\$11,500.00	\$ 886.44	\$ 13,296.60	\$ 315.00	\$ 4,725.00	\$ 1,350.00	\$ 20,250.00	\$ 1,335.35	\$ 20,030.25	\$ 1,300.00	\$ 19,500.00	\$ 1,295.00	\$ 19,425.00
P11	Boulder (2'-3" Diameter)	EA	147	\$250.00	\$250.00	\$ 102.46	\$ 15,061.62	\$ 53.00	\$ 7,791.00	\$ 150.00	\$ 22,050.00	\$ 151.47	\$ 22,266.09	\$ 150.00	\$ 22,050.00	\$ 144.00	\$ 21,168.00
P12	Diamond Block Wall	LF	110	\$50.00	\$50.00	\$ 41.06	\$ 4,516.60	\$ 61.00	\$ 6,710.00	\$ 33.00	\$ 3,630.00	\$ 33.54	\$ 3,689.40	\$ 44.50	\$ 4,895.00	\$ 37.00	\$ 4,070.00
I13	Irrigation Sleeves Under Driveway	EA	5	\$240.00	\$240.00	\$ 1,121.09	\$ 5,605.45	\$ 105.00	\$ 525.00	\$ 2,200.00	\$ 11,000.00	\$ 1,428.20	\$ 7,141.00	\$ 1,400.00	\$ 7,000.00	\$ 1,380.00	\$ 6,900.00
S1	Adjust Existing Sanitary Sewer Manhole Rim to Grade	EA	5	\$250.00	\$250.00	\$ 1,811.20	\$ 9,056.00	\$ 1,130.00	\$ 5,650.00	\$ 1,800.00	\$ 9,000.00	\$ 655.26	\$ 3,276.30	\$ 1,100.00	\$ 5,500.00	\$ 1,105.00	\$ 5,525.00
S2	Replace Existing Sanitary Sewer Manhole	EA	1	\$1,200.00	\$1,200.00	\$ 4,120.76	\$ 4,120.76	\$ 5,705.00	\$ 5,705.00	\$ 650.00	\$ 650.00	\$ 3,013.90	\$ 3,013.90	\$ 2,400.00	\$ 2,400.00	\$ 5,945.00	\$ 5,945.00
S3	Adjust Sewer Cleanout to Grade	EA	3	\$250.00	\$250.00	\$ 291.24	\$ 873.72	\$ 375.00	\$ 1,125.00	\$ 700.00	\$ 2,100.00	\$ 476.55	\$ 1,429.65	\$ 640.00	\$ 1,920.00	\$ 752.00	\$ 2,256.00
S4	4" Sanitary Sewer Service Line	EA	4	\$2,000.00	\$2,000.00	\$ 4,272.56	\$ 17,090.24	\$ 1,120.00	\$ 4,480.00	\$ 1,600.00	\$ 6,400.00	\$ 2,211.11	\$ 8,844.44	\$ 2,400.00	\$ 9,600.00	\$ 2,895.00	\$ 11,580.00
U1	Remove and Dispose of Existing Storm Drain Pipe	LF	556	\$25.00	\$25.00	\$ 13.49	\$ 7,500.44	\$ 7.85	\$ 4,364.60	\$ 17.00	\$ 9,452.00	\$ 14.21	\$ 7,900.76	\$ 36.00	\$ 20,016.00	\$ 14.00	\$ 7,784.00
U2	Remove and Dispose of Existing Storm Drain Structure	EA	9	\$250.00	\$250.00	\$ 1,568.94	\$ 14,120.46	\$ 570.00	\$ 5,130.00	\$ 500.00	\$ 4,500.00	\$ 948.00	\$ 8,532.00	\$ 1,650.00	\$ 14,850.00	\$ 1,360.00	\$ 12,240.00
U3	Remove and Dispose of Cone of Abandoned Sanitary Sewer Manhole, Backfill, and Compact Remaining Structure	EA	6	\$800.00	\$800.00	\$ 1,876.17	\$ 11,257.02	\$ 1,715.00	\$ 10,290.00	\$ 350.00	\$ 2,100.00	\$ 1,193.98	\$ 7,163.88	\$ 1,600.00	\$ 9,600.00	\$ 1,920.00	\$ 11,520.00
U4	Cut and Cap Existing Culinary Water Main	EA	10	\$750.00	\$750.00	\$ 291.24	\$ 2,912.40	\$ 412.00	\$ 4,120.00	\$ 300.00	\$ 3,000.00	\$ 650.68	\$ 6,506.80	\$ 930.00	\$ 9,300.00	\$ 616.00	\$ 6,160.00
U5	Cut and Cap Existing Irrigation Water Main	EA	9	\$750.00	\$750.00	\$ 291.24	\$ 2,621.16	\$ 412.00	\$ 3,708.00	\$ 300.00	\$ 2,700.00	\$ 650.68	\$ 5,856.12	\$ 2,500.00	\$ 22,500.00	\$ 592.00	\$ 5,328.00
U6	Remove and Dispose of Existing Valve	EA	12	\$600.00	\$600.00	\$ 291.24	\$ 3,494.88	\$ 412.00	\$ 4,944.00	\$ 400.00	\$ 4,800.00	\$ 432.10	\$ 5,185.20	\$ 490.00	\$ 5,880.00	\$ 150.00	\$ 1,800.00
U7	Remove and Dispose of Existing Storm Drain if within Excavation Limits	EA	477	\$4.50	\$4.50	\$ 15.73	\$ 7,503.21	\$ 10.50	\$ 5,008.50	\$ 12.00	\$ 5,724.00	\$ 15.43	\$ 7,360.11	\$ 35.50	\$ 16,933.50	\$ 14.00	\$ 6,678.00
U8	Remove and Dispose of Existing Overhead Power Line	LF	70	\$7.50	\$7.50	\$ 152.52	\$ 10,676.40	\$ 52.50	\$ 3,675.00	\$ 2.00	\$ 140.00	\$ 119.14	\$ 8,339.80	\$ 23.50	\$ 1,645.00	\$ 23.00	\$ 1,610.00
U9	Remove and Dispose of Existing Pole, Power Box, and Street Light	EA	1	\$650.00	\$650.00	\$ 203.35	\$ 203.35	\$ 3,000.00	\$ 3,000.00	\$ 120.00	\$ 120.00	\$ 1,787.07	\$ 1,787.07	\$ 4,650.00	\$ 4,650.00	\$ 4,560.00	\$ 4,560.00
W1	8-Inch DR18 PVC C900 Culinary Water Line	LF	2,645	\$60.00	\$60.00	\$ 38.00	\$ 100,510.00	\$ 62.00	\$ 163,990.00	\$ 40.00	\$ 105,800.00	\$ 47.15	\$ 124,711.75	\$ 60.50	\$ 160,022.50	\$ 66.00	\$ 174,570.00
W2	6-Inch DR18 PVC C900 Culinary Water Line	LF	79	\$55.00	\$55.00	\$ 35.00	\$ 2,765.00	\$ 60.00	\$ 4,740.00	\$ 30.00	\$ 2,370.00	\$ 59.51	\$ 4,701.29	\$ 97.00	\$ 7,663.00	\$ 97.00	\$ 7,663.00
W3	8" Gate Valve (Culinary Water)	EA	18	\$2,900.00	\$2,900.00	\$ 2,793.00	\$ 50,274.00	\$ 3,190.00	\$ 57,420.00	\$ 3,000.00	\$ 54,000.00	\$ 4,485.74	\$ 80,743.32	\$ 3,750.00	\$ 67,500.00	\$ 3,555.00	\$ 63,990.00
W4	Install Trenchless Water Service	EA	6	\$2,500.00	\$2,500.00	\$ 3,200.00	\$ 19,200.00	\$ 420.00	\$ 2,520.00	\$ 1,950.00	\$ 11,700.00	\$ 2,512.59	\$ 15,075.54	\$ 1,950.00	\$ 11,700.00	\$ 1,475.00	\$ 8,850.00
W5	Trenchless Irrigation Service Connection and Meter	EA	5	\$2,300.00	\$2,300.00	\$ 871.00	\$ 4,355.00	\$ 1,575.00	\$ 7,875.00	\$ 6,000.00	\$ 30,000.00	\$ 3,828.54	\$ 19,142.70	\$ 1,850.00	\$ 9,250.00	\$ 1,765.00	\$ 8,825.00
W6	Fire Hydrant Assembly	EA	6	\$5,500.00	\$5,500.00	\$ 8,660.00	\$ 51,960.00	\$ 7,915.00	\$ 47,490.00	\$ 10,000.00	\$ 60,000.00	\$ 9,651.48	\$ 57,908.88	\$ 9,150.00	\$ 54,900.00	\$ 9,930.00	\$ 59,580.00
W7	Water Service and Meter	EA	11	\$3,500.00	\$3,500.00	\$ 2,535.00	\$ 27,885.00	\$ 1,030.00	\$ 11,330.00	\$ 750.00	\$ 8,250.00	\$ 2,415.33	\$ 26,568.63	\$ 1,150.00	\$ 12,650.00	\$ 1,690.00	\$ 18,590.00
W8	New Water Service and Meter	EA	3	\$3,500.00	\$3,500.00	\$ 3,000.00	\$ 9,000.00	\$ 1,805.00	\$ 5,415.00	\$ 1,500.00	\$ 4,500.00	\$ 2,849.14	\$ 8,547.42	\$ 2,100.00	\$ 6,300.00	\$ 2,490.00	\$ 7,470.00
W9	8" x 6" Reducer (Culinary Water)	EA	7	\$950.00	\$950.00	\$ 450.00	\$ 3,150.00	\$ 415.00	\$ 2,905.00	\$ 1,000.00	\$ 7,000.00	\$ 895.11	\$ 6,265.77	\$ 1,700.00	\$ 11,900.00	\$ 670.00	\$ 4,690.00
W10	8" x 4" Reducer (Culinary Water)	EA	1	\$850.00	\$850.00	\$ 819.99	\$ 819.99	\$ 780.00	\$ 780.00	\$ 650.00	\$ 650.00	\$ 941.71	\$ 941.71	\$ 1,350.00	\$ 1,350.00	\$ 905.00	\$ 905.00
W11	6-Inch 45 Degree Bend (Culinary Water)	EA	8	\$1,100	\$1,100	\$ 763.06	\$ 6,104.48	\$ 370.00	\$ 2,960.00	\$ 550.00	\$ 4,400.00	\$ 847.46	\$ 6,779.68	\$ 1,300.00	\$ 10,400.00	\$ 583.00	\$ 4,664.00
W12	8" x 8" Tee (Culinary Water)	EA	3	\$1,800	\$1,800	\$ 1,146.71	\$ 3,440.13	\$ 1,260.00	\$ 3,780.00	\$ 1,800.00	\$ 5,400.00	\$					

**STATE OF UTAH
BID BOND**

KNOW ALL PERSONS BY THESE PRESENTS, That Advanced Construction and Design, LLC

(Name of Contractor)

2303 N. Coral Canyon Blvd. Ste. 201, Washington, Utah 84780

(Address)

(hereinafter called the "Principal") and the United States Fire Insurance Company a corporation created and existing under the laws of the State of Delaware, having its principal office in the City of Morristown, NJ (hereinafter called the "Surety"), are held and firmly bound unto The People of the State of Utah (hereinafter called the "State"), in the full just sum of Five (5%) of Attached Bid, good and lawful money of the United States of America, for the payment of which said sum of money, well and truly to be made and done, the said Principal binds themselves (himself/herself, itself), their (his/her, its) heirs, executors and administrators, successors and assigns, and the said Surety binds itself, its successors and assigns jointly and severally, firmly by these presents:

WHEREAS, the said Principal has submitted to the Hurricane City a proposal for 100 South Reconstruction

(Project Description),

and

WHEREAS, under the terms of the Laws of the State of Utah as above indicated, the said Principal has filed or intends to file this bond to guarantee that the Principal will execute all required contract proposal documents and furnish such faithful performance or other bonds as may be required by law in accordance with the terms of the Principal's said proposal.

NOW, THEREFORE, the condition of the foregoing obligation is such, that if the said Principal shall promptly execute and submit, and the City shall accept, all required contract proposal documents including such faithful performance bond or other bonds as may be required by law in accordance with the terms of the Principal's said proposal, then this obligation shall be null and void, otherwise to remain in full force and virtue.

IN TESTIMONY WHEREOF, the said Principal has hereunto set his/her (their, its) hand and the said Surety has caused this instrument to be signed by its authorized officer, the day and year above written.

Signed and delivered this 28th day of September 2026 in the presence of:

Advanced Construction and Design, LLC

(Company)

Walter Hammer

(Signature)

Principal

Manager

(Title)

United States Fire Insurance Company

(Company)

By Don Kaye Beron

(Signature)

Surety

Attorney-in-Fact

(Title of Authorized Officer)

(The Surety Company shall append a single copy of a statement of its financial condition and a copy of the resolution authorizing the execution of Bonds by officers of the Company to the bond(s).)

STATE OF UTAH
BID BOND

(Acknowledgment of principal, unless it be a corporation)

STATE OF UTAH

ss. :

COUNTY OF _____

On this ____ day of _____ 20 __, before me personally came _____ to me known and known to me to be the person described in and who executed the foregoing instrument and acknowledged that he/she executed the same.

Notary Public

(Acknowledgment of principal, if a corporation)

STATE OF ~~UTAH~~ Arizona

ss. :

COUNTY Mohave

On this 5 day of October 2020, before me personally came Walter Hammen to me known and known to me to be the person, who being by me duly sworn, did depose and say that he/she resides in Coral Canyon UT that he/she is the Manager of Advanced Construction the corporation described in and which executed the foregoing instrument; and that he/she signed his/her name thereto by order of the Board of Directors of said Corporation.

Angela Zitting
Notary Public



(Acknowledgment of Surety Company)

STATE OF UTAH

ss. :

COUNTY OF Washington

On this 20 day of September 2020, before me personally came Dana Kaye Benson to me known and known to me to be the person, who being by me duly sworn, did depose and say that he/she resides in George Van that he/she is the attorney-in-fact of United States Fire Insurance Company the corporation described in the foregoing instrument; and that he/she signed his/her name thereto by order of the Board of Directors of said Corporation.



Britta Barron
Notary Public

**POWER OF ATTORNEY
UNITED STATES FIRE INSURANCE COMPANY
PRINCIPAL OFFICE - MORRISTOWN, NEW JERSEY**

12537

KNOW ALL MEN BY THESE PRESENTS: That United States Fire Insurance Company, a corporation duly organized and existing under the laws of the state of Delaware, has made, constituted and appointed, and does hereby make, constitute and appoint:

Mitchell Lane Bringhurst, Dana Kaye Benson, Shauna Johnson, Alyssa Pollock, Jennifer Glammeyer, Charlene S. Lent

each, its true and lawful Attorney(s)-In-Fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver: Any and all bonds and undertakings of surety and other documents that the ordinary course of surety business may require, and to bind United States Fire Insurance Company thereby as fully and to the same extent as if such bonds or undertakings had been duly executed and acknowledged by the regularly elected officers of United States Fire Insurance Company at its principal office, in amounts or penalties: **Unlimited**

This Power of Attorney limits the act of those named therein to the bonds and undertakings specifically named therein, and they have no authority to bind United States Fire Insurance Company except in the manner and to the extent therein stated.

This Power of Attorney is granted pursuant to Article IV of the By-Laws of United States Fire Insurance Company as now in full force and effect, and consistent with Article III thereof, which Articles provide, in pertinent part:

Article IV, Execution of Instruments - Except as the Board of Directors may authorize by resolution, the Chairman of the Board, President, any Vice-President, any Assistant Vice President, the Secretary, or any Assistant Secretary shall have power on behalf of the Corporation:

(a) to execute, affix the corporate seal manually or by facsimile to, acknowledge, verify and deliver any contracts, obligations, instruments and documents whatsoever in connection with its business including, without limiting the foregoing, any bonds, guarantees, undertakings, recognizances, powers of attorney or revocations of any powers of attorney, stipulations, policies of insurance, deeds, leases, mortgages, releases, satisfactions and agency agreements;

(b) to appoint, in writing, one or more persons for any or all of the purposes mentioned in the preceding paragraph (a), including affixing the seal of the Corporation.

Article III, Officers, Section 3.11, Facsimile Signatures. The signature of any officer authorized by the Corporation to sign any bonds, guarantees, undertakings, recognizances, stipulations, powers of attorney or revocations of any powers of attorney and policies of insurance issued by the Corporation may be printed, facsimile, lithographed or otherwise produced. In addition, if and as authorized by the Board of Directors, dividend warrants or checks, or other numerous instruments similar to one another in form, may be signed by the facsimile signature or signatures, lithographed or otherwise produced, of such officer or officers of the Corporation as from time to time may be authorized to sign such instruments on behalf of the Corporation. The Corporation may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Corporation, notwithstanding the fact that he may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, United States Fire Insurance Company has caused these presents to be signed and attested by its appropriate officer and its corporate seal hereunto affixed this 21st day of November, 2024.



UNITED STATES FIRE INSURANCE COMPANY


Matthew E. Kubin, President

State of New Jersey }
County of Morris }

On this 21st day of November, 2024, before me, a Notary public of the State of New Jersey, came the above named officer of United States Fire Insurance Company, to me personally known to be the individual and officer described herein, and acknowledged that he executed the foregoing instrument and affixed the seal of United States Fire Insurance Company thereto by the authority of his office.




Ethan Schwartz (Notary Public)

I, the undersigned officer of United States Fire Insurance Company, a Delaware corporation, do hereby certify that the original Power of Attorney of which the foregoing is a full, true and correct copy is still in force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of United States Fire Insurance Company on the 20th day of September 20 24



UNITED STATES FIRE INSURANCE COMPANY


Michael C. Fay, Senior Vice President

BID

Proposal of Advanced Construction and Design (hereinafter called "Bidder"), organized and existing under the laws of the State of Utah doing business as a LLC. To the Hurricane City (hereinafter called "OWNER").

In compliance with your Advertisement for Bids, Bidder hereby proposes to perform all WORK for the construction of the 100 South Reconstruction Project, in strict accordance with the CONTRACT DOCUMENTS, within the time set forth therein, and at the prices stated below.

By submission of this BID, each BIDDER certifies, and in the case of a joint BID each party thereto certifies as to his own organization, that this BID has been arrived at independently without consultation, communication or agreement as to any matter relating to this BID with and other BIDDER or with any competitor.

BIDDER hereby agrees to commence WORK under this contract within on 10/19, 2026, and to fully complete the PROJECT on or before 4/27/27, 2026. Bidder further agrees to pay as liquidated damages, the sum of \$250.00 for each consecutive calendar day thereafter as provided in Section 15 of the General Conditions.

BIDDER acknowledges receipt of the following ADDENDUM:

LBH Addendum No. 1 Dated 9/15/2026

LBH Addendum No. 2 Dated 9/18/2026

LBH Addendum No. 3 Dated 9/28/2026

100 South Reconstruction

Bidder agrees to perform all the work described in the CONTRACT DOCUMENTS for the following unit or lump sum prices.

NOTE – Payment to the Contractor: The Contractor is hereby advised that partial payments will be made monthly and that the final payment will be made within 30 days following the completion of all work specified.

All bids shall be checked for mathematical errors by the Engineer. If errors have been made in the extensions of the figures, it will be assumed that the unit prices are correct and the total amounts will be revised to reflect the corrections.

LS = Lump Sum; EA = Each
 LF = Lineal Feet SY = Square Yard
 Funding for this project is by Hurricane City

BID SCHEDULE 100 South Reconstruction Hurricane City Streets

Item #	Spec	Item	Quantity	Units	Unit Price	Total
A1	01 71 13	Contractor Mobilization & Administration	1	LS	\$48,000.00	\$48,000.00
A2	HSDC 2.5	Traffic Control	1	LS	\$17,856.77	\$17,856.77
A3	01 57 00	SWPPP	1	LS	\$12,325.00	\$12,325.00
A4	01 71 23	Construction Survey	1	LS	\$18,690.00	\$18,690.00
A5	31 11 00	Clearing and Grubbing	1	LS	\$3,000.00	\$3,000.00
A6	HSDC 4.5.15	Adjust Valves and Manholes to Grade	1	LS	\$5,480.00	\$5,480.00
A7	HSDC 2.10	Reset Class I Centerline Monument	5	EA	\$798.00	\$3,990.00
B1	02 41 14	Remove Asphalt	95,729	SF	\$0.31	\$29,675.99
B2	02 41 14	Remove Concrete Curb and Gutter, Sidewalk, and Flatwork.	16,413	SF	\$1.64	\$26,917.32
B3	02 41 13	Remove Chain Link Fence	479	LF	\$5.59	\$2,677.61
B4	02 41 13	Remove Block Fence	1	LF	\$1,935.00	\$1,935.00
B5	02 41 13	Remove Picket Fence	50	LF	\$8.13	\$406.50
B6	02 41 13	Remove Barbed Wire Fence	60	LF	\$3.56	\$213.60
B7	02 41 13	Remove Mailbox	3	EA	\$1,030.00	\$3,090.00
B8	32 01 07	Remove and Salvage Traffic Sign to City	14	EA	\$55.00	\$770.00
B9	32 01 07	Remove and Salvage Gate to City	2	EA	\$104.00	\$208.00
B10	32 01 07	Remove Bollard	1	EA	\$208.00	\$208.00
B11	31 11 00	Remove Tree	3	EA	\$711.00	\$2,133.00

Item #	Spec	Item	Quantity	Units	Unit Price	Total
B12	UDOT 02765	Remove Parking Space Lines	407	LF	\$7.60	\$3,093.20
B13	02 41 14	Remove Concrete Curb	14	LF	\$30.00	\$420.00
B14	02 41 13	Remove Landscape Wall	32	LF	\$13.00	\$416.00
B15	02 41 13	Remove Pedestrian Gate	1	EA	\$208.00	\$208.00
B16	02 41 13	Remove Vehicular Gate	2	EA	\$104.00	\$208.00
C1	HSDC 4.8	30 Inch Curb and Gutter – Concrete	3,999	LF	\$26.70	\$106,773.30
C2	HSDC 4.8	Driveway - Concrete	9,077	SF	\$10.95	\$99,393.15
C3	HSDC 4.8	Sidewalk - Concrete	14,797	SF	\$7.05	\$104,318.85
C4	HSDC 4.8	Perpendicular Pedestrian Curb Ramp	26	EA	\$864.00	\$22,464.00
C5	HSDC 4.8	Parallel Pedestrian Curb Ramp	2	EA	\$915.00	\$1,830.00
C6	HSDC 4.8	Concrete "A" Curb	213	LF	\$42.10	\$8,967.30
C7	HSDC 4.8	Standard 8' Cross Gutter	1,267	SF	\$13.50	\$17,104.50
C8	HSDC 4.8	4" Thick Concrete Flatwork	818	SF	\$8.30	\$6,789.40
C9	32 31 13	4' Chainlink Fence	400	LF	\$30.25	\$12,100.00
C10	32 31 13	Pedestrian Gate, Matching Fence Type	1	EA	\$503.29	\$503.29
C11	32 31 13	6' Chainlink Fence with Privacy Slats	84	LF	\$38.64	\$3,245.76
C12	32 01 10	Relocate Existing Gate	1	EA	\$965.00	\$965.00
C13	HSDC 4.8	Drop Driveway - Concrete	360	SF	\$13.70	\$4,932.00
C14	32 33 24	Relocate Existing Table to New Concrete Pad	5	EA	\$433.00	\$2,165.00
C15	32 31 13	Vehicular Gate, Matching Fence Type	2	EA	\$1,220.00	\$2,440.00
C16	32 33 24	Relocate Existing Trash Can to New Concrete Pad	1	EA	\$216.50	\$216.50
D1	HSDC 4.4	18" Corrugated Polyethylene Storm Drain	1972	LF	\$47.00	\$92,684.00
D2	33 41 00	Storm Drain Catch Basin Box and Frame	24	EA	\$3,675.00	\$88,200.00
D3	33 41 00	4' Storm Drain Manhole	1	EA	\$4,950.00	\$4,950.00
D4	33 41 00	1.5 Inch PVC Storm Drain	33	LF	\$36.40	\$1,201.20
D5	05 53 00	Steel Pedestrian Bridge and New Grate Panel	1	LS	\$3,375.00	\$3,375.00
D6	33 41 00	Storm Drain Inlet with Traffic Rated Solid Lid	1	EA	\$6,369.26	\$6,369.26
D7	33 44 16	Steel Channel with Grate, Boot Entry, and Curb Outlet at Roof Drain Downspout	2	EA	\$2,829.99	\$5,659.98
D8	33 41 00	Modified 53" x 35" Storm Drain Catch Basin	1	EA	\$8,353.97	\$8,353.97
D9	HSDC 4.4	12 Inch HP ADS Pipe	152	LF	\$50.73	\$7,710.96
E1	HP 3	Street Light Box	9	EA	\$252.27	\$2,270.43
E2	HP 3	#2 AWG Aluminum Triplex in 2 Inch PVC Conduit	645	LF	\$26.87	\$17,331.15
E3	HP 7	Street Light 15' LED Decorative Black on Black	11	EA	\$5,916.79	\$65,084.69
E4	HP 3	4 Inch PVC Conduit	50	LF	\$80.73	\$4,036.50
E5	HP 3	3 Inch PVC Conduit with 500 KCMIL	51	LF	\$130.29	\$6,644.79
E6	HP 6	Power Box and Meter Pedestal	1	EA	\$3,008.59	\$3,008.59

Item #	Spec	Item	Quantity	Units	Unit Price	Total
E7	HP 3	3 Inch PVC Conduit with 350 KCMIL Aluminum Triplex	250	LF	\$21.43	\$5,357.50
E8	HP 3	Secondary Box	2	EA	\$327.90	\$655.80
F1	HSDC 5.3	4" Double Yellow Paint Line	249	LF	\$1.22	\$303.78
F2	HSDC 5.3	4" Solid White Paint Line	1,576	LF	\$1.22	\$1,922.72
F3	HSDC 5.3	8" Solid White Paint Line	98	LF	\$2.44	\$239.12
F4	HSDC 5.3	Parallel Parking Striping	1,374	LF	\$0.51	\$700.74
F5	HSDC 5.3	12" Solid White Paint Line	804	LF	\$4.57	\$3,674.28
F6	HSDC 5.3	Left Turn Arrow - Thermoplastic	2	EA	\$508.38	\$1,016.76
F7	HSDC 5.3	Through/Right Turn Arrow - Thermoplastic	2	EA	\$508.38	\$1,016.76
F8	UDOT 02765	12" Solid White Paint Line (UDOT)	299	LF	\$4.57	\$1,366.43
F9	HSDC 5.2.2	30x30 Traffic Sign and 18x6 Plaque	13	EA	\$559.22	\$7,269.86
F10	HSDC 5.2.2	12x18 Traffic Sign	2	EA	\$305.03	\$610.06
F11	HSDC 5.2.2	24x36 Traffic Sign	2	EA	\$508.38	\$1,016.76
F12	HSDC 5.2.1	Street Name Sign	14	EA	\$254.19	\$3,558.66
F13	HSDC 5.2.2	24x12 Traffic Sign	2	EA	\$457.54	\$915.08
F14	UDOT 02891	Relocate Ground Mounted Sign (UDOT)	1	EA	\$355.87	\$355.87
F15	UDOT 02891	24x24 Traffic Sign and 2-24x12 Traffic Signs (UDOT)	2	EA	\$711.74	\$1,423.48
F16	HSDC 5.2.2	Curb Paint – Red	941	LF	\$2.54	\$2,390.14
F17	UDOT 02891	30x30 Traffic Sign and 18x6 Plaque (UDOT)	1	EA	\$711.74	\$711.74
G1	UDOT 02741	Hot Mixed Asphalt	2,294	TON	\$103.27	\$236,901.38
G2	UDOT 02721	Untreated Base Course (Plan Quantity)	2,253	CY	\$36.99	\$83,338.47
G3	UDOT 02056	Granular Borrow	3,412	CY	\$31.45	\$107,307.40
G4	31 23 16	Roadway Excavation (Plan Quantity)	6,500	CY	\$4.87	\$31,655.00
G5	31 05 13	Import Borrow	1,000	CY	\$32.98	\$32,980.00
G6	UDOT 02075	Separation Fabric (UDOT)	374	SY	\$5.24	\$1,959.76
I1	33 11 00	8 Inch DR18 PVC C900 Irrigation Water Line	2450	LF	\$38.00	\$93,100.00
I2	33 11 00	6 Inch DR18 PVC C900 Irrigation Water Line	80	LF	\$34.90	\$2,792.00
I3	33 11 00	4 Inch DR18 PVC C900 Irrigation Water Line	50	LF	\$29.06	\$1,453.00
I4	33 11 00	Irrigation Service and Relocate Meter	4	EA	\$2,517.31	\$10,069.24
I5	33 12 16	8 Inch Gate Valve (Irrigation)	15	EA	\$2,947.53	\$44,212.95
I6	33 12 33	Irrigation Service Connection to Existing Meter	6	EA	\$2,517.31	\$15,103.86
I7	33 11 00	8"x8" Cross (Irrigation)	3	EA	\$1,351.32	\$4,053.96
I8	33 11 00	8" x 6" Reducer (Irrigation)	6	EA	\$536.39	\$3,218.34
I9	33 11 00	8" x 4" Reducer (Irrigation)	3	EA	\$537.40	\$1,612.20

Item #	Spec	Item	Quantity	Units	Unit Price	Total
I10	33 11 00	8"x 6" x 6" Tee (Irrigation)	1	EA	\$1,581.82	\$1,581.82
I11	33 11 00	6 Inch - 45 Degree Bend (Irrigation)	8	EA	\$868.55	\$6,948.40
I12	33 11 00	4 Inch - 45 Degree Bend (Irrigation)	6	EA	\$583.45	\$3,500.70
I13	33 12 33	Irrigation Service Connection and Meter	4	EA	\$5,880.31	\$5,880.31
I14	33 12 33	Trenchless Irrigation Service Connection to Meter	4	EA	\$647.87	\$2,591.48
I15	33 11 00	8 Inch - 45 Degree Bend (Irrigation)	2	EA	\$1,465.19	\$2,930.38
I16	33 11 00	Air Vac (Irrigation)	1	EA	\$15,780.34	\$15,780.34
I17	33 11 00	4 Inch - 22.5 Degree Bend (Irrigation)	2	EA	\$224.39	\$448.78
I18	33 11 00	6 Inch - 22.5 Degree Bend (Irrigation)	4	EA	\$392.06	\$1,568.24
I19	33 11 00	8 Inch - 22.5 Degree Bend (Irrigation)	2	EA	\$1,151.65	\$2,303.30
I20	33 11 00	4 Inch - 11.25 Degree Bend (Irrigation)	4	EA	\$436.18	\$1,744.72
P1	32 94 23	Tree - Crimson Cloud Hawthorn	9	EA	\$416.82	\$3,751.38
P2	32 94 23	Tree - Tonto Crape Myrtle	12	EA	\$455.09	\$5,461.08
P3	32 94 23	Tree - Glossy Privet	14	EA	\$151.74	\$2,124.36
P4	32 94 23	Tree - Thundercloud Purple-Leaf Plum	9	EA	\$611.08	\$5,499.72
P5	32 94 23	Shrub - Yellow Ice Plant	8	EA	\$14.49	\$115.92
P6	32 94 23	Shrub - Pink Muhly Grass	17	EA	\$17.71	\$301.07
P7	32 94 23	Shrub - Ballerina Indian Hawthorn	10	EA	\$42.22	\$422.20
P8	32 94 23	Rock Mulch (3" Depth)	17,435	SF	\$2.03	\$35,393.05
P9	32 84 23	Future Irrigation Connection	5	EA	\$2,411.64	\$12,058.20
P10	32 84 23	New Drip Irrigation Zone	15	EA	\$886.44	\$13,296.60
P11	32 94 23	Boulder (2'-3' Diameter)	147	EA	\$102.46	\$15,061.62
P12	32 94 23	Diamond Block Wall	110	LF	\$41.06	\$4,516.60
P13	32 84 23	Irrigation Sleeves Under Driveway	5	EA	\$1,121.09	\$5,605.45
SI	ACSSD 6.9	Adjust Existing Sanitary Sewer Manhole Rim to Grade	5	EA	\$1,811.20	\$9,056.00
S2	ACSSD 6.9	Replace Existing Sanitary Sewer Manhole Concentric Cone with Low Profile Eccentric Cone	1	EA	\$4,120.76	\$4,120.76
S3	ACSSD 6.13	Adjust Sewer Cleanout to Grade	3	EA	\$291.24	\$873.72
S4	ACSSD 6.13	4 Inch Sanitary Sewer Service Line	4	EA	\$4,272.56	\$17,090.24
U1	02 41 13	Remove Existing Storm Drain Pipe	556	LF	\$13.49	\$7,500.44
U2	02 41 13	Remove Existing Storm Drain Structure	9	EA	\$1,568.94	\$14,120.46
U3	02 41 13	Remove Cone of Abandoned Sanitary Sewer Manhole	6	EA	\$1,876.17	\$11,257.02
U4	02 41 13	Cut and Cap Existing Culinary Water Main	10	EA	\$291.24	\$2,912.40
U5	02 41 13	Cut and Cap Existing Irrigation Water Main	9	EA	\$291.24	\$2,621.16
U6	02 41 13	Remove Existing Valve	12	EA	\$291.24	\$3,494.88
U7	02 41 13	Remove Storm Drain within Excavation Limits	477	LF	\$15.73	\$7,503.21
U8	02 41 13	Remove Overhead Power Line	70	LF	\$152.52	\$10,676.40
U9	02 41 13	Remove Pole, Power Box, and Street Light	1	EA	\$203.35	\$203.35

Item #	Spec	Item	Quantity	Units	Unit Price	Total
W1	33 11 00	8 Inch DR18 PVC C900 Culinary Water Line	2,645	LF	\$38.00	\$100,510.00
W2	33 11 00	6 Inch DR18 PVC C900 Culinary Water Line	79	LF	\$35.00	\$2,765.00
W3	33 12 16	8 Inch - Gate Valve (Culinary Water)	18	EA	\$2,793.00	\$50,274.00
W4	33 12 33	Water Service (Culinary Water)	6	EA	\$3,200.00	\$28,800.00
W5	33 05 23.35	Trenchless Irrigation Service Connection to Meter	5	EA	\$871.00	\$4,355.00
W6	33 12 19	Fire Hydrant Assembly	6	EA	\$8,660.00	\$51,960.00
W7	33 12 33	Water Service and Relocated Meter (Culinary Water)	11	EA	\$2,535.00	\$27,885.00
W8	33 12 33	Water Service and Meter (Culinary Water)	3	EA	\$3,000.00	\$9,000.00
W9	33 11 00	8" x 6" Reducer (Culinary Water)	7	EA	\$450.00	\$3,150.00
W10	33 11 00	8" x 4" Reducer (Culinary Water)	1	EA	\$819.99	\$819.99
W11	33 11 00	6" 45 Degree Bend (Culinary Water)	8	EA	\$763.06	\$6,104.48
W12	33 11 00	8" x 8" Tee (Culinary Water)	3	EA	\$1,146.71	\$3,440.13
W13	33 11 00	8 Inch - 45 Degree Bend (Culinary Water)	4	EA	\$1,471.66	\$5,886.64
W14	33 11 00	8"x8" Cross (Culinary Water)	3	EA	\$1,523.11	\$4,569.33
W15	33 11 00	Air Vac (Culinary Water)	1	EA	\$15,780.34	\$15,780.34
W16	33 12 19	Connect Existing Fire Hydrant to New Main	1	EA	\$3,354.31	\$3,354.31
W17	33 12 33	Water Service (Culinary Water) and Traffic Rated Meter Box	1	EA	\$3,480.00	\$3,480.00
TOTAL						\$2,159,723.64

***Quantities may be increased or reduced to meet budget, based on unit bid prices.**



ADVANCED CONSTRUCTION AND DESIGN, LLC

WE DO THE HARD WORK.

STATEMENT OF QUALIFICATIONS & REFERENCES

- Best Friends Animal Sanctuary Area B - LUWDS, 2025-2026 Kanab, UT, *\$1.9Million*
 - Installation of 8,400 LF of HDPE effluent pipe and a 570 LF directional bore through soil and rock. 25,000-gallon anoxic tank, Orenco AdvanTex system, UV disinfection, and a dedicated control building. Disposal system consists of over 30,000 LF of subsurface drip tubing and associated PVC supply piping.
- 1100 W Roadway Improvements, 2025 Hurricane City, UT, *\$850,000*
 - Road widening and street improvements for an existing municipal street. Relocated fire hydrants, irrigation valves, and telecommunication pedestals. Added a storm drain crossing, bollards, and valve collars.
- Copper Rock North Slope 3 & 4, 2021-2024 Hurricane, UT, *\$3Million+*
 - Subdivision development including utilities, retention pond, rip rap, power, earthwork and grading, retaining walls, sidewalk, curb and gutter, road base, and asphalt.



PROJECT: BEST FRIENDS ANIMAL SANCTUARY AREA B - LUWDS

Date: 3/28/2025 – 2/10/2026

Location: Kanab, UT

Contract Amount: \$1.9M

Reference: Bart Battista – Best Friends Senior Director

Project Description: This project includes the installation of approximately 5,700 feet of 4" HDPE pipe AND 2,700 feet of 2" HDPE pipe for the collection of effluent sewer from existing septic tanks. The project also includes new septic tanks, effluent pump vaults, and a directional bore in soil and bedrock of approximately 570 feet. Also, a new LUWDS treatment system consisting of an effluent meter, 25,000 gal anoxic tank, Orenco AdvanTex AX-Max treatment system, UV Disinfection, Control Building, and Subsurface Drip Field disposal areas.

Project Team: Primary crew included (1) project coordinator, (1) foreman, (2) operators, and (2) laborers.

Subcontractors: Jex Environmental, Light Link

Project Equipment: Primary equipment included (1) large excavator (1) midsized excavators, (1) mini excavator, (1) dozer, (1) backhoe, (1) skid steer (1) tractor with drip tube implements, (1) water truck, (1) dump truck (1) side dump train.

Project Highlights:

- Drip Tubing: 30,800 LF
- Imported Trench/Structural Backfill: 7,800 LF
- Imported Pipe Bedding: 7,800 LF
- HDPE Effluent Pipe (various sizes): 8,400 LF
- Pipe Bedding Drain Gravel: 2,940 LF
- PVC Supply and Return Piping: 3,000 LF
- Directional Bore (4" HDPE): 570 LF
- Untreated Base Course: 510 CY
- New and Relocated Fencing: 290 LF
- Cleanout Assemblies: 29 EA
- Effluent Sewer Reconnections: 11 EA
- Septic and Anoxic Tanks: 4 EA
- Pump Vaults and Control Buildings: 4 EA
- No LDs Finished Project on Schedule



PROJECT: 1100 W ROADWAY IMPROVEMENTS

Date: 2/17/2025 - 5/22/2025

Location: Hurricane, UT

Contract Amount: \$850,000

Reference: Arthur LeBaron – Hurricane City Engineer

Project Description: Road widening and street improvements for existing municipal street. Relocated fire hydrants, irrigation valves, and telecommunication pedestals. Added a storm drain crossing, bollards, and valve collars.

Project Team: Primary crew included (1) project coordinator, (1) foreman, (2) operators, and (2) laborers.

Subcontractors: Lamb Excavation, Straight Stripe, HMM Fencing

Project Equipment: Primary equipment included (1) midsized excavators, (1) mini excavator, (1) dozer, (1) loader, (1) road grader (1) haul truck, (1) water truck, (1) side dump train.

Project Highlights:

- Import Borrow: 10,328 CY
- Road Base, 12' Wide: 3,105 TON
- Chip and Fog Seal: 31,000 SY
- Double Yellow Stripe: 5,280 LF
- New and Relocated Fencing: 2,440 LF
- 1" Water Service: 700 LF
- 10" PVC Pipe: 665 LF
- 18" CMP Culvert: 120 LF
- Riprap: 100 CY
- Concrete Apron & Cap: 44 CY
- 3" Irrigation Risers: 18 EA
- Water Meter and Hydrant Relocations: 12 EA
- No LDs Finished Project on Schedule



PROJECT: COPPER ROCK NORTH SLOPE 3 & 4

Date: 1/29/21 – 12/11/24

Location: Hurricane, UT

Contract Amount: \$3M+

Reference: Mike Bradshaw – Alliance Consulting

Project Description: Subdivision development including water, sewer, storm drain, retention pond, rip rap, power, earthwork and grading, retaining walls, sidewalk, curb and gutter, road base, and asphalt.

Project Team: Primary crew included (1) project manager, (1) site superintendent, (1) project coordinator, (4) foremen, (8) operators, and (4) laborers. Additional operators and laborers were utilized at times when multiple crews were required.

Subcontractors: Interstate Rock, Snow Electric

Project Equipment: Primary equipment included (4) large excavators, (3) midsized excavators, (2) mini excavators, (3) dozers, (3) loader, (1) skid steer, (4) haul truck, (2) water wagon, (1) road grader. Other equipment was utilized to meet deadlines.

Project Highlights:

- Project was completed on schedule. No LDs issued.
- Mass Grading: 92,746 CY
- Rock Walls: 26,289 SF
- Storm Drain: 2,883 LF
- Sewer Manholes: 20EA
- 8" Sewer: 3,775 LF
- 8" Water: 4,185 LF
- Hydrant Assemblies: 9 EA
- Water Meters: 87 EA
- Joint Utility Trench: 5,465 LF
- 6" Sidewalk: 40,325 SF
- 30" Wedge Curb and Gutter: 8,185 LF
- 2.5" Asphalt: 126,235 SF
- No LDs Finished Project on Schedule



REFERENCES

- **Arthur LeBaron**
 - Hurricane City
 - City Engineer
 - 435-635-2811, ext. 113
- **Bart Battista**
 - Best Friends
 - Senior Director
 - 808-348-9769
- **Mike Bradshaw**
 - Alliance Consulting
 - Project Manager
 - 435-673-8060



PROJECT PHOTOS

PROJECT: BEST FRIENDS ANIMAL SANCTUARY AREA B - LUWDS



Figure 1: Open trench of supply and return treated effluent lines



Figure 2: Effluent treatment units being set by ACAD crew.



PROJECT: 1100 W ROADWAY IMPROVEMENTS



Figure 3: Aerial view of 1100 W roadway in Hurricane, UT after asphalt pavement and before striping. View shows new pavement tie-in starting at 3000 S along with new valve collars, and a new fire hydrant.



PROJECT: COPPER ROCK NORTH SLOPE 3 & 4



Figure 4: Main sewer line trench in Copper Rock Parkway to North Slope.



Figure 5: Material stockpile, conditioning, and rework for North Slope lots and roadways.



ADVANCED CONSTRUCTION AND DESIGN, LLC

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PROJECT APPROACH

SCOPE

Hurricane City is reconstructing about 1,600 feet of 100 South from Main Street to 300 West, plus the east half of about 550 feet of 200 West. Work includes removals, roadway excavation and import, storm drain, 8-inch culinary water and pressure irrigation mains and services, street lighting, curb and gutter, sidewalk, bulb-outs, mailbox pads, asphalt paving, landscaping, signs, and striping. Some work is in the UDOT right-of-way at Main Street.

PLAN OF ACTION

1. Preconstruction: Bonds, submittals, SWPPP, survey control, and material lead times. Submit the Traffic Control Plan and UDOT encroachment permit. Meet with Hurricane Power on pole relocations.
2. Site Preparation: Notify property owners and businesses before work starts. Set traffic control, detour signing, and SWPPP BMPs. Verify existing conditions. Mobilize.
3. Demolition: Clear and grub, remove existing asphalt, curb, gutter, fencing, and selective items. On 200 West, demo east half.
4. Earthwork: Excavate roadways to subgrade, and export excess material.
5. Underground Utilities: Install storm drain, culinary water, pressure irrigation, services, and street-light conduit, starting at 300 West. Add new and connect existing services as required.
6. Subgrade: Once utilities are approved, place and compact import borrow. Prepare UDOT road.
7. Final Grade: Place, compact, and grade untreated base course, pour curb and gutter. Fine grade roadway and pour hot mix asphalt. Pour sidewalk, driveways, and ADA ramps.
8. Site Finishes: Landscaping, street lights, signs and striping, touch-up, punch list, and closeout.

CONSTRUCTION SCHEDULE

Anticipated Construction Duration: 160 Calendar Days to Substantial Completion; 187 Calendar Days to Final Completion. Our proposed schedule anticipates curb starting January 20th 2027 and hot mix asphalt by February 22nd.

Table 1 below summarizes the schedule. See the attached proposed construction schedule for more details.



TABLE 1: TIMELINE

Dates	Work Performed
Before NTP	Preconstruction
Oct 30 – Nov 5	Site Preparation
Nov 4 – Nov 19	Demolition
Nov 20 – Dec 3	Earthwork
Dec 4 2026 – Jan 11 2027	Utilities
Jan 12 – Mar 24	Subgrade and Final grade work including asphalt paving and concrete. Substantial completion by March 24 th 2027
Mar 25 – April 23	Site Finishes (Landscaping, Signs & Striping, Punchlist)

Note: Schedule assumes Notice to Proceed on October 30th, 2026. Start dates will shift with the actual NTP.

TRAFFIC CONTROL

ACAD will submit a Traffic Control Plan before starting work. ACAD plans to close the road to all but local traffic to streamline construction and meet the completion deadline. Through traffic will use a City-approved signed detour. ACAD will follow the UDOT requirements specified in the encroachment permit for work at Main Street.

We plan to start utilities at 300 West and work East, so the rest of the corridor stays passable for residents. We will work the residents, businesses, and public to accommodate access as needed. We will keep exposed areas graded and watered for dust control.

ACCESS ACCOMMODATIONS

- Chums: We will coordinate timing for the Main Street block with Chums to limit the impact on their operations. When our work blocks truck access to their loading area, ACAD will help facilitate access for deliveries.
- Zitting Companies: Their only access is from 100 South. We will work with them directly to keep them in and out. We will give advance notice of any disruption.
- City Facilities and Events: We will coordinate with the city access to the Community Center, Rec Center, and Fine Arts Center. We will work to protect existing trees on City property.
- Property Owners: We will work with the City and owners on final meter locations and on placing irrigation valve boxes and sleeves so they can connect to private systems. We will coordinate mailbox pads with USPS as needed.

ACAD's top priority is safety. We work towards a clean jobsite with safe access for all stakeholders and fast operations to limit the time of interruption.

STAGING & WATER

Our preferred staging area is the vacant Chums-owned lot on the south side of 100 South between Main Street and 100 West, pending an agreement with the owner. The alternatives are the 200 West shoulder and



City parking lots. We will clean up waste, millings, and removed materials daily and maintain the SWPPP throughout construction. We will coordinate the construction water source with Hurricane City.

CREW

Ed Barlow, ACAD's superintendent, will be the single point of contact for Hurricane City, property owners, businesses, and utility companies. ACAD will attend the City's weekly coordination meetings. We will coordinate with Hurricane Power on pole relocations and with the natural gas work by others.

The on-site crew includes a foreman, operators, pipe layers, and laborers. We will add crews as needed to hold the schedule. ACAD plans to self-perform removals, excavation, storm drain, culinary water, pressure irrigation, import and grading, and road base.

PROPOSED EQUIPMENT

- LARGE EXCAVATOR
- MIDSIZED EXCAVATOR
- MINI EXCAVATOR
- BACKHOE
- LOADER
- SKID STEER
- ROAD GRADER
- SMOOTH DRUM ROLLER
- WATER TRUCK
- HAUL TRUCKS / SIDE DUMP

See Table 2 below for a proposed major subcontractors.

TABLE 2: PROPOSED MAJOR SUBCONTRACTORS

SCOPE	COMPANY NAME
Survey	Alliance Consulting
SWPPP	Accena SWPPP
Concrete	Capital Concrete
Asphalt Paving	Southern Utah Grade & Pave
Milling	Coughlin Company
Electrical & Street Lighting	Tristate Power
Traffic Control	Utah Barricade
Signs & Striping	Straight Stripe Painting
Landscaping	Paragon Land Pros
Fencing	Taylor Made Fencing



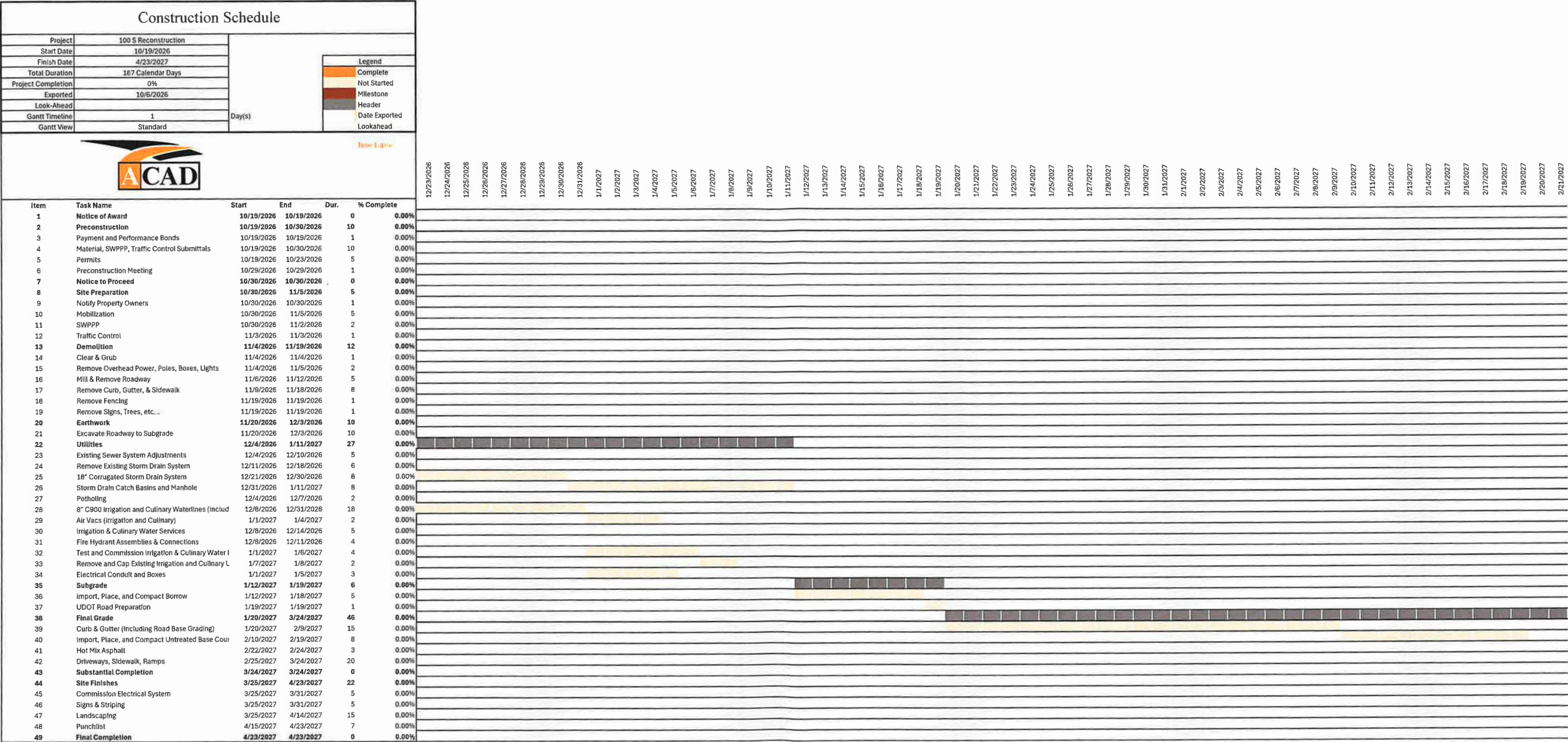
10/6/2026

CONCLUSION

We understand 100 South is the heart of Hurricane's event district. The City wants a finished street residents are proud of, ready for the Easter Car Show. We have worked with Hurricane City many times before and value our working relationship. We will keep businesses open, neighbors informed, and the work on schedule. We look forward to working with Hurricane City on this project.

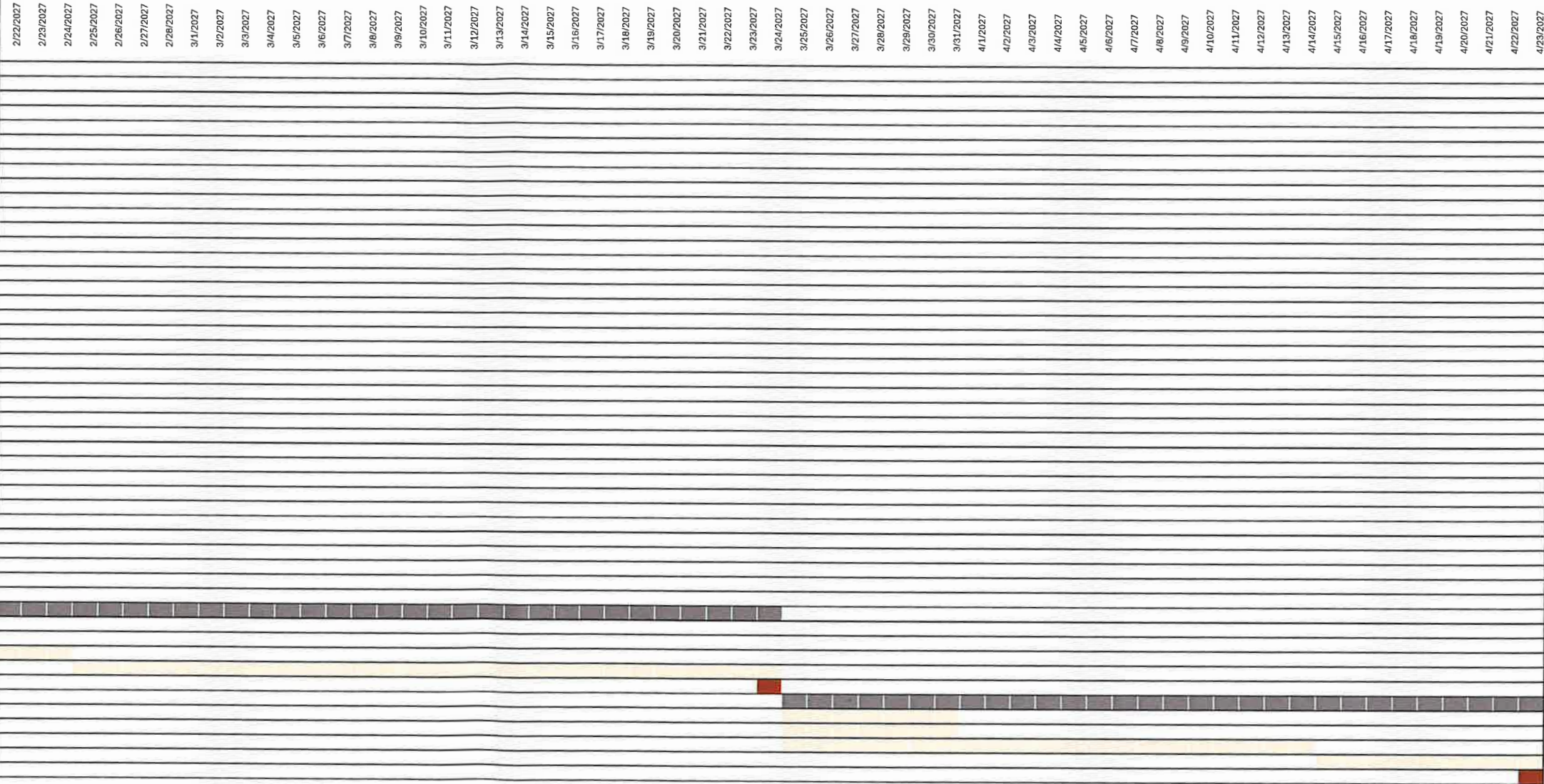
Construction Schedule					
Project	100 S Reconstruction	Day(s)	Legend Complete Not Started Milestone Header Date Exported Lookahead		
Start Date	10/19/2026				
Finish Date	4/23/2027				
Total Duration	187 Calendar Days				
Project Completion	0%				
Exported	10/6/2026				
Look-Ahead					
Gantt Timeline	1				
Gantt View	Standard				
 Time Lapse					
Item	Task Name	Start	End	Dur.	% Complete
1	Notice of Award	10/19/2026	10/19/2026	0	0.00%
2	Preconstruction	10/19/2026	10/30/2026	10	0.00%
3	Payment and Performance Bonds	10/19/2026	10/19/2026	1	0.00%
4	Material, SWPPP, Traffic Control Submittals	10/19/2026	10/30/2026	10	0.00%
5	Permits	10/19/2026	10/23/2026	5	0.00%
6	Preconstruction Meeting	10/29/2026	10/29/2026	1	0.00%
7	Notice to Proceed	10/30/2026	10/30/2026	0	0.00%
8	Site Preparation	10/30/2026	11/5/2026	5	0.00%
9	Notify Property Owners	10/30/2026	10/30/2026	1	0.00%
10	Mobilization	10/30/2026	11/5/2026	5	0.00%
11	SWPPP	10/30/2026	11/2/2026	2	0.00%
12	Traffic Control	11/3/2026	11/3/2026	1	0.00%
13	Demolition	11/4/2026	11/19/2026	12	0.00%
14	Clear & Grub	11/4/2026	11/4/2026	1	0.00%
15	Remove Overhead Power, Poles, Boxes, Lights	11/4/2026	11/5/2026	2	0.00%
16	Mill & Remove Roadway	11/6/2026	11/12/2026	5	0.00%
17	Remove Curb, Gutter, & Sidewalk	11/9/2026	11/18/2026	8	0.00%
18	Remove Fencing	11/19/2026	11/19/2026	1	0.00%
19	Remove Signs, Trees, etc...	11/19/2026	11/19/2026	1	0.00%
20	Earthwork	11/20/2026	12/3/2026	10	0.00%
21	Excavate Roadway to Subgrade	11/20/2026	12/3/2026	10	0.00%
22	Utilities	12/4/2026	1/11/2027	27	0.00%
23	Existing Sewer System Adjustments	12/4/2026	12/10/2026	5	0.00%
24	Remove Existing Storm Drain System	12/11/2026	12/18/2026	6	0.00%
25	18" Corrugated Storm Drain System	12/21/2026	12/30/2026	8	0.00%
26	Storm Drain Catch Basins and Manhole	12/31/2026	1/11/2027	8	0.00%
27	Potholing	12/4/2026	12/7/2026	2	0.00%
28	6" C900 Irrigation and Culinary Waterlines (Includ	12/8/2026	12/31/2026	18	0.00%
29	Air Vacs (Irrigation and Culinary)	1/1/2027	1/4/2027	2	0.00%
30	Irrigation & Culinary Water Services	12/8/2026	12/14/2026	5	0.00%
31	Fire Hydrant Assemblies & Connections	12/8/2026	12/11/2026	4	0.00%
32	Test and Commission Irrigation & Culinary Water l	1/1/2027	1/6/2027	4	0.00%
33	Remove and Cap Existing Irrigation and Culinary L	1/7/2027	1/8/2027	2	0.00%
34	Electrical Conduit and Boxes	1/1/2027	1/5/2027	3	0.00%
35	Subgrade	1/12/2027	1/19/2027	6	0.00%
36	Import, Place, and Compact Borrow	1/12/2027	1/18/2027	5	0.00%
37	UDOT Road Preparation	1/19/2027	1/19/2027	1	0.00%
38	Final Grade	1/20/2027	3/24/2027	46	0.00%
39	Curb & Gutter (Including Road Base Grading)	1/20/2027	2/9/2027	15	0.00%
40	Import, Place, and Compact Untreated Base Cou	2/10/2027	2/19/2027	8	0.00%
41	Hot Mix Asphalt	2/22/2027	2/24/2027	3	0.00%
42	Driveways, Sidewalk, Ramps	2/25/2027	3/24/2027	20	0.00%
43	Substantial Completion	3/24/2027	3/24/2027	0	0.00%
44	Site Finishes	3/25/2027	4/23/2027	22	0.00%
45	Commisssion Electrical System	3/25/2027	3/31/2027	5	0.00%
46	Signs & Striping	3/25/2027	3/31/2027	5	0.00%
47	Landscaping	3/25/2027	4/14/2027	15	0.00%
48	Punchlist	4/15/2027	4/23/2027	7	0.00%
49	Final Completion	4/23/2027	4/23/2027	0	0.00%

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Construction Schedule		
Project	100 S Reconstruction	Legend Complete Not Started Milestone Header Date Exported Lookahead
Start Date	10/19/2026	
Finish Date	4/23/2027	
Total Duration	187 Calendar Days	
Project Completion	0%	
Exported	10/6/2026	
Look-Ahead		
Gantt Timeline	1	
Gantt View	Standard	

Item	Task Name	Start	End	Dur.	% Complete
1	Notice of Award	10/19/2026	10/19/2026	0	0.00%
2	Preconstruction	10/19/2026	10/30/2026	10	0.00%
3	Payment and Performance Bonds	10/19/2026	10/19/2026	1	0.00%
4	Material, SWPPP, Traffic Control Submittals	10/19/2026	10/30/2026	10	0.00%
5	Permits	10/19/2026	10/23/2026	5	0.00%
6	Preconstruction Meeting	10/29/2026	10/29/2026	1	0.00%
7	Notice to Proceed	10/30/2026	10/30/2026	0	0.00%
8	Site Preparation	10/30/2026	11/5/2026	5	0.00%
9	Notify Property Owners	10/30/2026	10/30/2026	1	0.00%
10	Mobilization	10/30/2026	11/5/2026	5	0.00%
11	SWPPP	10/30/2026	11/2/2026	2	0.00%
12	Traffic Control	11/3/2026	11/3/2026	1	0.00%
13	Demolition	11/4/2026	11/19/2026	12	0.00%
14	Clear & Grub	11/4/2026	11/4/2026	1	0.00%
15	Remove Overhead Power, Poles, Boxes, Lights	11/4/2026	11/5/2026	2	0.00%
16	Mill & Remove Roadway	11/6/2026	11/12/2026	5	0.00%
17	Remove Curb, Gutter, & Sidewalk	11/9/2026	11/18/2026	8	0.00%
18	Remove Fencing	11/19/2026	11/19/2026	1	0.00%
19	Remove Signs, Trees, etc.	11/19/2026	11/19/2026	1	0.00%
20	Earthwork	11/20/2026	12/3/2026	10	0.00%
21	Excavate Roadway to Subgrade	11/20/2026	12/3/2026	10	0.00%
22	Utilities	12/4/2026	1/11/2027	27	0.00%
23	Existing Sewer System Adjustments	12/4/2026	12/10/2026	5	0.00%
24	Remove Existing Storm Drain System	12/11/2026	12/18/2026	6	0.00%
25	18" Corrugated Storm Drain System	12/21/2026	12/30/2026	8	0.00%
26	Storm Drain Catch Basins and Manhole	12/31/2026	1/11/2027	8	0.00%
27	Potholing	12/4/2026	12/7/2026	2	0.00%
28	8" CS90 Irrigation and Culinary Waterlines (Includ	12/8/2026	12/31/2026	18	0.00%
29	Air Vacs (Irrigation and Culinary)	1/1/2027	1/4/2027	2	0.00%
30	Irrigation & Culinary Water Services	12/8/2026	12/14/2026	5	0.00%
31	Fire Hydrant Assemblies & Connections	12/8/2026	12/11/2026	4	0.00%
32	Test and Commission Irrigation & Culinary Water I	1/1/2027	1/6/2027	4	0.00%
33	Remove and Cap Existing Irrigation and Culinary L	1/7/2027	1/8/2027	2	0.00%
34	Electrical Conduit and Boxes	1/1/2027	1/5/2027	3	0.00%
35	Subgrade	1/12/2027	1/19/2027	6	0.00%
36	Import, Place, and Compact Borrow	1/12/2027	1/18/2027	5	0.00%
37	UDOT Road Preparation	1/19/2027	1/19/2027	1	0.00%
38	Final Grade	1/20/2027	3/24/2027	46	0.00%
39	Curb & Gutter (Including Road Base Grading)	1/20/2027	2/9/2027	15	0.00%
40	Import, Place, and Compact Untreated Base Cour	2/10/2027	2/19/2027	8	0.00%
41	Hot Mix Asphalt	2/22/2027	2/24/2027	3	0.00%
42	Driveways, Sidewalk, Ramps	2/25/2027	3/24/2027	20	0.00%
43	Substantial Completion	3/24/2027	3/24/2027	0	0.00%
44	Site Finishes	3/25/2027	4/23/2027	22	0.00%
45	Commission Electrical System	3/25/2027	3/31/2027	5	0.00%
46	Signs & Striping	3/25/2027	3/31/2027	5	0.00%
47	Landscaping	3/25/2027	4/14/2027	15	0.00%
48	Punchlist	4/15/2027	4/23/2027	7	0.00%
49	Final Completion	4/23/2027	4/23/2027	0	0.00%



BID

Proposal of Feller Enterprises (hereinafter called "Bidder"), organized and existing under the laws of the State of UT doing business as a LLC. To the Hurricane City (hereinafter called "OWNER").

In compliance with your Advertisement for Bids, Bidder hereby proposes to perform all WORK for the construction of the 100 South Reconstruction Project, in strict accordance with the CONTRACT DOCUMENTS, within the time set forth therein, and at the prices stated below.

By submission of this BID, each BIDDER certifies, and in the case of a joint BID each party thereto certifies as to his own organization, that this BID has been arrived at independently without consultation, communication or agreement as to any matter relating to this BID with and other BIDDER or with any competitor.

BIDDER hereby agrees to commence WORK under this contract within on 12/1, 2026, and to fully complete the PROJECT on or before 3/2, 202~~6~~⁷. Bidder further agrees to pay as liquidated damages, the sum of \$250.00 for each consecutive calendar day thereafter as provided in Section 15 of the General Conditions.

BIDDER acknowledges receipt of the following ADDENDUM:

IF Addendum No. 1 Dated 9/15/26
IF Addendum No. 2 Dated 9/18/26
IF 3 9/28/26

100 South Reconstruction

Bidder agrees to perform all the work described in the CONTRACT DOCUMENTS for the following unit or lump sum prices.

NOTE – Payment to the Contractor: The Contractor is hereby advised that partial payments will be made monthly and that the final payment will be made within 30 days following the completion of all work specified.

All bids shall be checked for mathematical errors by the Engineer. If errors have been made in the extensions of the figures, it will be assumed that the unit prices are correct and the total amounts will be revised to reflect the corrections.

LS = Lump Sum; EA = Each
 LF = Lineal Feet SY = Square Yard
 Funding for this project is by Hurricane City

BID SCHEDULE 100 South Reconstruction Hurricane City Streets

Item #	Spec	Item	Quantity	Units	Unit Price	Total
A1	01 71 13	Contractor Mobilization & Administration	1	LS	\$20,000.00	\$20,000.00
A2	HSDC 2.5	Traffic Control	1	LS	\$23,827.59	\$23,827.59
A3	01 57 00	SWPPP	1	LS	\$12,670.78	\$12,670.78
A4	01 71 23	Construction Survey	1	LS	\$41,996.13	\$41,996.13
A5	31 11 00	Clearing and Grubbing	1	LS	\$6,272.53	\$6,272.53
A6	HSDC 4.5.15	Adjust Valves and Manholes to Grade	1	LS	\$11,827.54	\$11,827.54
A7	HSDC 2.10	Reset Class I Centerline Monument	5	EA	\$893.53	\$4,467.65
B1	02 41 14	Remove Asphalt	95,729	SF	\$0.43	\$41,163.47
B2	02 41 14	Remove Concrete Curb and Gutter, Sidewalk, and Flatwork.	16,413	SF	\$0.28	\$4,595.64
B3	02 41 13	Remove Chain Link Fence	479	LF	\$7.51	\$3,597.29
B4	02 41 13	Remove Block Fence	1	LF	\$3,196.04	\$3,196.04
B5	02 41 13	Remove Picket Fence	50	LF	\$10.92	\$546.00
B6	02 41 13	Remove Barbed Wire Fence	60	LF	\$4.78	\$286.80
B7	02 41 13	Remove Mailbox	3	EA	\$423.07	\$1,269.21
B8	32 01 07	Remove and Salvage Traffic Sign to City	14	EA	\$423.07	\$5,922.98
B9	32 01 07	Remove and Salvage Gate to City	2	EA	\$1,269.21	\$2,538.42
B10	32 01 07	Remove Bollard	1	EA	\$634.60	\$634.60
B11	31 11 00	Remove Tree	3	EA	\$2,538.41	\$7,615.23

Item #	Spec	Item	Quantity	Units	Unit Price	Total
B12	UDOT 02765	Remove Parking Space Lines	407	LF	\$11.59	\$4,717.13
B13	02 41 14	Remove Concrete Curb	14	LF	\$45.32	\$634.48
B14	02 41 13	Remove Landscape Wall	32	LF	\$19.83	\$634.56
B15	02 41 13	Remove Pedestrian Gate	1	EA	\$634.60	\$634.60
B16	02 41 13	Remove Vehicular Gate	2	EA	\$634.60	\$1,269.20
C1	HSDC 4.8	30 Inch Curb and Gutter – Concrete	3,999	LF	\$44.26	\$176,995.74
C2	HSDC 4.8	Driveway - Concrete	9,077	SF	\$9.98	\$90,588.46
C3	HSDC 4.8	Sidewalk - Concrete	14,797	SF	\$6.47	\$95,736.59
C4	HSDC 4.8	Perpendicular Pedestrian Curb Ramp	26	EA	\$1,521.66	\$39,563.16
C5	HSDC 4.8	Parallel Pedestrian Curb Ramp	2	EA	\$1,521.66	\$3,043.32
C6	HSDC 4.8	Concrete "A" Curb	213	LF	\$53.23	\$11,337.99
C7	HSDC 4.8	Standard 8' Cross Gutter	1,267	SF	\$18.43	\$23,350.81
C8	HSDC 4.8	4" Thick Concrete Flatwork	818	SF	\$12.74	\$10,421.32
C9	32 31 13	4' Chainlink Fence	400	LF	\$35.44	\$14,176.00
C10	32 31 13	Pedestrian Gate, Matching Fence Type	1	EA	\$589.73	\$589.73
C11	32 31 13	6' Chainlink Fence with Privacy Slats	84	LF	\$45.27	\$3,802.68
C12	32 01 10	Relocate Existing Gate	1	EA	\$1,131.81	\$1,131.81
C13	HSDC 4.8	Drop Driveway - Concrete	360	SF	\$12.28	\$4,420.80
C14	32 33 24	Relocate Existing Table to New Concrete Pad	5	EA	\$1,794.23	\$8,971.15
C15	32 31 13	Vehicular Gate, Matching Fence Type	2	EA	\$1,429.66	\$2,859.32
C16	32 33 24	Relocate Existing Trash Can to New Concrete Pad	1	EA	\$6,501.68	\$6,501.68
D1	HSDC 4.4	18" Corrugated Polyethylene Storm Drain	1972	LF	\$84.96	\$167,541.12
D2	33 41 00	Storm Drain Catch Basin Box and Frame	24	EA	\$4,474.53	\$107,388.72
D3	33 41 00	4' Storm Drain Manhole	1	EA	\$4,443.88	\$4,443.88
D4	33 41 00	1.5 Inch PVC Storm Drain	33	LF	\$33.74	\$1,113.42
D5	05 53 00	Steel Pedestrian Bridge and New Grate Panel	1	LS	\$7,166.72	\$7,166.72
D6	33 41 00	Storm Drain Inlet with Traffic Rated Solid Lid	1	EA	\$6,298.96	\$6,298.96
D7	33 44 16	Steel Channel with Grate, Boot Entry, and Curb Outlet at Roof Drain Downspout	2	EA	\$7,134.97	\$14,269.94
D8	33 41 00	Modified 53" x 35" Storm Drain Catch Basin	1	EA	\$7,657.20	\$7,657.20
D9	HSDC 4.4	12 Inch HP ADS Pipe	152	LF	\$55.53	\$8,440.56
E1	HP 3	Street Light Box	9	EA	\$279.05	\$2,511.45
E2	HP 3	#2 AWG Aluminum Triplex in 2 Inch PVC Conduit	645	LF	\$29.73	\$19,175.85
E3	HP 7	Street Light 15' LED Decorative Black on Black	11	EA	\$6,547.80	\$72,025.80
E4	HP 3	4 Inch PVC Conduit	50	LF	\$89.34	\$4,467.00
E5	HP 3	3 Inch PVC Conduit with 500 KCMIL	51	LF	\$144.18	\$7,353.18
E6	HP 6	Power Box and Meter Pedestal	1	EA	\$3,329.44	\$3,329.44

Item #	Spec	Item	Quantity	Units	Unit Price	Total
E7	HP 3	3 Inch PVC Conduit with 350 KCMIL Aluminum Triplex	250	LF	\$23.71	\$5,927.50
E8	HP 3	Secondary Box	2	EA	\$362.87	\$725.74
F1	HSDC 5.3	4" Double Yellow Paint Line	249	LF	\$1.35	\$336.15
F2	HSDC 5.3	4" Solid White Paint Line	1,576	LF	\$1.35	\$2,127.60
F3	HSDC 5.3	8" Solid White Paint Line	98	LF	\$2.70	\$264.60
F4	HSDC 5.3	Parallel Parking Striping	1,374	LF	\$0.56	\$769.44
F5	HSDC 5.3	12" Solid White Paint Line	804	LF	\$5.06	\$4,068.24
F6	HSDC 5.3	Left Turn Arrow - Thermoplastic	2	EA	\$562.60	\$1,125.20
F7	HSDC 5.3	Through/Right Turn Arrow - Thermoplastic	2	EA	\$562.60	\$1,125.20
F8	UDOT 02765	12" Solid White Paint Line (UDOT)	299	LF	\$5.06	\$1,512.94
F9	HSDC 5.2.2	30x30 Traffic Sign and 18x6 Plaque	13	EA	\$618.86	\$8,045.18
F10	HSDC 5.2.2	12x18 Traffic Sign	2	EA	\$337.56	\$675.12
F11	HSDC 5.2.2	24x36 Traffic Sign	2	EA	\$562.60	\$1,125.20
F12	HSDC 5.2.1	Street Name Sign	14	EA	\$281.30	\$3,938.20
F13	HSDC 5.2.2	24x12 Traffic Sign	2	EA	\$506.34	\$1,012.68
F14	UDOT 02891	Relocate Ground Mounted Sign (UDOT)	1	EA	\$393.82	\$393.82
F15	UDOT 02891	24x24 Traffic Sign and 2-24x12 Traffic Signs (UDOT)	2	EA	\$787.63	\$1,575.26
F16	HSDC 5.2.2	Curb Paint – Red	941	LF	\$2.81	\$2,644.21
F17	UDOT 02891	30x30 Traffic Sign and 18x6 Plaque (UDOT)	1	EA	\$787.63	\$787.63
G1	UDOT 02741	Hot Mixed Asphalt	2,294	TON	\$128.92	\$295,742.48
G2	UDOT 02721	Untreated Base Course (Plan Quantity)	2,253	CY	\$46.79	\$105,417.87
G3	UDOT 02056	Granular Borrow	3,412	CY	\$42.99	\$146,681.88
G4	31 23 16	Roadway Excavation (Plan Quantity)	6,500	CY	\$16.70	\$108,550.00
G5	31 05 13	Import Borrow	1,000	CY	\$27.05	\$27,050.00
G6	UDOT 02075	Separation Fabric (UDOT)	374	SY	\$5.45	\$2,038.30
I1	33 11 00	8 Inch DR18 PVC C900 Irrigation Water Line	2450	LF	\$47.07	\$115,321.50
I2	33 11 00	6 Inch DR18 PVC C900 Irrigation Water Line	80	LF	\$56.80	\$4,544.00
I3	33 11 00	4 Inch DR18 PVC C900 Irrigation Water Line	50	LF	\$55.94	\$2,797.00
I4	33 11 00	Irrigation Service and Relocate Meter	4	EA	\$1,651.93	\$6,607.72
I5	33 12 16	8 Inch Gate Valve (Irrigation)	15	EA	\$4,688.99	\$70,334.85
I6	33 12 33	Irrigation Service Connection to Existing Meter	6	EA	\$1,643.94	\$9,863.64
I7	33 11 00	8"x8" Cross (Irrigation)	3	EA	\$1,728.13	\$5,184.39
I8	33 11 00	8" x 6" Reducer (Irrigation)	6	EA	\$876.58	\$5,259.48
I9	33 11 00	8" x 4" Reducer (Irrigation)	3	EA	\$906.69	\$2,720.07

Item #	Spec	Item	Quantity	Units	Unit Price	Total
I10	33 11 00	8"x 6" x 6" Tee (Irrigation)	1	EA	\$1,347.93	\$1,347.93
I11	33 11 00	6 Inch - 45 Degree Bend (Irrigation)	8	EA	\$845.23	\$6,761.84
I12	33 11 00	4 Inch - 45 Degree Bend (Irrigation)	6	EA	\$731.90	\$4,391.40
I13	33 12 33	Irrigation Service Connection and Meter	4	EA	\$1,685.33	\$6,741.32
I14	33 12 33	Trenchless Irrigation Service Connection to Meter	4	EA	\$2,814.09	\$11,256.36
I15	33 11 00	8 Inch - 45 Degree Bend (Irrigation)	2	EA	\$1,159.61	\$2,319.22
I16	33 11 00	Air Vac (Irrigation)	1	EA	\$10,939.66	\$10,939.66
I17	33 11 00	4 Inch - 22.5 Degree Bend (Irrigation)	2	EA	\$999.66	\$1,999.32
I18	33 11 00	6 Inch - 22.5 Degree Bend (Irrigation)	4	EA	\$816.48	\$3,265.92
I19	33 11 00	8 Inch - 22.5 Degree Bend (Irrigation)	2	EA	\$988.54	\$1,977.08
I20	33 11 00	4 Inch - 11.25 Degree Bend (Irrigation)	4	EA	\$708.42	\$2,833.68
P1	32 94 23	Tree - Crimson Cloud Hawthorn	9	EA	\$653.17	\$5,878.53
P2	32 94 23	Tree - Tonto Crape Myrtle	12	EA	\$459.61	\$5,515.32
P3	32 94 23	Tree - Glossy Privet	14	EA	\$455.17	\$6,372.38
P4	32 94 23	Tree - Thundercloud Purple-Leaf Plum	9	EA	\$50.14	\$451.26
P5	32 94 23	Shrub - Yellow Ice Plant	8	EA	\$33.15	\$265.20
P6	32 94 23	Shrub - Pink Muhly Grass	17	EA	\$33.20	\$564.40
P7	32 94 23	Shrub - Ballerina Indian Hawthorn	10	EA	\$41.80	\$418.00
P8	32 94 23	Rock Mulch (3" Depth)	17,435	SF	\$1.62	\$28,244.70
P9	32 84 23	Future Irrigation Connection	5	EA	\$247.13	\$1,235.65
P10	32 84 23	New Drip Irrigation Zone	15	EA	\$1,335.35	\$20,030.25
P11	32 94 23	Boulder (2'-3' Diameter)	147	EA	\$151.47	\$22,266.09
P12	32 94 23	Diamond Block Wall	110	LF	\$33.54	\$3,689.40
P13	32 84 23	Irrigation Sleeves Under Driveway	5	EA	\$1,428.20	\$7,141.00
SI	ACSSD 6.9	Adjust Existing Sanitary Sewer Manhole Rim to Grade	5	EA	\$655.26	\$3,276.30
S2	ACSSD 6.9	Replace Existing Sanitary Sewer Manhole Concentric Cone with Low Profile Eccentric Cone	1	EA	\$3,013.90	\$3,013.90
S3	ACSSD 6.13	Adjust Sewer Cleanout to Grade	3	EA	\$476.55	\$1,429.65
S4	ACSSD 6.13	4 Inch Sanitary Sewer Service Line	4	EA	\$2,211.11	\$8,844.44
U1	02 41 13	Remove Existing Storm Drain Pipe	556	LF	\$14.21	\$7,900.76
U2	02 41 13	Remove Existing Storm Drain Structure	9	EA	\$948.00	\$8,532.00
U3	02 41 13	Remove Cone of Abandoned Sanitary Sewer Manhole	6	EA	\$1,193.98	\$7,163.88
U4	02 41 13	Cut and Cap Existing Culinary Water Main	10	EA	\$650.68	\$6,506.80
U5	02 41 13	Cut and Cap Existing Irrigation Water Main	9	EA	\$650.68	\$5,856.12
U6	02 41 13	Remove Existing Valve	12	EA	\$432.10	\$5,185.20
U7	02 41 13	Remove Storm Drain within Excavation Limits	477	LF	\$15.43	\$7,360.11
U8	02 41 13	Remove Overhead Power Line	70	LF	\$119.14	\$8,339.80
U9	02 41 13	Remove Pole, Power Box, and Street Light	1	EA	\$1,787.07	\$1,787.07

Item #	Spec	Item	Quantity	Units	Unit Price	Total
W1	33 11 00	8 Inch DR18 PVC C900 Culinary Water Line	2,645	LF	\$47.15	\$124,711.75
W2	33 11 00	6 Inch DR18 PVC C900 Culinary Water Line	79	LF	\$59.51	\$4,701.29
W3	33 12 16	8 Inch - Gate Valve (Culinary Water)	18	EA	\$4,485.74	\$80,743.32
W4	33 12 33	Water Service (Culinary Water)	6	EA	\$2,512.59	\$15,075.54
W5	33 05 23.35	Trenchless Irrigation Service Connection to Meter	5	EA	\$3,828.54	\$19,142.70
W6	33 12 19	Fire Hydrant Assembly	6	EA	\$9,651.48	\$57,908.88
W7	33 12 33	Water Service and Relocated Meter (Culinary Water)	11	EA	\$2,415.33	\$26,568.63
W8	33 12 33	Water Service and Meter (Culinary Water)	3	EA	\$2,849.14	\$8,547.42
W9	33 11 00	8" x 6" Reducer (Culinary Water)	7	EA	\$895.11	\$6,265.77
W10	33 11 00	8" x 4" Reducer (Culinary Water)	1	EA	\$941.71	\$941.71
W11	33 11 00	6" 45 Degree Bend (Culinary Water)	8	EA	\$847.46	\$6,779.68
W12	33 11 00	8" x 8" Tee (Culinary Water)	3	EA	\$1,985.84	\$5,957.52
W13	33 11 00	8 Inch - 45 Degree Bend (Culinary Water)	4	EA	\$889.52	\$3,558.08
W14	33 11 00	8"x8" Cross (Culinary Water)	3	EA	\$1,947.04	\$5,841.12
W15	33 11 00	Air Vac (Culinary Water)	1	EA	\$11,078.88	\$11,078.88
W16	33 12 19	Connect Existing Fire Hydrant to New Main	1	EA	\$4,377.92	\$4,377.92
W17	33 12 33	Water Service (Culinary Water) and Traffic Rated Meter Box	1	EA	\$2,666.37	\$2,666.37
TOTAL						\$2,689,253.28

***Quantities may be increased or reduced to meet budget, based on unit bid prices.**

**STATE OF UTAH
BID BOND**

KNOW ALL PERSONS BY THESE PRESENTS, That Feller Enterprises, LLC
(Name of Contractor)

523 E. Sunland Drive, Suite B, St. George, UT 84790

(Address)

(hereinafter called the "Principal") and the Merchants National Bonding, Inc. a corporation created and existing under the laws of the State of Iowa, having its principal office in the City of West Des Moines (hereinafter called the "Surety"), are held and firmly bound unto The People of the State of Utah (hereinafter called the "State"), in the full just sum of Five (5%) of Attached Bid, good and lawful money of the United States of America, for the payment of which said sum of money, well and truly to be made and done, the said Principal binds themselves (himself/herself, itself), their (his/her, its) heirs, executors and administrators, successors and assigns, and the said Surety binds itself, its successors and assigns jointly and severally, firmly by these presents:

WHEREAS, the said Principal has submitted to the Hurricane City a proposal for 100 South Reconstruction Project
(Project Description),

and

WHEREAS, under the terms of the Laws of the State of Utah as above indicated, the said Principal has filed or intends to file this bond to guarantee that the Principal will execute all required contract proposal documents and furnish such faithful performance or other bonds as may be required by law in accordance with the terms of the Principal's said proposal.

NOW, THEREFORE, the condition of the foregoing obligation is such, that if the said Principal shall promptly execute and submit, and the City shall accept, all required contract proposal documents including such faithful performance bond or other bonds as may be required by law in accordance with the terms of the Principal's said proposal, then this obligation shall be null and void, otherwise to remain in full force and virtue.

IN TESTIMONY WHEREOF, the said Principal has hereunto set his/her (their, its) hand and the said Surety has caused this instrument to be signed by its authorized officer, the day and year above written.

Signed and delivered this 28th day of September 2026 in the presence of:

Feller Enterprises, LLC

(Company)

[Signature]
(Signature)

Principal

Manager
(Title)

Merchants National Bonding, Inc.

(Company)

By

(Signature)

Surety

Taylor J. Winstead, Attorney-in-Fact

(Title of Authorized Officer)

(The Surety Company shall append a single copy of a statement of its financial condition and a copy of the resolution authorizing the execution of Bonds by officers of the Company to the bond(s).)

STATE OF UTAH
BID BOND

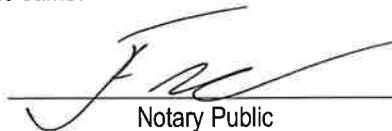
(Acknowledgment of principal, unless it be a corporation)

STATE OF UTAH

ss. :

COUNTY OF Washington

On this 5 day of October 20 26, before me personally came Tyson Fuller to me known and known to me to be the person described in and who executed the foregoing instrument and acknowledged that he/she executed the same.


Notary Public



(Acknowledgment of principal, if a corporation)

STATE OF UTAH

ss. :

COUNTY _____

On this ____ day of _____ 20 __, before me personally came _____ to me known and known to me to be the person, who being by me duly sworn, did depose and say that he/she resides in _____ that he/she is the _____ of _____ the corporation described in and which executed the foregoing instrument; and that he/she signed his/her name thereto by order of the Board of Directors of said Corporation.

Notary Public

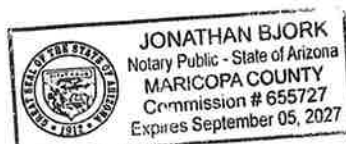
(Acknowledgment of Surety Company)

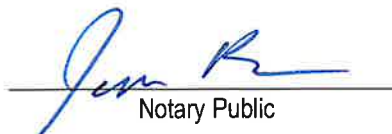
STATE OF ARIZONA

ss. :

COUNTY OF Maricopa

On this 28th day of September 20 26, before me personally came Taylor J. Wilstead to me known and known to me to be the person, who being by me duly sworn, did depose and say that he/she resides in Arizona, that he/she is the Attorney-In-Fact of Merchants National Bonding, Inc. the corporation described in the foregoing instrument; and that he/she signed his/her name thereto by order of the Board of Directors of said Corporation.




Notary Public

MERCHANTS BONDING COMPANY™

POWER OF ATTORNEY

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, and MERCHANTS NATIONAL INDEMNITY COMPANY, an assumed name of Merchants National Bonding, Inc., (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

Alec Kleiner; Christopher D Morrow; Cynthia Kleiner; Jacob Broadbent; Jonathan Bjork; Kaitlyn Sherwood; Taylor J Wilstead

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the By-Laws adopted by the Board of Directors of the Companies.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

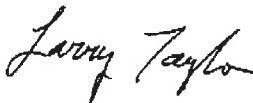
In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner - Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 16th day of June, 2026.

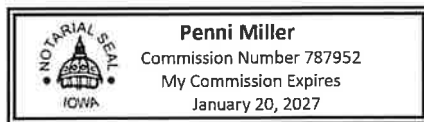


MERCHANTS BONDING COMPANY (MUTUAL)
MERCHANTS NATIONAL BONDING, INC.
MERCHANTS NATIONAL INDEMNITY COMPANY

By 

STATE OF IOWA
COUNTY OF DALLAS ss.

On this 16th day of June, 2026, before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL), MERCHANTS NATIONAL BONDING, INC., and MERCHANTS NATIONAL INDEMNITY COMPANY; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.



(Expiration of notary's commission
does not invalidate this instrument)


Notary Public

I, Elisabeth Sandersfeld, Secretary of MERCHANTS BONDING COMPANY (MUTUAL), MERCHANTS NATIONAL BONDING, INC., and MERCHANTS NATIONAL INDEMNITY COMPANY do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 28th day of September, 2026.




Secretary



Statement of Qualifications

EARTHWORK • UNDERGROUND UTILITIES • SITE DEVELOPMENT

Our Mission

Feller Enterprises provides excavation services through advanced technology, skilled craftsmanship, and a commitment to safety and environmental stewardship. We work to exceed client expectations through practical solutions, timely project delivery, and integrity. Our goal is to build the foundation for our clients' visions while applying responsible practices on every project.

Project Experience

Our experience includes public infrastructure, subdivision development, and commercial construction. The following project portfolio outlines contract values, owners, completion dates, and representative scopes of work.

Industry Recognition

In 2015, Feller Enterprises was nominated for "Contractor of the Year" and recognized among the top 12 contractors by Caterpillar and Rand McNally.

Core Capabilities

- Earthwork, excavation, grading, and site preparation
- Water, sewer, storm drain, and pipeline installation
- Roadway construction and subdivision infrastructure
- Commercial site development and concrete work

Public Infrastructure

PROJECT PORTFOLIO

Canyon View & Watchman Roadway Replacement- Completed 2024

CONTRACT VALUE \$360,812

Owner: Springdale City

Quail To Cottam Pipeline – Completed 2025

CONTRACT VALUE \$3,462,000

Owner: Washington County Water Conservancy District

Toquer Dam – Completed 2024

CONTRACT VALUE \$2,921,167

Owner: Washington County Water Conservancy District

Hurricane City Secondary Water Meters – Completed 2024

CONTRACT VALUE \$1,200,000

Owner: Hurricane City

1,200 individual secondary water meter replacement project

Fossil Falls Park – Completed 3/2024

CONTRACT VALUE \$2,000,000

Owner: St. George City

City Park with all underground utilities, restroom, pathways and volleyball pit

Sand Hollow Dam Pipeline – Completed 2023

CONTRACT VALUE \$650,000

Owner: Washington County Water Conservancy District Installation of new pipeline; 10,600 feet

Public Infrastructure

PROJECT PORTFOLIO / CONTINUED

1250 North Storm Drain- Completed 4/2023

CONTRACT VALUE \$1,197,300

Owner: St. George City

1,900 feet of 18" to 36" Reinforced concrete pipe

Virgin River EWP- Completed 3/2023

CONTRACT VALUE \$1,539,000

Owner: St. George City

38,135 CY of Riprap in the Virgin River

Fort Pierce Sewer - Completed 3/2022

CONTRACT VALUE \$1,734,100

Owner: St. George City

Installed 3,900 feet of 36" sewer at a depth of 12 feet.

Merrill Rd - Completed 2/2020

CONTRACT VALUE \$2,600,000.00

In Washington City for Sunrise Engineering - Rick Snyder 435-652-8450

Installation of new road consisting of 204,000 square feet, also including 5,500 LF of Curb/Gutter and Sidewalk, 9,342 feet of new storm drain, 2,900 feet of Water and 1,850 feet of Sewer.

Sand Hollow Pipeline Phase A - Completed 11/2019

\$1,331,010.64

In Hurricane for Washington County Water Conservancy District, Alpha Engineering - Brent or Todd Gardner 435- 628-6500

The project consisted of installation of approximately 39,400 linear feet of 36" ductile iron pipe with associated fittings, 16 air/vacuum valve assemblies, 8 drain assemblies, a cased crossing of the Southern Parkway, and a tie-in to an existing 30" culinary water line.

Subdivision Development

PROJECT PORTFOLIO

River Trails Townhomes – 42 Townhomes Full Build

CONTRACT VALUE \$16,000,000

Owner: Alan and Tyson Feller & Blackhawk, LLC Dennis Garr 435-619-1481 Complete development buildout - 42 Doors, 70,000 import

Crimson Vistas - Phase 1-4 98 lots

CONTRACT VALUE \$6,500,000

Owner: Kent Stanger 385-444-1984 AT Development 435-619-4031

Sand Hollow Village— Phase 1&2 120 lots

CONTRACT VALUE \$5,300,000

Owner: BBOSHV LLC, - Brock Riding 435-668-6550

Oak Grove Meadows/Oak Grove

Contract Price: \$5,114,000

Owner: Dave Nasal 435- 705-4474

Crimson Ranch Estates – Phase 1&2

CONTRACT VALUE \$4,876,000

Owner: Kent Stanger 385-444-1984, AT Development 435-619-4031

28 Lots, 115,000 yards import, 33,428 overexcavation

Vermilion Vistas Subdivision- 1/3 acre 39 lots

CONTRACT VALUE \$4,100,000

Owner: Kent Stanger and AT Development

Sands Cove Phase 2- Currently under construction

CONTRACT VALUE \$4,041,000

Owner: Academy Construction Lending LC

Subdivision Development

PROJECT PORTFOLIO / CONTINUED

Fire Rock – Phase 1-3 110 lots

CONTRACT VALUE \$3,734,103

Owner: Randy Simonson 435-632-6626

Roadrunner – Phase 3-5 49 lots

CONTRACT VALUE \$2,830,000 Washington

Taylor Built Homes – Robert Smith 801-618-8891

Shadow Cove 98 doors/Iron Hawk 56 doors

Contract Price: \$2,700,000

Owner: Blackhawk, LLC - Dennis Garr 435-619-1481

SLR Washington Fields- Currently under construction

CONTRACT VALUE \$2,605,400

Owner: Property Reserve Inc. 264,000 cubic yards of Import

Majestic Hills – 45 lots

CONTRACT VALUE \$2,300,000 Washington

Immaculate Homes

The Rim at Foremaster Ridge– Phases 3-5

CONTRACT VALUE \$1,862,000

St. George Foremaster, LLC

62 Lots, 72,000 cut/export.

Clara Crossing Subdivision- Phase 1

CONTRACT VALUE \$860,488

Owner: Neil Walter

Liberty Lane – 10 lots

CONTRACT VALUE \$750,000

Owner: Hoopes Construction 435-229-0485 10 Lots, 21,000 CY Import

Commercial Projects

PROJECT PORTFOLIO

Sienna Hills Auto Mall – Completed 2/2024

CONTRACT VALUE \$2,912,795

Owner: Boyd Martin Construction – Adrian Charbonnet 702-454-9731 13 Commercial lots, with all underground utilities

Zion Weeping Buffalo Phase 2- Completed 02/2024

CONTRACT VALUE \$3,904,184

Owner: Zion Sunset Holding LLC, - Jared Westoff 435-313-6527

30,000 CY Site Grading, 270,000 SF of asphalt and road base, 36,000 feet of underground pipe ranging from 2" water up to 12" irrigation, and 4" to 10" sewer, with over 230 sewer cleanouts and water frost-free taps for RV camp sites.

Zion Wildflower Resort Phase 2- Completed 9/2022

CONTRACT VALUE \$760,206

Owner: Zion Sunset Holding LLC – Jared Westoff 435-313-6527 28 Sites, 14,500 CY onsite cut/fill

Tagg-n-Go – Santa Clara/Harmons – Completed 9/2021

\$448,126.40

In Santa Clara for Chapman Construction 435-628-4409

Performed all excavation, installed underground utilities, sewer, storm drain, U-channel transition to 3' rock lined ditch, Concrete trenching, footings, Flat work, vacuum columns, parking lot, sidewalk, curb and gutter, and trash enclosure pad of new car wash.

Tagg-n-Go – Hurricane Walmart – Completed 8/2021

\$373,665.00

In Hurricane for Chapman Construction 435-628-4409

Installed Concrete trenching, footings, Flat work, vacuum columns, parking lot, sidewalk, curb/gutter and trash enclosure with wall of new car wash.

Key Personnel

Tyson Feller – Owner

tyson@fellerent.com

Experience: 25 Years

Tyson Feller has over 25 years of experience in the construction industry with extensive knowledge of underground utilities, earthwork, grading, and project management. As Owner, he oversees company operations, estimating, project planning, client relations, and quality control. His leadership ensures projects are completed safely, efficiently, and to the highest standards.

Chad Miller – Superintendent

chad@fellerent.com

Experience: 15 Years as Foreman | 10 Years as Laborer | 3 Years as Superintendent

Chad Miller has progressed through every level of field operations, beginning as a laborer, advancing to foreman, and now serving as Superintendent. His experience provides a strong understanding of project scheduling, crew management, equipment coordination, quality control, and maintaining safe and productive job sites.

Trumbull Bundy – Project Manager

trumbull@fellerent.com

Experience: 3 Years

Trumbull Bundy serves as Project Manager and is responsible for coordinating projects from start to finish. His duties include scheduling, subcontractor coordination, budgeting, client communication, document management, and ensuring projects are completed on time and within budget.

Jennifer Whitlatch – Safety Manager

Experience: 1 Year

Jennifer Whitlatch oversees the company's safety program and works to ensure compliance with all applicable safety regulations. She conducts safety meetings, inspections, training, and documentation while promoting a culture of safety throughout all company operations.

Anthony Martinez – Underground Foreman

Experience: 6 Years

Anthony Martinez has six years of experience supervising underground utility construction crews. He is experienced in water, sewer, and storm drain installation, coordinating daily field activities, maintaining quality workmanship, and ensuring projects are completed safely and efficiently.

References & Resources

Phil Giles

Engineer – Main Line Engineering 435-669-4810
pgiles@mailine-eng.com

Randy Johnson

Project Manager- Washington County Water Conservancy District
435-668-7033
randy@wcwcd.org

Dustin Garr

New Wave Construction
435-375-4205
dustin@newwaveconstruction.com

Kent Stanger

Land Developer 385-444-1984
skicyclist@outlook.com

Lance Smith

Engineer- NRCS 435-272-3860
Lance.smith@smithcivil.com

Rhett Beazer

Engineer- Alpha Engineering 435-704-1878
Rhettbeazer@alphaengineering.com

Glen Carnahan

Engineer- Alpha Engineering 435-628-6500
alphaengineering.com

Dennis Garr

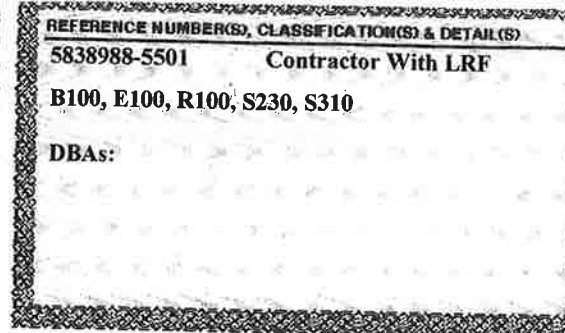
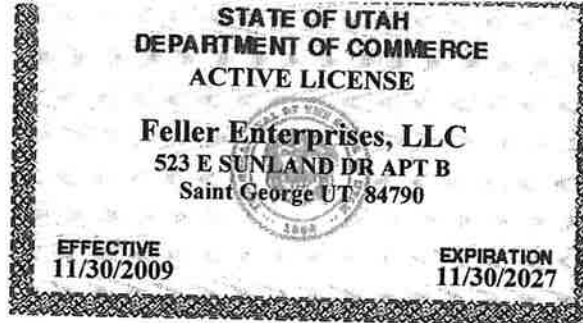
General Contractor 435-619-1481
garr@ifox.com

Equipment Fleet

Equipment	Quantity	Equipment	Quantity
Cat 336	4	Cat 352	3
Cat 325	3	Cat Mini	ex
Water Truck	5	Blade	2
Loaders	5	Semis	7
Dump Trucks	2	Sweeper Truck	1
Vac	Trailer		

Subcontractors & Vendors

Subcontractor: Western Rock Vendors: Ferguson Waterworks; Geneva Pipe Company



IMPORTANT LICENSURE REMINDERS:

- Your license is valid until the expiration date listed on this form.
- Please note the address listed below. This is your public address of record for the division, and all future correspondence from the division will be mailed to this address. If you move, it is your responsibility to notify us directly of the change. Maintaining your current address with us is the easiest way to ensure continuous licensure.
- This license has been issued to the business entity. Any change in the license's original entity structure requires a new license (i.e. DBA to a Corporation, etc.). Please contact the division before you make such changes.

FELLER ENTERPRISES, LLC
523 E SUNLAND DR APT B
SAINT GEORGE UT 84790

Please visit our web site at
www.dopl.utah.gov should you have any
questions in the future.

**STATE OF UTAH
DEPARTMENT OF COMMERCE
DIVISION OF PROFESSIONAL LICENSING
ACTIVE LICENSE**

EFFECTIVE DATE: 11/30/2009
EXPIRATION DATE: 11/30/2027
ISSUED TO: Feller Enterprises, LLC
523 E SUNLAND DR APT B
Saint George UT 84790



REFERENCE NUMBER(S), CLASSIFICATION(S) & DETAIL(S)

5838988-5501 Contractor With LRF

DBAs:

B100, E100, R100, S230, S310

ID		Task Mode	Task Name	Duration	Start	Finish	Predecessors	October 2026							November 2026					December 2026					January 2027					February 2027					March 2027			
								27	2	7	12	17	22	27	1	6	11	16	21	26	1	6	11	16	21	26	31	5	10	15	20	25	30	4	9	14	19	24
1			Hurricane 100 West	66 days	Tue 12/1/26	Tue 3/2/27																																
2																																						
3			MOBILIZATION	2 days	Tue 12/1/26	Wed 12/2/26																																
4			TRAFFIC CONTROL, SWPPP, STAKING	5 days	Thu 12/3/26	Wed 12/9/26	3																															
5			REMOVALS	13 days	Thu 12/10/26	Mon 12/28/26	4																															
6			CHRISTMAS BREAK	10 days	Mon 12/21/26	Fri 1/1/27																																
7			INSTALL STORM DRAIN	9 days	Mon 1/4/27	Thu 1/14/27	6																															
8			INSTALL WATER	16 days	Fri 1/15/27	Fri 2/5/27	7																															
9			INSTALL IRRIGATION	8 days	Fri 1/15/27	Tue 1/26/27																																
10			INSTALL ELECTRICAL	14 days	Wed 1/27/27	Mon 2/15/27	9																															
11			INSTALL LANDSCAPING	9 days	Tue 2/16/27	Fri 2/26/27	10																															
12			INSTALL HARDSCAPES	26 days	Thu 1/21/27	Thu 2/25/27																																
13			DEMOBILIZE	2 days	Mon 3/1/27	Tue 3/2/27	11																															

Project: 100 WEST HURRICANE
Date: Mon 10/5/26

Task

Split

Milestone

Summary

Project Summary

Inactive Task

Inactive Milestone

Inactive Summary

Manual Task

Duration-only

Manual Summary Rollup

Manual Summary

Start-only

Finish-only

External Tasks

External Milestone

Deadline

Progress

Manual Progress

Page 1

BID

Proposal of INTERSTATE ROCK PRODUCTS (hereinafter called "Bidder"), organized and existing under the laws of the State of UT doing business as a CORPORATION. To the Hurricane City (hereinafter called "OWNER").

In compliance with your Advertisement for Bids, Bidder hereby proposes to perform all WORK for the construction of the 100 South Reconstruction Project, in strict accordance with the CONTRACT DOCUMENTS, within the time set forth therein, and at the prices stated below.

By submission of this BID, each BIDDER certifies, and in the case of a joint BID each party thereto certifies as to his own organization, that this BID has been arrived at independently without consultation, communication or agreement as to any matter relating to this BID with and other BIDDER or with any competitor.

BIDDER hereby agrees to commence WORK under this contract within on 11/16, 2026, and to fully complete the PROJECT on or before MAY 21, 2027. Bidder further agrees to pay as liquidated damages, the sum of \$250.00 for each consecutive calendar day thereafter as provided in Section 15 of the General Conditions.

BIDDER acknowledges receipt of the following ADDENDUM:

KB Addendum No. # 1 Dated 9/15/26

KB Addendum No. # 2 Dated 9/18/26

KB # 3 9/28/26

100 South Reconstruction

Bidder agrees to perform all the work described in the CONTRACT DOCUMENTS for the following unit or lump sum prices.

NOTE – Payment to the Contractor: The Contractor is hereby advised that partial payments will be made monthly and that the final payment will be made within 30 days following the completion of all work specified.

All bids shall be checked for mathematical errors by the Engineer. If errors have been made in the extensions of the figures, it will be assumed that the unit prices are correct and the total amounts will be revised to reflect the corrections.

LS = Lump Sum; EA = Each
 LF = Lineal Feet SY = Square Yard
 Funding for this project is by Hurricane City

BID SCHEDULE 100 South Reconstruction Hurricane City Streets

Item #	Spec	Item	Quantity	Units	Unit Price	Total
A1	01 71 13	Contractor Mobilization & Administration	1	LS	88,100 ⁻	88,100 ⁻
A2	HSDC 2.5	Traffic Control	1	LS	26,600 ⁻	26,600 ⁻
A3	01 57 00	SWPPP	1	LS	11,900 ⁻	11,900 ⁻
A4	01 71 23	Construction Survey	1	LS	42,400 ⁻	42,400 ⁻
A5	31 11 00	Clearing and Grubbing	1	LS	1,450 ⁻	1,450 ⁻
A6	HSDC 4.5.15	Adjust Valves and Manholes to Grade	1	LS	12,200 ⁻	12,200 ⁻
A7	HSDC 2.10	Reset Class I Centerline Monument	5	EA	2,200 ⁻	11,000 ⁻
B1	02 41 14	Remove Asphalt	95,729	SF	0.28	26,804 ¹²
B2	02 41 14	Remove Concrete Curb and Gutter, Sidewalk, and Flatwork.	16,413	SF	0.25	4,103 ²⁵
B3	02 41 13	Remove Chain Link Fence	479	LF	640	3,065 ⁶⁰
B4	02 41 13	Remove Block Fence	1	LF	1,450 ⁻	1,450 ⁻
B5	02 41 13	Remove Picket Fence	50	LF	930	465 ⁻
B6	02 41 13	Remove Barbed Wire Fence	60	LF	410	246 ⁻
B7	02 41 13	Remove Mailbox	3	EA	350 ⁻	1050 ⁻
B8	32 01 07	Remove and Salvage Traffic Sign to City	14	EA	120 ⁻	1,680 ⁻
B9	32 01 07	Remove and Salvage Gate to City	2	EA	170 ⁻	340 ⁻
B10	32 01 07	Remove Bollard	1	EA	270 ⁻	270 ⁻
B11	31 11 00	Remove Tree	3	EA	2,350 ⁻	7,050 ⁻

Item #	Spec	Item	Quantity	Units	Unit Price	Total
B12	UDOT 02765	Remove Parking Space Lines	407	LF	290	1,180 ³⁰
B13	02 41 14	Remove Concrete Curb	14	LF	175	24 ⁵⁰
B14	02 41 13	Remove Landscape Wall	32	LF	360	115 ²⁰
B15	02 41 13	Remove Pedestrian Gate	1	EA	87 ⁵⁰	87 ⁵⁰
B16	02 41 13	Remove Vehicular Gate	2	EA	87 ⁵⁰	175 ⁻
C1	HSDC 4.8	30 Inch Curb and Gutter – Concrete	3,999	LF	35 ⁻	139,965 ⁻
C2	HSDC 4.8	Driveway - Concrete	9,077	SF	11 ⁺	99,847 ⁻
C3	HSDC 4.8	Sidewalk - Concrete	14,797	SF	6 ⁶⁰	97,660 ²⁰
C4	HSDC 4.8	Perpendicular Pedestrian Curb Ramp	26	EA	1,850 ⁻	48,100 ⁻
C5	HSDC 4.8	Parallel Pedestrian Curb Ramp	2	EA	2,250 ⁻	4,500 ⁻
C6	HSDC 4.8	Concrete "A" Curb	213	LF	30 ⁵⁰	6,496 ⁵⁰
C7	HSDC 4.8	Standard 8' Cross Gutter	1,267	SF	16 ⁵⁰	20,905 ⁵⁰
C8	HSDC 4.8	4" Thick Concrete Flatwork	818	SF	6 ⁶⁰	5,398 ⁶⁰
C9	32 31 13	4' Chainlink Fence	400	LF	34 ⁵⁰	13,800 ⁻
C10	32 31 13	Pedestrian Gate, Matching Fence Type	1	EA	580 ⁻	580 ⁻
C11	32 31 13	6' Chainlink Fence with Privacy Slats	84	LF	44 ⁵⁰	3,738 ⁻
C12	32 01 10	Relocate Existing Gate	1	EA	1,100 ⁻	1,100 ⁻
C13	HSDC 4.8	Drop Driveway - Concrete	360	SF	11 ⁻	3,960 ⁻
C14	32 33 24	Relocate Existing Table to New Concrete Pad	5	EA	370 ⁻	1,850 ⁻
C15	32 31 13	Vehicular Gate, Matching Fence Type	2	EA	1,400 ⁻	2,800 ⁻
C16	32 33 24	Relocate Existing Trash Can to New Concrete Pad	1	EA	370 ⁻	370 ⁻
D1	HSDC 4.4	18" Corrugated Polyethylene Storm Drain	1972	LF	95 ⁻	187,340 ⁻
D2	33 41 00	Storm Drain Catch Basin Box and Frame	24	EA	5,400 ⁻	129,600 ⁻
D3	33 41 00	4' Storm Drain Manhole	1	EA	6,000 ⁻	6,000 ⁻
D4	33 41 00	1.5 Inch PVC Storm Drain	33	LF	87 ⁻	2,871 ⁻
D5	05 53 00	Steel Pedestrian Bridge and New Grate Panel	1	LS	3,600 ⁻	3,600 ⁻
D6	33 41 00	Storm Drain Inlet with Traffic Rated Solid Lid	1	EA	6,200 ⁻	6,200 ⁻
D7	33 44 16	Steel Channel with Grate, Boot Entry, and Curb Outlet at Roof Drain Downspout	2	EA	4,700 ⁻	9,400 ⁻
D8	33 41 00	Modified 53" x 35" Storm Drain Catch Basin	1	EA	7,250 ⁻	7,250 ⁻
D9	HSDC 4.4	12 Inch HP ADS Pipe	152	LF	110 ⁻	16,720 ⁻
E1	HP 3	Street Light Box	9	EA	290 ⁻	2,610 ⁻
E2	HP 3	#2 AWG Aluminum Triplex in 2 Inch PVC Conduit	645	LF	31 ⁻	19,995 ⁻
E3	HP 7	Street Light 15' LED Decorative Black on Black	11	EA	6,800 ⁻	74,800 ⁻
E4	HP 3	4 Inch PVC Conduit	50	LF	92 ⁵⁰	4,625 ⁻
E5	HP 3	3 Inch PVC Conduit with 500 KCMIL	51	LF	150 ⁻	7,650 ⁻
E6	HP 6	Power Box and Meter Pedestal	1	EA	3,450 ⁻	3,450 ⁻

Item #	Spec	Item	Quantity	Units	Unit Price	Total
E7	HP 3	3 Inch PVC Conduit with 350 KCMIL Aluminum Triplex	250	LF	24.50	6,125.00
E8	HP 3	Secondary Box	2	EA	380.00	760.00
F1	HSDC 5.3	4" Double Yellow Paint Line	249	LF	0.49	122.01
F2	HSDC 5.3	4" Solid White Paint Line	1,576	LF	0.24	378.24
F3	HSDC 5.3	8" Solid White Paint Line	98	LF	0.49	48.02
F4	HSDC 5.3	Parallel Parking Striping	1,374	LF	0.52	714.48
F5	HSDC 5.3	12" Solid White Paint Line	804	LF	0.76	611.04
F6	HSDC 5.3	Left Turn Arrow - Thermoplastic	2	EA	350.00	700.00
F7	HSDC 5.3	Through/Right Turn Arrow - Thermoplastic	2	EA	520.00	1,040.00
F8	UDOT 02765	12" Solid White Paint Line (UDOT)	299	LF	0.76	227.24
F9	HSDC 5.2.2	30x30 Traffic Sign and 18x6 Plaque	13	EA	320.00	4,160.00
F10	HSDC 5.2.2	12x18 Traffic Sign	2	EA	230.00	460.00
F11	HSDC 5.2.2	24x36 Traffic Sign	2	EA	290.00	580.00
F12	HSDC 5.2.1	Street Name Sign	14	EA	580.00	8,120.00
F13	HSDC 5.2.2	24x12 Traffic Sign	2	EA	260.00	520.00
F14	UDOT 02891	Relocate Ground Mounted Sign (UDOT)	1	EA	580.00	580.00
F15	UDOT 02891	24x24 Traffic Sign and 2-24x12 Traffic Signs (UDOT)	2	EA	700.00	1,400.00
F16	HSDC 5.2.2	Curb Paint - Red	941	LF	1.10	1,035.10
F17	UDOT 02891	30x30 Traffic Sign and 18x6 Plaque (UDOT)	1	EA	700.00	700.00
G1	UDOT 02741	Hot Mixed Asphalt	2,294	TON	97.50	223,665.00
G2	UDOT 02721	Untreated Base Course (Plan Quantity)	2,253	CY	43.00	96,879.00
G3	UDOT 02056	Granular Borrow	3,412	CY	38.00	129,656.00
G4	31 23 16	Roadway Excavation (Plan Quantity)	6,500	CY	25.00	162,500.00
G5	31 05 13	Import Borrow	1,000	CY	1.00	1,000.00
G6	UDOT 02075	Separation Fabric (UDOT)	374	SY	220.00	82,280.00
I1	33 11 00	8 Inch DR18 PVC C900 Irrigation Water Line	2450	LF	61.50	150,675.00
I2	33 11 00	6 Inch DR18 PVC C900 Irrigation Water Line	80	LF	51.00	4,080.00
I3	33 11 00	4 Inch DR18 PVC C900 Irrigation Water Line	50	LF	82.00	4,100.00
I4	33 11 00	Irrigation Service and Relocate Meter	4	EA	2,000.00	8,000.00
I5	33 12 16	8 Inch Gate Valve (Irrigation)	15	EA	4,000.00	60,000.00
I6	33 12 33	Irrigation Service Connection to Existing Meter	6	EA	1,200.00	7,200.00
I7	33 11 00	8"x8" Cross (Irrigation)	3	EA	1,700.00	5,100.00
I8	33 11 00	8" x 6" Reducer (Irrigation)	6	EA	1,600.00	9,600.00
I9	33 11 00	8" x 4" Reducer (Irrigation)	3	EA	1,400.00	4,200.00

Item #	Spec	Item	Quantity	Units	Unit Price	Total
I10	33 11 00	8"x 6" x 6" Tee (Irrigation)	1	EA	3800	\$ 3,800.00
I11	33 11 00	6 Inch - 45 Degree Bend (Irrigation)	8	EA	1300	\$ 10,400.00
I12	33 11 00	4 Inch - 45 Degree Bend (Irrigation)	6	EA	1150	\$ 6,900.00
I13	33 12 33	Irrigation Service Connection and Meter	4	EA	2700	\$ 10,800.00
I14	33 12 33	Trenchless Irrigation Service Connection to Meter	4	EA	1950	\$ 7,800.00
I15	33 11 00	8 Inch - 45 Degree Bend (Irrigation)	2	EA	1450	\$ 2,900.00
I16	33 11 00	Air Vac (Irrigation)	1	EA	8250	\$ 8,250.00
I17	33 11 00	4 Inch - 22.5 Degree Bend (Irrigation)	2	EA	660	\$ 1,320.00
I18	33 11 00	6 Inch - 22.5 Degree Bend (Irrigation)	4	EA	1150	\$ 4,600.00
I19	33 11 00	8 Inch - 22.5 Degree Bend (Irrigation)	2	EA	1300	\$ 2,600.00
I20	33 11 00	4 Inch - 11.25 Degree Bend (Irrigation)	4	EA	650	\$ 2,600.00
P1	32 94 23	Tree - Crimson Cloud Hawthorn	9	EA	640	\$ 5,760.00
P2	32 94 23	Tree - Tonto Crape Myrtle	12	EA	450	\$ 5,400.00
P3	32 94 23	Tree - Glossy Privet	14	EA	450	\$ 6,300.00
P4	32 94 23	Tree - Thundercloud Purple-Leaf Plum	9	EA	41	\$ 369.00
P5	32 94 23	Shrub - Yellow Ice Plant	8	EA	32.50	\$ 260.00
P6	32 94 23	Shrub - Pink Muhly Grass	17	EA	32.50	\$ 552.50
P7	32 94 23	Shrub - Ballerina Indian Hawthorn	10	EA	41.00	\$ 410.00
P8	32 94 23	Rock Mulch (3" Depth)	17,435	SF	1.55	\$ 27,024.25
P9	32 84 23	Future Irrigation Connection	5	EA	210	\$ 1,050.00
P10	32 84 23	New Drip Irrigation Zone	15	EA	1300	\$ 19,500.00
P11	32 94 23	Boulder (2'-3' Diameter)	147	EA	150	\$ 22,050.00
P12	32 94 23	Diamond Block Wall	110	LF	44.50	\$ 4,895.00
P13	32 84 23	Irrigation Sleeves Under Driveway	5	EA	1400	\$ 7,000.00
SI	ACSSD 6.9	Adjust Existing Sanitary Sewer Manhole Rim to Grade	5	EA	1100	\$ 5,500.00
S2	ACSSD 6.9	Replace Existing Sanitary Sewer Manhole Concentric Cone with Low Profile Eccentric Cone	1	EA	2400	\$ 2,400.00
S3	ACSSD 6.13	Adjust Sewer Cleanout to Grade	3	EA	640	\$ 1,920.00
S4	ACSSD 6.13	4 Inch Sanitary Sewer Service Line	4	EA	2400	\$ 9,600.00
U1	02 41 13	Remove Existing Storm Drain Pipe	556	LF	36	\$ 20,016.00
U2	02 41 13	Remove Existing Storm Drain Structure	9	EA	1650	\$ 14,850.00
U3	02 41 13	Remove Cone of Abandoned Sanitary Sewer Manhole	6	EA	1600	\$ 9,600.00
U4	02 41 13	Cut and Cap Existing Culinary Water Main	10	EA	930	\$ 9,300.00
U5	02 41 13	Cut and Cap Existing Irrigation Water Main	9	EA	2500	\$ 22,500.00
U6	02 41 13	Remove Existing Valve	12	EA	490	\$ 5,880.00
U7	02 41 13	Remove Storm Drain within Excavation Limits	477	LF	35.50	\$ 16,933.50
U8	02 41 13	Remove Overhead Power Line	70	LF	23.50	\$ 1,645.00
U9	02 41 13	Remove Pole, Power Box, and Street Light	1	EA	4650	\$ 4,650.00

Item #	Spec	Item	Quantity	Units	Unit Price	Total
W1	33 11 00	8 Inch DR18 PVC C900 Culinary Water Line	2,645	LF	60.50	\$160,022.50
W2	33 11 00	6 Inch DR18 PVC C900 Culinary Water Line	79	LF	97.00	\$7,663.00
W3	33 12 16	8 Inch - Gate Valve (Culinary Water)	18	EA	3750	\$67,500.00
W4	33 12 33	Water Service (Culinary Water)	6	EA	1950	\$11,700.00
W5	33 05 23.35	Trenchless Irrigation Service Connection to Meter	5	EA	1850	\$9,250.00
W6	33 12 19	Fire Hydrant Assembly	6	EA	9150	\$54,900.00
W7	33 12 33	Water Service and Relocated Meter (Culinary Water)	11	EA	1150	\$12,650.00
W8	33 12 33	Water Service and Meter (Culinary Water)	3	EA	2100	\$6,300.00
W9	33 11 00	8" x 6" Reducer (Culinary Water)	7	EA	1700	\$11,900.00
W10	33 11 00	8" x 4" Reducer (Culinary Water)	1	EA	1350	\$1,350.00
W11	33 11 00	6" 45 Degree Bend (Culinary Water)	8	EA	1300	\$10,400.00
W12	33 11 00	8" x 8" Tee (Culinary Water)	3	EA	2250	\$6,750.00
W13	33 11 00	8 Inch - 45 Degree Bend (Culinary Water)	4	EA	1450	\$5,800.00
W14	33 11 00	8"x8" Cross (Culinary Water)	3	EA	2000	\$6,000.00
W15	33 11 00	Air Vac (Culinary Water)	1	EA	8250	\$8,250.00
W16	33 12 19	Connect Existing Fire Hydrant to New Main	1	EA	5500	\$5,500.00
W17	33 12 33	Water Service (Culinary Water) and Traffic Rated Meter Box	1	EA	1950	\$1,950.00
TOTAL						\$2745,918.15

*Quantities may be increased or reduced to meet budget, based on unit bid prices.



INTERSTATE ROCK PRODUCTS

General Building & Engineering Contractor

4252000000
Hurricane, UT 84737
Phone: (435) 635-2811
Fax: (435) 635-2811

To:	Hurricane City	Contact:	
Address:	174 North 870 West Hurricane, UT 84737	Phone:	(435) 635-2811
		Email:	
Project Name:	100 S Reconstruction Project	Bid Number:	
Project Location:	Hurricane, UT	Bid Date:	10/6/2026
Addendum #:	1		

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
A01	Contractor Mobilization & Administration	1.00	LS	\$88,100.00	\$88,100.00
A02	Traffic Control	1.00	LS	\$26,600.00	\$26,600.00
A03	SWPPP	1.00	LS	\$11,900.00	\$11,900.00
A04	Construction Survey	1.00	LS	\$42,400.00	\$42,400.00
A05	Clearing and Grubbing	1.00	LS	\$1,450.00	\$1,450.00
A06	Adjust Valves and Manholes to Grade	1.00	LS	\$12,200.00	\$12,200.00
A07	Reset Class I Centerline Monument	5.00	EACH	\$2,200.00	\$11,000.00
B01	Remove Asphalt	95,729.00	SF	\$0.28	\$26,804.12
B02	Remove Concrete Curb and Gutter, Sidewalk, and Flatwork.	16,413.00	SF	\$0.25	\$4,103.25
B03	Remove Chain Link Fence	479.00	LF	\$6.40	\$3,065.60
B04	Remove Block Fence	1.00	LS	\$1,450.00	\$1,450.00
B05	Remove Picket Fence	50.00	LF	\$9.30	\$465.00
B06	Remove Barbed Wire Fence	60.00	LF	\$4.10	\$246.00
B07	Remove Mailbox	3.00	EACH	\$350.00	\$1,050.00
B08	Remove and Salvage Traffic Sign to City	14.00	EACH	\$120.00	\$1,680.00
B09	Remove and Salvage Gate to City	2.00	EACH	\$170.00	\$340.00
B10	Remove Bollard	1.00	EACH	\$270.00	\$270.00
B11	Remove Tree	3.00	EACH	\$2,350.00	\$7,050.00
B12	Remove Parking Space Lines	407.00	LF	\$2.90	\$1,180.30
B13	Remove Concrete Curb	14.00	LF	\$1.75	\$24.50
B14	Remove Landscape Wall	32.00	LF	\$3.60	\$115.20
B15	Remove Pedestrian Gate	1.00	EACH	\$87.50	\$87.50
B16	Remove Vehicular Gate	2.00	EACH	\$87.50	\$175.00
C01	30 Inch Curb And Gutter – Concrete	3,999.00	LF	\$35.00	\$139,965.00
C02	Driveway - Concrete	9,077.00	SF	\$11.00	\$99,847.00
C03	Sidewalk - Concrete	14,797.00	SF	\$6.60	\$97,660.20
C04	Perpendicular Pedestrian Curb Ramp	26.00	EACH	\$1,850.00	\$48,100.00
C05	Parallel Pedestrian Curb Ramp	2.00	EACH	\$2,250.00	\$4,500.00
C06	Concrete "A" Curb	213.00	LF	\$30.50	\$6,496.50

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
C07	Standard 8' Cross Gutter	1,267.00	SF	\$16.50	\$20,905.50
C08	4" Thick Concrete Flatwork	818.00	SF	\$6.60	\$5,398.80
C09	4' Chainlink Fence	400.00	LF	\$34.50	\$13,800.00
C10	Pedestrian Gate, Matching Fence Type	1.00	EACH	\$580.00	\$580.00
C11	6' Chainlink Fence with Privacy Slats	84.00	LF	\$44.50	\$3,738.00
C12	Relocate Existing Gate	1.00	EACH	\$1,100.00	\$1,100.00
C13	Drop Driveway - Concrete	360.00	SF	\$11.00	\$3,960.00
C14	Relocate Existing Table To New Concrete Pad	5.00	EACH	\$370.00	\$1,850.00
C15	Vehicular Gate, Matching Fence Type	2.00	EACH	\$1,400.00	\$2,800.00
C16	Relocate Existing Trash Can To New Concrete Pad	1.00	EACH	\$370.00	\$370.00
D01	18" Corrugated Polyethylene Storm Drain	1,972.00	LF	\$95.00	\$187,340.00
D02	Storm Drain Catch Basin Box and Frame	24.00	EACH	\$5,400.00	\$129,600.00
D03	4' Storm Drain Manhole	1.00	EACH	\$6,000.00	\$6,000.00
D04	1.5 Inch PVC Storm Drain	33.00	LF	\$87.00	\$2,871.00
D05	Steel Pedestrian Bridge And New Grate Panel	1.00	LS	\$3,600.00	\$3,600.00
D06	Storm Drain Inlet with Traffic Rated Solid Lid	1.00	EACH	\$6,200.00	\$6,200.00
D07	Steel Channel With Grate, Boot Entry, And Curb Outlet At Roof Drain Downspout	2.00	EACH	\$4,700.00	\$9,400.00
D08	Modified 53" X 35" Storm Drain Catch Basin	1.00	EACH	\$7,250.00	\$7,250.00
D09	12 Inch HP ADS Pipe	152.00	LF	\$110.00	\$16,720.00
E01	Street Light Box	9.00	EACH	\$290.00	\$2,610.00
E02	#2 AWG Aluminum Triplex in 2 Inch PVC Conduit	645.00	LF	\$31.00	\$19,995.00
E03	Street Light 15' LED Decorative Black on Black	11.00	EACH	\$6,800.00	\$74,800.00
E04	4 Inch PVC Conduit	50.00	LF	\$92.50	\$4,625.00
E05	Inch PVC Conduit with 500 KCMIL	51.00	LF	\$150.00	\$7,650.00
E06	Power Box and Meter Pedestal	1.00	EACH	\$3,450.00	\$3,450.00
E07	3 Inch PVC Conduit with 300 KCMIL	250.00	LF	\$24.50	\$6,125.00
E08	Secondary Box	2.00	EACH	\$380.00	\$760.00
F01	4" Double Yellow Paint Line	249.00	LF	\$0.49	\$122.01
F02	4" Solid White Paint Line	1,576.00	LF	\$0.24	\$378.24
F03	8" Solid White Paint Line	98.00	LF	\$0.49	\$48.02
F04	Parallel Parking Striping	1,374.00	LF	\$0.52	\$714.48
F05	12" Solid White Paint Line	804.00	LF	\$0.76	\$611.04
F06	Left Turn Arrow - Thermoplastic	2.00	EACH	\$350.00	\$700.00
F07	Through/Right Turn Arrow - Thermoplastic	2.00	EACH	\$520.00	\$1,040.00
F08	12" Solid White Paint Line (UDOT)	299.00	LF	\$0.76	\$227.24
F09	30x30 Traffic Sign and 18x6 Plaque	13.00	EACH	\$320.00	\$4,160.00
F10	12x18 Traffic Sign	2.00	EACH	\$230.00	\$460.00
F11	24x36 Traffic Sign	2.00	EACH	\$290.00	\$580.00
F12	Street Name Sign	14.00	EACH	\$580.00	\$8,120.00
F13	24x12 Traffic Sign	2.00	EACH	\$260.00	\$520.00
F14	Relocate Ground Mounted Sign (UDOT)	1.00	EACH	\$580.00	\$580.00
F15	24x24 Traffic Sign and 2-24x12 Traffic Signs (UDOT)	2.00	EACH	\$700.00	\$1,400.00

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
F16	Curb Paint – Red	941.00	LF	\$1.10	\$1,035.10
F17	30x30 Traffic Sign and 18x6 Plaque (UDOT)	1.00	EACH	\$700.00	\$700.00
G01	Hot Mixed Asphalt	2,294.00	TON	\$97.50	\$223,665.00
G02	Untreated Base Course (Plan Quantity)	2,253.00	CY	\$43.00	\$96,879.00
G03	Granular Borrow	3,412.00	CY	\$38.00	\$129,656.00
G04	Roadway Excavation (Plan Quantity)	6,500.00	CY	\$25.00	\$162,500.00
G05	Import Borrow	1,000.00	CY	\$1.00	\$1,000.00
G06	Separation Fabric (UDOT)	374.00	SY	\$2.20	\$822.80
I01	8 Inch DR18 PVC C900 Irrigation Water Line	2,450.00	LF	\$61.50	\$150,675.00
I02	6 Inch DR18 PVC C900 Irrigation Water Line	80.00	LF	\$51.00	\$4,080.00
I03	4 Inch DR18 PVC C900 Irrigation Water Line	50.00	LF	\$82.00	\$4,100.00
I04	Irrigation Service And Relocate Meter	4.00	EACH	\$2,000.00	\$8,000.00
I05	8 Inch Gate Valve (Irrigation)	15.00	EACH	\$4,000.00	\$60,000.00
I06	Irrigation Service Connection To Existing Meter	6.00	EACH	\$1,200.00	\$7,200.00
I07	8"x8" Cross (Irrigation)	3.00	EACH	\$1,700.00	\$5,100.00
I08	8" X 6" Reducer (Irrigation)	6.00	EACH	\$1,600.00	\$9,600.00
I09	8" X 4" Reducer (Irrigation)	3.00	EACH	\$1,400.00	\$4,200.00
I10	8"x 6" X 6" Tee (Irrigation)	1.00	EACH	\$3,800.00	\$3,800.00
I11	6 Inch - 45 Degree Bend (Irrigation)	8.00	EACH	\$1,300.00	\$10,400.00
I12	4 Inch - 45 Degree Bend (Irrigation)	6.00	EACH	\$1,150.00	\$6,900.00
I13	Irrigation Service Connection And Meter	4.00	EACH	\$2,700.00	\$10,800.00
I14	Trenchless Irrigation Service Connection to Meter	4.00	EACH	\$1,950.00	\$7,800.00
I15	8 Inch - 45 Degree Bend (Irrigation)	2.00	EACH	\$1,450.00	\$2,900.00
I16A	Air Vac (Irrigation)	1.00	EACH	\$8,250.00	\$8,250.00
I17A	4 Inch - 22.5 Degree	2.00	EACH	\$660.00	\$1,320.00
I18	6 Inch - 22.5 Degree Bend	4.00	EACH	\$1,150.00	\$4,600.00
I19	8 Inch - 22.5 Degree Bend	2.00	EACH	\$1,300.00	\$2,600.00
I20	4 Inch - 11.25 Degree Bend	4.00	EACH	\$650.00	\$2,600.00
P01	Tree - Crimson Cloud Hawthorn	9.00	EACH	\$640.00	\$5,760.00
P02	Tree - Tonto Crape Myrtle	12.00	EACH	\$450.00	\$5,400.00
P03	Tree - Glossy Privet	14.00	EACH	\$450.00	\$6,300.00
P04	Tree - Thundercloud Purple-Leaf Plum	9.00	EACH	\$41.00	\$369.00
P05	Shrub – Yellow Ice Plant	8.00	EACH	\$32.50	\$260.00
P06	Shrub – Pink Muhly Grass	17.00	EACH	\$32.50	\$552.50
P07	Shrub – Ballerina Indian Hawthorn	10.00	EACH	\$41.00	\$410.00
P08	Rock Mulch (3" Depth)	17,435.00	SF	\$1.55	\$27,024.25
P09	Future Irrigation Connection	5.00	EACH	\$210.00	\$1,050.00
P10	New Drip Irrigation Zone	15.00	EACH	\$1,300.00	\$19,500.00
P11	Boulder (2'-3' Diameter)	147.00	EACH	\$150.00	\$22,050.00
P12	Diamond Block Wall	110.00	LF	\$44.50	\$4,895.00
P13	Irrigation Sleeves Under Driveway	5.00	EACH	\$1,400.00	\$7,000.00
S01	Adjust Existing Sanitary Sewer Manhole Rim to Grade	5.00	EACH	\$1,100.00	\$5,500.00
S02	Replace Existing Sanitary Sewer Manhole Concentric	1.00	EACH	\$2,400.00	\$2,400.00

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
	Cone with Low Profile Eccentric Cone				
S03	Adjust Sewer Cleanout to Grade	3.00	EACH	\$640.00	\$1,920.00
S04	4 Inch Sanitary Sewer Service Line	4.00	EACH	\$2,400.00	\$9,600.00
U1	Remove Existing Storm Drain Pipe	556.00	LF	\$36.00	\$20,016.00
U2	Remove Existing Storm Drain Structure	9.00	EACH	\$1,650.00	\$14,850.00
U3	Remove Cone of Abandoned Sanitary Sewer Manhole, Backfill, and Compact Remaining Structure	6.00	EACH	\$1,600.00	\$9,600.00
U4	Cut And Cap Existing Culinary Water Main	10.00	EACH	\$930.00	\$9,300.00
U5	Cut And Cap Existing Irrigation Water Main	9.00	EACH	\$2,500.00	\$22,500.00
U6	Remove Existing Valve	12.00	EACH	\$490.00	\$5,880.00
U7	Remove Storm Drain within Excavation Limits	477.00	LF	\$35.50	\$16,933.50
U8	Remove Overhead Power Line	70.00	LF	\$23.50	\$1,645.00
U9	Remove Pole, Power Box, and Street Light	1.00	EACH	\$4,650.00	\$4,650.00
W01	8 Inch DR18 PVC C900 Culinary Water Line	2,645.00	LF	\$60.50	\$160,022.50
W02	6 Inch DR18 PVC C900 Culinary Water Line	79.00	LF	\$97.00	\$7,663.00
W03	8 Inch - Gate Valve (Culinary Water)	18.00	EACH	\$3,750.00	\$67,500.00
W04	Water Service (Culinary Water)	6.00	EACH	\$1,950.00	\$11,700.00
W05	Trenchless Irrigation Service Connection To Meter	5.00	EACH	\$1,850.00	\$9,250.00
W06	Fire Hydrant Assembly	6.00	EACH	\$9,150.00	\$54,900.00
W07	Water Service And Relocated Meter (Culinary Water)	11.00	EACH	\$1,150.00	\$12,650.00
W08	Water Service And Meter (Culinary Water)	3.00	EACH	\$2,100.00	\$6,300.00
W09	8" X 6" Reducer (Culinary Water)	7.00	EACH	\$1,700.00	\$11,900.00
W10	8" X 4" Reducer (Culinary Water)	1.00	EACH	\$1,350.00	\$1,350.00
W11	6" 45 Degree Bend (Culinary Water)	8.00	EACH	\$1,300.00	\$10,400.00
W12	8" X 8" Tee (Culinary Water)	3.00	EACH	\$2,250.00	\$6,750.00
W13	8 Inch - 45 Degree Bend (Culinary Water)	4.00	EACH	\$1,450.00	\$5,800.00
W14	8"x8" Cross (Culinary Water)	3.00	EACH	\$2,000.00	\$6,000.00
W15	Air Vac (Irrigation)	1.00	EACH	\$8,250.00	\$8,250.00
W16	Connect Existing Fire Hydrant To New Main	1.00	EACH	\$5,500.00	\$5,500.00
W17	Water Service (Culinary Water) And Traffic Rated Meter Box	1.00	EACH	\$1,950.00	\$1,950.00

Total Bid Price: \$2,745,918.15

Notes:

- Pricing is good for 30 days. After 30 days price is subject to change.
- Mobilization includes project management and transportation of equipment to the project. Should Owner wish to have multiple move-ins to the project, they will be billed as hourly for labor and equipment time.
- Earthwork, Utility, Structural Excavation, Concrete Flatwork, and Asphalt are bid as a Package. Interstate Rock Products does not intend on doing only a portion of this Bid unless otherwise agreed upon.
- The amount of work to be completed and the quantities noted in the bid proposal are estimates and are not to be taken as an expression or implied statement that the actual amount of work or materials will correspond to the estimate. Unit prices are quoted. Final payment for work will be determined by number of units multiplied by the unit price.
- This pricing is based on an agreed construction schedule between the customer and Interstate Rock Products. Scheduling required to insure availability. Scheduled dates subject to approval.
- Earthwork quantities are based on grades as shown on the drawings. If the onsite grades vary from the grades on the plans, Interstate Rock Products reserves the right to adjust our pricing according.

**STATE OF UTAH
BID BOND**

KNOW ALL PERSONS BY THESE PRESENTS, That Interstate Rock Products, Inc.
(Name of Contractor)
42 South 850 West Hurricane, UT 84737

(Address)

(hereinafter called the "Principal") and the Travelers Casualty and Surety Company of America a corporation created and existing under the laws of the State of Connecticut, having its principal office in the City of Hartford (hereinafter called the "Surety"), are held and firmly bound unto The People of the State of Utah (hereinafter called the "State"), in the full just sum of Five (5%) of Attached Bid, good and lawful money of the United States of America, for the payment of which said sum of money, well and truly to be made and done, the said Principal binds themselves (himself/herself, itself), their (his/her, its) heirs, executors and administrators, successors and assigns, and the said Surety binds itself, its successors and assigns jointly and severally, firmly by these presents:

WHEREAS, the said Principal has submitted to the Hurricane City a proposal for
100 South Reconstruction
(Project Description),

and

WHEREAS, under the terms of the Laws of the State of Utah as above indicated, the said Principal has filed or intends to file this bond to guarantee that the Principal will execute all required contract proposal documents and furnish such faithful performance or other bonds as may be required by law in accordance with the terms of the Principal's said proposal.

NOW, THEREFORE, the condition of the foregoing obligation is such, that if the said Principal shall promptly execute and submit, and the City shall accept, all required contract proposal documents including such faithful performance bond or other bonds as may be required by law in accordance with the terms of the Principal's said proposal, then this obligation shall be null and void, otherwise to remain in full force and virtue.

IN TESTIMONY WHEREOF, the said Principal has hereunto set his/her (their, its) hand and the said Surety has caused this instrument to be signed by its authorized officer, the day and year above written.

Signed and delivered this 28th day of September 2026 in the presence of:

Interstate Rock Products, Inc.

(Company)

Kym Spill
(Signature)

Principal

Operations Manager
(Title)



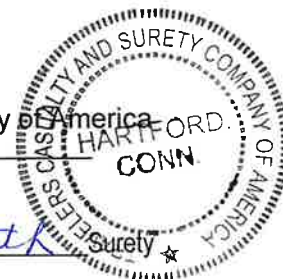
Travelers Casualty & Surety Company of America

(Company)

By Ginger G. Farnsworth
(Signature)

Ginger G. Farnsworth Attorney In Fact

(Title of Authorized Officer)



(The Surety Company shall append a single copy of a statement of its financial condition and a copy of the resolution authorizing the execution of Bonds by officers of the Company to the bond(s).)

STATE OF UTAH
BID BOND

(Acknowledgment of principal, unless it be a corporation)

STATE OF UTAH ss. :
COUNTY OF _____

On this ____ day of _____ 20 __, before me personally came _____ to me known and known to me to be the person described in and who executed the foregoing instrument and acknowledged that he/she executed the same.

Notary Public

(Acknowledgment of principal, if a corporation)

STATE OF UTAH ss. :
COUNTY _____

On this ____ day of _____ 20 __, before me personally came _____ to me known and known to me to be the person, who being by me duly sworn, did depose and say that he/she resides in _____ that he/she is the _____ of _____ the corporation described in and which executed the foregoing instrument; and that he/she signed his/her name thereto by order of the Board of Directors of said Corporation.

Notary Public

(Acknowledgment of Surety Company)

STATE OF UTAH ss. :
COUNTY OF Washington

On this 28th day of September 20 26, before me personally came Ginger G. Farnsworth to me known and known to me to be the person, who being by me duly sworn, did depose and say that he/she resides in St. George, UT that he/she is the Attorney In Fact of Travelers Casualty & Surety Company of America the corporation described in the foregoing instrument; and that he/she signed his/her name thereto by order of the Board of Directors of said Corporation.


Notary Public





Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint **GINGER G FARNSWORTH** of **CEDAR CITY**, **Utah**, their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **21st** day of **April**, **2021**.



State of Connecticut

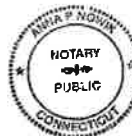
City of Hartford ss.

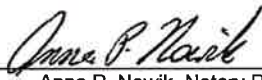
By: 
Robert L. Raney, Senior Vice President

On this the **21st** day of **April**, **2021**, before me personally appeared **Robert L. Raney**, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the **30th** day of **June**, **2026**




Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

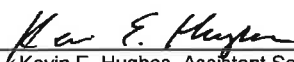
FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

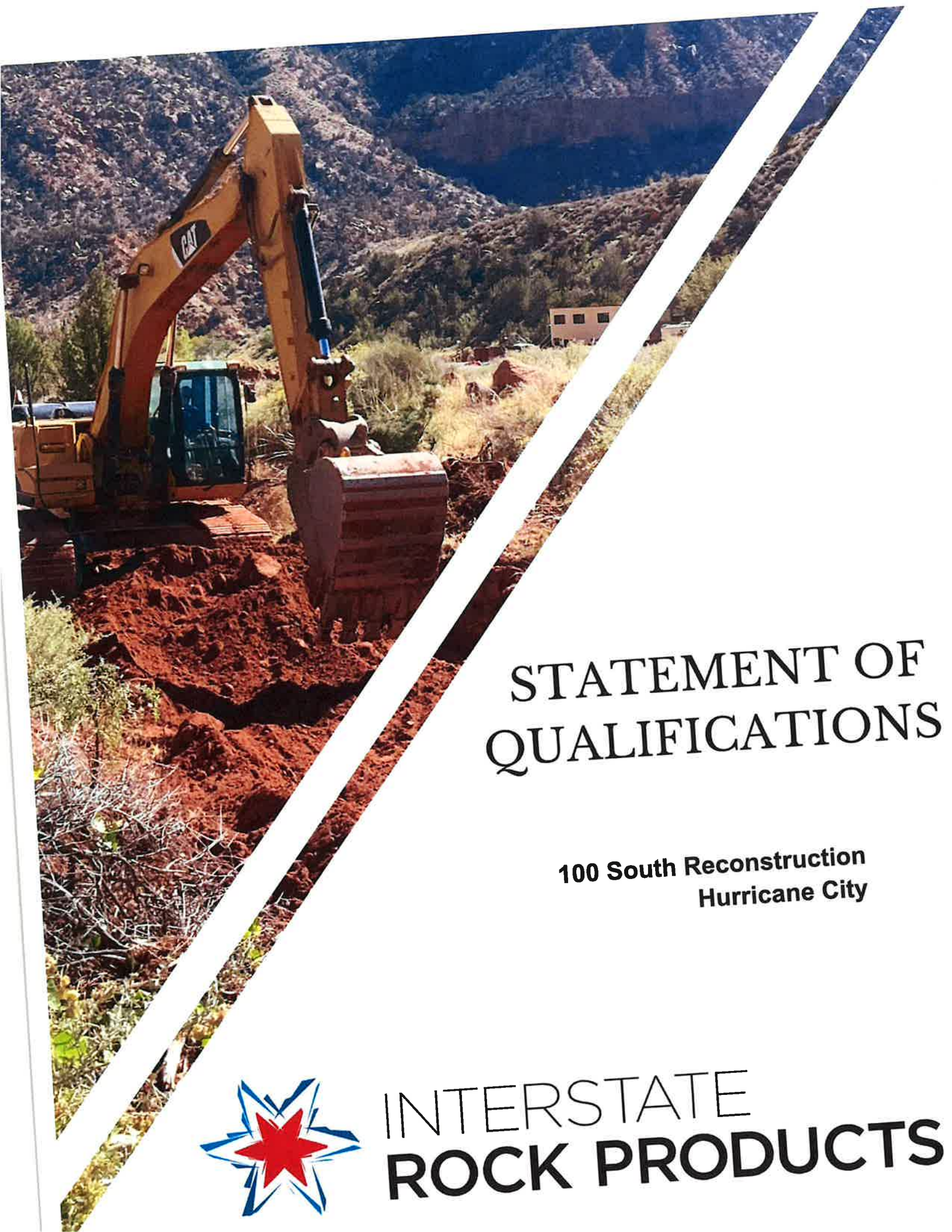
I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this **17th** day of **September**, **2021**




Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.



STATEMENT OF QUALIFICATIONS

**100 South Reconstruction
Hurricane City**



**INTERSTATE
ROCK PRODUCTS**



Interstate Rock Products – Company Info

1. Contractor's name: INTERSTATE ROCK PRODUCTS
2. Business address: 42 SOUTH 850 WEST HURRICANE UT 84737
3. Telephone number: 435-635-2628
4. E-mail Address: BIDS@INTERSTATEROCK.COM
5. Web Site Address: https://www.interstaterock.com/
6. Firm type: X Corporation Partnership Individual Joint Venture or Limited Liability Corporation
7. Date company was organized: 1953
8. Name of current President or CEO:
 President: Beau Stratton - Years in Position: 2
9. Number of permanent office and support employees: 35
 Number of permanent field employees: 185
10. How long has company been doing work similar to proposed project: 40+ Years
11. Contractor's Utah License (required):
 Primary trade classification: E-100 , B-100
 License No. and expiration date: 227139-5501 Expires: 11/30/2027
 State(s) in which licensed: Utah, Nevada, Arizona
 Name on license (if different than contractor name): Interstate Rock Products, Inc.



Section1 – Prior Experience Table

Minimum Requirements for Prequalification's of Construction Contractors	<u>Project Experience Jobs</u>					
	100 N; 200 W to Sr-9 & 100 E	La Verkin Roads and Utilities	3000 E Widening and Drainage	700 W Roadway; 100 N to 400 N	<u>Outfall Irrigation Pipeline</u>	<u>3650 S; Camino Real to SR-7 w/Interchange</u>
	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Within the last 5 years</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Prime Contractor</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Roadway Reconstruction</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>

See Appendix A for Past Project Histories and References

Section 2 - Key Personnel and Qualifications

At Interstate Rock Products, the dedication and extensive experience of our heavy civil construction team drive our commitment to superior project quality. To meet the demands of the 100 South Reconstruction project, we have assigned a leadership team covering all required project roles. Our team brings direct, recent experience delivering the exact work this project requires — full roadway reconstruction with new curb, gutter and sidewalk, culinary water and pressure irrigation main installation with services and meter coordination, storm drain systems, street lighting, and complete landscape and planting restoration — all within active residential and commercial corridors that must remain open to traffic and property access.

Project Manager/ Project Scheduler: Keaton Gubler

Project Superintendent: Rowdy Gorman

Operations Manager: Kyson Spendlove, P.E.

Keaton Gubler – Project Manager & Project Scheduler

Years with Organization: 1.5 Years (January 2025 – Present)

Education: Master's in Business Administration, Bachelor's in Military Management & Program Acquisitions.

Duties on this Assignment: Keaton serves as the primary point of contact for Hurricane City and the Engineer. Acting as the day-to-day Project Manager and Project Scheduler, Keaton oversees planning, execution, and CPM scheduling to keep the project on schedule and within budget, and manages the coordination with property owners for service locations, meter relocations, street-light power coordination, and staging. Keaton administers RFIs, submittals, and pay requests through ProjectSight.

Project Experience:

- Virgin East Water Tank — Virgin City/ACAD | \$710,886 | *Project Manager*. Directed earthwork, a half-million-gallon tank, and the piping/hardware/mechanical scope. Relevance: directly parallels the 100 South culinary water line, water services, and valve/fitting installation — including coordination of system tie-ins with the Owner.
- Westfield Park Project — Toquerville City | \$439,371 | *Project Manager*. Oversaw excavation/grading, wet and dry utilities, water and sewer, concrete flatwork, asphalt, pickleball court, and fencing. Relevance: the same multi-discipline utility-plus-roadway package 100 South requires — grading, storm drain, concrete, curb & gutter, asphalt, and fencing delivered as one coordinated scope.
- Hurricane Animal Shelter Parking Lot Reconstruct — City of Hurricane | \$220,452 | *Project Manager*. Managed demolition of the existing parking lot, sidewalks, curb &

gutter, expansion of the lot, a new storm drain tie-in to the existing system, and landscape/fence restoration. Relevance: mirrors the 100 South removals, curb/gutter/sidewalk replacement, storm drain connections, and landscape restoration — and demonstrates prior work for this same Owner.

- Zion Corridor Trail Phase 1 — La Verkin City | \$531,066 | *Project Manager*. Delivered 2,800 SF of concrete curb, gutter and flatwork removal/replacement, 5,000 SF of asphalt, 2,000 LF of Redi-Rock, 13,300 SF of asphalt trail, and electrical work for a crosswalk. Relevance: combines concrete and asphalt reconstruction with above-ground electrical coordination — the same interface between roadway work and the street light/electrical scope on 100 South.
- Washington City 2025 Canal Trail — Washington City | \$619,577 | *Project scope*: trail installation from La Verkin into Washington, including grading, dirt work, and paving. Relevance: linear grading and paving operations executed along a constrained urban corridor — comparable to the 100 South alignment work and traffic-sensitive sequencing.

Rowdy Gorman – Project Superintendent

Years with Organization: 23 Years (2003 – Present)

Duties on this Assignment: Rowdy provides direct field supervision of all self-performed work and is responsible for the daily sequencing that balances the project's controlling constraint — the pressure irrigation window. Rowdy will manage roadway excavation and reconstruction, utility trenching and pipe installation, and will serve as the on-site single point-of-contact required by the City for public relations inquiries from property owners, businesses such as CHUMS and Zitting Companies, schools, and emergency services.

Project Experience:

- SR-18; St. George Blvd / Main Street — UDOT | \$17,447,684 | *Superintendent (current)*. Road widening with curb & gutter, wet and dry utilities, and landscaping along a high-traffic state route, executed under UDOT specifications and permitting. Relevance: direct match to 100 South's scope — roadway widening, utility installation, curb & gutter, and landscaping — plus demonstrated performance on a UDOT-controlled corridor, comparable to the Main Street / 100 South intersection work and the UDOT Region 4 encroachment permit required on this project.
- 100 North; 200 W to SR-9 & 100 East; SR-9 to 100 North — City of Hurricane | \$3,401,206 | *Superintendent*. Full roadway reconstruct including utilities, concrete, and asphalt through a developed City corridor. Relevance: this is the closest analog in the database to 100 South — same Owner, same City standards, same urban roadway reconstruction with wet utilities, concrete curb/gutter/flatwork, and asphalt — and it proves Rowdy has delivered this exact scope type for Hurricane City.
- Outfall Irrigation Pipeline — WCWCD | \$2,160,988 (\$2,222,917 final) | *Superintendent*. Installed 7,500 LF of iron pipe and 7,500 LF of communication pipeline, plus roadway grade work, gravel surfacing, and culverts. Relevance: large-scale irrigation pipeline installation paired with roadway grading and culvert work — directly applicable to 100 South's 8-inch pressure irrigation main, services, storm drain, and roadway restoration.

- Hurricane Valley Pump & Pipeline Project — Hurricane City / WCWCD | \$1,320,410 | *Superintendent*. Built a new pump structure and pipeline tied into an existing tank, including coordination of live-system connections. Relevance: demonstrates utility tie-in work on an operating system — the same care required for 100 South's culinary water and irrigation connections, where existing service cannot be interrupted.
- Washington City Landfill Road Overlay — Washington City | \$722,101 | *Superintendent*. Repaving, striping, and shoulder cleanup. Relevance: directly parallels the 100 South pavement section and striping scope, including shoulder and edge treatment — and confirms Rowdy's experience producing finished roadway surfaces to City standards.

Kyson Spendlove, P.E. – Operations Manager (Project Manager Oversight)

Years with Organization: 7 Years (2019 – Present)

Education: Bachelor's Degree in Civil Engineering.

Duties on this Assignment: Kyson is a licensed professional engineer and will provide engineering oversight and high-level administrative and contract support to the project team. He will guide constructability review of the plans and specifications, ensure utility clearances and City/PIRR standards are met, and mentor Keaton Gubler. Kyson is available for engineering, contract, and administrative support as needed.

Project Experience:

- Irrigation Efficiency Project – Pump Station & Ponds — City of Hurricane | \$7,960,938 | *Project Manager*. Construction of two 3-million-gallon reinforced concrete de-silting ponds, a sludge pond, and an irrigation booster pump station with site piping. Relevance: demonstrates large-scale irrigation infrastructure delivery for this same Owner, under the same City standards and inspection regime — directly applicable to 100 South's pressure irrigation main, services, and valve/fitting work.
- 100 North; 200 W to SR-9 & 100 East; SR-9 to 100 North — City of Hurricane | \$3,401,206 | *Project Management support*. Full urban roadway reconstruct with wet utilities, concrete, and asphalt. Relevance: the closest program-level analog to 100 South — same Owner, same corridor type, same utility-plus-roadway integration — and evidence of Kyson's familiarity with Hurricane City's plan review, JUC approval, and inspection processes.
- SR-9 Lane Widening (Del Taco) — City of Hurricane | \$115,659 | *Project Manager*. Removed and replaced curb & gutter, widened a turning lane, and installed sidewalk and asphalt along SR-9. Relevance: Hurricane City curb, gutter, sidewalk, and asphalt work adjacent to a state route — matching 100 South's roadway section and its Main Street / 100 South UDOT interface.
- Balance Rock Road & Hummingbird Lane — Town of Springdale | \$549,615 | *Project Manager*. Approximately 11,500 SF of roadway reconstruction with curb & gutter, a new 6-inch waterline, storm drain improvements, and a retaining wall. Relevance: the full utility-plus-roadway package in one contract — waterline installation, storm drain, curb & gutter, and pavement — as required on 100 South.



- Sand Hollow State Park – Culinary Pipeline Replacement — WCWCD | \$4,116,934 | *Project Manager*. Installed approximately 7,700 LF of 10-inch ductile iron pipe with associated valves and fittings, air/vacuum assemblies, one pressure-reducing valve vault retrofit, and asphalt removal and replacement. Relevance: culinary water main installation with valve, fitting, and vault work followed by full asphalt restoration — the same self-performed utility-then-pavement sequence 100 South requires.
- Foothill Lane Improvement — Town of Springdale | \$304,226 | *Project Manager*. Approximately 11,150 SF of asphalt reconstruction and 392 LF of HDPE storm drain. Relevance: roadway reconstruction paired with storm drain — directly comparable to the 100 South storm drain scope and pavement section.

Section 3 - Work Approach/Scheduling

Interstate Rock Products brings over 40 years of heavy civil construction experience, including extensive recent experience delivering roadway, water, irrigation, storm drain, street lighting, and landscape packages on live city streets — most directly through our 100 N; 200 W to SR-9 & 100 E; SR-9 to 100 N reconstruction for the City of Hurricane.

To meet the Addenda requirements, our approach is sequenced around two hard constraints: (1) pressurized irrigation work may not begin before October 15, 2026 and must be complete before April 15, 2027 to preserve service during the irrigation season; and (2) all work must be substantially complete by March 27, 2027, ahead of the spring car show.

We will use the following proven sequencing, adapted from our comparable City of Hurricane corridor reconstructions:

100 South Reconstruction — Project Approach by Phase

Phase 1 — Mobilization, Traffic Control & Site Protection (Oct 26 – Nov 9, 2026)

We will submit and obtain approval of the Traffic Control Plan no less than 10 business days prior to commencing work, per Hurricane City Standard §2.5, and implement the TCP, property-access signing, and SWPPP before any ground disturbance. We will then perform the construction survey and pothole all existing utilities, verifying elevations and offsets for the 200 West east-side curb & gutter against the existing centerline pavement. During this window we will establish staging — the CHUMS lot on the south side of 100 South is the City's preferred location, subject to negotiation with the owner — coordinate with Hurricane City Parks and Recreation on the driveways accessing City properties on the north side of 100 South, and confirm protection of the trees the City wishes to preserve.

Phase 2 — Removals, Clearing & Roadway Excavation (Nov 9– Nov 22, 2026)

Our crews will remove asphalt, concrete curb, gutter, sidewalk and flatwork, fencing, gates, signs, and trees per plan, salvaging mailboxes to USPS. We will then clear and grub the corridor, perform roadway excavation to design grade, and prepare the subgrade to receive the drainage and water improvements that follow.

Phase 3 — Storm Drain & Culinary Water Installation (Nov 2 – Dec 20, 2026)

We will install the storm drain system — 65 LF of 12-inch and 1,600 LF of 18-inch pipe on 100 South and 585 LF of 18-inch on 200 West — complete with catch basins, inlets, manholes, and connection to the existing system. Concurrently we will install the culinary water main — 2,625 LF of 8-inch on 100 South and 580 LF of 8-inch on 200 West — with services, complete fire hydrant assemblies including the tee at the main per DWG WD 302, valves, and meter relocations. This phase is deliberately front-loaded because it falls outside the irrigation window and carries no seasonal restriction.

Phase 4 — Pressure Irrigation (Jan 4 – Feb 28, 2027)

This work is time-boxed to the pressurized irrigation window of October 15, 2026 through April 15, 2027, and we have dedicated crews and schedule float to it. We will install the 8-inch pressure irrigation main — 1,600 LF on 100 South and 580 LF on 200 West — along with services, valves, trenchless and open-trench service connections, and the drip-irrigation valve boxes and sleeves provided for future private-system connections. Scheduling this phase inside the window is what protects uninterrupted irrigation service to the surrounding properties.

Phase 5 — Roadway Base, Curb & Gutter, Concrete (Feb 8 – Mar 14, 2027)

Following completion of the buried utilities, we will place untreated base course and granular borrow and construct the roadway concrete: approximately 3,999 LF of 30-inch curb and gutter, approximately 9,077 SF of concrete driveway and 14,797 SF of sidewalk, 26 perpendicular and 2 parallel pedestrian curb ramps, cross gutters, and other flatwork. Curb and gutter is laid before final asphalt so the pavement section is constructed against a finished edge.

Phase 6 — Street Lighting & Electrical (Feb 15 – Mar 14, 2027)

We will coordinate pole relocations with Hurricane Power, which performs that work per the plans, and install the conduit, street-light boxes, power box and meter pedestal, and the 15-foot LED decorative street lights and luminaires. This phase runs concurrently with the concrete work and is sequenced to keep the electrical scope ahead of paving.

Phase 7 — Asphalt Paving, Striping & Signage (Mar 8 – Mar 27, 2027)

We will place approximately 2,294 tons of hot mixed asphalt, then apply striping, thermoplastic arrows, and curb paint, and install new and adjusted traffic and street-name signs per MUTCD and the signing plan. This phase closes on the substantial completion date of March 27, 2027, ahead of the City's spring car show.

Phase 8 — Landscaping, Restoration & Closeout (Mar 22 – Apr 27, 2027)

We will plant trees, shrubs, and groundcover; install rock mulch, boulders, the diamond block wall, drip zones, and irrigation sleeves; and restore driveways, irrigation, and all disturbed private property. We will then complete the punch list and record drawings and achieve final acceptance by April 27, 2027.



Work Breakdown: Self-Performed vs. Subcontracted

Interstate Rock Products will self-perform the majority of the work. The controlling scopes — roadway excavation, earthwork, water and irrigation main installation, storm drain installation, concrete curb/gutter/sidewalk, and asphalt paving — will be performed with our own forces and equipment, maintaining direct control of schedule, quality, and safety on the critical path.

Work to be Self-Performed (majority of contract value):

- Clearing, grubbing, roadway excavation, grading, and earthwork.
- Storm drain, culinary water, and pressure irrigation installation (pipe, structures, services, valves).
- Curb, gutter, sidewalk, driveway, ramps, cross gutter, and flatwork.
- Untreated base course, granular borrow, and hot mixed asphalt paving.

Work to be Subcontracted (specialty trades):

- Landscape and planting installation (trees, shrubs, drip zones, rock mulch) — to be confirmed.
- Traffic control device installation and pavement striping/markings — to be confirmed.
- Electrical / street-light wiring and connection — to be confirmed.
- Note: Interstate Rock anticipates the need for subcontractors on this project and will manage and oversee all subcontractors to ensure their qualifications and workmanship meet project standards while providing fair value. Final subcontractor list to be confirmed prior to submission.

Project Approach — Addenda-Driven Considerations: Maintenance of Traffic & Access Accommodations:

Maintain local vehicle routes and property access throughout the project limits; use partial closures (flagging) where necessary and provide a signed, City-approved detour for pass-through traffic. Full closures to local access require advanced City approval. Coordinate directly with Zitting Companies (256 W 100 S) and CHUMS (104 S Main St) — both with sole site access from 100 South. For CHUMS, facilitate pallet deliveries up to and including using our equipment to unload and transport deliveries to their loading bay if truck access is impeded.

Keep the Community Center and recreation facilities on the north side of 100 South as accessible as possible; coordinate with Parks and Recreation for driveways and staging.

Special Events:

Coordinate around the Christmas Tree Festival (largest anticipated event during construction) and December dance recitals at the fine arts center; schedule work to protect event parking and access. Establish milestones with property owners early.

Third-Party and Utility Coordination:

Coordinate work performed by others — overhead and buried power (performed by Hurricane Power) and underground natural gas — and schedule a meeting with Hurricane Power early after NTP for pole relocations.

Coordinate with USPS on cluster mailbox removal, salvage, and reinstallation, and obtain templates to wet-set stand bolts for new mailbox pads.



Coordinate with the School District given regular school-bus traffic, and with trash collection to avoid service interruption.

Permitting:

Obtain the UDOT Region 4 encroachment permit for work within the UDOT right-of-way at the Main Street / 100 South intersection, and comply with all permit requirements.

Quality Control:

Testing will be provided by Hurricane City (asphalt mat density, concrete slump/air, compaction density, etc.); Interstate Rock provides construction survey and coordinates directly with the City's testing agencies. Our QC program includes pre-paving inspections, compaction verification, and utility pressure/leakage testing per the Contract Documents and City/APWA standards.

Self-Performance Statement

Interstate Rock Products will self-perform the majority of the work on the 100 South Reconstruction project, consistent with our capabilities as a heavy civil contractor. Our self-performed scope includes the major work items driving this project: clearing and grubbing; roadway excavation and earthwork; installation of the culinary water, pressure irrigation, and storm drain systems (pipe, structures, services, and valves); concrete curb, gutter, sidewalk, driveways, ramps, and flatwork; untreated base course and granular borrow; and hot mixed asphalt paving with striping and signage. By keeping these controlling activities in-house, we maintain direct oversight of schedule, quality, and safety on the critical-path work rather than relying on outside forces.

A limited portion of specialty work will be subcontracted to qualified firms, with a preference for local subcontractors where applicable. Specialty scopes anticipated to be subcontracted include landscape and planting installation (trees, shrubs, drip zones, and rock mulch), traffic-control device installation and pavement striping/markings, and electrical/street-light wiring and connection. Interstate Rock will manage and oversee all subcontractors to ensure their qualifications and workmanship meet project standards while providing fair value. The final subcontractor list will be confirmed prior to submission.



APPENDIX A
PAST PROJECT HISTORIES

Hurricane 100 N & 100 E Utilities & Roadway		Hurricane, Utah
Located in Hurricane Utah, this project included the following: • Utilities • Asphalt • Concrete • Roadway reconstruction		
Role on the Project/Contract Value	Prime Contractor / \$3,401,206.26	
Change Orders	\$129,728.03	
Contract Start Date	10/15/2024	
Contract Completion Date	03/29/2025	
Project Reference	City of Hurricane Mike Versimac - Project Manager Phone: 435-635-2811 Civil Science Justin Glen Jones - Project Engineer Phone: 435-986-0100	
Relevance to Proposed Project	Utilities, Roadway, Curb & Gutter	



La Verkin Roads and Utility Improvements (2023)		La Verkin, Utah
Located in Verkin Utah, this project included the following: • Construction of road and utility improvements • Demolition of existing asphalt and utilities in place • 64,000 SF of asphalt paving • Installation of updated culinary, irrigation, sewer, and storm drain underground utilities/services • Coordination with residents to install/repour driveways approaches		
Role on the Project/Contract Value	Prime Contractor / \$1,875,617.78	
Change Orders	\$27,263.10	
Contract Start Date	05/02/2022	
Contract Completion Date	10/09/2023	
Project Reference	La Verkin City Derek Imlay – City Representative Phone: 435.635.2581 Sunrise Engineering Vernal Edward - Project Engineer Phone: 435.652.8450	
Relevance to Proposed Project	Road and Utility Improvements	



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3000 E Widening and Drainage Improvement (2023)		St George, Utah
Located in St George Utah, this project included the following: • Construction of road widening with installing of public improvements for increased water drainage • Scope included asphalt paving, curb/gutter, landscaping, irrigation line install and sidewalk • Coordination to provide driveway approach access to existing residents • Ground water mitigation and preventive measures		
Role on the Project/Contract Value	Prime Contractor / \$6,374,088.12	
Change Orders	\$1,216,674.42	
Contract Start Date	01/17/2023	
Contract Completion Date	02/26/2024	
Project Reference	City of St George Jay Sandberg – City Engineer Phone: 435.627.4050 Sunrise Engineering Dustyn Shaffer - Project Engineer Phone: 435.652.8450	
Relevance to Proposed Project	Road widening of existing city road with drainage improvements	



700 W 100 North to 400 North (2023)		Hurricane, Utah
Located in Hurricane Utah, this project included the following: • Construction of road improvements and roundabout • Demolition of existing asphalt, side walk and curb/gutter • Installation of 2,500 linear feet of curb/gutter • Installation of underground storm water detention facility • Turn key landscaping for all aspects of road improvements		
Role on the Project/Contract Value	Prime Contractor / \$2,604,591.05	
Change Orders	(Decrease) \$175,844.67	
Contract Start Date	01/31/2023	
Contract Completion Date	01/03/2024	
Project Reference	Hurricane City Arthur Lebaron – City Engineer Phone: 435.635.2811 Civil Science Tyler Turner - Project Engineer Phone: 435.986.0100	
Relevance to Proposed Project	Concrete work, Landscaping, Paving improvements	



Outfall Irrigation Pipeline (2024)		Toquerville, Utah
Located in Toquerville Utah, this project included the following: • Construction of flatwork and structural concrete • Installation of 6,900 LF of 24" ductile iron pipe • Construction of access road • Installation of 3" combination air/vacuum valve assembly		
Role on the Project/Contract Value	Prime Contractor / \$2,160,987.50	
Change Orders	\$59,450.18	
Contract Start Date	05/23/2024	
Contract Completion Date	10/10/2024	
Project Reference	Washington County Water Conservancy Trinity Stout – Owner Representative Phone: 435.680.3775 Alpha Engineering Todd Gardner - Project Engineer Phone: 435.628.6553	
Relevance to Proposed Project	Pipeline Installation	



Located in Washington Utah, this project included the following:

- Construction of interchange bridge
- 115,000 CY excavation for roadway
- 6,700 SQFT of concrete sidewalk
- 1,300 LF of concrete curb and gutter
- 2,900 LF of drainage pipe
- Setting 139' prestressed concrete members

Role on the Project/Contract Value	Prime Contractor / \$10,376,203.19
Change Orders	\$103,736.69
Contract Start Date	07/27/2023
Contract Completion Date	07/03/2024
Project Reference	Clayton Wilson Stanley Consulting – Owner Representative Phone: 435.272.4370 Horrocks Engineering Matthew Haapala - Project Engineer Phone: 801.763.5100
Relevance to Proposed Project	Bridge Construction



INTERSTATE
ROCK PRODUCTS



APPENDIX B
PROJECT MANAGER / SUPERINTENDENT RESUMES

Rowdy Gorman – Pipeline Work Superintendent

Profile

Rowdy brings over 20 years of experience to Interstate Rock Products, having served as an operator, foreman, and superintendent. His expertise in conflict identification and resolution has significantly contributed to the company's project efficiency and profitability. Rowdy excels in coordinating and allocating resources across multiple concurrent projects, making him an invaluable asset as IRP's lead superintendent for utility-based initiatives. His industry-leading proficiency in storm drain, sewer, and waterline projects sets him apart in the field.

Experience

Interstate Rock Products: Operator, Foreman, Superintendent

2003 - Present

This role encompasses comprehensive project management responsibilities, with a particular emphasis on optimizing personnel and equipment resources. Key duties include participating in coordination meetings with project owners, managing project scheduling, and negotiating and executing contracts and modifications. The position requires strategic oversight of project resources, effective stakeholder communication, and proficient contract management to ensure successful project delivery and alignment with organizational objectives.

Previous Projects

PROJECT NAME: Toquerville Outfall Pipeline

CLIENT: Washington County Water Conservancy District

ROLE: Superintendent

VALUE: \$2,160,987.50 + CO's

SCOPE: This project involved a critical water infrastructure upgrade encompassing earthwork, pipeline installation, and structural concrete construction. The scope included laying approximately 6,900 linear feet (LF) of 24-inch ductile iron pipe to establish a major transmission line. Additionally, the work required construction of all necessary structural concrete and flatwork components, as well as the installation of essential pipeline appurtenances, specifically a 3-inch combination air/vacuum valve assembly. The project was finalized with the construction of a dedicated access road to ensure long-term operational access and maintenance capabilities.

PROJECT NAME: City Creek Pipeline

CLIENT: City of St. George

ROLE: Superintendent

VALUE: \$4,121,473.38 + CO's

SCOPE: The project involves the construction of approximately 4.8 miles of 12-inch ductile iron and PVC water pipeline, including all necessary appurtenances for a complete and functional water transmission system. Additionally, the scope includes the construction of a new 200-horsepower culinary water pump station, housed within a reinforced concrete building. The work encompasses site preparation, installation, testing, and commissioning of all pipeline and pump station components.

PROJECT NAME: 3000 E Drainage/Widening Project

CLIENT: City of St. George

ROLE: Superintendent

VALUE: \$7,590,000.00

SCOPE: This project involved the installation of approximately 5,000 linear feet of RCP drainage pipe, ranging from 12" to 72" in diameter. Notably, 4,000 LF of 54" pipe was installed in a double barrel trench within an existing streambed, presenting challenges in managing water flow during construction. Following the drainage work, the project expanded to include widening 2,750 feet of roadway, incorporating an asphalt trail, curb and gutter, pedestrian ramps, signage, and striping. The scope also encompassed the creation of a decorative landscaped flood channel and associated improvements, completing a comprehensive infrastructure upgrade.

PROJECT NAME: Reach 11 Sewer Replacement

CLIENT: Ash Creek Special Services District

ROLE: Superintendent

VALUE: \$1,300,000.00

SCOPE: The project involved upgrading the existing sewer infrastructure by replacing 4,760 linear feet of 24-inch RCP sewer trunk line with 36-inch Hobas pipe. The scope also included the installation of 17 polymer manholes, enhancing the system's capacity and durability.

PROJECT NAME: Main Street Waterline Reconstruction

CLIENT: City of Cedar City

ROLE: Superintendent

VALUE: \$728,943.00

SCOPE: This project encompassed a comprehensive water infrastructure upgrade, including the reconstruction of the main water line, service laterals, and fire hydrants. The scope also included associated concrete and asphalt work to restore and improve the affected areas.

PROJECT NAME: Washington Trail and Drainage

CLIENT: City of St. George

ROLE: Superintendent

VALUE: \$2,400,00.00

SCOPE: This project constructed a drainage channel and trail, incorporating extensive excavation, riprap installation, and three reinforced concrete box culvert crossings. The scope also included landscaping and associated civil improvements, enhancing flood control and recreational infrastructure.

PROJECT NAME: Lizzy Lane Sewer

CLIENT: City of St. George

ROLE: Superintendent

VALUE: \$4,800,000.00

SCOPE: This project involved a comprehensive sewer infrastructure upgrade, replacing the existing trunk main with 490 linear feet of 8-inch, 1,721 linear feet of 27-inch, and 5,003 linear feet of 36-inch sewer mains. The work required bypass pumping at four locations, managing flows up to 6.7 million gallons per day. Additionally, 30 new polymer sewer manholes ranging from 60 to 90 inches in diameter were installed, along with sewer laterals. The scope extended to include roadway improvements, a golf course crossing, and the construction of river trestle and bridge structures, ensuring a complete and integrated infrastructure enhancement.

Kyson Spendlove – Engineering Dept. Manager/Construction Manager

Profile

Kyson joined Interstate Rock Products, Inc. in 2019. With a degree in Civil Engineering, he quickly took on diverse responsibilities including project management, estimating, surveying, and Storm Water Pollution Prevention Plan (SWPPP) writing and inspection. His expertise extends to Redi Rock wall design, drafting, and drone piloting. In his current role, Kyson oversees project managers, estimators, surveyors, inspectors, and draftsmen while managing all project contracts, design projects, and estimates. His responsibilities include material purchasing, subcontractor management, project scheduling, and submittal oversight, ensuring comprehensive project coordination and execution. Kyson excels at keeping customers informed and involved in critical decisions, demonstrating a strong commitment to project success. He is a professional Engineer with licenses in Utah, Arizona, and Nevada.

Experience

Interstate Rock Products – Engineering Department Manager/Project Manager 2021 - Present

Oversees project managers, estimators, surveyors, inspectors, and draftsmen while managing all project contracts, design projects, and estimates. Responsibilities include material purchasing, subcontractor management, project scheduling, and submittal oversight, ensuring comprehensive project coordination and execution.

Pro Value Engineering, Draftsman 2017 - 2019

Executed comprehensive civil and structural engineering designs, leading the process for a diverse range of projects including subdivisions, single-family residences, multifamily developments, and commercial structures. Responsibilities spanned all facets of the design phase, ensuring efficient and compliant solutions across various project types.

Previous Projects

PROJECT NAME: Sand Hollow Tank B

CLIENT: WCWCD

ROLE: Project Manager

VALUE: \$7,462,902.38

SCOPE: This project involved the construction of a new 2-million-gallon reinforced concrete water storage tank, along with comprehensive repairs and updates to an existing 2.0 MG tank. Work included a new concrete valve vault, 30-inch yard piping, site grading, and integrated electrical and SCADA control systems.

PROJECT NAME: Bloomington Hills Tank & Secondary Irrigation

CLIENT: City of St. George

ROLE: Project Manager

VALUE: \$3,824,497.00

SCOPE: This project involved the installation of a 1-million-gallon water tank, accompanied by comprehensive site improvements. Work included earthwork, replacement of irrigation lines connected to the new tank, asphalt replacement, and roadway repainting.

PROJECT NAME: Desert Roads & Trails Society

CLIENT: Desert Roads & Trails Society - Jeff Bieber

ROLE: Project Manager

VALUE: \$204,361

SCOPE: This project involved the installation of three culverts and the construction of an asphalt road.

PROJECT NAME: Enhanced Homes Bash Parkway & Gateway Blvd.

CLIENT: Enhanced Homes

ROLE: Project Manager

VALUE: \$802,598.00

SCOPE: This project involved the installation of 230,450 square feet of 3-inch thick asphalt paving.

PROJECT NAME: LaFave to Montclair Sidewalk

CLIENT: Town of Springdale

ROLE: Project Manager

VALUE: \$722,712.00

SCOPE: This project included a predesign drone survey, stakeholder consultations, and geotechnical reporting. The team designed and installed sidewalks, ADA-compliant pedestrian ramps, retention walls, and Redi-Rock walls. The work involved managing all construction aspects, providing regular updates, restoring landscaping and infrastructure, and relocating utilities as needed.

PROJECT NAME: Black Canyon Restoration Project

CLIENT: Town of Springdale

ROLE: Project Manager

VALUE: \$984,047

SCOPE: This project involved channel grading and installation of stabilization structures along 3,000 linear feet of Black Canyon Wash, including rock rip-rap erosion protection and concrete block retaining walls. The work also included installing a 60' pedestrian bridge (provided by the Town of Springdale), constructing concrete abutments, access ramps, steps, and implementing erosion protection measures. The contractor supplied all labor, materials, transportation, and services for project completion.

PROJECT NAME: Sand Hollow State Park - Culinary Pipeline Replace

CLIENT: Washington County Water Conservancy District

ROLE: Project Manager

VALUE: \$736,570.00

SCOPE: This project involves the installation of approximately 7,700 linear feet of 10" ductile iron pipe, 220 linear feet of 8" ductile iron pipe, and 950 linear feet of 6" ductile iron pipe. The work includes associated valves and fittings, air/vacuum valve assemblies, and retrofitting one pressure reducing valve vault. The project also requires asphalt removal and replacement in affected areas.

Keaton Gubler – Project Manager/Scheduler

Profile

As a dedicated **Project Manager**, I oversee the comprehensive planning, execution, and successful completion of complex heavy civil construction and infrastructure projects. Leveraging an MBA in Business Strategy and a background in Military Management, I excel in cross-functional leadership, proactive risk mitigation, and strategic problem-solving. My expertise centers on coordinating diverse teams—including specialized subcontractors, regulatory agencies, and internal field crews—to ensure projects are delivered safely, within strict budgets, and in compliance with rigorous industry standards. I am highly skilled at implementing proactive communication strategies and comprehensive briefings to anticipate challenges, resolve on-site issues before they escalate, and maintain seamless alignment between project requirements and stakeholder expectations.

In the role of **Project Scheduler**, I specialize in developing, tracking, and optimizing rigorous critical-path schedules to drive operational efficiency across complex construction initiatives. Drawing on my extensive experience managing high-volume project portfolios and multiple concurrent timelines, I expertly allocate resources, manage material lead times, and meticulously sequence complex construction phases. By utilizing structured management frameworks—such as two-week mini-project cycles for regular progress updates and actionable feedback—I ensure highly transparent timeline tracking. My strong focus on process improvement and phase coordination guarantees that strict deadlines, such as critical infrastructure tie-ins and facility switchovers, are executed flawlessly and without disruption to ongoing operations.

Experience

Interstate Rock Products – Estimator/Project Manager/Scheduler

Jan 2025 - Present

Develop precise, data-driven cost estimates and comprehensive project schedules for civil construction initiatives. Manage budgets, resource quantifications, and critical path timelines to ensure projects remain profitable and meet aggressive delivery dates. Analyze project specifications, evaluate subcontractor bids, and synchronize labor and equipment to optimize workflows. Leverage financial leadership and technology-driven tools to monitor project health, mitigate risks, and resolve bottlenecks, ensuring high-quality outcomes within industry standards.

LPL Financial

2021 - Dec 2024

As a Senior Analyst at LPL Financial, I directed fiscal planning and resource quantification for complex initiatives, utilizing analytical modeling to ensure multi-million dollar solutions remained within strict budget parameters. I orchestrated high-velocity project timelines through structured sprint methodologies, delivering 10 enterprise-level projects annually while simultaneously overseeing 15 additional active files. My role involved leading strategic risk mitigation and cross-functional alignment across Legal, Risk, and Compliance workstreams to resolve financial and temporal bottlenecks. Additionally, I spearheaded historical data conversions and financial system integrations, quantifying large datasets into actionable milestones. By developing standardized frameworks and process optimizations, I enhanced operational efficiency across multiple institutions to drive scalable performance and project accuracy.

Projects Managed

PROJECT NAME: Zion Mountain Local Service District - Wastewater Treatment Facility

CLIENT: Zion Mountain Local Service District

ROLE: Project Management

CONTRACT PRICE: \$9,025,106.08

SCOPE: As Project Manager for the Zion Mountain Local Service District (ZMLSD) Water Reclamation Facility, I am currently leading the Construction Management/General Contractor (CM/GC) pre-construction efforts for a new 99,000 GPD wastewater treatment project. Navigating recent engineering transitions and evolving design scopes, I regularly coordinate critical stakeholder meetings to resolve constructability gaps, drive the finalization of project plans, and align subcontractor schedules. By proactively managing



these delays and design iterations, I am ensuring the project remains primed for a seamless transition into active construction once final approvals are secured.

PROJECT NAME: Virgin East Tank - 500k Gallon Reinforced Concrete Tank
CLIENT: The Town of Virgin
ROLE: Project Management
CONTRACT PRICE: \$710,886.00
SCOPE: As Project Manager for the Virgin East Tank project, I am leading the management and administrative execution for a new 500,000-gallon reinforced concrete water tank. Working as a specialized subcontractor, I act as the primary liaison coordinating project needs between the prime contractor and our field superintendent, who directly oversees the technical field items. To keep the project moving forward, I manage critical administrative and compliance workflows, including facilitating Bureau of Land Management (BLM) requests, handling project billings, and weekly coordination meetings. By driving stakeholder communication, resolving operational roadblocks, and keeping schedules aligned, I ensure our field team has the support and documentation required to successfully deliver this high-standard structural project.

PROJECT NAME: Westfield Park
CLIENT: The Town of Toquerville
ROLE: Project Management
CONTRACT PRICE: \$439,370.60
SCOPE: As Project Manager for the Westfield Park project, I am leading the Construction Management for a new 2.07-acre municipal park development featuring a multi-court post-tensioned pickleball facility. Serving as the prime contractor, I coordinate project requirements and contract milestones directly with our field superintendent to ensure flawless execution of all specialized scopes—including mass grading, site utilities, a 5-inch thick post-tensioned concrete slab placement, and court surfacing. By actively bridging the gap between field operations and administrative tracking, I maintain tight oversight on compliance, progress, and logistics to deliver a premium public asset for the City of Toquerville.

PROJECT NAME: Sky Ranch 2M Gallon Reinforced Concrete Tank
CLIENT: Hurricane City
ROLE: Project Management
CONTRACT PRICE: \$2,737,224.25
SCOPE: As Project Manager for the Sky Ranch Area 2MG Tank project, I led the administrative and logistical management for the construction of a 2-million-gallon reinforced concrete water storage tank. Serving as the prime contractor, I coordinated project needs with our field superintendent to support continuous structural pours for the 140-foot diameter floor slab, 18.5-foot-tall walls, and roof lid. I managed the submittal and RFI processes to ensure compliance with technical specifications, including a 4,500 PSI Type V concrete mix and Xypex waterproofing admixtures. My responsibilities included managing progress billings, tracking material orders for civil and pipeline infrastructure, participating in weekly progress meetings, and aligning subcontractor schedules to keep the project on line.

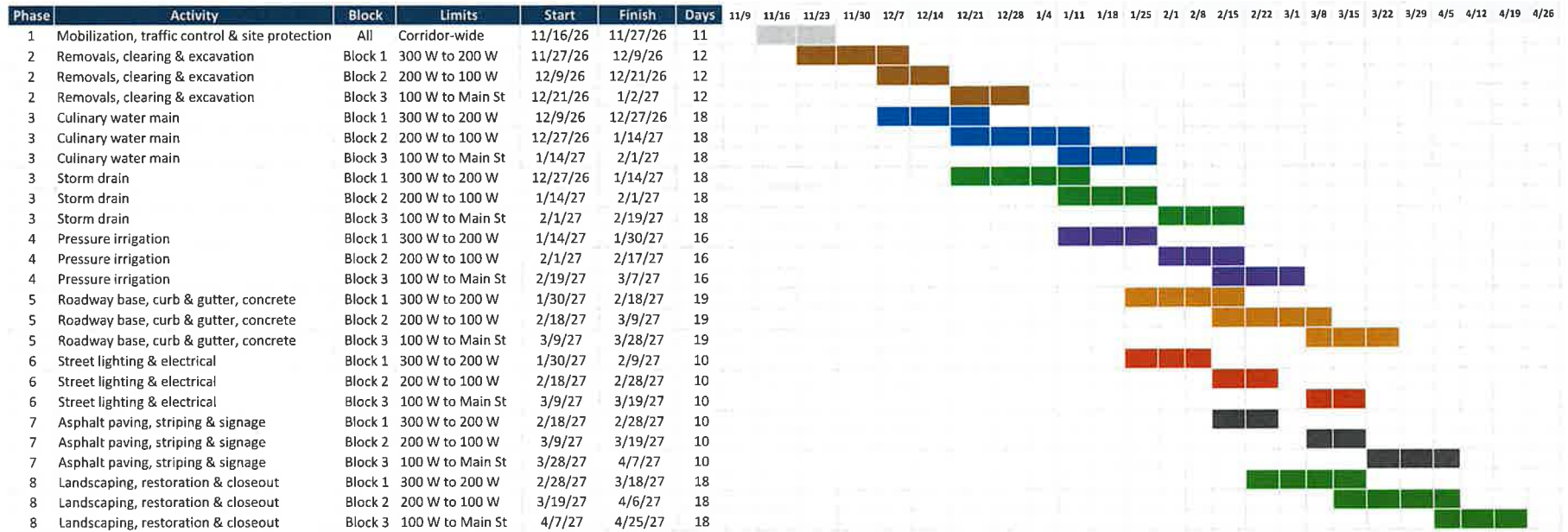


APPENDIX C
PROJECT SCHEDULE

Interstate Rock Products reserves the right to make whatever schedule adjustments if the project is awarded as long the project schedule stays within the awarded timeframe.

100 South Reconstruction — Progressive (Flow) Schedule

Start: Mon Nov 16, 2026 | Substantial completion: Apr 27, 2027 | Blocks run west→east: 300 W→200 W→100 W→Main St



Legend

Mobilization, traffic control & site protection
Removals, clearing & excavation
Culinary water main
Storm drain
Pressure irrigation
Roadway base, curb & gutter, concrete
Street lighting & electrical
Asphalt paving, striping & signage
Landscaping, restoration & closeout

BID

Proposal of Landmark Excavating, Inc. (hereinafter called "Bidder"), organized and existing under the laws of the State of Utah doing business as a General Contractor. To the Hurricane City (hereinafter called "OWNER").

In compliance with your Advertisement for Bids, Bidder hereby proposes to perform all WORK for the construction of the 100 South Reconstruction Project, in strict accordance with the CONTRACT DOCUMENTS, within the time set forth therein, and at the prices stated below.

By submission of this BID, each BIDDER certifies, and in the case of a joint BID each party thereto certifies as to his own organization, that this BID has been arrived at independently without consultation, communication or agreement as to any matter relating to this BID with and other BIDDER or with any competitor.

BIDDER hereby agrees to commence WORK under this contract within on November 2, 2026, and to fully complete the PROJECT on or before March 26, 2026. Bidder further agrees to pay as liquidated damages, the sum of \$250.00 for each consecutive calendar day thereafter as provided in Section 15 of the General Conditions.

BIDDER acknowledges receipt of the following ADDENDUM:

_____ Addendum No. 01 _____ Dated 09/15/2026

_____ Addendum No. 02 _____ Dated 09/18/2026

Addendum No. 03 Dated 09/28/2026

Addendum No. 03 revised Date 09/28/2026

100 South Reconstruction

Bidder agrees to perform all the work described in the CONTRACT DOCUMENTS for the following unit or lump sum prices.

NOTE – Payment to the Contractor: The Contractor is hereby advised that partial payments will be made monthly and that the final payment will be made within 30 days following the completion of all work specified.

All bids shall be checked for mathematical errors by the Engineer. If errors have been made in the extensions of the figures, it will be assumed that the unit prices are correct and the total amounts will be revised to reflect the corrections.

LS = Lump Sum; EA = Each
 LF = Lineal Feet SY = Square Yard
 Funding for this project is by Hurricane City

BID SCHEDULE 100 South Reconstruction Hurricane City Streets

Item #	Spec	Item	Quantity	Units	Unit Price	Total
A1	01 71 13	Contractor Mobilization & Administration	1	LS	\$179,350.00	\$179,350.00
A2	HSDC 2.5	Traffic Control	1	LS	\$143,600.00	\$143,600.00
A3	01 57 00	SWPPP	1	LS	\$90,830.00	\$90,830.00
A4	01 71 23	Construction Survey	1	LS	\$35,920.00	\$35,920.00
A5	31 11 00	Clearing and Grubbing	1	LS	\$35,280.00	\$35,280.00
A6	HSDC 4.5.15	Adjust Valves and Manholes to Grade	1	LS	\$24,730.00	\$24,730.00
A7	HSDC 2.10	Reset Class I Centerline Monument	5	EA	\$1,825.00	\$9,125.00
B1	02 41 14	Remove Asphalt	95,729	SF	\$1.40	\$134,020.60
B2	02 41 14	Remove Concrete Curb and Gutter, Sidewalk, and Flatwork.	16,413	SF	\$1.40	\$22,978.20
B3	02 41 13	Remove Chain Link Fence	479	LF	\$11.50	\$5,508.50
B4	02 41 13	Remove Block Fence	1	LF	\$32.50	\$32.50
B5	02 41 13	Remove Picket Fence	50	LF	\$23.00	\$1,150.00
B6	02 41 13	Remove Barbed Wire Fence	60	LF	\$23.00	\$1,380.00
B7	02 41 13	Remove Mailbox	3	EA	\$29.50	\$88.50
B8	32 01 07	Remove and Salvage Traffic Sign to City	14	EA	\$114.00	\$1,596.00
B9	32 01 07	Remove and Salvage Gate to City	2	EA	\$1,140.00	\$2,280.00
B10	32 01 07	Remove Bollard	1	EA	\$154.00	\$154.00
B11	31 11 00	Remove Tree	3	EA	\$1,460.00	\$4,380.00

Item #	Spec	Item	Quantity	Units	Unit Price	Total
B12	UDOT 02765	Remove Parking Space Lines	407	LF	\$2.90	\$1,180.30
B13	02 41 14	Remove Concrete Curb	14	LF	\$7.20	\$100.80
B14	02 41 13	Remove Landscape Wall	32	LF	\$10.50	\$336.00
B15	02 41 13	Remove Pedestrian Gate	1	EA	\$570.00	\$570.00
B16	02 41 13	Remove Vehicular Gate	2	EA	\$1,140.00	\$2,280.00
C1	HSDC 4.8	30 Inch Curb and Gutter – Concrete	3,999	LF	\$35.00	\$139,965.00
C2	HSDC 4.8	Driveway - Concrete	9,077	SF	\$10.50	\$95,308.50
C3	HSDC 4.8	Sidewalk - Concrete	14,797	SF	\$8.80	\$130,213.60
C4	HSDC 4.8	Perpendicular Pedestrian Curb Ramp	26	EA	\$2,945.00	\$76,570.00
C5	HSDC 4.8	Parallel Pedestrian Curb Ramp	2	EA	\$2,945.00	\$5,890.00
C6	HSDC 4.8	Concrete "A" Curb	213	LF	\$34.00	\$7,242.00
C7	HSDC 4.8	Standard 8' Cross Gutter	1,267	SF	\$17.00	\$21,539.00
C8	HSDC 4.8	4" Thick Concrete Flatwork	818	SF	\$8.60	\$7,034.80
C9	32 31 13	4' Chainlink Fence	400	LF	\$57.00	\$22,800.00
C10	32 31 13	Pedestrian Gate, Matching Fence Type	1	EA	\$2,280.00	\$2,280.00
C11	32 31 13	6' Chainlink Fence with Privacy Slats	84	LF	\$114.00	\$9,576.00
C12	32 01 10	Relocate Existing Gate	1	EA	\$3,990.00	\$3,990.00
C13	HSDC 4.8	Drop Driveway - Concrete	360	SF	\$10.00	\$3,600.00
C14	32 33 24	Relocate Existing Table to New Concrete Pad	5	EA	\$1,405.00	\$7,025.00
C15	32 31 13	Vehicular Gate, Matching Fence Type	2	EA	\$2,850.00	\$5,700.00
C16	32 33 24	Relocate Existing Trash Can to New Concrete Pad	1	EA	\$789.00	\$789.00
D1	HSDC 4.4	18" Corrugated Polyethylene Storm Drain	1972	LF	\$104.00	\$205,088.00
D2	33 41 00	Storm Drain Catch Basin Box and Frame	24	EA	\$5,860.00	\$140,640.00
D3	33 41 00	4' Storm Drain Manhole	1	EA	\$5,945.00	\$5,945.00
D4	33 41 00	1.5 Inch PVC Storm Drain	33	LF	\$40.50	\$1,336.50
D5	05 53 00	Steel Pedestrian Bridge and New Grate Panel	1	LS	\$13,660.00	\$13,660.00
D6	33 41 00	Storm Drain Inlet with Traffic Rated Solid Lid	1	EA	\$7,025.00	\$7,025.00
D7	33 44 16	Steel Channel with Grate, Boot Entry, and Curb Outlet at Roof Drain Downspout	2	EA	\$5,830.00	\$11,660.00
D8	33 41 00	Modified 53" x 35" Storm Drain Catch Basin	1	EA	\$8,735.00	\$8,735.00
D9	HSDC 4.4	12 Inch HP ADS Pipe	152	LF	\$75.00	\$11,400.00
E1	HP 3	Street Light Box	9	EA	\$283.00	\$2,547.00
E2	HP 3	#2 AWG Aluminum Triplex in 2 Inch PVC Conduit	645	LF	\$30.00	\$19,350.00
E3	HP 7	Street Light 15' LED Decorative Black on Black	11	EA	\$6,635.00	\$72,985.00
E4	HP 3	4 Inch PVC Conduit	50	LF	\$90.50	\$4,525.00
E5	HP 3	3 Inch PVC Conduit with 500 KCMIL	51	LF	\$146.00	\$7,446.00
E6	HP 6	Power Box and Meter Pedestal	1	EA	\$3,375.00	\$3,375.00

Item #	Spec	Item	Quantity	Units	Unit Price	Total
E7	HP 3	3 Inch PVC Conduit with 350 KCMIL Aluminum Triplex	250	LF	\$24.00	\$6,000.00
E8	HP 3	Secondary Box	2	EA	\$368.00	\$736.00
F1	HSDC 5.3	4" Double Yellow Paint Line	249	LF	\$0.50	\$124.50
F2	HSDC 5.3	4" Solid White Paint Line	1,576	LF	\$0.25	\$394.00
F3	HSDC 5.3	8" Solid White Paint Line	98	LF	\$0.50	\$49.00
F4	HSDC 5.3	Parallel Parking Striping	1,374	LF	\$0.50	\$687.00
F5	HSDC 5.3	12" Solid White Paint Line	804	LF	\$0.75	\$603.00
F6	HSDC 5.3	Left Turn Arrow - Thermoplastic	2	EA	\$342.00	\$684.00
F7	HSDC 5.3	Through/Right Turn Arrow - Thermoplastic	2	EA	\$513.00	\$1,026.00
F8	UDOT 02765	12" Solid White Paint Line (UDOT)	299	LF	\$0.75	\$224.25
F9	HSDC 5.2.2	30x30 Traffic Sign and 18x6 Plaque	13	EA	\$314.00	\$4,082.00
F10	HSDC 5.2.2	12x18 Traffic Sign	2	EA	\$227.00	\$454.00
F11	HSDC 5.2.2	24x36 Traffic Sign	2	EA	\$285.00	\$570.00
F12	HSDC 5.2.1	Street Name Sign	14	EA	\$564.00	\$7,896.00
F13	HSDC 5.2.2	24x12 Traffic Sign	2	EA	\$257.00	\$514.00
F14	UDOT 02891	Relocate Ground Mounted Sign (UDOT)	1	EA	\$569.00	\$569.00
F15	UDOT 02891	24x24 Traffic Sign and 2-24x12 Traffic Signs (UDOT)	2	EA	\$683.00	\$1,366.00
F16	HSDC 5.2.2	Curb Paint – Red	941	LF	\$1.10	\$1,035.10
F17	UDOT 02891	30x30 Traffic Sign and 18x6 Plaque (UDOT)	1	EA	\$683.00	\$683.00
G1	UDOT 02741	Hot Mixed Asphalt	2,294	TON	\$116.00	\$266,104.00
G2	UDOT 02721	Untreated Base Course (Plan Quantity)	2,253	CY	\$47.00	\$105,891.00
G3	UDOT 02056	Granular Borrow	3,412	CY	\$43.50	\$148,422.00
G4	31 23 16	Roadway Excavation (Plan Quantity)	6,500	CY	\$25.50	\$165,750.00
G5	31 05 13	Import Borrow	1,000	CY	\$48.00	\$48,000.00
G6	UDOT 02075	Separation Fabric (UDOT)	374	SY	\$3.80	\$1,421.20
I1	33 11 00	8 Inch DR18 PVC C900 Irrigation Water Line	2450	LF	\$65.00	\$159,250.00
I2	33 11 00	6 Inch DR18 PVC C900 Irrigation Water Line	80	LF	\$106.00	\$8,480.00
I3	33 11 00	4 Inch DR18 PVC C900 Irrigation Water Line	50	LF	\$73.00	\$3,650.00
I4	33 11 00	Irrigation Service and Relocate Meter	4	EA	\$1,965.00	\$7,860.00
I5	33 12 16	8 Inch Gate Valve (Irrigation)	15	EA	\$3,550.00	\$53,250.00
I6	33 12 33	Irrigation Service Connection to Existing Meter	6	EA	\$961.00	\$5,766.00
I7	33 11 00	8"x8" Cross (Irrigation)	3	EA	\$1,725.00	\$5,175.00
I8	33 11 00	8" x 6" Reducer (Irrigation)	6	EA	\$635.00	\$3,810.00
I9	33 11 00	8" x 4" Reducer (Irrigation)	3	EA	\$695.00	\$2,085.00

Item #	Spec	Item	Quantity	Units	Unit Price	Total
I10	33 11 00	8"x 6" x 6" Tee (Irrigation)	1	EA	\$1,360.00	\$1,360.00
I11	33 11 00	6 Inch - 45 Degree Bend (Irrigation)	8	EA	\$583.00	\$4,664.00
I12	33 11 00	4 Inch - 45 Degree Bend (Irrigation)	6	EA	\$481.00	\$2,886.00
I13	33 12 33	Irrigation Service Connection and Meter	4	EA	\$2,985.00	\$11,940.00
I14	33 12 33	Trenchless Irrigation Service Connection to Meter	4	EA	\$2,050.00	\$8,200.00
I15	33 11 00	8 Inch - 45 Degree Bend (Irrigation)	2	EA	\$807.00	\$1,614.00
I16	33 11 00	Air Vac (Irrigation)	1	EA	\$8,365.00	\$8,365.00
I17	33 11 00	4 Inch - 22.5 Degree Bend (Irrigation)	2	EA	\$474.00	\$948.00
I18	33 11 00	6 Inch - 22.5 Degree Bend (Irrigation)	4	EA	\$582.00	\$2,328.00
I19	33 11 00	8 Inch - 22.5 Degree Bend (Irrigation)	2	EA	\$800.00	\$1,600.00
I20	33 11 00	4 Inch - 11.25 Degree Bend (Irrigation)	4	EA	\$479.00	\$1,916.00
P1	32 94 23	Tree - Crimson Cloud Hawthorn	9	EA	\$633.00	\$5,697.00
P2	32 94 23	Tree - Tonto Crape Myrtle	12	EA	\$443.00	\$5,316.00
P3	32 94 23	Tree - Glossy Privet	14	EA	\$443.00	\$6,202.00
P4	32 94 23	Tree - Thundercloud Purple-Leaf Plum	9	EA	\$40.00	\$360.00
P5	32 94 23	Shrub - Yellow Ice Plant	8	EA	\$32.00	\$256.00
P6	32 94 23	Shrub - Pink Muhly Grass	17	EA	\$32.00	\$544.00
P7	32 94 23	Shrub - Ballerina Indian Hawthorn	10	EA	\$40.00	\$400.00
P8	32 94 23	Rock Mulch (3" Depth)	17,435	SF	\$1.60	\$27,896.00
P9	32 84 23	Future Irrigation Connection	5	EA	\$2.10	\$10.50
P10	32 84 23	New Drip Irrigation Zone	15	EA	\$1,295.00	\$19,425.00
P11	32 94 23	Boulder (2'-3' Diameter)	147	EA	\$144.00	\$21,168.00
P12	32 94 23	Diamond Block Wall	110	LF	\$37.00	\$4,070.00
P13	32 84 23	Irrigation Sleeves Under Driveway	5	EA	\$1,380.00	\$6,900.00
SI	ACSSD 6.9	Adjust Existing Sanitary Sewer Manhole Rim to Grade	5	EA	\$1,105.00	\$5,525.00
S2	ACSSD 6.9	Replace Existing Sanitary Sewer Manhole Concentric Cone with Low Profile Eccentric Cone	1	EA	\$5,945.00	\$5,945.00
S3	ACSSD 6.13	Adjust Sewer Cleanout to Grade	3	EA	\$752.00	\$2,256.00
S4	ACSSD 6.13	4 Inch Sanitary Sewer Service Line	4	EA	\$2,895.00	\$11,580.00
U1	02 41 13	Remove Existing Storm Drain Pipe	556	LF	\$14.00	\$7,784.00
U2	02 41 13	Remove Existing Storm Drain Structure	9	EA	\$1,360.00	\$12,240.00
U3	02 41 13	Remove Cone of Abandoned Sanitary Sewer Manhole	6	EA	\$1,920.00	\$11,520.00
U4	02 41 13	Cut and Cap Existing Culinary Water Main	10	EA	\$616.00	\$6,160.00
U5	02 41 13	Cut and Cap Existing Irrigation Water Main	9	EA	\$592.00	\$5,328.00
U6	02 41 13	Remove Existing Valve	12	EA	\$150.00	\$1,800.00
U7	02 41 13	Remove Storm Drain within Excavation Limits	477	LF	\$14.00	\$6,678.00
U8	02 41 13	Remove Overhead Power Line	70	LF	\$23.00	\$1,610.00
U9	02 41 13	Remove Pole, Power Box, and Street Light	1	EA	\$4,560.00	\$4,560.00

Item #	Spec	Item	Quantity	Units	Unit Price	Total
W1	33 11 00	8 Inch DR18 PVC C900 Culinary Water Line	2,645	LF	\$66.00	\$174,570.00
W2	33 11 00	6 Inch DR18 PVC C900 Culinary Water Line	79	LF	\$97.00	\$7,663.00
W3	33 12 16	8 Inch - Gate Valve (Culinary Water)	18	EA	\$3,555.00	\$63,990.00
W4	33 12 33	Water Service (Culinary Water)	6	EA	\$1,475.00	\$8,850.00
W5	33 05 23.35	Trenchless Irrigation Service Connection to Meter	5	EA	\$1,765.00	\$8,825.00
W6	33 12 19	Fire Hydrant Assembly	6	EA	\$9,930.00	\$59,580.00
W7	33 12 33	Water Service and Relocated Meter (Culinary Water)	11	EA	\$1,690.00	\$18,590.00
W8	33 12 33	Water Service and Meter (Culinary Water)	3	EA	\$2,490.00	\$7,470.00
W9	33 11 00	8" x 6" Reducer (Culinary Water)	7	EA	\$670.00	\$4,690.00
W10	33 11 00	8" x 4" Reducer (Culinary Water)	1	EA	\$905.00	\$905.00
W11	33 11 00	6" 45 Degree Bend (Culinary Water)	8	EA	\$583.00	\$4,664.00
W12	33 11 00	8" x 8" Tee (Culinary Water)	3	EA	\$1,845.00	\$5,535.00
W13	33 11 00	8 Inch - 45 Degree Bend (Culinary Water)	4	EA	\$772.00	\$3,088.00
W14	33 11 00	8"x8" Cross (Culinary Water)	3	EA	\$1,725.00	\$5,175.00
W15	33 11 00	Air Vac (Culinary Water)	1	EA	\$8,305.00	\$8,305.00
W16	33 12 19	Connect Existing Fire Hydrant to New Main	1	EA	\$4,250.00	\$4,250.00
W17	33 12 33	Water Service (Culinary Water) and Traffic Rated Meter Box	1	EA	\$2,380.00	\$2,380.00
TOTAL						\$3,380,303.35

*Quantities may be increased or reduced to meet budget, based on unit bid prices.

**STATE OF UTAH
BID BOND**

KNOW ALL PERSONS BY THESE PRESENTS, That Landmark Excavating, Inc.
(Name of Contractor)

195 East 620 South American Fork, Utah 84003

(Address)

(hereinafter called the "Principal") and the Employers Mutual Casualty Company a corporation created and existing under the laws of the State of Iowa, having its principal office in the City of Des Moines (hereinafter called the "Surety"), are held and firmly bound unto The People of the State of Utah (hereinafter called the "State"), in the full just sum of Five (5%) of Attached Bid, good and lawful money of the United States of America, for the payment of which said sum of money, well and truly to be made and done, the said Principal binds themselves (himself/herself, itself), their (his/her, its) heirs, executors and administrators, successors and assigns, and the said Surety binds itself, its successors and assigns jointly and severally, firmly by these presents:

WHEREAS, the said Principal has submitted to the Hurricane City a proposal for 100 South Reconstruction

(Project Description),

and

WHEREAS, under the terms of the Laws of the State of Utah as above indicated, the said Principal has filed or intends to file this bond to guarantee that the Principal will execute all required contract proposal documents and furnish such faithful performance or other bonds as may be required by law in accordance with the terms of the Principal's said proposal.

NOW, THEREFORE, the condition of the foregoing obligation is such, that if the said Principal shall promptly execute and submit, and the City shall accept, all required contract proposal documents including such faithful performance bond or other bonds as may be required by law in accordance with the terms of the Principal's said proposal, then this obligation shall be null and void, otherwise to remain in full force and virtue.

IN TESTIMONY WHEREOF, the said Principal has hereunto set his/her (their, its) hand and the said Surety has caused this instrument to be signed by its authorized officer, the day and year above written.

Signed and delivered this 6th day of October 2026 in the presence of:

Landmark Excavating, Inc.

(Company)



(Signature)

(Title)

Principal

Employers Mutual Casualty Company

(Company)



By

(Signature)

Surety

Attorney-in-Fact

(Title of Authorized Officer)

(The Surety Company shall append a single copy of a statement of its financial condition and a copy of the resolution authorizing the execution of Bonds by officers of the Company to the bond(s).)

STATE OF UTAH
BID BOND

(Acknowledgment of principal, unless it be a corporation)

STATE OF UTAH

SS. :

COUNTY OF _____

On this ____ day of _____ 20 __, before me personally came _____ to me known and known to me to be the person described in and who executed the foregoing instrument and acknowledged that he/she executed the same.

Notary Public

(Acknowledgment of principal, if a corporation)

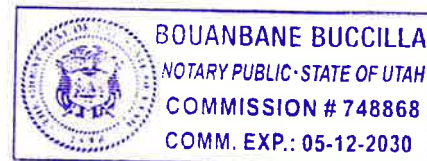
STATE OF UTAH

SS. :

COUNTY _____

On this 10th day of October 20 26, before me personally came Tyson Christensen to me known and known to me to be the person, who being by me duly sworn, did depose and say that he/she resides in Utah that he/she is the Principal of Landmark Excavating, Inc. the corporation described in and which executed the foregoing instrument; and that he/she signed his/her name thereto by order of the Board of Directors of said Corporation.

Bouanbane Buccilla
Notary Public



(Acknowledgment of Surety Company)

STATE OF UTAH

SS. :

COUNTY OF Utah

On this 6th day of October 20 26, before me personally came Kevin W. Andrews to me known and known to me to be the person, who being by me duly sworn, did depose and say that he/she resides in Sandy, Utah that he/she is the Attorney-in-Fact of Employers Mutual Casualty Company the corporation described in the foregoing instrument; and that he/she signed his/her name thereto by order of the Board of Directors of said Corporation.

Stephanie Garahana
Notary Public





P.O. Box 712 • Des Moines, Iowa 50306-0712

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT KNOW ALL MEN BY THESE PRESENTS, that:

1. Employers Mutual Casualty Company, an Iowa Corporation
2. EMCASCO Insurance Company, an Iowa Corporation
3. Union Insurance Company of Providence, an Iowa Corporation

4. Illinois EMCASCO Insurance Company, an Iowa Corporation
5. Dakota Fire Insurance Company, a North Dakota Corporation
6. EMC Property & Casualty Company, an Iowa Corporation

hereinafter referred to severally as "Company" and collectively as "Companies", each does, by these presents, make, constitute and appoint:

Kevin W. Andrews

its true and lawful attorney-in-fact, with full power and authority conferred to sign, seal, and execute the Bid Bond

Any and All Bonds

and to bind each Company thereby as fully and to the same extent as if such instruments were signed by the duly authorized officers of each such Company, and all of the acts of said attorney pursuant to the authority hereby given are hereby ratified and confirmed.

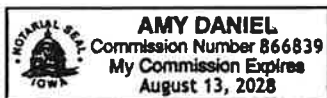
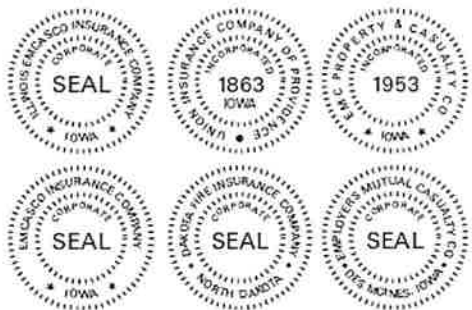
AUTHORITY FOR POWER OF ATTORNEY

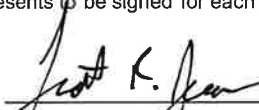
This Power-of-Attorney is made and executed pursuant to and by the authority of the following resolution of the Boards of Directors of each of the Companies at the first regularly scheduled meeting of each company duly called and held in 1999:

RESOLVED: The President and Chief Executive Officer, any Vice President, the Treasurer and the Secretary of Employers Mutual Casualty Company shall have power and authority to (1) appoint attorneys-in-fact and authorize them to execute on behalf of each Company and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof; and (2) to remove any such attorney-in-fact at any time and revoke the power and authority given to him or her. Attorneys-in-fact shall have power and authority, subject to the terms and limitations of the power-of-attorney issued to them, to execute and deliver on behalf of the Company, and to attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof, and any such instrument executed by any such attorney-in-fact shall be fully and in all respects binding upon the Company. Certification as to the validity of any power-of-attorney authorized herein made by an officer of Employers Mutual Casualty Company shall be fully and in all respects binding upon this Company. The facsimile or mechanically reproduced signature of such officer, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power-of-attorney of the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

IN WITNESS THEREOF, the Companies have caused these presents to be signed for each by their officers as shown, and the Corporate seals to be hereto affixed this 17th day of September, 2025.

Seals





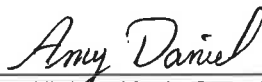
Scott R. Jean, President & CEO
of Company 1; Chairman, President
& CEO of Companies 2, 3, 4, 5 & 6



Todd Strother, Executive Vice President
Chief Legal Officer & Secretary of
Companies 1, 2, 3, 4, 5 & 6

On this 17th day of September, 2025 before me a Notary Public in and for the State of Iowa, personally appeared Scott R. Jean and Todd Strother, who, being by me duly sworn, did say that they are, and are known to me to be the CEO, Chairman, President, Executive Vice President, Chief Legal Officer and/or Secretary, respectively, of each of the Companies above; that the seals affixed to this instrument are the seals of said corporations; that said instrument was signed and sealed on behalf of each of the Companies by authority of their respective Boards of Directors; and that the said Scott R. Jean and Todd Strother, as such officers, acknowledged the execution of said instrument to be their voluntary act and deed, and the voluntary act and deed of each of the Companies.

My Commission Expires August 13, 2028.

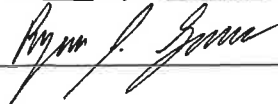


Notary Public in and for the State of Iowa

CERTIFICATE

I, Ryan J. Springer, Vice President of the Companies, do hereby certify that the foregoing resolution of the Boards of Directors by each of the Companies, and this Power of Attorney issued pursuant thereto on 17th day of September, 2025, are true and correct and are still in full force and effect.

In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this 6th day of October, 2026.



Vice President



Submitted by Landmark Excavating Inc.

195 East 620 South, American Fork, UT 84043

O: 801-554-3255 / F:801-660-1419

Submission Date: September 29, 2026



Executive Summary

Landmark Excavating is a highly experienced local heavy civil contractor with more than 20 years of experience delivering roadway, utility, and transportation infrastructure throughout Utah. With an established presence in **Southern Utah** and extensive experience on complex infrastructure projects, Landmark understands the unique coordination, traffic, and community considerations associated with construction in a growing area. Our local knowledge, experienced personnel, equipment resources, and proven construction practices position us to successfully deliver the 100 South Reconstruction project.

The project will be led by an experienced team including **Devan Christensen, Project Manager; Tom Hibdon, General Superintendent; Jake Smith, Safety Director**. The team brings extensive experience in roadway construction, paving, concrete, underground utilities, traffic control, project management, and safety. Several members have successfully worked together on previous projects, providing an established team dynamic that supports efficient communication, decision-making, and field coordination.

Landmark will utilize a **phased and carefully sequenced construction approach** focused on safety, traffic mobility, quality, and schedule performance. Work will be coordinated closely with **Hurricane City, local residents, utility providers, and other project stakeholders** to identify potential conflicts early, maintain access, and minimize impacts to the traveling public and surrounding community.

The project includes roadway, utility, and street-lighting improvements on 100 South and 200 West. The work includes about 1,600 feet of new two-lane roadway on 100 South and 550 feet of new one-lane roadway on 200 West, with curb and gutter, planter strips, and sidewalks. It also includes new culinary water, pressure irrigation, and storm drain lines, and new street lights with underground power. Two parallel crews will work in a planned order to finish on schedule with minimal disruption to residents and traffic.

Landmark's experience across grading, utilities, drainage, concrete, paving, traffic control, and pedestrian improvements allows our team to effectively manage the project's interconnected scopes and maintain efficient construction sequencing. Combined with our familiarity with Hurricane City and established stakeholder relationships, Landmark is prepared to deliver a **safe, high-quality project with minimal disruption and strong schedule performance**.

Company Qualifications

- **Bonding Capacity:** \$150 million
- **Utah Contractor License:** # 6159918-5502 — Class B100, E100
- **Federal Tax ID:** 02-0702131
- **Current Pending Litigation:** NONE



1. Relevant Experience and References

Landmark Excavating Inc. has completed multiple projects across Northern and Southern Utah involving roadway construction, underground utilities, grading, paving, and traffic-sensitive work. These projects demonstrate the team's familiarity with local conditions, public infrastructure requirements, and coordinated field execution.

Project	Owner	Scope	Reference
Santaquin Main Street Improvements	Santaquin City	Rebuild roadway construction, and utility installation	Jon Lundell – 801-592-3868
UDOT Vineyard Connector; Main Street to 1600 N	UDOT	Roadway and utility improvements, access connection work, and field coordination	Chris Memmott -801-830-9313
Washington Fields Sewer Line	Washington City	Roadway improvements, underground utilities, and field safety coordination	Blaine Worrel – 435-230-5902
Herriman Main Street Reconstruction	Herriman City	Roadway reconstruction, utility installation	Jonathan Bowers – 801-446-5323
UDOT Old Hwy 91; 200 E to Shivwits	UDOT	Widen existing facilities and utility infrastructure with coordinated field execution	Gerg Perkins – 385-225-7534

These projects demonstrate the successful completion of similar projects within Landmark's portfolio that align with the 100 South Reconstruction project.

2. Equipment

Landmark Excavating's fleet consists of excavators, loaders, graders, rollers, dozers, rock trucks, and water trucks. Equipment that is not part of our fleet, including jaw crushers and screens, is easily accessible through rental or purchase on demand. Below is a list of our current equipment fleet.

Equipment Name	Category
Artic CAT 740	Articulating Trucks
Backhoe CAT 415	Backhoes
Backhoe CAT 420	Backhoes
Crew Truck-Foreman	Pickups
Dozer CAT D6	Dozer
Dozer CAT D8	Dozer
Excavator CAT 320	Excavators
Excavator CAT 320 w/ Hammer	Excavators
Excavator CAT 336	Excavators



Excavator CAT 352	Excavators
Grader CAT 140M	Motor Grader
Loader CAT 950M	Loaders
Mini Ex CAT	Mini Excavators
Plate Compactor	Vibratory Rollers
Compactor (Walk-Behind)	Vibratory Rollers
Roller CAT CP56 Smooth	Vibratory Rollers
Roller CAT CS56 Pad	Vibratory Rollers
Scraper CAT 627	Scrapers
Skid Steer Broom	Skid Steer Attachments
Skid Steer CAT 226	Skid Steer
Skid Steer CAT 236	Skid Steer
Soil Compactor CAT 815	Soil Compactors
Soil Compactor CAT 825	Soil Compactors
Track Loader CAT 953	Track Loader
Water Truck 2000 Gal.	Water Truck
Water Truck 4000 Gal.	Water Truck

3. Subcontractor Work List

Landmark Excavating is planning to use the following subcontractors.

- Tri-State Electric & Utilities – Electrical & Lighting
- Snow Canyon Construction – Concrete Flatwork & Collars
- Custom Fence Company - Fence & Gates
- Roadrunner Striping – Pavement Markings & Signage
- MD Property Services - Landscaping
- Southern Utah Grade and Pave – Asphalt Paving

4. Project Schedule

Landmark Excavating proposes a two-phase construction sequence that completes all outside (edge) widening work before shifting operations to the center of the roadway. This approach keeps at least one lane of travel available in each direction for the duration of the project and confines full-width impacts to a short, clearly defined window at the end of construction. Night work is anticipated for completion of the center median work. Overall duration for the project runs 11/02/2026 through 03/26/2027 (approximately 16 weeks).

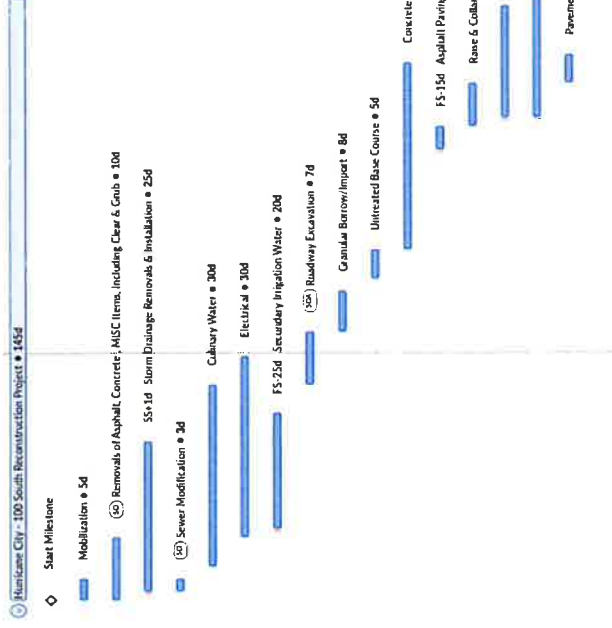


Hurricane City - 100 South Reconstruction Project

2026

2027

S/N	ELEMENT NAME	ID	STATUS	DUR	START DATE	FINISH DATE
1	▼ Hurricane City - 100 South...			145	11/02/2026	03/26/2027
2	◆ Start Milestone	A0000	Not Started	0	11/02/2026	11/02/2026
3	Mobilization	A0030	Not Started	5	11/02/2026	11/06/2026
4	Removals of Asphalt, Con...	A0020	Not Started	10	11/02/2026	11/16/2026
5	Storm Drainage Removals...	A0050	Not Started	25	11/03/2026	12/09/2026
6	Sewer Modification	A0040	Not Started	3	11/04/2026	11/06/2026
7	Culinary Water	A0060	Not Started	30	11/10/2026	12/23/2026
8	Electrical	A0160	Not Started	30	11/17/2026	12/30/2026
9	Secondary Irrigation Water	A0070	Not Started	20	11/18/2026	12/16/2026
10	Roadway Excavation	A0080	Not Started	7	12/24/2026	01/05/2027
11	Granular Borrow/Import	A0090	Not Started	8	01/06/2027	01/15/2027
12	Untreated Base Course	A0100	Not Started	5	01/19/2027	01/25/2027
13	Concrete Flatwork	A0110	Not Started	30	01/26/2027	03/09/2027
14	Asphalt Paving	A0120	Not Started	4	02/17/2027	02/22/2027
15	Raise & Collar Manhole &...	A0170	Not Started	8	02/23/2027	03/04/2027
16	Miscellaneous Surface Im...	A0150	Not Started	20	02/24/2027	03/23/2027
17	Landscape Irrigation & Pl...	A0140	Not Started	23	02/24/2027	03/26/2027
18	Pavement Markings / Sig-	A0130	Not Started	5	03/05/2027	03/11/2027
19	◆ Finish Milestone	A0010	Not Started	0	03/26/2027	03/26/2027



5. Project Approach

Landmark Excavating will complete all work in 145 calendar days, from Notice to Proceed on November 2, 2026, to Final Completion on March 26, 2027, one day ahead of the March 27, 2027 completion date. The schedule follows a deepest-first sequence: removals, then underground utilities, then roadway section, then concrete and paving, then finish work. Overlapping crews keep the critical path moving while limiting disruption to residents and traffic.

Key Milestones

Milestone	Date
Notice to Proceed / Start	Monday, November 2, 2026
Mobilization Complete	Friday, November 6, 2026
Underground Utilities Complete	Wednesday, December 30, 2026
Roadway Base Complete	Monday, January 25, 2027
Asphalt Paving Complete	Monday, February 22, 2027
Pavement Markings and Signage Complete	Thursday, March 11, 2027
Final Completion	Friday, March 26, 2027
Contract Completion Date	Saturday, March 27, 2027

	Total Project Duration	145 calendar days	11/02/2026	03/26/2027
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Phase Summary

Phase 1 – Mobilization and Removals (November 2 – 16, 2026). Crews mobilize, install traffic control and stormwater BMPs, and begin removing asphalt, concrete, and miscellaneous items along with clearing and grubbing. Removals begin on day one so utility crews can follow one day behind.

Phase 2 – Underground Utilities (November 3 – December 30, 2026). Storm drain starts first as the deepest utility, followed by the sewer modification, culinary water, secondary irrigation, and underground power for street lighting. Activities overlap so separate crews work in parallel, and all underground work is finished before the roadway section is built.



Phase 3 – Roadway Section (December 24, 2026 – January 25, 2027). Once utilities are complete, crews excavate to subgrade, place granular borrow, and install untreated base course to prepare for concrete and paving.

Phase 4 – Concrete and Paving (January 26 – March 9, 2027). Curb and gutter is placed first to set line and grade for paving. Asphalt paving starts on February 17 while flatwork continues. Manholes and valves are raised and collared to finished grade right after paving.

Phase 5 – Surface Improvements and Closeout (February 24 – March 26, 2027). Pavement markings and signage, fencing and gates, and landscape irrigation and plantings are completed. Punch list, final cleanup, and demobilization take place at the end of this phase.

Schedule Controls

- **Sequencing.** Working from the deepest pipe upward keeps later trenching from damaging finished work.
- **Parallel crews.** Overlapping utility and surface activities shorten the overall duration without adding risk to the critical path.
- **Critical path.** Removals → storm drain → utilities → roadway excavation → borrow → base course → concrete flatwork → paving → finish work. The superintendent tracks this path every week and updates the schedule as the work moves forward.
- **Winter work.** Paving and concrete placement will follow the temperature limits in the specifications. Cold-weather protection will be used as needed.
- **Coordination.** Utility shutdowns, driveway access, and traffic changes will be coordinated with Hurricane City, utility owners, and residents ahead of time.



Bid Form and Certification

[See attachment]

STATE OF UTAH DEPARTMENT OF COMMERCE ACTIVE LICENSE Landmark Excavating, Inc. 195 E 600 S AMERICAN FORK UT 84003 EFFECTIVE 07/10/2013 EXPIRATION 11/30/2027	REFERENCE NUMBER(S), CLASSIFICATION(S) & DETAIL(S) 6159918-5501 Contractor With LRF B100, E100 DBAs:
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IMPORTANT LICENSURE REMINDERS:

- Your license is valid until the expiration date listed on this form.
- Please note the address listed below. This is your public address of record for the division, and all future correspondence from the division will be mailed to this address. If you move, it is your responsibility to notify us directly of the change. Maintaining your current address with us is the easiest way to ensure continuous licensure.
- This license has been issued to the business entity. Any change in the license's original entity structure requires a new license (i.e. DBA to a Corporation, etc.). Please contact the division before you make such changes.

LANDMARK EXCAVATING, INC.
195 E 600 S
AMERICAN FORK UT 84003

Please visit our web site at
www.dopl.utah.gov should you have any
questions in the future.

STATE OF UTAH DEPARTMENT OF COMMERCE DIVISION OF PROFESSIONAL LICENSING ACTIVE LICENSE		
EFFECTIVE DATE:	07/10/2013	
EXPIRATION DATE:	11/30/2027	
ISSUED TO:	Landmark Excavating, Inc. 195 E 600 S AMERICAN FORK UT 84003	
		
REFERENCE NUMBER(S), CLASSIFICATION(S) & DETAIL(S)		
6159918-5501	Contractor With LRF	DBAs:
B100, E100		



LANDMARK EXCAVATING, INC.

UNANIMOUS WRITTEN CONSENT OF BOARD OF DIRECTORS

AUTHORIZATION OF OFFICERS

The undersigned, being all of the members of the Board of Directors of Landmark Excavating, Inc., a Utah corporation (the "Corporation"), hereby waive any notice required pursuant to Utah law and consent to, vote in favor of and adopt the following resolution of the Board on January 21, 2026:

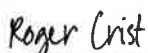
RESOLVED, that the Board of Directors hereby authorizes and empowers each of the following officers to make, execute, endorse and deliver in the name of and on behalf of the Corporation any and all written instruments, agreements, contracts, obligations, certificates and other instruments of whatever nature entered into by this Corporation:

Nathan Simpson, CEO
Eric Heidman, President
Roger Crist, CFO
Tyson Chisholm, Vice President

THIS UNANIMOUS WRITTEN CONSENT is hereby executed effective the 21st day of January 2026.

Signed by:

CDE8E3397DD64E4...
NATHAN SIMPSON

Signed by:

0A1D08FCC15146F...
ROGER CRIST

Signed by:

21DE004433FA489...
JASON CRANDALL

BID

Proposal of Royal T Enterprises (hereinafter called "Bidder"), organized and existing under the laws of the State of Utah doing business as a Corporation. To the Hurricane City (hereinafter called "OWNER").

In compliance with your Advertisement for Bids, Bidder hereby proposes to perform all WORK for the construction of the 100 South Reconstruction Project, in strict accordance with the CONTRACT DOCUMENTS, within the time set forth therein, and at the prices stated below.

By submission of this BID, each BIDDER certifies, and in the case of a joint BID each party thereto certifies as to his own organization, that this BID has been arrived at independently without consultation, communication or agreement as to any matter relating to this BID with and other BIDDER or with any competitor.

BIDDER hereby agrees to commence WORK under this contract within on October, 2026, and to fully complete the PROJECT on or before April, 2027. Bidder further agrees to pay as liquidated damages, the sum of \$250.00 for each consecutive calendar day thereafter as provided in Section 15 of the General Conditions.

BIDDER acknowledges receipt of the following ADDENDUM:

✓ Addendum No. 1 Dated 9-15-2026

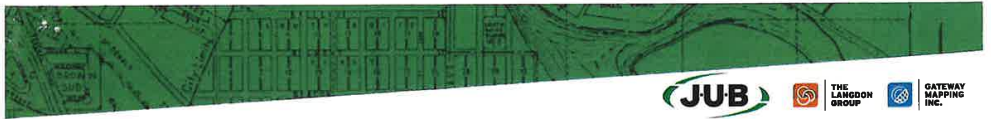
Tad Griffiths

✓ Addendum No. 2 Dated 9-18-2026

Tad Griffiths

✓ Addendum No. 3 Dated 9-28-2026

Tad Griffiths



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

J U - B FAMILY OF COMPANIES

ADDENDUM NO. 3

100 South Reconstruction
September 28, 2026

HURRICANE CITY

Addendum No. 3 to the Plans, Contract Documents, and Specifications prepared by J U - B ENGINEERS, Inc. is hereby submitted for use in bid preparation and submittal. Contractor must acknowledge receipt of all Addenda on the Bid Form.

The following revisions, additions, and/or deletions are hereby made part of the **100 South Reconstruction Project** as fully and completely as if the same were entirely set forth in the Contract Documents and Specifications.

JUC APPROVED CONSTRUCTION PLANS

The JUC approved Construction Plans are hereby released, to replace the original released bid set in whole. The following is an itemized summary of the changes made to the project design and plans:

1. The **notes for water, on sheet G-003**, have been separated out to show Hurricane City Water Notes and General Water Notes and revised to address the requirements of the Hurricane City Water Department.
2. Key Note **U10 "Existing Sewer Manhole to Remain" has been removed** and it now addressed by text callouts in the utility removal sheets (CU-10X sheets).
3. Approximately **75' of irrigation line and water line removal** has been added on sheet CU-101.
4. **One valve removal** has been added on sheet CU-101.
5. Water and Irrigation **profile numbering has been updated**.
6. **New irrigation lines and water lines in 300 West**, as well as attendant fittings and appurtenances, have been added to CU-201 and Profile I-1 on CU-208.
7. **One water valve at the 300 West / 100 South intersection** has been added on sheet CU-201.
8. **Two 45 degree bends have been removed** on the waterline near Sta 100+50.
9. The **water and irrigation profiles have been updated** such that the water line is now above the irrigation line, with a minimum of 3 ft of cover over the water line and 1 ft typical vertical separation between the water and irrigation. (Refer to Profiles on sheets CU-201 to CU-209)
10. Water and Irrigation alignments have been adjusted on CU-201.
11. The profiles from Sta 100+00 to Sta 102+50 have been adjusted to remove vertical bends. (Refer to sheet CU-201)
12. The water line profile from Sta 102+50 to Sta 106+50 has been adjusted to improve utility and storm drain crossings. (Refer to sheet CU-202)

13. A note requiring the installation of Geofoam Block between utility pipes crossing with less than 12 inches of clearance has been added.
14. Cross fittings for both water and irrigation lines at the 100 South / 200 West intersection have been reoriented.
15. The fittings for waterline loops on sheet CU-203 have been removed in favor of using deflection at the pipe segment joints.
16. The storm drain pipe material has been changed to 12 inch HP ADS for the crossing of 100 South at Sta 108+62.75 (refer to Key Note D9).
17. A culinary water air vac has been added at approximately Sta 110+92.00, 16' L (refer to sheet CU-204 and Key Note W15)
18. A boulder has been added to the park strip at approximately Sta 110+75.00, 23' L (refer to sheet LP-104)
19. An irrigation air vac has been added at approximately Sta 111+21.00, 59' R (refer to sheet CU-204 and Key Note I16)
20. Standard details for both water (City of Hurricane) and irrigation (WCWCD) air vacs have been added to the plan set for convenience with sheet CU-512.
21. Water and irrigation line loops have been removed from Sta 110+25 to Sta 114+25. (Refer to sheet CU-204)
22. The irrigation alignment from Sta 114+25 to Sta 117+00 has been updated. (refer to sheet CU-203)
23. The 100 South / Main Street waterline tie-in is now Profile I-4 on sheet CU-208.
24. The electrical lines, on the north side of 100 South (refer to sheet CU-205) have been separated into two lines, and the street light box to the east has been relocated to be closer to the street light.
25. Key Note S1 has been updated to clarify that this pay item includes new Whirelygig risers, with new frames and covers.
26. Key Note E1 has been update to only cover Street Light Boxes. Secondary Boxes are now included in a separate Pay Item as Key Note E8. E8 callouts have been updated on sheets CU-202 and CU-203.
27. Water and Irrigation lines have been adjusted vertically from Sta 200+00 to Sta 203+50, on 200 West, so that the water line is above the irrigation line with typically 1 foot of vertical separation. (Refer to sheets CU-206, CU-207, and Profile I-2 on CU-208)
28. The irrigation line alignment at the south tie-in to existing on 200 West has been updated with additional vertical fittings.
29. The water line loop through the 200 West / 200 South intersection has been removed. (Refer to Profile I-5 on sheet Cu-209)
30. The storm drain pipe from C-SDCB-9 (near Sta 106+50) to C-SDCB-13 has been lowered from 0.7% to 0.5% slope. (Refer to sheets CD-203 and CD-204)
31. Slopes for storm drain pipes along 200 West have been lowered. (Refer to sheets CD-26, CD-207, and Profile 3 on sheet CD-208)

UPDATED BID SCHEDULE AND MEASUREMENT & PAYMENT

The Measurement & Payment, and Bid Schedule have been revised to account for design changes made to the plans. The following is an itemized summary of the changes made to these contract documents:

1. The **name of Pay Item E1 has been changed** from "Secondary Street Light Box" to "Street Light Box"
2. Pay Item **E8 "Secondary Box" has been added** to the bid schedule.
3. **Pay Item I16 has been changed** from "8 Inch Waterline Loop (Irrigation)" to "Air Vac (Irrigation)."
4. **Pay Item I17 has been changed** from "8 Inch – 22.5 Degree Bend (Irrigation)" to "4 Inch – 22.5 Degree Bend"
5. Pay Item **I18 "6 Inch – 22.5 Degree Bend (Irrigation)" has been added** to the bid schedule.
6. Pay Item **I19 "8 Inch – 22.5 Degree Bend (Irrigation)" has been added** to the bid schedule.
7. Pay Item **I20 "4 Inch – 11.25 Degree Bend (Irrigation)" has been added** to the bid schedule.
8. **Pay Item W5 has been changed** from "4 Inch Gate Valve (Culinary Water)" to "Trenchless Irrigation Service Connection to Meter."
9. Pay Item **W15 "Air Vac (Culinary Water) has been added** to the bid schedule.
10. Pay Item **W18 "8 Inch – 22.5 Degree Bend (Culinary Water)" has been removed** from the bid schedule.
11. Pay Item **W19 "8 Inch – Water Line Loop (Culinary Water)" has been removed** from the bid schedule.
12. **Pay Item W21 has been removed** and "Trenchless Irrigation Service Connection to Meter" changed to Pay Item W5.
13. **The following is a summary of the bid schedule quantity changes:**

Item #	Item	Units	Original Qty.	Revised Qty.
D1	18" Corrugated Polyethylene Storm Drain	LF	2,012	1,972
D2	Storm Drain Catch Basin Box and Frame	EA	25	24
D9	12 Inch HP ADS Pipe	LF	65	152
E1	Secondary Street Light Box	EA	11	9
E2	#2 AWG Aluminum Triplex in 2 Inch PVC Conduit	LF	687	645
E5	3 Inch PVC Conduit with 500 KCMIL	LF	59	51
E7	3 Inch PVC Conduit with 350 KCMIL Aluminum Triplex	LF	176	250
E8	Secondary Box	EA	-	2
I1	8 Inch DR18 PVC C900 Irrigation Water Line	LF	2,415	2,450
I2	6 Inch DR18 PVC C900 Irrigation Water Line	LF	62	80
I3	4 Inch DR18 PVC C900 Irrigation Water Line	LF	46	50
I5	8 Inch Gate Valve (Irrigation)	EA	13	15
I8	8"x6" Reducer (Irrigation)	EA	4	6
I9	8"x4" Reducer (Irrigation)	EA	5	3
I15	8 Inch – 45 Degree Bend (Irrigation)	EA	4	2



JUB-B ENGINEERS, INC.

THE
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Item #	Item	Units	Original Qty.	Revised Qty.
I16	8-Inch-Waterline-Loop (Irrigation)	EA	3	-
I16	Air Vac (Irrigation)	EA	-	1
I17	8-Inch - 22.5-Degree-Bend	EA	2	-
I17	4 Inch - 22.5 Degree Bend	EA	-	2
I18	6 Inch - 22.5 Degree Bend	EA	-	4
I19	8 Inch - 22.5 Degree Bend	EA	-	2
I20	4 Inch - 11.25 Degree Bend	EA	-	4
P11	Boulder (2'-3' Diameter)	EA	134	147
U1	Remove Existing Storm Drain Pipe	LF	585	556
U4	Cut and Cap Existing Culinary Water Main	EA	11	10
U5	Cut and Cap Existing Irrigation Water Main	EA	8	9
W1	8 Inch DR18 PVC C900 Culinary Water Line	LF	2,625	2,645
W2	6 Inch DR18 PVC C900 Culinary Water Line	LF	70	79
W3	8 Inch - Gate Valve (Culinary Water)	EA	16	18
W5	4-Inch-Gate-Valve	EA	1	-
W5	Trenchless Irrigation Service Connection to Meter	EA	-	5
W12	8"x8" Tee (Culinary Water)	EA	5	3
W13	8 Inch - 45 Degree Bend (Culinary Water)	EA	6	4
W14	8"x8" Cross (Culinary Water)	EA	2	3
W15	Air Vac (Culinary Water)	EA	-	1
W18	8-Inch - 22.5-Degree-Bend (Culinary Water)	EA	2	-
W19	8-Inch - Water Line Loop (Culinary Water)	EA	4	-
W21	Trenchless Irrigation Service Connection to Meter	EA	5	-

With this addendum, the Plans and Project Manual released on September 15, 2026 are hereby revoked and, for clarity, replaced with the attached JUC Approved Plans and Revised Project Manual.

QUESTION SUBMISSION DEADLINE CHANGE

Questions regarding the Bidding Documents and technical inquiries will be accepted by Hurricane City until **October 1, 2026 at 5:00 PM.**

BID OPENING DATE/TIME CHANGE

The bid opening date is hereby changed by this addendum. Bids will be accepted at the Hurricane City offices, located at 147 North 870 West, on **October 6, 2026 until 11:00 AM.**

Attachments:

Approved Construction Plans - 100 South Reconstruction - 2026.09.28_Certified.pdf
Hurricane_100 S Reconstruction_ProjectManual_Addendum02_20260928_Certified.pdf



ADDENDUM NO. 1

100 South Reconstruction
September 15, 2026

HURRICANE CITY

Addendum No. 1 to the Plans, Contract Documents, and Specifications prepared by J U-B ENGINEERS, Inc. is hereby submitted for use in bid preparation and submittal. Contractor must acknowledge receipt of all Addenda on the Bid Form.

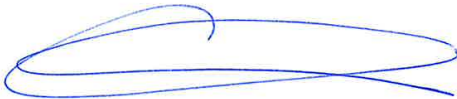
The following clarifications, additions, and/or deletions are hereby made part of the **100 South Reconstruction Project** as fully and completely as if the same were entirely set forth in the Contract Documents and Specifications.

QUESTION SUBMISSION DEADLINE CHANGE

Questions regarding the Bidding Documents and technical inquiries shall be directed to Hurricane City. The last day for submitting questions is **September 21, 2026 at 5:00 PM.**

BID OPENING DATE/TIME CHANGE

The bid opening date is hereby changed by this addendum. The bid opening will occur on **September 29th, 2026**, at Hurricane City offices, 147 North 870 West in Hurricane until **11:00 AM**. The mandatory pre-bid conference to be held on September 16, 2026 at the Hurricane City offices is **not** changed.



CHRIS SHEPHERD



J-U-B FAMILY OF COMPANIES

ADDENDUM NO. 2

100 South Reconstruction
September 18, 2026

HURRICANE CITY

Addendum No. 2 to the Plans, Contract Documents, and Specifications prepared by J U-B ENGINEERS, Inc. is hereby submitted for use in bid preparation and submittal. Contractor must acknowledge receipt of all Addenda on the Bid Form.

The following clarifications, additions, and/or deletions are hereby made part of the **100 South Reconstruction Project** as fully and completely as if the same were entirely set forth in the Contract Documents and Specifications.

QUESTION SUBMISSION DEADLINE CHANGE

Questions regarding the Bidding Documents and technical inquiries shall be directed to Hurricane City. The last day for submitting questions is **September 23, 2026 at 5:00 PM.**

PRE-BID CONFERENCE MINUTES

The recorded **minutes from the Pre-Bid Conference**, held at the Hurricane City Office, at 11:00 AM on September 16, 2026 are hereby adopted into Contract Documents and are **attached with this addendum.**

Charles Shepherd



HURRICANE CITY
UTAH

PRE-BID CONFERENCE MINUTES

Date: September 16, 2026 (11:00 am)

Project: 100 South Reconstruction

Meeting Location: Hurricane City Office

I. Project Contacts

Hurricane City:

Arthur Lebaron, City Engineer
Jeremy Pickering, Assistant City Engineer

J-U-B Engineers, Inc:

Travis Marden, Project Manager
Kenneth Clark, Project Engineer

II. Meeting Attendance

- A. Colt Stratton, Project Manager – SUNCORE
- Randy Clark, Estimator – Landmark Excavating
- Austin Leavitt, Owner/Estimator – Leavitt Excavation
- Dave Kent, Sales Rep. – Ferguson Waterworks
- Travis Snow, Estimator – Feller Enterprises
- Chris Shephard, Estimator – Royal T Enterprises
- Max Holm, Estimator – Diggin Riffin
- Levi Hammon, Estimator – Advanced Construction and Design
- Greg Gutierrez, Estimator – Interstate Rock
- Todd Ashton, Estimator – Feller Enterprises
- Tad Griffiths, President – Royal T Enterprises

III. General Information

- A. Prospective bidders may submit questions regarding the bidding documents, and technical inquiries, to Hurricane City through the Project Engineer via email at kclark@jub.com.
Inquiries will be accepted until 5:00 PM on ~~Monday, September 21st~~ **Wednesday, September**

- 23rd. Responses to received inquiries will be provided to all attendees of this mandatory pre-bid conference by addendum.
- B. The minutes of this meeting, and the attendance, will be provided to all plan-holders by addendum.
- C. Joint Utility Committee (JUC) approval of the project plans is currently pending.
- i. Hurricane City will release the JUC approved plans by September 25, 2026. The final approved plans and documents will be issued by addendum, which will include responses to inquiries received.
- D. It will be important that the Contractor work collaboratively with the homeowners, business owners, and property owners whose yards and frontages will be disturbed. Property owners have been notified of the project and informed about the work that is planned to occur. Owners were told that the Contractor, City, and engineering consultants will work to coordinate with them as much as possible.
- E. It is anticipated that the bid award would be addressed by City Council in a meeting on October 1, 2026. Once Notice of Award has been received by the selected Contractor, bonds will need to be provided to the City by October 15, 2026 with Notice to Proceed and a pre-construction meeting to be scheduled shortly thereafter.

IV. Project Overview

- A. Project includes improvements to 100 South and 200 West.
- B. The 100 South work includes the installation of approximately 1,600 feet of new two-lane roadway which includes: one 22-foot lane in each direction including parking strips and curb and gutter. A 5-foot wide planter strip and a 5-foot wide sidewalk will also be constructed on both sides of the street. Utility improvements include approximately 2,625 linear feet of 8-inch culinary water line, water services, 1,600 linear feet of 8-inch pressure irrigation line, irrigation services, 65-feet of 12-inch storm drainpipe, 1,600 feet of 18-inch storm drainpipe, underground power for street lighting, and the installation of new street lights.
- C. The 200 West work includes the construction of approximately 550 feet of new one-lane roadway on the east side of the road with curb and gutter, park strips, and a 5-foot wide planter strip and 5-foot wide sidewalk. Utility improvements include approximately 580 feet

of 8-inch culinary water line, 580 feet of 8-inch irrigation line, 585 feet of 18-inch storm drainpipe, and the installation of underground power for new street lights, and the installation of new street lights.

V. Plans, Documents and Specifications

- A. Review of the typical sections, parking areas and bulb-outs on 100 S and 200 W.
- B. Entire street section of 100 S will be replaced with the project. Only the east half of 200 W will be rebuilt. The existing pavement on 200 W will be sawcut at the centerline. Stations, Offsets and Elevations are being provided for the installation of the east side curb & gutter. It is anticipated that the surface of the existing pavement at the centerline will be used, in conjunction with the lip-of-gutter to establish the cross-slope for the east half of 200 W in the field.
- C. The City desires to avoid disturbing the existing pavement on the western half of 200 W. To this end, it is preferred that the Contractor use the existing service (culinary water and pressurized irrigation) to pull through new service lines without disturbing the existing asphalt, curb & gutter, and sidewalk. Separate bid items are provided in the contract for open trench vs trenchless services.
- D. Staging Locations:
 - i. Parking lots may be used, but details would need to be worked out with the City in advance. The Christmas Tree Festival will require parking, and possibly other events, so approved staging in parking areas would need to avoid areas needed for events.
 - ii. 200 West has wide shoulders which may be used for staging, upon coordination of specifics with Hurricane City.
 - iii. There is a private vacant lot, owned by CHUMS, on the south side of 100 South between Main Street and 100 West. If the Contractor can negotiate use with the owner, this would be the ideal location for construction staging. Hurricane City prefers this option as it would avoid scarring up existing asphalt, and the lot is already mostly secured with fencing.
 - iv. The Contractor will be responsible for removing and salvaging the existing cluster mailboxes to USPS, as well as placing concrete pads required for installation of new

mailboxes. USPS will furnish and install the new cluster mailboxes. The Contractor will need to coordinate with USPS to obtain the templates to wet-set the stand bolts for mounting the new mailboxes.

- v. Particular care will be needed to limit impact to existing trees on the City properties, on the north side of 100 S between Main Street and 200 W, as the City desires to preserve these trees (except for those called out in the plans for removal).
- vi. Contractor should coordinate with Hurricane City Parks and Recreation when executing work impacting the existing driveways accessing the City properties.
- vii. There are minor changes anticipated to the power and street lighting facilities that will be provided to all bidders by addendum.
- viii. Contractor will need to schedule a meeting early, after Notice to Proceed (NTP), with Hurricane Power to coordinate for pole relocations. As indicated in the Plans, power pole relocations will be performed by Hurricane Power.
- ix. Most of the existing utility pipes to be abandoned are anticipated to be within the depth of required excavations (roadway excavation and trenching). Abandoned pipes conflicting with excavations, or other project work, will need to be removed.

VI. Schedule

- A. The project work is to be substantially complete by March 27, 2027 with final completion by April 27, 2027.
 - i. Construction needs to be substantially complete prior to the spring car show.
- B. Work on pressurized irrigation facilities may not begin prior to October 15, 2026 and must be completed before April 15, 2027 to preserve service during the irrigation season.
- C. Working Hours shall be limited to between 7:00 AM and 7:00 PM local time. Work shall not proceed on Saturday, Sunday, or on a legal holidays without prior approval from Hurricane City.
 - i. The City is willing to consider allowing after hours work on a case-by-case basis.
- D. Night work will generally not be permitted on this project due to proximity of residential properties to the work site. Exceptions must be requested through, and approved by, Hurricane City.



HURRICANE CITY
UTAH

- E. The City accommodates and/or sponsors special events. The Contractor will be responsible to coordinate work around special events.

- i. The Community Center, and other recreation facilities along the north side of 100 S will need to remain as accessible as possible throughout construction.

VII. Project Coordination

- A. The Contractor will be required to designate a single individual as the point-of-contact for all coordination and communication with Hurricane City, private property owners, and utility companies. That individual must be onsite at all time when work is being performed, and must give precedence to public relations inquiries over other work items.
- B. There are multiple businesses, notably Zitting Companies (256 W 100 S), and CHUMS (104 S Main St) that have their sole site access from 100 South. The Contractor will be required to coordinate directly with these businesses to minimize impacts to their operations resulting from project work.
- i. CHUMS receives regular pallet deliveries from trucks. If project work will impede truck access to their loading bay, Contractor will be required to provide assistance in move pallets.
- ii. CHUMS is the only business with which the City has made any explicit agreement on the terms of access maintenance. The Contractor will be responsible for coordinating appropriate arrangements with the businesses and property owners.
- C. The Project will be replacing culinary water and pressurized irrigation services within the project footprint. Hurricane City will be responsible for coordinating with property owners on the exact location of these services, while the Contractor will be responsible for coordination on daily items required for execution of the work once final meter locations have been established in the field.
- D. The Project will be installing valve boxes and sleeves for tying proposed, and possible future, drip irrigation into private sprinkler systems. The Contractor will be responsible for coordinating with property owners to identify suitable locations for these facilities that will enable them to be connected to the private systems either with the project or in the future by the property owner.

- i. The majority of the properties will have the new independent irrigation valves connected directly to the PIRR service line. This coordination of connections is applicable to corner lots, where some have existing PIRR services from a side street that is outside the project limits.
- E. There is work, identified in the plans, that will be performed by others in conjunction with the project. Namely, overhead and buried power facilities as well as underground natural gas facilities. The Contractor will be required to coordinate work with these third parties.
- F. Existing USPS cluster mailboxes within the project footprint are to be removed and new cluster mailboxes will be installed by USPS at the locations indicated on the plans. The concrete pads for the installation of these mailboxes are included in the project work, but the cluster mailboxes will be installed on the pads by USPS. The Contractor will be responsible for coordinating with USPS for the completion of those installations.
- G. There are various existing items on the City owned properties, on the north side of 100 S, such as trash receptacles and picnic tables, which will need to be removed and subsequently reinstalled as part of the project improvements. The Contractor will coordinate removal, storage and reinstallation of these items with Hurricane City.
- H. There are two existing manholes, within the 100 W / 100 S intersection, that have already been abandoned. The project will remove the cones and backfill the cylinders prior to placement of the pavement section over the top.

VIII. Traffic Control and Property Access

- A. The selected Contractor will need to submit a Traffic Control Plan for review and approval no less than 10 days prior to commencing work.
- B. Local vehicle routes, and property access, must be maintained throughout the project limits. Partial closure (flagging) will be allowed when necessary. The Contractor shall provide a signed detour, approved by Hurricane City, for pass-through traffic. Full closures to local access require advanced approval by Hurricane City.
 - i. City Engineer conveyed the City's desire to allow construction to proceed uninhibited, to the greatest extent possible. The City will work with the Contractor and is willing to approve road closures.



HURRICANE CITY
UTAH

- C. The project includes utility installations, pedestrian improvements and paving work within the UDOT right-of-way at the Main Street / 100 South intersection. It will be the responsibility of the Contractor to obtain property permitting, through UDOT Region 4 Permits Department, for the execution of this work.
 - i. Hurricane City and the Engineer have been coordinating with UDOT, so they are aware of the project and are primed to receive the permit application.
- D. Other entities/items for coordination during construction:
 - i. School District as City Staff has observed regular school bus traffic on 100 South.
 - ii. USPS for potential impacts to mail delivery, particularly with the removal of the existing cluster mailboxes.
 - iii. Trash collection

IX. Questions and Additional Discussion

- A. Testing will be provided by Hurricane City on the project (as is typical on other projects), to include but not limited to; asphalt mat density, concrete slump and air entrainment, compaction density, etc.
- B. Contractor will be responsible for construction survey.
- C. The pay item for Fire Hydrants is intended to include everything designated in Hurricane City Standard DWG No. WD 302 for a complete hydrant assembly. This is to include the tee at the main. The Measurement and Payment will be updated by addendum for clarity.
- D. Contractor to set milestones for the project via coordination with property owners, and in consideration of the Christmas Tree Festival, the Christmas Tree Lighting Event. The Christmas Tree Festival is the largest event that is anticipated to occur during construction. It is anticipated that there will be dance recitals on Saturdays, at the fine arts center throughout most of December. Once construction is underway, meetings with Parks and Recreation will be needed to better understand their needs.

X. Site Visit

- A. A project site walk-through was offered for any prospective bidders desiring to participate.

100 South Reconstruction

Bidder agrees to perform all the work described in the CONTRACT DOCUMENTS for the following unit or lump sum prices.

NOTE – Payment to the Contractor: The Contractor is hereby advised that partial payments will be made monthly and that the final payment will be made within 30 days following the completion of all work specified.

All bids shall be checked for mathematical errors by the Engineer. If errors have been made in the extensions of the figures, it will be assumed that the unit prices are correct and the total amounts will be revised to reflect the corrections.

LS = Lump Sum; EA = Each
 LF = Lineal Feet SY = Square Yard
 Funding for this project is by Hurricane City

BID SCHEDULE 100 South Reconstruction Hurricane City Streets

Item #	Spec	Item	Quantity	Units	Unit Price	Total
A1	01 71 13	Contractor Mobilization & Administration	1	LS	\$84,000.00	\$84,000.00
A2	HSDC 2.5	Traffic Control	1	LS	\$10,500.00	\$10,500.00
A3	01 57 00	SWPPP	1	LS	\$10,500.00	\$10,500.00
A4	01 71 23	Construction Survey	1	LS	\$21,000.00	\$21,000.00
A5	31 11 00	Clearing and Grubbing	1	LS	\$21,000.00	\$21,000.00
A6	HSDC 4.5.15	Adjust Valves and Manholes to Grade	1	LS	\$10,400.00	\$10,400.00
A7	HSDC 2.10	Reset Class I Centerline Monument	5	EA	\$2,520.00	\$12,600.00
B1	02 41 14	Remove Asphalt	95,729	SF	\$0.31	\$29,675.99
B2	02 41 14	Remove Concrete Curb and Gutter, Sidewalk, and Flatwork	16,413	SF	\$2.10	\$34,467.30
B3	02 41 13	Remove Chain Link Fence	479	LF	\$5.75	\$2,754.25
B4	02 41 13	Remove Block Fence	1	LF	\$105.00	\$105.00
B5	02 41 13	Remove Picket Fence	50	LF	\$8.40	\$420.00
B6	02 41 13	Remove Barbed Wire Fence	60	LF	\$3.70	\$222.00
B7	02 41 13	Remove Mailbox	3	EA	\$145.00	\$435.00
B8	32 01 07	Remove and Salvage Traffic Sign to City	14	EA	\$105.00	\$1,470.00
B9	32 01 07	Remove and Salvage Gate to City	2	EA	\$285.00	\$570.00
B10	32 01 07	Remove Bollard	1	EA	\$190.00	\$190.00
B11	31 11 00	Remove Tree	3	EA	\$670.00	\$2,010.00

Item #	Spec	Item	Quantity	Units	Unit Price	Total
B12	UDOT 02765	Remove Parking Space Lines	407	LF	\$1.05	\$427.35
B13	02 41 14	Remove Concrete Curb	14	LF	\$2.10	\$29.40
B14	02 41 13	Remove Landscape Wall	32	LF	\$19.80	\$633.60
B15	02 41 13	Remove Pedestrian Gate	1	EA	\$230.00	\$230.00
B16	02 41 13	Remove Vehicular Gate	2	EA	\$142.00	\$284.00
C1	HSDC 4.8	30" Inch Curb and Gutter – Concrete	3,999	LF	\$27.00	\$107,973.00
C2	HSDC 4.8	Driveway - Concrete	9,077	SF	\$8.90	\$80,785.30
C3	HSDC 4.8	Sidewalk - Concrete	14,797	SF	\$7.30	\$108,018.10
C4	HSDC 4.8	Perpendicular Pedestrian Curb Ramp	26	EA	\$3,132.00	\$81,432.00
C5	HSDC 4.8	Parallel Pedestrian Curb Ramp	2	EA	\$2,985.00	\$5,970.00
C6	HSDC 4.8	Concrete "A" Curb	213	LF	\$27.00	\$5,751.00
C7	HSDC 4.8	Standard 8" Cross Gutter	1,267	SF	\$14.00	\$17,738.00
C8	HSDC 4.8	4" Thick Concrete Flatwork	818	SF	\$6.95	\$5,685.10
C9	32 31 13	4' Chainlink Fence	400	LF	\$31.25	\$12,500.00
C10	32 31 13	Pedestrian Gate, Matching Fence Type	1	EA	\$520.00	\$520.00
C11	32 31 13	6' Chainlink Fence with Privacy Slats	84	LF	\$40.00	\$3,360.00
C12	32 01 10	Relocate Existing Gate	1	EA	\$998.00	\$998.00
C13	HSDC 4.8	Drop Driveway - Concrete	360	SF	\$7.65	\$2,754.00
C14	32 33 24	Relocate Existing Table to New Concrete Pad	5	EA	\$283.00	\$1,415.00
C15	32 31 13	Vehicular Gate, Matching Fence Type	2	EA	\$1,260.00	\$2,520.00
C16	32 33 24	Relocate Existing Trash Can to New Concrete Pad	1	EA	\$142.00	\$142.00
D1	HSDC 4.4	18" Corrugated Polyethylene Storm Drain	1972	LF	\$71.85	\$141,688.20
D2	33 41 00	Storm Drain Catch Basin Box and Frame	24	EA	\$2,920.00	\$70,080.00
D3	33 41 00	4' Storm Drain Manhole	1	EA	\$7,615.00	\$7,615.00
D4	33 41 00	1.5 Inch PVC Storm Drain	33	LF	\$22.00	\$726.00
D5	05 53 00	Steel Pedestrian Bridge and New Grate Panel	1	LS	\$7,445.00	\$7,445.00
D6	33 41 00	Storm Drain Inlet with Traffic Rated Solid Lid	1	EA	\$4,550.00	\$4,550.00
D7	33 44 16	Steel Channel with Grate, Boot Entry, and Curb Outlet at Roof Drain Downspout	2	EA	\$5,975.00	\$11,950.00
D8	33 41 00	Modified 53" x 35" Storm Drain Catch Basin	1	EA	\$4,530.00	\$4,530.00
D9	HSDC 4.4	12 Inch HP ADS Pipe	152	LF	\$79.85	\$12,137.20
E1	HP 3	Street Light Box	9	EA	\$260.00	\$2,340.00
E2	HP 3	#2 AWG Aluminum Triplex in 2 Inch PVC Conduit	645	LF	\$26.05	\$16,802.25
E3	HP 7	Street Light 15' LED Decorative Black on Black	11	EA	\$6,110.00	\$67,210.00
E4	HP 3	4 Inch PVC Conduit	50	LF	\$83.40	\$4,170.00
E5	HP 3	3 Inch PVC Conduit with 500 KCMIL	51	LF	\$116.30	\$5,931.30
E6	HP 6	Power Box and Meter Pedestal	1	EA	\$3,110.00	\$3,110.00

Item #	Spec	Item	Quantity	Units	Unit Price	Total
E7	HP 3	3 Inch PVC Conduit with 350 KCML Aluminum Triplex	250	LF	\$31.45	\$7,862.50
E8	HP 3	Secondary Box	2	EA	\$1,200.00	\$2,400.00
F1	HSDC 5.3	4" Double Yellow Paint Line	249	LF	\$0.45	\$112.05
F2	HSDC 5.3	4" Solid White Paint Line	1,576	LF	\$0.23	\$362.48
F3	HSDC 5.3	8" Solid White Paint Line	98	LF	\$0.45	\$44.10
F4	HSDC 5.3	Parallel Parking Striping	1,374	LF	\$0.48	\$659.52
F5	HSDC 5.3	12" Solid White Paint Line	804	LF	\$0.68	\$546.72
F6	HSDC 5.3	Left Turn Arrow - Thermoplastic	2	EA	\$330.00	\$660.00
F7	HSDC 5.3	Through/Right Turn Arrow - Thermoplastic	2	EA	\$330.00	\$660.00
F8	UDOT 02765	12" Solid White Paint Line (UDOT)	299	LF	\$0.70	\$209.30
F9	HSDC 5.2.2	30x30 Traffic Sign and 18x6 Plaque	13	EA	\$288.00	\$3,744.00
F10	HSDC 5.2.2	12x18 Traffic Sign	2	EA	\$209.00	\$418.00
F11	HSDC 5.2.2	24x36 Traffic Sign	2	EA	\$263.00	\$526.00
F12	HSDC 5.2.1	Street Name Sign	14	EA	\$560.00	\$7,840.00
F13	HSDC 5.2.2	24x12 Traffic Sign	2	EA	\$237.00	\$474.00
F14	UDOT 02891	Relocate Ground Mounted Sign (UDOT)	1	EA	\$525.00	\$525.00
F15	UDOT 02891	24x24 Traffic Sign and 2-24x12 Traffic Signs (UDOT)	2	EA	\$630.00	\$1,260.00
F16	HSDC 5.2.2	Curb Paint – Red	941	LF	\$1.00	\$941.00
F17	UDOT 02891	30x30 Traffic Sign and 18x6 Plaque (UDOT)	1	EA	\$630.00	\$630.00
G1	UDOT 02741	Hot Mixed Asphalt	2,294	TON	\$113.00	\$259,222.00
G2	UDOT 02721	Untreated Base Course (Plan Quantity)	2,253	CY	\$23.15	\$52,156.95
G3	UDOT 02056	Granular Borrow	3,412	CY	\$13.15	\$44,867.80
G4	31 23 16	Roadway Excavation (Plan Quantity)	6,500	CY	\$12.75	\$82,875.00
G5	31 05 13	Import Borrow	1,000	CY	\$24.00	\$24,000.00
G6	UDOT 02075	Separation Fabric (UDOT)	374	SY	\$1.50	\$561.00
I1	33 11 00	8 Inch DR18 PVC C900 Irrigation Water Line	2450	LF	\$63.40	\$155,330.00
I2	33 11 00	6 Inch DR18 PVC C900 Irrigation Water Line	80	LF	\$53.00	\$4,240.00
I3	33 11 00	4 Inch DR18 PVC C900 Irrigation Water Line	50	LF	\$47.80	\$2,390.00
I4	33 11 00	Irrigation Service and Relocate Meter	4	EA	\$2,110.00	\$8,440.00
I5	33 12 16	8 Inch Gate Valve (Irrigation)	15	EA	\$4,190.00	\$62,850.00
I6	33 12 33	Irrigation Service Connection to Existing Meter	6	EA	\$1,725.00	\$10,350.00
I7	33 11 00	8"x8" Cross (Irrigation)	3	EA	\$1,130.00	\$3,390.00
I8	33 11 00	8" x 6" Reducer (Irrigation)	6	EA	\$450.00	\$2,700.00
I9	33 11 00	8" x 4" Reducer (Irrigation)	3	EA	\$450.00	\$1,350.00

Item #	Spec	Item	Quantity	Units	Unit Price	Total
I10	33 11 00	8"x 6" x 6" Tee (Irrigation)	1	EA	\$1,220.00	\$1,220.00
I11	33 11 00	6 Inch - 45 Degree Bend (Irrigation)	8	EA	\$2,955.00	\$23,640.00
I12	33 11 00	4 Inch - 45 Degree Bend (Irrigation)	6	EA	\$1,765.00	\$10,590.00
I13	33 12 33	Irrigation Service Connection and Meter	4	EA	\$1,560.00	\$6,240.00
I14	33 12 33	Trenchless Irrigation Service Connection to Meter	4	EA	\$1,560.00	\$6,240.00
I15	33 11 00	8 Inch - 45 Degree Bend (Irrigation)	2	EA	\$550.00	\$1,100.00
I16	33 11 00	Air Vac (Irrigation)	1	EA	\$5,140.00	\$5,140.00
I17	33 11 00	4 Inch - 22.5 Degree Bend (Irrigation)	2	EA	\$210.00	\$420.00
I18	33 11 00	6 Inch - 22.5 Degree Bend (Irrigation)	4	EA	\$645.00	\$2,580.00
I19	33 11 00	8 Inch - 22.5 Degree Bend (Irrigation)	2	EA	\$400.00	\$800.00
I20	33 11 00	4 Inch - 11.25 Degree Bend (Irrigation)	4	EA	\$480.00	\$1,920.00
P1	32 94 23	Tree - Crimson Cloud Hawthorn	9	EA	\$760.00	\$6,840.00
P2	32 94 23	Tree - Tonto Crape Myrtle	12	EA	\$725.00	\$8,700.00
P3	32 94 23	Tree - Glossy Privet	14	EA	\$725.00	\$10,150.00
P4	32 94 23	Tree - Thundercloud Purple-Leaf Plum	9	EA	\$725.00	\$6,525.00
P5	32 94 23	Shrub - Yellow Ice Plant	8	EA	\$42.00	\$336.00
P6	32 94 23	Shrub - Pink Muhly Grass	17	EA	\$42.00	\$714.00
P7	32 94 23	Shrub - Ballerina Indian Hawthorn	10	EA	\$82.00	\$820.00
P8	32 94 23	Rock Mulch (3" Depth)	17,435	SF	\$2.10	\$36,613.50
P9	32 84 23	Future Irrigation Connection	5	EA	\$460.00	\$2,300.00
P10	32 84 23	New Drip Irrigation Zone	15	EA	\$315.00	\$4,725.00
P11	32 94 23	Boulder (2'-3' Diameter)	147	EA	\$53.00	\$7,791.00
P12	32 94 23	Diamond Block Wall	110	LF	\$61.00	\$6,710.00
P13	32 84 23	Irrigation Sleeves Under Driveway	5	EA	\$105.00	\$525.00
SI	ACSSD 6.9	Adjust Existing Sanitary Sewer Manhole Rim to Grade	5	EA	\$1,130.00	\$5,650.00
S2	ACSSD 6.9	Replace Existing Sanitary Sewer Manhole Concentric Cone with Low Profile Eccentric Cone	1	EA	\$5,705.00	\$5,705.00
S3	ACSSD 6.13	Adjust Sewer Cleanout to Grade	3	EA	\$375.00	\$1,125.00
S4	ACSSD 6.13	4 Inch Sanitary Sewer Service Line	4	EA	\$1,120.00	\$4,480.00
U1	02 41 13	Remove Existing Storm Drain Pipe	556	LF	\$7.85	\$4,364.60
U2	02 41 13	Remove Existing Storm Drain Structure	9	EA	\$570.00	\$5,130.00
U3	02 41 13	Remove Cone of Abandoned Sanitary Sewer Manhole	6	EA	\$1,715.00	\$10,290.00
U4	02 41 13	Cut and Cap Existing Culinary Water Main	10	EA	\$412.00	\$4,120.00
U5	02 41 13	Cut and Cap Existing Irrigation Water Main	9	EA	\$412.00	\$3,708.00
U6	02 41 13	Remove Existing Valve	12	EA	\$412.00	\$4,944.00
U7	02 41 13	Remove Storm Drain within Excavation Limits	477	LF	\$10.50	\$5,008.50
U8	02 41 13	Remove Overhead Power Line	70	LF	\$52.50	\$3,675.00
U9	02 41 13	Remove Pole, Power Box, and Street Light	1	EA	\$3,000.00	\$3,000.00

Item #	Spec	Item	Quantity	Units	Unit Price	Total
W1	33 11 00	8 Inch DR18 PVC C900 Culinary Water Line	2,645	LF	\$62.00	\$163,990.00
W2	33 11 00	6 Inch DR18 PVC C900 Culinary Water Line	79	LF	\$60.00	\$4,740.00
W3	33 12 16	8 Inch - Gate Valve (Culinary Water)	18	EA	\$3,190.00	\$57,420.00
W4	33 12 33	Water Service (Culinary Water)	6	EA	\$420.00	\$2,520.00
W5	33 05 23.35	Trenchless Irrigation Service Connection to Meter	5	EA	\$1,575.00	\$7,875.00
W6	33 12 19	Fire Hydrant Assembly	6	EA	\$7,915.00	\$47,490.00
W7	33 12 33	Water Service and Relocated Meter (Culinary Water)	11	EA	\$1,030.00	\$11,330.00
W8	33 12 33	Water Service and Meter (Culinary Water)	3	EA	\$1,805.00	\$5,415.00
W9	33 11 00	8" x 6" Reducer (Culinary Water)	7	EA	\$415.00	\$2,905.00
W10	33 11 00	8" x 4" Reducer (Culinary Water)	1	EA	\$780.00	\$780.00
W11	33 11 00	6" 45 Degree Bend (Culinary Water)	8	EA	\$370.00	\$2,960.00
W12	33 11 00	8" x 8" Tee (Culinary Water)	3	EA	\$1,260.00	\$3,780.00
W13	33 11 00	8 Inch - 45 Degree Bend (Culinary Water)	4	EA	\$515.00	\$2,060.00
W14	33 11 00	8"x8" Cross (Culinary Water)	3	EA	\$1,200.00	\$3,600.00
W15	33 11 00	Air Vac (Culinary Water)	1	EA	\$5,135.00	\$5,135.00
W16	33 12 19	Connect Existing Fire Hydrant to New Main	1	EA	\$2,900.00	\$2,900.00
W17	33 12 33	Water Service (Culinary Water) and Traffic Rated Meter Box	1	EA	\$1,800.00	\$1,800.00
TOTAL						\$2,326,907.36

*Quantities may be increased or reduced to meet budget, based on unit bid prices.

**STATE OF UTAH
BID BOND**

KNOW ALL PERSONS BY THESE PRESENTS, That Royal T Enterprises, Inc.

(Name of Contractor)

335 E St. George Blvd. Suite 203, St. George, UT 84770

(Address)

(hereinafter called the "Principal") and the United States Fire Insurance Company a corporation created and existing under the laws of the State of Delaware, having its principal office in the City of Morristown, NJ (hereinafter called the "Surety"), are held and firmly bound unto The People of the State of Utah (hereinafter called the "State"), in the full just sum of Five (5%) of Attached Bid, good and lawful money of the United States of America, for the payment of which said sum of money, well and truly to be made and done, the said Principal binds themselves (himself/herself, itself), their (h/s/her, its) heirs, executors and administrators, successors and assigns, and the said Surety binds itself, its successors and assigns jointly and severally, firmly by those presents:

WHEREAS, the said Principal has submitted to the Hurricane City a proposal for 100 South Reconstruction

(Project Description),

and

WHEREAS, under the terms of the Laws of the State of Utah as above indicated, the said Principal has filed or intends to file this bond to guarantee that the Principal will execute all required contract proposal documents and furnish such faithful performance or other bonds as may be required by law in accordance with the terms of the Principal's said proposal.

NOW, THEREFORE, the condition of the foregoing obligation is such, that if the said Principal shall promptly execute and submit, and the City shall accept, all required contract proposal documents including such faithful performance bond or other bonds as may be required by law in accordance with the terms of the Principal's said proposal, then this obligation shall be null and void, otherwise to remain in full force and virtue.

IN TESTIMONY WHEREOF, the said Principal has hereunto set his/her (their, its) hand and the said Surety has caused this instrument to be signed by its authorized officer, the day and year above written.

Signed and delivered this 24th day of September 20 26 in the presence of:

Royal T Enterprises, Inc.

(Company)

(Signature)

(Title)

Principal

United States Fire Insurance Company

(Company)

By [Signature] Surety

Attorney-in-Fact

(Title of Authorized Officer)

(The Surety Company shall append a single copy of a statement of its financial condition and a copy of the resolution authorizing the execution of Bonds by officers of the Company to the bond(s).)

STATE OF UTAH
BID BOND

(Acknowledgment of principal, unless it be a corporation)

STATE OF UTAH

ss. :

COUNTY OF _____

On this _____ day of _____, 20____, before me personally came _____ to me known and known to me to be the person described in and who executed the foregoing instrument and acknowledged that he/she executed the same.

Notary Public

(Acknowledgment of principal, if a corporation)

STATE OF UTAH

ss. :

COUNTY Washington

On this 5th day of October 2026, before me personally came Tad Griffiths to me known and known to me to be the person, who being by me duly sworn, did depose and say that he/she resides in Washington, UT that he/she is the President of Royal T Inc the corporation described in and which executed the foregoing instrument; and that he/she signed his/her name thereto by order of the Board of Directors of said Corporation.

Amy Holloway
Notary Public



(Acknowledgment of Surety Company)

STATE OF UTAH

ss. :

COUNTY OF Washington

On this 24th day of September 2026, before me personally came Mitchell Lane Bringham to me known and known to me to be the person, who being by me duly sworn, did depose and say that he/she resides in Hurricane, Utah that he/she is the Attorney-in-Fact of United States Fire Insurance Company the corporation described in the foregoing instrument; and that he/she signed his/her name thereto by order of the Board of Directors of said Corporation.



Kayleigh Ballman
Notary Public

**POWER OF ATTORNEY
UNITED STATES FIRE INSURANCE COMPANY
PRINCIPAL OFFICE - MORRISTOWN, NEW JERSEY**

12537

KNOW ALL MEN BY THESE PRESENTS: That United States Fire Insurance Company, a corporation duly organized and existing under the laws of the state of Delaware, has made, constituted and appointed, and does hereby make, constitute and appoint:

Mitchell Lane Bringham, Dana Kaye Benson, Shauna Johnson, Alyssa Pollock, Jennifer Glammeyer, Charlene S. Lent

each, its true and lawful Attorney(s)-In-Fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver: Any and all bonds and undertakings of surety and other documents that the ordinary course of surety business may require, and to bind United States Fire Insurance Company thereby as fully and to the same extent as if such bonds or undertakings had been duly executed and acknowledged by the regularly elected officers of United States Fire Insurance Company at its principal office, in amounts or penalties: **Unlimited**

This Power of Attorney limits the act of those named therein to the bonds and undertakings specifically named therein, and they have no authority to bind United States Fire Insurance Company except in the manner and to the extent therein stated.

This Power of Attorney is granted pursuant to Article IV of the By-Laws of United States Fire Insurance Company as now in full force and effect, and consistent with Article III thereof, which Articles provide, in pertinent part:

Article IV, Execution of Instruments - Except as the Board of Directors may authorize by resolution, the Chairman of the Board, President, any Vice-President, any Assistant Vice President, the Secretary, or any Assistant Secretary shall have power on behalf of the Corporation:

- (a) to execute, affix the corporate seal manually or by facsimile to, acknowledge, verify and deliver any contracts, obligations, instruments and documents whatsoever in connection with its business including, without limiting the foregoing, any bonds, guarantees, undertakings, recognizances, powers of attorney or revocations of any powers of attorney, stipulations, policies of insurance, deeds, leases, mortgages, releases, satisfactions and agency agreements;
- (b) to appoint, in writing, one or more persons for any or all of the purposes mentioned in the preceding paragraph (a), including affixing the seal of the Corporation.

Article III, Officers, Section 3.11, Facsimile Signatures. The signature of any officer authorized by the Corporation to sign any bonds, guarantees, undertakings, recognizances, stipulations, powers of attorney or revocations of any powers of attorney and policies of insurance issued by the Corporation may be printed, facsimile, lithographed or otherwise produced. In addition, if and as authorized by the Board of Directors, dividend warrants or checks, or other numerous instruments similar to one another in form, may be signed by the facsimile signature or signatures, lithographed or otherwise produced, of such officer or officers of the Corporation as from time to time may be authorized to sign such instruments on behalf of the Corporation. The Corporation may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Corporation, notwithstanding the fact that he may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, United States Fire Insurance Company has caused these presents to be signed and attested by its appropriate officer and its corporate seal hereunto affixed this 21st day of November, 2024.

UNITED STATES FIRE INSURANCE COMPANY



Matthew E. Lubin, President

State of New Jersey }
County of Morris }

On this 21st day of November, 2024, before me, a Notary public of the State of New Jersey, came the above named officer of United States Fire Insurance Company, to me personally known to be the individual and officer described herein, and acknowledged that he executed the foregoing instrument and affixed the seal of United States Fire Insurance Company thereto by the authority of his office.



Ethan Schwartz
Ethan Schwartz (Notary Public)

I, the undersigned officer of United States Fire Insurance Company, a Delaware corporation, do hereby certify that the original Power of Attorney of which the foregoing is a full, true and correct copy is still in force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of United States Fire Insurance Company on the 24th day of September 2026

UNITED STATES FIRE INSURANCE COMPANY

Michael C. Fay
Michael C. Fay, Senior Vice President





335 E Saint George Blvd Ste 101
Saint George, Utah 84770
435 627-8414
royaltenterprises@live.com

Construction Contracts:

2800 South Improvements

Owner: City of St. George
175 e 200 N
St. George, UT 84770
435-627-8400

Scope of Work: Street improvements, Remove & replace existing Utilities,
Curb Subgrade, Raise road & road widening, field & value engineering,
Rockwall's, Curb & Gutter, Sidewalk, water ,sewer, storm drain & Joint utilities.

Project Engineer: American Engineering
1173 S. 250 W. Ste 504
St. George, UT 84770

Project Completion Date: December 2023

Contract Amount: \$745,453.00

Litigation: No



335 E Saint George Blvd Ste 101
Saint George, Utah 84770
435 627-8414
royaltenterprises@live.com

Construction Contracts:
Sand Hollow Rd. Waterline Replacement Project

Owner: Hurricane Water Department
646 West 600 North
Hurricane, Utah 84737
435-635-9442

Scope of Work: 4200 Linear Feet of replacement of a section of existing 12" HDPE culinary water line & appurtenances on Sand Hollow Road including: grading, excavation, water tie-ins. On this project, we removed the HDPE waterline and put in place 12" ductile iron waterline. We completed this project in 30 days.

Project Engineer: Alpha Engineering (Glen Carnahan)
43 S. 100 E.
St. George, Utah 84770
435-628-6500

Project Start Date: October 2, 2023

Project Completion Date: November 2023

Contract Amount: \$ 526,500.00

Litigation: No



335 E Saint George Blvd Ste 101
Saint George, Utah 84770
435 627-8414
royaltenterprises@live.com

Construction Contracts: Sand Hallow Crossroads Pipeline

Owner: Washington County Water Conservancy District

Scope of Work: Royal T Enterprises completed a major water transmission pipeline replacement project for the Washington County Water Conservancy District, involving approximately 5,900 linear feet of 24-inch Pressure Class 200 ductile iron water main. The project required extensive heavy civil excavation, installation of large-diameter pressure pipe, specialized valve and fitting assemblies, connections to existing water infrastructure, and roadway reconstruction.

A significant component of the project involved constructing the replacement pipeline within a heavily congested existing utility corridor. Work required careful coordination around existing water transmission and distribution lines, sanitary sewer, gas, underground electrical facilities, buried fiber optics and large-diameter storm drain systems. Advance utility investigation, precise alignment and grade control, and engineered pipe restraints were integral to the construction. The project was designed for phased execution, requiring the first phase of the replacement pipeline to be fully operational before proceeding with the second. This required detailed construction sequencing and coordination of existing water-system connections, temporary flow management, flushing, disinfection and commissioning activities.

Construction also took place within an active roadway corridor, requiring traffic management, protection of adjacent improvements, controlled excavation operations and restoration of disturbed asphalt, concrete, curb and gutter, sidewalks and landscaping.

This completed project demonstrates Royal T Enterprises experience executing large-diameter municipal water infrastructure projects involving complex underground utility conflicts, critical system connections, coordinated construction sequencing and comprehensive surface restoration.

Project Engineer: Civil Science

Project Completion Date: 4/25/25

Contract Amount: \$2 million

Litigation: No



335 E Saint George Blvd Ste 203
Saint George, Utah 84770
435 627-8414
royaltenterprises@live.com

Construction Contracts:

Grape Vine Trailhead/Substation/Washington Parkway Trail

Owner: Greenspring's Washington, LLC.
482 W. 800 N. Ste 204
Orem, Utah 84057

Scope of Work: Grapevine Trailhead, Trailhead Restroom, & Substation Site with Washington Parkway Trail. Construction of a Restroom & substation site, along with an 80' & 40' Span bridge, approximately 1400 ft of Roadway, 350 feet of storm drain. 1650 feet of sewer line, 1000 feet of waterline, 400 Feet of irrigation line, and 2150 Feet of wood fence post.

Project Engineer: Alliance Consulting (Craig Coats)
Western Region
2303 N. Coral Canyon Blvd #201
Washington, Utah 84780
435-673-8060

Project Start Date: February 21, 2024

Project Completion Date: September 2024

Contract Amount: \$ 4,706,903.84

Litigation: No



335 E Saint George Blvd Ste 101
Saint George, Utah 84770
435 627-8414
royaltenterprises@live.com

Construction Contracts:

Washington Cemetery

Owner: City of Washington
111 N 100 E
Washington, UT 84780
435-656-6354

Scope of Work: Cemetery expansion including landscaping, irrigation, reinforced concrete walkway, retaining wall, decorative columns, and other related improvements

Project Engineer: Sunrise Engineering
11 N 300 W
Washington, UT 84780
(435) 652-8450
Thomas Nisson

Project Completion Date: September 2021

Contract Amount: \$342,517.05

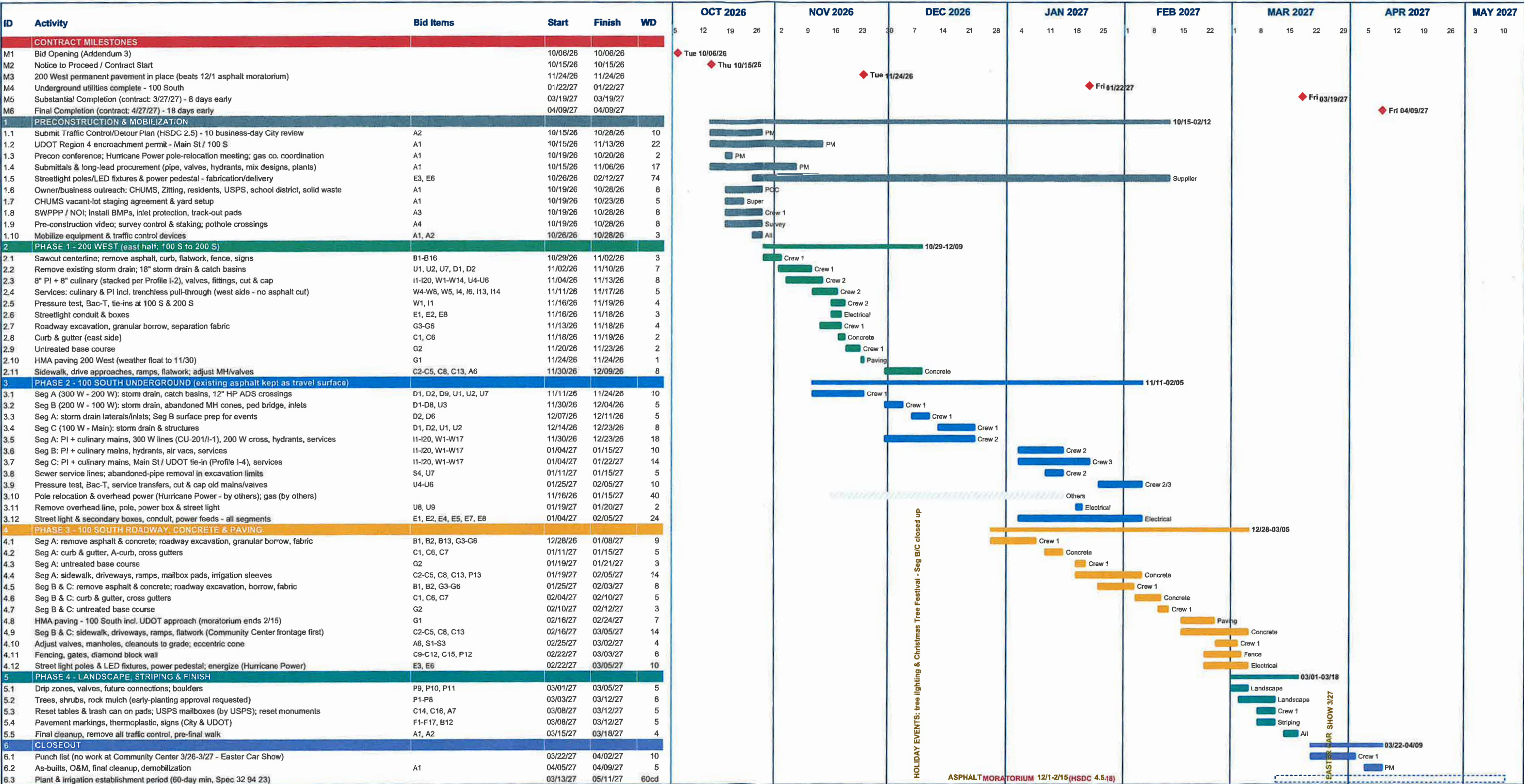
Litigation: No

100 SOUTH RECONSTRUCTION | PROPOSED CONSTRUCTION SCHEDULE

Hurricane City • J-U-B Engineers, Inc. • Project Approach Exhibit (Information for Bidders, Criterion 2) • Includes Addenda 1, 2 & 3

ROYAL T ENTERPRISES

Start (NTP) 10/15/2026 • Substantial 3/19/2027 • Final 4/9/2027 • Data date 10/5/2026



100 SOUTH RECONSTRUCTION | PROPOSED CONSTRUCTION SCHEDULE

Hurricane City • J-U-B Engineers, Inc. • Project Approach Exhibit (Information for Bidders, Criterion 2) • Includes Addenda 1, 2 & 3

ROYAL T ENTERPRISES

Start (NTP) 10/15/2026 • Substantial 3/19/2027 • Final 4/9/2027 • Data date 10/5/2026

LEGEND

Preconstruction Phase 1 - 200 West Phase 2 - Underground Phase 3 - Roadway/Paving Phase 4 - Finish Closeout By others Milestone Asphalt moratorium City special events Holidays (no work) Segments: A = 300 W to 200 W • B = 200 W to 100 W • C = 100 W to Main St (UDOT)

SCHEDULE NOTES

WD = working days (Mon-Fri, 7 AM-7 PM; holidays excluded). No night or weekend work is planned.

1. Field work begins 10/29/26 after the 10-business-day TCP review (Spec 4.2 Art. 1). If Notice of Award precedes NTP, the TCP and UDOT permit will be submitted at award and field work pulled forward.

2. 200 West is fully built and paved before the 12/1 asphalt moratorium; west-half services are replaced trenchless (W5/I14) to leave the existing west-half asphalt, curb and sidewalk undisturbed.

3. On 100 South the existing asphalt remains as the travel surface during all underground work; trenches are backfilled and patched daily, and full-width removal happens only immediately ahead of roadway excavation.

4. Holiday window (12/4-12/12, dates to be confirmed with Parks & Rec): no open excavation in Segments B/C; Community Center & Fine Arts Center parking and ADA routes fully open. No Saturday work during December recitals.

5. PI work occurs only within the 10/15-4/15 window (complete 2/5/27). Culinary shutdowns noticed 48 hrs ahead. Asphalt placed only at 50°F+ air & surface; weather float 2/25-3/5 protects the 3/19 substantial completion date.

6. Substantial completion 3/19/27 leaves 8 days of float ahead of the 3/27 Easter Car Show at the Community Center; all traffic control is removed and the corridor fully open before event setup.

Royal T Enterprises, Inc.

fuel price

5.5

T-Number	Make	Model	Type	Fuel Hrly consumption (gal)	Hrly fuel cost	Total Hourly Rate
BG-01	K-Tec	RL-14	Box Grader	0	\$ -	\$ 35.00
BH-01	CAT	420	Backhoe Loader	10.5	\$ 58.00	\$ 94.00
CR-01	Mccloskey	J50 Jaw	Crusher	15.5	\$ 86.00	\$ 282.00
DZ-03	Komatsu	D71EXI-24	Dozer	11	\$ 61.00	\$ 170.00
DZ-04	Komatsu	D155AXI-8	Dozer	11	\$ 61.00	\$ 228.00
DZ-05	Komatsu	D71EXI-24	Dozer	11	\$ 61.00	\$ 170.00
DZ-06	CAT	D10T-2	Dozer	20	\$ 110.00	\$ 405.00
DZ-07	Komatsu	D375A-8	Dozer	20	\$ 110.00	\$ 339.00
DZ-08	Komatsu	D51PXi-24	Dozer	8	\$ 44.00	\$ 140.00
EX-01	Komatsu	PC 210 LC-10	Excavator	6	\$ 33.00	\$ 94.00
EX-02	CAT	320 EL CF	Excavator	6	\$ 33.00	\$ 94.00
EX-03	Komatsu	PC360 LCI-11	Excavator	10	\$ 55.00	\$ 154.00
EX-04	Komatsu	PC360 LCI-11	Excavator	10	\$ 55.00	\$ 154.00
EX-05	Komatsu	PC 210-LCI-11	Excavator	6	\$ 33.00	\$ 94.00
EX-06	CAT	325 CF	Excavator	9	\$ 50.00	\$ 149.00
EX-07	CAT	308 E2	Mini-Excavator	6	\$ 33.00	\$ 72.00
EX-08	CAT	306	Mini-Excavator	5	\$ 28.00	\$ 67.00
EX-09	CAT	335 CF	Excavator	10	\$ 55.00	\$ 154.00
EX-10	Komatsu	PC 490LCI-11	Excavator	12	\$ 66.00	\$ 187.00
EX-11	Cat	320 TH	Excavator	6	\$ 33.00	\$ 132.00

Equipment List

EX-12	Komatsu	360LC-11	Excavator	8	\$ 44.00	\$ 143.00
EX-13	Komatsu	360LCI-11	Excavator	10	\$ 55.00	\$ 154.00
EX-14	CAT	335	Excavator	10	\$ 55.00	\$ 154.00
EX-15	Komatsu	PC490LCI-11	Excavator	12	\$ 66.00	\$ 187.00
EX-16	Komatsu	PC490LCI-12	Excavator	12	\$ 66.00	\$ 187.00
EX-17	Komatsu	PC360 LCI-11	Excavator	10	\$ 55.00	\$ 154.00
FL-01	Ingersoll Rand	VR-843C	Forklift	12	\$ 66.00	\$ 117.00
FT-01	John Deere	9560RT	Farm Tractor	16	\$ 88.00	\$ 164.00
GR-01	Komatsu	GD655-6	Motor Grader	5	\$ 28.00	\$ 116.00
GR-02	CAT	140 M	Motor Grader	5	\$ 28.00	\$ 132.00
HT-01	Komatsu	HM300-5	Rock Truck	12	\$ 66.00	\$ 164.00
HT-02	Komatsu	HM400-5	Rock Truck	12	\$ 66.00	\$ 164.00
HT-03	Komatsu	HM400-5	Rock Truck	12	\$ 66.00	\$ 164.00
HT-04	Komatsu	HM400-5	Rock Truck	12	\$ 66.00	\$ 164.00
RC-01	Sakai	Sakai Roller SV414T	Smooth Roller	4	\$ 22.00	\$ 49.00
RC-02	Sakai	Double Drum Roller SW330-1	Dble Drum Roller	4	\$ 22.00	\$ 49.00
RC-03	Sakai	Sakai Roller SV544TF 84	Sheeps Roller	5	\$ 28.00	\$ 64.00
SC-03	CAT	637E Series II	Scraper	25	\$ 138.00	\$ 362.00
SC-04	CAT	637E Series II	Scraper	25	\$ 138.00	\$ 362.00
SP-01	K-TEC	1237 ADT 37 Yard	Scraper Pan	0	\$ -	\$ 80.00
SP-02	K-TEC	1237 ADT 37 Yard	Scraper Pan	0	\$ -	\$ 80.00
SP-03	K-TEC	1237 ADT 37 Yard	Scraper Pan	0	\$ -	\$ 80.00

SS-01	CAT	289D	Skid Steer	3	\$ 17.00	\$ 52.00
SS-02	CAT	262B	Skid Steer	3	\$ 17.00	\$ 43.00
SS-03	CAT	259D	Skid Steer	2	\$ 11.00	\$ 40.00
SW-01	Laymor	1997	Sweeper	4	\$ 22.00	\$ 39.00
TC-01	Wacker	RT 82	Trench Compactor	1	\$ 6.00	\$ 28.00
TC-02	Wacker	RT 82	Trench Compactor	1	\$ 6.00	\$ 28.00
TC-03	Wacker	RT 82	Trench Compactor	1	\$ 6.00	\$ 28.00
TC-04	Wacker	RT 82	Trench Compactor	1	\$ 6.00	\$ 28.00
TC-05	Wacker	RT 82	Trench Compactor	1	\$ 6.00	\$ 28.00
TC-06	Bomag	BMP8500	Trench Compactor	1	\$ 6.00	\$ 28.00
TC-07	Husqvarna	LP9505	Trench Compactor	1	\$ 6.00	\$ 28.00
TC-08	Bomag	BMP8500	Trench Compactor	1	\$ 6.00	\$ 28.00
TC-09	BOMAG	BMP8500	Trench Compactor	1	\$ 6.00	\$ 28.00
TC-10	Bomag	BMP8500	Trench Compactor	1	\$ 6.00	\$ 28.00
UV-01	Kawasaki	Mule	Utility Vehicle	1	\$ 6.00	\$ 16.00
UV-02	Kawasaki	Mule	Utility Vehicle	1	\$ 6.00	\$ 16.00
WL-01	CAT	950M	Loader	5	\$ 28.00	\$ 112.00
WL-02	CAT	950M	Loader	5	\$ 28.00	\$ 112.00
WL-03	CAT	938M	Loader	4	\$ 22.00	\$ 88.00
WL-04	CAT	966M QC 3V	Loader	8	\$ 44.00	\$ 159.00
WL-05	CAT	966M QC 3V	Loader	8	\$ 44.00	\$ 159.00
WL-06	CAT	962M	Loader	8	\$ 44.00	\$ 159.00
WP-01	CAT	633D Motor Scraper	Waterpull	14	\$ 77.00	\$ 219.00

WP-02	Komatsu	HM400-5	Water Pig	12	\$ 66.00	\$ 204.00
WT-01	International	2000 G - 8000	Water Truck	5	\$ 28.00	\$ 54.00
WT-02	Komatsu	12K	Water Tower	0	\$ -	\$ 26.00
WT-03	Osh Kosh	MK 23 4000 Gallon	Water Truck	5	\$ 28.00	\$ 85.00
WT-04	International	2000 Gallon Water Truck	Water Truck	5	\$ 28.00	\$ 60.00
WT-05	International	4000 Callon Water Truck	Water truck	5	\$ 28.00	\$ 85.00
WT-06	International	2000 Gallon Water Truck	Water Truck	5	\$ 28.00	\$ 54.00
WT-07	Komatsu	12k	Water Tower	0	\$ -	\$ 26.00
WT-08	Freightliner	2000 Gallon Water Truck	Water Truck	5	\$ 28.00	\$ 54.00
					\$ -	\$ -
Rentals!A1						

TRIPLE "B" CONCRETE, INC.

PO Box 910490
St. George, Utah 84791
(435)628-0635
tbconcrete@live.com

June 29, 2023

RE: Royal T Enterprises, Inc

To Whom it May Concern,

My name is Nancy Shirts, and I am the president of Triple B Concrete, Inc, a Utah Corporation. We have worked closely with Tad and Royal T Enterprises for more than 18 years. We have completed numerous projects together from small driveways to large federal projects and everything in between. Their quality and timeliness is first rate.

I would highly recommend Royal T Enterprises for any upcoming work.

Please call me with any questions. 435-628-0635

Regards,

Nancy Shirts
President,
Triple B Concrete, Inc.



June, 2 2023



Staker & Parson Companies
DBA: Western Rock Products
4617 S Pioneer Road Suite 300
St. George UT 84790



Dear: To Whom it may Concern

In Reference to Royal T Enterprises,



IDAHO MATERIALS
& CONSTRUCTION
A CRH COMPANY

We have always had a good working relationship with Royal T Ent. Over the course of the last 10+ years we have worked on a wide variety of work together, from Private to Public work, we have always been grateful for their professionalism and desire to deliver the highest quality work.

Tad and his group have always been good at working through any potential issues that may arise to find the best solution for all available and have been consistent on paying any billings in a timely manner.



JACK B. PARSON
READY MIX CONCRETE
A CRH COMPANY

It is our opinion that given the chance to work with Royal T Ent. You will be pleased with the expertise that they offer.

Sincerely,



NIELSON
CONSTRUCTION & MATERIALS
A CRH COMPANY

Robert Whitney
Estimator/PM



REYNOLDS EXCAVATION
DEMOLITION & UTILITIES
A CRH COMPANY



STAKER PARSON
LANDSCAPE CENTERS
A CRH COMPANY



WESTERN ROCK
PRODUCTS
A CRH COMPANY

PH 801-731-1111
FAX 801-731-8800
www.stakerparson.com
2350 S. 1900 W. Ogden, UT 84401

The Preferred Source

SAND ▲ ROCK ▲ LANDSCAPE PRODUCTS ▲ READY MIX CONCRETE ▲ ASPHALT ▲ PAVING ▲ CONSTRUCTION SERVICES



June 29, 2023

RE: Royal T Enterprises, Inc.

To City of Hurricane;

The purpose of this letter is to inform you that we have been made aware of the intent of the above-mentioned businesses to provide services for certain projects in your city.

I can assure you that we do strongly value our relationship with Royal T Enterprises, Inc., and related entities and that all our prior dealings with them have been favorable. They have never had any past due payments or delinquent accounts with us.

I enjoy working with them and providing financing for them because they are very well-organized and have excellent book-keeping and financial reporting. I appreciate their candor and their honesty. I believe they provide a very high quality of work and I find many repeat customers in their financials which is a credit to the work that they do. I have had the pleasure of working with them for over ten years now and hope to be able to continue doing so for years to come as their business grows.

Based on the Bank's previous experiences and my knowledge of the customer's available resources, I am confident that any work awarded could be completed in a quality and timely manner.

If any further questions in this regard you may contact me at (435) 652-7082 or email at ssampson@sbsu.com.

Thanks for your consideration in this regard,

A handwritten signature in blue ink, appearing to read "M Shaun Sampson".

M Shaun Sampson

Senior Vice President and Lending Manager

State Bank of Southern Utah

Handwritten initials in blue ink, possibly "MS" or "SS".

Project Name: 100 S. Reconstruction Project

Reference No. _____

Major Subcontractors Listing

Mark amount "NA" if not applicable. Copy and Paste if additional sub-contractors are needed. Provide only the subcontractor's name whose PROPOSAL was used and who will be doing the work for each area of work at the time proposal is due. Supplement also will become a schedule of values to check each monthly progress payment. General Contractor's listing themselves to self-perform work shall list the employee of their firm who will act as foreman for said work.

GENERAL CONTRACTOR:

Subcontractor Name: Royal T Enterprises

Subcontractor Address: 335 E St. George Blvd Ste 203, St. George, UT 84770

Amount: \$ _____

SUB-CONTRACTOR: Asphalt

Subcontractor Name: Western Rock Products

Subcontractor Address: 4617 S. Pioneer Road, St. George, UT 84790

Amount: \$ _____

SUB-CONTRACTOR: Asphalt/Concrete Cutting

Subcontractor Name: Dixie Curb Cut

Subcontractor Address: P.O. Box 1077, Washington, UT 84780

Amount: \$ _____

SUB-CONTRACTOR: Striping/Signage

Subcontractor Name: Road Runner Striping

Subcontractor Address: 1647 E Sandhill Dr, Washington, UT 84780

Amount: \$ _____

SUB-CONTRACTOR: SWPPP

Subcontractor Name: STG SWPPP

Subcontractor Address: 2272 Whipple CT, St. George, UT 84790

Amount: \$ _____

END OF SECTION

Project Name: 100 S. Reconstruction Project

Reference No. _____

Major Subcontractors Listing

Mark amount "NA" if not applicable. Copy and Paste if additional sub-contractors are needed. Provide only the subcontractor's name whose PROPOSAL was used and who will be doing the work for each area of work at the time proposal is due. Supplement also will become a schedule of values to check each monthly progress payment. General Contractor's listing themselves to self-perform work shall list the employee of their firm who will act as foreman for said work.

GENERAL CONTRACTOR:

Subcontractor Name: Royal T Enterprises

Subcontractor Address: _____

Amount: \$ _____

SUB-CONTRACTOR: Fencing

Subcontractor Name: Taylor Made Fencing LLC

Subcontractor Address: 1600 S. Quarterhorse Dr. Washington, UT 84780

Amount: \$ _____

SUB-CONTRACTOR: Striping

Subcontractor Name: Roadrunner Striping

Subcontractor Address: 1647 E. Sandhill Dr. Washington, UT 84780

Amount: \$ _____

SUB-CONTRACTOR: Concrete

Subcontractor Name: Snow Canyon Construction

Subcontractor Address: 985 E. 770 N. St George, UT 84770

Amount: \$ _____

SUB-CONTRACTOR: Milling

Subcontractor Name: Coughlin Company

Subcontractor Address: 809 E. Commerce Dr. St George UT 84790

Amount: \$ _____

END OF SECTION

Project Name: 100 S. Reconstruction Project

Reference No. _____

Major Subcontractors Listing

Mark amount "NA" if not applicable. Copy and Paste if additional sub-contractors are needed. Provide only the subcontractor's name whose PROPOSAL was used and who will be doing the work for each area of work at the time proposal is due. Supplement also will become a schedule of values to check each monthly progress payment. General Contractor's listing themselves to self-perform work shall list the employee of their firm who will act as foreman for said work.

GENERAL CONTRACTOR:

Subcontractor Name: Royal T Enterprises

Subcontractor Address: 335 E St. George Blvd Ste 203, St. George, UT 84770

Amount: \$ _____

SUB-CONTRACTOR: Tree Removal

Subcontractor Name: Master Arbor

Subcontractor Address: 1056 E. 3800 S.

Amount: \$ _____

SUB-CONTRACTOR: Electrical

Subcontractor Name: Tri-State Electric

Subcontractor Address: P.O. Box 1077, St George, UT 84771

Amount: \$ _____

SUB-CONTRACTOR:

Subcontractor Name: _____

Subcontractor Address: _____

Amount: \$ _____

SUB-CONTRACTOR: SWPPP

Subcontractor Name: _____

Subcontractor Address: _____

Amount: \$ _____

END OF SECTION

BID

Proposal of SUNCORE (hereinafter called "Bidder"), organized and existing under the laws of the State of UT doing business as a CORPORATION. To the Hurricane City (hereinafter called "OWNER").

In compliance with your Advertisement for Bids, Bidder hereby proposes to perform all WORK for the construction of the 100 South Reconstruction Project, in strict accordance with the CONTRACT DOCUMENTS, within the time set forth therein, and at the prices stated below.

By submission of this BID, each BIDDER certifies, and in the case of a joint BID each party thereto certifies as to his own organization, that this BID has been arrived at independently without consultation, communication or agreement as to any matter relating to this BID with and other BIDDER or with any competitor.

BIDDER hereby agrees to commence WORK under this contract within on 10/26, 2026, and to fully complete the PROJECT on or before 3/10, 2026. Bidder further agrees to pay as liquidated damages, the sum of \$250.00 for each consecutive calendar day thereafter as provided in Section 15 of the General Conditions.

BIDDER acknowledges receipt of the following ADDENDUM:

X Addendum No. 1 Dated SEPT 15 2026

X Addendum No. 2 Dated SEPT 18 2026

x **ADDENDUM 3 DATED - SEPT 28, 2026**

100 South Reconstruction

Bidder agrees to perform all the work described in the CONTRACT DOCUMENTS for the following unit or lump sum prices.

NOTE – Payment to the Contractor: The Contractor is hereby advised that partial payments will be made monthly and that the final payment will be made within 30 days following the completion of all work specified.

All bids shall be checked for mathematical errors by the Engineer. If errors have been made in the extensions of the figures, it will be assumed that the unit prices are correct and the total amounts will be revised to reflect the corrections.

LS = Lump Sum; EA = Each
 LF = Lineal Feet SY = Square Yard
 Funding for this project is by Hurricane City

BID SCHEDULE 100 South Reconstruction Hurricane City Streets

Item #	Spec	Item	Quantity	Units	Unit Price	Total
A1	01 71 13	Contractor Mobilization & Administration	1	LS	127402.53	127402.53
A2	HSDC 2.5	Traffic Control	1	LS	30000	30000
A3	01 57 00	SWPPP	1	LS	18000	18000
A4	01 71 23	Construction Survey	1	LS	38000	38000
A5	31 11 00	Clearing and Grubbing	1	LS	5000	5000
A6	HSDC 4.5.15	Adjust Valves and Manholes to Grade	1	LS	18000	18000
A7	HSDC 2.10	Reset Class I Centerline Monument	5	EA	1750	8750
B1	02 41 14	Remove Asphalt	95,729	SF	.53	50736.37
B2	02 41 14	Remove Concrete Curb and Gutter, Sidewalk, and Flatwork.	16,413	SF	1.80	29543.40
B3	02 41 13	Remove Chain Link Fence	479	LF	6.50	3113.50
B4	02 41 13	Remove Block Fence	1	LF	500	500
B5	02 41 13	Remove Picket Fence	50	LF	10	500
B6	02 41 13	Remove Barbed Wire Fence	60	LF	4	240
B7	02 41 13	Remove Mailbox	3	EA	80	240
B8	32 01 07	Remove and Salvage Traffic Sign to City	14	EA	54	756
B9	32 01 07	Remove and Salvage Gate to City	2	EA	170	340
B10	32 01 07	Remove Bollard	1	EA	380	380
B11	31 11 00	Remove Tree	3	EA	350	1050

Item #	Spec	Item	Quantity	Units	Unit Price	Total
B12	UDOT 02765	Remove Parking Space Lines	407	LF	9	3663
B13	02 41 14	Remove Concrete Curb	14	LF	10	140
B14	02 41 13	Remove Landscape Wall	32	LF	36	1152
B15	02 41 13	Remove Pedestrian Gate	1	EA	225	225
B16	02 41 13	Remove Vehicular Gate	2	EA	205	410
C1	HSDC 4.8	30 Inch Curb and Gutter – Concrete	3,999	LF	35	139965
C2	HSDC 4.8	Driveway - Concrete	9,077	SF	10	90770
C3	HSDC 4.8	Sidewalk - Concrete	14,797	SF	8.60	127254.20
C4	HSDC 4.8	Perpendicular Pedestrian Curb Ramp	26	EA	2800	72800
C5	HSDC 4.8	Parallel Pedestrian Curb Ramp	2	EA	2800	5600
C6	HSDC 4.8	Concrete "A" Curb	213	LF	34	7242
C7	HSDC 4.8	Standard 8' Cross Gutter	1,267	SF	16	20272
C8	HSDC 4.8	4" Thick Concrete Flatwork	818	SF	9	7362
C9	32 31 13	4' Chainlink Fence	400	LF	35	14000
C10	32 31 13	Pedestrian Gate, Matching Fence Type	1	EA	600	600
C11	32 31 13	6' Chainlink Fence with Privacy Slats	84	LF	45	3780
C12	32 01 10	Relocate Existing Gate	1	EA	1200	1200
C13	HSDC 4.8	Drop Driveway - Concrete	360	SF	10	3600
C14	32 33 24	Relocate Existing Table to New Concrete Pad	5	EA	900	4500
C15	32 31 13	Vehicular Gate, Matching Fence Type	2	EA	1400	2800
C16	32 33 24	Relocate Existing Trash Can to New Concrete Pad	1	EA	800	800
D1	HSDC 4.4	18" Corrugated Polyethylene Storm Drain	1972	LF	63.50	125222
D2	33 41 00	Storm Drain Catch Basin Box and Frame	24	EA	4700	112800
D3	33 41 00	4' Storm Drain Manhole	1	EA	4900	4900
D4	33 41 00	1.5 Inch PVC Storm Drain	33	LF	28	924
D5	05 53 00	Steel Pedestrian Bridge and New Grate Panel	1	LS	5800	5800
D6	33 41 00	Storm Drain Inlet with Traffic Rated Solid Lid	1	EA	5800	5800
D7	33 44 16	Steel Channel with Grate, Boot Entry, and Curb Outlet at Roof Drain Downspout	2	EA	7150	14300
D8	33 41 00	Modified 53" x 35" Storm Drain Catch Basin	1	EA	7000	7000
D9	HSDC 4.4	12 Inch HP ADS Pipe	152	LF	60	9120
E1	HP 3	Street Light Box	9	EA	290	2610
E2	HP 3	#2 AWG Aluminum Triplex in 2 Inch PVC Conduit	645	LF	31	19995
E3	HP 7	Street Light 15' LED Decorative Black on Black	11	EA	6800	74800
E4	HP 3	4 Inch PVC Conduit	50	LF	94	4700
E5	HP 3	3 Inch PVC Conduit with 500 KCMIL	51	LF	150	7650
E6	HP 6	Power Box and Meter Pedestal	1	EA	3500	3500

Item #	Spec	Item	Quantity	Units	Unit Price	Total
E7	HP 3	3 Inch PVC Conduit with 350 KCMIL Aluminum Triplex	250	LF	25	6250
E8	HP 3	Secondary Box	2	EA	380	760
F1	HSDC 5.3	4" Double Yellow Paint Line	249	LF	1.40	348.60
F2	HSDC 5.3	4" Solid White Paint Line	1,576	LF	1.40	2206.40
F3	HSDC 5.3	8" Solid White Paint Line	98	LF	2.80	274.40
F4	HSDC 5.3	Parallel Parking Striping	1,374	LF	.60	824.40
F5	HSDC 5.3	12" Solid White Paint Line	804	LF	5.30	4261.20
F6	HSDC 5.3	Left Turn Arrow - Thermoplastic	2	EA	600	1200
F7	HSDC 5.3	Through/Right Turn Arrow - Thermoplastic	2	EA	600	1200
F8	UDOT 02765	12" Solid White Paint Line (UDOT)	299	LF	5.30	1584.70
F9	HSDC 5.2.2	30x30 Traffic Sign and 18x6 Plaque	13	EA	650	8450
F10	HSDC 5.2.2	12x18 Traffic Sign	2	EA	350	700
F11	HSDC 5.2.2	24x36 Traffic Sign	2	EA	600	1200
F12	HSDC 5.2.1	Street Name Sign	14	EA	300	4200
F13	HSDC 5.2.2	24x12 Traffic Sign	2	EA	530	1060
F14	UDOT 02891	Relocate Ground Mounted Sign (UDOT)	1	EA	400	400
F15	UDOT 02891	24x24 Traffic Sign and 2-24x12 Traffic Signs (UDOT)	2	EA	830	1660
F16	HSDC 5.2.2	Curb Paint – Red	941	LF	3	2823
F17	UDOT 02891	30x30 Traffic Sign and 18x6 Plaque (UDOT)	1	EA	825	825
G1	UDOT 02741	Hot Mixed Asphalt	2,294	TON	100	229400
G2	UDOT 02721	Untreated Base Course (Plan Quantity)	2,253	CY	43.50	98005.50
G3	UDOT 02056	Granular Borrow	3,412	CY	34	116008
G4	31 23 16	Roadway Excavation (Plan Quantity)	6,500	CY	17.50	113750
G5	31 05 13	Import Borrow	1,000	CY	34	34000
G6	UDOT 02075	Separation Fabric (UDOT)	374	SY	3.70	1383.80
I1	33 11 00	8 Inch DR18 PVC C900 Irrigation Water Line	2450	LF	40	98000
I2	33 11 00	6 Inch DR18 PVC C900 Irrigation Water Line	80	LF	28.50	2280
I3	33 11 00	4 Inch DR18 PVC C900 Irrigation Water Line	50	LF	30	1500
I4	33 11 00	Irrigation Service and Relocate Meter	4	EA	2000	8000
I5	33 12 16	8 Inch Gate Valve (Irrigation)	15	EA	3500	52500
I6	33 12 33	Irrigation Service Connection to Existing Meter	6	EA	900	5400
I7	33 11 00	8"x8" Cross (Irrigation)	3	EA	1600	4800
I8	33 11 00	8" x 6" Reducer (Irrigation)	6	EA	900	5400
I9	33 11 00	8" x 4" Reducer (Irrigation)	3	EA	650	1950

Item #	Spec	Item	Quantity	Units	Unit Price	Total
I10	33 11 00	8"x 6" x 6" Tee (Irrigation)	1	EA	3400	3400
I11	33 11 00	6 Inch - 45 Degree Bend (Irrigation)	8	EA	600	4800
I12	33 11 00	4 Inch - 45 Degree Bend (Irrigation)	6	EA	450	2700
I13	33 12 33	Irrigation Service Connection and Meter	4	EA	2000	8000
I14	33 12 33	Trenchless Irrigation Service Connection to Meter	4	EA	6500	26000
I15	33 11 00	8 Inch - 45 Degree Bend (Irrigation)	2	EA	730	1460
I16	33 11 00	Air Vac (Irrigation)	1	EA	6600	6600
I17	33 11 00	4 Inch - 22.5 Degree Bend (Irrigation)	2	EA	500	1000
I18	33 11 00	6 Inch - 22.5 Degree Bend (Irrigation)	4	EA	500	2000
I19	33 11 00	8 Inch - 22.5 Degree Bend (Irrigation)	2	EA	700	1400
I20	33 11 00	4 Inch - 11.25 Degree Bend (Irrigation)	4	EA	450	1800
P1	32 94 23	Tree - Crimson Cloud Hawthorn	9	EA	650	5850
P2	32 94 23	Tree - Tonto Crape Myrtle	12	EA	450	5400
P3	32 94 23	Tree - Glossy Privet	14	EA	450	6300
P4	32 94 23	Tree - Thundercloud Purple-Leaf Plum	9	EA	40	360
P5	32 94 23	Shrub - Yellow Ice Plant	8	EA	33	264
P6	32 94 23	Shrub - Pink Muhly Grass	17	EA	33	561
P7	32 94 23	Shrub - Ballerina Indian Hawthorn	10	EA	40	400
P8	32 94 23	Rock Mulch (3" Depth)	17,435	SF	1.60	27896
P9	32 84 23	Future Irrigation Connection	5	EA	2	10
P10	32 84 23	New Drip Irrigation Zone	15	EA	1350	20250
P11	32 94 23	Boulder (2'-3' Diameter)	147	EA	150	22050
P12	32 94 23	Diamond Block Wall	110	LF	33	3630
P13	32 84 23	Irrigation Sleeves Under Driveway	5	EA	2200	11000
S1	ACSSD 6.9	Adjust Existing Sanitary Sewer Manhole Rim to Grade	5	EA	1800	9000
S2	ACSSD 6.9	Replace Existing Sanitary Sewer Manhole Concentric Cone with Low Profile Eccentric Cone	1	EA	650	650
S3	ACSSD 6.13	Adjust Sewer Cleanout to Grade	3	EA	700	2100
S4	ACSSD 6.13	4 Inch Sanitary Sewer Service Line	4	EA	1600	6400
U1	02 41 13	Remove Existing Storm Drain Pipe	556	LF	17	9452
U2	02 41 13	Remove Existing Storm Drain Structure	9	EA	500	4500
U3	02 41 13	Remove Cone of Abandoned Sanitary Sewer Manhole	6	EA	350	2100
U4	02 41 13	Cut and Cap Existing Culinary Water Main	10	EA	300	3000
U5	02 41 13	Cut and Cap Existing Irrigation Water Main	9	EA	300	2700
U6	02 41 13	Remove Existing Valve	12	EA	400	4800
U7	02 41 13	Remove Storm Drain within Excavation Limits	477	LF	12	5724
U8	02 41 13	Remove Overhead Power Line	70	LF	2	140
U9	02 41 13	Remove Pole, Power Box, and Street Light	1	EA	120	120

Item #	Spec	Item	Quantity	Units	Unit Price	Total
W1	33 11 00	8 Inch DR18 PVC C900 Culinary Water Line	2,645	LF	40	105800
W2	33 11 00	6 Inch DR18 PVC C900 Culinary Water Line	79	LF	30	2370
W3	33 12 16	8 Inch - Gate Valve (Culinary Water)	18	EA	3000	54000
W4	33 12 33	Water Service (Culinary Water)	6	EA	1950	11700
W5	33 05 23.35	Trenchless Irrigation Service Connection to Meter	5	EA	6000	30000
W6	33 12 19	Fire Hydrant Assembly	6	EA	10000	60000
W7	33 12 33	Water Service and Relocated Meter (Culinary Water)	11	EA	750	8250
W8	33 12 33	Water Service and Meter (Culinary Water)	3	EA	1500	4500
W9	33 11 00	8" x 6" Reducer (Culinary Water)	7	EA	1000	7000
W10	33 11 00	8" x 4" Reducer (Culinary Water)	1	EA	650	650
W11	33 11 00	6" 45 Degree Bend (Culinary Water)	8	EA	550	4400
W12	33 11 00	8" x 8" Tee (Culinary Water)	3	EA	1800	5400
W13	33 11 00	8 Inch - 45 Degree Bend (Culinary Water)	4	EA	700	2800
W14	33 11 00	8"x8" Cross (Culinary Water)	3	EA	1500	4500
W15	33 11 00	Air Vac (Culinary Water)	1	EA	7000	7000
W16	33 12 19	Connect Existing Fire Hydrant to New Main	1	EA	4000	4000
W17	33 12 33	Water Service (Culinary Water) and Traffic Rated Meter Box	1	EA	1400	1400
TOTAL						\$2,580,000

***Quantities may be increased or reduced to meet budget, based on unit bid prices.**

**STATE OF UTAH
BID BOND**

KNOW ALL PERSONS BY THESE PRESENTS, That Suncore Construction and Materials Inc.
(Name of Contractor)

3781 S River Road, St George, UT 84790

(Address)

(hereinafter called the "Principal") and the Travelers Casualty and Surety Company of America a corporation created and existing under the laws of the State of Connecticut, having its principal office in the City of Hartford (hereinafter called the "Surety"), are held and firmly bound unto The People of the State of Utah (hereinafter called the "State"), in the full just sum of Five (5%) of Attached Bid, good and lawful money of the United States of America, for the payment of which said sum of money, well and truly to be made and done, the said Principal binds themselves (himself/herself, itself), their (his/her, its) heirs, executors and administrators, successors and assigns, and the said Surety binds itself, its successors and assigns jointly and severally, firmly by these presents:

WHEREAS, the said Principal has submitted to the Hurricane City a proposal for
26SG304 - 100 S Reconstruction

(Project Description),

and

WHEREAS, under the terms of the Laws of the State of Utah as above indicated, the said Principal has filed or intends to file this bond to guarantee that the Principal will execute all required contract proposal documents and furnish such faithful performance or other bonds as may be required by law in accordance with the terms of the Principal's said proposal.

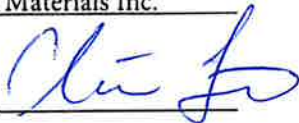
NOW, THEREFORE, the condition of the foregoing obligation is such, that if the said Principal shall promptly execute and submit, and the City shall accept, all required contract proposal documents including such faithful performance bond or other bonds as may be required by law in accordance with the terms of the Principal's said proposal, then this obligation shall be null and void, otherwise to remain in full force and virtue.

IN TESTIMONY WHEREOF, the said Principal has hereunto set his/her (their, its) hand and the said Surety has caused this instrument to be signed by its authorized officer, the day and year above written.

Signed and delivered this 6th day of October 20 26 in the presence of:

Suncore Construction and Materials Inc.

(Company)



Principal

(Signature)

AREA MANAGER

(Title)

Travelers Casualty and Surety Company of America

(Company)

By



Surety

(Signature)

Lindsey Carcamo

Attorney-in-Fact

(Title of Authorized Officer)

(The Surety Company shall append a single copy of a statement of its financial condition and a copy of the resolution authorizing the execution of Bonds by officers of the Company to the bond(s).)

STATE OF UTAH
BID BOND

(Acknowledgment of principal, unless it be a corporation)

STATE OF UTAH ss. :
COUNTY OF _____

On this _____ day of _____ 20 ____, before me personally came _____ to me known and known to me to be the person described in and who executed the foregoing instrument and acknowledged that he/she executed the same.

Notary Public

(Acknowledgment of principal, if a corporation)

STATE OF UTAH ss. :
COUNTY _____

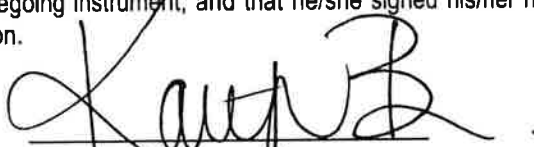
On this _____ day of _____ 20 ____, before me personally came _____ to me known and known to me to be the person, who being by me duly sworn, did depose and say that he/she resides in _____ that he/she is the _____ of _____ the corporation described in and which executed the foregoing instrument; and that he/she signed his/her name thereto by order of the Board of Directors of said Corporation.

Notary Public

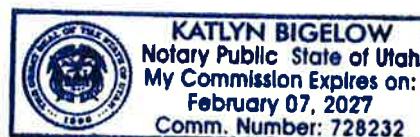
(Acknowledgment of Surety Company)

STATE OF UTAH ss. :
COUNTY OF Salt Lake

On this 6th day of October 20 26, before me personally came Lindsey Carcamo to me known and known to me to be the person, who being by me duly sworn, did depose and say that he/she resides in Salt Lake City, Utah. that he/she is the Attorney-in-Fact of Travelers Casualty and Surety Company of America the corporation described in the foregoing instrument; and that he/she signed his/her name thereto by order of the Board of Directors of said Corporation.



Notary Public





Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company

POWER OF ATTORNEY

Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and the Companies do hereby make, constitute and appoint **Lindsey Carcamo** of **SALT LAKE CITY**, **Utah**, their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **13th** day of **May**, **2026**.



State of Connecticut

City of Hartford ss.

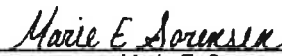
By: 
Bryce Grissom, Senior Vice President

On this the **13th** day of **May**, **2026**, before me personally appeared **Bryce Grissom**, who acknowledged himself to be the Senior Vice President, Surety, Bond & Specialty Insurance, of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the **31st** day of **March**, **2031**




Marie E. Sorensen, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

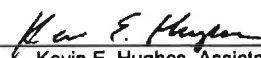
FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this **6th** day of **October**, **2026**




Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.



Statement Of Qualifications

COMPANY OVERVIEW

Suncore Construction & Materials, Inc. (formerly Sunroc) has been a leader in heavy civil construction throughout Utah and the Intermountain West since 1938. Suncore's capabilities include earthwork, grading, excavation, underground utility installation, roadway construction, drainage improvements, site development, aggregate production, asphalt production, and concrete construction. Suncore has successfully completed projects for municipalities, public agencies, school districts, private developers, and the Utah Department of Transportation.

Suncore is financially secure, fully bondable, and recognized throughout the region for delivering projects safely, efficiently, and with a commitment to quality. Our vertically integrated business model, combined with experienced personnel and extensive equipment resources, allows us to maintain control of project schedules, costs, and quality from start to finish.

Suncore owns and operates aggregate production facilities throughout Southern Utah, producing aggregate base, asphalt aggregates, concrete aggregates, riprap, and specialty materials. This capability allows us to reliably supply our projects with high-quality materials while minimizing supply chain risks and schedule impacts.

EXPERIENCE ON SIMILAR PROJECTS

Suncore has extensive experience successfully completing projects involving roadway reconstruction, utility infrastructure, drainage improvements, site development, and public works construction under active traffic conditions.

Representative Similar Projects

Merril Road – St George City - \$4m

- Storm drain installation
- Utility coordination
- Phased construction operations
- Maintenance of business and public access
- Road widening

Sun River 2024 Pavement Maintenance - \$1m

- Asphalt removal
- Soil stabilization
- Utility adjustments
- Concrete work
- Phased construction

St George Various Roadways 2024 – St George City - \$5m

- Roadway Reconstruction
- Import structural fill
- Asphalt Paving

These projects demonstrate Suncore's ability to safely and effectively complete work involving utilities, grading, roadway construction, drainage systems, traffic control, public coordination, and schedule-sensitive construction.

PAST PERFORMANCE

Suncore's reputation has been built on consistently delivering quality work while maintaining safety, schedule, and budget performance. Our team routinely works in partnership with owners, engineers, inspectors, utility providers, and stakeholders to identify challenges early and develop practical solutions.

Suncore's past performance is characterized by:

- Successful delivery of complex public infrastructure projects.
- Strong safety performance and regulatory compliance.
- Effective communication with project stakeholders.
- Ability to self-perform major scopes of work.
- Reliable scheduling and resource management.
- High-quality workmanship and project documentation.
- Proven experience working within active public and traffic environments.

Our extensive history of repeat work with municipalities, engineering firms, and public agencies throughout Southern Utah reflects our commitment to client satisfaction and project success.

EQUIPMENT RESOURCES

Suncore maintains a large, modern fleet of construction equipment available for immediate deployment.

Excavation Equipment

- CAT 303 Mini Excavators
- CAT 305 Mini Excavators
- CAT 320 Excavators
- CAT 325 Excavators
- CAT 330 / 336 GPS Excavators
- CAT 349 GPS Excavators
- John Deere 310 Backhoes
- John Deere 410 Backhoes

Earthmoving Equipment

- CAT D4 Dozers
- CAT D6 Dozers
- CAT D8 Dozers
- CAT D9 Dozers
- CAT 621 Scrapers
- CAT D400 Articulated Trucks

Material Handling Equipment

- CAT 950 Loaders
- CAT 966 Loaders
- CAT 980 Loaders
- End Dump Trucks
- Double Belly Trucks

Roadway and Support Equipment

- CAT 140H GPS Motor Graders
- Water Trucks
- Street Sweepers
- CAT 277 Skid Steers

Technology Resources

- GPS machine control systems
- Digital surveying and layout
- Field engineering support
- Electronic project tracking and reporting systems

Ownership of this equipment allows Suncore to respond quickly to project demands, reduce equipment availability risks, and maintain schedule commitments.

SUBCONTRACTORS / SUBCONTRACT WORK LIST

Suncore intends to self-perform the majority of the project scope, including:

- Earthwork
- Excavation
- Grading
- Underground utility installation
- Aggregate base placement
- Roadway construction (paving)
- Site development activities

Tentative subcontractors include:

- Snow Canyon Construction - concrete
- Straight Stripe Painting – sign and stripe
- Tri State Electric – electrical
- Rockin A – landscaping
- Taylormade – fencing
- SCS – trenchless utility boring

Subcontractors will be selected based on qualifications, experience, safety performance, availability, and compatibility with project requirements.

PROJECT APPROACH

Suncore's approach focuses on safety, schedule compliance, effective communication, quality workmanship, and minimizing impacts to the traveling public and adjacent stakeholders.

Phase 1 – Mobilization and Project Setup

- Preconstruction coordination meeting
- Survey verification
- Utility coordination
- Traffic control implementation
- Erosion and sediment control installation
- Public notification and stakeholder coordination

Phase 2 – Utility Construction

- Storm drain installation
- Water system improvements
- Sewer improvements
- Utility tie-ins and testing
- Coordination with utility providers and inspectors

Phase 3 – Earthwork and Roadway Preparation

- Excavation
- Import/export operations
- Subgrade preparation
- Aggregate base installation
- Fine grading operations

Phase 4 – Surface Improvements

- Concrete improvements
- Asphalt paving

- Surface restoration
- Signage and striping installation

Phase 5 – Final Completion

- Quality assurance inspections
 - Punch list completion
 - Site restoration
 - Project closeout documentation
-

MAINTENANCE OF TRAFFIC

Suncore has extensive experience performing work within active traffic corridors and public environments.

Our traffic control strategy includes:

- Maintaining safe and efficient traffic operations throughout construction.
- Utilizing phased construction to minimize disruptions.
- Coordinating closures with the Owner and affected stakeholders.
- Providing appropriate signage, barricades, and channelization devices.
- Maintaining emergency service access at all times.
- Providing safe pedestrian accommodations where required.
- Minimizing impacts to residents, businesses, and adjacent property owners.

Traffic control operations will be coordinated in accordance with project requirements and applicable standards.

ACCESS ACCOMMODATIONS

Maintaining access for residents, businesses, emergency services, and project stakeholders is a priority throughout construction.

Suncore will:

- Maintain access to adjacent properties whenever feasible.
- Provide advance notice of temporary impacts.
- Coordinate driveway closures and utility outages.
- Maintain emergency vehicle access.
- Phase construction activities to limit disruptions.
- Coordinate with the Owner and stakeholders regarding construction sequencing and access needs.

PROJECT SCHEDULE

Suncore proposes a total construction duration of:

98 working days

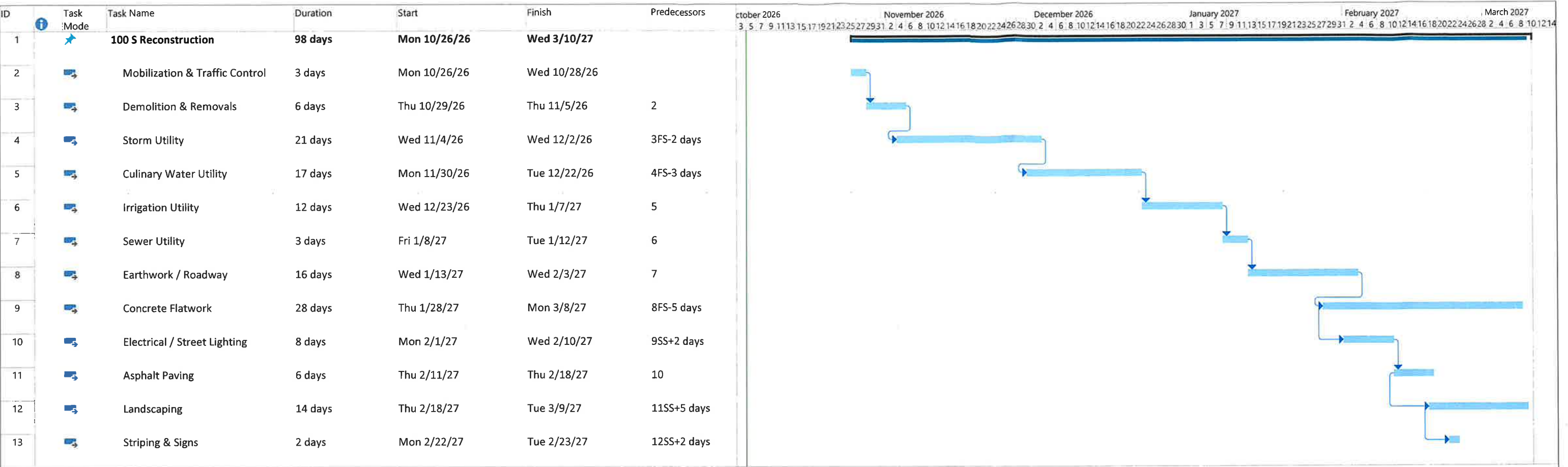
The following schedule represents our anticipated project approach:

Activity	Duration
Mobilization & Traffic Control	3 Days
Utility Installation	53 Days
Earthwork & Grading	20 Days
Paving & Surface Improvements	17 Days
Final Restoration & Closeout	5 Days

Additional crews and equipment resources can be assigned as necessary to maintain project milestones and support successful project completion

REFERENCES

Reference	Company	Phone Number	Email Address	Project(s) Completed Together
Rob Reid	Rosenburg & Associates	435-680-7343	robr@racivil.com	Dixie Drive Reconstruction Main St. Drainage Phase 1
Glen Carnahan	Alpha Engineering	435-628-6500	glencarnahan@alphaengineering.com	Hurricane Elementary School Sunset Park Ivins VA Nursing Home
Mike Bradshaw	Aliance Consulting	435-673-8060	mwb@allianceconsulting.us	Virgin River Sullivan Park Project
Brett Jensen	Lochner Engineering	435-656-3700	bjensen@hwlochner.com	Virgin River Sediment Removal Project SR-18 Santa Clara Drive, Streetscape



Project: 100S Project Schedule
Date: Mon 10/5/26

Task

Split

Milestone

Summary

Project Summary

Inactive Task

Inactive Milestone

Inactive Summary

Manual Task

Duration-only

Manual Summary Rollup

Manual Summary

Start-only

Finish-only

External Tasks

External Milestone

Deadline

Progress

Manual Progress

NOTICE OF AWARD

To: Advanced Construction and Design, LLC
Date: October 7, 2026

Project: 100 South Reconstruction

The OWNER has considered the BID submitted by you for the above-described WORK in response to its Advertisement for Bids dated September 15, 2026, and Information for Bidders.

You are hereby notified that your BID has been accepted for items in the amount of **\$2,167,764.57**

You are required to return an acknowledged copy of this NOTICE OF AWARD to the OWNER.

Dated this 8th day of October, 2026.

Hurricane City, Owner

By: _____

Name: Arthur O. LeBaron

Title: City Engineer

ACCEPTANCE OF NOTICE

Receipt of the above NOTICE OF AWARD
is hereby acknowledged

by _____

this the _____ day of _____, 2026.

By _____

Name _____

Title _____

NOTICE OF AWARD

To: Advanced Construction and Design, LLC
Date: October 15, 2026

Project: 100 South Reconstruction

The OWNER has considered the BID submitted by you for the above-described WORK in response to its Advertisement for Bids dated August 30, 2026, and Information for Bidders.

You are hereby notified that your BID has been accepted for items in the amount of **\$2,167,764.57**

You are required to return an acknowledged copy of this NOTICE OF AWARD to the OWNER.

Dated this 15th day of October, 2026.

Hurricane City, Owner

By: _____

Name: Arthur O. LeBaron

Title: City Engineer

ACCEPTANCE OF NOTICE

Receipt of the above NOTICE OF AWARD

is hereby acknowledged

by _____

this the _____ day of _____, 2026.

By _____

Name _____

Title _____