



**NOTICE OF A REGULAR MEETING
OF THE VINEYARD
REDEVELOPMENT AGENCY BOARD
July 27, 2016 - 7:30PM**

Public Notice is hereby given that the Vineyard Redevelopment Agency Board will hold a regular meeting on Wednesday, July 27, 2016, starting at approximately 7:30PM or as soon thereafter as possible following the Town Council meeting in the Vineyard Town Hall; 240 East Gammon Road, Vineyard, Utah. The agenda will consist of the following:

Agenda

1. CONSENT AGENDA:

- a) Approval of minutes for July 13, 2016

2. BUSINESS ITEMS:

2.1 DISCUSSION AND ACTION – Cottonwood Geneva, LLC Application (15minutes)

Cottonwood Geneva, LLC is requesting RDA funds to assist with the installation of roads, utilities, infrastructure and environmental cleanup.

2.2 DISCUSSION AND ACTION – Anderson Geneva, LLC Application (15minutes)

Anderson Geneva, LLC (AG) is requesting the Vineyard Town RDA Board approve funding for the remediation of the west side of the Geneva Property that will be the future Vineyard Town Center.

3. ITEMS REQUESTED FOR NEXT AGENDA

(Requests for future agenda items are to be submitted to the Town Clerk/Recorder the Friday before a Town Council meeting. If there will be a cost to the town, project and event requests must be submitted with a fiscal impact analysis or report.)

4. ADJOURNMENT

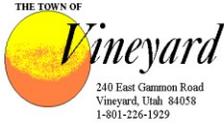
The Public is invited to participate in all Vineyard Redevelopment Agency meetings. In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the Town Clerk at least 24 hours before the meeting by calling (801) 226-1929.

I the undersigned duly appointed Recorder for the Town of Vineyard, hereby certify that the foregoing notice and agenda was emailed to the Daily Herald, posted at the Vineyard Town Hall, the Vineyard Town website, the Utah Public Notice website, delivered electronically to Town staff and to each member of the Governing Body.

AGENDA NOTICING COMPLETED ON: July 26, 2016

CERTIFIED (NOTICED) BY: /s/ Pamela Spencer

P. SPENCER, TOWN CLERK/RECORDER



Vineyard RDA Development Incentive Application

Use this application to request assistance with backbone infrastructure improvements, environmental remediation, and other necessary projects associated with the Geneva URA project area. **Applicants are strongly encouraged to attach documentation which supports their proposal.**

1. Applicant Organization: Cottonwood Geneva, LLC.
Address: City/State/Zip: 2750 E. Cottonwood Pkwy, #560, Cottonwood Heights, UT 84121.
Contact Person: John L. West, Jeff Gochnour, Eric Gaoiran.
Phone/Fax/Email: 801-365-6200 /801-365-6201 / jlwest@cottonwoodpartners.com,
jgochnour@cottonwoodpartners.com, egaoiran@cottonwoodpartners.com
Is the Applicant the Property Owner? Yes No

2. Describe the type of project being proposed:
 Infrastructure Environmental Remediation
 Other _____

Provide a summary description of the proposed project here and attach a detailed scope of the proposed work.

Cottonwood is proposing to put in the streets and utilities as shown on **Exhibit A** so that Phase 1 of the 45 acre site named The Forge at Geneva can be developed with office buildings, retail locations, public amenities and high density residential buildings. When completed, the entire project is expected to contain approximately 1,200,000 rentable square feet of class A office buildings, 600 multi-family residential units, and approximately 75,000 square feet of retail space. There will be open space in the appropriate areas to encourage people to be outdoors and Cauldron Street will be designed to be used as open space for commercial activities and fairs as needed and desired. The primary park will have seating capacity for entertainment as well as places for people to meet and collaborate. **Exhibit B** shows preliminary designs of several office buildings. One 5 acre site (Parcel G on EXHIBIT A) is already under contract to Intermountain for a medical clinic that will be in their five year plan starting in 2016.

3. Contribution of the Applicant:
- | | | |
|--|--|------------------|
| Total Estimated Cost of the project (<u>must</u> attach documentation): | <u>\$4,956,557</u> | Exhibit C |
| Contribution /Investment of the Applicant | <u>Land Owned \$1,300,000 / Invest \$3,441,305</u> | |
| Other sources of funding (specify and attach supporting documentation): | <u>\$ None</u> | |
| Assistance requested from the RDA: | <u>\$1,515,252</u> | Exhibit D |
| Total Funding | <u>\$6,256,557</u> | |

4. Describe the ability of the site to be developed without assistance.

The site cannot be developed successfully without the assistance of the RDA. When the costs of development are added to the cost of land acquisition, the total cost exceeds its reasonable market value by the amount being sought from the RDA.

5. Describe the reasonable justification for the need of public investment in this project.

RDA assistance for this project is in line with the purpose of the RDA which is to provide assistance with development costs that are unusual in nature and which naturally fall into the category of the public to provide. The land for the street named 650 North will be dedicated to the ownership of the town, and in the normal process of development, the town would be buying the land and putting in the improvements so the area could be developed as desired by the town. In this case, Cottonwood is only seeking what would normally be the case if the town were expanding its infrastructure to encourage the development of its land. The environmental clean-up is a condition of the sale to Intermountain. Intermountain is requiring the complete removal of the contaminated soil from its site as opposed to pursuing other possible engineering solutions that might be used for certain types of development. Intermountain is planning to build a medical facility that we believe will be a very desirable service to have for the town.

6. Describe the land area which will be benefitted from the proposed project and the impact to future development.

The positive impact of the development of this site is very substantial. It will kick off all of the major commercial development in Vineyard and "put it on the map as the place to be Utah County!"

The immediate land area that will be benefitted from the proposed project includes the 45 acres of The Forge and the Megaplex and R2R sites just to the south of 650 North. When all of this is developed it will entail over 2,000,000 square feet of development with about 1,400,000 square feet being commercial space. In addition, the development on these two sites will spawn substantial interest in all of the surrounding property including the Town Center.

7. Describe the impact this project will have on new jobs, or the quality of existing jobs (number and average salary).

This project will have a very positive impact on the number and quality of jobs created in Utah County. The companies from which we have already inquiries and with whom we are working to design buildings are successful businesses that have outgrown their current buildings and/or who need better, more modern and better designed space so they can attract and keep the best employees. The businesses are generally in the high tech and/or marketing businesses and require a well educated and well paid workforce. Utah County's well educated workforce makes this site very attractive for these kinds of companies.

In terms of numbers of new jobs that are likely to be created, we can assume at least 4 employees per thousand rentable square feet and when we multiply that times our estimate of 1,200,000 rentable square feet the will be developed, the result is 4,800 new jobs for Vineyard.

8. Attach a chart which describes the proposed timeline of the project, including expected dates for start and completion.

See **Exhibit E** attached.

9. Will the RDA own any of the infrastructure related to this project? If so, describe/elaborate.

The RDA will own 650 North and the infrastructure associated with it that is not owned by the utility providers.

10. How much taxable value will your project add to the tax rolls? (Indicate whether your estimate is above the existing taxable value or total including the existing value. Also, provide supporting detail for how the estimate was derived.)

The land is currently valued at \$5,500,100 and when this project is completed, we expect the market value to be approximately \$25,000,000 (45 acres times 43,560 square feet per acre times \$15 per square foot at retail value times 85% to get to net value).

The RDA may require additional information related to this application before a decision is made.

Signature of Applicant  Date 7/8/16

Printed Name John L West Title CEO

Exhibit A



ENSGN
THE ENGINEERING GROUP

SALT LAKE CITY
450 S. 1000 E., SUITE 200
SALT LAKE CITY, UT 84143
PHONE: 313.227.2525
WWW.ENSGN.COM

PROJECT:
SALT LAKE CITY
700 NORTH MILL ROAD
RIVE: 455.40.289

CLIENT:
SALT LAKE CITY
700 NORTH MILL ROAD
RIVE: 455.40.289

DATE:
7/15/2019

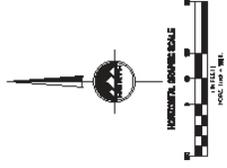
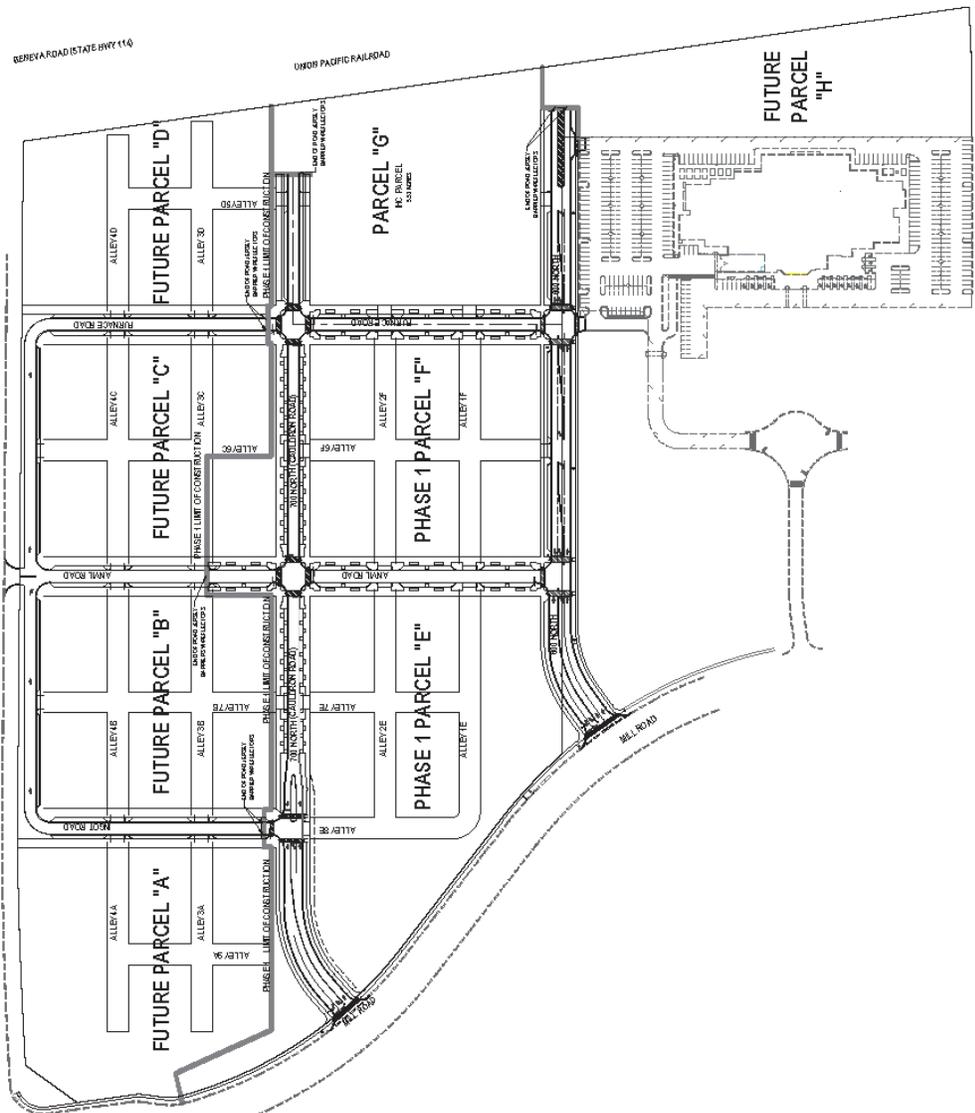
THE FORGE AT GENEVA

700 NORTH MILL ROAD
VINEYARD, UTAH



C-200

- GENERAL NOTES:**
1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE UTAH ELECTRICAL CODE.
 2. ALL WORK TO BE DONE IN ACCORDANCE WITH THE UTAH MECHANICAL CODE.
 3. ALL WORK TO BE DONE IN ACCORDANCE WITH THE UTAH PLUMBING CODE.
 4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE UTAH FIRE ALARMS CODE.
 5. ALL WORK TO BE DONE IN ACCORDANCE WITH THE UTAH COMMUNICATIONS CODE.
 6. ALL WORK TO BE DONE IN ACCORDANCE WITH THE UTAH TELEVISION AND CABLE CODE.
 7. ALL WORK TO BE DONE IN ACCORDANCE WITH THE UTAH GAS CODE.
 8. ALL WORK TO BE DONE IN ACCORDANCE WITH THE UTAH HAZARDOUS WASTE CODE.
 9. ALL WORK TO BE DONE IN ACCORDANCE WITH THE UTAH ENVIRONMENTAL CODE.
 10. ALL WORK TO BE DONE IN ACCORDANCE WITH THE UTAH LAND DEVELOPMENT CODE.
 11. ALL WORK TO BE DONE IN ACCORDANCE WITH THE UTAH ZONING ORDINANCE.
 12. ALL WORK TO BE DONE IN ACCORDANCE WITH THE UTAH BUILDING CODE.
 13. ALL WORK TO BE DONE IN ACCORDANCE WITH THE UTAH STRUCTURAL CODE.
 14. ALL WORK TO BE DONE IN ACCORDANCE WITH THE UTAH HEALTH CARE CODE.
 15. ALL WORK TO BE DONE IN ACCORDANCE WITH THE UTAH MARINE BOATS CODE.
 16. ALL WORK TO BE DONE IN ACCORDANCE WITH THE UTAH BOATING CODE.
 17. ALL WORK TO BE DONE IN ACCORDANCE WITH THE UTAH AIRCRAFT CODE.
 18. ALL WORK TO BE DONE IN ACCORDANCE WITH THE UTAH RAILROAD CODE.
 19. ALL WORK TO BE DONE IN ACCORDANCE WITH THE UTAH TRANSPORTATION CODE.
 20. ALL WORK TO BE DONE IN ACCORDANCE WITH THE UTAH UTILITY CODE.



ENSGN

700 NORTH MILL ROAD
SALT LAKE CITY, UT 84143
PHONE: 313.227.2525
WWW.ENSGN.COM

Exhibit B

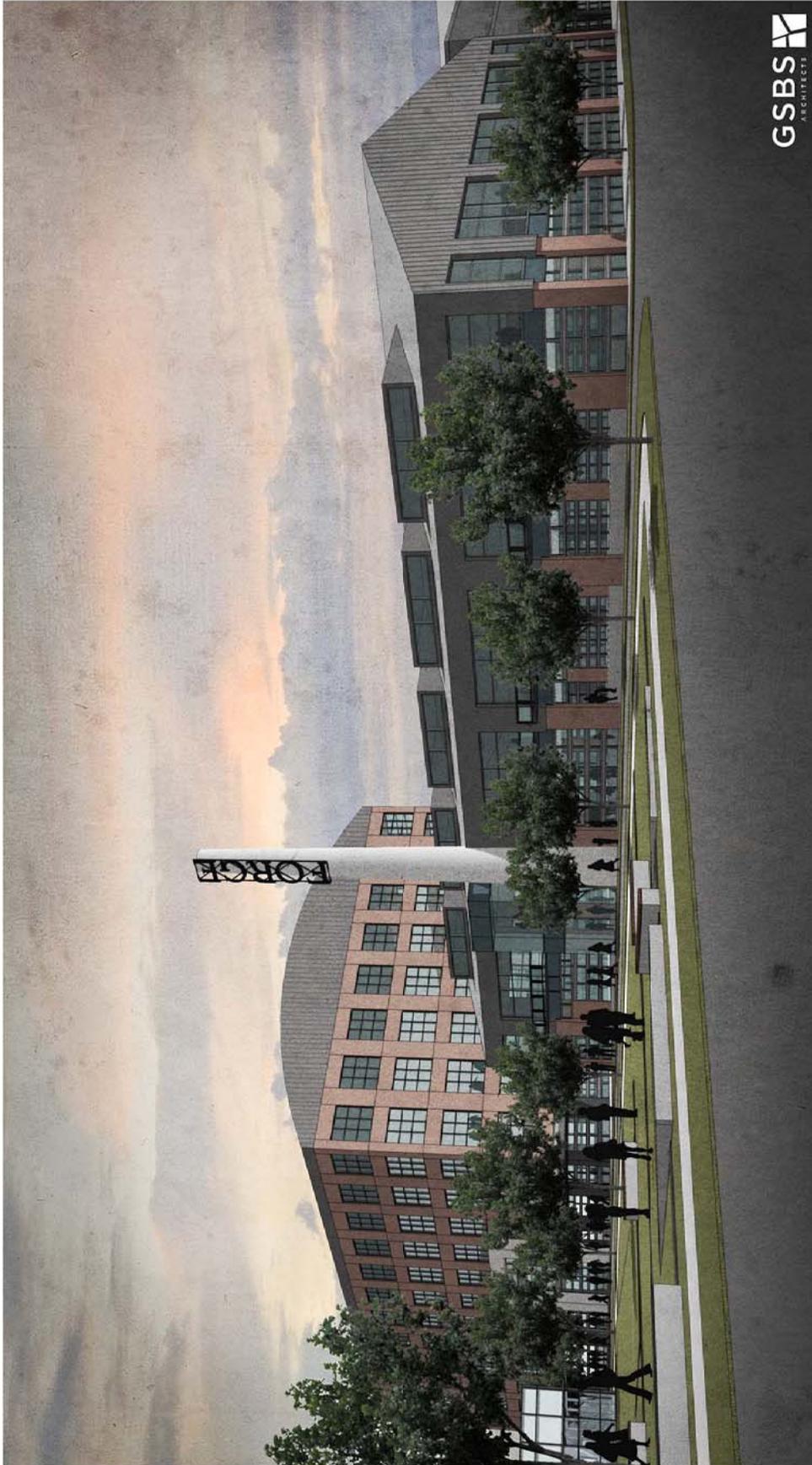


Exhibit B-1



Exhibit C

Total Estimated Cost

Roads/Utilities/Infrastructure:	\$4,479,236
Environmental Clean Up:	\$477,321
Total:	<u>\$4,956,557</u>

Exhibit C-1

KILGORE	THE FORGE AT GENEVA PHASE 1A Engineer's Opinion of Probable Cost July 7, 2016				
Item No.	Description	Unit	Quantity	Unit Cost	Total
1. SITE CONSTRUCTION					

EARTHWORKS

1	SITE EXCAVATION, FILL AND COMPACT (INCLUDES TRENCH	C.Y.	31,200	\$2.75	\$85,800.00
2°	EXPORT (ONSITE)	C.Y.	6,961	\$3.25	\$22,623.25
3	IMPORT STRUCTURAL FILL FROM OFFSITE	C.Y.	1,125	\$21.00	\$23,625.00
				TOTAL:	\$132,048.25

SURFACE IMPROVEMENTS

1°	5.5" ASPHALT	S.F.	32,573	\$2.25	\$73,289.25
2°	11" UNTREATED BASE COURSE	S.F.	32,573	\$0.75	\$24,429.75
3°	6.5" CONCRETE	S.F.	18,791	\$4.00	\$75,164.00
4°	6" UNTREATED BASE COURSE	S.F.	18,791	\$0.75	\$14,093.25
5°	6" ASPHALT	S.F.	55,230	\$2.60	\$143,598.00
6°	13" UNTREATED BASE COURSE	S.F.	55,230	\$1.20	\$66,276.00
7°	24" STANDARD CURB & GUTTER	L.F.	2,667	\$16.65	\$44,405.55
8°	24" MOUNTABLE CURB & GUTTER	L.F.	0	\$18.30	\$0.00
9°	6" CURB WALL	L.F.	2,129	\$23.10	\$49,179.90
10°	24" WATER WAY	L.F.	2,860	\$26.30	\$75,218.00
9°	24" COLORED CONCRETE	L.F.	655	\$30.90	\$20,239.50
10°	10" BARRIER CURB	L.F.	524	\$20.00	\$10,480.00
11°	5" CONCRETE SIDEWALK	S.F.	39,575	\$4.80	\$189,960.00
12°	MISC. COLORED/STAMPED CONCRETE	S.F.	8,585	\$11.70	\$100,444.50
13°	CONCRETE DRIVE APPROACH	S.F.	14	\$1,200.00	\$16,800.00
14	STANDARD CITY HANDICAP RAMP IMBEDS	EA	34	\$250.00	\$8,500.00
15°	12" TRUNCATED DOME STRIP	L.F.	577	\$150.00	\$86,550.00
16°	LANDSCAPE	S.F.	42,123	\$5.50	\$231,676.50
17	BOX TIE INS	EA	37	\$375.00	\$13,875.00
18	SUBGRADE PREPARATION FROM CURB TO CURB	S.F.	146,985	\$0.10	\$14,698.50
				TOTAL:	\$1,258,877.70

Exhibit C-2

SANITARY SEWER

1	15" SDR-35 PVC SANITARY SEWER LINE	L.F.	155	\$84.00	\$13,020.00
2	12" SDR-35 PVC SANITARY SEWER LINE	L.F.	1,425	\$45.00	\$64,125.00
3	8" SDR-35 PVC SANITARY SEWER LINE	L.F.	3,025	\$35.00	\$105,875.00
4	CONNECT TO EXISTING	EA	2	\$9,500.00	\$19,000.00
5	REMOVE EXISTING 8" SANITARY SEWER LINE	L.F.	155	\$15.00	\$2,325.00
6	4' SEWER MANHOLE	EA	11	\$3,100.00	\$34,100.00
7	5' SEWER MANHOLE	EA	18	\$3,600.00	\$64,800.00
				TOTAL:	\$303,245.00

STORM DRAINAGE

1	24" CL III RCP W/BEDDING	L.F.	822	\$55.00	\$45,210.00
2	18" CL III RCP W/BEDDING	L.F.	3,596	\$47.00	\$169,012.00
3	15" CL III RCP W/BEDDING	L.F.	246	\$52.00	\$12,792.00
4°	STORM DRAIN INLET	EA	30	\$1,800.00	\$54,000.00
5°	3'x3' INLET BOX	EA	3	\$2,250.00	\$6,750.00
6	STORM DRAIN COMBO BOX	EA	9	\$4,000.00	\$36,000.00
7	4' STORM DRAIN CLEANOUT BOX	EA	10	\$2,700.00	\$27,000.00
8	5' STORM DRAIN CLEANOUT BOX	EA	8	\$3,300.00	\$26,400.00
9	STORM WATER QUALITY UNIT	L.S.	1	\$30,000.00	\$30,000.00
10	CONNECT TO EXISTING	EA	1	\$1,100.00	\$1,100.00
11	24" POLOMERIC PERFORATED CMP	L.F.	119	\$72.00	\$8,568.00
12	36" POLOMERIC PERFORATED CMP	L.F.	922	\$108.00	\$99,576.00
13	MIRIFI 180N FABRIC	S.F.	67,667	\$0.65	\$43,983.55
14	UNDERGROUND GRAVEL GALLERY	C.Y.	5,029	\$24.00	\$120,696.00
				TOTAL:	\$681,087.55

CULINARY WATER LINE

1	12" C-900 PVC CULINARY WATER LINE W/ BEDDING	L.F.	3,834	\$32.50	\$124,605.00
2	8" C-900 PVC CULINARY WATER LINE W/BEDDING	L.F.	1,710	\$29.00	\$49,590.00
3	12"X12" TEE'S & CROSSES W/ THRUST BLOCKS	EA	7	\$1,500.00	\$10,500.00
4	12" BENDS W/THRUST BLOCKS	EA	2	\$850.00	\$1,700.00
5	8" BENDS W/THRUST BLOCKS	EA	9	\$650.00	\$5,850.00
6	12"X8" TEE'S & CROSSES W/THRUST BLOCKS	EA	10	\$1,250.00	\$12,500.00
7	12" GATE VALVES	EA	22	\$2,200.00	\$48,400.00
8	8" GATE VALVES	EA	18	\$1,500.00	\$27,000.00
9°	WATERLINE PLUGS	EA	3	\$600.00	\$1,800.00
10	CONNECT TO EXISTING	EA	2	\$7,000.00	\$14,000.00
11	FIRE HYDRANTS (COMPLETE)	EA	14	\$4,400.00	\$61,600.00
12	2" TEMPORARY CONSTRUCTION BLOW OFF	EA	18	\$1,050.00	\$18,900.00
13	2" WATER METER (PARK IRRIG.)	EA	1	\$3,300.00	\$3,300.00
14	1-1/2" WATER METER (IRRIG.)	EA	9	\$3,000.00	\$27,000.00
				TOTAL:	\$406,745.00

Exhibit C-3

DRY UTILITIES

1*	ELECTRIC CONDUIT	L.F.	4,400	\$25.00	\$110,000.00
2**	650 N. STREET LIGHTS	EA	18	\$5,500.00	\$99,000.00
3*	GAS CONDUIT	L.F.	4,400	\$19.00	\$83,600.00
4*	FIBER OPTIC CONDUIT	L.F.	0	\$0.00	\$0.00
				TOTAL:	\$292,600.00

EROSION CONTROL

1	SILT FENCE	L.F.	2,180	\$2.25	\$4,905.00
2**	DUST CONTROL	L.S.	1	\$14,100.00	\$14,100.00
3	INLET PROTECTION	EA	42	\$135.00	\$5,670.00
4	STABILIZED CONSTRUCTION ENTRANCE	EA	1	\$1,500.00	\$1,500.00
5**	SWPPP/MAINTENANCE	L.S.	1	\$4,000.00	\$4,000.00
				TOTAL:	\$30,175.00

PAVEMENT STRIPING

1**	LANE USE ARROW	EA	25	\$70.00	\$1,750.00
2**	4" WHITE SOLID LINES	L.F.	2,199	\$0.45	\$989.55
3**	WHITE CROSSWALK LINES	L.F.	1,092	\$3.00	\$3,276.00
4**	12" WHITE STOP BAR	L.F.	256	\$3.00	\$768.00
5**	4" WHITE CROSSWALK HATCH	L.F.	2,038	\$0.45	\$917.10
6**	PARKING MARKINGS	EA	8	\$45.00	\$360.00
				TOTAL:	\$8,060.65

MISCELLANEOUS

1**	CONCRETE SEALANT	L.S.	1	\$23,775.00	\$23,775.00
2**	SIGNAGE (STREET, STOP, PARKING)	EA	40	\$500.00	\$20,000.00
3**	STREET BARRIERS	L.F.	350	\$12.00	\$4,200.00
4**	CONSTRUCTION FENCE	L.F.	5,000	\$2.95	\$14,750.00
5	MOBILIZATION	L.S.	1	\$20,000.00	\$20,000.00
6*	CONCRETE/COMPACTION TESTING	L.S.	1	\$75,000.00	\$75,000.00
7	DEMO (REMOVED BY C.Y.)	C.Y.	500	\$160.00	\$80,000.00
8	TRAFFIC CONTROL	L.S.	1	\$5,000.00	\$5,000.00
9	IMPORT TRENCH BACKFILL	C.Y.	9,795	\$15.25	\$149,373.75
10	PAVERS AT CROSSWALKS	S.F.	2,855	\$17.50	\$49,962.50
				TOTAL:	\$442,061.25

PHASE 1A TOTAL	\$3,554,900.40
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PHASE 1B TOTAL	\$340,087.35
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ENGINEERING	3%	\$116,849.63
SURVEYING	2%	\$77,899.76
CONTINGENCY	10%	\$389,498.78

GRAND TOTAL	\$4,479,235.91
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*DENOTES UNIT NUMBERS PROVIDED BY ENSIGN ENGINEERING

**ITEM NOT INCLUDED IN KILGORES ORIGINAL BID

Exhibit C-4

THE FORGE AT GENEVA					
Phase 1B					
Engineer's Opinion of Probable Cost					
July 7, 2016					
Item No.	Description	Unit	Quantity	Unit Cost	Total
1. ROADWAY CONSTRUCTION CAULDRON RD PHASE 1B					
1*	6.5" CONCRETE	S.F.	14,040	\$4.00	\$56,160.00
2*	6" UNTREATED BASE COURSE	S.F.	14,040	\$0.75	\$10,530.00
3*	6" ASPHALT	S.F.	13,610	\$2.60	\$35,386.00
4*	13" UNTREATED BASE COURSE	S.F.	13,610	\$1.20	\$16,332.00
5°	24" STANDARD CURB & GUTTER	L.F.	839	\$16.65	\$13,969.35
6°	24" MOUNTABLE CURB & GUTTER	L.F.	263	\$18.30	\$4,812.90
7°	6" CURB WALL	L.F.	0	\$23.10	\$0.00
8°	24" WATER WAY	L.F.	306	\$26.30	\$8,047.80
9°	24" COLORED CONCRETE	L.F.	306	\$30.90	\$9,455.40
10°	10" BARRIER CURB	L.F.	869	\$20.00	\$17,380.00
11°	5" CONCRETE SIDEWALK	S.F.	9,460	\$4.80	\$45,408.00
12°	MISC. COLORED/STAMPED CONCRETE	S.F.	1,592	\$11.70	\$18,626.40
13**	CONCRETE DRIVE APPROACH	S.F.	3	\$1,200.00	\$3,600.00
14	STANDARD CITY HANDICAP RAMP IMBEDS	EA	8	\$250.00	\$2,000.00
15**	12" TRUNCATED DOME STRIP	L.F.	338	\$150.00	\$50,700.00
16**	LANDSCAPE	S.F.	8,669	\$5.50	\$47,679.50
17	BOX TIE INS	EA	0	\$375.00	\$0.00
18	SUBGRADE PREPARATION CURB TO CURB	S.F.	0	\$0.10	\$0.00
				TOTAL:	\$340,087.35

ENGINEERING	3%	\$10,202.62
SURVEYING	2%	\$6,801.75
CONTINGENCY	10%	\$34,008.74

GRAND TOTAL	\$391,100.45
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°DENOTES UNIT NUMBERS PROVIDED BY ENSIGN ENGINEERING

**ITEM NOT INCLUDED IN KILGORES ORIGINAL BID

Exhibit C-5



Kilgore Contracting
P.O. Box 869 Magna, Utah 84044
801-250-0132 Office 801-250-0083 Fax

To:	Cottonwood Partners	Contact:	Jeffery Gochmour
Address:	2750 E Cottonwood Pkwy, Suite 560 Cottonwood Heights, UT 84121	Phone:	
Project Name:	The Forge At Geneva	Bid Number:	1400872
Project Location:	Vineyard Loop Rd And Main Street, Vineyard, UTAH	Bid Date:	6/1/2016

Bid per civil plans dated 5-5-16.

Hardscapes bid per plans dated 4-11-16.

Demo is a unit price basis only. Valued engineer is recommended.

Surveying, testing, striping, lighting, dry utilities are excluded from the bid.

Waterloops are excluded from bid.

Pavers are beautiful classic pavers in 60 mm thickness in (6x6)(6x9) mix platter or (4x8) Holland for driveway application and walkways *colors to be decided.

Line #	Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
Site And SWPPP						
	10	Mobilization	1.00	LS	\$20,000.00	\$20,000.00
	20	Silt Fence	2,180.00	LF	\$2.25	\$4,905.00
	30	Construction Entrance	1.00	EACH	\$1,500.00	\$1,500.00
	40	Inlet Protection	41.00	EACH	\$135.00	\$5,535.00
	50	Demo - To Be Removed By The CY	500.00	CY	\$160.00	\$80,000.00
	60	Site Cut To Fill And Move Trench Spoils Outside Of ROW	31,270.00	CY	\$2.75	\$85,992.50
	70	Site Fill ROW Only	1,125.00	CY	\$21.00	\$23,625.00
	80	Traffic Control	1.00	LS	\$5,000.00	\$5,000.00
	90	Imported Trench Backfill	9,795.00	CY	\$15.25	\$149,373.75
Total Price for above Site And SWPPP Items:						\$375,931.25
Sewer						
	100	Sewer Tie In	2.00	EACH	\$9,500.00	\$19,000.00
	110	Install 12" Sewer Main	990.00	LF	\$45.00	\$44,550.00
	120	Install 8" Sewer Main	2,465.00	LF	\$35.00	\$86,275.00
	130	Install 4' SSMH	8.00	EACH	\$3,100.00	\$24,800.00
	140	Install 5' SSMH	8.00	EACH	\$3,600.00	\$28,800.00
Total Price for above Sewer Items:						\$203,425.00
Water						
	200	Connect To Existing Waterline	2.00	EACH	\$7,000.00	\$14,000.00
	210	Install 12" Watermain	4,635.00	LF	\$32.50	\$150,637.50
	220	Install 8" Watermain	650.00	LF	\$29.00	\$18,850.00
	230	Install Water Valves	1.00	LS	\$77,500.00	\$77,500.00
	240	Install Water Fittings	1.00	LS	\$29,900.00	\$29,900.00
	250	Install Blow Off	18.00	EACH	\$1,050.00	\$18,900.00
	260	Fire Hydrant	14.00	EACH	\$4,400.00	\$61,600.00
	270	2" Water Service	1.00	EACH	\$3,300.00	\$3,300.00
	280	1.5" Water Service	9.00	EACH	\$3,000.00	\$27,000.00
Total Price for above Water Items:						\$401,687.50
Storm Drain						
	400	Storm Drain 24" RCP	945.00	LF	\$55.00	\$51,975.00
	410	Storm Drain 18" RCP	3,490.00	LF	\$47.00	\$164,030.00

Exhibit C-6

Line #	Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
	420	Storm Drain 15" RCP	340.00	LF	\$52.00	\$17,680.00
	430	Install 2x3 Inlet Catch Basins	15.00	EACH	\$1,800.00	\$27,000.00
	440	Install 3x3 Inlet Catch Basins	16.00	EACH	\$2,250.00	\$36,000.00
	450	Install Inlet Combo Box	12.00	EACH	\$4,000.00	\$48,000.00
	460	Storm Drain 4' Manholes	8.00	EACH	\$2,700.00	\$21,600.00
	470	Storm Drain 5' Manholes	10.00	EACH	\$3,300.00	\$33,000.00
	480	Underground Detention Gallery	1.00	LS	\$210,000.00	\$210,000.00
Total Price for above Storm Drain Items:						\$609,285.00

Hardscapes

	600	2' Collection Curb And Gutter	3,870.00	LF	\$16.65	\$64,435.50
	605	2' Mountable Curb And Gutter	699.00	LF	\$18.30	\$12,791.70
	610	2' Waterways	2,533.00	LF	\$26.30	\$66,617.90
	615	2' Concrete Ribon	1,200.00	LF	\$30.90	\$37,080.00
	620	2' Trench Drain	715.00	LF	\$205.00	\$146,575.00
	625	Box Tie Ins	37.00	EACH	\$375.00	\$13,875.00
	630	Curb Wall	2,046.00	LF	\$23.10	\$47,262.60
	635	Flat Curb Wall	990.00	LF	\$22.20	\$21,978.00
	640	Barrier Curb	1,200.00	LF	\$20.00	\$24,000.00
	645	Subgrade Prep Curb To Curb	146,985.00	SF	\$0.10	\$14,698.50
	650	Asphalt: 5.5" Asphalt Paving- PG64-22, And 11" Roadbase	93,120.00	SF	\$3.00	\$279,360.00
	655	Sidewalk	24,650.00	SF	\$4.80	\$118,320.00
	660	ADA Imbeds	42.00	EACH	\$250.00	\$10,500.00
	665	Stamped And Colored Concrete	925.00	SF	\$11.70	\$10,822.50
	670	Pavers A (Vehicular) - Supply 6" Of Roadbase, 6" Of Concrete, 1" Of Sand, And Pavers	30,446.00	SF	\$15.90	\$484,091.40
	675	Pavers A (Pedestrian) - Supply 6" Of Roadbase, 1" Of Sand, And Pavers	25,372.00	SF	\$9.30	\$235,959.60
	680	Pavers B (Vehicular) - Supply 6" Of Roadbase, 6" Of Concrete, 1" Of Sand, And Pavers	13,029.00	SF	\$15.90	\$207,161.10
	685	Pavers B (Pedestrian) - Supply 6" Of Roadbase, 1" Of Sand, And Pavers	40,515.00	SF	\$9.30	\$376,789.50
	690	Pavers Crossings (Vehicular) - Supply 6" Of Roadbase, 6" Of Concrete, 1" Of Sand, And Pavers	2,855.00	SF	\$17.50	\$49,962.50
Total Price for above Hardscapes Items:						\$2,222,280.80

Total Bid Price: \$3,812,609.55

Notes:

- All grades are plus or minus 0.10 feet.
- Water required for compaction and dust control will be available on-site at no charge.
- This bid proposal excludes winter conditions costs and snow / frost removal.
- This bid proposal is based on the acceptance of all items detailed above. This proposal is strictly limited to the scope of work outlined above, and defined by this proposal. If accepted, this proposal will be included in, and become part of any subcontract.
- This bid is based on the cost of fuel, oil, cement, steel, and PVC on bid day. Any increase in prices will be passed through to the owner.
- This bid must be accepted within 30 days of the Bid Date to be considered valid.
- Contractor License Number is: 7741778-5501
- This ESCALATION CLAUSE will become part of the contract.

The price stated is based on Kilgore Paving's ability to purchase required materials, in particular the asphalt manufacturer's liquid asphalt. At the date of this proposal, Kilgore Paving's purchase price for liquid asphalt oil (PG 64-22 or PG 58-28) is \$ 550.00 per ton. Any increase in price, including freight and taxes, which Kilgore Paving must pay, will be passed on to and paid for by the owner.

- We do not guarantee drainage on grade if less than 1%.
- Bid excludes demolition, rock excavation and or blasting, shoring, disposal of un-identified debris, survey, bonds, permits, fees, testing, striping, prime coat, herbicide, sawcutting, traffic control and construction water unless otherwise noted on the proposal.
- Monuments are excluded from the bid.

Payment Terms:

Exhibit C-7

All credit extended shall be on the basis of repayment of all sums due net 30 days from invoice date. All amounts not paid shall be subject to a finance charge of 2% per month on the unpaid balance. Payment by credit card may be accepted.

Oral statements or commitments to extend credit or to alter the terms of this Agreement and any other Agreement between the parties, this Agreement controls. Seller conditions prevail in governing all aspects of this agreement.

Seller may retain an attorney or collection agency to collect amounts that are past due hereunder. Purchaser shall pay all collection costs and reasonable attorney fees incurred by Seller, whether or not suit is brought, to collect any money due hereunder, including post-judgement costs and attorney fees. Any or all aspects of this Agreement shall be governed by the laws of the state in which the credit application is delivered. Seller shall designate the venue of any suit.

<p>ACCEPTED: The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p>Buyer: _____</p> <p>Signature: _____</p> <p>Date of Acceptance: _____</p>	<p>CONFIRMED: Kilgore Contracting</p> <p>Authorized Signature: _____</p> <p>Estimator: Mike Demke</p>
---	---

Exhibit C-8



TABLE 4

Project: Cottonwood Partners PAH Area of Concern (AOC)	Project No.: 2062-001G	Estimated By: MC
Phase: Corrective Action Option 4 - Excavation and Off-Site Disposal of Impacted Soil (5,000 Tons to Wasatch Regional Landfill) to Meet Residential (Unrestricted) Land Use Criteria in Lot G Only	Date: 7/1/2016	Check By: JK

	Work Description	Units	Labor		Materials		Equipment		Total Cost
			Units	Cost	Units	Cost	Units	Cost	
TASK 1	PROJECT MANAGEMENT, WORK PLAN, AND PREPARATION								
	Principal - Senior oversight	hours	4	\$ 145.00					\$ 580.00
	Principal - Review work plan and cost estimate	hours	1	\$ 145.00					\$ 145.00
	Senior Geologist - Work plan and cost estimate	hours	32	\$ 127.00					\$ 4,064.00
	Senior Geologist - Coordination and scheduling of subcontractors	hours	10	\$ 127.00					\$ 1,270.00
	Senior Geologist - Project Management, communication, and meetings	hours	20	\$ 127.00					\$ 2,540.00
	Senior Geologist - Project initiation and setup	hours	1	\$ 127.00					\$ 127.00
	Project Geologist - Review work plan and budget	hours	2	\$ 108.00					\$ 216.00
	Project Geologist - Waste profile, approval, and coordination with receiving facility	hours	4	\$ 108.00					\$ 432.00
	Project Geologist - Site-specific health and safety plan	hours	2	\$ 108.00					\$ 216.00
	Project Geologist - Blue Stake utility locate	hours	1	\$ 108.00					\$ 108.00
	Drafter II - Draft map for work plan	hours	2	\$ 70.00					\$ 140.00
	Clerical - Waste Manifests	hours	8	\$ 49.00					\$ 392.00
	Clerical - Project initiation and setup	hours	0.5	\$ 49.00					\$ 24.50
	Subtotal for Project Management, Work Plan, and Preparation								\$ 10,254.50
TASK 2	EXCAVATION AND OFF-SITE DISPOSAL OF IMPACTED SOILS								
	Senior Geologist - Field oversight and coordination	hours	20	\$ 127.00					\$ 2,540.00
	Project Hydrogeologist - Field preparation, field oversight and coordination, sampling, manifesting, treatment and discharge of produced water	hours	156	\$ 108.00					\$ 16,848.00
	Excavation Equipment Mobilization and Demobilization	bid	1	\$ 3,450.00					\$ 3,450.00
	Wheel Cleaning, Track-Out Maintenance, and Street Sweeping	bid	1	\$ 2,875.00					\$ 2,875.00
	Daily Site Cleanup	bid	1	\$ 2,070.00					\$ 2,070.00
	Dust Control	bid	1	\$ 4,600.00					\$ 4,600.00
	Impacted Soil: remove and load	tons	5,000	\$ 11.50					\$ 57,500.00
	Impacted Soil: transport	tons	5,000	\$ 12.65					\$ 63,250.00
	Impacted Soil Disposal: Tipping Fees for Impacted Soil (Wasatch Regional Landfill)	tons	5,000	\$ 36.80					\$ 184,000.00
	Replace Soil, 2" minus engineered fill (imported fill, placement, and compaction)	c.y.	3,334	\$ 27.60					\$ 92,018.40
	Decontamination of Excavation Equipment	bid	1	\$ 1,150.00					\$ 1,150.00
	Portable Toilet - rental including delivery and pickup	month					1	\$ 151.51	\$ 151.51
	Mileage	miles			1,200	\$ 0.80			\$ 960.00
	Photoionization Detector	month					1	\$ 893.00	\$ 893.00
	Disposable Sampling Supplies	month					1	\$ 263.00	\$ 263.00
	Trimble GEO XT GPS Unit	day					5	\$ 100.00	\$ 500.00
	Subtotal for Excavation and Off-Site Disposal of Impacted Soils								\$ 433,068.91
TASK 3	LABORATORY ANALYSIS								
	Soil - PAHs only (8270C Single Selected Ion Mode [SIM]) Level 3+ Laboratory QC Package, 3-Day Turnaround Time	each	16	\$586.50					\$ 9,384.00
	Aqueous - PAHs only (8270C Single Selected Ion Mode [SIM]) Level 3+ Laboratory QC Package, 3-Day Turnaround Time	each	2	\$586.50					\$ 1,173.00
	Subtotal for Laboratory Analysis								\$ 9,384.00
TASK 4	REGULATORY OVERSIGHT AND REVIEW								
	Regulatory Oversight and Review by Utah Division of Waste Management and Radiation Control (will be billed from DWMRC directly to client)	hours	140	\$ 90.00					\$ 12,600.00
	Subtotal for Regulatory Oversight and Review								\$ 12,600.00
TASK 5	REPORTING								
	Senior Geologist - Author report and data tables	hours	40	\$ 127.00					\$ 5,080.00
	Project Geologist - Assist with authoring report and data tables	hours	12	\$ 108.00					\$ 1,296.00
	Principal - Senior review report	hours	2	\$ 145.00					\$ 290.00
	Risk Assessor - UCL Calculations and statistics	hours	8	\$ 103.50					\$ 828.00
	Data Validation	estimate	1	\$ 3,000.00					\$ 3,000.00
	Project Geologist - Peer review report	hours	8	\$ 108.00					\$ 864.00
	Clerical - Clerical review report	hours	1	\$ 48.00					\$ 48.00
	Drafter II - Drafting maps and figures	hours	8	\$ 70.00					\$ 560.00
	Clerical - Produce and distribute report	hours	1	\$ 48.00					\$ 48.00
	Subtotal for Reporting								\$ 12,014.00
	Project Total								\$ 477,321.41
COST DIFFERENTIAL FOR ALTERNATIVE DISPOSAL OPTIONS									
	Disposal at ET Technologies							Subtract	\$ 8,000.00
	Disposal at Grassy Mountain							Add	\$ 7,251.00

Exhibit D

Assistance Requested From RDA

650 North Road, Utilities, Infrastructure: \$1,037,931

Environmental Clean Up: \$477,321

Total: \$1,515,252

Exhibit D-1

<p style="text-align: center;">THE FORGE AT GENEVA Engineer's Opinion of Probable Cost June 15, 2016</p>						
Item No.	Description	Unit	Quantity	Unit Cost	Total	
1. CONSTRUCTION 650 NORTH						
EARTHWORKS						
1	SITE EXCAVATION, FILL AND COMPACT	C.Y.	3,075	\$2.75	\$8,456.25	
2	EXPORT (ONSITE)	C.Y.	563	\$3.25	\$1,829.75	
3	IMPORT STRUCTURAL FILL FROM OFFSITE	C.Y.	250	\$21.00	\$5,250.00	
				TOTAL:	\$15,536.00	
SURFACE IMPROVEMENTS						
1	6" ASPHALT	S.F.	49,196	\$2.60	\$127,909.60	
2	13" UNTREATED BASE COURSE	S.F.	49,196	\$1.20	\$59,035.20	
3	24" STANDARD CURB & GUTTER	L.F.	2,025	\$16.65	\$33,716.25	
4	24" MOUNTABLE CURB & GUTTER	L.F.	0	\$18.30	\$0.00	
5	6" CURB WALL	L.F.	548	\$23.10	\$12,658.80	
6	24" WATER WAY	L.F.	525	\$26.30	\$13,807.50	
7	10" BARRIER CURB	L.F.	1,650	\$20.00	\$33,000.00	
8	5" CONCRETE SIDEWALK	S.F.	12,545	\$4.80	\$60,216.00	
9	CONCRETE DRIVE APPROACH	EA	3	\$1,200.00	\$3,600.00	
10	STAMPED CONCRETE CROSSWALK (6.5'x6")	S.F.	2,545	\$11.70	\$29,776.50	
11	STANDARD CITY HANDICAP RAMPS	EA	18	\$250.00	\$4,500.00	
12	LANDSCAPE	S.F.	16,353	\$5.50	\$89,941.50	
13	SUBGRADE PREPARATION FROM CURB TO CURB	S.F.	49,196	\$0.10	\$4,919.60	
				TOTAL:	\$473,080.95	
SANITARY SEWER						
1	12" SDR-35 PVC SANITARY SEWER LINE	L.F.	519	\$45.00	\$23,355.00	
2	8" SDR-35 PVC SANITARY SEWER LINE	L.F.	990	\$35.00	\$34,650.00	
3	4' SEWER MANHOLE	EA	3	\$3,100.00	\$9,300.00	
4	5' SEWER MANHOLE	EA	3	\$3,600.00	\$10,800.00	
5	CONNECT TO EXISTING	EA	1	\$9,500.00	\$9,500.00	
				TOTAL:	\$87,605.00	
STORM DRAINAGE						
1	24" CL III RCP W/BEDDING	L.F.	385	\$55.00	\$21,175.00	
2	18" CL III RCP W/BEDDING	L.F.	1,037	\$47.00	\$48,739.00	
3	15" CL III RCP W/BEDDING	L.F.	151	\$52.00	\$7,852.00	
4	STORM DRAIN INLET	EA	4	\$1,800.00	\$7,200.00	
5	3'x3' INLET BOX	EA	0	\$2,250.00	\$0.00	
6	STORM DRAIN COMBO BOX	EA	5	\$4,000.00	\$20,000.00	
7	4' STORM DRAIN CLEANOUT BOX	EA	6	\$2,700.00	\$16,200.00	
				TOTAL:	\$121,166.00	
CULINARY WATER LINE						
1	12" C-900 PVC CULINARY WATER LINE W/ BEDDING	L.F.	1,279	\$32.50	\$41,567.50	
2	8" C-900 PVC CULINARY WATER LINE W/BEDDING	L.F.	82	\$29.00	\$2,378.00	
3	12"x12" TEE'S & CROSSES W/ THRUST BLOCKS	EA	3	\$1,500.00	\$4,500.00	
4	12" BENDS W/THRUST BLOCKS	EA	1	\$850.00	\$850.00	
5	12"x8" TEE'S & CROSSES W/THRUST BLOCKS	EA	2	\$1,250.00	\$2,500.00	
6	12" GATE VALVES	EA	8	\$2,200.00	\$17,600.00	
7	8" GATE VALVES	EA	2	\$1,500.00	\$3,000.00	

Exhibit D-2

8	WATERLINE PLUGS	EA	1	\$600.00	\$600.00
9	CONNECT TO EXISTING	EA	1	\$7,000.00	\$7,000.00
10	FIRE HYDRANTS (COMPLETE)	EA	3	\$4,400.00	\$13,200.00
11	2" TEMPORARY CONSTRUCTION BLOW OFF	EA	2	\$1,050.00	\$2,100.00
12	1-1/2" WATER METER (IRRIG.)	EA	3	\$3,000.00	\$9,000.00
				TOTAL:	\$104,295.50

DRY UTILITIES

1	ELECTRIC LINE	L.F.	1,025	\$25.00	\$25,625.00
2	600 N. STREET LIGHTS	EA	7	\$5,500.00	\$38,500.00
3	GAS LINE	L.F.	1,025	\$19.00	\$19,475.00
4	FIBER OPTIC LINE	L.F.		\$0.00	\$0.00
				TOTAL:	\$83,600.00

EROSION CONTROL

1	SILT FENCE	L.F.	1,121	\$2.25	\$2,522.25
2	INLET PROTECTION	EA	9	\$135.00	\$1,215.00
3	STABILIZED CONSTRUCTION ENTRANCE	L.F.	1	\$1,500.00	\$1,500.00
				TOTAL:	\$5,237.25

PAVEMENT STRIPING

1	LANE USE ARROW	EA	17	\$70.00	\$1,190.00
2	4' WHITE SOLID LINES	L.F.	983	\$0.45	\$442.35
3	12' WHITE STOP BAR	L.F.	107	\$3.00	\$321.00
				TOTAL:	\$1,953.35

MISCELLANEOUS

1	SIGNAGE (STREET, STOP, PARKING)	EA	12	\$500.00	\$6,000.00
2	STREET BARRIERS	L.F.	64	\$12.00	\$768.00
3	CONSTRUCTION FENCE	L.F.	1,121	\$2.95	\$3,306.95
				TOTAL:	\$10,074.95

650 NORTH TOTAL:	\$902,549.00
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ENGINEERING	3%	\$27,076.47
SURVEYING	2%	\$18,050.98
CONTINGENCY	10%	\$90,254.90

650 NORTH GRAND TOTAL	\$1,037,931.35
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Exhibit D-3



Kilgore Contracting
 P.O. Box 869 Magna, Utah 84044
 801-250-0132 Office 801-250-0083 Fax

To: Cottonwood Partners	Contact: Jeffery Gochnour
Address: 2750 E Cottonwood Pkwy, Suite 560 Cottonwood Heights, UT 84121	Phone:
	Fax:
Project Name: The Forge At Geneva	Bid Number: 1400872
Project Location: Vineyard Loop Rd And Main Street, Vineyard, UTAH	Bid Date: 6/23/2016

Bid per civil plans dated 5-5-16.

Hardscapes bid per plans dated 4-11-16.

Demo is a unit price basis only. Valued engineer is recommended.

Surveying, testing, striping, lighting, dry utilities are excluded from the bid.

Waterloops are excluded from bid.

Pavers are beautiful classic pavers in 60 mm thickness in (6x6)(6x9) mix platter or (4x8) Holland for driveway application and walkways *colors to be decided.

Line #	Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
Site And SWPPP						
	10	Mobilization	1.00	LS	\$6,500.00	\$6,500.00
	30	Construction Entrance	1.00	EACH	\$1,500.00	\$1,500.00
	40	Inlet Protection	13.00	EACH	\$135.00	\$1,755.00
	60	Site Cut To Fill And Move Trench Spoils Outside Of ROW	10,080.00	CY	\$2.75	\$27,720.00
	80	Traffic Control	1.00	LS	\$5,000.00	\$5,000.00
	90	Imported Trench Backfill	3,325.00	CY	\$15.25	\$50,706.25
Total Price for above Site And SWPPP Items:						\$93,181.25
Sewer						
	100	Sewer Tie In	1.00	EACH	\$9,500.00	\$9,500.00
	110	Install 12" Sewer Main	520.00	LF	\$45.00	\$23,400.00
	120	Install 8" Sewer Main	1,020.00	LF	\$35.00	\$35,700.00
	130	Install 4' SSMH	3.00	EACH	\$3,100.00	\$9,300.00
	140	Install 5' SSMH	3.00	EACH	\$3,600.00	\$10,800.00
Total Price for above Sewer Items:						\$88,700.00
Water						
	200	Connect To Existing Waterline	1.00	EACH	\$7,000.00	\$7,000.00
	210	Install 12" Watermain	1,385.00	LF	\$32.50	\$45,012.50
	220	Install 8" Watermain	85.00	LF	\$29.00	\$2,465.00
	230	Install Water Valves	1.00	LS	\$25,000.00	\$25,000.00
	240	Install Water Fittings	1.00	LS	\$10,000.00	\$10,000.00
	250	Install Blow Off	2.00	EACH	\$1,050.00	\$2,100.00
	260	Fire Hydrant	3.00	EACH	\$4,400.00	\$13,200.00
	280	1.5" Water Service	3.00	EACH	\$3,000.00	\$9,000.00
Total Price for above Water Items:						\$113,777.50
Storm Drain						
	400	Storm Drain 24" RCP	435.00	LF	\$55.00	\$23,925.00
	410	Storm Drain 18" RCP	1,140.00	LF	\$47.00	\$53,580.00
	420	Storm Drain 15" RCP	115.00	LF	\$52.00	\$5,980.00
	430	Install 2x3 Inlet Catch Basins	4.00	EACH	\$1,800.00	\$7,200.00
	450	Install Inlet Combo Box	5.00	EACH	\$4,000.00	\$20,000.00
	460	Storm Drain 4' Manholes	2.00	EACH	\$2,700.00	\$5,400.00

Exhibit D-4

Total Price for above Storm Drain Items: \$116,085.00

Hardscapes

600	2' Collection Curb And Gutter	2,495.00 LF	\$16.65	\$41,541.75
610	2' Waterways	170.00 LF	\$26.30	\$4,471.00
625	Box Tie Ins	9.00 EACH	\$375.00	\$3,375.00
645	Subgrade Prep Curb To Curb	58,165.00 SF	\$0.10	\$5,816.50
650	Asphalt: 5.5" Asphalt Paving- PG64-22, And 11" Roadbase	50,680.00 SF	\$3.00	\$152,040.00
655	Sidewalk	17,325.00 SF	\$4.80	\$83,160.00
660	ADA Imbeds	14.00 EACH	\$250.00	\$3,500.00
665	Stamped And Colored Concrete	925.00 SF	\$11.70	\$10,822.50

Total Price for above Hardscapes Items: \$304,726.75

Total Bid Price: \$716,470.50

Notes:

- All grades are plus or minus 0.10 feet.
- Water required for compaction and dust control will be available on-site at no charge.
- This bid proposal excludes winter conditions costs and snow / frost removal.
- This bid proposal is based on the acceptance of all items detailed above. This proposal is strictly limited to the scope of work outlined above, and defined by this proposal. If accepted, this proposal will be included in, and become part of any subcontract.
- This bid is based on the cost of fuel, oil, cement, steel, and PVC on bid day. Any increase in prices will be passed through to the owner.
- This bid must be accepted within 30 days of the Bid Date to be considered valid.
- Contractor License Number is: 7741778-5501
- This ESCALATION CLAUSE will become part of the contract.

The price stated is based on Kilgore Paving's ability to purchase required materials, in particular the asphalt manufacturer's liquid asphalt. At the date of this proposal, Kilgore Paving's purchase price for liquid asphalt oil (PG 64-22 or PG 58-28) is \$ 550.00 per ton. Any increase in price, including freight and taxes, which Kilgore Paving must pay, will be passed on to and paid for by the owner.

- We do not guarantee drainage on grade if less than 1%.
- Bid excludes demolition, rock excavation and or blasting, shoring, disposal of un-identified debris, survey, bonds, permits, fees, testing, striping, prime coat, herbicide, sawcutting, traffic control and construction water unless otherwise noted on the proposal.
- Monuments are excluded from the bid.

Payment Terms:

All credit extended shall be on the basis of repayment of all sums due net 30 days from invoice date. All amounts not paid shall be subject to a finance charge of 2% per month on the unpaid balance. Payment by credit card may be accepted.

Oral statements or commitments to extend credit or to alter the terms of this Agreement and any other Agreement between the parties, this Agreement controls. Seller conditions prevail in governing all aspects of this agreement.

Seller may retain an attorney or collection agency to collect amounts that are past due hereunder. Purchaser shall pay all collection costs and reasonable attorney fees incurred by Seller, whether or not suit is brought, to collect any money due hereunder, including post-judgement costs and attorney fees. Any or all aspects of this Agreement shall be governed by the laws of the state in which the credit application is delivered. Seller shall designate the venue of any suit.

<p>ACCEPTED: The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p>Buyer: _____</p> <p>Signature: _____</p> <p>Date of Acceptance: _____</p>	<p>CONFIRMED: Kilgore Contracting</p> <p>Authorized Signature: _____</p> <p>Estimator: Mike Demke</p>
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Exhibit D-5

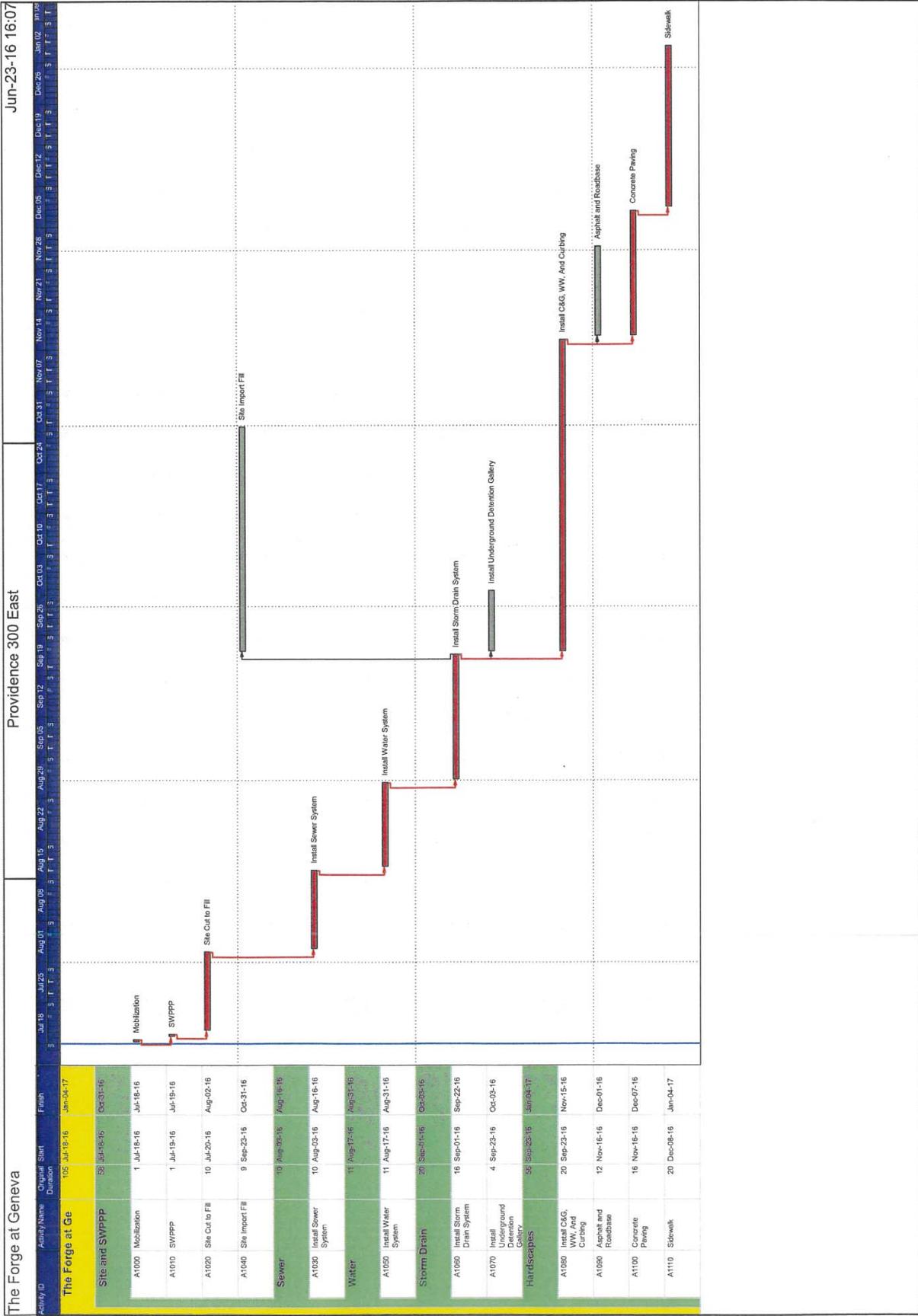


TABLE 4

Project:	Cottonwood Partners PAH Area of Concern (AOC)	Project No.:	2062-001G	Estimated By:	MC
Phase:	Corrective Action Option 4 - Excavation and Off-Site Disposal of Impacted Soil (5,000 Tons to Wasatch Regional Landfill) to Meet Residential (Unrestricted) Land Use Criteria in Lot G Only	Date:	7/1/2016	Check By:	JK

	Work Description	Units	Labor		Materials		Equipment		Total Cost
			Units	Cost	Units	Cost	Units	Cost	
TASK 1	PROJECT MANAGEMENT, WORK PLAN, AND PREPARATION								
	Principal - Senior oversight	hours	4	\$ 145.00					\$ 580.00
	Principal - Review work plan and cost estimate	hours	1	\$ 145.00					\$ 145.00
	Senior Geologist - Work plan and cost estimate	hours	32	\$ 127.00					\$ 4,064.00
	Senior Geologist - Coordination and scheduling of subcontractors	hours	10	\$ 127.00					\$ 1,270.00
	Senior Geologist - Project Management, communication, and meetings	hours	20	\$ 127.00					\$ 2,540.00
	Senior Geologist - Project initiation and setup	hours	1	\$ 127.00					\$ 127.00
	Project Geologist - Review work plan and budget	hours	2	\$ 108.00					\$ 216.00
	Project Geologist - Waste profile, approval, and coordination with receiving facility	hours	4	\$ 108.00					\$ 432.00
	Project Geologist - Site-specific health and safety plan	hours	2	\$ 108.00					\$ 216.00
	Project Geologist - Blue Stake utility locate	hours	1	\$ 108.00					\$ 108.00
	Drafter II - Draft map for work plan	hours	2	\$ 70.00					\$ 140.00
	Clerical - Waste Manifests	hours	8	\$ 49.00					\$ 392.00
	Clerical - Project initiation and setup	hours	0.5	\$ 49.00					\$ 24.50
									Subtotal for Project Management, Work Plan, and Preparation \$ 10,254.50
TASK 2	EXCAVATION AND OFF-SITE DISPOSAL OF IMPACTED SOILS								
	Senior Geologist - Field oversight and coordination	hours	20	\$ 127.00					\$ 2,540.00
	Project Hydrogeologist - Field preparation, field oversight and coordination, sampling, manifesting, treatment and discharge of produced water	hours	156	\$ 108.00					\$ 16,848.00
	Excavation Equipment Mobilization and Demobilization	bid	1	\$ 3,450.00					\$ 3,450.00
	Wheel Cleaning, Track-Out Maintenance, and Street Sweeping	bid	1	\$ 2,875.00					\$ 2,875.00
	Daily Site Cleanup	bid	1	\$ 2,070.00					\$ 2,070.00
	Dust Control	bid	1	\$ 4,600.00					\$ 4,600.00
	Impacted Soil: remove and load	tons	5,000	\$ 11.50					\$ 57,500.00
	Impacted Soil: transport	tons	5,000	\$ 12.65					\$ 63,250.00
	Impacted Soil Disposal: Tipping Fees for Impacted Soil (Wasatch Regional Landfill)	tons	5,000	\$ 36.80					\$ 184,000.00
	Replace Soil, 2" minus engineered fill (imported fill, placement, and compaction)	c.y.	3,334	\$ 27.60					\$ 92,018.40
	Decontamination of Excavation Equipment	bid	1	\$ 1,150.00					\$ 1,150.00
	Portable Toilet - rental including delivery and pickup	month					1	\$ 151.51	\$ 151.51
	Mileage	miles			1,200	\$ 0.80			\$ 960.00
	Photoionization Detector	month					1	\$ 893.00	\$ 893.00
	Disposable Sampling Supplies	month					1	\$ 263.00	\$ 263.00
	Trimble GEO XT GPS Unit	day					5	\$ 100.00	\$ 500.00
									Subtotal for Excavation and Off-Site Disposal of Impacted Soils \$ 433,068.91
TASK 3	LABORATORY ANALYSIS								
	Soil - PAHs only (8270C Single Selected Ion Mode [SIM]) Level 3+ Laboratory QC Package, 3-Day Turnaround Time	each	16	\$586.50					\$ 9,384.00
	Aqueous - PAHs only (8270C Single Selected Ion Mode [SIM]) Level 3+ Laboratory QC Package, 3-Day Turnaround Time	each	2	\$586.50					\$ 1,173.00
									Subtotal for Laboratory Analysis \$ 9,384.00
TASK 4	REGULATORY OVERSIGHT AND REVIEW								
	Regulatory Oversight and Review by Utah Division of Waste Management and Radiation Control (will be billed from DWMRC directly to client)	hours	140	\$ 90.00					\$ 12,600.00
									Subtotal for Regulatory Oversight and Review \$ 12,600.00
TASK 5	REPORTING								
	Senior Geologist - Author report and data tables	hours	40	\$ 127.00					\$ 5,080.00
	Project Geologist - Assist with authoring report and data tables	hours	12	\$ 108.00					\$ 1,296.00
	Principal - Senior review report	hours	2	\$ 145.00					\$ 290.00
	Risk Assessor - UCL Calculations and statistics	hours	8	\$ 103.50					\$ 828.00
	Data Validation	estimate	1	\$ 3,000.00					\$ 3,000.00
	Project Geologist - Peer review report	hours	8	\$ 108.00					\$ 864.00
	Clerical - Clerical review report	hours	1	\$ 48.00					\$ 48.00
	Drafter II - Drafting maps and figures	hours	8	\$ 70.00					\$ 560.00
	Clerical - Produce and distribute report	hours	1	\$ 48.00					\$ 48.00
									Subtotal for Reporting \$ 12,014.00
									Project Total \$ 477,321.41
COST DIFFERENTIAL FOR ALTERNATIVE DISPOSAL OPTIONS									
	Disposal at ET Technologies							Subtract	\$ 8,000.00
	Disposal at Grassy Mountain							Add	\$ 7,251.00

Exhibit E





240 East Gammon Road
 Vineyard, Utah 84058
 1-801-226-1929

Vineyard RDA Development Incentive Application

assistance with backbone infrastructure improvements, environmental remediation, and other necessary projects associated with the Geneva URA project area. **Applicants are strongly encouraged to attach documentation which supports their proposal.**

1. Applicant Organization: **Anderson Geneva, LLC**
 Address: **9537 South 700 East**
 City/State/Zip: **Sandy, Utah 84070**
 Contact Person: **Gerald D. Anderson, Michael Hutchings, Stewart Park**
 Phone/Fax/Email: **801-558-3575 (Gerald) 801-580-2538 (Michael); gerald@and-dev.com (Gerald); mhutchings@and-dev.com (Michael); 801-699-6982 (Stewart) stewart@and-dev.com**

Is the Applicant the Property Owner? **Yes** **No**

2. Describe the type of project being proposed:
 Infrastructure **Environmental Remediation**
 Other _____

Provide a summary description of the proposed project here and attach a detailed scope of the proposed work.

Anderson Geneva, LLC (AG) is requesting the Vineyard Town RDA Board (RDA) to approve funding for the remediation of the Westside of the Geneva Property that will be the future Vineyard Town Center. The work on the Westside Project will allow for development of what will be the Vineyard Town Center including the Utah Lakefront development and the transit oriented hub.

The Westside project will include grubbing the current site of all vegetation, removing current impacted material (ORA) from the north end to a Vineyard Town project area on the south end for roads and parking lots. The project anticipates the installation (replacement) of a storm drain line running east/west from the current ditch on the east side of the tracks to the lake. The project will remove existing material, about 6 to 12 inches in depth and relocate it in the north area where the ORA material existed and the new storm drain will be located. The project will also include the removal of some peat that is in the area and ultimately we will end up with what is depicted in the Town Center Code plan as Geneva Park.

3. Contribution of the Applicant:
- | | |
|---|----------------------|
| Total Estimated Cost of the project (<u>must</u> attach documentation): | \$12,799,200 |
| Contribution /Investment of the Applicant (Applicant is willing to contribute ground, supervision services and monies for which Applicant should be reimbursed over the life of the RDA | |
| Other sources of funding (specify and attach supporting documentation): | \$4,312,440-US Steel |
| Assistance requested from the RDA: (initial request) | \$8,486,760 |
| Total Funding | \$8,486,760 |

4. Describe the ability of the site to be developed without assistance.
The Westside Property cannot be developed or remediated without RDA participation.

5. Describe the reasonable justification for the need of public investment in this project.
Environmental concerns were the principle reason why the RDA was created. These costs are identified already in the RDA budget and plan that have been approved for this Geneva Urban Renewal Area. SB 151 specifically provides that the town RDA board may utilize the 20% monies (formerly for affordable housing) as the board determines that the cost of remediation of the site will exceed 20% of the RDA budget. The RDA plan already contemplates between \$100-\$300 million in RDA remediation costs on the Geneva property.

The Town has spent considerable money and time planning and preparing for this area to become the “crown jewel” of the Geneva project. The current state of the property will not allow for the anticipated uses proposed in the Vineyard Town Center Code.

6. Describe the land area which will be benefitted from the proposed project and the impact to future development.
345 acres west of the UP mainline tracks, north of the Vineyard Connector and proceeding to the Anderson Geneva property line adjacent to Utah Lake will be available for development as a result of this project.

Ultimately this area is anticipated to buildout over 3,000 residential units, 2 million square feet of mid to high rise office buildings, including a 74 acre office park campus, a large green space corridor, thousands of feet of neighborhood retail and a lakefront community that will consist of high end residential, lake oriented retail and restaurants.

Furthermore this area will be the home to and the focus of the intermodal hub, one of only 3 full hubs along the Wasatch Front. In order to develop the hub itself and the adjoining property, the remediation project on this piece of property must be completed.

7. Describe the impact this project will have on new jobs, or the quality of existing jobs (number and average salary).
This area currently has no jobs as the land is vacant. This has been the most thoroughly studied portion of the Geneva project and based on our plans and the plans that came as a result of months of study, we expect that this area can generate over 20,000 high paying jobs. The Vineyard Town Center Code depicts 74 acres of a “Village Office District” suggesting that the tenants in this area will produce some of the best quality and best paying jobs in Vineyard if not the county. The applicant hopes to attract a major, growing tech company that will build a campus on the site and become home to a vibrant organization that will generate thousands of good jobs for a long time.
8. Attach a chart which describes the proposed timeline of the project, including expected dates for start and completion.
See Attached
9. Will the RDA own any of the infrastructure related to this project? If so, describe/elaborate.
No, however it is anticipated that the city will own the storm drain that will be built on the north end of this project in the area known as Geneva Park.

10. How much taxable value will your project add to the tax rolls? (Indicate whether your estimate is above the existing taxable value or total including the existing value. Also, provide supporting detail for how the estimate was derived.)

Office buildings are currently valued at \$250-\$300 per square foot. Based on the conservative number of \$250 per foot, the project will generate \$500 million in value resulting in estimated gross property tax of \$5 million per year.

3,000 residential units: current residential values range from \$150,000 to \$200,000 per door. With the anticipation of this area being a more high end development and the benefit of being adjacent to a TOD we estimate these values to be on the high side of \$200,000 per door. The total valuation would be estimated to be \$600 million generating property taxes of \$6 million per year.

The project will also have retail estimated at 150,000 square feet valued at \$30 million generating an estimated property tax of \$300,000. Additionally there will be sales tax generated from this portion of the project.

Total property tax being generated by this project at buildout is estimated at \$11,300,000 annually.

Respectfully submitted on this 30th day of June 2016

Anderson Geneva, LLC (Applicant)

By: _____

Gerald Anderson, Manager

Scope of Proposed Work – Westside @Geneva

The scope of work for the Westside Project at the former Geneva Steel property involves four primary inter-related activities.

1. Initial preparation of future City Center location:

This phase includes determining the initial layout of the future City Center with preliminary determination for location of roads, utilities, buildings, easements and parking areas with desired elevations. Desired specifications for needed fill material, existing berms and site preparation will be evaluated and implemented. Much of this area is covered with vegetation such as weeds, grasses and trees. The soil surface will need to be grubbed and the grubbed vegetation removed.

2. Relocate Oil Reclamation Area soils:

At the northern tip of the Westside area, there are two piles of Oil Reclamation Area (“ORA”) soils which were created by dredged sediments from previous water treatment systems. These soils have been decanting for 8-60 years and have desirable technical properties for use as construction fill materials. Furthermore, these soils have been determined to not include unacceptable health risks. In 2010 the Utah Division of Solid and Hazardous Waste approved the use of ORA soils for beneficial reuse “as fill material beneath roads, embankments, or other similar features.” (See December 22, 2010 letter from Scott Anderson to Dennis Astill.)

After the locations of the Vineyard Town Center area are specified that can benefit from this ORA soil, up to 450,000 cubic yards of it can be relocated and placed as desired. Use of this on-site soil will be less expensive than bringing in offsite material. In addition, it will reduce the amount of residual legacy material and put it to beneficial reuse.

3. Install new storm drain through ORA area:

As the Geneva property is built out and developed, additional storm drain capacity will be needed at critical drainage corridors. The existing storm drain that goes through the ORA location will need to be enhanced to a 78 inch diameter pipe to accommodate anticipated development from the Geneva property that is east of the Union Pacific rail line. This new storm drain will need to be sequenced with the ORA soil relocation and construction of a new material repository in this area. No ORA or other sediment will be placed over the new storm drain corridor.

4. Construct Material Repository and relocate former treated water reservoir sediments:

All of the ORA soils may not be needed for, or meet, the criteria for beneficial reuse at the Vineyard Town Center. Also, sediments from the previous 300 acre treated water reservoir (“TWR”) have characteristics of organic fibrous material and chemical constituents that make its use as fill material or under constructed buildings, utilities, roads and parking areas undesirable. About half of the TWR sediment was previously scraped up and relocated at the northern tip of the former TWR. This TWR sediment removal has allowed construction to proceed south of the Vineyard Connector and the clean area extends north of the Vineyard Connector a short distance.

However, an additional 250,000 cubic yards of TWR sediment needs to be scraped up, relocated to where the ORA soils are presently located and constructed into a repository with clean-fill soil on the surface. The 250,000 cubic yards of TWR sediment that was previously placed on the northern tip of the TWR will be consolidated with the newly scraped up sediment. The piles will be groomed and contoured. Vegetation can be added to make this area open space with beneficial reuse.

The design and layout of the repository will need to be determined. This project will need approval and coordination with United States Steel Corporation and the Utah Department of Environmental Quality.

TIMELINE CHART FOR WEST SIDE REMEDIATION OF GENEVA SITE FOR TOWN CENTER

Activity	3rd Quarter 2016	4th Quarter 2016	1st Quarter 2017	2nd Quarter 2017	3rd Quarter 2017	4th Quarter 2017
Prep City Center Location	Establish initial layout of roads, utilities, buildings, easements, parking areas	Grub vegetation and remove beams as needed. Design roads and parking sub-base locations and specifications	Continue with design and layout of City Center area			
Relocated ORA Soils	Evaluate need for additional technical sampling of ORA soils	Begin relocation of northern ORA pile	Complete relocation of northern ORA pile	Begin relocation of southern ORA pile	Complete relocation of southern ORA pile	
Install 68" diameter Storm Drain	Complete Engineering Design for storm drain	Send Request for Proposal for construction of storm drain	Evaluate bids and select contractor for installation of storm drain	Begin installation of storm drain	Complete installation of storm drain	
Relocate SWMU and Construct TWR Material Repository	Prepare Notification Letter to Utah Department of Environmental Quality for Correction Action	Grub trees and thick vegetation in TWR	Obtain approval from Utah Department of Environmental Quality for Correction Action	Begin scraping and relocating TWR sediment	Complete scraping and relocating TWR sediment. Complete confirmation sampling of clean areas	Complete construction of repository and clean fill grooming. Establish vegetation. Submit Letter Report of Findings to Utah DEQ

Westside Remediation Documentation Worksheet

Former Geneva Site - 30 June 2016

	Current Design Estimate - \$	Estimated USS Costs	Estimated RDA costs
Westside Cleanup			
SWMU Removal, Placement of material and Repository	\$ 9,049,200	\$ 4,312,440	\$ 4,736,760
Removal and city use of ORA material	\$ 2,000,000		\$ 2,000,000
O&M (30 yr)	\$ 1,000,000	-	\$ 1,000,000
New storm drain-city infrastructure	\$ 750,000		\$ 750,000
Totals - Westside	\$ 12,799,200	\$ 4,312,440	\$ 8,486,760