

AGENDA ITEM # X-C.

Five County Association of Governments

1070 West 1600 South, Building B
St. George, Utah 84770

Fax (435) 673-3540



Post Office Box 1550
St. George, Utah 84771

Office (435) 673-3548

**PERMANENT COMMUNITY IMPACT FUND BOARD APPLICATION
STEERING COMMITTEE REVIEW**

Project Title:

Design and Engineering of New Bridge at entrance to Town Project

Application Reviewed by Five County AOG Steering Committee: June 12, 2013

Applicant Identification, Address:

Apple Valley Town
1777 N. Meadowlark Dr
Apple Valley, UT 84737

Funding:

Applicant Cash	\$ 50,000.00
CIB Design/Planning Grant	\$ 50,000.00
TOTAL PROJECT	\$ 100,000.00

Project Description provided by Applicant:

WHO:

One of Washington County's newest towns is Apple Valley, which was incorporated Oct 14, 2004. Apple Valley is located in a small valley about 12 miles South East of Hurricane. The drive on HWY 59 is a 2,000 ft. climb to 4,700 ft. The scenery is spectacular with Zion National Park in the background along with Mount Smithsonian, Canaan Mountain and Little Creek Mesa framing the area. The temperature is about 10 degrees cooler than Hurricane and St. George year round. There are approximately 300 homes in Apple Valley, with a growth rate of approximately 10 new homes per year. The homes range from single wide trailers, modular, to the custom built and spacious. All residential lots in the existing subdivisions or phases are zoned one acre and are allowed to have horses. The main access to Town is from HWY 59 across a small one lane bridge. This bridge has serviced the community for quite some time and is showing signs of fatigue. In addition the fact that it is narrow and safe for only one vehicle at a time causes safety hazards that the Town would like to eliminate. In order to correct the hazards and enhance vehicular and pedestrian traffic the Town would like to engage in a study and design to improve upon on the bridge.

WHAT:

The proposed project is to assess the current bridge and develop a specific plan that will allow the community to improve the access and safety to the Town. This will include structural analysis, traffic density analysis, conceptual plan, public input, UDOT interface and design of the bridge facility. This study/design will help the Town through the decision process on what to do with their main entrance to Town.

WHY:

In order for the Town to move forward with a reconstruction of the bridge in town they need to understand the implications and alternatives that this study/design will give them. Through the public input process involved in this

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AGENDA ITEM # X-C. (Continued)

Design and Engineering of New Bridge at entrance to Town Project (con't.)
Steering Committee Review, June 12, 2013

design the Town will know what the residents desire and will be able to make decisions in the best interest of the community.

This study/design will give them the tools to make those decisions and help to develop the manner in which they will be able to fund this project as well. The town is committed to this process and is ready to fund the other half of this request.

APPLICATION REVIEW

The Steering Committee of the Five County Association of Governments at its regularly scheduled meeting held on Wednesday, June 13, 2013, reviewed the "Design and Engineering of New Bridge at entrance to Town Project" Utah Permanent Community Impact Fund Board application and voted to:

- SUPPORT THIS APPLICATION.
- REMAIN NEUTRAL REGARDING THIS APPLICATION.
- NOT SUPPORT THIS APPLICATION.

The project described above does does not conform with the policy or planning of the multi-jurisdictional area it directly impacts.

Additional information is is not needed.

Bryan D. Thriot, Executive Director

12 June 2013
Date

AGENDA ITEM # X-C. (Continued)

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**PERMANENT COMMUNITY IMPACT FUND BOARD APPLICATION
STEERING COMMITTEE REVIEW**

Project Title:

Beaver County 800 East culvert Replacement Project

Application Reviewed by Five County AOG Steering Committee: June 12, 2013

Applicant Identification, Address:

Beaver County
P.O. Box 392
Beaver, UT 84713

Funding:

Local In-Kind**	\$ 77,705.00
CIB Grant	\$ 77,705.00
TOTAL PROJECT	\$ 155,410.00

**end value of improvements

Project Description provided by Applicant:

Background:

The project site is located approximately six miles to the north west of Minersville, UT, along of 800 East (also known as Imperial Ave or Landfill Rd) and near the county Landfill. 800 East is a county road, which is currently a well maintained gravel road that connects the agricultural areas between Minersville and Milford with the community centers, the Landfill, and the Kern River pumping station that is also located on 800 East. The old riverbed for the Beaver River crosses under 800 East by way of three corrugated metal culverts without any headwalls or wing walls to protect the embankment around the culverts. During very high flood events, such as was experienced in 2005, the flow in the river channel overtopped the road and the existing culverts had to be completely removed to allow the floodwater to pass through the road embankment. After the 2005 event the third existing culvert was added to provide additional capacity. However, this was still not sufficient during the 2010 flooding event, and an emergency spillway had to be cut in the channel wall prior to the culvert to keep the water from overtopping the road again. The excess water was diverted out through private land, and eventually made its way under the road and rejoined the main channel. The consequence of allowing the water to back up to the level that it did is that the unprotected road embankment suffers significant erosion each time this happens, which puts the road itself at risk of damage and future failure.

Scope:

The proposed scope of the project is to remove the existing culverts and replace them with much larger circular culverts that will provide the capacity to handle major flood event. The new culvert system would include concrete headwalls and wing walls upstream and downstream of the culverts, and riprap armoring to protect the channel bed and sides. The estimated cost of the project is \$155,410, as shown in the attached Engineer's Opinion of Probable Cost. Beaver County intends to perform the work listed as line items 3 - 10 on the Engineer's Opinion of Probable Cost.

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AGENDA ITEM # X-C. (Continued)

Beaver County 800 East culvert Replacement Project (con't.)
Steering Committee Review, June 12, 2013

The value of these line items as shown represent the cost of the work that would be expected if the project was bid out for contractors to perform, or in other words the value of the work in place. The concrete work that is included in the construction of the headwalls and wingwalls will be contracted out. The \$77,705 of in-kind funds from Beaver County is represented in the work that they would self-perform (\$72,100) and Beaver County funds.

Beaver County does not have adequate funding to fund the full cost of these improvements, and is therefore requesting assistance from the CIB for 50% of the project costs. If assistance is not available, the improvements will not be made and Beaver County will be at risk of future damages during high runoff years.

APPLICATION REVIEW

The Steering Committee of the Five County Association of Governments at its regularly scheduled meeting held on Wednesday, June 13, 2013, reviewed the "Beaver County 800 East culvert Replacement Project" Utah Permanent Community Impact Fund Board application and voted to:

- SUPPORT THIS APPLICATION.
- REMAIN NEUTRAL REGARDING THIS APPLICATION.
- NOT SUPPORT THIS APPLICATION.

The project described above does does not conform with the policy or planning of the multi-jurisdictional area it directly impacts.

Additional information is is not needed.

Bryan D. Thiriot, Executive Director

12 June 2013
Date

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**PERMANENT COMMUNITY IMPACT FUND BOARD APPLICATION
STEERING COMMITTEE REVIEW**

Project Title:

Cedar City Fire Department Apparatus Project

Application Reviewed by Five County AOG Steering Committee: June 12, 2013

Applicant Identification, Address:

Cedar City Corporation
10 North Main
Cedar City, UT 84721

Funding:

Applicant Cash	\$ 448,000.00
CIB Loan 15 years @1.5%	<u>\$1,270,000.00*</u>
TOTAL PROJECT	\$1,750,000.00

*to be repaid by a Lease Revenue
Bond through the Cedar City Municipal
Building Authority.

Project Description provided by Applicant:

Who- The Cedar City/Iron County Fire Department is a combination department that has seen a significant amount of growth in commercial and residential buildings in their coverage areas which encompass one of the fastest growing cities in the state. Iron County, Utah, has a population of 46,740 within 3,297 square miles, the major population center being Cedar City, (population 29,213), and is located 256 miles south of Salt Lake City and 175 miles north of Las Vegas along the I-15 corridor. The Cedar City/Iron County Fire Department serves Cedar City a suburban community and Iron County which is a rural area.

What- Please refer to the Attachment #1 from the CIB application which describes the project in detail. (Attachment #1 is included immediately following this project review).

Why- Please also refer to the Attachment #1 from the CIB application which describes the need for the new equipment being proposed and the need for the Community Impact Fund Board assistance.

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AGENDA ITEM # X-C. (Continued)

Cedar City Fire Department Apparatus Project (con't.)
Steering Committee Review, June 12, 2013

APPLICATION REVIEW

The Steering Committee of the Five County Association of Governments at its regularly scheduled meeting held on Wednesday, June 13, 2013, reviewed the "Cedar City Fire Department Apparatus Project" Utah Permanent Community Impact Fund Board application and voted to:

- SUPPORT THIS APPLICATION.
- REMAIN NEUTRAL REGARDING THIS APPLICATION.
- NOT SUPPORT THIS APPLICATION.

The project described above does does not conform with the policy or planning of the multi-jurisdictional area it directly impacts.

Additional information is is not needed.

Bryan D. Thiriot, Executive Director

12 June 2013
Date

Community Served

The Cedar City/Iron County Fire Department is a combination department that has seen a significant amount of growth in commercial and residential buildings in our coverage areas which encompass one of the fastest growing cities in the state. Iron County, Utah, has a population of 46,740 within 3,297 square miles, the major population center being Cedar City, (population 29,213), and is located 256 miles south of Salt Lake City and 175 miles north of Las Vegas along the I-15 corridor. The Cedar City/Iron County Fire Department serves Cedar City a suburban community and Iron County which is a rural area. Currently, the department has 48 volunteer and 12 fulltime firefighters. Each budget year the department has requested additional funding in our budget for apparatus and equipment; however, with a growing community and the greater demands being placed on the city, by the citizens, to improve and add infrastructures, such as roads, parks, trails, water, and sewer, etc—these requests have gone unfunded. Each year the city has placed \$50,000 dollars into a reserve account to purchase apparatus—this is where the \$480,000 in applicant cash has come from. While this has been a good gesture, this funding has not even kept pace with the price increases and inflation. It is critical the department keeps up with this growth, yet over the years as the department has tried to keep up the urban and rural development has outpaced us. This is why we have come to the Permanent Community Impact Fund Board to assist us in the purchase of this equipment. With the board's help we will be able to stop the cost increases and inflation on this equipment which have averaged over 6.62% annually. This loan alone will save the community 5.12% per year in these increases. Without this loan we will not be able to purchase this equipment and will continue setting money aside which will be eaten up by inflation and cost increases.

Iron County/Cedar City experienced significant growth over the past 15 years; Iron County is the third fastest growing county in the state and within the top 75 of the fastest growing counties in the country. According to the U.S. Census Bureau, Cedar City was in the top 10 percent of the fastest growing micropolitan (cities between 10,000 and 50,000 people) in the U.S. for the period of 2000-2009. Since the year 2002, Cedar City's population has increased by 41%, Iron County has seen a 38 percent increase, over the past 13 years, in growth. The area had 5,313 housing units added since 2000 which is a 39 percent increase. Based on the 2010 census, 11.8 percent of the population is over the age of 60 and 35 percent are under the age of 19. There are 5,879 full-time students and 2,170 part-time students attending Southern Utah University; with college age students accounting for 17.38 percent of the population. This tidal wave of growth and urban sprawl has taken a toll on the fire department. The department's first due response area covers 82 percent of Iron County's population.

The department response area includes: Southern Utah University which has 1,315,685 square feet of educational buildings and 237,887 square feet of student housing; 1,327 acres of industrial area, plus 4000 acres of industrial land in Iron County, within Cedar City Fire Department response area. There are 2,712,000 square feet of industrial/manufacturing buildings (these only include those over 25,000 square feet), with plans for more industrial growth as part of the master plan. Ten of these buildings are "horizontal high rise" with over 100,000 square feet under one roof and two are over 500,000 square feet. One of the most recent industrial additions, to our response area, is a bulk fuel distribution center, with a potential of 31million gallons. The UNEV fuel pipeline is also complete and runs from Salt Lake City to Las Vegas. This distribution center serves the Western United States and has impacted the travel on the small rural road system and has put a huge strain on the fire service. Twenty-four of the facilities in our response area are required to complete a Tier II report because of their on-site hazardous material quantities.

AGENDA ITEM # X-C. (Continued)

Project Description

The Cedar City/Iron County Fire Department is applying for funding to purchase a new 100 foot aerial platform and a 1500 gpm type 1 pumper. The goal is simple—to provide the needed fire protection to our community along with the safety of our firefighters by acquiring a platform and pumper with all of the required equipment and to meet NFPA 1901, 1002, 1911, 1912 and 1500.

We currently have two aerial apparatus in our department, a 1985 LTI quint with a 75' foot ladder with a 1500 gpm pump, and a 1974 pierce 85' articulating boom platform. The LTI is our first due truck, has an open cab (which does not meet the current NFPA standards). This ladder truck is in fair working condition but it is requiring more and more frequent repairs. Recently we have had to make several major repairs on this truck, with the most recent being the replacement of the forks in the pump transmission. This fork moves the pump transmission from road to pump and then back to road so the truck can be driven. This failure happened at the residential structure fire and required the truck to be towed back to the fire station for repair. Previous to that the other major repair was the replacement of the pivot point. This pivot point failure created multiple electrical problems in the aerial operation, because when it failed water was forced into the electrical control system. The resultant electrical problems recur frequently and are repaired as they come up, but there have been numerous failures on the fire ground. This truck has met the NFPA 1911 Standard for Testing Fire Department Aerial Apparatus and is certified each year. This last year the truck failed the drift test, the backup stabilization controls won't work, the rung alignment indicator has failed, the 1000 gpm elevated monitor works intermittently and jams frequently, the seals in the hydraulic rams are leaking.

The Pierce platform, our second aerial apparatus has been taken out of service due to mechanical and safety issues. This truck can no longer meet the NFPA 1911 standards. The mechanical components are worn out. The engine consumes and burns about a quart of oil every four hours. The outriggers get stuck; the hydraulic hoses and ram leak, therefore it will not pass any of the aerial testing; the hoses are worn and cracked, and several have deep abrasions. The generator works intermittently. The pressure gauges do not read correctly and the electrical systems and boom illumination are inoperative. The water way leaks and because the hydraulic nozzle does not rotate, it is unable to go from a straight stream to fog stream or vice versa. This truck is strictly used for non emergency operations such as changing light bulbs around the city.

The city has four Type 1 pumpers; Engine 1 is a 2005 Pierce 1500 gpm pumper, Engine 2 is a 1994 E-One 1500 gpm pumper, Engine 3 is a 2000 Pierce 1500 gpm pumpers and Engine 4 is a 1974 Mack 1250 gpm pumper. This request is to replace the 1974 Mack. This engine has reached the end of its useful life expectancy and has become unreliable. The water tank has rusted out and no longer holds water (which is vital in the initial attack of any fire), the internal plumbing is corroded, the valves leak and are beyond repair, the pressure relief valves are stuck in the open position and the pump will not build pressure sufficient for fire suppression, the main and booster pump need to be completely overhauled—including replacing the pump impellers, the body of the pumper is rusted, the cassis mounts are rusted and corroded due to the vehicles age and the fuel injectors are clogged.

In January 2005 a needs assessment for the fire department was provided to the governing body. The assessment identified an equipment replacement program for the department. From this assessment there were several equipment needs including an aerial platform and a pumper identified and prioritized for our capital funding plan. This twenty year capital plan identified eight million dollars in apparatus replacements which would require over four-hundred-thousand dollars per year to replace our aging fleet we are currently saving \$50,000 per year.

AGENDA ITEM # X-C. (Continued)

Financial Need

Cedar City/Iron County has experienced significant growth over the past 10 years. The rural nature of the outlying parts of our response area along with the suburban area of the city requires that infrastructure be built for development, resulting in higher than normal impact fees and construction costs. With the growth and sprawl, a large portion of the city budget has gone to roads, sewer, water systems, garbage collection, parks and recreation, and law enforcement. Over the years we have tried to keep up with the growth, but again, the growth has outpaced us. We just finished building a new fire station to cover the west end of the city and have finished a recruit academy to fill the additional personnel needs of this station.

In the fiscal year 12/13 the Cedar City Fire Department received \$1,129,254 for operating costs or 6.92 percent of the available city operating budget. Of that, \$979,804 or 86.77 percent is used for personnel cost. This leaves \$132,875 for operating costs of doing business applicable to running three fire stations. Over the last three fiscal years our budget has maintained status quo with no growth. Four entities contribute to the Cedar City Fire Department budget. Cedar City pays 52 percent, Iron County pays 44.5 percent, Enoch City pays 3 percent and Kanarrville pays .5 percent of the annual budget. Percentages are based on how many calls the Cedar City Fire Department responds to in the respective jurisdictions in a five year average.

Cost-Benefit Analysis

The department protects the only supplier of Ammonium per-chlorate in the United States, Western Electrochemical Company. This oxidizer is used by NASA for their solid rocket propulsion systems, used to put rockets and satellites into space and by the DOD for our armed forces strategic missiles and missile defense. Interstate 15, along with 74 miles of railroad, pass through Cedar City and Iron County. The Kern River natural gas pipeline also runs through the community. This gas distribution line serves Wyoming, Utah, Nevada, and California and has a flow of 1.5 billion cubic feet a minute of natural gas. We provide fire protection to a large bulk fuel distribution center for the southwestern U.S, and the associated fuel pipeline that runs from Salt Lake City to Las Vegas.

The department provides services to the Cedar City Regional Airport, which is a municipal airport that has seen a significant increase in flights and growth. The airport is also an alternate landing and emergency landing site for Salt Lake City, Las Vegas, Denver, Los Angeles, Nellis Air Force Base and Hill Field Air Force Base. In the last few years the Bureau of Land Management Interagency Fire Center has relocated to Cedar City, which serves the four surrounding states.

The increase in service runs in the department's response area, coupled with the variety of structures and businesses in the city and county require the department to be in full compliance with all the national codes and regulations. To be in compliance, the department needs to provide the equipment and training to protect firefighting personnel and the citizens in its response area. Being a combination fire department, the fire fighters dedicate many uncompensated hours to training and public service. There is a need to assure that the department is properly staffed and equipped to respond, efficiently and safely, to any incident small or large.

AGENDA ITEM # X-C. (Continued)

Statement of Effect

The community expects the fire department to provide a quick and professional service when emergencies arise. For this reason, the department must have the needed trained personnel, firehouses and equipment to safely respond to any emergency. Yet, to make a difference, the department must have adequate equipment to serve the community. A new aerial platform and pumper will make a major difference in the efficiency of fire protection services. This will have a significant impact on the safety and welfare of firefighters and the community as well as neighboring communities. The Cedar City Fire Department is the largest department in our county and as such responds to the cities of Cedar City, Kanarrville, Enoch, Cedar Highlands and a large part of unincorporated Iron County. By formal mutual aid agreement, the department serves as a first line mutual aid to the other 8 remaining small cities/towns in the Iron County area and the department also responds to the city of New Harmony which is in Washington County. Therefore we provide mutual aid frequently but are rarely on the receiving end. The aerial and pumper will be available for use Iron County wide including Beaver and Washington Counties when requested for mutual aid.

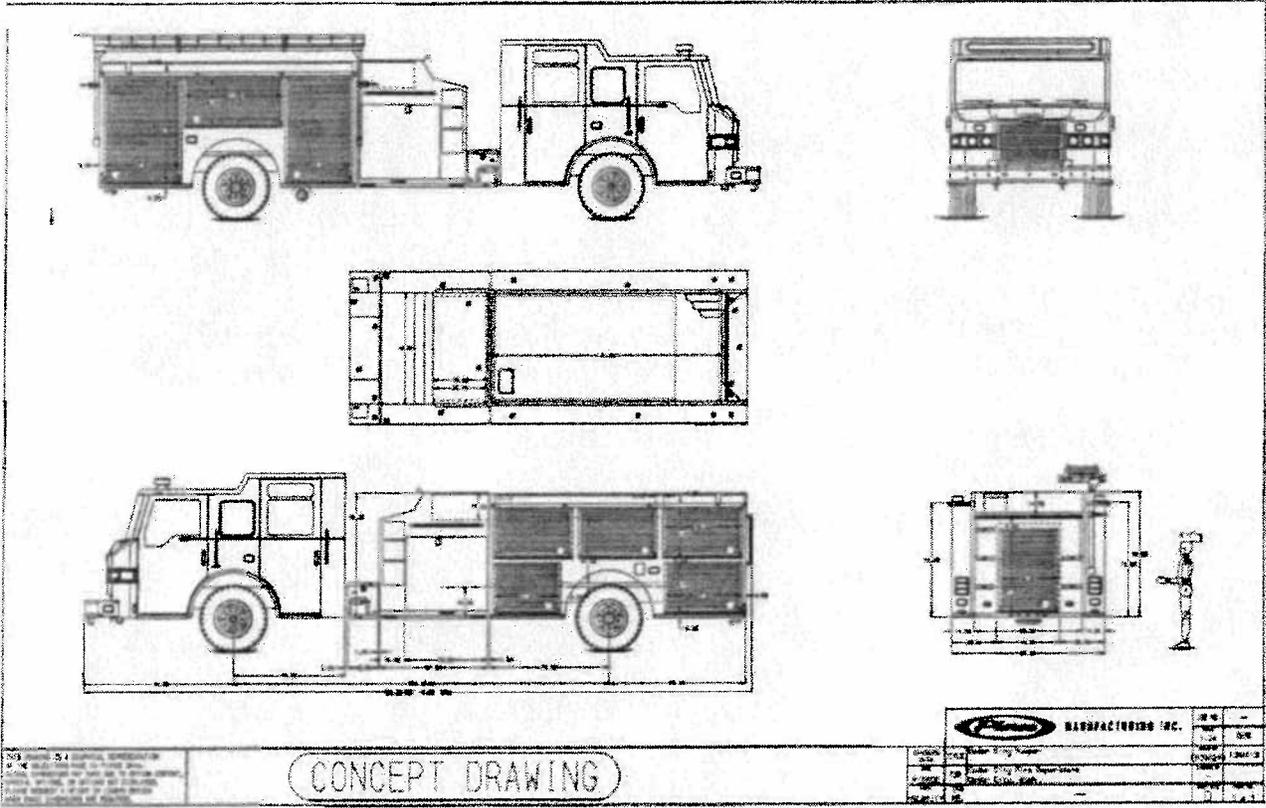
The Permanent Community Impact Funding will positively affect our daily operations in many ways. As you can see we have grown considerably; coupled with the many large commercial, industrial, retail and educational buildings that have a great potential for a fire, there is an obvious need for an aerial platform and a pumper to meet the fire flow demands. A platform will provide the needed elevated master stream to combat a fire at one of our large "Horizontal High-rise" occupancies. It will also benefit all of the surrounding communities with an added level of fire protection under our inter-local agreement. It will give us a much needed rescue tool that will help rescue people from buildings. The closest mutual aid aerial apparatus is located in St George, which is over 50 miles away, for this reason we must be self-sufficient. This platform will enable us to take the first line truck a 1985 LTI Ladder Truck and move it down the chain in the response matrix; therefore limiting the amount of time the older truck is operational—extending its life, which in turn provides a safer environment for the firefighters. It will also give an added level of respirator protection for the firefighter working in the bucket by having a continuous air supply available. This platform will enable the fire department to work on any size of incident within the community and will be able to safely respond to any incident.

With this loan the department will be able to meet the NFPA 1901, 1002, 1911, 1912 and 1500 standards. Thank you for helping the Cedar City Fire Department better protect its residents and firefighters.

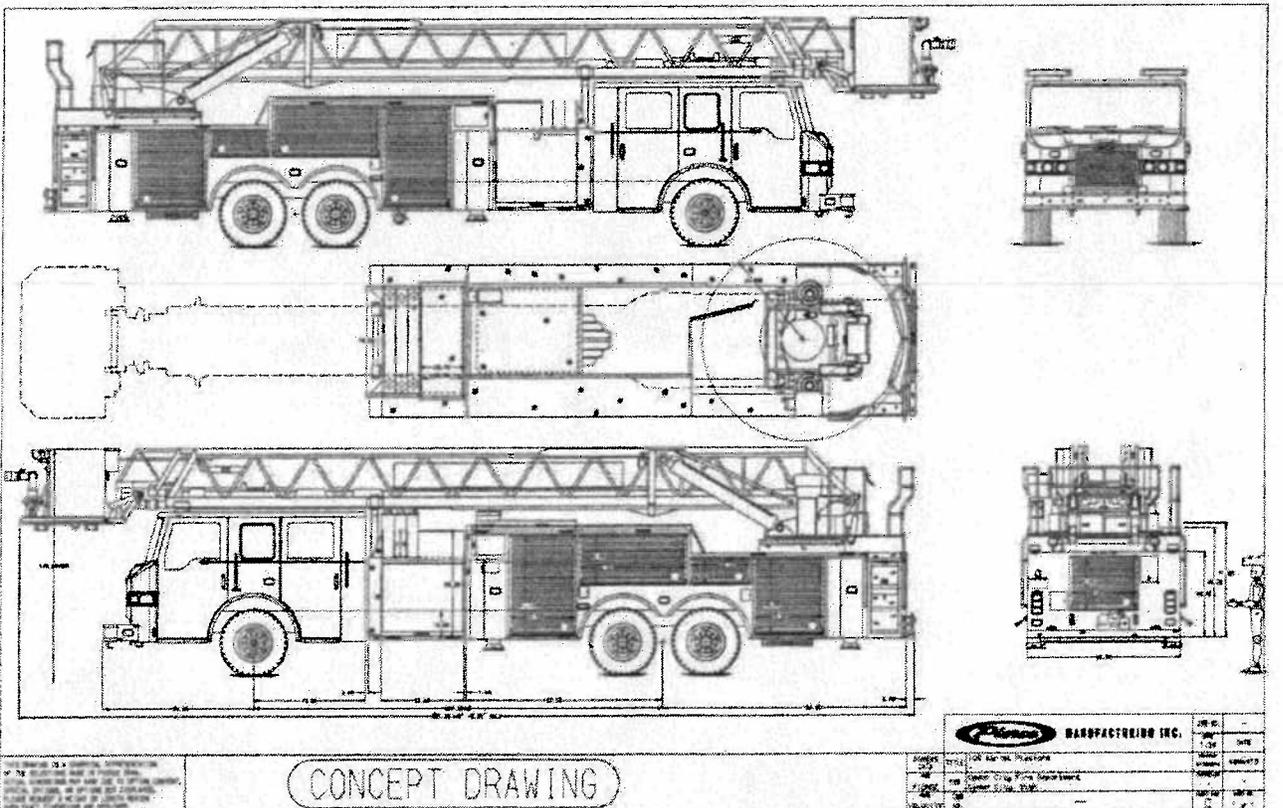
In addition, the cost of funding this project through the CIB will save us approximately \$145,000 over the proposed 15 year term assuming we could get alternate funding at a rate of about 2.85% elsewhere.

We appreciate your time and consideration on this CIB Funding.

AGENDA ITEM # X-C. (Continued)



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2017 PARS, Drawn 10/10/17 10:34:00

AGENDA ITEM # X-C. (Continued)

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**PERMANENT COMMUNITY IMPACT FUND BOARD APPLICATION
STEERING COMMITTEE REVIEW**

Project Title:

Garfield Memorial Hospital Nursing Home Renovation/Expansion Project

Application Reviewed by Five County AOG Steering Committee: June 12, 2013

Applicant Identification, Address:

Garfield County
P.O. Box 77
Panguitch, UT 84759

Funding:

Applicant Cash	\$2,460,287.00
CIB Loan 10 years @ 0%	\$1,000,000.00 *
CIB Grant	\$ 500,000.00

TOTAL PROJECT \$3,960,287.00

*Revenue Bond repaid from Rural Health Care Tax

Project Description provided by Applicant:

Garfield Memorial Hospital was built by the County in 1975 and sold to Intermountain Health Care in 1986. The proceeds from the sale were placed in an account and used in 1994 to complete the extended care unit of the hospital. I.H.C. operated the hospital until 2000. The hospital had operated at a loss of approximately \$700,000 per year for a number of years and I.H.C. was proposing a reduction of services and staff. The proposal called for the hospital to be operated as an emergency facility only. After negotiations, I.H.C. agreed to return the hospital to Garfield County.

Garfield County has contracted with I.H.C. to manage hospital operations since 2000. At that same time, Garfield County instituted a 1% Rural Health Care Sales Tax to help cover the shortfall in revenues. It has become necessary to convert the hospital to a Critical Access hospital to further stabilize its financial position. Medicare provides Critical Access Hospitals additional reimbursement based on the cost of services for Medicare patients. The Critical Access Hospital designation allows 25 beds. The hospital currently has 41 beds, which includes those used as nursing home beds. In order to meet the 25 bed limit the hospital will license 17 beds as a Critical Access hospital. The remaining beds will be remodeled and expanded to a 33 bed nursing home. The addition will include two wings with 29 patient rooms. The current wing will be remodeled to include 4 patient rooms, a recreation/therapy room, dining room, physical therapy room and support space. The additional nursing home beds will add to the future stability of the hospital.

The project is in the bid process. Construction will begin in July and should be completed by June 2014.* Any Rural Health Care Funds not needed for operation of the hospital have been held in reserve for capital improvement needs at the hospital. Approximately \$2.5 million dollars in Rural Health Care Reserve Funds have been committed to complete this project.

* Note: these construction dates will likely change.

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AGENDA ITEM # X-C. (Continued)

Garfield Memorial Hospital Nursing Home Renovation/Expansion Project (con't.)
Steering Committee Review, June 12, 2013

APPLICATION REVIEW

The Steering Committee of the Five County Association of Governments at its regularly scheduled meeting held on Wednesday, June 13, 2013, reviewed the "Garfield Memorial Hospital Nursing Home Renovation/Expansion Project" Utah Permanent Community Impact Fund Board application and voted to:

- SUPPORT THIS APPLICATION.
- REMAIN NEUTRAL REGARDING THIS APPLICATION.
- NOT SUPPORT THIS APPLICATION.

The project described above does does not conform with the policy or planning of the multi-jurisdictional area it directly impacts.

Additional information is is not needed.

Bryan D. Thriot, Executive Director

12 June 2013
Date

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**PERMANENT COMMUNITY IMPACT FUND BOARD APPLICATION
STEERING COMMITTEE REVIEW**

Project Title:

New Shakespeare Theatre

Application Reviewed by Five County AOG Steering Committee: June 12, 2013

Applicant Identification, Address:

Iron County
68 South 100 East, P.O. Box 457
Parowan, UT 84761

Funding:

Other Local Cash(SUU Cash)	\$2,970,000.00
Other In-Kind Cedar City Corp.	\$1,500,000.00
Otehr In-Kind Englestad Family	\$3,750,000.00
Fed. Grant (HUD for Planning)	\$ 480,000.00
State Grant (2011,2012,2013)	\$3,000,000.00
CIB Loan 15 years @ 1.5%	<u>\$2,100,000.00*</u>
TOTAL PROJECT	\$13,800,000.00

*Revenue Bond repaid from TRCC and TRT Revenues.

Project Description provided by Applicant:

Who- The Utah Shakespeare Festival, founded in 1961, has grown to a Tony Award winning regional theatre entertaining and educating audiences of more than 125,000 patrons each year from Utah, Nevada, Arizona, California and nearly every other state in the Union. The Festival is unique in the theatre world by simultaneously providing three Shakespeare works and three classical plays for its summer and fall audiences participating in performances in three different venues. As a result, the Festival generates more than \$35million annually in direct and indirect economic impact and more than \$500,000 in state and local tax revenue.

Why- The Thomas and Luella Adams Memorial Shakespearean Theatre, hailed around the world as one of the most faithful recreations of Shakespeare's original Globe Theatre, has stood as an icon of the Utah Shakespeare Festival for nearly forty years. However, after enduring four decades of blazing summers and harsh winters, the beloved edifice has, unfortunately, met a crucial moment in the Festival's history. The costs of maintaining this structure have become prohibitive, and the financial obligations of just meeting building codes are now beyond what is reasonable, without a negative impact to the Festival and the quality of the productions.

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AGENDA ITEM # X-C. (Continued)

Iron County Shakespeare Theatre Project (con't.)
Steering Committee Review, June 12, 2013

In its current state, the theatre lacks basic comforts and amenities for both patrons and artists. In its current location on the campus of Southern Utah University, the theatre is limited in its offerings to the summer months because of academic schedules from late summer to late spring. The most cost-effective solution is to rebuild two blocks east of its current location on property owned by the Festival and not impacted by University schedules.

What- The New Shakespeare Theatre will re-create the charm, dimensions, and intimate environment that, over the years, have thrilled and excited guests but with added comforts and necessities for both guests and artists. Features of the new 26,500 square foot theatre will include:

- Sufficient restroom facilities for guests and artists
- ADA required elevators and wheelchair accommodations
- HVAC improvements
- Seating for 890 audience members per performance
- Added rehearsal/education training spaces
- Added dressing room space
- Improved backstage area for artists
- Potential for overhead coverage options in the event of inclement weather

The New Shakespeare Theatre will be part of the Beverley Taylor Sorenson Center for the Arts which will include the Southern Utah Museum of Art and an artistic production building that will provide necessary facilities for a number of artistic, technical, and administrative uses currently housed in widespread, dilapidated and ill-equipped facilities.

NOTE: The State Building Board approved the project in October 2012, and an architect was selected in January 2013 to begin the programming phase of the entire Center for the Arts which will be completed in May 2013. Design will begin immediately thereafter and is expected to be complete in the third quarter of 2013. A six-week value-based bid process will then take place to determine the construction team. Construction will begin in earnest March/April of 2014 with an estimated 20 month construction period.

APPLICATION REVIEW

The Steering Committee of the Five County Association of Governments at its regularly scheduled meeting held on Wednesday, June 13, 2013, reviewed Iron County's "New Shakespeare Theatre" Utah Permanent Community Impact Fund Board application and voted to:

- SUPPORT THIS APPLICATION.
- REMAIN NEUTRAL REGARDING THIS APPLICATION.
- NOT SUPPORT THIS APPLICATION.

The project described above does does not conform with the policy or planning of the multi-jurisdictional area it directly impacts.

Additional information is is not needed.

Bryan D. Thriot, Executive Director

12 June 2013
Date

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**PERMANENT COMMUNITY IMPACT FUND BOARD APPLICATION
STEERING COMMITTEE REVIEW**

Project Title:

New Gunlock Fire Station Design Project

Application Reviewed by Five County AOG Steering Committee: June 12, 2013

Applicant Identification, Address:

Northwest Special Service District (NWSSD)
P.O. Box 911957
St. George, UT 84791-1957

Funding:

Applicant Cash	\$ 15,000.00
CIB Design/Planning Grant	\$ 15,000.00
TOTAL PROJECT \$	30,000.00

Project Description provided by Applicant:

WHO:

The Northwestern Special Service District (NWSSD) is proposing construction of a new fire station in the town of Gunlock. Gunlock is a rural unincorporated community in western Washington County, Utah. Its estimated population is 194 residents. Gunlock's proximity to other fire stations is 10.5 miles from the City of Ivins and 12 miles from the unincorporated town of Veyo. The average response time from either fire station is 20 to 30 minutes. The mountainous winding roads and remote location isolates Gunlock's residents from a rapid response by either station in case of a fire.

Gunlock is located in a wild land urban interface situation that has experienced extreme drought conditions. Within the past 5 years, Washington County has had a high rate of wild land fires which consumed record amounts of acreage. This is attributed to the dry conditions that prevail in our area. Our state also experienced a dramatic cut in funding for fire protection. We can no longer rely upon the Bureau of Land Management and the Forest Service fire crews to assist in firefighting activities, except in most extreme cases. Gunlock is vulnerable to wild fires because of its remote location and lack of proximity to local fire assistance. A new fire station in Gunlock will give this small community a better chance to protect themselves and lessen their property damage and losses due to a fire.

The Gunlock Fire Department is an all-volunteer station administered by the Northwestern Special Service District. The NWSSD was formed in 1997 by the Washington County Commission. It is one of the largest districts in the state serving more than 63 square miles of private, BIM and State lands. The NWSSD has four stations within its boundaries. It is funded by standby fees that are assessed annually. The district's long term financial position is adequate to provide the necessary maintenance and monthly support to the Gunlock Fire Department.

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AGENDA ITEM # X-C. (Continued)

New Gunlock Fire Station Design Project (con't.) Steering Committee Review, June 12, 2013

WHAT:

The Town of Gunlock's existing fire station was acquired in 1975. It was a single car garage that was converted into a single bay fire station. The building is inoperable due to age related deterioration such as a partially collapsed ceiling and a leaky shake shingle roof. The building is not insulated, has no heat, no running water and no bathroom facilities. There is no secure place for storing firefighter's gear, no space for class work and training and no office space to safely keep records and supplies in. The Town of Gunlock is serviced by two fire trucks. The main engine is too big to fit into the station. It is out of service in the winter months because it is parked outside year round. The fire engine is drained and winterized; therefore it cannot be used for fire suppression activities in the colder temperatures. This situation causes substantial risk to the Gunlock residents plus adds higher maintenance costs for the district. Gunlock needs a functioning fire station that gives their firefighters the tools necessary to adequately provide fire protection to its residents within a reasonable response time. In 2010, Gunlock was evaluated by the Insurance Service Organization (ISO), which rates fire protection entities for the insurance industry. Unfortunately for the residents, their current fire station and fire protection situation failed to even generate a rating from ISO. This action translates into higher homeowner's insurance rates for Gunlock property owners.

The Gunlock Fire Station property is located at 411 N. Main Street (County Road 3184). The property is .59 acres and is shared with the town's old church building, which is now being used as a community center. The fire station's lot size is approximately 90 feet wide by 98 feet deep. The lot is owned by the Gunlock Town Hall Association, c/o 1636 S. Stone Cliff Drive, St. George, Utah 84790. The NWSSD has a current 99 year lease on the property with the Gunlock Town Hall Association. The proposed Gunlock fire station will be designed to meet the needs of the community within the anticipated funding availability. When the new building is designed a priority will be to complement the existing Gunlock Community Center and incorporate low maintenance landscaping into the design. We are asking for the assistance from the CIB to match our available cash participation in the design of a new facility. We anticipate reapplying to the Utah Small Cities CDBG program in the near future as a more mature project with completed facility plans. With your assistance we can have a facility design that will meet our current and future needs.

WHY:

Gunlock is vulnerable to wild fires because of its remote location and lack of proximity to local fire assistance. A new fire station in Gunlock will give this small community a better chance to protect themselves and lessen their property damage and losses due to a fire. The Gunlock residents have also voiced their concerns to the Northwestern Special Service District numerous times about their fear of having a structure fire. Statistically, a house could be considered a total loss within 3 to 7 minutes of discovery. The residents are well aware, that in this situation, they will lose that first home completely to a fire because of the long response time. A new fire station in Gunlock would also be an additional benefit to the NWSSD and other public service entities. The district firefighters respond not only to private property fires but also are first responders to wild land fires on BLM lands and State lands. They are also first responders to motor vehicle accidents and assist local and state law enforcement and ambulance services. The firefighters provide valuable services such as traffic control, first aid, extrication, search and rescue, flood assistance, mitigation, public safety and education. The volunteer firefighters train twice each month. The district started an active Junior Firefighter Program in 2011 for the youth in our service areas that are between the ages of 15 and 18 years old. This program promotes public service and instills leadership skills that are invaluable assets for our young citizens. NWSSD is an all-volunteer fire protection district, and have a very dedicated group of men and women on our rosters who commit many hours to training and service to their communities.

The administrative control board for the Northwestern Special Service District has had a long term plan in place to build a fire station in Gunlock since 2007. Unfortunately, the condition of the economy and lack of grants and state and federal funding has been a challenge. The recent rapid decline of the existing Gunlock fire station building and fire truck has caused the district to make this project a priority. Without assistance the Northwestern Special Service District will not be able to complete this project in the timely manner that is required to provide the fire protection the residents of Gunlock require.

AGENDA ITEM # X-C. (Continued)

New Gunlock Fire Station Design Project (con't.)
Steering Committee Review, June 12, 2013

APPLICATION REVIEW

The Steering Committee of the Five County Association of Governments at its regularly scheduled meeting held on Wednesday, June 13, 2013, reviewed the "New Gunlock Fire Station Design Project" Utah Permanent Community Impact Fund Board application and voted to:

- SUPPORT THIS APPLICATION.
- REMAIN NEUTRAL REGARDING THIS APPLICATION.
- NOT SUPPORT THIS APPLICATION.

The project described above does does not conform with the policy or planning of the multi-jurisdictional area it directly impacts.

Additional information is is not needed.

Bryan D. Thiriot, Executive Director

12 June 2013

Date

AGENDA ITEM # X-C. (Continued)

Five County Association of Governments

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**PERMANENT COMMUNITY IMPACT FUND BOARD APPLICATION
STEERING COMMITTEE REVIEW**

Project Title:

Ticaboo Project

Application Reviewed by Five County AOG Steering Committee: June 12, 2013

Applicant Identification, Address:

Ticaboo Utility Improvement District
Highway 276, Mile Marker 27, Box 2140
Ticaboo, UT 84533

Funding:

CIB Loan 30 Years @ 1.5% \$ 600,000.00 *
TOTAL PROJECT \$ 600,000.00

* repaid with Electric Revenue Bond

Project Description provided by Applicant:

Executive Summary:

The District, created in 2009, was established to provide electric power to Ticaboo, UT. The District's main responsibility is to the town of Ticaboo; however our service area includes all of the businesses in the area and in the future Bullfrog Marina at the Glen Canyon National Recreation Area. The primary reason for the creation of the District is our remote location and the unavailability for Ticaboo to join a conventional power grid. Ticaboo is challenged by their distance from Garkane or Rocky Mountain Power connections; for instance, Ticaboo is approximately 55 miles from the closest Garkane connection, and 127 miles from the closest Rocky Mountain Power connection (Truman, 2008). Summarily, the District provides electric service to its customers in Ticaboo through diesel power generation. According to the Ticaboo Power Line Extension Report completed in 2008, the estimated costs to connect Ticaboo to Rocky Mountain Power or Garkane grids was \$46M to \$68M. (Truman, 2008).

When the District began operations in 2010, we were left with an aging distribution system, inefficient diesel fueled engines to provide power, and no capital to make improvements. In the beginning, our energy charges to consumers was \$0.28/kilowatt hour. After a challenging first year, we realized that was not going to cover the cost of diesel fuel to keep the engines running; therefore, in 2011 we raised the energy charges to \$0.34 /kilowatt hour. A result of the rising costs of fuel, and the age of our existing equipment as it relates to O&M costs, the Board of Trustees adopted a rate increase on April 29, 2013. This rate increase was built on a tier type program with kilowatt hour rates ranging from \$0.70 to \$0.34 per kilowatt hour depending on annual usage. The increase was adopted to ensure the District meets its 2013 budget. At present these rates represent the highest in the nation where the average kilowatt hour rate is \$0.1153, and Utah's average is \$0.0971 . per kilowatt hour. (U.S. Energy Information Administration, 2013)

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AGENDA ITEM # X-C. (Continued)

Ticaboo Project (con't.) Steering Committee Review, June 12, 2013

Unfortunately, our engine inventories age has now become an issue of concern at the State of Utah level. Due to the District's lack of capital, we have been unable to afford new engines to produce power. At present the District is producing power for loads that range from 40 kilowatts, in the off season, to as high as an estimated 250 kilowatts during peak tourist season. As you will see, the age of our equipment, in and of itself, speaks volumes about our fuel consumption in an unstable fuel market:

1. Duetz 185kW, stand-by rated, air cooled generator - manufacturer date 1959
2. CAT 500kW, stand-by rated, generator - manufacturer date 1979, rebuilt in 2005
3. Cummins 1000kW, prime rated, generator - manufacturer date 2005

To provide an example of our costs to provide power. In 2012, we spent approximately \$257,000 on diesel fuel on an estimated 400,000 kilowatt hours sold. This represented approximately 80% of our total expense budget, bringing our total cost to provide power to an estimated \$1.36 per kilowatt hour (TEID, 2011). The cost associated with fuel consumption and providing power, at the basic level, has left the District in the tremulous position of raising the energy charges in 2013 to rate schedules ranging from \$0.70 to \$0.34 per kilowatt hour, depending on annual usage.

Through the technical support provided by the Utah Association of Municipal Power Systems ("UAMPS"), and with the help of organizations like; Intermountain Consumer Professional Engineers, Inc. (ICPE), Wheeler Power Systems, VanCott, Chapman & Cutler, and Zions Bank Public Finance, we have put together a plan to reduce the costs associated with fuel consumption. These formidable organizations have assisted the District in finding a way to save money, which will translate to a savings to the consumer for electric services.

The proposed plan is to spend approximately \$600,000 for the following components:

- New Power Generation equipment to facilitate lower off season and higher peak season loads with more fuel efficiency,
- (1) Closed Automatic Transmission Switch (ATS),
- (1) 80 kVAR Reactor (Power Factor Correction),
- Monitoring equipment to read real power produced/sold, and
- Permitting

Due to the changes in the Utah Procurement Code, the District has the obligation to competitively bid this project. Although, that process has begun, the total equipment needs and actual costs are inconclusive at the time this application is submitted. The District can determine, based upon the information received thus far, that we do not expect the project costs to exceed \$600,000.

Using the manufacturers data on the engines available, and proposed improvements, we can estimate our savings in fuel and O&M costs to be more than \$100,000 annually. It is anticipated these projected savings in fuel costs alone would be sufficient to provide adequate debt service coverage for a loan provide from the Utah Permanent Community Impact Fund Board.

On April 8, 2013, on behalf of the District, Alan Westenskow of Zions Bank Public Finance met with Mr. Gordon Walker, PCIFB Chairman, to present the District's challenges and proposed solutions.

AGENDA ITEM # X-C. (Continued)

Ticaboo Project (con't.)
Steering Committee Review, June 12, 2013

Mr. Westenskow reported back to the group that Mr. Walker stated,

"the project was compelling for the following reasons; the isolation of TUID, distance from RMP and Garkane transmission connections, the cost savings of the project, the resolution to the DAQ air issues."

Although Mr. Walker stated that he cannot speak for the CIB board, he thought the project was a good idea, and suggested we apply for the June 1 cycle. This application to CIB, in the June 2013 cycle, is for \$600,000 in 100% loan. I believe that Mr. Westenskow has effectively shown Mr. Walker that this project is not the typical electric project, due to our unique and exigent circumstances

The District is responsible for providing affordable, reliable power to our consumers, and we are in no way competing for power with any other utilities as we believe we have exhibited here. We believe that our application is compelling for many reasons; however, fuel consumption is clearly the bane of our challenges at this time, as is our isolation from any conventional power. Generation equipment being built today can provide up to half the fuel consumption through technology and emissions standards as required by the Environmental Protection Agency. Our older equipment does not have such control measures, and are fuel inefficient, with costly repair and O&M costs.

A 30 year loan at 1.5% interest, if approved and financed by CIB, will solve the District's generation and air quality issues, and present the District with the opportunities it needs to promote economic development in the area. Due to the time sensitive nature of our project, as it relates to production costs and air quality compliance, it would be very difficult for the District to receive financing from anyone besides CIB.

Due to the emergent circumstances and our need to address all of the issues outlined in this application, the District respectfully requests to have this project heard at the July meeting of CIB. If this request is granted by CIB, the District will also seek the suspension of procedure and request immediate funding of the loan at the review in July. The District appreciates the opportunity to present our project to the CIB..

APPLICATION REVIEW

The Steering Committee of the Five County Association of Governments at its regularly scheduled meeting held on Wednesday, June 13, 2013, reviewed the "Ticaboo Project" Utah Permanent Community Impact Fund Board application and voted to:

- SUPPORT THIS APPLICATION.
- REMAIN NEUTRAL REGARDING THIS APPLICATION.
- NOT SUPPORT THIS APPLICATION.

The project described above does does not conform with the policy or planning of the multi-jurisdictional area it directly impacts.

Additional information is is not needed.

Bryan D. Thiriot, Executive Director

12 June 2013
Date

Five County Association of Governments

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St. George, Utah 84770

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**PERMANENT COMMUNITY IMPACT FUND BOARD APPLICATION
STEERING COMMITTEE REVIEW**

Project Title:

Washington City Public Safety Building Design Project

Application Reviewed by Five County AOG Steering Committee: June 12, 2013

Applicant Identification, Address:

Washington City Corporation
111 North 100 East
Washington, UT 84780

Funding:

Applicant Cash	\$ 37,500.00
CIB Design/Planning Grant	\$ 37,500.00
TOTAL PROJECT	\$ 75,000.00

Project Description provided by Applicant:

Washington City Police Department was established in late October 2005 and started providing services to our community on January 1 , 2006. We had a population at that time of approximately 11,000. Washington City was in the peak of a growing cycle that was out of control. Our department is comprised of three (3) divisions which include Police, Animal Control and Code Enforcement. We secured an older 2story office building that is about 4,500 square feet to use as our facility. We did the best we could to set up business in this building and make it work in order for our department to get underway - knowing that we would have to build or move into another existing building in the near future. The building simply was not big enough nor did it have a building layout that was feasible long term for a police department. We currently serve a population of approximately 23,000. We are literally bursting at the seams.

We are seeking assistance through the Community Impact Board to assist in building a Public Safety Building. As stated above, we have outgrown our existing building. We have grown and developed to the point that our current building is basically non-functional as a police department. We have the property for our new building secured adjacent to our City Hall. Our current building is not only too small for our current operation, but as we continue to provide service in the future, we will need additional room for growth.

At this time we need the assistance from the Board to enable us to design an appropriately sized and configured facility to meet the needs of our growing community. We anticipate coming back to the Board in the near future for a loan to fund the actual construction, once the facility is designed. We are in desperate need of this Public Safety Building and appreciate your consideration of our request to the Board to assist us, along with our local cash participation, in its design.

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AGENDA ITEM # X-C. (Continued)

Washington City Public Safety Building Design Project (con't.)
Steering Committee Review, June 12, 2013

APPLICATION REVIEW

The Steering Committee of the Five County Association of Governments at its regularly scheduled meeting held on Wednesday, June 13, 2013, reviewed the "Washington City Public Safety Building Design Project" Utah Permanent Community Impact Fund Board application and voted to:

- SUPPORT THIS APPLICATION.
- REMAIN NEUTRAL REGARDING THIS APPLICATION.
- NOT SUPPORT THIS APPLICATION.

The project described above does does not conform with the policy or planning of the multi-jurisdictional area it directly impacts.

Additional information is is not needed.

Bryan D. Thiriot, Executive Director

12 June 2013
Date

AGENDA ITEM # X-C. (Continued)

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**PERMANENT COMMUNITY IMPACT FUND BOARD APPLICATION
STEERING COMMITTEE REVIEW**

Project Title:

Winchester Hills Fire Station Project (Southwestern Special Service District)

Application Reviewed by Five County AOG Steering Committee: June 12, 2013

Applicant Identification, Address:

Southwestern Special Service District (SWSSD)
1651 West Diamond Valley Drive
St. George, UT 84770

Funding:

Applicant Cash	\$ 50,050.00
Appl. In-Kind (land & design)	\$ 140,000.00
CIB Loan 30 years @ 1.5%	\$ 568,000.00
TOTAL PROJECT	\$ 758,050.00

Project Description provided by Applicant:

WHO:

Winchester Hills Fire Department (WHFD) is an operating entity of the Southwestern Special Service District which provides fire protection services to an unincorporated land area of Washington County, servicing approximately 360 residences and an LDS Church building. Land has been previously acquired and is held without lien or encumbrances. WHFD has accumulated capital expenditures (building lot and design costs) of \$140,000 and capital funds of \$50,000 which will be applied toward the construction project.

WHAT:

The Winchester Hills Fire Department is proposing to build a new fire station. The proposed structure is approximately 6,300 square feet, projected to be sufficient to provide space for administrative office space, training room space, bay area for WHFD apparatus, and corresponding bathroom facilities. Contractors have given an estimated timetable of approximately one year from start of groundwork to finish of landscaping and paving.

WHY:

WHFD currently occupies an aging building of the Winchester Hills Water Company. The space is wholly inadequate for use as a fire station.

- The building houses three fire trucks but has only one door. If the fire truck parked in front of the door will not start for any reason it is very difficult to get any of the other trucks out of the building.
- There are insufficient office and training facilities for proper administration of the fire department.
- The remote location and improper design of the building is detrimental to the community and the firefighters during emergency response.

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AGENDA ITEM # X-C. (Continued)

Winchester Hills Fire Station Project (con't.)
Steering Committee Review, June 12, 2013

Currently a 13,000 square foot church facility exists within 100 yards of the new WHFD property. The project also lies adjacent to the "Ledges" development (approximately 50 homes) in St. George City where the nearest fire department is 7 miles away. Construction of the proposed project would be a definite benefit to the entire area to provide proper fire protection. The proposed new facility would address the concerns listed. Location of the acquired land is convenient for all traffic entering Winchester Hills and the proposed new facility is designed to be adequate for current and anticipated future needs.

Without CIB funds the WHFD will not be able to build a new fire station for approximately 10 years. The Winchester Hills Fire Department is ready to proceed immediately with this project. We would respectfully request, if possible, that the Board suspend and fund this loan as soon as possible.

APPLICATION REVIEW

The Steering Committee of the Five County Association of Governments at its regularly scheduled meeting held on Wednesday, June 13, 2013, reviewed the "Winchester Hills Fire Station Project" Utah Permanent Community Impact Fund Board application and voted to:

- SUPPORT THIS APPLICATION.
- REMAIN NEUTRAL REGARDING THIS APPLICATION.
- NOT SUPPORT THIS APPLICATION.

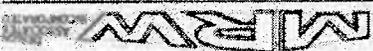
The project described above does does not conform with the policy or planning of the multi-jurisdictional area it directly impacts.

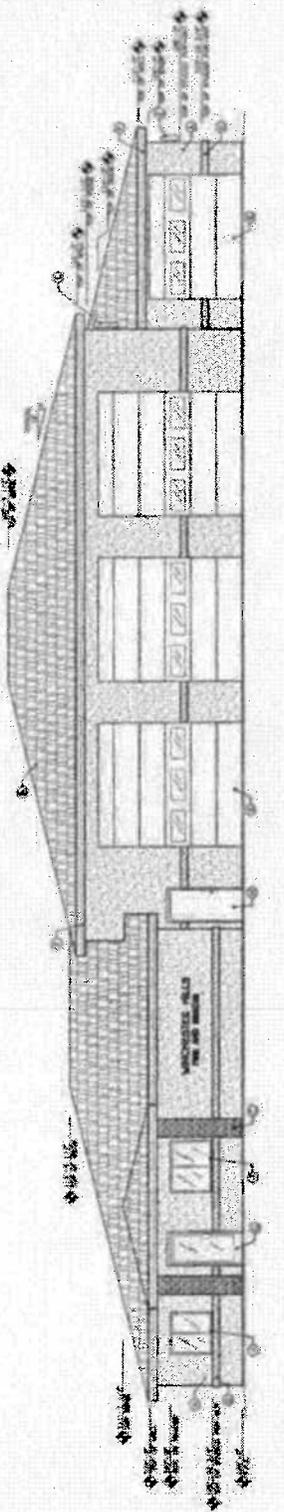
Additional information is is not needed.

Bryan D. Thiriot, Executive Director

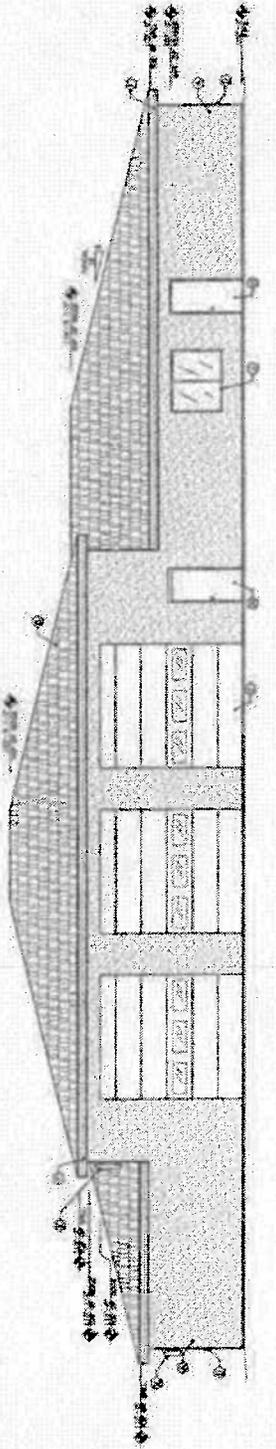
12 June 2013
Date

AGENDA ITEM # X-C. (Continued)

	<p>FRONT & REAR ELEVATIONS WINCHESTER HILLS FIRE STATION WINCHESTER HILLS, UTAH</p>		<p>AA1 11/11/11</p>
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FRONT ELEVATION



REAR ELEVATION

EXTENSION FINISHES	
1	BRICK
2	CONCRETE
3	WOOD Siding
4	WOOD Shingles
5	WOOD Decking
6	WOOD Trim
7	WOOD Stair Treads
8	WOOD Stair Risers
9	WOOD Stair Nosing
10	WOOD Stair Balusters
11	WOOD Stair Handrails
12	WOOD Stair Stringers
13	WOOD Stair Treads (Solid)
14	WOOD Stair Treads (Grated)
15	WOOD Stair Treads (Metal)
16	WOOD Stair Treads (Rubber)
17	WOOD Stair Treads (Glass)
18	WOOD Stair Treads (Acrylic)
19	WOOD Stair Treads (Composite)
20	WOOD Stair Treads (Aluminum)
21	WOOD Stair Treads (Steel)
22	WOOD Stair Treads (Copper)
23	WOOD Stair Treads (Brass)
24	WOOD Stair Treads (Nickel)
25	WOOD Stair Treads (Titanium)
26	WOOD Stair Treads (Carbon Fiber)
27	WOOD Stair Treads (Kevlar)
28	WOOD Stair Treads (Fiberglass)
29	WOOD Stair Treads (Carbon Fiber)
30	WOOD Stair Treads (Kevlar)

AGENDA ITEM # X-C. (Continued)

