CLEARFIELD CITY COUNCIL
AGENDA AND SUMMARY REPORT
October 11, 2022 – WORK SESSION

Meetings of the City Council of Clearfield City may be conducted via electronic means pursuant to Utah Code Ann. § 52-4-207 as amended. In such circumstances, contact will be established and maintained via electronic means and the meetings will be conducted pursuant to the Electronic Meetings Policy established by the City Council for electronic meetings.

City Building
55 South State Street
Executive Conference Room
Third Floor
Clearfield City, Utah

6:00 P.M. WORK SESSION

Discussion on the First Addendum to the Development Agreement with Lotus Acquisitions, LLC, for the Lotus Anthem Development Located at Approximately 440 South State Stret

Discussion on the Third Addendum to the Development Agreement with Clearfield Junction, LLC, for the Clearfield Junction Development Located at Approximately 69 and 101 North Main

Discussion on the Request for Proposals (RFP) for Architectural Design of the Maintenance and Operation Center Phase 3

Discussion on a Possible Donations to the Jackson, Mississippi Area to Assist During the Drinking Water Crisis

Discussion on a Possible Donation to the Hope Center Regarding the Christmas Hope Project

Monthly Department Updates

*****CITY COUNCIL ADJOURN *****

The Regular City Council Meeting scheduled for Tuesday, October 11, 2022 at 7:00 p.m. has been CANCELLED.
The next regular meeting will be held Tuesday, October 25, 2022 at 7:00 p.m.

Dated this 6th day of October, 2022.

/s/Nancy R. Dean, City Recorder

The City of Clearfield, in accordance with the 'Americans with Disabilities Act' provides accommodations and auxiliary communicative aids and services for all those citizens needing assistance. Persons requesting these accommodations for City sponsored public meetings, service programs or events should call Nancy Dean at 525-2714, giving her 48-hour notice.

Planning Commission
STAFF REPORT

AGENDA ITEM
#2

TO: Clearfield City Planning Commission

FROM: Brad McIlrath, Senior Planner
brad.mcilrath@clearfieldcity.org
(801) 525-2784

MEETING DATE: Wednesday, October 5, 2022

SUBJECT: Public Hearing, Discussion and Possible Action on **DA 2022-080137**, the first addendum of the development agreement with Lotus Acquisitions, LLC for phase 2 & 3 of the Lotus Anthem development at the subject location. **Location:** 240 East 350 South (TIN: 15-072-0001). **Project Area:** 4.069 Acres. **Zone:** U-R (Urban Mixed Residential). **(Legislative Action).**

STAFF RECOMMENDATION

Staff recommends that the Planning Commission **forward a recommendation of approval** to the Clearfield City Council, for **DA 2022-080137,** the first addendum of the development agreement with Lotus Acquisitions, LLC for phase 2 & 3 of the Lotus Anthem development. This recommendation is based upon the discussion and findings outlined in this report.

This recommendation is based upon the findings and discussion of the staff report; however, as the advisory body to the Clearfield City Council, the Planning Commission may make a different recommendation on its own based upon careful consideration and analysis of the request.

PLANNING COMMISSION RECOMMENDATION OPTIONS:

After careful consideration and analysis of the information presented, the Clearfield City Planning Commission moves to:

1. **Recommend approval of DA 2022-080137**, to the Clearfield City Council, for **DA 2022-080137,** the first addendum of the development agreement with Lotus Acquisitions, LLC for phase 2 of the Lotus Anthem development for the property located at 240 East 350 South (15-072-0001).
2. **Recommend denial of DA 2022-080137**, to the Clearfield City Council, for **DA 2022-080137,** the first addendum of the development agreement with Lotus Acquisitions, LLC for phase 2 of the Lotus Anthem development for the property located at 240 East 350 South (15-072-0001).
3. **Table DA 2022-080137,** to request additional time to consider the request.

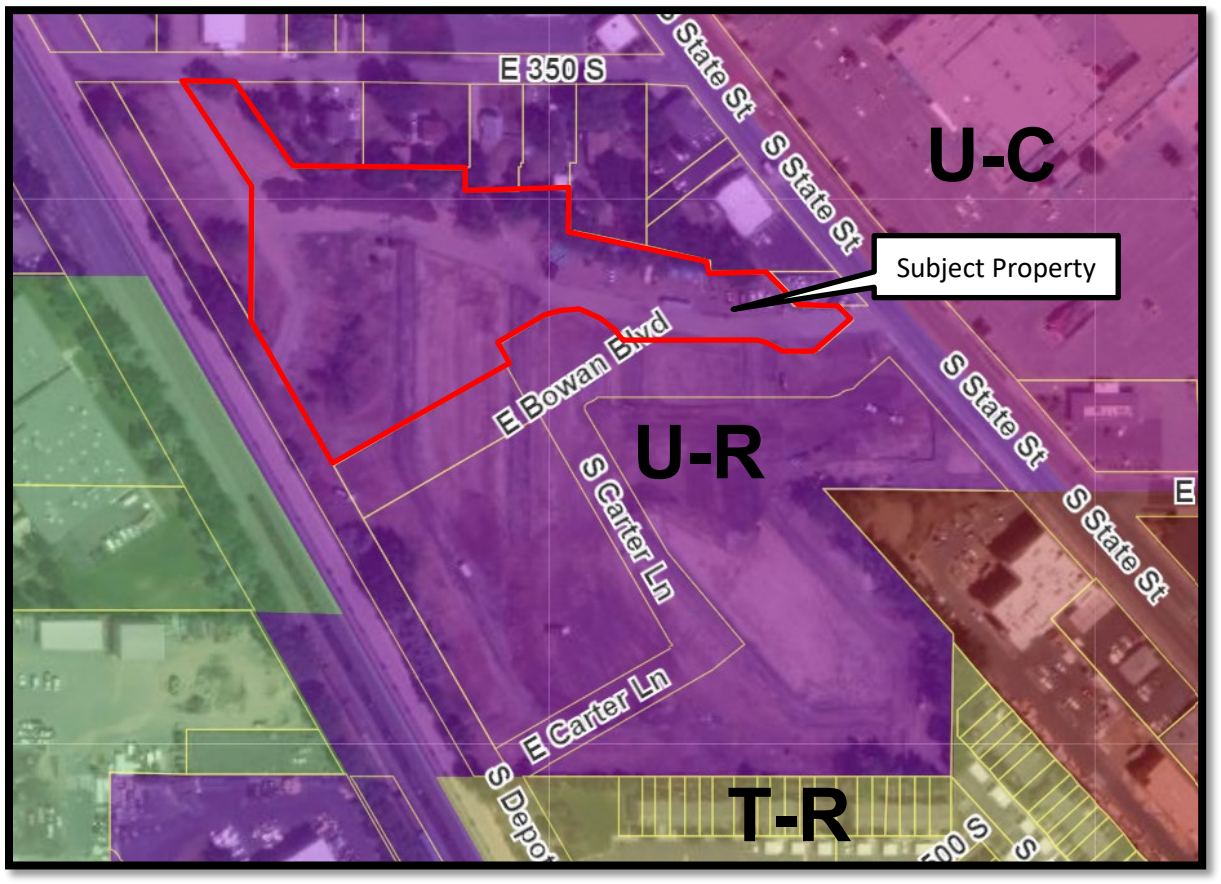
PROJECT SUMMARY

Project Information	
Project Name	Lotus Anthem Development Agreement 1st Addendum
Site Location	240 East 350 South
Tax ID Number	15-072-0001
Applicant	Allie Platt, Lotus Company

Project Information	
Owner	Clearfield City (Future Sale of Property to Lotus Company)
Proposed Actions	Development Agreement 1st Addendum Approval
Current Zoning	U-R (Urban Mixed Residential)
General Plan Land Use Classification	Mixed Use
Gross Site	4.069 Acres

Surrounding Properties and Uses:		Current Zoning District	General Plan Land Use Classification
North	Residential Single-Family and Commercial Retail	U-R (Urban Mixed Residential)	Mixed Use
East	Commercial Retail	U-C (Urban Core Commerce)	Mixed Use
South	Residential Multi-Family (Lotus Anthem Phase 1)	U-R (Urban Mixed Residential)	Mixed Use
West	Union Pacific & UTA Frontrunner Rail Lines	U-R (Urban Mixed Residential) & P-F (Public Facilities)	Mixed Use & Business Park

Aerial Image & Zoning



BACKGROUND & ANALYSIS

The Lotus Anthem development encompasses the former Clearfield Mobile Home Park. The development has been planned in three (3) phases with the 1st phase and street improvements already underway. The 1st phase includes two (2) apartment buildings with a total of two hundred and ten (210) apartment units and thirty-three (33) townhomes. Phases two (2) and three (3) have been planned to include sixteen (16) townhomes and fifty-four (54) townhomes respectively. The 2nd and 3rd phases will include the completion of the public street improvements along Bowen Boulevard and the connection of Carter Lane to 350 South.

Following execution of this first addendum to the development agreement, Clearfield City and Lotus Company will move forward with the sale of the property to Lotus Acquisitions, LLC.

Lotus Anthem Development Agreement 1st Addendum

Staff has taken the applicant's request and grouped them in the following sections for review.

1. **Changes in Phasing:** As outlined above, the 2nd and 3rd phases have a specific townhome unit count. Lotus Company proposes to change the units constructed within each phase outlined below. The changes result in an overall reduction of four (4) townhomes.
    a. **Phase 2:** The unit count will be increased from sixteen (16) townhomes to nineteen (19) townhomes.
    b. **Phase 3:** The unit count will be decreased from fifty-four (54) townhomes to forty-seven (47) townhomes.
2. **Townhome Unit Connection:** The Downtown Clearfield Form-Based Code limits a continuous connected row of townhomes to six (6) units. This standard encourages breaks in long building facades to provide open space for townhomes within the downtown area. As shown in the attached concept plan, there are a few rows of townhomes that exceed the maximum connection of six (6) units. One of the rows of townhomes extends along Parcel B (Future Park) and along Carter Lane. Although connected with an "L" shape, the continuous connection is measured along each façade separately.
    a. **Request:** The proposed modification in the addendum is to allow for a maximum connection of no more than twelve (12) townhome units consistent with the phasing site plan included with the addendum.

Utah State Code – Development Agreements

As part of the 2021 Utah State Legislative Session, amendments to the Land Use Development and Management Act (LUDMA) of State Code were made regarding development agreements. Development agreements and their use are now more clearly defined and must be addressed in a public hearing if code changes are addressed.

STAFF RECOMMENDATION – CONDITIONS OF APPROVAL

Based upon review of the development agreement, and the submitted revised plans, Staff recommends that the Planning Commission **forward a recommendation of approval** to the Clearfield City Council, for **DA 2022-080137,** the first addendum of the development agreement with Lotus Acquisitions, LLC for phase 2 & 3 of the Lotus Anthem development. This recommendation is based upon the discussion and findings outlined in this report and is consistent with the purpose and intent of the Downtown Clearfield Form-Based Code.

ATTACHEMENTS

1. Draft Development Agreement Addendum
2. Phasing Site Plan
3. Townhome Renderings

ADDENDUM #1 TO DEVELOPMENT AGREEMENT

CLEARFIELD, UTAH

DATED: _____, 2022

This Addendum #1 to Development Agreement dated October 31st, 2019 between Clearfield City and Lotus Acquisitions, LLC is entered into as of the ____ day of _____, 2022, by and among Clearfield City, a municipal corporation and political subdivision of the State of Utah ("City"), and Lotus Acquisitions, LLC a Utah limited liability company (the "Developer"). The City and Developer are sometimes collectively referred to in this Addendum #1 and the Development Agreement as the "Parties".

RECITALS

A. The Parties hereto entered into a certain Development Agreement ("Development Agreement") on October 31, 2019, regarding the development of approximately 15 acres of real property located within the boundaries of the City on which the Developer would develop the Project.

B. Developer and Clearfield City entered into Real Estate Purchase and Sale Agreements dated October 1, 2020 for the purchase and sale of land for Phase 1, which Developer has acquired and is currently constructing Private Improvements in accordance with the Development Agreement.

C. The Development Agreement under Exhibit 4 contemplated development commencement for Phase 2 by October 2022 and development commencement for Phase 3 by October 2025.

The Parties now desire to amend the Development Agreement, and have agreed to the following:

AGREEMENT

1) The Phase 3-unit count shall be reduced by seven units from 54 units down to 47 units. The Phase 2-unit count shall be increased by three units from 16 units up to 19 units. Developer shall close on the purchase of the property for either phase 2 or phase 3, or both, at Developer's option, by October 31, 2022, which will be memorialized by both Parties in a separate purchase and sale agreement. Additionally, Developer reserves the right to perform earlier on either phase 2 or phase 3 in no particular order or sequence.

2) The Developer is requested a modification to the Form-Based Code as follows:

Standard:	Requested Modification:
Townhouse Building Type Maximum Building Width: 6 units	Townhouse Building Type Maximum Building Width: 12 units

3) All other terms of the Development Agreement remain in full force and effect.

Signature page to follow.

IN WITNESS THEREOF, the Parties hereto have caused this Addendum #1 to be duly executed as of the date first written above.

CLEARFIELD CITY

CLEARFIELD CITY

By:_____
Mark R. Shepherd, Clearfield City Mayor

ATTEST:

_____
City Recorder

DEVELOPER

By:_____
Bryan Wrigley, Lotus Acquisitions, LLC

STATE OF UTAH)
:ss.
COUNTY OF DAVIS)

On the ____ day of _____ 2022, Mayor Mark R. Shepherd personally appeared before me, _____, who being by me duly sworn did say that he is the Mayor of Clearfield City and that the foregoing instrument was signed on behalf of Clearfield City by authority of a motion or resolution of its City Council and duly acknowledged to me that he executed the same.

My Commission Expires:
_____

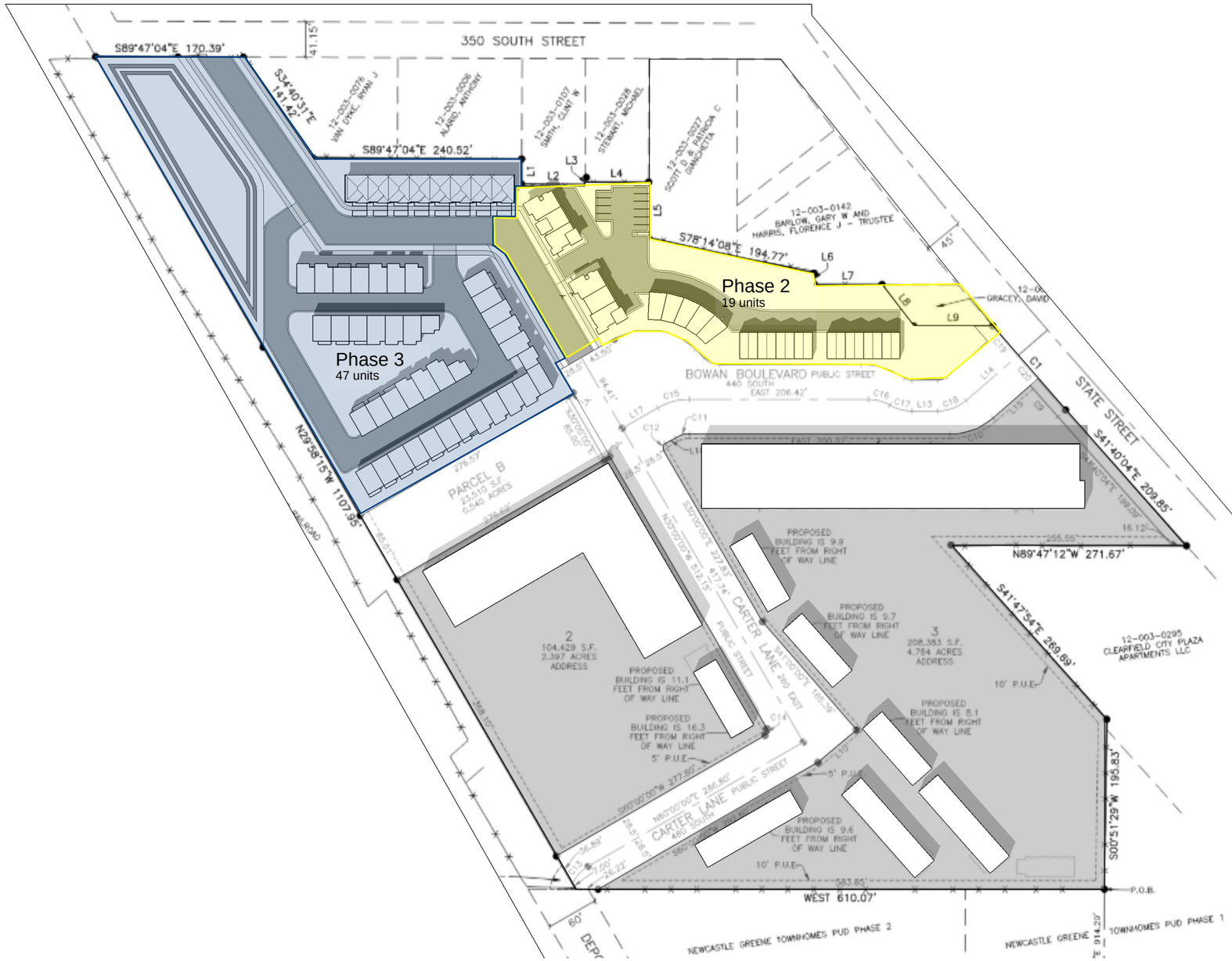
_____
Notary Public
Residing at:

STATE OF UTAH)
:ss.
COUNTY OF DAVIS)

On the ____ day of _____ 2022, Bryan Wrigley personally appeared before me, _____, who being by me duly sworn did say that he is the Manager of Lotus Acquisitions, LLC, a Utah limited liability company, and that the foregoing instrument was signed in behalf of said company, and acknowledged to me that said company executed the same pursuant to authority under or as authorized by its operating agreement or other property authority.

My Commission Expires:
_____

_____
Notary Public
Residing at:


350 SOUTH STREET
41.15'
S89°47'04"E 170.39'
S34°40'31"E 141.42'
S89°47'04"E 240.52'
12-003-0026 NJARD, ANTHONY
12-003-0107 SMITH, CLINT W
12-003-0028 STEWART, MICHAEL
12-003-0027 SCOTT D & PATRICIA C GIANCHETTA
12-003-0142 BARLOW, GARY W AND HARRIS, FLORENCE J - TRUSTEE
S78°14'08"E 194.77'
L1
L2
L3
L4
L5
L6
L7
L8
L9
Phase 2
19 units
Phase 3
47 units
BOWAN BOULEVARD PUBLIC STREET
440 SOUTH
EAST 206.42'
STATE STREET
S41°40'04"E 209.85'
N29°58'15"W 1107.95'
PARCEL B
23,510 S.F.
0.540 ACRES
276.57'
S60°00'00"E 85.00'
PROPOSED BUILDING IS 9.9 FEET FROM RIGHT OF WAY LINE
PROPOSED BUILDING IS 9.7 FEET FROM RIGHT OF WAY LINE
PROPOSED BUILDING IS 8.1 FEET FROM RIGHT OF WAY LINE
PROPOSED BUILDING IS 11.1 FEET FROM RIGHT OF WAY LINE
PROPOSED BUILDING IS 16.3 FEET FROM RIGHT OF WAY LINE
PROPOSED BUILDING IS 9.6 FEET FROM RIGHT OF WAY LINE
2
104,429 S.F.
2.397 ACRES
ADDRESS
3
208,383 S.F.
4.784 ACRES
ADDRESS
CARTER LANE PUBLIC STREET
460 SOUTH
S60°00'00"E 277.80'
S60°00'00"E 280.80'
S41°00'00"E 185.39'
N60°00'00"W 512.15'
S30°00'00"E 227.83'
417.74'
CARTER LANE 260' EAST
5' P.U.E.
10' P.U.E.
N89°47'12"W 271.67'
S41°47'54"E 269.69'
12-003-0295 CLEARFIELD CITY PLAZA APARTMENTS LLC
S00°51'29"W 195.83'
583.85'
WEST 610.07'
P.O.B.
60'
NEWCASTLE GREENE TOWNHOMES PUD PHASE 2
NEWCASTLE GREENE TOWNHOMES PUD PHASE 1
914.20'



A3 CITY PARK ELEVATION (SOUTH)

SCALE: NTS



A4 CARTER LANE ELEVATION (EAST)

SCALE: NTS



A2 PROJECT RENDERING @ PARK FACADE

SCALE: NTS

Planning Commission
STAFF REPORT

AGENDA ITEM
#1

TO: Clearfield City Planning Commission

FROM: Brad McIlrath, Senior Planner
brad.mcilrath@clearfieldcity.org
(801) 525-2784

MEETING DATE: Wednesday, October 5, 2022

SUBJECT: Public Hearing, Discussion and Possible Action on **DA 2022-080132** the 3rd addendum of the development agreement for the Clearfield Junction development at the subject location. **Location:** 69 & 101 North Main Street (TIN: 12-930-0001 & 12-930-0002). **Project Area:** 2.67 Acres. **Zone:** T-C (Town Mixed Commerce). **(Legislative Action).**

STAFF RECOMMENDATION

Staff recommends that the Planning Commission **forward a recommendation of approval** to the Clearfield City Council, for the proposed **amendments to the Clearfield Junction Development agreement through an addendum**, as conditioned, based upon the discussion and findings outlined in this report.

This recommendation is based upon the findings and discussion of the staff report; however, as the advisory body to the Clearfield City Council, the Planning Commission may make a different recommendation on its own based upon careful consideration and analysis of the request.

PLANNING COMMISSION RECOMMENDATION OPTIONS:

After careful consideration and analysis of the information presented, the Clearfield City Planning Commission moves to:

1. **Recommend approval of Clearfield Junction Development Agreement 3rd Addendum**, to address the requested amendments to the Clearfield Junction Development Agreement for the properties located at 101 North Main Street (12-930-0001 & 12-930-0002).
2. **Recommend denial of Clearfield Junction Development Agreement 3rd Addendum**, to address the requested amendments to the Clearfield Junction Development Agreement for the properties located at 101 North Main Street (12-930-0001 & 12-930-0002).
3. **Table the Clearfield Junction Development Agreement 3rd Addendum** to request additional time to consider the request.

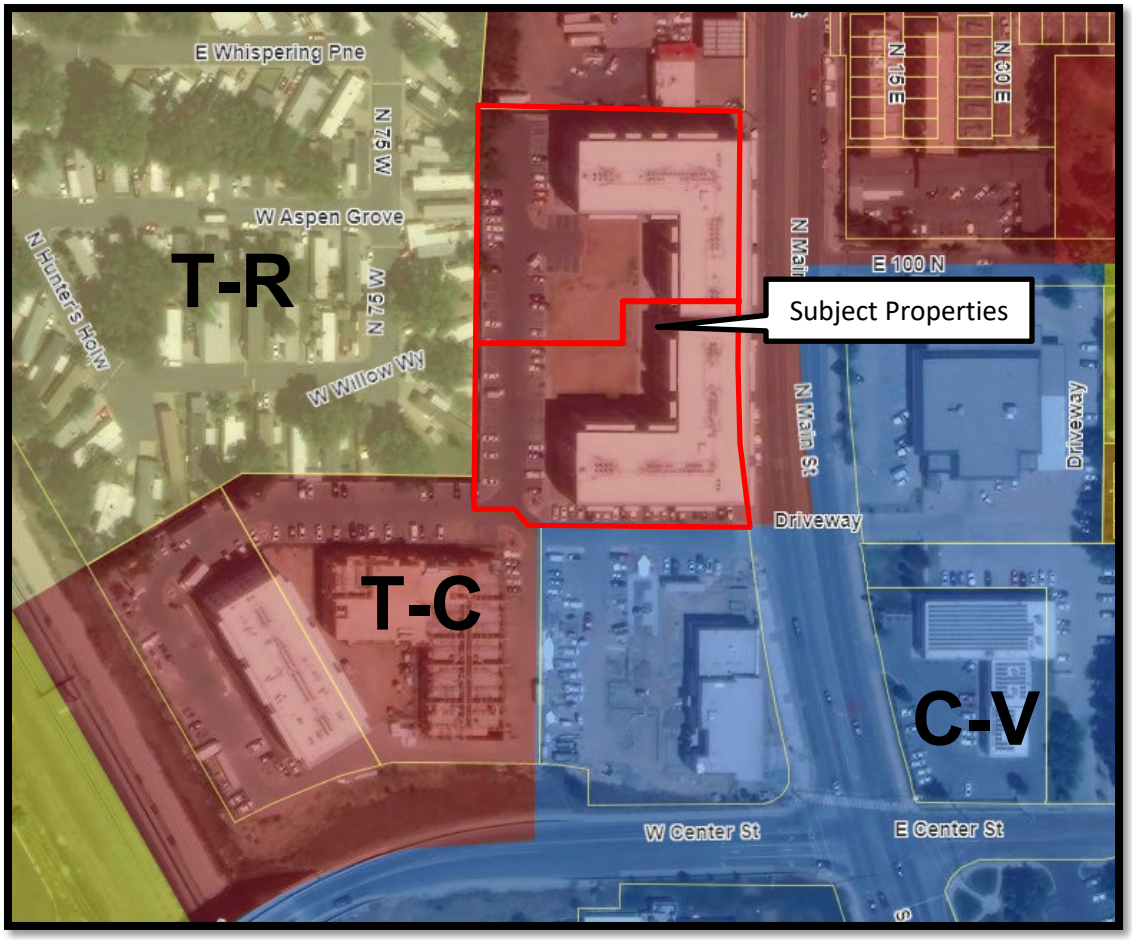
PROJECT SUMMARY

Project Information	
Project Name	Clearfield Junction Development Agreement 3rd Addendum
Site Location	69 & 101 North Main Street
Tax ID Number	12-930-0001 & 12-930-0002
Applicant	Erich Mourey, Four Peaks Capital

Project Information	
Owner	101 North Main (Clearfield) LLC
Proposed Actions	Development Agreement 3rd Addendum Approval
Current Zoning	T-C (Town Mixed Commerce)
General Plan Land Use Classification	Mixed Use
Gross Site	2.67 Acres

Surrounding Properties and Uses:		Current Zoning District	General Plan Land Use Classification
North	Commercial Retail	T-C (Town Mixed Commerce)	Mixed Use
East	Commercial Retail / Post Office/Residential	T-C (Town Mixed Commerce)	Commercial
South	Health Department	C-V (Civic)	Mixed Use
West	Residential Mobile Home	T-R (Town Neighborhood Residential)	Mixed Use

Aerial Image & Zoning



BACKGROUND & ANALYSIS

This 214-unit residential and commercial mixed-use development has constructed the first two (2) mixed-use buildings on the east side of the project along Main Street (SR-126) with some of the frontage improvements and a portion of the parking lot improvements. The entire development includes a mix of 1, 2, and 3-bedroom units, along with ground floor commercial space located in the first two buildings. Through a previous addendum to the development agreement the retail square footage was allowed to be reduced to be approximately 16,000 square feet to accommodate a leasing office, clubhouse, gym, and pool equipment room. The commercial spaces front onto Main Street and now have a depth and square footage that is in line with market demands.

With a change in ownership, the new owners recognize the need to provide clarification on some of the previously approved changes to the tenant amenities as well as the need to provide additional parking for this area of the development.

Clearfield Junction Development Agreement 3rd Addendum: Applicant Requests

Staff has taken the applicant's request and grouped them in the following sections for review.

1. **Gym & Leasing Office:** As part of the last addendum a gym and leasing office was proposed to be constructed on the ground floor and behind the commercial spaces in Building 1 (North). The spaces would have a combined square footage of no more than 2,000 square feet.
    a. **New Request:** The applicant proposes to construct a 1,350 square foot gym on the ground floor of Building 2 (South). The leasing office would remain in Building 1 with an area of 906 square feet.
2. **Clubhouse:** A separate clubhouse building was proposed near the pool and spa area. As part of the second addendum, the clubhouse building would not be constructed, but rather the clubhouse becomes an option that may be constructed in Building 2 if the commercial spaces need to be reduced in size to better facilitate a lease.
    a. **New Request:** The applicant proposes to move the optional clubhouse to Building 1 and be in a similar location to the previous gym layout. The optional clubhouse would have a floor area of 1,385 square feet, and as before would be constructed if the commercial spaces do not demand this amount of square footage.
3. **Pool and Hot Tub**: As part of the second addendum, the developer agreed to construct a pool and spa, each with a larger area than shown on previously approved plans. With some confusion on the agreed upon size, the applicant is now proposing the following.
    a. **New Request:** The applicant proposes to construct a pool with a minimum size of 1,000 square feet and a spa with a minimum size of 100 square feet. The new plans also include the construction of a 100 square foot pool house.
4. **Interior Courtyard Reconfiguration and Parking**: The applicant has recognized a need to provide additional parking for these first two buildings of the development. There is a need for the residents as well as the commercial tenants.
    a. **New Request:** To accommodate this need, the applicant proposes to relocate the BBQ and fire pit amenities to the south of the pool and spa area and to have a combined square footage of no less than 1,786. The parking north of the pool and spa area will be extended to the east to add twelve (12) additional parking spaces.

5. **BBQ and Fire Pit Area**: As part of the second addendum the kid splash pad on the north end of the courtyard space would be replaced with a BBQ area with outside seating. A horseshoe pit on the south end of the courtyard would be replaced with a fire pit with outside seating area.
    a. **New Request:** As part of the interior courtyard reconfiguration, the applicant proposes to locate the BBQ area to the west of the fire pit area in the courtyard space south of the pool and spa. The second addendum plans indicated that the combined square footage would be 1,800 square feet. As part of this addendum the applicant proposes that the combined area of the BBQ and Fire Pit amenities will be no less than 1,786 square feet as shown on the site plan.

Based upon review of the development agreement, and the submitted revised plans, staff is supportive of the five (5) requests proposed by the applicant.

Utah State Code – Development Agreements

As part of the 2021 Utah State Legislative Session, amendments to the Land Use Development and Management Act (LUDMA) of State Code were made regarding development agreements. Development agreements and their use are now more clearly defined and must be addressed in a public hearing if code changes are addressed.

STAFF RECOMMENDATION – CONDITIONS OF APPROVAL

Staff recommends that the Planning Commission **forward a recommendation of approval** to the Clearfield City Council, for the proposed **amendments to the Clearfield Junction Development agreement through an addendum,** as conditioned, based upon the discussion and findings outlined in this report.

The following condition of approval is based upon the deteriorated landscaping of the project to the extent that the site no longer complies with the approved plans.

1. The site landscaping shall be repaired and reinstalled where necessary in accordance with the approved landscape plans of the site plan approval for the Clearfield Junction development. The landscaping shall also comply with the revisions approved as part of the second addendum for Clearfield Junction.

ATTACHEMENTS

1. Draft Development Agreement Addendum
2. Exhibit A – Site Plan
3. Exhibit B – Ground Level Floor Plans
4. Exhibit C – Pool & Spa Plans
5. Amenities & Parking Rendering

THIRD ADDENDUM TO THE DEVELOPMENT AGREEMENT BETWEEN 101 NORTH MAIN (CLEARFIELD), LLC, CLEARFIELD CITY, AND CLEARFIELD COMMUNITY DEVELOPMENT AND RENEWAL AGENCY

This Third Addendum to the Development Agreement ("Third Addendum") for the Clearfield Junction Development is entered into as of this ____ day of _____, 2022, by and between 101 NORTH MAIN (CLEARFIELD), LLC a Delaware limited liability company ("Phase 1 Owner"), as owner/developer of certain real property located in Clearfield City, Davis County, Utah to complete the development of a project known as Clearfield Junction, Phase 1 (the "Phase 1 Project"), and CLEARFIELD CITY, a political subdivision of the State of Utah ("City"), and CLEARFIELD COMMUNITY DEVELOPMENT AND RENEWAL AGENCY ("CDRA"), herein after referred to collectively as, the "Parties."

RECITALS

WHEREAS, Clearfield Junction, LLC ("Developer"), City, and CDRA previously entered into a Development Agreement dated May 22, 2018 (Original Agreement), that outlines the development of the Project.

WHEREAS, the Original Agreement includes a phased plan for the development of the Project.

WHEREAS, Section fourteen (14) of the Original Agreement allows for the assignment of all or part of the legal obligations of the Original Agreement.

WHEREAS, on or about _____, Developer sold the Phase 1 Project to Phase 1 Owner resulting in the assignment of all legal obligations to complete the Phase 1 Project set forth within the Original Agreement.

WHEREAS, Phase 1 Owner requires the following amendments to the Original Agreement to finalize the Phase 1 Project.

NOW, THEREFORE, in consideration of the mutual covenants, terms and conditions set forth herein, Phase 1 Owner and the City and CDRA hereby agree as follows:

AGREEMENT

(1) Recitals. The foregoing recitals are incorporated and made an integral part of this Agreement by this reference.

(2) Development Pursuant to the Original Agreement and First, Second, and Third Addendum. The Phase 1 Project shall be developed in accordance with the terms of the Original Agreement, as modified by the First Addendum entered in December 2018, the Second Addendum as entered in January 2022, and this Third Addendum of the Original Agreement, as follows:

A. The gym will be moved to the bottom of building 2 and consist of 1,350 SF. (Exhibit B)

B. The optional clubhouse will be built in building 1 and consist of 1,385 SF. (Exhibit B)

C. The minimum required pool and hot tub sizes will be no less than 1,000 SF for the pool and no less than 100 SF for the spa. (Exhibit C)

D. The interior courtyard can be reconfigured to allow for an additional 12 parking spaces by moving the BBQ area to the southern end of the courtyard. (Exhibit A)

E. The combined BBQ and Fire Pit area requirement will be reduced from 1,800 SF to no less than 1,786 SF. (Exhibit A)

(3) Original Agreement. Except for the changes reflected in paragraph 2 above, all other terms and conditions within the Original Agreement, First Addendum, and the Second Addendum shall remain in place and applicable to the Parties.

(4) Binding Effect. The provisions of this Third Addendum shall inure to the benefit of and be binding upon the successors and assigns of the parties hereto.

(5) Severability. If any part or provision of this Third Addendum shall be determined to be unconstitutional, invalid, or unenforceable by a court of competent jurisdiction, then such a decision shall not affect any other part or provision of this Third Addendum except that condition, covenant, or other provision of this Third Addendum shall be deemed invalid due to its scope or breadth, such provision shall be deemed valid to the extent of the scope or breadth permitted by law.

(6) Miscellaneous.

a. Legal Fees. Should any party default in any of the covenants or agreements herein contained, that defaulting party shall pay all costs and expenses, including a reasonable attorney's fee, which may arise or accrue from enforcing this Second Addendum or in pursuing any remedy provided hereunder or any applicable law, whether such remedy is pursued by filing suit or otherwise. This obligation of the defaulting party to pay costs and expenses includes, without limitation, all costs and expenses, including a reasonable attorney's fee, incurred on appeal and in bankruptcy proceedings.

b. Survival. It is expressly agreed that the terms, covenants and conditions of this Third Addendum shall survive any legal act or conveyance required under this Third Addendum.

(7) Headings. The section and other headings contained in this Third Addendum are for reference purposes only and shall not in any way affect the meaning or interpretation of this Third Addendum.

IN WITNESS WHEREOF, the parties have executed this Third Addendum to the Original Agreement for the Clearfield Junction Development the day and years first above written.

CITY:

_____
Mark Shepherd, Mayor

ATTEST:

_____
Nancy Dean, City Recorder

APPROVED AS TO LEGAL FORM

_____
Stuart E. Williams, City Attorney

CDRA:

_____
Karece Thompson, Chair

PHASEPHASE 1 OWNER:

101101 North Main (Clearfield), LLC
a Delaware limited liability company

By: Four Peaks Fund 1, LP
A Delaware limited partnership
Its Sole Member
By: Four Peaks Fund GP 1, LLC,
A Delaware limited liability company
Its General Partner

By: _____
Daniel Ross, Authorized Signatory

ACKNOWLEDGMENT OF PHASEPHASE 1 OWNER

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of _____)

On _____ ____ before me, _____, N
(insert name and title of the officer)

personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

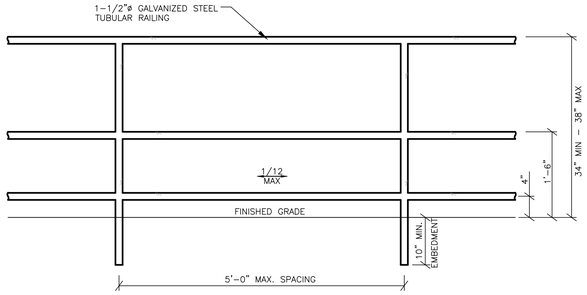
Signature _____ (Seal)

Exhibit A – Site Plan

Exhibit B – Ground Level Floor Plans

Exhibit C – Pool & Spa Plans

Reeve & Associates, Inc. - Solutions You Can Build On



Hardrail Detail

SCALE: NONE

NOTE:
2.0% MAX CROSS SLOPE
5% MAX RUNNING SLOPE

POOL: 1,000 SF
HOT TUB: 100 SF
GYM: 1,350 SF
LEASING OFFICE: 906 SF
CLUBHOUSE: 1,385 SF
MAINTENANCE ROOM: 590 SF
FIRE PIT & BBQ AREA TOTAL: 1,786 SF

40 0 40 80 120

Scale: 1" = 40'

Landscape Data

LOCATION	REMOVED	NEW
BUILDING 1	37 S.F.	–
BUILDING 2	276 S.F.	–
BUILDING 3	–	568 S.F.
POOL AREA	–	854 S.F.
FIRE ACCESS	107 S.F.	270 S.F.
TOTAL AREA	420 S.F.	1,692 S.F.

Legend

= ADDITIONAL LANDSCAPE

= LANDSCAPE TO BE REMOVED

POOL BY PROPERLY LICENSED CONTRACTOR DEFERRED SUBMITTAL

Site Information

OUTDOOR PARKING STALLS	323	
OUTDOOR ADA PARKING STALLS	8	
GARAGE ADA PARKING STALLS	1	
PARKING GARAGE PROVIDED	44	
TOTAL PARKING STALLS	376	
TOTAL PARCEL AREA	238,856 s.f.	
BUILDING AREA	82,893 s.f.	34.7%
PAVED AREA	107,450 s.f.	45.0%
TOTAL BUILDING & PAVED	190,343 s.f.	79.7%
TOTAL OPEN SPACE/LANDSCAPE	48,513 s.f.	20.3%
		100.0%

NOTE:
- PARKING STALLS 9' WIDE UNLESS NOTED OTHERWISE.
- LIBRARY PARCEL IS NOT INCLUDED IN SITE DATA

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS

DATE	DESCRIPTION
10-29-18 NF	City Comments
11-06-18 NF	City Comments
12-12-18 NF	City Comments
08-07-19 NF	Grading on South
02-14-20 NF	Adjusted SS Layout
04-09-20 NF	Adjust Bldg layout
04-29-20 NF	Adjust Bldg Layout
06-17-20 NF	Added Site Data

Clearfield Junction Subdivision

CLEARFIELD CITY, DAVIS COUNTY, UT

Site Plan

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
08/03/2020
STATE OF UTAH

Project Info.

Engineer: J. NATE REEVE
Drafter: N. FICKLIN
Begin Date: SEPTEMBER, 2018
Name: CLEARFIELD JUNCTION SUBDIVISION
Number: 6975-04

Sheet 4 of 11 Sheets

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FLOOR PLAN GENERAL NOTES:

A. GENERAL NOTES APPLY TO ALL DRAWINGS.
B. ALL DIMENSIONS ARE EXTERIOR WALL TO FACE OF STUD, INTERIOR WALL TO FACE OF GYPSUM BOARD, FACE OF MASONRY OR CENTER LINE OF COLUMNS UNLESS OTHERWISE NOTED.
C. DO NOT SCALE DRAWINGS.
D. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO ORDERING OR INSTALLING MATERIALS OR EQUIPMENT.
E. ELECTRICAL PLANS INDICATE THE GENERAL DESIGN AND ARRANGEMENT OF PIPES, CONDUIT, WIRING, EQUIPMENT, SYSTEMS, ETC... INFORMATION SHOWN IS DIAGRAMMATIC IN CHARACTER AND DOES NOT NECESSARILY INDICATE EVERY REQUIRED OFFSET, FITTING AND EXISTING CONDITION WHEN APPLIES. LOCATION OF THESE ITEMS MAY BE ADJUSTED CONDITIONAL UPON THE SATISFACTORY COMPLIANCE WITH ALL OTHER REQUIREMENTS.
F. ALL MATERIALS FOR USE IN THIS PROJECT SHALL BE NEW AND UNUSED UNLESS NOTED OTHERWISE.
G. ALL WALL PENETRATIONS AT RATED WALL LOCATIONS REQUIRED FOR PIPES, CONDUIT, DUCTING, ETC... SHALL BE SEALED TO STOP PASSAGE OF FIRE AND/OR SMOKE WITH FIRE SAFING AND APPROVED SEALANT.
H. ALL ASPECTS OF THE WORK AND ITEMS NOT SPECIFICALLY MENTIONED, BUT WHICH ARE NECESSARY TO MAKE A COMPLETE WORKING INSTALLATION, SHALL BE INCLUDED AND INDICATED IN THE CONTRACTORS BID.
I. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR PROPER REMOVAL AND DISPOSAL OF ALL DEBRIS GENERATED BY CONSTRUCTION OF THIS PROJECT. THE REMOVAL AND DISPOSAL OF ALL CONSTRUCTION DEBRIS SHALL BE IN FULL COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS. THE PREMISES SHALL BE KEPT CLEAN AND FREE FROM ALL WASTE MATERIALS.
J. GENERAL CONTRACTOR SHALL PROTECT NEW CONSTRUCTION FROM DAMAGE BY ALL TRADES. ALL SUCH DAMAGE CAUSED BY THE CONTRACTORS AND SUBCONTRACTORS DURING THE COURSE OF THIS WORK SHALL BE REPAIRED OR REPLACED AT THE CONTRACTORS EXPENSE.
K. ALL PIPING AND CONDUITS SHALL BE CONCEALED WITHIN WALLS, UNDERGROUND, ABOVE CEILING OR IN ARCHITECTS APPROVED UTILITY SPACES IN ALL CASES UNLESS NOTED THERWISE ON THE DRAWINGS. EXPOSED ITEMS MUST BE LOCATED IN AREAS APPROVED BY THE ARCHITECT. EXPOSED ITEMS SHALL BE INSTALLED AND FINISHED TO PROVIDE MINIMAL VISUAL IMPACT. ALL EXPOSED ITEMS ARE TO BE PAINTED TO MATCH THE ADJACENT SURFACES UNLESS SCHEDULED FOR AN ACCENT COLOR
L. ARCHITECTURAL FINISH FLOOR ELEVATION 100'-0" EQUALS ACTUAL SITE REFERENCE OF FINISH FLOOR.
M. SEE SHEET A610 FOR WALL TYPES.
N. SEE SHEET A601 FOR DOOR AND WINDOW TYPES.
O. SEE DETAIL ON A501 FOR FIRE EXTINGUISHER CABINET.
P. FIREBLOCKING SHALL BE INSTALLED TO CUT OFF CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND SHALL FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN A TOP STORY AND A ROOF OR ATTIC SPACE.
Q. FIREBLOCKING SHALL CONSIST OF 2-INCH NOMINAL LUMBER OR TWO THICKNESSES OF 1-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS OR ONE THICKNESS OF 0.719-INCH WOOD STRUCTURAL PANEL WITH JOINTS BACKED BY 0.719-INCH WOOD STRUCTURAL PANEL OF ONE T HICKNESS OF 0.75-INCH PARTICLEBOARD WITH JOINTS BACKED BY 0.75-INCH PARTICLEBOARD. GYPSUM BOARD, CEMENT FIBER BOARD, BATTS OR BLANKETS OF MINERAL WOOL, GLASS FIBER OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNNER AS TO BE SECURELY RETAINED IN PLACE SHALL BE PERMITTED AS AN ACCEPTABLE FIREBLOCK.
R. FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
   1. VERTICALLY AT THE CEILING AND FLOOR LEVELS.
   2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'.
S. FIREBLOCKING SHALL BE PROVIDED AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES AND CONCEALED HORIZONTAL SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS OR TRUSSES, AND BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS AND SIMILAR LOCATIONS.
T. FIREBLOCKING SHALL BE INSTALLED AT OPENINGS AROUND VENTS PIPES, DUCTS CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVELS, WITH AN APPROVED MATERIAL TO RESSIST THE FREE PASSAGE OF FLAME AND THE PRODUCTS OF COMBUSTION. FACTORY-BUILT CHIMNEYS AND FIREPLACES SHALL BE FIREBLOCKED IN ACCORDANCE WITH UL 103 AND UL 127.
U. DRAFTSTOPPING - IN COMBUSTIBLE CONSTRUCTION, DRAFTSTOPPING SHALL BE INSTALLED TO SUBDIVIDE FLOOR/CEILING ASSEMBLIES.
V. DRAFTSTOPPING MATERIALS SHALL NOT BE LESS THAN 0.5-INCH GYPSUM BOARD, 0.375-INCH WOOD STRUCTUAL PANEL, 0.375-INCH PARTICLEBOARD, 1-INCH NOMINAL LUMBER, CEMENT FIBERBOARD, BBATTS, OR BLANKETS OF MINERAL WOOL OR GLASS FIBER OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. THE INTEGRITY OF DRAFTSTOPS SHALL BE MAINTAINED.
W. DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR/CEILING SPACES. DRAFTSTOPPING SHALL BE LOCATED ABOVE AND IN LINE WITH THE DWELLING UNIT AND SLEEPING UNIT SEPARATIONS.
X. DRAFTSTOPPING - IN COMBUSTIBLE CONSTRUCTION, DRAFTSTOPPING SHALL BE INSTALLED TO SUBDIVIDE THE ATTIC SPACES AND CONCEALED ROOF SPACES. VENTILATION OF CONCEALED ROOF SPACES SHALL BE MAINTAINED IN ACCORDANCE WITH THE 2018 IBC.
Y. DRAFTSTOPPING - OPENINGS IN THE PARTITIONS SHALL BE PROTECTED BY SELF-CLOSING DOORS WITH AUTOMATIC LATCHES CONSTRUCTED AS REQUIRED FOR THE PARTITIONS.
Z. DRAFTSTOPPING SHALL BE INSTALLED ABOVE, AND INLINE WITH, SLEEPING UNIT AND DWELLING UNIT SEPERATION WALLS THAT DO NOT EXTEND TO THE UNDERSIDE OF THE ROOF SHEATHING ABOVE.
AA. DRAFTSTOPS MUST BE PLACED INTO AREAS NOT EXCEEDING 3,000 SQUARE FEET OR ABOVE EVERY TWO DWELLING UNITS, WHICHEVER IS SMALLER.
BB. ALL SWITCHES, OUTLETS, AND CONTROLS ON ALL FLOORS ARE TO BE LOCATED PER ADA STANDARDS.
CC. IN ALL UNITS - REINFORCING & OR BLOCKING FOR GRAB BARS IN ALL RESTROOM WALLS AROUND TOILET, TUB, SHOWERS, ETC. ARE TO BE LOCATED AS PER ENLARGED UNIT SHEETS.
DD. PRE-ROCK RESTROOM WALLS AROUND TUBS AND SHOWERS LOCATED AS PER ENLARGED UNIT SHEETS.
EE. ALL DWELLING UNITS ARE TO BE ACCESSIBLE AS REQUIRED BY ANSI A117.1-2017 (SEE SHEET G002). 2% WILL BE TYPE "A" UNITS THE REMAINING WILL BE TYPE "B" UNITS.
FF. ALL EXTERIOR BALCONIES ARE NOT RATED, BUT WILL BE PROVIDED WITH SPRINKLER PROTECTION TO THOSE AREAS AS DIRECTED BY IBC 1406.3 EXCEPTION 3.
GG. FIRE DEPARTMENT STANDPIPE EQUIPMENT IS NOT TO ENCROACH INTO THE STAIR LANDING BEYOND THE RADIUS EXTENDING FROM THE INSIDE CORNER OF THE REQUIRED STAIR LANDING WIDTH.
HH. DRYER/EXHAUST VENTS TO BE LOCATED AWAY FROM ANY OPERABLE WINDOWS/DOORS AS PER 2018 IMC.
II. MEMBERS OF THE PRIMARY STRUCTURAL FRAME OTHER THAN COLUMNS THAT ARE REQUIRED TO HAVE A FIRE-RESISTANCE RATING AND SUPPORT MORE THAN TWO FLOORS OR ONE FLOOR AND ONE ROOF, OR SUPPORT A LOAD-BEARING WALL OR A NONLOAD-BEARING WALL MORE THAN TWO STORIES HIGH, SHALL BE PROVIDED INDIVIDUAL ENCASEMENT PROTECTION BY PROTECTING THEM ON ALL SIDES FOR THEIR FULL LENGTH, INCLUDING CONNECTIONS TO OTHER STRUCTURAL MEMBERS, WITH MATERIALS HAVING THE REQUIRED FIRE-RESISTANCE RATING.

FINISH PLAN GENERAL NOTES:

A. FOLLOW ALL MANUFACTURER'S INSTALLATION AND FLOOR PREPARATION REQUIREMENTS.
B. INSTALL SPECIFIED FLOORING BENEATH ALL FLOOR MOUNTED FIXTURES, EQUIPMENT AND MILLWORK.
C. SEE A500 SERIES SHEETS FOR TYPICAL SIGNAGE REQUIREMENTS.
D. SEE A500 SERIES SHEETS FOR FLOOR MATERIAL TRANSITION DETAILS.

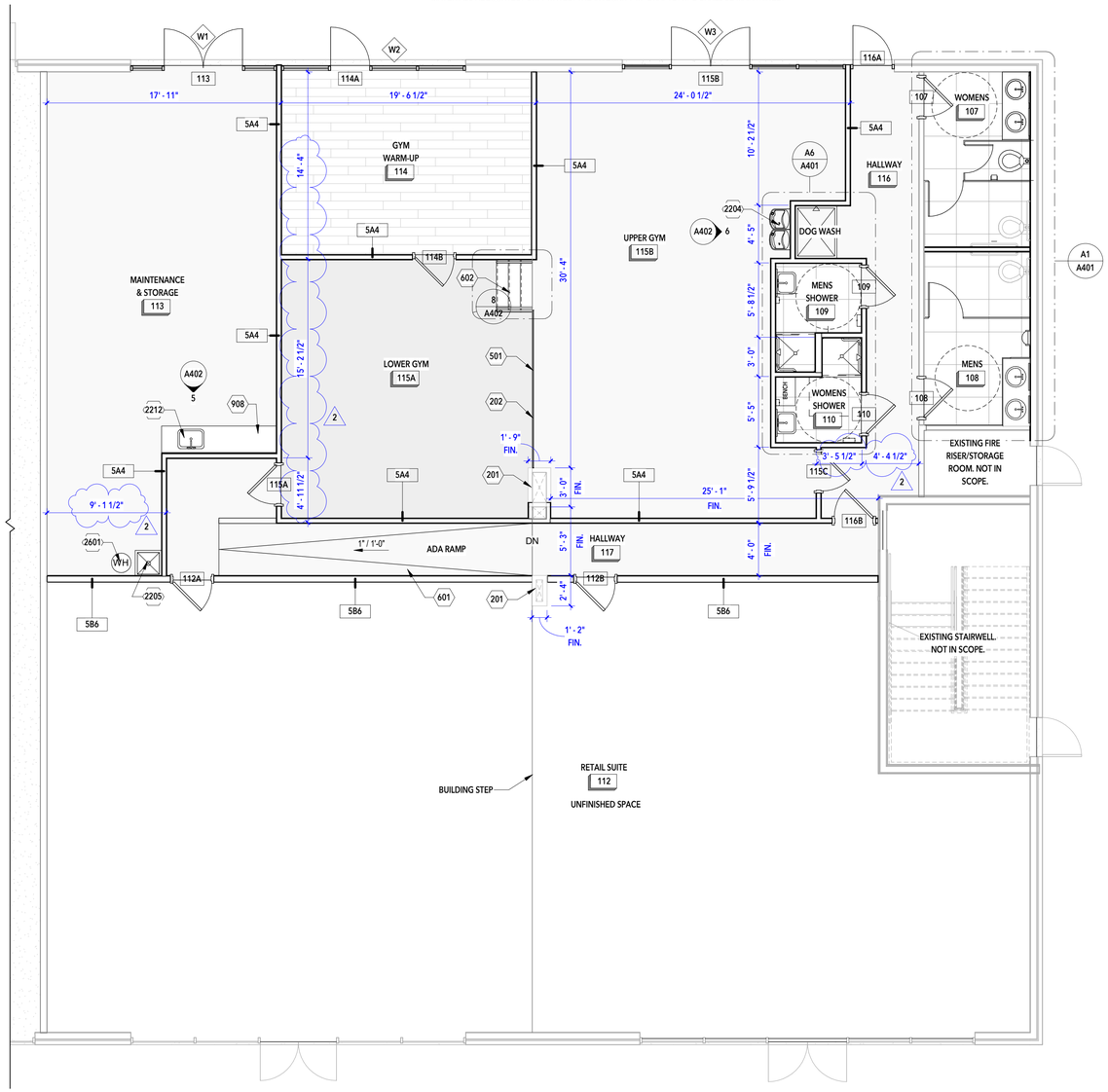
DEVELOPMENT AGREEMENT NOTES:

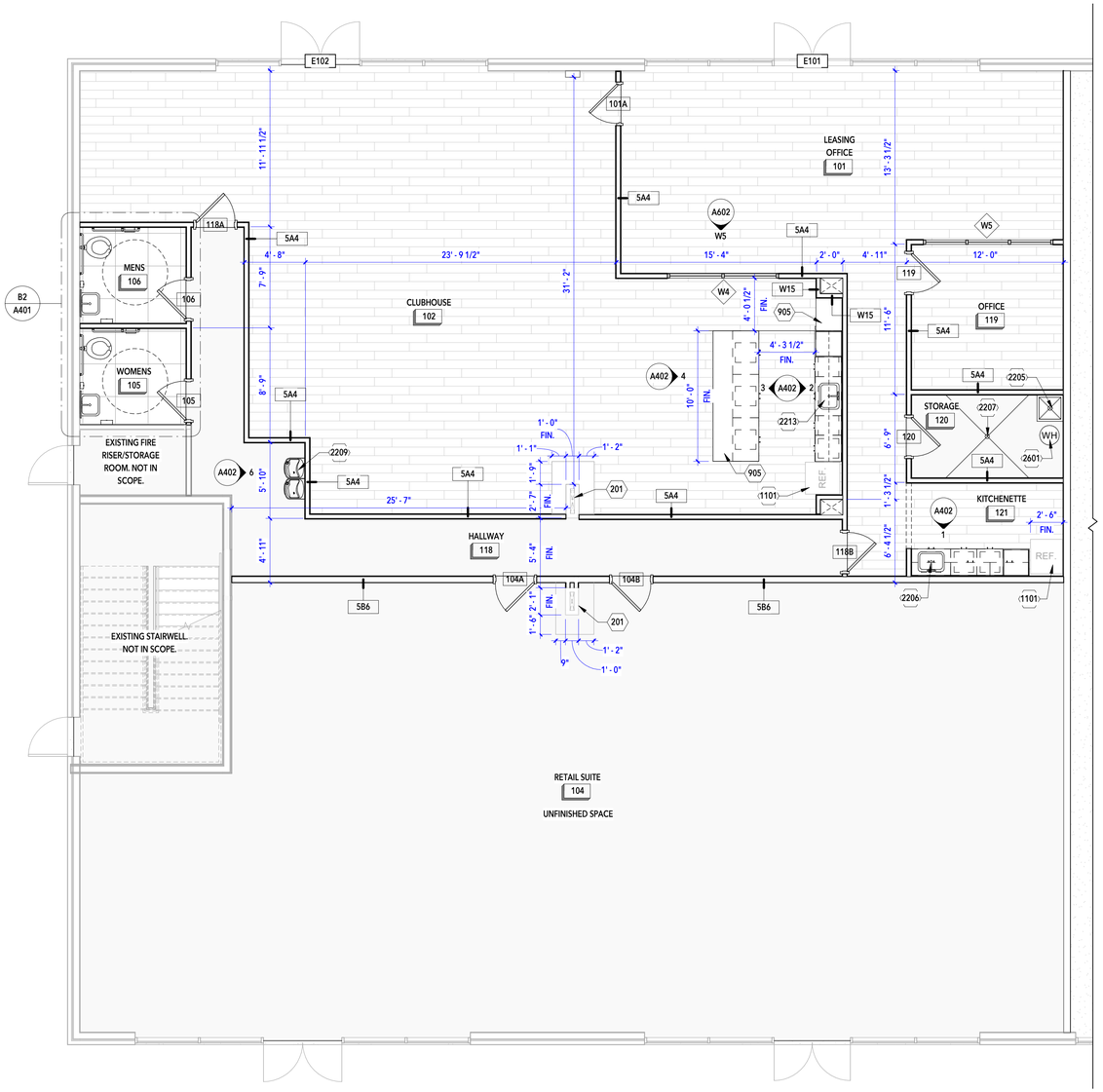
GYM: 1,350 SF
LEASING OFFICE: 906 SF
CLUBHOUSE: 1,385 SF
MAINTENANCE ROOM: 590 SF

3

KEYNOTE LEGEND

201	EXISTING COLUMN.
202	EXISTING BUILDING STEP. DIMENSIONS TO BE CONFIRMED.
501	STEEL GUARDRAIL TO BE HORIZONTAL STEEL GUARDRAIL TO BE POWDER COATED BLACK.
601	ADA RAMP. TO COMPLY WITH ALL ADA RAMP REQUIREMENTS.
602	WOOD STAIR. SEE DETAILS.
905	QUARTZ COUNTERTOP. TO BE FINISH CTR-01. SEE FINISH SCHEDULE.
908	WORKTOP. TO BE FINISH CTR-02.
1101	REFRIGERATOR TO BE PROVIDED BY CLIENT. PROVIDE POWER TO LOCATION.
2204	DRINKING FOUNTAINS WITH WATER BOTTLE DISPENSER BUILT-IN. SEE PLUMBING.
2205	MOP SINK & FAUCET. PROVIDE PLUMBING TO LOCATION. SEE PLUMBING
2206	TOP MOUNT KITCHEN SINK & FAUCET WITH GARBAGE DISPOSAL. TO BE SINGLE BASIN SINK. EXACT FIXTURES AND SINK TBD. SEE PLUMBING & ELECTRICAL.
2207	FLOOR DRAIN. SEE PLUMBING.
2209	DRINKING FOUNTAINS. SEE PLUMBING.
2212	TOP MOUNT STAINLESS STEEL UTILITY SINK. SEE PLUMBING.
2213	UNDERMOUNT KITCHEN SINK & FAUCET WITH GARBAGE DISPOSAL. TO BE SINGLE BASIN SINK. EXACT FIXTURES AND SINK TBD. SEE PLUMBING & ELECTRICAL.
2601	WATER HEATER. SEE ELECTRICAL





1 A101 FLOOR PLAN
3/16" = 1'-0"

MINT CONSTRUCTION + ARCHITECTURE
7585 S UNION PARK AVE., STE 100
SANDY, UT 84047
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STATE OF UTAH
COREY A. WARNICK
7701191 - 0301
LICENSED ARCHITECT

DRAWN BY
Author

MARK	ISSUE DESCRIPTION	ISS. DATE	#	REV. DESCRIPTION	REV. DATE
			3	CITY COMMENTS	9/13/22
			2	RFI 2	8/24/22

CLEARFIELD JUNCTION
101 N Main St, Clearfield, UT 84015

ISSUE DATE
6/27/22

FLOOR PLAN

SHEET
A101

OWNER APPROVAL
SIGNATURE DATE

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MATERIALS LEGEND

- CONCRETE MASONRY UNIT
- FACE BRICK OR STONE
- CONCRETE (CAST IN PLACE)
- GYPSUM BOARD OR SETTING BEDS
- INSULATION (BATT & BLANKET)
- INSULATION (RIGID/ SEMI-RIGID)
- PLYWOOD
- WOOD FRAMING (CONTINUOUS)
- WOOD (BLOCKING)
- WOOD (FINISH)
- STEEL AND OTHER METALS
- GRAVEL
- NATURAL UNDISTURBED EARTH
- COMPACTED STRUCTURAL FILL
- QUARRY/CERMAIC TILE

GENERAL CONSTRUCTION NOTES

A. INTERIOR EXIT STAIRWAYS, RAMPS AND EXIT PASSAGEWAYS SHALL BE NOT LESS THAN A CLASS **'B'** RATING, SEE IBC TABLE 803.13. CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND RAMPS SHALL NOT BE LESS THAN A CLASS **'C'** RATING, SEE IBC TABLE 803.13. IN ALL OCCUPANCIES, INTERIOR FLOOR FINISH AND FLOOR COVERING MATERIALS IN ENCLOSURES FOR STAIRWAYS AND RAMPS, EXIT PASSAGEWAYS, CORRIDORS AND ROOMS OR SPACES NOT SEPARATED FROM CORRIDORS SHALL NOT BE LESS THAN **CLASS II**, SEE IBC 804.4.2.

B. ALL CONSTRUCTION SHALL MEET THE CONSTRUCTION STANDARDS FOR A **TYPE II A, SPRINKLED BUILDING** IN ACCORDANCE WITH INTERNATIONAL BUILDING CODE 2018 EDITION. CONSTRUCTION SHALL MEET THE REQUIREMENTS FOR THE CITY OF **CLEARFIELD**, STATE OF **UTAH**.

C. CONTRACTOR TO MAINTAIN A COMPLETE, TOP QUALITY, "AS BUILT" DRAWINGS FOR SUBMITTAL TO ARCHITECT UPON COMPLETION OF CONSTRUCTION.

D. WOOD AND COMBUSTABLE MATERIALS IN CEILINGS AND CONCEALED SPACES FOR TYPES I AND II CONSTRUCTION IS TO BE CONSTRUCTED PER IBC 603.

E. NO VINYL ASBESTOS OR OTHER HAZARDOUS MATERIALS SHALL BE INSTALLED AS PART OF THIS WORK. ALL STRICTLY REGULATED MATERIALS SHALL MEET ALL STATE AND FEDERAL REGULATIONS.

F. ALL FURRING AND BLOCKING SHALL MEET THE REQUIREMENTS OF IBC 718.2.

G. THE CONTRACTOR SHALL THOROUGHLY EXAMINE THE PREMISES AND SHALL BASE HIS BID ON THE EXISTING CONDITIONS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE ACTUAL FIELD CONDITIONS. EACH TRADE SHALL EXAMINE THE PREMISES PRIOR TO COMMENCING HIS WORK TO INSURE THAT CONDITIONS ARE APPROPRIATE FOR HIS WORK TO COMMENCE. AREAS NOT APPROPRIATE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. COMMENCING WORK IMPLIES ACCEPTANCE OF EXISTING CONDITIONS. **CONSULT THE ARCHITECT IF DISCREPANCIES OCCUR AND WHERE THERE IS A CONFLICT THE MOST EXPENSIVE PRODUCT/METHOD SHALL GOVERN. BUT WITH PRIOR APPROVAL FROM THE ARCHITECT.**

H. COORDINATE ALL DIMENSIONS, CONDITIONS AND DETAILS WITH STRUCTURAL, CIVIL, LANDSCAPE, MECHANICAL, PLUMBING, ELECTRICAL, FIRE PROTECTION DRAWINGS AND MATERIAL SUPPLIERS. **CONSULT THE ARCHITECT IF DISCREPANCIES OCCUR AND WHERE THERE IS A CONFLICT THE MOST EXPENSIVE PRODUCT/METHOD SHALL GOVERN. BUT WITH PRIOR APPROVAL FROM THE ARCHITECT.**

I. ALL SECURITY DEVICES MUST BE PHYSICALLY INTEGRATED. FREESTANDING PEDESTALS OR HANGING DEVICES CONTAINING SENSOR EQUIPMENT ARE PROHIBITED.

J. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH THE APPLICABLE INTERNATIONAL BUILDING CODE, HANDICAPPED-ACCESSIBILITY CODE, AND ALL APPLICABLE ORDINANCES INCLUDING STATE AND LOCAL BUILDING CODES AND REQUIREMENTS.

K. THE CONTRACTOR SHALL CONFIRM IN WRITING, APPROXIMATE ON-SITE DELIVERY DATES FOR ALL CONSTRUCTION ITEMS AND MATERIALS AS REQUIRED BY THE CONSTRUCTION DOCUMENTS, AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DELAYS AFFECTING OCCUPANCY.

L. SUBSTITUTIONS, REVISIONS AND/OR CHANGES MUST HAVE PRIOR WRITTEN APPROVAL BY THE ARCHITECT AND OWNER.

M. THE CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN THE LOCATION OF ANY AND ALL WORK INCLUDING BUT NOT LIMITED TO MECHANICAL, ELECTRICAL, TELEPHONE AND LIGHTING (INCLUDING PIPING, DUCTWORK AND CONDUIT,) AND THAT ALL CLEARANCES FOR INSTALLATION AND MAINTENANCE ARE PROVIDED.

N. NO WORK DEFECTIVE IN CONSTRUCTION OR QUALITY, OR DEFICIENT IN ANY REQUIREMENT OF THE CONTRACT DOCUMENTS WILL BE ACCEPTABLE. THE OWNER'S OR ARCHITECT'S FAILURE TO DISCOVER OR POINT OUT DEFICIENCIES OR DEFECTS DURING CONSTRUCTION SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITIES. DEFECTIVE WORK REVEALED WITHIN THE TIME REQUIRED BY GUARANTEES SHALL BE REPLACED BY WORK CONFORMING TO THE INTENT OF THE CONTRACT. NO PAYMENT, EITHER PARTIAL OR FINAL SHALL BE CONSTRUED AS AN ACCEPTANCE OF DEFECTIVE WORK OR IMPROPER MATERIALS.

O. THE CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE EXISTING CONSTRUCTION AND SHALL BE RESPONSIBLE FOR REPAIRING ALL DAMAGES CAUSED BY THEMSELVES OR BY THEIR SUB-CONTRACTORS.

P. THE CONTRACTOR SHALL REVIEW, APPROVE, STAMP, AND SUBMIT TO THE ARCHITECT, WITH REASONABLE PROMPTNESS, AND IN SUCH SEQUENCE AS TO CAUSE NO DELAY IN THE WORK, PRODUCT DATA, SHOP DRAWINGS AND SAMPLES FOR THE PROJECT.

Q. BY APPROVING STAMPING, AND SUBMITTING SHOP DRAWINGS, PRODUCT DATA AND SAMPLES, THE CONTRACTOR REPRESENTS THAT THEY HAVE DETERMINED AND VERIFIED MATERIALS, FIELD MEASUREMENTS, AND FIELD CONSTRUCTION CRITERIA RELATED THERETO AND THAT THEY HAVE CHECKED AND COORDINATED THE INFORMATION WITHIN SUCH SUBMITTALS WITH THE REQUIREMENTS OF THE WORK AND CONTRACT DOCUMENTS.

R. THE CONTRACTOR SHALL NOT BE RELIEVED OF RESPONSIBILITY FOR ANY DEVIATION FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS BY THE ARCHITECT'S REVIEW OF THE SHOP DRAWINGS, PRODUCT DATA, OR SAMPLES.

S. THE CONTRACTOR SHALL ASSIST IN THE COORDINATION OF 'NOT IN CONTRACT' (NIC) ITEMS INCLUDING FURNITURE INSTALLATION, EQUIPMENT INSTALLATION, TELEPHONE WORK, ETC...

T. ALL PARTITIONS AND CEILINGS SHALL BE BRACED IN COMPLIANCE WITH THE REQUIREMENTS OF ALL APPLICABLE SEISMIC AND BUILDING CODES.

U. THE CONTRACTOR SHALL PROVIDE METAL BACKING PLATES, OR FIRE TREATED WOOD BLOCKING, AS REQUIRED IN WALLS BEHIND ALL WALL MOUNTED ITEMS OF CASEWORK, ACCESSORIES, ETC... AS ALLOWED BY THE TYPE OF CONSTRUCTION.

V. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ALL FIELD DIMENSIONS INDICATED BY "VERIFY" IN THE CONTRACT DOCUMENTS AND SHALL REVIEW ANY DISCREPANCIES WITH THE ARCHITECT BEFORE PROCEEDING.

W. ALL 'CLEAR' (CLR.) DIMENSIONS ARE NOT ADJUSTABLE WITHOUT ARCHITECT'S APPROVAL.

X. PRIOR TO CONSTRUCTION, DISCREPANCIES BETWEEN THE ARCHITECTURAL DRAWINGS, ENGINEERING DRAWINGS AND EXISTING CONDITIONS SHALL BE REPORTED TO THE ARCHITECT.

Y. DIMENSIONS TAKE PRECEDENCE OVER SCALE OF THE DRAWING. DRAWINGS SHOULD NOT BE SCALED WITHOUT APPROVAL OF THE ARCHITECT.

Z. ALL TOILET ROOMS AND ELEVATIONS SHALL BE IN COMPLIANCE WITH CURRENT APPLICABLE CODES AS PER THESE DRAWINGS.

AA. ALL DRAWINGS, NOTES, AND SPECIFICATIONS ARE CONSIDERED COMPLIMENTARY AND WHAT IS CALLED FOR BY ONE WILL BE BINDING TO ALL. ANY WORK SHOWN, OR REFERRED TO, IS BINDING TO ALL. **CONSULT THE ARCHITECT IF DISCREPANCIES OCCUR AND WHERE THERE IS A CONFLICT THE MOST EXPENSIVE PRODUCT/METHOD SHALL GOVERN. BUT WITH PRIOR APPROVAL FROM THE ARCHITECT.**

BB. ARCHITECT SHALL NOT BE LIABLE FOR WORK. REGARDING THE IDENTIFICATION, REPAIR, REMOVAL OR ENCAPSULATION OF ASBESTOS OR OTHER HAZARDOUS MATERIALS. CONTRACTOR SHALL NOTIFY ARCHITECT AND OWNER IF ANY MATERIALS ENCOUNTERED REQUIRING TESTING OR ABATEMENT. ALL ASBESTOS IDENTIFICATION AND REMOVAL IS TO BE COMPLETED UNDER SEPARATE CONTRACT AND PRIOR TO COMMENCEMENT OF DEMOLITION AND/OR REMODELING WORK DESCRIBED IN OUR DOCUMENTS.



A1 / G002 LEVEL 1 EGRESS PLAN
1/8" = 1'-0"

CODE INFORMATION

CODE:	TITLE:	EDITION:	STATE AMENDMENTS:
BUILDING CODE	INTERNATIONAL BUILDING CODE	2018	YES
ACCESSIBILITY CODE	ICC/ANSI A117.1	2009	NO
MECHANICAL CODE	INTERNATIONAL MECHANICAL CODE	2018	YES
ELECTRICAL CODE	NATIONAL ELECTRICAL CODE	2020	YES
PLUMBING CODE	INTERNATIONAL PLUMBING CODE	2018	YES
FIRE PREVENTION CODE	INTERNATIONAL FIRE CODE	2018	YES
ENERGY CODE	INTERNATIONAL ENERGY CONSERVATION CODE	2018	YES

JURISDICTION:
101 N Main St, Clearfield, UT 84015

FIRE-RESISTANCE RATING REQUIREMENTS

BUILDING ELEMENT	TYPE V-A
PRIMARY STRUCTURAL FRAME INCLUDING COLUMNS, GIRDERS, TRUSSES	N/A TI ONLY
BEARING WALLS EXTERIOR INTERIOR	N/A TI ONLY
NONBEARING WALLS AND PARTITIONS EXTERIOR INTERIOR	N/A TI ONLY
FLOOR CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS	N/A TI ONLY
ROOF CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS	N/A TI ONLY

INTERIOR WALL AND CEILING FINISH REQUIREMENTS

OCCUPANCY	B	A-3
EXIT ENCLOSURES AND EXIT PASSAGEWAYS	B	B
CORRIDORS	C	B
ROOMS AND ENCLOSED SPACES	C	C

EGRESS & OCCUPANCY GENERAL NOTES:

A. FIRE EXTINGUISHERS IN TENANT SPACES SHALL BE A WALL MOUNTED TYPE FIXTURE THAT SHALL NOT PROJECT MORE THAN 4" FROM THE ATTACHED WALL. IF THE EXTINGUISHER PROJECTS MORE THAN 4" A TEMPORARY TRIM MUST BE APPLIED AROUND THE EXTINGUISHER TO REDUCE THE PROJECTION TO LESS THAN 4".
B. SEE A500 SERIES SHEETS FOR TYPICAL SIGNAGE REQUIREMENTS.

EGRESS & OCCUPANCY LEGEND:

- – – – – LINE INDICATES TRAVEL DISTANCE TO FIRE EXTINGUISHERS, OR TRAVEL DISTANCE MEASUREMENTS
- FIRE EXTINGUISHER CABINET - SEE SHEET A500 SERIES SHEETS FOR DETAILS, PROVIDE 2A:10BC RATED FIRE EXTINGUISHERS

2018 IBC CODE ANALYSIS

CODE ITEM REFEREECE	CODE REQUIREMENT	ACTUAL BUILDING	COMMENTS
OCCUPANCY CHAPTER 3	B - BUSINESS, A-3 EXERCISE		
CONSTRUCTION TYPE CHAPTER 6	VB (TENANT IMPROVEMENT ONLY)		
ALLOWABLE HEIGHT TABLE 504.3	N/A		
ALLOWABLE STORIES TABLE 504.4	N/A		
ALLOWABLE AREA SECTION 507.4	N/A		
FRONTAGE INCREASE SECTION 506.3	N/A		
MIXED USE SECTION 508	NO SEPERATION REQ. BETWEEN B & A-3 OCCUPUANCIES		
MAX AREA OF EXT. WALL UNPROTECTED OPENINGS - TABLE 705.8	N/A		
FIRE SPRINKLER SYSTEM SECTION 903	N/A		
OCCUPANT LOAD TABLE 1004.1.2	LOAD FACTORS B- BUSINESS = 150 GROSS A-3 EXERCISE = 50 GROSS	N/A TENANT IMPROVEMENT ONLY	
REQ. NUMBER OF EXITS TABLE 1006.2.1 & 1006.3.1	1 EXIT REQ FOR EACH DIVIDED SUITE		
COMMON TRAVEL PATH TABLE 1006.2.1	300 MAX ALLOWED 123'-9" MAX ACTUAL		
EXIT ACCESS TRAVEL TABLE 1017.2	300 B-BUSINESS 250 A-ASSEMBLY		
ACCESSIBILITY CHAPTER 11	ADA ACCESSIBLE		
MIN. ROOFING CLASS TABLE 1505.1	N/A		
PLUMBING FACILITIES TABLE 2902.1 WATER CLOSETS LAVATORIES DRINKING FOUNTAINS SERVICE SINK SHOWERS	 M 3 W 3 M 4 W 4 2 2 2		
FIRE EXTINGUISHERS	6		

OCCUPANT LOAD CALCULATIONS (CC)

OCCUPANT LOAD SUMMARY FUNCTION OF SPACE (IBC TABLE 1004.5)	OCC. CLASS.	SQ. FTG.	OCC. LOAD
SOUTH SUITE			
BUSINESS	B	3,847 SF	25.64
EXERCISE ROOMS	A-3	1,350 SF	27.29
POOL	B	1,000 SF	50.00
SPA	B	100 SF	10.00
		6,311 SF	112.94
NORTH SUITE			
BUSINESS	B	5,289 SF	35.26
		5,289 SF	35.26
TOTAL SF AND MAXIMUM OCCUPANTS		11,601 SF	148.20

PLUMBING FIXTURE CALCULATIONS (CC)

OCCUPANT LOAD SUMMARY FUNCTION OF SPACE (IBC TABLE 1004.5)	OCC. CLASS..	TOTAL OCC. LOAD	WATER CLOSETS MALE	WATER CLOSETS FEMALE	LAVATORIES MALE	LAVATORIES FEMALE	BATHTUBS/ SHOWERS	DRINKING FOUNTAINS	SERVICE SINKS
SOUTH SUITE									
BUSINESS	B	26	0.52	0.52	0.33	0.33	0.00	0.26	1
EXERCISE ROOMS	A-3	28	0.11	0.22	0.07	0.07	0.00	0.06	1
POOL	B	51	1.02	1.02	0.64	0.64	1.00	0.00	
SPA	B	11	0.22	0.22	0.14	0.14	1.00	0.00	
		116	1.87	1.98	1.17	1.17	2.00	0.32	
NORTH SUITE									
BUSINESS	B	36	0.72	0.72	0.45	0.45	0.00	0.36	1
		36	0.72	0.72	0.45	0.45	0.00	0.36	
TOTAL FIXTURES REQUIRED		152	2.59	2.70	1.62	1.62	2.00	0.68	

SOUTH SUITE:

BATHER LOAD (R392-302-7)
BATHER LOAD FOR SPA POOL = 10 SF (100/10 SF = 10 BATHERS)
BATHER LOAD FOR POOL = 20 SF (1000/20 SF = 50 BATHERS)

10 + 50= **60 BATHING LOAD**

OWNER APPROVAL _____ SIGNATURE _____ DATE

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7585 S UNION PARK AVE., STE 100
SANDY, UT 84047
PHONE: 801.996.3646
www.buildwithmint.com

STATE OF UTAH
COREY A. WARNICK
7701911 - 0301
LICENSED ARCHITECT

DRAWN BY
Author

#	REV. DESCRIPTION	REV. DATE
3	CITY COMMENTS	9/13/22

MARK	ISSUE DESCRIPTION	ISS. DATE

CLEARFIELD JUNCTION
101 N Main St, Clearfield, UT 84015

ISSUE DATE
6/27/22

CODE COMPLIANCE AND GENERAL INFORMATION

SHEET
G002

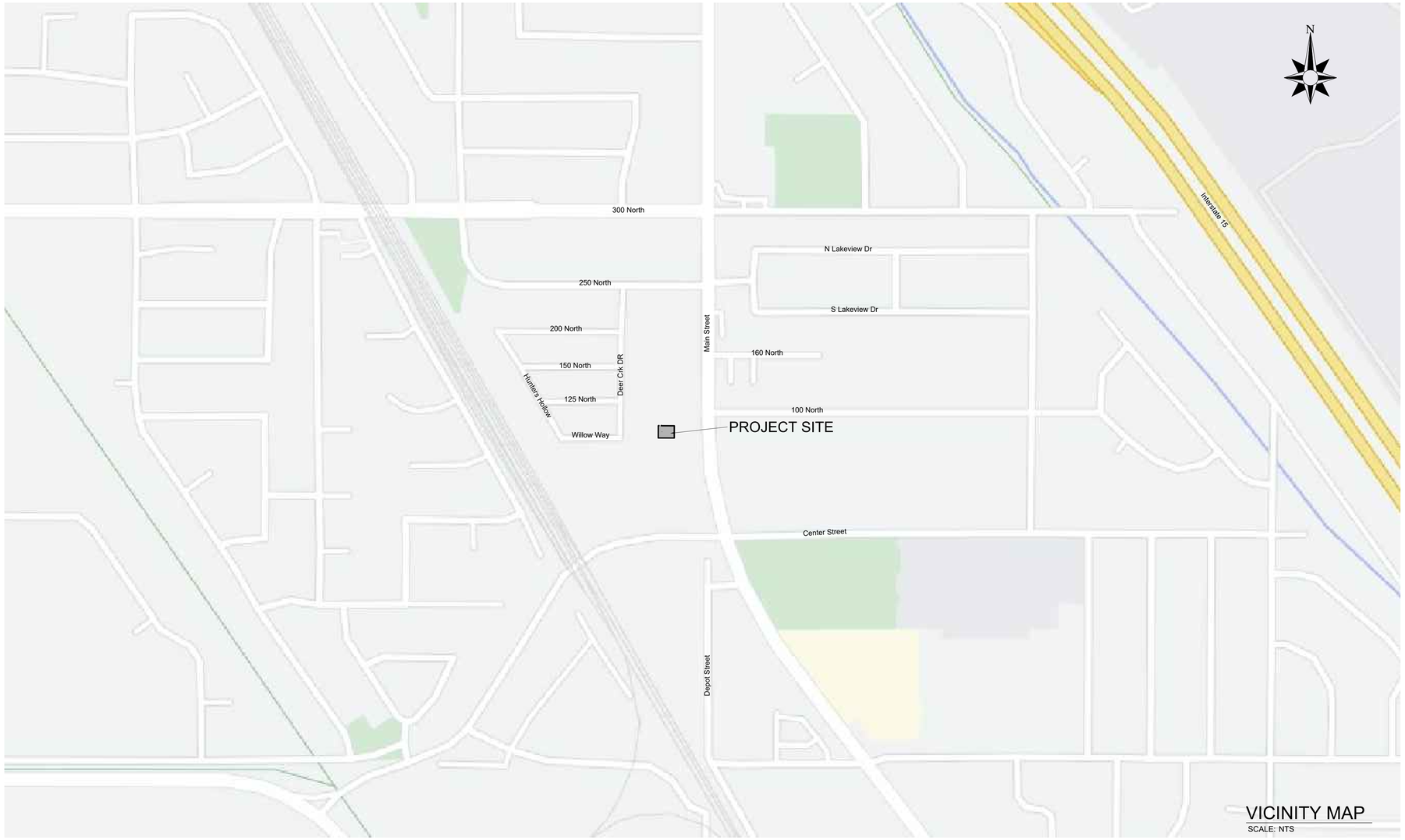
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CLEARFIELD JUNCTION POOL & SPA

Clearfield, Utah

Permit Set

Agust 23, 2022



VICINITY MAP

SCALE: NTS

PROJECT NOTES:

1. All work shall be performed in accordance with the City of (City) City Standards and Specifications and the (County) County Public Health Department's Swimming Pool Codes.
2. These drawings are for the engineering and design of the Swimming Pools and Spa Pools only. The facilities supporting and surrounding the pools are shown for informational purposes only and are provided by others.
3. Refer to the architectural, civil, structural, mechanical and electrical drawings for additional information and utility services.
4. Pool Contractor shall coordinate the scope of work contained in these documents with the General Contractor, Mechanical Contractor and Electrical Contractor to insure all work indicated in this set of documents are provided for, installed and operational.

Sheet Index

Sheet #	Description
0.0	COVER SHEET
1.0	GENERAL NOTES
2.0	OVERALL SITE PLAN
3.0	POOL LAYOUT
3.1	POOL PIPING PLAN
4.0	SPA LAYOUT
4.1	SPA PIPING PLAN
5.0	STRUCTURAL PLAN
6.0	POOL DETAILS
6.1	SPA DETAILS
6.2	GENERAL DETAILS

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American Fork, UT 84003
(801) 742-3611
www.dkefirm.com

JOB # C012

PROJECT: CLEARFIELD JUNCTION

STREET: 101 N MAIN ST

CITY: CLEARFIELD, UTAH

CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS

DO NOT SCALE

SHEET SIZE: ARCH D 24X36

COVER SHEET

DATE July 21, 2022

CLIENT:

PLAN SUBMITTAL DATES

DATE:	DESCRIPTION:
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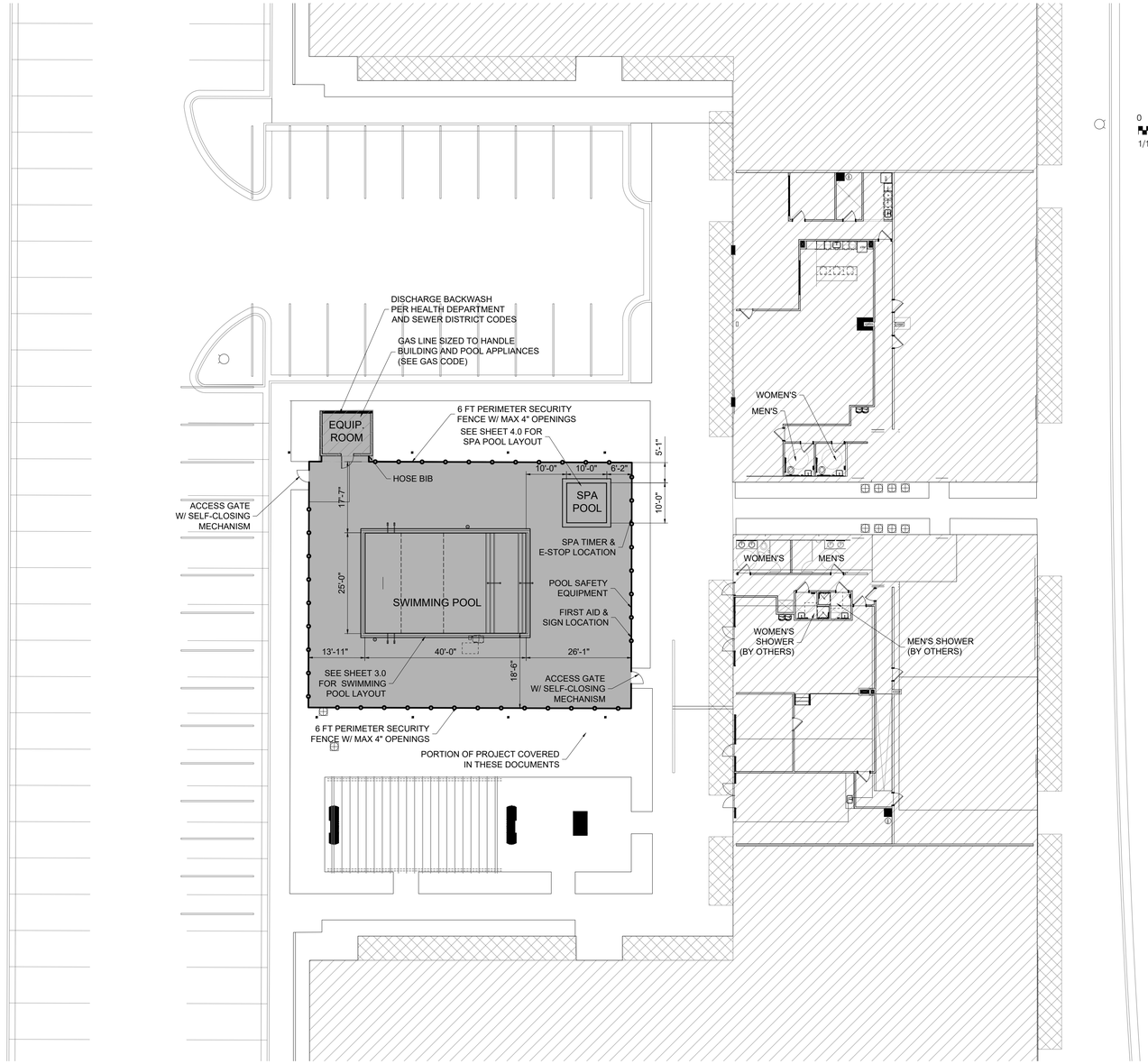
LICENSED PROFESSIONAL ENGINEER
No. 181311
F. BRENT SAFLEY
8/19/2022
STATE OF UTAH

DRAWN BY: C. WINGER

ENGINEER: B. SAFLEY

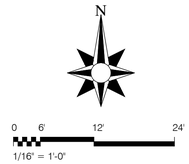
SHEET # 0.0

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OVERALL POOL AND SPA PLAN

SCALE: 1/16"=1'-0"



OUTDOOR POOL NOTES:

1. All work shall be performed in accordance with the local building Standards and Specifications and the Public Health Department Swimming Pool Codes.
2. Property lines, easements and setback lines shown on these plans are for information only and were provided by others. A boundary survey of the property has not been performed or provided.
3. Contractor shall be responsible for conforming to all zoning and setback requirements and shall verify all boundary lines, building envelopes, and other restrictions prior to beginning construction.
4. The Club House and Facilities are designed and provided by others. Club House shall contain separate men's and women's dressing/restrooms with lockers and showers. Refer to the Architectural Drawings.
5. Pool contractor shall verify the fixture count shown in the General Notes of the Pool Drawings with the architectural drawings and notify the architect and Health Department of any discrepancies or changes.
6. Pool contractor shall verify the location and elevation of the swimming pool in relation to the building floor elevations.
7. Pool contractor shall coordinate the requirements shown in the General Notes with the architect, structural engineer, mechanical engineer, and electrical engineer.
8. A six foot (6) barrier fence, designed and provided by others, shall enclose the pool area. Refer to the Architectural drawings.
9. Access to Pool Area from Pool House shall have a self closing and self latching mechanism. The self latching mechanism shall be installed 54" above the finish floor in accordance with R-392-302-14(2).

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STREET: 101 N MAIN ST
CITY: CLEARFIELD, UTAH

CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS

DO NOT SCALE

SHEET SIZE: ARCH D 24X36

OVERALL SITE PLAN

DATE July 21, 2022

CLIENT:

PLAN SUBMITTAL DATES

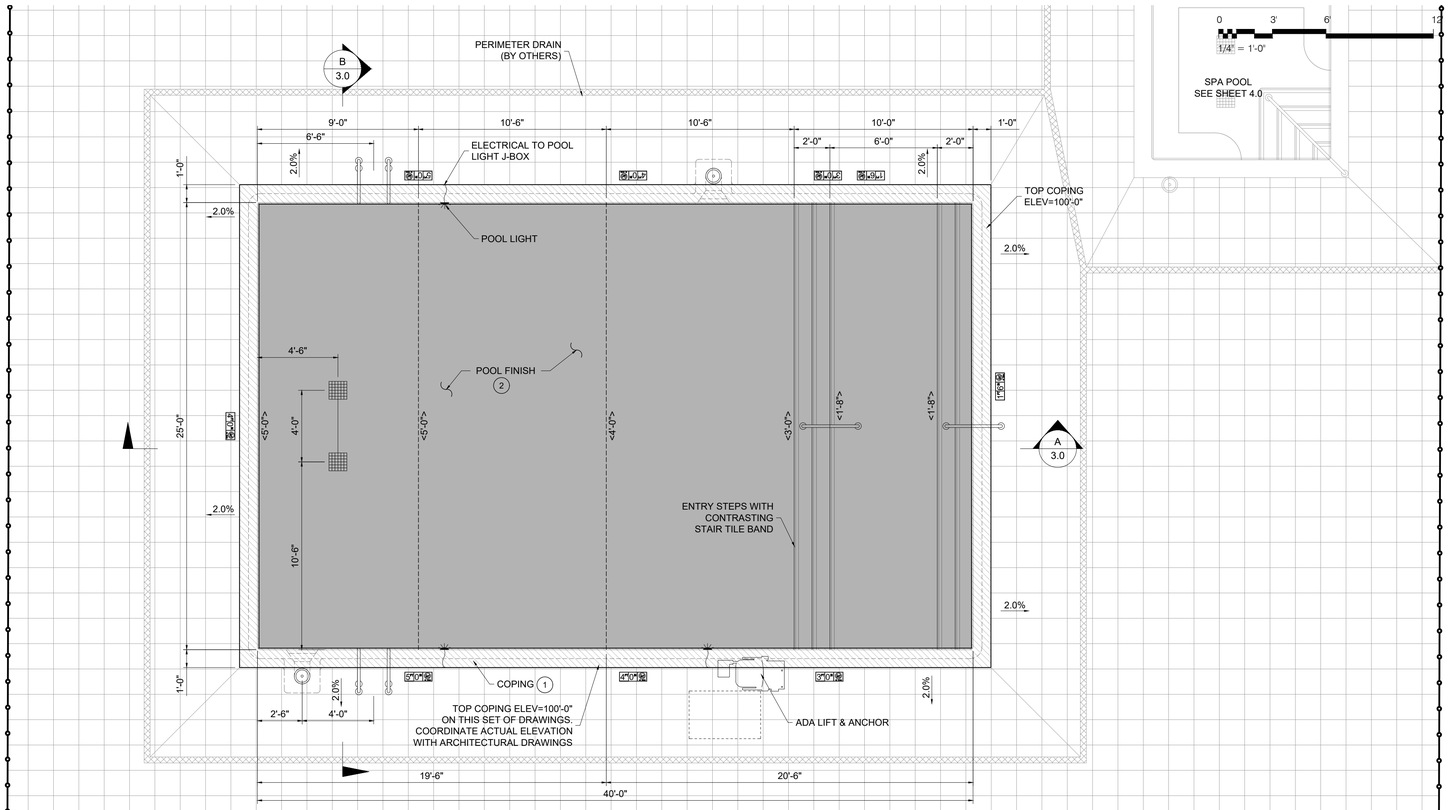
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LICENSED PROFESSIONAL ENGINEER
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SAFLEY
08/19/2022
STATE OF UTAH

DRAWN BY: C. WINGER
ENGINEER: B. SAFLEY

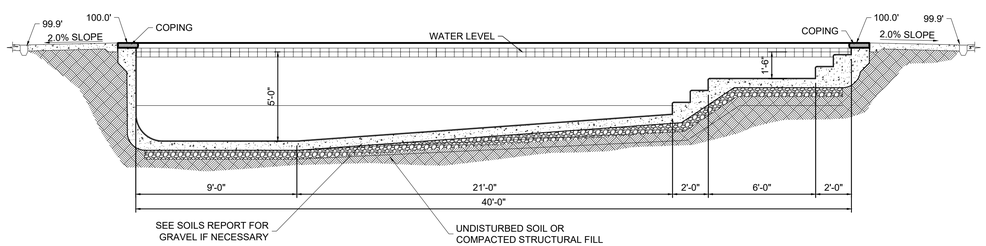
SHEET #
2.0

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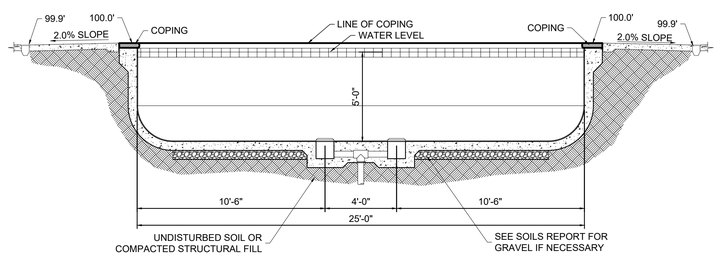
SWIMMING POOL PLAN

SCALE: 1/4"=1'-0"



A 3.0 POOL LONGITUDINAL SECTION

SCALE: 1/4"=1'-0"



B 3.0 POOL CROSS SECTION

SCALE: 1/4"=1'-0"

SWIMMING POOL DATA

GENERAL SHAPE:	Rectangular	BATHER LOAD	
CONSTRUCTION TYPE:	Shotcrete	AREA PER BATHER =	20 sf
POOL DIMENSIONS		MAX. # OF BATHERS =	72 bathers
OVERALL WIDTH:	19.0 ft		
OVERALL LENGTH:	75.0 ft	POOL TURNOVER	
PERIMETER	199.0 ft	FLOW RATE, DIRTY FILTER	130 gpm
SURFACE AREA:	1,455.0 sf	FLOW RATE, CLEAN FILTER	177 gpm
AVERAGE WATER DEPTH:	4.0 to 4.5 ft	MIN. TURNOVER RATE	352 min
POOL VOLUME:	6,116 cf		5 hrs 52 min.
	45,748 gal		

POOL FIXTURE SCHEDULE

SYMBOL	DESCRIPTION	QNTY	DETAIL	SPECIFICATION
	MAIN DRAIN GRATE & FRAME	2	K 6.0	AQUASTAR 12" VGB #12MFXXD COVER W/ DOUBLE DEEP SUMP
COMMENTS: COVER SHALL MEET CURRENT VGB REQUIREMENTS, FASTEN TO SUMP WITH STAINLESS STEEL FASTENERS AND BE NSF APPROVED. SUMP SHALL HAVE A 4" OUTLET AND MAXIMUM FLOW RATE OF 274 GPM.				
	HANDRAIL	1	C 6.0	SR-SMITH 3-BEND OR EQUAL
COMMENTS: 316 STAINLESS STEEL HANDRAIL, 1.90" O.D x 0.06" THICK WALL. PROVIDE WITH WEDGE ANCHORS AND STAINLESS STEEL ESCUTCHEON PLATES. SEE PLAN FOR LENGTH.				
	UNDERWATER POOL LIGHT	3	E 6.0	PENTAIR INTELLIBRITE WHITE LED (UL LISTED) 120 VOLT
COMMENTS: 300 WATT EQUIVALENT. PROVIDE SUFFICIENT LENGTH OF CHORD FROM J-BOX TO NICHE AND EXTRA LENGTH FOR RE-LAMPING ON DECK. LED LIGHT AND NICHE SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.				
0"|0"	DEPTH MARKER TILES	SEE PLAN	J 6.0	IN-LAYS, INC. FT SERIES, IN SERIES
COMMENTS: 6"x6" FROST PROOF, GLAZED CERAMIC TILES WITH 4" HIGH RED NUMBERS. HORIZONTAL TILES SHALL BE NON-SLIP. SEE DETAIL FOR ADDITIONAL SPECIFICATIONS.				
NO DIVING	"NO DIVING" ICON TILES	SEE PLAN	J 6.0	IN-LAYS, INC. MG SERIES
COMMENTS: 6"x6" NON-SLIP, FROST PROOF, GLAZED CERAMIC NO DIVING TILE WITH RED LETTERING AND ICON ON CONTRASTING COLOR BACKGROUND.				
	ADA LIFT AND ANCHOR	1	I 6.1	SPECTRUM PRODUCTS SWIM LIFT, MOTION TREK #BP350
COMMENTS: LIFT ANCHOR SIZED TO FIT THE ADA LIFT. LIFT AND ANCHOR PROVIDED BY POOL CONTRACTOR AND INSTALLED BY DECK CONTRACTOR.				
	GRAB RAILS	2 SETS	L 6.0	SR-SMITH #CRH-100B
COMMENTS: PROVIDE STAINLESS STEEL GRAB RAILS W/ BRONZE ANCHOR ASSEMBLY (SR-SMITH #34-306A). CHROME PLATED BRASS DOUBLE ESCUTCHEON PLATE (SR-SMITH #3-420-CP), THREE (3) WHITE RECESSED STEPS (SR-SMITH #62-209-4001). THICKEN DECK AS REQUIRED.				
1	COPING	PER PLAN	A 6.0	BULLNOSE CONCRETE CAP
COMMENTS: COPING SHALL PROVIDE HAND HOLD AROUND PERIMETER OF POOL.				
2	POOL FINISH	PER PLAN	A 6.0	WATER PROOF PLASTER
COMMENTS: FINISH SHALL BE WATERPROOF, SMOOTH, CLEANABLE, NON-ABRASIVE, SLIP RESISTANT AND FREE FROM DEFECTS. FINISH COLOR SHALL BE WHITE OR LIGHT IN COLOR.				
3	POOL DECK	PER PLAN	A 6.0	NON-SLIP CONCRETE
COMMENTS: MIN. 5 FEET IN WIDTH, NON-SLIP CONCRETE, CONTINUOUS AROUND POOL. SLOPE DECK 2.0% (1/4" PER FOOT) AWAY FROM POOL TO DECK DRAINS OR LANDSCAPING. DECK AND DECK DRAINS ARE NOT IN POOL CONTRACT. INDOOR POOL DRAINS SHALL DRAIN TO SANITARY SEWER.				
	SWIM LANE LINE ROPE & FLOATS	SEE PLAN	K 6.1	COMPETITOR 4" DISK FLOATS
COMMENTS: INSTALL ABS CUP ANCHORS WITH STAINLESS STEEL BAR AT EACH END. PROVIDE LENGTHS THAT EXTEND THE FULL LENGTH OF THE RACING LANES.				
	LANE MARKERS & WALL TARGETS	SEE PLAN	N/A	WATER PROOF CERAMIC TILE
COMMENTS: UN-GLAZED CERAMIC TILE, CONTRASTING IN COLOR WITH POOL FINISH.				
	CUP ANCHORS	SEE PLAN	K 6.1	PENTAIR 86201300 OR EQUAL
COMMENTS: 4" SQUARE ABS CUP ANCHORS WITH STAINLESS STEEL BAR AT EACH END OF SWIM LANE ROPES IN POOL WALL. GROUND CROSS BAR TO EQUIPOTENTIAL BONDING GRID. COLOR-WHITE.				

NOTES

1. REFER TO GENERAL PROJECT NOTES ON SHEET 1.0 FOR GENERAL REQUIREMENTS.
2. ALL POOL FINISHES, INCLUDING POOL PLASTER, COPING, WATER LINE TILES, GRATES, COVERS, ETC. SHALL BE SPECIFIED BY THE OWNER, ARCHITECT OR LANDSCAPE ARCHITECT.
3. SAMPLES OF ALL FINISHED MATERIALS, INCLUDING POOL PLASTER, TILE, COPING, AND DECK MATERIALS, SHALL BE SUBMITTED TO THE HEALTH DEPARTMENT FOR APPROVAL.
4. VERTICAL DEPTH MARKERS SHALL BE PLACED INSIDE THE POOL ON THE POOL WALL AT THE SAME LOCATION AS THE DECK DEPTH MARKERS.
5. HOSE BIBS (NIPC) SHALL BE PLACED AROUND THE POOL TO ALLOW HOSE DOWN OF THE DECK.
6. BONDING SHALL BE PROVIDED PER THE ELECTRICAL NOTES ON SHEET 2.0 AND THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE (NEC) AND LOCAL CODES.

GEOTECHNICAL NOTES

1. FOLLOW ALL RECOMMENDATIONS FOR POOL AND SPA SUBGRADE PREPARATION AS STIPULATED IN THE GEOTECHNICAL REPORT DETERMINED FOR THIS PROJECT AND ANY AND ALL SUBSEQUENT COMMUNICATIONS.
2. REMOVE ALL UNDOCUMENTED FILL BELOW THE POOL AND SPA AREA.
3. A MINIMUM 2-FOOT ZONE OF LOW VOLUMETRIC CHANGE MATERIAL MUST SEPARATE THE NATIVE SOILS FROM THE POOL STRUCTURE, PER THE REPORT.
5. INSTALL A DRAINAGE SYSTEM BELOW THE POOL AND SPA PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS, INCLUDING COLLECTION PIPING ROUTED TO A SUMP CONTAINING A PUMP, AN 8-INCH GRAVEL LAYER, AND OTHER DETAILS SPECIFIED IN THE REPORT.
6. FOLLOW ALL GRADING AND DRAINAGE RECOMMENDATIONS IN SOIL REPORT.
7. INSTALL HYDROSTATIC RELIEF VALVES IN THE POOL AND SPA DRAIN SUMPS.
8. RETAIN THE GEOTECHNICAL ENGINEER TO OBSERVE THE POOL AND SPA EXCAVATION AND VERIFY ENGINEERED FILL COMPACTION.

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JOB # C012

PROJECT: CLEARFIELD JUNCTION
STREET: 101 N MAIN ST
CITY: CLEARFIELD, UTAH

CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS

DO NOT SCALE

SHEET SIZE: ARCH D 24X36

POOL LAYOUT

DATE July 27, 2022

CLIENT:

PLAN SUBMITTAL DATES

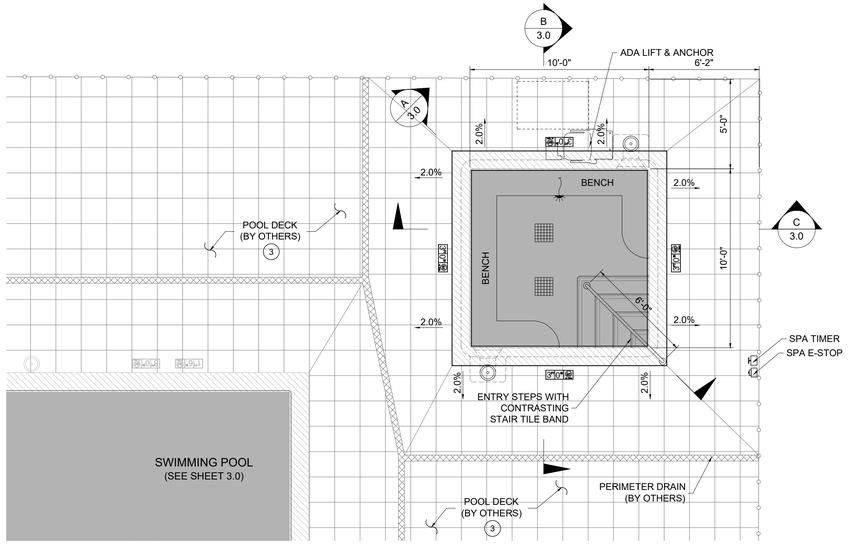
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No. 181311
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SAFLEY
08/19/2022
STATE OF UTAH

DRAWN BY: C. WINGER
ENGINEER: B. SAFLEY

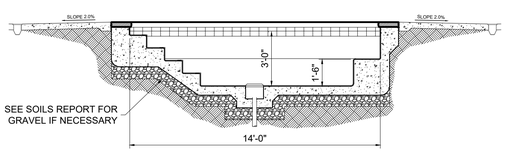
SHEET # 3.0

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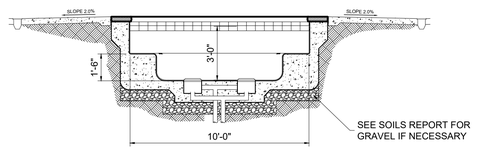
SPA POOL PLAN

SCALE: 1/4"=1'-0"



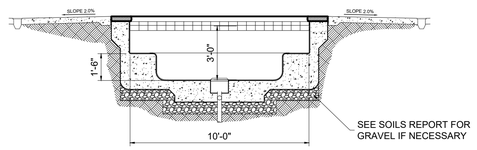
A 4.0 **SPA CROSS SECTION**

SCALE: 1/4"=1'-0"



B 4.0 **SPA CROSS SECTION**

SCALE: 1/4"=1'-0"



B 4.0 **C**

SCALE: 1/4"=1'-0"

SPA POOL DATA

GENERAL SHAPE:	Rectangular
CONSTRUCTION TYPE:	Shotcrete
SPA DIMENSIONS	
OVERALL WIDTH:	10.0 ft
OVERALL LENGTH:	10.0 ft
PERIMETER	40.0 ft
SURFACE AREA:	100.0 sf
AVERAGE WATER DEPTH:	3.0 ft
POOL VOLUME:	209 cf
	1,560 gal

BATHER LOAD	
AREA PER BATHER =	10 sf
MAX. # OF BATHERS =	10 gpm
POOL TURNOVER	
FLOW RATE, DIRTY FILTER	70 gpm
FLOW RATE, CLEAN FILTER	88 gpm
MIN. TURNOVER RATE	0.37 hrs
	0 hrs 22 min.

SPA FIXTURE SCHEDULE

SYMBOL	DESCRIPTION	QNTY	DETAIL	SPECIFICATION
	MAIN DRAIN GRATE & FRAME	2	K 6.0	AQUASTAR 12" VGB #12MFXXD COVER W/ DOUBLE DEEP SUMP
COMMENTS: COVER SHALL MEET CURRENT VGB REQUIREMENTS, FASTEN TO SUMP WITH STAINLESS STEEL FASTENERS AND BE NSF APPROVED. SUMP SHALL HAVE A 4" OUTLET AND MAXIMUM FLOW RATE OF 274 GPM.				
	HANDRAIL	2	C 6.1	SR-SMITH 3-BEND OR EQUAL
COMMENTS: 316 STAINLESS STEEL HANDRAIL, 1.90" O.D x 0.06" THICK WALL. PROVIDE WITH WEDGE ANCHORS AND STAINLESS STEEL ESCUTCHEON PLATES. SEE PLAN FOR LENGTH.				
	UNDERWATER POOL LIGHT	3	E 6.1	PENTAIR INTELLIBRITE WHITE LED (UL LISTED) 120 VOLT
COMMENTS: 100 WATT EQUIVALENT. PROVIDE SUFFICIENT LENGTH OF CHORD FROM J-BOX TO NICHE AND EXTRA LENGTH FOR RE-LAMPING ON DECK. LED LIGHT AND NICHE SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.				
0"|0"	DEPTH MARKER TILES	SEE PLAN	J 6.0	IN-LAYS, INC. FT SERIES, IN SERIES
COMMENTS: 6"x6" FROST PROOF, GLAZED CERAMIC TILES WITH 4" HIGH RED NUMBERS. HORIZONTAL TILES SHALL BE NON-SLIP. SEE DETAIL FOR ADDITIONAL SPECIFICATIONS.				
NO DIVING	"NO DIVING" ICON TILES	SEE PLAN	J 6.0	IN-LAYS, INC. MG SERIES
COMMENTS: 6"x6" NON-SLIP, FROST PROOF, GLAZED CERAMIC NO DIVING TILE WITH RED LETTERING AND ICON ON CONTRASTING COLOR BACKGROUND.				
	ADA LIFT AND ANCHOR	1	I 6.1	SPECTRUM PRODUCTS SWIM LIFT, MOTION TREK #BP350
COMMENTS: LIFT ANCHOR SIZED TO FIT THE ADA LIFT. LIFT AND ANCHOR PROVIDED BY POOL CONTRACTOR AND INSTALLED BY DECK CONTRACTOR.				
	JET PUMP TIMER	1	N/A	INTERMATIC FF 15M 15 MINUTE SPA TIMER
COMMENTS: INSTALL PER NEC ARTICLE 680 OR CURRENT ADOPTED ELECTRICAL CODE. MOUNT IN LOCATION WHERE BATHER HAS TO EXIT THE SPA BEFORE THE TIMER CAN BE RESET. POOL CONTRACTOR TO PROVIDE TIMER, ELECTRICAL CONTRACTOR TO INSTALL.				
	EMERGENCY SHUT OFF SWITCH	1	N/A	PUSH BUTTON SHUT-OFF SWITCH (E-STOP)
COMMENTS: INSTALL PER NEC ARTICLE 680 OR CURRENT ADOPTED ELECTRICAL CODE. MOUNT IN LOCATION NEAR SPA TIMER. POOL CONTRACTOR TO PROVIDE, ELECTRICAL CONTRACTOR TO INSTALL.				
1	COPING	PER PLAN	A 6.1	BULLNOSE CONCRETE CAP
COMMENTS: COPING SHALL PROVIDE HAND HOLD AROUND PERIMETER OF POOL.				
2	SPA FINISH	PER PLAN	A 6.1	WATER PROOF PLASTER
COMMENTS: FINISH SHALL BE WATERPROOF, SMOOTH, CLEANABLE, NON-ABRASIVE, SLIP RESISTANT AND FREE FROM DEFECTS. FINISH COLOR SHALL BE WHITE OR LIGHT IN COLOR.				
3	SPA DECK	PER PLAN	A 6.1	NON-SLIP CONCRETE
COMMENTS: MIN. 3 FEET IN WIDTH, NON-SLIP CONCRETE, CONTINUOUS AROUND POOL. SLOPE DECK 2.0% (1/4" PER FOOT) AWAY FROM POOL TO DECK DRAINS OR LANDSCAPING. DECK AND DECK DRAINS ARE NOT IN POOL CONTRACT. INDOOR POOL DRAINS SHALL DRAIN TO SANITARY SEWER.				

NOTES

1. REFER TO GENERAL PROJECT NOTES ON SHEET 1.0 FOR GENERAL REQUIREMENTS.
2. ALL SPA FINISHES, INCLUDING PLASTER, COPING, WATER LINE TILES, GRATES, COVERS, ETC. SHALL BE SPECIFIED BY THE OWNER, ARCHITECT OR LANDSCAPE ARCHITECT.
3. SAMPLES OF ALL FINISHED MATERIALS, INCLUDING PLASTER, TILE, COPING, AND DECK MATERIALS, SHALL BE SUBMITTED TO THE HEALTH DEPARTMENT FOR APPROVAL.
4. HOSE BIBS (NIPC) SHALL BE PLACED AROUND THE POOL AREA TO ALLOW HOSE DOWN OF THE DECK.
5. BONDING SHALL BE PROVIDED PER THE ELECTRICAL NOTES ON SHEET 2.0 AND THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE (NEC) AND LOCAL CODES.
6. SPA TIMER AND EMERGENCY SHUTOFF SWITCH (E-STOP) SHALL BE INSTALLED AND WIRED IN ACCORDANCE WITH THE ELECTRICAL NOTES ON SHEET 2.O.

GEOTECHNICAL NOTES

1. FOLLOW ALL RECOMMENDATIONS FOR POOL AND SPA SUBGRADE PREPARATION AS STIPULATED IN THE GEOTECHNICAL REPORT DETERMINED FOR THIS PROJECT AND ANY AND ALL SUBSEQUENT COMMUNICATIONS.
2. REMOVE ALL UNDOCUMENTED FILL BELOW THE POOL AND SPA AREA.
3. A MINIMUM 2-FOOT ZONE OF LOW VOLUMETRIC CHANGE MATERIAL MUST SEPARATE THE NATIVE SOILS FROM THE POOL STRUCTURE, PER THE REPORT.
5. INSTALL A DRAINAGE SYSTEM BELOW THE POOL AND SPA PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS, INCLUDING COLLECTION PIPING ROUTED TO A SUMP CONTAINING A PUMP, AN 8-INCH GRAVEL LAYER, AND OTHER DETAILS SPECIFIED IN THE REPORT.
6. FOLLOW ALL GRADING AND DRAINAGE RECOMMENDATIONS IN SOIL REPORT.
7. INSTALL HYDROSTATIC RELIEF VALVES IN THE POOL AND SPA DRAIN SUMPS.
8. RETAIN THE GEOTECHNICAL ENGINEER TO OBSERVE THE POOL AND SPA EXCAVATION AND VERIFY ENGINEERED FILL COMPACTION.

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STREET: 101 N MAIN ST

CITY: CLEARFIELD, UTAH

CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS

DO NOT SCALE

SHEET SIZE: ARCH D 24X36

SPA LAYOUT

DATE July 27, 2022

CLIENT:

PLAN SUBMITTAL DATES

DATE:	DESCRIPTION:
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LICENSED PROFESSIONAL ENGINEER
No. 181311
F. BRENT
SAFLEY
08/19/2022
STATE OF UTAH

DRAWN BY: C. WINGER

ENGINEER: B. SAFLEY

SHEET # 4.0

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STAFF REPORT

TO:	Mayor Shepherd and City Council Members
FROM:	Adam Favero, Public Works Director
MEETING DATE:	October 4, 2022
SUBJECT:	**Architectural Design Services; third phase of the MOC**

RECOMMENDED ACTION

To receive comments and the approval to move forward with the architectural design of the third phase of the MOC project.

DESCRIPTION / BACKGROUND

To support the city's daily operations and future growth staff would like to start phase three of the Facility Needs Assessment that was produced in September 2012. The Assessment identified four phases for modifying or expanding the existing facilities. This project is part of the third phase of the assessment. To date, the City has completed phases one and two. The planned scope for the third phase is to be split into two projects, the design and at a future date construction.

The design will include the building design for the Streets, Utilities and Fleet Maintenance divisions, footprint of approximately 19,000 square feet (250' x 76') with second story areas; a preliminary site plan design showing site improvements for the proposed new building; including parking areas, drives, curb and gutter, storm drainage, culinary water and sanitary sewer lines and connections, landscaping, and fencing.

In a response to the City's RFP for architectural design, the city received 4 proposals from different firms. That list narrowed to 2 for more discussion as a selection committee. With the selection committee consisting of staff from Public Works, Community Development, and Community Services, Think Architecture was selected as the leading firm. The criteria the committee used to select the firm included experience, methodology, and cost. It is worth noting staff worked with Think Architecture on the Facility Needs Assessment in 2012 and the Cost Estimate/Preliminary Design of this building in 2019. Both of these projects produced positive results.

CORRESPONDING POLICY PRIORITY (IES)

Providing Quality Municipal Services

- It is imperative that as a city we are planning for our current and future needs. In order to provide the quality services that the community depends on every day, we need to make sure our facilities are designed to meet the city's needs.

Maintaining a Highly Motivated and Well-Trained Workforce

- Providing our community and employees with equipment and facilities that are safe and adequate are key to creating a place where our residents and staff want to be.

FISCAL IMPACT

- The Architectural Design for the third phase of the MOC project will be part of project #222 MOC Phase 3 which is included in the FY23 budget. There is currently $5.56 million budgeted for the architectural design and construction of this project. Thinks Architecture's proposal amount totals $302,802. After careful calculations and discussions with Think, staff believes task 3, "Design and installation details for onsite landscaping and irrigation complete" will be reduced by at least 2/3 the proposed amount. Staff recommends a 5% contingency for this project.

Proposed Project Cost Form

TASK		Fee
1	Preliminary building plans, sections and elevations, models and sketches	$15,240
2	Details for interior office spaces	$15,040
3	Design and installation details for onsite landscaping and irrigation complete	$30,280
4	Final detailed construction building plans and specifications	$151,403
5	Project Coordination	$30,280
6	Construction Management	$60,560
	TOTAL	**$302,803**

SCHEDULE / TIME CONSTRAINTS

There are no time constraints on this project. Staff does however recommend starting the design as soon as possible. This will allow the design team to design the project through the winter months with a possible spring and summer construction schedule to avoid any winter conditions.

LIST OF ATTACHMENTS

- Proposal from Think Architecture
- Pages 70-73 of the Facility Needs Assessment
- Public Works Yard Location Map

CLEARFIELD CITY

PUBLIC WORKS OPERATIONS AND MAINTENANCE BUILDING



SUBMITTED BY:

Think Architecture, Inc.
7927 South High Point Parkway, Suite 300
Sandy, UT 70094
thinkaec.com
801.269.0055

Think®
Architecture

1 INTRODUCTORY LETTER

August 20, 2022

Selection Committee
55 South State Street
Clearfield, Utah 84015

Dear Selection Committee,

On behalf of Think Architecture, it is our pleasure to be considered for the architectural services for Clearfield City's Public Works Operations and Maintenance Building and to provide this proposal outlining our experience and qualifications for this work. Our firm prepared the Feasibility Study and Master Plan Report for this project and we are excited about the possibility of being involved with Phase 3 and working with Clearfield City.

Qualification Highlights:

- We have more than 30 years of extensive experience in the programming, planning, design and construction of public projects throughout Utah.
- We were the authors of the Clearfield City Public Works Facility Needs Assessment and Masterplan which gives us a unique insight and history regarding the requirements of this project.
- We have designed 18 public works projects in the State of Utah and also specialize in city halls, fire stations and community centers.
- We have a consistent track record of designing on-time and within budget.

As a Principal of Think Architecture, Inc., I am a licensed architect with the State of Utah. Think Architecture, Inc. has the ability to execute the contract upon award and we believe our team can meet the challenges of this project with a clear and consistent approach that stems from the close communication and involvement of you and your project development team. We look forward to working with you and assisting you in making your vision become a reality. Should you have any questions, please feel free to contact me.

Sincerely,

Sincerely,

Corey R. Solum, AIA
Principal Architect / CEO
Think Architecture, Inc.
801.706.7478| csolum@thinkaec.com

Sara Ann O'Leary
Director of Marketing
Think Architecture, Inc.
410.618.6195 | soleary@thinkaec.com

2 FIRM INFORMATION

Think Architecture

ABOUT OUR MODERN ARCHITECTURAL FIRM

Think Architecture is the result of a merger of equals, three firms whose combined experience represents more than 90 years in the study and practice of interior design, architecture, landscape architecture and land planning. At the helm of this established practice are partners who have built a progressive workplace for creative design and innovative thinking. The success of our architecture firm owes as much to our culture and philosophy as it does to our design capabilities and technical expertise.

PUBLIC WORKS EXPERIENCE

Think Architecture has a long history of providing programming and design services for many of the municipalities along the Wasatch Front.

Our team's inherent knowledge of public works facilities will prove invaluable in our ability to initiate the design phase quickly and provide savings and added-value throughout the project to Clearfield City (City). We are positioned to pro-actively and resourcefully address any design challenges that may arise.

We have more than 40 years of experience designing projects that encompass sustainable design best practices. Our experience includes many public and private projects throughout the state.

We work in collaboration with project owners, public officials, and related engineering professionals to deliver creative, innovative and visionary projects for an ever-expanding range of site development applications.

EXPERIENCED PROJECT MANAGER AND TEAM

We have assembled a team of architectural and engineering professionals with specialized experience in every facet of this project. Combined our team has more than 100 years of design expertise.

Our project team is led by Corey Solum, a seasoned veteran who brings a keen insight to finding creative solutions to challenging projects. With more than 38 years of experience, and particular strength in municipal project design. He was directly involved in the Clearfield City Needs Assessment and Masterplan for the Public Works Maintenance Buildings.

Jim Poloncic was the project manager on the Woods Cross Public Works Building. He has more than 28 years of design experience and is well versed in the preparation of design drawings and construction documentation. Jim has managed many projects of similar size and scope to the Clearfield Public Works Maintenance Building.

Our team will be augmented with engineering professionals who are well versed in public works facilities.

Location
7927 SHigh Point Parkway, Suite 300
Sandy, UT 84094
801.269.0055
thinkaec.com

Professional Services
Architecture
Land Planning
Landscape Architecture
Interior Design
Construction Administration

Staff

Architects	19
Landscape Architects	4
Interior Designers	4
Support/Production	14
Admin	4
Total	45

Gov/Municipal Projects (Utah)

Public Works Facilities	18
Fire Stations	22
City Halls	12
Public Parks	62
Community & Rec Centers	17
Public Safety Buildings	10
Schools	13
Total	154

Expertise
Government/Municipal
Recreation/Sports
Multi-Family/Mixed-Use
Resort/Hospitality
Commercial/Retail
Office/Workplace

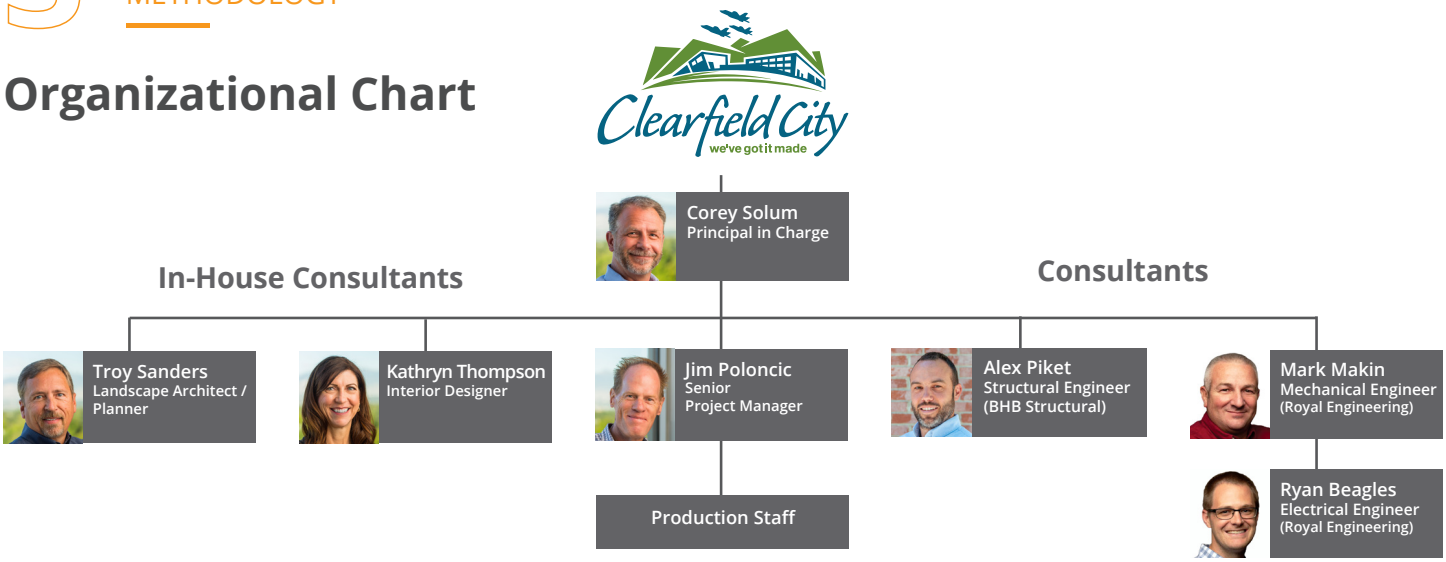
Revenues
$10M (Annual Average)

Established
1980

Software Capabilities
Autodesk AutoCAD 2022
Autodesk Revit 2022
Autodesk 3ds Max 2022
Trimble SketchUp
Adobe Creative Suite
Lumion Pro
Microsoft Office 365

License
Subchapter S Corporation
154265

Organizational Chart



Think's in-house studios for Landscape Architecture and Interior Design can provide any needed landscape and site design as well as interiors, furniture, and graphic design, respectively.



Corey R. Solum, AIA

Principal in Charge

Years of Experience: 28

Time Commitment: Program/Design: 50%; Const.: As Needed

Corey has dedicated the majority of his career to the planning and design of public projects. These include public works, admin space, operations support, maintenance/ storage, and fire/rescue facilities. Corey will serve as project executive and design architect leading the programming and design as well as committing firm resources throughout the project.



James M. Poloncic

Senior Project Manager

Years of Experience: 35

Time Commitment: Program/Design: 75%; Const.: 25%, As Needed

JIm's a veteran project manager and architect that has completed dozens of public works projects. Jim will be dedicated to the project from schematic through construction administration. He's a skilled communicator, problem solver, and leader with the ability to help move the entire design and construction team to a successful outcome.



Alex Piket, PE

Structural Engineer

Years of Experience: 10

Time Commitment: Program/Design: 25%; Const.: As Needed

Alex is a licensed engineer that has worked on projects throughout the Utah. He specializes in public works projects and understands the flexibility and durability they require combined with the seismic resilience. Alex will ensure all structural and seismic requirements are met and incorporated into the comprehensive BIM.



Mark Makin, PE

Mechanical & Plumbing Engineer

Years of Experience: 21

Time Commitment: Program/Design: 25%; Const.: As Needed

Mark is an expert in designing efficient HVAC and plumbing systems for a variety of relevant projects including public works, maintenance, and storage facilities. He is licensed in 46 states.



Ryan Beagles, PE

Electrical Engineer

Years of Experience: 10

Time Commitment: Program/Design: 25%; Const.: As Needed

Ryan has dedicated his career to designing electrical systems for a variety of public clients. This includes several Utah cities and other public entities. He is currently licensed in 16 states

3 METHODOLOGY

PRECONSTRUCTION AND DESIGN PHASE SERVICES

Think Architecture advocates a collaborative approach with clients, consultants, management groups, and municipal organizations to arrive at consensus-based solutions starting at project inception. Informed decisions create the best outcomes and we believe we are smarter as a collective team than we are individually.

We will provide leadership and coordination with other professionals and contractors in meeting the Clearfield Public Works Facility requirements. Our goal is to expedite and improve the efficiency of the preconstruction and construction process through professional planning and execution based on your scope, budget, quality, and time requirements.

The pursuit for a quality project and approach must propagate from the culture established with the Design Team and Clearfield City. Quality starts at the beginning of the project and is based on an established work ethic to serve our clients needs as well as future users. This is accomplished through consistent project success following a proven management process outlined in the following phases.

- Programming and Space Planning
- Schematic Design Phase
- Design Development Phase
- Construction Document Phase
- Construction Administration Phase

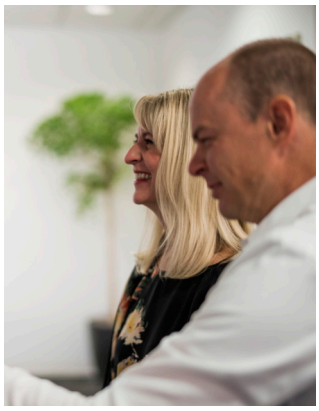
Programming and Space Planning (10%)
Programming and space Planning is a needs assessment process that dictates how the building shall operate for its intended use. This phase does not necessarily represent the physical shape of a building. Space Programming includes identifying problems and needs, then provide the correct amount and type of space, equipment, and furniture needed to function efficiently. Program adjacency is also a critical aspect of Programming and Space Planning.

Schematic Design Phase (10%)
Schematic Design phase compiles the data and information acquired during the Programming and Space Planning phase into a coherent and cohesive floor plan. Preliminary exploration of design ideas, specifications through product pictorials, idea sketches, and physical samples shall augment this phase. Owner approval will allow the design team to springboard to the next phase, Design Development.

Design Development Phase (35%)
Design Development shall begin after Clearfield City's approval of the schematic design concepts, rough drawings, and initial specifications. Drawings of floor plans and interior elevations, along with product specifications will be presented for owner approval.

Construction Document Phase (30%)
The Construction Document phase shall begin after Clearfield City's approval of the design development drawings. Construction Documents will include floor finish plans dimensioned for interior specifications and notes for construction, furniture floor plan showing location of all FF&E, interior elevations, ceiling plan showing lighting, room finish schedule, interior finish detail and bid specifications for interior finishes.

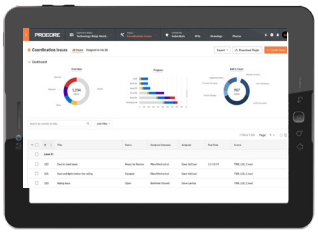
Construction Administration Phase (15%)
Construction Administration ensures the design intent is not lost during the building process. Think will oversee the conformity of construction drawings, specifications, and standards from beginning to end.

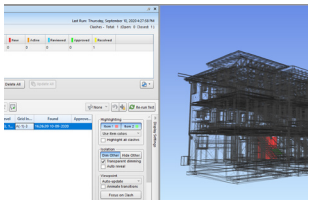


TECHNOLOGY AND INNOVATION

Technology continually advances architecture. Since inception, Think has embraced technology and innovation that helps us better deliver our services and improve the way we collaborate.

Sustainable / Green Design
Think and our engineering consultants are well versed in energy efficient features and sustainable design and construction principles. Our team will bring solutions around reduced energy consumption and operational efficiency. Think regularly employs simple measures around good building design with passive strategies such as building orientation, solar exposure, and using appropriate construction materials and methods that reduce energy consumption.





Safety, Resiliency, and Flexibility
As we move past the COVID-19 pandemic, there are new considerations around building design related to virus resilience and building flexibility. We are currently implementing these on some of our projects via subtle space alterations, antibacterial surfaces, and HVAC system modifications. Think is closely following this and is prepared to help Clearfield City identify any design considerations that allow flexibility and ensure the safety of the staff within your facility.

3 METHODOLOGY

Furniture, Fixtures, & Equipment Procurement
Furniture, Fixtures, and Equipment (FF&E) is the planning, designing, and delivering of the furnishings for the project.

COST CONTROL

Budget is always a concern. We have built a solid reputation by planning and designing facilities which can be constructed within allocated budgets. This is particularly critical for public projects where public money is being used and where the money is typically approved and allocated long before design is started.

We believe that our experience in designing multiple maintenance facilities sets us apart from other firms. We have access to real world numbers as to the costs of this project type and we can utilize that information as we prepare the cost estimates.

Many of our municipal project utilize a Construction Manager as part of the design and construction team. We would recommend this delivery method as a good way to control costs and stay within budget. The design team will work closely with the each owner, the construction manager , and each consultant during the design process to ensure that the cost of the final building design is within the established budget.

QUALITY CONTROL & RISK MITIGATION

Quality control during the design process is critical in order to minimize costly change orders and time extensions during construction. In order to mitigate this risk, we typically assign one of the firm principals to the project whose only responsibility is to review drawings, coordinate consultants, and identify inaccurate or missing information in the construction document package. This process has proven to be successful in reducing drawing related issues.

We also utilize a drafting program called Revit (BIM) which allows us to draw all elements of the building in 3D and has a feature called “clash detection”. With this feature we can detect elements of the building that may be in conflict with other elements such as a mechanical duct passing through a structural beam or a plumbing pipe with a slope that causes it to be exposed below the ceiling. These conflicts can be resolved during the design phase which greatly reduces potential problems during construction.

SCHEDULE

At the start of the project, a schedule will be established for the completion of each phase of the design process. This schedule will be agreed upon by all stakeholders and will be continually monitored and updated. The size of our office will allow us to assign additional personnel to the project, if necessary, in order to maintain the schedule. Think also uses cloud-based project management and work flow software that can provide real-time updates to all team members. We will schedule regular design review meetings with Clearfield City where information can be exchanged, questions answered, and project progress can be reviewed.

SUBCONTRACTORS, PARTNERS, OR SERVICE CONTRACTORS

Percentage (%) of Proposed Work to be Outsourced

Structural Engineer (12%) - BHB Structural Engineers

BHB Structural is a leading structural engineer of public works facilities in the Mountain West. Their experience includes facilities throughout Utah, Idaho, Wyoming, Colorado, Arizona, and Oregon. They are experts in providing creative and practical solutions for municiapl projects.

Mechanical & Electrical Engineers - Royal Engineering

Mechanical Engineering - 9%

Electrical Engineering - 9%

Royal’s experienced design team develops innovative and cost-effective methods for the challenges presented by public works design and construction, and has provided consulting engineering services on hundreds of similar municipal and public works projects. With three decades of experience designing mechanical, electrical and related systems for public works facilities, fire stations, public safety buildings, EOC’s and other essential facilities, they understand the unique requirements for facilities of this type and can tailor design solutions to meet the needs of its occupants.

In-House Capabilities

Additionally, Think has in-house studios for Land Planning / Landscape Architecture and Interior Design /Furniture, Fixtures, and Equipment (FF&E) allowing us to efficiently and competitively service this scope of work.



4 RELEVANT EXPERIENCE







Project	Woods Cross Public Works Facility | 2019
Size	35,000 SF
Staff Assigned	Scott Wilkinson- Principal-in-Charge Jim Poloncic - Project Manager Troy Sanders - Landscape Architect
Total Cost	$6.6 M
Project Features	4 vehicle storage/service bays, parts and tool storage, wash bay, ube pit, Training Rooms, second story areas and housing for Parks, Street and Water Departments.
Services Rendered	Facility Needs Assessment, Programming, Master Planning, Architecture, Interior Design, Landscape Architecture, Construction Administration
Reference	Scott Anderson, Public Works Director, 801.292.4421







Project	Bountiful City Water Department | 2017
Size	27,000 SF
Staff Assigned	Corey Solum- Principal-in-Charge Jim Poloncic - Project Manager Troy Sanders - Landscape Architect
Total Cost	$5.2 M
Project Features	8,000 SF Administration Office and a 18,900 SF vehicle storage/ service bays; director's office, department head offices, workstations, reception/waiting, conference room, break/training room, future expansion space, 9 vehicle storage/service bays, lockers, parts & tool storage, wash bay and lube pit.
Services Rendered	Programming, Master Planning, Architecture, Interior Design, Landscape Architecture, Construction Administration
Reference	Lloyd Cheney, City Engineer, 801.298.6125





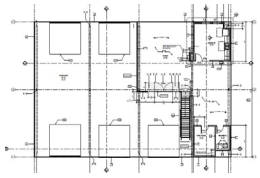


Project	Sandy Suburban Improvement District Warehouse | 2018
Size	36,000 SF
Staff Assigned	Scott Wilkinson - Principal-in-Charge Jim Poloncic - Project Manager Troy Sanders - Landscape Architect
Total Cost	$3.65 M
Project Features	10,000 SF Administration Office building and a 26,000 SF Maintenance Building; director's office, department head offices, workstations, reception/waiting, conference room, break/training room and future expansion space in the lower level. Vehicle storage building included 8 vehicle storage/service bays, lockers, parts and tool storage, lube pit and wash bay.
Services Rendered	Programming, Master Planning, Architecture, Landscape Architecture, Construction Administration
Reference	Kevin Mills, Fleet Facilities Manager, 801.561.7662

4 RELEVANT EXPERIENCE







Project	Vineyard Public Works Facility | August 2022
Size	Phase 1 10,000 SF
Staff Assigned	Corey Solum- Principal-in-Charge Jim Poloncic - Project Manager Troy Sanders - Landscape Architect
Total Cost	$2.5 M
Project Features	Think provided a variety of services on this phased public works campus. The first phase is a main building that includes offices, storage and maintenance areas as well as a mezzanine for additional space. Future phases will include additional materials and equipment storage.
Services Provided	Programming, Master Planning, Architecture, Landscape Architecture, Construction Administration
Reference	Chris Wilson, Assistant City Engineer, 801.226.1929

SIMILAR PROJECTS

Think has a long history of providing programming and design for public works facilities throughout Utah. These facilities must be designed to accommodate flexibility in usage with a heavy reliance on equipment, materials storage, vehicle storage, and office space. They must be functional and efficient, while providing a safe and comfortable environment for the workers to increase productivity, reduce operating costs, and improve responsiveness of services.

HERRIMAN PUBLIC WORKS WAREHOUSE & OFFICE

Herriman, UT | 30,000 SF | Feasibility, Programming, Planning, Design

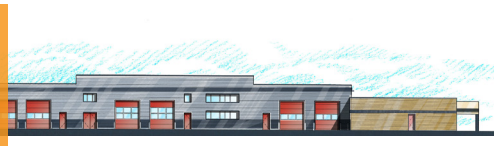
FEATURES
- Warehouse
- Maintenance Bays
- Vehicle Storage
- Office / Admin Space



LAYTON PUBLIC WORKS WAREHOUSE & OFFICE

Layton, UT | 43,000 SF | Feasibility, Programming, Planning, Design

FEATURES
- Maintenance Bays
- Vehicle Storage
- Office / Admin Space



METROPOLITAN WATER DISTRICT WAREHOUSE

Cottonwood Heights, UT | 35,000 SF | Feasibility, Programming, Planning,

FEATURES
- Warehouse
- Maintenance Bays
- Office / Admin Space

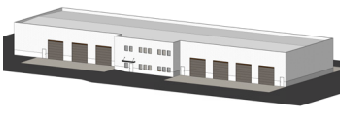


COTTONWOOD IMPROVEMENT DISTRICT WAREHOUSE

Sandy, UT | 15,000 SF | Feasibility, Programming, Planning, Design

FEATURES
- Warehouse
- Vehicle Storage
- Office / Admin Space





Clearfield Public Works Storage Preliminary Design



Weber Basin Water District



Saratoga Springs Public Works



Dominion Energy Admin Bldg.

Attachment B

Proposed Project Cost Form

TASK		Fee
1	Preliminary building plans, sections and elevations, models and sketches	$15,240
2	Details for interior office spaces	$15,040
3	Design and installation details for onsite landscaping and irrigation complete	$30,280
4	Final detailed construction building plans and specifications	$151,403
5	Project Coordination	$30,280
6	Construction Management	$60,560
	TOTAL	**$302,803**

+ Not included: Civil engineering, geotechnical, materials testing during construction

++ printing and milage (0.62/mile) are additional costs

The Respondent submitting a Proposal specifically acknowledges, both individually and on behalf of the submitting entity, that they have inspected the project site and understand that this Project may include exposure to natural elements, inclement weather, icy, slippery and/or wet conditions, uneven surfaces and other possible hazardous conditions associated with building construction. Furthermore, all information provided with a submitted proposal is a true and accurate representation of ability to perform the work outlined.

Corey Solum, Think Architecture	August 23, 2022
Consultant Representative (name)	Date









MASTER PLAN DRAWINGS

Overall Master Plan

Construct Pre-Designed Drying Beds

Design and Construct New Public Works Maintenance Facility

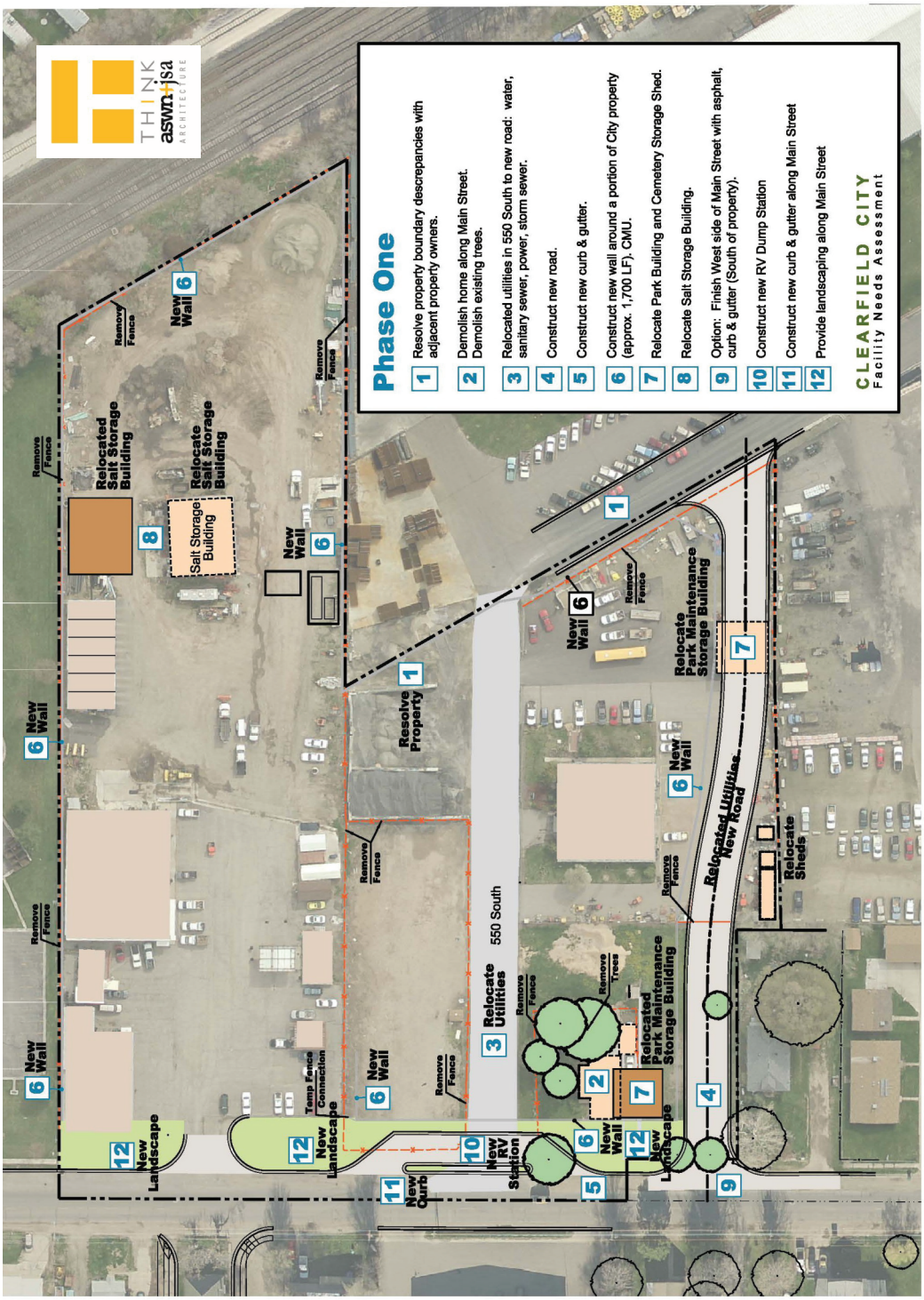
Design and Construct Storage Building

Demolish Existing Maintenance Building and Construct Parking Lot with New Security Fencing

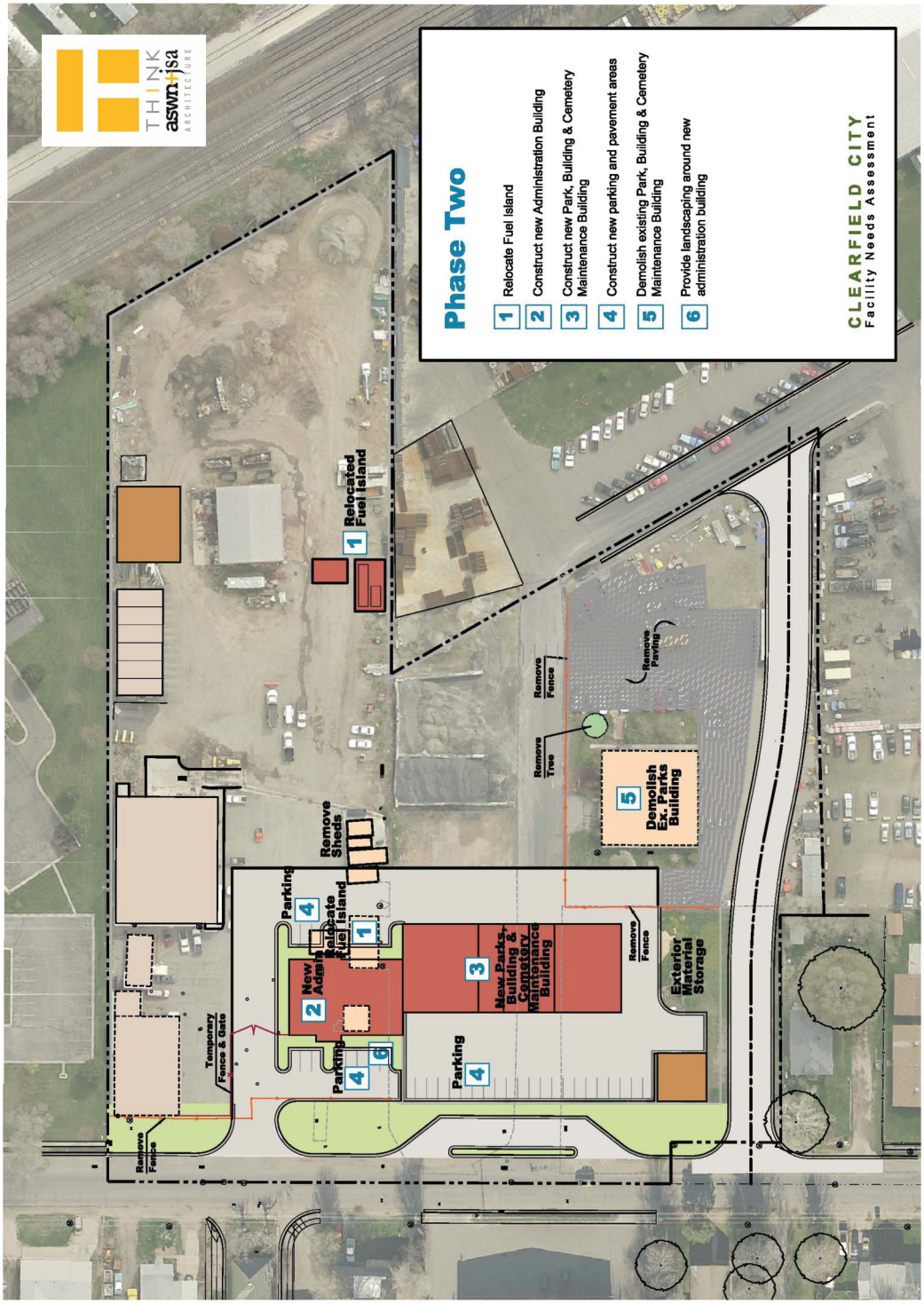
Double Current Parking Lot at this Location to the West



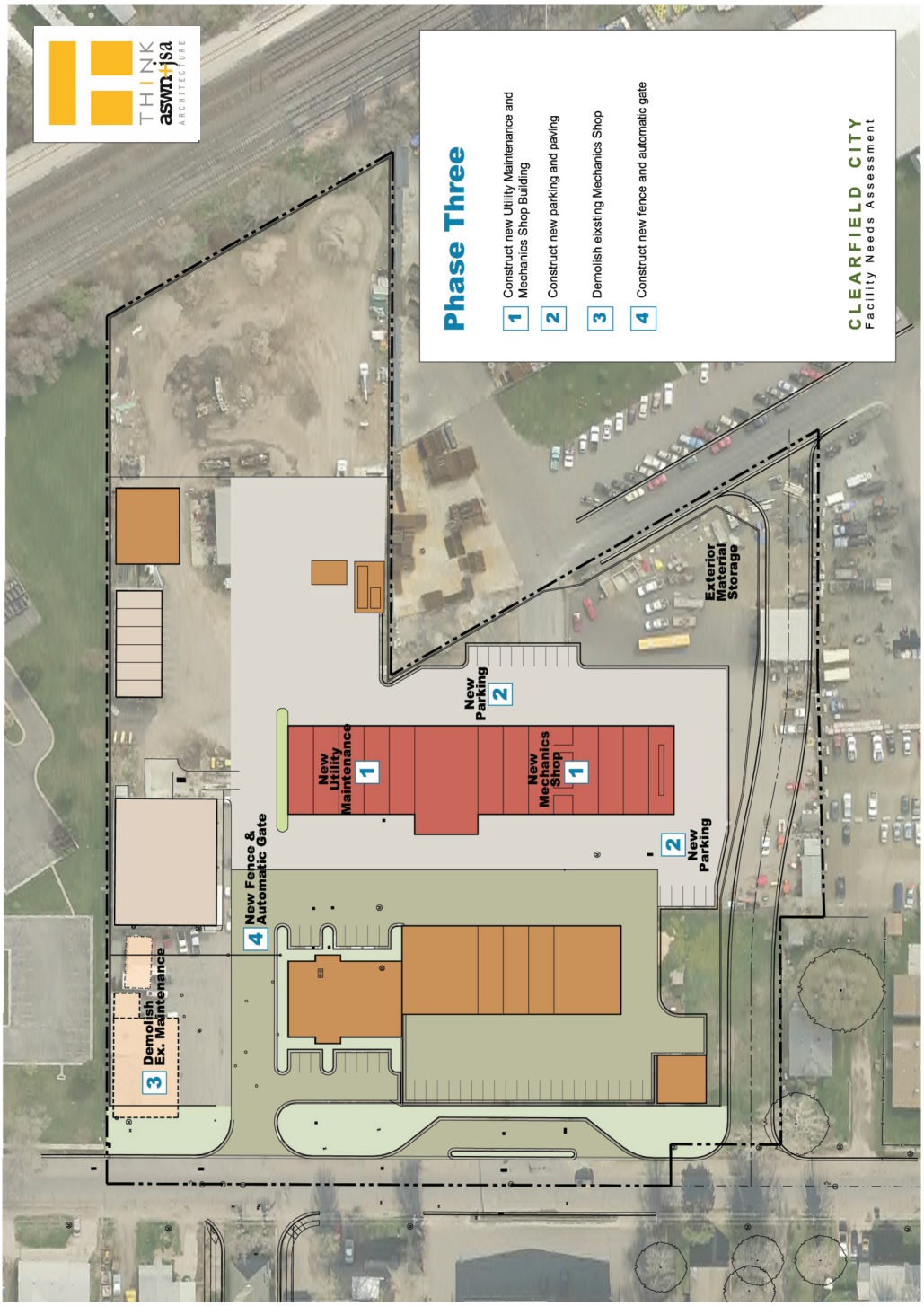
Phase 1 Master Plan



Phase 2 Master Plan



Phase 3 Master Plan



Phase 4 Master Plan

