



Culinary Water Impact Fee Facilities Plan

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EXECUTIVE SUMMARY

The purpose of this Impact Fee Facilities Plan (IFFP) is to determine the impacts placed on the culinary water system from future development in Clearfield City. The IFFP determines the water rights, source, storage, and transmission facilities needed to accommodate future development. The IFFP also identifies which improvements may be funded by impact fees. Clearfield City contracted with J-U-B Engineers, Inc. to prepare this IFFP and Zions Public Finance, Inc to prepare the Impact Fee Analysis (IFA).

The water system model and analysis used to identify necessary improvement projects was completed by CEC Engineers in 2019 as part of the Culinary Water System Capital Facilities Plan. The identified improvements have been updated periodically based on new information on system performance and condition.

The Utah Code 11-36a-301 requires that a municipality “prepare an impact fee facilities plan to determine the public facilities required to serve development resulting from new development activity.” Utah Code 11-36a defines the elements that are to be included within the IFFP. The IFFP establishes the existing level of service, identifies capacity in existing facilities, and the demands placed on the systems from future growth. Clearfield City’s proposed level of service matches the existing level of service. The necessary projects required to maintain the level of service are identified along with their estimated costs.

1 INTRODUCTION

1.1 BACKGROUND

Clearfield City has prepared a Capital Facilities Plan (CFP) for their culinary water system including water rights, water source, storage, and transmission lines. The water system modeling and analysis used as the basis of this IFFP was completed as part of the City's Capital Facility Plan that was updated in 2019. Refer to the Culinary Water System CFP for additional information on the planning and evaluation of City's the water system.

1.2 SERVICE AREA

Clearfield City has only one service area that covers the entire city. The water system is interconnected and operates as one whole. Growth in any one area of the city may have an impact on all other customers within the facility. The impact of growth can influence the water rights, source, storage, and transmission and distribution lines.

1.3 POPULATION GROWTH

Clearfield City is experiencing a period of rapid growth, with many high-density developments planned or under construction. The current population is 31,909 according to data from the 2020 census. Assuming all under-construction and planned developments are completed by the year 2030, it is estimated the city will have a population of 42,588. This population increase is equivalent to a 2.93% average annual growth rate as shown in Table 1.

Table 1. Clearfield City Projected Population Growth.

Year	Population
2020	31,909
2021	32,844
2022	33,806
2023	34,796
2024	35,815
2025	36,864
2026	37,944
2027	39,055
2028	40,199
2029	41,376
2030	42,588

Source: Utah Governor's Office of Management and Budget and US Census Bureau; Clearfield City

Clearfield City has 9,205 equivalent residential connections (ERCs) as of January, 2021 according to information from the Utah Division of Water Rights website. The same growth rate of 2.93% is applied to the current number of ERCs to estimate the number of ERCs in the year 2030. Table 2 shows the projected growth of ERCs, with an estimated 12,286 ERCs by 2030.

Table 2. Projected ERC Growth.

Year	ERCs
2020	9,205
2021	9,475
2022	9,752
2023	10,038
2024	10,332
2025	10,635
2026	10,946
2027	11,267
2028	11,597
2029	11,936
2030	12,286
Source: Utah Division of Water Rights; Clearfield City	

2 UTAH CODE LEGAL REQUIREMENTS

Utah law requires that communities prepare an Impact Fee Facilities Plan (IFFP) before preparing an Impact Fee Analysis (IFA) and enacting an impact fee. Utah law also requires that communities give notice of their intent to prepare and adopt an IFFP. This IFFP follows all legal requirements as outlined below. The City has retained J-U-B Engineers, Inc. to prepare the Impact Fee Facilities Plan in conjunction with Zions Public Finance, Inc. (ZPFI) who will review the IFFP and prepare the Impact Fee Analysis in accordance to legal requirements.

2.1 NOTICE OF INTENT TO PREPARE IMPACT FEE FACILITIES PLAN

A local political subdivision must provide written notice of its intent to prepare an IFFP before preparing the Plan (Utah Code §11-36a-501). This notice must be posted on the Utah Public Notice website. The City has complied with this noticing requirement for the IFFP by posting notice.

2.2 PREPARATION OF IMPACT FEE FACILITIES PLAN

Utah Code requires that each local political subdivision, before imposing an impact fee, prepare an impact fee facilities plan. (Utah Code 11-36a-301).

Section 11-36a-302(a) of the Utah Code outlines the requirements of an impact fee facilities plan which is required to identify the following:

- (i) identify the existing level of service
- (ii) establish a proposed level of service
- (iii) identify any excess capacity to accommodate future growth at the proposed level of service
- (iv) identify demands placed upon existing facilities by new development activity at the proposed level of service; and
- (v) identify the means by which the political subdivision or private entity will meet those growth demands.

Further, the proposed level of service may:

- (i) exceed the existing level of service if, independent of the use of impact fees, the political subdivision or private entity provides, implements, and maintains the means to increase the existing level of service for existing demand within six years of the date on which new growth is charged for the proposed level of service; or
- (ii) establish a new public facility if, independent of the use of impact fees, the political subdivision or private entity provides, implements, and maintains the means to increase the existing level of service for existing demand within six years of the date on which new growth is charged for the proposed level of service.

In preparing an impact fee facilities plan, each local political subdivision shall generally consider all revenue sources to finance the impacts on system improvements, including:

- (a) grants
- (b) bonds
- (c) interfund loans
- (d) transfers from the General Fund
- (e) impact fees; and
- (f) anticipated or accepted dedications of system improvements.

2.3 CERTIFICATION OF IMPACT FEE FACILITIES PLAN

Utah Code states that an impact fee facilities plan shall include a written certification from the person or entity that prepares the impact fee facilities plan. This certification is included at the conclusion of this analysis.

3 EXISTING LEVEL OF SERVICE

Utah Code 11-36a-302(1)(a)(i)

Level of service is defined in the Utah code under the Impact Fees Act as the “performance standard or unit of demand for each capital component of a public facility within a service area”. This section discusses the level of service currently being provided to existing users. As of December 2020, there were 9,205 equivalent residential connections (ERC) in Clearfield City. The information in the following sections regarding water supply, peak demand flows, transmission lines, and storage requirements was obtained from the Utah Division of Water Rights website and verified by the city.

3.1 WATER RIGHTS

The existing water rights are the total water rights available to the water system through well water rights and water supplied by the Weber Basin Water Conservancy District. The water supply must meet the annual water demand for the city. The existing water supply level of service is as follows:

Indoor:

State Requirement = 146,000 gal/year (0.45 acre-feet) per ERC

Outdoor:

State Requirement = 1.87 acre-feet/irrigated acre

921 irrigated acres * 1.87 acre-feet/irrigated acre = 1723 acre-feet

1723 acre-feet / 9205 ERC = 0.19 acre-feet per ERC

Total:

0.45 acre-feet/ERC + 0.19 acre-feet/ERC = 0.64 acre-feet per ERC

3.2 WATER SOURCES

The water sources are the combined flowrate that can be supplied to the system by the four wells and one Weber Basin Water Conservancy District connection. The city currently has the capacity to provide approximately 21,502,080 gallons per day to their system. The water sources must meet the peak demand flowrates required by the users. The existing peak demand flow level of service is as follows.

Indoor:

State Requirement = 800 gallons per day per ERC

Outdoor:

State Requirement = 3.96 gpm/irrigated acre

921 irrigated acres * 3.96 gpm/irrigated acre = 3647.2 gpm = 5,251,910 gpd

5,251,910 gpd / 9205 ERC = 571 gallons per day per ERC

Total:

800 gallons per day per ERC + 571 gallons per day per ERC = 1,371 gallons per day per ERC

3.3 WATER DISTRIBUTION

The level of service for the distribution system is based on the following.

- The existing demands on the pipelines for the peak day demand of 8,761 gpm which results in a required 0.95 gpm/ERC. The instantaneous peak demands are 1.5 times the peak day demand or 1.43 gpm/ERC. The water system must be able to meet these demands under current conditions and under future development conditions.
- The system must meet the required fire flows of 2,000 gpm for new residential developments, industrial, and commercial areas and maintain a minimum residual pressure of 20-psi in the distribution system under peak day demands.
- The system must maintain a minimum of 40-psi in the system under a peak day demand and 30 psi under a peak instantaneous demand.
- The distribution system must meet all flow requirements regardless of what source or combination of sources the water is delivered from. The wells, tanks, and Weber Basin connection must be able to operate together or independently to meet the required demands. If one or more sources is offline the pipe system must be able to deliver water to the other areas in the system with minimal effect on peak day pressures.

3.4 WATER STORAGE

Water storage provides equalization storage that compensates for varying demand throughout the day and during different seasons. Storage for fire flow is also needed for large demands placed on the system as the result of firefighting efforts. The tanks also include a volume of water for emergency storage in the event of down time for some distribution lines or other critical system components. The existing storage capacity for Clearfield City is 13.32 million gallons.

1. Equalization Storage: Equalization storage is the storage required to satisfy the peak demands on the system that are greater than what the system sources can provide. Equalization storage minimum requirements are prescribed by the State of Utah.

Indoor:

State Requirement = 400 gal per ERC

400 gal/ERC X 9,205 ERCs = 3,682,000 gallons

Outdoor:

State Requirement = 2,848 gal/irrigated acre

921 irrigated acres * 2,848 gal/irrigated acre = 2,623,008

2. Fire Flow Storage: Fire flow storage is the amount of water needed for the system to allow fire fighters to put out fires. The required fire flow rate has been set by the Clearfield City fire department at 2,000 gallons per minute for 2 hours or 240,000 gallons. The required fire flow storage is assumed to remain constant, regardless of future growth.

3. Emergency Storage: Emergency storage is the amount of storage set aside for emergency situations. These emergency situations could be natural disasters, treatment plant failures, line breaks, or similar events. This storage volume has been determined by the City and set at 25% of a peak day demand which is 3,153,978 gallons.

4. Total Storage: The total storage required of the system is 9,698,986 gallons. The total storage required of the system minus the fire flow storage is 9,458,986 gallons. Per ERC the storage amount is 9,458,986 gallons / 9,205 ERCs = 1,028 gallons per ERC.

3.5 WATER DEPARTMENT PUBLIC WORKS BUILDING

The existing public works buildings used by the water department are shown in Table 3. The combined square footage for all buildings is 5,104 square feet. This results in 0.55 square feet per ERC as the existing level of service for the water department building area. The current public works building area is at capacity, with no portion of the existing facilities available to accommodate future growth.

Table 3. Water Department Facility Areas

Building	Area for Water Department (Square Feet)
MOC Phase 2	1,425
Public Works Shop	2,060
Public Works Vehicle Storage	756
Mechanic Shop	863
Total	5,104

3.6 EXISTING SYSTEM CONCLUSIONS

The existing level of service for water rights, sources, distribution, storage and building area for the Clearfield water system are summarized in Table 4.

Table 4. Existing Level of Service

Category	Existing Level of Service
Water Rights	0.64 ac-ft per ERC
Available Peak Demand Flow (Indoor)	800 gpd per ERC
Available Peak Demand Flow (Outdoor)	571 gpd per ERC
Distribution Lines – Peak Day Flowrate	0.95 gpm
Distribution Lines – Instantaneous Peak Flowrate	1.43 gpm per ERC
2,000 gpm Fire Flow Residual Pressure	20 psi
Minimum Peak Day Demand Pressure	40 psi
Storage	1,028 gallons per ERC + Fire Flow
Water Department Building Area	0.55 square feet per ERC

4 PROPOSED LEVEL OF SERVICE

Utah Code 11-36a-302(1)(a)(ii)

The proposed level of service is used to evaluate future needs of the system. Per the Impact Fee Act the “proposed level of service may diminish or equal the existing level of service” (Utah Code 11-36a-302(1)(b)). A proposed level of service may “exceed the existing level of service if, independent of the use of impact fees, the political subdivision or private entity provides, implements, and maintains the means to increase the existing level of service for existing demand within six years of the date on which new growth is charged for the proposed level of service” (Utah Code 11-36a-302(1)(c)(i)).

The proposed level of service is based on the existing level of service of the water system and is shown in Table 5. There are currently no deficiencies in the system that prevent the City from meeting these levels of service and the city has determined they will maintain the same level of service for the future.

Table 5. Proposed Level of Service.

Category	Existing Level of Service
Water Rights	0.64 ac-ft per ERC
Available Peak Demand Flow (Indoor)	800 gpd per ERC
Available Peak Demand Flow (Outdoor)	571 gpd per ERC
Distribution Lines – Peak Day Flowrate	0.95 gpm
Distribution Lines – Instantaneous Peak Flowrate	1.43 gpm per ERC
2,000 gpm Fire Flow Residual Pressure	20 psi
Minimum Peak Day Demand Pressure	40 psi
Storage	1,028 gallons per ERC + Fire Flow
Water Department Building Area	0.55 square feet per ERC

5 EXCESS CAPACITY TO ACCOMMODATE GROWTH

Utah Code 11-36a-302(1)(a)(iii)

This section identifies excess capacity in the water rights, supply, storage, and transmission. No excess capacity was identified in the existing water department building area. The projected number of ERCs in 2030 is 12,286. The proposed level of service must be maintained when identifying excess capacity.

5.1 WATER RIGHTS

The excess capacity for the water rights is the difference between the current water rights and the current need. The future excess capacity for the water rights is the difference between the current water rights and the future need.

2020 Excess Capacity

9,205 ERCs * 0.64 acre-feet = 5,891 acre-feet

2020 Current Water Rights = 18,131 acre-feet

12,240 acre-feet excess capacity in 2020

2030 Excess Capacity

12,286 ERCs * 0.64 acre-feet = 7,863 acre-feet

2020 Current Water Rights = 18,131 acre-feet

10,268 acre-feet excess capacity in 2030

5.2 WATER SOURCES

The excess capacity for water sources is the difference between the water the city has the ability to introduce into the system and the current and future demands.

2020 Excess Capacity

9,205 ERCs * 1371 gpd per ERC = 12,620,055 gpd

2020 Current Water Supply = 21,502,080 gpd

8,882,025 gpd excess capacity in 2020

2030 Excess Capacity

$12,286 \text{ ERCs} * 1371 \text{ gpd per ERC} = 16,844,106 \text{ gpd}$

2020 Current Water Supply = 21,502,080 gpd

4,657,974 gpd excess capacity in 2030

5.3 WATER DISTRIBUTION

The excess capacity for the distribution system is determined using the Clearfield City water model. The velocities in the existing, future 10-year, and build-out scenarios are used to evaluate the excess capacity of each pipe in the system. The weighted average excess capacity is calculated to account for pipe length and then summed for the entire system. The system wide capacity estimated to be used by development in the next ten years is 13.1%.

5.4 WATER STORAGE

The excess capacity in the storage tanks is the difference between the total volume of the existing storage tanks and the current and future requirements. The total existing storage capacity for the city is 13,315,000 gallons.

2020 Excess Capacity

$9,205 \text{ ERCs} * 1028 \text{ gallons per ERC} + 240,000 \text{ gallons (fire suppression)} = 9,698,986 \text{ gallons}$

2020 Current Water Storage = 13,315,000 gallons

3,616,014 gallons excess capacity in 2020

2030 Excess Capacity

$12,286 \text{ ERCs} * 1028 \text{ gallons per ERC} + 240,000 \text{ gallons (fire suppression)} = 12,870,008 \text{ gallons}$

2020 Current Water Storage = 13,315,000 gallons

444,992 gallons excess capacity in 2030

6 DEMANDS ON EXISTING FACILITIES FROM NEW DEVELOPMENT

Utah Code 11-36a-302(1)(a)(iv)

This section identifies demands placed upon the existing public facilities by new developments at the proposed level of service. Clearfield City currently has 9 areas of the city that are projected to be developed by 2030. Table 6 shows the areas the City has identified along with their number of proposed units and corresponding number of ERCs. This assumed growth will increase the population in 2030 to 37,032 and the number of ERCs to 12,286. The demands caused by new development are associated with the increase in ERCs from the current number of 9,205 to the estimated 12,286 in 2030. The impacts on the water system from this growth were analyzed using the existing water model for the city.

Table 6. Projected Developments by 2030.

Development	Units	ERCs
Former Trailer Park between State Street and Railroad	578	433.5
Lakeside Square	250	187.5
Fields North of Clearfield Station to Depot Street	1220	915
North of 1450 S from 1250 E to 1350 E	30.96	30.96
North of Chancellor Gardens	23.82	23.82
North of 1450 S From 1500 E to 2000 E	1010	757.5
North East of 1600 South and 1000 West	101	101
North of Center Street, East of Front Runner	244	183
North East Corner of 200 South and SR-126 Intersection	598	448.5
TOTAL	4514	3081

7 REQUIRED INFRASTRUCTURE TO MEET DEMANDS OF NEW GROWTH

Utah Code 11-36a-302(1)(a)(v)

To meet the requirements of the Impact Fee Act, the existing city water model was used to simulate the projected growth in the city. A future scenario was created with additional demands added at each projected development location. The impact of each development on the system is used to assign a percentage of each project cost that can be attributed to future growth. As summary of the required infrastructure improvements to meet demands of new growth is detailed below.

7.1 WATER RIGHTS

It is estimated that Clearfield City will have 10,268 acre-feet excess capacity for their water rights in 2030. As long as the City maintains the existing water rights for the wells and with Weber Basin Water Conservancy District then no additional projects are necessary to meet demands of new growth in the next ten years.

7.2 WATER SOURCES

It is estimated that Clearfield City will have 4,657,974 gallons excess capacity for their water supply in 2030. As long as the City maintains the current wells and pump stations, then no additional projects are necessary to meet demands of new growth in the next ten years.

7.3 WATER DISTRIBUTION

The City's existing water model was used to evaluate the growth demands in 2030. Several existing lines are projected to be under capacity by the year 2030. The water model was used to evaluate the proportion of each required project that can be assigned to existing demand and future demand. Pipes that need to be replaced or installed to meet the future demands are shown in the improvement project list (Table 7) and the improvement project map (Appendix A).

7.4 WATER STORAGE

It is estimated that Clearfield City will have 444,992 gallons in excess capacity for water storage in 2030. As long as the City maintains the existing water storage then no additional projects are necessary to meet demands of new growth in the next ten years.

7.5 WATER DEPARTMENT PUBLIC WORKS BUILDING

In order to provide the same building area level of service over the next ten years, Clearfield City is planning to construct MOC Phase 3, which is an additional public works building adjacent to the existing buildings. Approximately 20% of MOC Phase 3 will be used by the water department to service the water system. The estimated cost of MOC Phase 3 that will be used by the water department is \$1,500,000. The breakdown of the cost to future ten-year growth is shown in Table 7.

7.6 10 YEAR IMPROVEMENT PLAN

The capital facility projects needed to provide service to Clearfield City over the next ten years are identified in the Capital Facility Plan, updated in 2019 by Civil Engineering Consultants. Most of the capital facility projects involve the improvement of distribution lines to meet required peak day demands. The city also requires the installation of a treatment building over the next ten years to properly chlorinate and fluorinate water introduced into the system from an existing well. Rebuilt or new pressure reducing valves and check valves are also necessary for the system to operate properly.

Only infrastructure to be constructed within the next 10 years are considered in the calculation of the impact fees. Table 7 shows the projects to be constructed in the next 10 years and their percentages attributed to new growth. Detailed cost estimates for the projects can be found in Appendix B. The construction costs for each project were obtained from the capital facility plan and updated based on recent bids and the city's experience with similar projects.

Table 7. Future Improvement Projects.

Project Number	Project Location	Project Description	Estimated Year	Estimated Total Cost	% to Existing	% to 10-Year Growth	Cost to Existing	Cost to 10-Year Growth
CW-210	350 South, State St to Depot	8" PVC Waterline	2023	\$417,785	30.8%	69.2%	\$128,549	\$289,235
CW-238	500 East, Lynnwood Drive to 200 South	8" PVC Waterline	2023	\$575,539	41.6%	58.4%	\$239,166	\$336,373
CW-259	Lynnwood Drive, 500 E to End	8" PVC Waterline	2023	\$594,324	42.2%	57.8%	\$250,940	\$343,384
CW-261	Sycamore Circle and 100 North, 300 E to Lynnwood	8" PVC Waterline	2023	\$676,607	44.7%	55.3%	\$302,240	\$374,367
CW-226	975 South, 1480 W to 1150 W & 1480 West, 975 S to 1045 S	8" PVC Waterline	2024	\$998,487	55.1%	44.9%	\$550,567	\$447,920
CW-213	2200 South, South Main to 150 W	8" PVC Waterline	2024	\$533,034	84.7%	15.3%	\$451,718	\$81,316
CW-243	Freeport 13th Street, Z to C	10" PVC Waterline	2024	\$648,027	86.8%	13.2%	\$562,616	\$85,411
CW-229.24	300 N 1050 W	Pressure Reducing Valve	2024	\$165,929	79.4%	20.6%	\$131,706	\$34,223
CW-256	800 North, 1000 W to 450 W	8" PVC Waterline	2024	\$415,058	72.4%	27.6%	\$300,546	\$114,512
CW-282	Freeport Tank	Tank Overflow Upgrades	2024	\$80,000	79.4%	20.6%	\$63,500	\$16,500
CW-229.25	200 S Canal Trail	Pressure Reducing Valve	2025	\$165,929	79.4%	20.6%	\$131,706	\$34,223
CW-266	300 North, 1000 W to Pacific St.	8" PVC Waterline	2025	\$1,033,640	66.4%	33.6%	\$686,310	\$347,330
CW-244	Freeport 13th Street, C to E	10" PVC Waterline	2025	\$1,134,944	84.1%	15.9%	\$954,219	\$180,725
CW-264	350 South, Birch to 750 East	8" PVC Waterline	2025	\$219,482	85.4%	14.6%	\$187,362	\$32,119
CW-229.26	TBD	Pressure Reducing Valve	2026	\$165,929	79.4%	20.6%	\$131,706	\$34,223
CW-268	200 S Depot St.	Pressure Reducing Valve (New Vault)	2026	\$249,089	79.4%	20.6%	\$197,714	\$51,375
CW-269	Freeport 13th and 11th Street, Y to A	10" PVC Waterline	2026	\$841,091	75.7%	24.3%	\$636,616	\$204,474
CW-239	Birch Street, 750 East to 450 East	8" PVC Waterline	2026	\$793,226	86.3%	13.7%	\$684,221	\$109,005
CW-245	793 East 700 South	Check Valve	2027	\$47,507	77.4%	22.6%	\$36,761	\$10,746
CW-246	Barlow South Street, 550 North to 300 North	8" PVC Waterline	2027	\$474,633	74.7%	25.3%	\$354,761	\$119,872
CW-278	Freeport 16th Street, A-16 PRV to North Crossing	10" PVC Waterline	2027	\$880,821	82.8%	17.2%	\$729,336	\$151,485

CW-277	1400 S, University Blvd to Legend Hills	18" PVC Waterline	2027	\$371,372	17.7%	82.3%	\$65,769	\$305,603
CW-288	1000 South, 550 E to State	8" PVC Waterline	2028	\$491,738	41.6%	58.4%	\$204,416	\$287,322
CW-289	2300 South, South Main to 500 W	8" PVC Waterline	2028	\$1,091,988	80.8%	19.2%	\$882,003	\$209,985
CW-274	Legend Hills Phase 4, 1400 S to 1450 S Boring	18" PVC Waterline	2028	\$920,592	7.6%	92.4%	\$70,383	\$850,209
CW-293	300 North Terrace Dr	Treatment Building + PRV	2028	\$734,724	79.4%	20.6%	\$583,186	\$151,538
CW-222	497 South Main Street	MOC Phase 3 Public Works Building Expansion	2024	\$1,500,000	0.0%	36.75%	\$0	\$551,250
TOTALS				\$16,221,495			\$9,518,017	\$5,754,725

8 POTENTIAL REVENUE SOURCES TO FINANCE IMPACTS TO SYSTEM

Utah Code 11-36a-302.2(2)

This Impact Fee Facilities Plan includes a discussion of potential revenues sources for the water system. These revenue sources include grants, bonds, interfund loans, transfers from the General Fund, impact fees and anticipated or accepted dedications of system improvements.

8.1 GRANTS

Impact fees may not reimburse projects funded through grants. Grants for water systems are difficult to obtain in Utah but are typically pursued by the City. No grants have been included in the project costs. If grants are obtained by the City, costs will be adjusted accordingly.

8.2 BONDS

The City has the option to issue bonds in the future to fund their water system. The City is planning to bond in the future to support capital improvement projects. Money related to the issuance of bonds will be used in correcting existing deficiencies of the system.

8.3 IMPACT FEES

Due to the large amount of anticipated growth in the City, impact fees are a viable means of allowing new developments to pay for the impacts they place on the existing system. This IFFP is developed in accordance with legal guidelines so that an Impact Fee Analysis for the water system may be prepared and the City may charge impact fees. Impact fees will prevent existing users from subsidizing new growth.

8.4 ANTICIPATED OR ACCEPTED DEDICATIONS OF SYSTEM IMPROVEMENTS

Any item that a developer funds must be included in the IFFP if a credit against impact fees is to be issued and must be agreed upon with the City before construction of the improvements.

9 IMPROVEMENTS TO MAINTAIN LEVEL OF SERVICE

Utah Code 11-36a-302(3)

State Law allows impact fees to be collected to maintain the same level of service in the water system as growth occurs. All projects included as part of this impact fee facility plan are required to maintain the existing level of service. Any projects related to correcting existing deficiencies have a percentage of the costs assigned to existing users according to the existing and future demand.

DRAFT

10 CERTIFICATIONS

This IFFP has been prepared in accordance with Utah Code Title 11 Chapter 36a, Impact Fee Act. In accordance with Utah Code Title 11-36a-306(1), J-U-B Engineers, Inc. makes the following certification.

1. Includes only the costs of public facilities that are:
 - a. allowed under the Impact Fees Act; and
 - b. actually incurred; or
 - c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;
2. Does not include:
 - a. costs of operation and maintenance of public facilities;
 - b. costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;
 - c. an expense for overhead, unless the expense is calculated pursuant to a methodology that is consistent with generally accepted cost accounting practices and the methodological standards set forth by the federal Office of Management and Budget for federal grant reimbursement;
3. Complies in each and every relevant respect with the Impact Fees Act.

Dated: May 31, 2023

J-U-B ENGINEERS, INC.

Appendix A

Future Projects Map

DRAFT

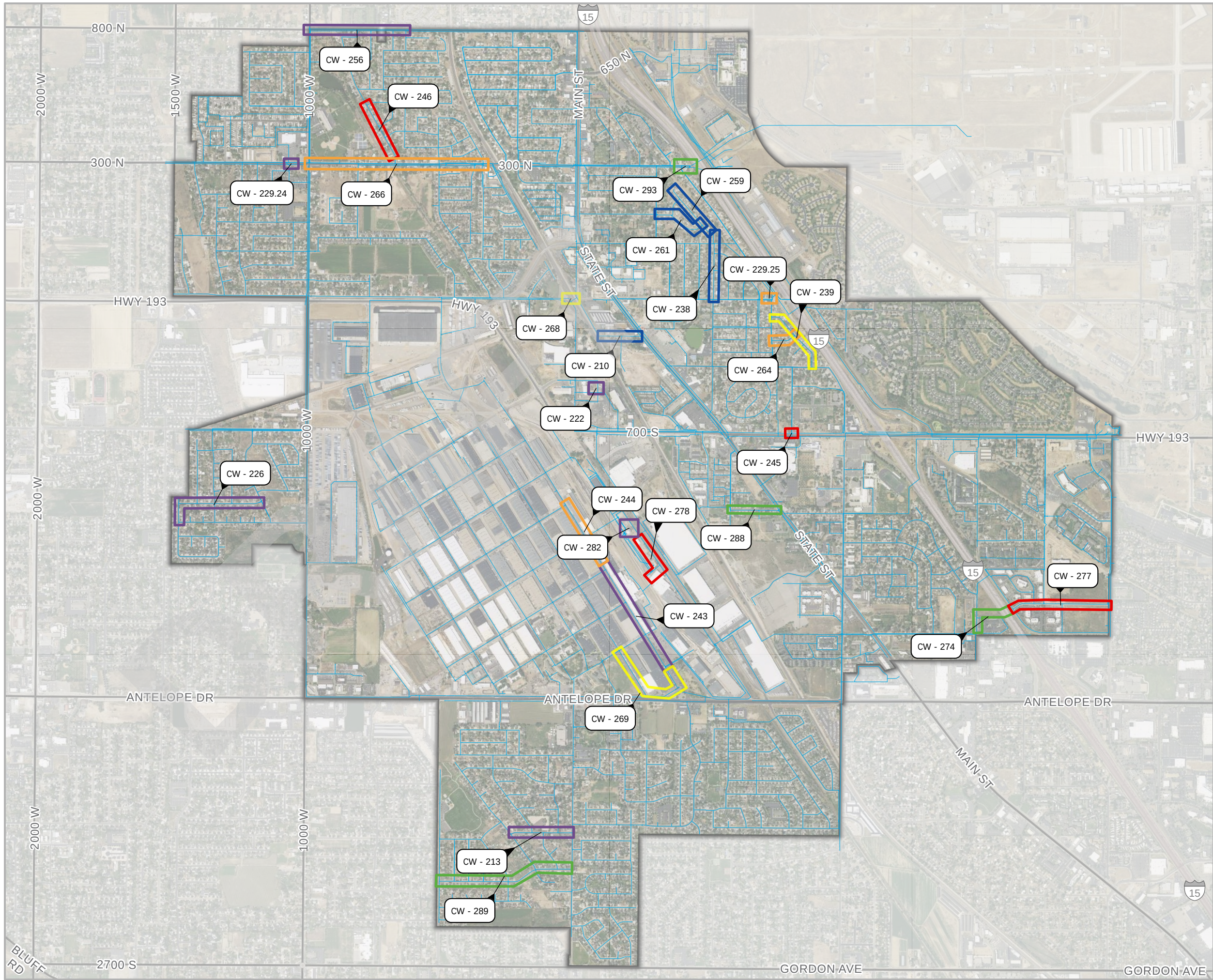


Figure 1:
Culinary Water
Improvement
Projects

- Project Year
- 2023
 - 2024
 - 2025
 - 2026
 - 2027
 - 2028
- Culinary Water Lines



0 0.13 0.25 0.5 Miles



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J-U-B FAMILY OF COMPANIES

Clearfield City

we've got it made

Appendix B

Improvement Projects

Opinions of Probable Cost

DRAFT

Opinion of Probable Cost

Project: 8" PVC Waterline
Location: 350 South, State St to Depot
Client: Clearfield City
J-U-B Project No: 55-21-065



OTHER J-U-B COMPANIES

Project #: CW-210

(CFP#7)

Item #	Description	Unit	Quantity	Unit Price	Amount
1	Mobilization	LS	1	\$22,110.00	\$22,110.00
2	Traffic Control	LS	1	\$8,290.00	\$8,290.00
3	SWPPP	LS	1	\$2,770.00	\$2,770.00
4	Remove and dispose of curb and gutter	LF	300	\$5.00	\$1,500.00
5	Remove and dispose of concrete flatwork	SF	5200	\$6.00	\$31,200.00
6	Remove fire hydrant	EA	3	\$1,200.00	\$3,600.00
7	Remove and dispose of asphalt and road base	SY	600	\$3.00	\$1,800.00
8	Furnish and install 8" C-900 DR 18 PVC waterline	LF	850	\$80.00	\$68,000.00
9	Furnish and install 8" gate valve	EA	6	\$3,000.00	\$18,000.00
10	Existing waterline connection	EA	2	\$3,200.00	\$6,400.00
11	Furnish and install fire hydrant (tee, valve, elbow)	EA	3	\$8,400.00	\$25,200.00
12	Service laterals (lateral, meter, box)	EA	10	\$2,600.00	\$26,000.00
13	Cleaning, disinfection, and testing of waterline	LS	1	\$1,500.00	\$1,500.00
14	Furnish and install curb and gutter	LF	340	\$28.00	\$9,520.00
15	Furnish and install 4-inch thick sidewalk and concrete flatwork	SF	1360	\$8.00	\$10,880.00
16	Furnish 1" diameter clean gravel pipe bedding materials	TON	600	\$27.00	\$16,200.00
17	Furnish clean import material for trench backfill	TON	1400	\$20.00	\$28,000.00
18	Asphalt patching (8" of roadbase, 3" thick asphalt paving materials)	SY	600	\$40.00	\$24,000.00
19	Remove and replace all landscaping	LS	1	\$4,500.00	\$4,500.00
				Subtotal	\$309,470.00
				Contingency (20%)	\$61,894.00
				Engineering (15%)	\$46,420.50
			TOTAL	\$	417,784.50

Opinion of Probable Cost

Project: 8" PVC Waterline
Location: 500 East, Lynnwood Drive to 200 South
Client: Clearfield City
J-U-B Project No: 55-21-065



OTHER J-U-B COMPANIES

Project #: CW-238

(CFP #16)

Item #	Description	Unit	Quantity	Unit Price	Amount
1	Mobilization	LS	1	\$30,460.00	\$30,460.00
2	Traffic Control	LS	1	\$11,420.00	\$11,420.00
3	SWPPP	LS	1	\$3,810.00	\$3,810.00
4	Remove and dispose of curb and gutter	LF	135	\$5.00	\$675.00
5	Remove and dispose of concrete flatwork	SF	540	\$6.00	\$3,240.00
6	Remove fire hydrant	EA	2	\$1,200.00	\$2,400.00
7	Remove and dispose of concrete waterway	SF	60	\$6.50	\$390.00
8	Remove asphalt and road base	SY	1000	\$3.00	\$3,000.00
9	Furnish and install 8" C-900 DR 18 PVC waterline	LF	1140	\$80.00	\$91,200.00
10	Furnish and install 8" gate valve	EA	10	\$3,000.00	\$30,000.00
11	Existing waterline connection	EA	4	\$3,200.00	\$12,800.00
12	Furnish and install fire hydrant (tee, valve, elbow)	EA	4	\$8,400.00	\$33,600.00
13	Service laterals (lateral, meter, box)	EA	27	\$2,600.00	\$70,200.00
14	Cleaning, disinfection, and testing of waterline	LS	1	\$1,500.00	\$1,500.00
15	Furnish and install curb and gutter	LF	135	\$28.00	\$3,780.00
16	Furnish and install 4-inch thick sidewalk and concrete flatwork	SF	540	\$8.00	\$4,320.00
17	Furnish and install concrete waterway	SF	60	\$8.00	\$480.00
18	Furnish 1" diameter clean gravel pipe bedding materials	TON	950	\$27.00	\$25,650.00
19	Furnish clean import material for trench backfill	TON	2400	\$20.00	\$48,000.00
20	Asphalt patching (8" of roadbase, 3" thick asphalt paving materials)	SY	1000	\$40.00	\$40,000.00
21	Roadway striping	LS	1	\$2,400.00	\$2,400.00
22	Remove and replace all landscaping	LS	1	\$7,000.00	\$7,000.00
				Subtotal	\$426,325.00
				Contingency (20%)	\$85,265.00
				Engineering (15%)	\$63,948.75
			TOTAL	\$	575,538.75

Opinion of Probable Cost

Project: 8" PVC Waterline
Location: Lynnwood Drive, 500 E to End
Client: Clearfield City
J-U-B Project No: 55-21-065



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OTHER J-U-B COMPANIES

Project #: CW-259

(CFP #31)

Item #	Description	Unit	Quantity	Unit Price	Amount
1	Mobilization	LS	1	\$31,450.00	\$31,450.00
2	Traffic Control	LS	1	\$11,800.00	\$11,800.00
3	SWPPP	LS	1	\$3,940.00	\$3,940.00
4	Remove and dispose of curb and gutter	LF	600	\$5.00	\$3,000.00
5	Remove and dispose of concrete flatwork	SF	2400	\$6.00	\$14,400.00
6	Remove fire hydrant	EA	3	\$1,200.00	\$3,600.00
7	Remove and dispose of concrete waterway	SF	20	\$6.50	\$130.00
8	Remove asphalt and road base	SY	800	\$3.00	\$2,400.00
9	Furnish and install 8" C-900 DR 18 PVC waterline	LF	1200	\$80.00	\$96,000.00
10	Furnish and install 8" gate valve	EA	8	\$3,000.00	\$24,000.00
11	Existing waterline connection	EA	3	\$3,200.00	\$9,600.00
12	Furnish and install fire hydrant (tee, valve, elbow)	EA	3	\$8,400.00	\$25,200.00
13	Service laterals (lateral, meter, box)	EA	30	\$2,600.00	\$78,000.00
14	Cleaning, disinfection, and testing of waterline	LS	1	\$1,500.00	\$1,500.00
15	Furnish and install curb and gutter	LF	600	\$28.00	\$16,800.00
16	Furnish and install 4-inch thick sidewalk and concrete flatwork	SF	2400	\$8.00	\$19,200.00
17	Furnish and install concrete waterway	SF	20	\$8.00	\$160.00
18	Furnish 1" diameter clean gravel pipe bedding materials	TON	780	\$27.00	\$21,060.00
19	Furnish clean import material for trench backfill	TON	1950	\$20.00	\$39,000.00
20	Asphalt patching (8" of roadbase, 3" thick asphalt paving materials)	SY	800	\$40.00	\$32,000.00
21	Roadway striping	LS	1	\$1,000.00	\$1,000.00
22	Remove and replace all landscaping	LS	1	\$6,000.00	\$6,000.00
				Subtotal	\$440,240.00
				Contingency (20%)	\$88,048.00
				Engineering (15%)	\$66,036.00
			TOTAL	\$	594,324.00

Opinion of Probable Cost

Project: 8" PVC Waterline
Location: Sycamore Circle and 100 North, 300 E to Lynnwood
Client: Clearfield City
J-U-B Project No: 55-21-065



OTHER J-U-B COMPANIES

Project #: CW-261

(CFP #34)

Item #	Description	Unit	Quantity	Unit Price	Amount
1	Mobilization	LS	1	\$35,800.00	\$35,800.00
2	Traffic Control	LS	1	\$13,430.00	\$13,430.00
3	SWPPP	LS	1	\$4,480.00	\$4,480.00
4	Remove and dispose of curb and gutter	LF	720	\$5.00	\$3,600.00
5	Remove and dispose of concrete flatwork	SF	2880	\$6.00	\$17,280.00
6	Remove fire hydrant	EA	3	\$1,200.00	\$3,600.00
7	Remove and dispose of concrete waterway	SF	20	\$6.50	\$130.00
8	Remove asphalt and road base	SY	780	\$3.00	\$2,340.00
9	Furnish and install 8" C-900 DR 18 PVC waterline	LF	1400	\$80.00	\$112,000.00
10	Furnish and install 8" gate valve	EA	9	\$3,000.00	\$27,000.00
11	Existing waterline connection	EA	3	\$3,200.00	\$9,600.00
12	Furnish and install fire hydrant (tee, valve, elbow)	EA	3	\$8,400.00	\$25,200.00
13	Service laterals (lateral, meter, box)	EA	36	\$2,600.00	\$93,600.00
14	Cleaning, disinfection, and testing of waterline	LS	1	\$1,500.00	\$1,500.00
15	Furnish and install curb and gutter	LF	720	\$28.00	\$20,160.00
16	Furnish and install 4-inch thick sidewalk and concrete flatwork	SF	2880	\$8.00	\$23,040.00
17	Furnish and install concrete waterway	SF	20	\$8.00	\$160.00
18	Furnish 1" diameter clean gravel pipe bedding materials	TON	910	\$27.00	\$24,570.00
19	Furnish clean import material for trench backfill	TON	2275	\$20.00	\$45,500.00
20	Asphalt patching (8" of roadbase, 3" thick asphalt paving materials)	SY	780	\$40.00	\$31,200.00
21	Remove and replace all landscaping	LS	1	\$7,000.00	\$7,000.00
				Subtotal	\$501,190.00
				Contingency (20%)	\$100,238.00
				Engineering (15%)	\$75,178.50
			TOTAL	\$	676,606.50

Opinion of Probable Cost

Project: 8" PVC Waterline
Location: 975 South, 1480 W to 1150 W & 1480 West, 975 S to 1045 S
Client: Clearfield City
J-U-B Project No: 55-21-065



Project #: CW-226 (CFP #8,#9)

Item #	Description	Unit	Quantity	Unit Price	Amount
1	Mobilization	LS	1	\$52,830.00	\$52,830.00
2	Traffic Control	LS	1	\$19,820.00	\$19,820.00
3	SWPPP	LS	1	\$6,610.00	\$6,610.00
4	Remove fire hydrant	EA	7	\$1,200.00	\$8,400.00
5	Remove and dispose of concrete waterway	SF	120	\$6.50	\$780.00
6	Remove asphalt and road base	SY	1590	\$3.00	\$4,770.00
7	Furnish and install 8" C-900 DR 18 PVC waterline	LF	2280	\$80.00	\$182,400.00
8	Furnish and install 8" gate valve	EA	19	\$3,000.00	\$57,000.00
9	Existing waterline connection	EA	9	\$3,200.00	\$28,800.00
10	Furnish and install fire hydrant (tee, valve, elbow)	EA	7	\$8,400.00	\$58,800.00
11	Service laterals (lateral, meter, box)	EA	46	\$2,600.00	\$119,600.00
12	Cleaning, disinfection, and testing of waterline	LS	2	\$1,500.00	\$3,000.00
13	Furnish and install concrete waterway	SF	120	\$8.00	\$960.00
14	Furnish 1" diameter clean gravel pipe bedding materials	TON	1550	\$27.00	\$41,850.00
15	Furnish clean import material for trench backfill	TON	4020	\$20.00	\$80,400.00
16	Asphalt patching (8" of roadbase, 3" thick asphalt paving materials)	SY	1590	\$40.00	\$63,600.00
17	Remove and replace all landscaping	LS	1	\$10,000.00	\$10,000.00
				Subtotal	\$739,620.00
				Contingency (20%)	\$147,924.00
				Engineering (15%)	\$110,943.00
				TOTAL	\$ 998,487.00

Opinion of Probable Cost

Project: 8" PVC Waterline
Location: 2200 South, South Main to 150 W
Client: Clearfield City
J-U-B Project No: 55-21-065



OTHER J-U-B COMPANIES

Project #: CW-213

(CFP #15)

Item #	Description	Unit	Quantity	Unit Price	Amount
1	Mobilization	LS	1	\$28,210.00	\$28,210.00
2	Traffic Control	LS	1	\$10,580.00	\$10,580.00
3	SWPPP	LS	1	\$3,530.00	\$3,530.00
4	Remove and dispose of curb and gutter	LF	50	\$5.00	\$250.00
5	Remove and dispose of concrete flatwork	SF	300	\$6.00	\$1,800.00
6	Remove fire hydrant	EA	3	\$1,200.00	\$3,600.00
7	Remove and dispose of concrete waterway	SF	60	\$6.50	\$390.00
8	Remove asphalt and road base	SY	850	\$3.00	\$2,550.00
9	Furnish and install 8" C-900 DR 18 PVC waterline	LF	1250	\$80.00	\$100,000.00
10	Furnish and install 8" gate valve	EA	15	\$3,000.00	\$45,000.00
11	Existing waterline connection	EA	5	\$3,200.00	\$16,000.00
12	Furnish and install fire hydrant (tee, valve, elbow)	EA	3	\$8,400.00	\$25,200.00
13	Service laterals (lateral, meter, box)	EA	20	\$2,600.00	\$52,000.00
14	Cleaning, disinfection, and testing of waterline	LS	1	\$1,500.00	\$1,500.00
15	Furnish and install curb and gutter	LF	50	\$28.00	\$1,400.00
16	Furnish and install 4-inch thick sidewalk and concrete flatwork	SF	300	\$8.00	\$2,400.00
17	Furnish and install concrete waterway	SF	60	\$8.00	\$480.00
18	Furnish 1" diameter clean gravel pipe bedding materials	TON	850	\$27.00	\$22,950.00
19	Furnish clean import material for trench backfill	TON	2100	\$20.00	\$42,000.00
20	Asphalt patching (8" of roadbase, 3" thick asphalt paving materials)	SY	850	\$40.00	\$34,000.00
21	Remove and replace all landscaping	LS	1	\$1,000.00	\$1,000.00
				Subtotal	\$394,840.00
				Contingency (20%)	\$78,968.00
				Engineering (15%)	\$59,226.00
			TOTAL	\$	533,034.00

Opinion of Probable Cost

Project: 10" PVC Waterline
Location: Freeport 13th Street, Z to C
Client: Clearfield City
J-U-B Project No: 55-21-065



Project #: CW-243

(CFP #17)

Item #	Description	Unit	Quantity	Unit Price	Amount
1	Mobilization	LS	1	\$34,290.00	\$34,290.00
2	Traffic Control	LS	1	\$12,860.00	\$12,860.00
3	SWPPP	LS	1	\$4,290.00	\$4,290.00
4	Remove and dispose of curb and gutter	LF	60	\$5.00	\$300.00
5	Remove and dispose of concrete flatwork	SF	800	\$6.00	\$4,800.00
6	Remove fire hydrant	EA	7	\$1,200.00	\$8,400.00
7	Remove asphalt and road base	SY	1150	\$3.00	\$3,450.00
8	Furnish and install 10" C-900 DR 18 PVC waterline	LF	1700	\$92.00	\$156,400.00
9	Furnish and install 10" gate valve	EA	10	\$4,000.00	\$40,000.00
10	Existing waterline connection	EA	3	\$3,200.00	\$9,600.00
11	Furnish and install fire hydrant (tee, valve, elbow)	EA	7	\$8,400.00	\$58,800.00
12	Service laterals (lateral, meter, box)	EA	8	\$2,600.00	\$20,800.00
13	Cleaning, disinfection, and testing of waterline	LS	1	\$1,500.00	\$1,500.00
14	Furnish and install curb and gutter	LF	60	\$28.00	\$1,680.00
15	Furnish and install 4-inch thick sidewalk and concrete flatwork	SF	800	\$8.00	\$6,400.00
16	Furnish 1" diameter clean gravel pipe bedding materials	TON	850	\$27.00	\$22,950.00
17	Furnish clean import material for trench backfill	TON	2150	\$20.00	\$43,000.00
18	Asphalt patching (8" of roadbase, 3" thick asphalt paving materials)	SY	1150	\$40.00	\$46,000.00
19	Roadway striping	LS	1	\$1,500.00	\$1,500.00
20	Remove and replace all landscaping	LS	1	\$3,000.00	\$3,000.00
				Subtotal	\$480,020.00
				Contingency (20%)	\$96,004.00
				Engineering (15%)	\$72,003.00
			TOTAL	\$	648,027.00

Opinion of Probable Cost

Project: Pressure Reducing Valve

Location: 300 N 1050 W

Client: Clearfield City

J-U-B Project No: 55-21-065



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OTHER J-U-B COMPANIES

Project #: CW-229.24

Item #	Description	Unit	Quantity	Unit Price	Amount
1	Mobilization	LS	1	\$8,390.00	\$8,390.00
2	Traffic Control	LS	1	\$3,150.00	\$3,150.00
3	SWPPP	LS	1	\$1,050.00	\$1,050.00
4	Roadway Excavation	CY	345	\$16.00	\$5,520.00
5	Connect PRV vault to existing waterline	EA	1	\$7,200.00	\$7,200.00
6	Rebuild PRV station and vault	EA	1	\$70,000.00	\$70,000.00
7	Electrical connection to PRV vault	EA	1	\$7,200.00	\$7,200.00
8	Connection of PRV with SCADA	EA	1	\$14,000.00	\$14,000.00
9	Furnish clean import material	TON	120	\$20.00	\$2,400.00
10	Asphalt patching (8" of roadbase, 3" thick asphalt paving materials)	SY	100	\$40.00	\$4,000.00
				Subtotal	\$122,910.00
				Contingency (20%)	\$24,582.00
				Engineering (15%)	\$18,436.50
				TOTAL	\$ 165,928.50

Opinion of Probable Cost

Project: 8" PVC Waterline
Location: 800 North, 1000 W to 450 W
Client: Clearfield City
J-U-B Project No: 55-21-065



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OTHER J-U-B COMPANIES

Project #: CW-256

Item #	Description	Unit	Quantity	Unit Price	Amount
1	Mobilization	LS	1	\$21,960.00	\$21,960.00
2	Traffic Control	LS	1	\$8,240.00	\$8,240.00
3	SWPPP	LS	1	\$2,750.00	\$2,750.00
4	Remove fire hydrant	EA	3	\$1,200.00	\$3,600.00
5	Furnish and install 8" C-900 DR 18 PVC waterline	LF	1950	\$80.00	\$156,000.00
6	Furnish and install 8" gate valve	EA	7	\$3,000.00	\$21,000.00
7	Existing waterline connection	EA	6	\$3,200.00	\$19,200.00
8	Furnish and install fire hydrant (tee, valve, elbow)	EA	3	\$8,400.00	\$25,200.00
9	Service laterals (lateral, meter, box)	EA	2	\$2,600.00	\$5,200.00
10	Cleaning, disinfection, and testing of waterline	LS	1	\$1,500.00	\$1,500.00
11	Furnish 1" diameter clean gravel pipe bedding materials	TON	400	\$27.00	\$10,800.00
12	Furnish clean import material for trench backfill	TON	1600	\$20.00	\$32,000.00
				Subtotal	\$307,450.00
				Contingency (20%)	\$61,490.00
				Engineering (15%)	\$46,117.50
			TOTAL	\$	415,057.50

Opinion of Probable Cost

Project: Freeport Tank Overflow Upgrades

Location: Freeport Tank

Client: Clearfield City

J-U-B Project No: 55-21-065



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OTHER J-U-B COMPANIES

Project #: CW-282

Item #	Description	Unit	Quantity	Unit Price	Amount
1	Mobilization	LS	1	\$8,390.00	\$8,390.00
2	Traffic Control	LS	1	\$3,150.00	\$3,150.00
3	SWPPP	LS	1	\$1,050.00	\$1,050.00
4	Roadway Excavation	CY	345	\$16.00	\$5,520.00
5	Connect PRV vault to existing waterline	EA	1	\$7,200.00	\$7,200.00
6	Rebuild PRV station and vault	EA	1	\$70,000.00	\$70,000.00
7	Electrical connection to PRV vault	EA	1	\$7,200.00	\$7,200.00
8	Connection of PRV with SCADA	EA	1	\$14,000.00	\$14,000.00
9	Furnish clean import material	TON	120	\$20.00	\$2,400.00
10	Asphalt patching (8" of roadbase, 3" thick asphalt paving materials)	SY	100	\$40.00	\$4,000.00
				Subtotal	\$122,910.00
				Contingency (20%)	\$24,582.00
				Engineering (15%)	\$18,436.50
				TOTAL	\$ 165,928.50

Opinion of Probable Cost

Project: Pressure Reducing Valve

Location: 200 S Canal Trail

Client: Clearfield City

J-U-B Project No: 55-21-065



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OTHER J-U-B COMPANIES

Project #: CW-229.25

Item #	Description	Unit	Quantity	Unit Price	Amount
1	Mobilization	LS	1	\$8,390.00	\$8,390.00
2	Traffic Control	LS	1	\$3,150.00	\$3,150.00
3	SWPPP	LS	1	\$1,050.00	\$1,050.00
4	Roadway Excavation	CY	345	\$16.00	\$5,520.00
5	Connect PRV vault to existing waterline	EA	1	\$7,200.00	\$7,200.00
6	Rebuild PRV station and vault	EA	1	\$70,000.00	\$70,000.00
7	Electrical connection to PRV vault	EA	1	\$7,200.00	\$7,200.00
8	Connection of PRV with SCADA	EA	1	\$14,000.00	\$14,000.00
9	Furnish clean import material	TON	120	\$20.00	\$2,400.00
10	Asphalt patching (8" of roadbase, 3" thick asphalt paving materials)	SY	100	\$40.00	\$4,000.00
				Subtotal	\$122,910.00
				Contingency (20%)	\$24,582.00
				Engineering (15%)	\$18,436.50
				TOTAL	\$ 165,928.50

Opinion of Probable Cost

Project: 8" PVC Waterline
Location: 300 North, 1000 W to Pacific St.
Client: Clearfield City
J-U-B Project No: 55-21-065



OTHER J-U-B COMPANIES

Project #: CW-266

(CFP #34)

Item #	Description	Unit	Quantity	Unit Price	Amount
1	Mobilization	LS	1	\$54,690.00	\$54,690.00
2	Traffic Control	LS	1	\$20,510.00	\$20,510.00
3	SWPPP	LS	1	\$6,840.00	\$6,840.00
4	Remove fire hydrant	EA	1	\$1,200.00	\$1,200.00
5	Remove asphalt and road base	SY	2133	\$3.00	\$6,399.00
6	Furnish and install 8" C-900 DR 18 PVC waterline	LF	3200	\$80.00	\$256,000.00
7	Furnish and install 8" gate valve	EA	17	\$3,000.00	\$51,000.00
8	Existing waterline connection	EA	4	\$3,200.00	\$12,800.00
9	Furnish and install fire hydrant (tee, valve, elbow)	EA	5	\$8,400.00	\$42,000.00
10	Service laterals (lateral, meter, box)	EA	37	\$2,600.00	\$96,200.00
11	Cleaning, disinfection, and testing of waterline	LS	1	\$1,500.00	\$1,500.00
12	Furnish 1" diameter clean gravel pipe bedding materials	TON	600	\$27.00	\$16,200.00
13	Furnish clean import material for trench backfill	TON	5400	\$20.00	\$108,000.00
14	Asphalt patching (8" of roadbase, 3" thick asphalt paving materials)	SY	2133	\$40.00	\$85,320.00
15	Remove and replace all landscaping	LS	1	\$7,000.00	\$7,000.00
				Subtotal	\$765,659.00
				Contingency (20%)	\$153,131.80
				Engineering (15%)	\$114,848.85
			TOTAL	\$	1,033,639.65

Opinion of Probable Cost

Project: 10" PVC Waterline
Location: Freeport 13th Street, C to E
Client: Clearfield City
J-U-B Project No: 55-21-065



OTHER J-U-B COMPANIES

Project #: CW-244

(CFP #18)

Item #	Description	Unit	Quantity	Unit Price	Amount
1	Mobilization	LS	1	\$60,050.00	\$60,050.00
2	Traffic Control	LS	1	\$22,520.00	\$22,520.00
3	SWPPP	LS	1	\$7,510.00	\$7,510.00
4	Remove fire hydrant	EA	7	\$1,200.00	\$8,400.00
5	Remove asphalt and road base	SY	2133	\$3.00	\$6,399.00
6	Furnish and install 10" C-900 DR 18 PVC waterline	LF	3200	\$92.00	\$294,400.00
7	Furnish and install 10" gate valve	EA	17	\$4,000.00	\$68,000.00
8	Existing waterline connection	EA	4	\$3,200.00	\$12,800.00
9	Furnish and install fire hydrant (tee, valve, elbow)	EA	5	\$8,400.00	\$42,000.00
10	Service laterals (lateral, meter, box)	EA	37	\$2,600.00	\$96,200.00
11	Cleaning, disinfection, and testing of waterline	LS	1	\$1,500.00	\$1,500.00
12	Furnish 1" diameter clean gravel pipe bedding materials	TON	900	\$27.00	\$24,300.00
13	Furnish clean import material for trench backfill	TON	5400	\$20.00	\$108,000.00
14	Asphalt patching (8" of roadbase, 3" thick asphalt paving materials)	SY	2133	\$40.00	\$85,320.00
15	Roadway striping	LS	1	\$1,500.00	\$1,500.00
16	Remove and replace all landscaping	LS	1	\$1,800.00	\$1,800.00
				Subtotal	\$840,699.00
				Contingency (20%)	\$168,139.80
				Engineering (15%)	\$126,104.85
				TOTAL	\$ 1,134,943.65

Opinion of Probable Cost

Project: 8" PVC Waterline
Location: 350 South, Birch to 750 East
Client: Clearfield City
J-U-B Project No: 55-21-065



Project #: CW-264

Item #	Description	Unit	Quantity	Unit Price	Amount
1	Mobilization	LS	1	\$11,620.00	\$11,620.00
2	Traffic Control	LS	1	\$4,360.00	\$4,360.00
3	SWPPP	LS	1	\$1,460.00	\$1,460.00
4	Remove fire hydrant	EA	1	\$1,200.00	\$1,200.00
5	Remove asphalt and road base	SY	333	\$3.00	\$999.00
6	Furnish and install 8" C-900 DR 18 PVC waterline	LF	500	\$80.00	\$40,000.00
7	Furnish and install 8" gate valve	EA	6	\$3,000.00	\$18,000.00
8	Existing waterline connection	EA	2	\$3,200.00	\$6,400.00
9	Furnish and install fire hydrant (tee, valve, elbow)	EA	1	\$8,400.00	\$8,400.00
10	Service laterals (lateral, meter, box)	EA	12	\$2,600.00	\$31,200.00
11	Cleaning, disinfection, and testing of waterline	LS	1	\$1,500.00	\$1,500.00
12	Furnish 1" diameter clean gravel pipe bedding materials	TON	120	\$27.00	\$3,240.00
13	Furnish clean import material for trench backfill	TON	844	\$20.00	\$16,880.00
14	Asphalt patching (8" of roadbase, 3" thick asphalt paving materials)	SY	333	\$40.00	\$13,320.00
15	Remove and replace all landscaping	LS	1	\$4,000.00	\$4,000.00
				Subtotal	\$162,579.00
				Contingency (20%)	\$32,515.80
				Engineering (15%)	\$24,386.85
			TOTAL	\$	219,481.65

Opinion of Probable Cost

Project: Pressure Reducing Valve

Location: TBD

Client: Clearfield City

J-U-B Project No: 55-21-065



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OTHER J-U-B COMPANIES

Project #: CW-229.26

Item #	Description	Unit	Quantity	Unit Price	Amount
1	Mobilization	LS	1	\$8,390.00	\$8,390.00
2	Traffic Control	LS	1	\$3,150.00	\$3,150.00
3	SWPPP	LS	1	\$1,050.00	\$1,050.00
4	Roadway Excavation	CY	345	\$16.00	\$5,520.00
5	Connect PRV vault to existing waterline	EA	1	\$7,200.00	\$7,200.00
6	Rebuild PRV station and vault	EA	1	\$70,000.00	\$70,000.00
7	Electrical connection to PRV vault	EA	1	\$7,200.00	\$7,200.00
8	Connection of PRV with SCADA	EA	1	\$14,000.00	\$14,000.00
9	Furnish clean import material	TON	120	\$20.00	\$2,400.00
10	Asphalt patching (8" of roadbase, 3" thick asphalt paving materials)	SY	100	\$40.00	\$4,000.00
				Subtotal	\$122,910.00
				Contingency (20%)	\$24,582.00
				Engineering (15%)	\$18,436.50
			TOTAL	\$	165,928.50

Opinion of Probable Cost

Project: Pressure Reducing Valve (New Vault)

Location: 200 S Depot St.

Client: Clearfield City

J-U-B Project No: 55-21-065



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OTHER J-U-B COMPANIES

Project #: CW-268

Item #	Description	Unit	Quantity	Unit Price	Amount
1	Mobilization	LS	1	\$12,790.00	\$12,790.00
2	Traffic Control	LS	1	\$4,800.00	\$4,800.00
3	SWPPP	LS	1	\$1,600.00	\$1,600.00
4	Roadway Excavation	CY	345	\$16.00	\$5,520.00
5	Connect PRV vault to existing waterline	EA	1	\$7,200.00	\$7,200.00
6	PRV station and vault	EA	1	\$125,000.00	\$125,000.00
7	Electrical connection to PRV vault	EA	1	\$7,200.00	\$7,200.00
8	Connection of PRV with SCADA	EA	1	\$14,000.00	\$14,000.00
9	Furnish clean import material	TON	120	\$20.00	\$2,400.00
10	Asphalt patching (8" of roadbase, 3" thick asphalt paving materials)	SY	100	\$40.00	\$4,000.00
				Subtotal	\$184,510.00
				Contingency (20%)	\$36,902.00
				Engineering (15%)	\$27,676.50
			TOTAL	\$	249,088.50

Opinion of Probable Cost

Project: 10" PVC Waterline
Location: Freeport 13th and 11th Street, Y to A
Client: Clearfield City
J-U-B Project No: 55-21-065



Project #: CW-269

(Freeport CFP #4)

Item #	Description	Unit	Quantity	Unit Price	Amount
1	Mobilization	LS	1	\$44,510.00	\$44,510.00
2	Traffic Control	LS	1	\$16,690.00	\$16,690.00
3	SWPPP	LS	1	\$5,570.00	\$5,570.00
4	Remove and dispose of curb and gutter	LF	240	\$5.00	\$1,200.00
5	Remove and dispose of concrete flatwork	SF	960	\$6.00	\$5,760.00
6	Remove fire hydrant	EA	8	\$1,200.00	\$9,600.00
7	Remove asphalt and road base	SY	1300	\$3.00	\$3,900.00
8	Furnish and install 10" C-900 DR 18 PVC waterline	LF	2300	\$92.00	\$211,600.00
9	Furnish and install 10" gate valve	EA	7	\$4,000.00	\$28,000.00
10	Existing waterline connection	EA	3	\$3,200.00	\$9,600.00
11	Furnish and install fire hydrant (tee, valve, elbow)	EA	8	\$8,400.00	\$67,200.00
12	Service laterals (lateral, meter, box)	EA	12	\$2,600.00	\$31,200.00
13	Cleaning, disinfection, and testing of waterline	LS	1	\$1,500.00	\$1,500.00
14	Furnish and install curb and gutter	LF	240	\$28.00	\$6,720.00
15	Furnish and install 4-inch thick sidewalk and concrete flatwork	SF	960	\$8.00	\$7,680.00
16	Furnish 1" diameter clean gravel pipe bedding materials	TON	1500	\$27.00	\$40,500.00
17	Furnish clean import material for trench backfill	TON	3800	\$20.00	\$76,000.00
18	Asphalt patching (8" of roadbase, 3" thick asphalt paving materials)	SY	1300	\$40.00	\$52,000.00
19	Roadway striping	LS	1	\$1,000.00	\$1,000.00
20	Remove and replace all landscaping	LS	1	\$2,800.00	\$2,800.00
				Subtotal	\$623,030.00
				Contingency (20%)	\$124,606.00
				Engineering (15%)	\$93,454.50
			TOTAL	\$	841,090.50

Opinion of Probable Cost

Project: 8" PVC Waterline
Location: Birch Street, 750 East to 450 East
Client: Clearfield City
J-U-B Project No: 55-21-065



OTHER J-U-B COMPANIES

Project #: CW-239

(CFP #32)

Item #	Description	Unit	Quantity	Unit Price	Amount
1	Mobilization	LS	1	\$41,970.00	\$41,970.00
2	Traffic Control	LS	1	\$15,740.00	\$15,740.00
3	SWPPP	LS	1	\$5,250.00	\$5,250.00
4	Remove and dispose of concrete flatwork	SF	3360	\$6.00	\$20,160.00
5	Remove fire hydrant	EA	4	\$1,200.00	\$4,800.00
6	Remove and dispose of concrete waterway	SF	20	\$6.50	\$130.00
7	Remove asphalt and road base	SY	1150	\$3.00	\$3,450.00
8	Furnish and install 8" C-900 DR 18 PVC waterline	LF	1700	\$80.00	\$136,000.00
9	Furnish and install 8" gate valve	EA	12	\$3,000.00	\$36,000.00
10	Existing waterline connection	EA	4	\$3,200.00	\$12,800.00
11	Furnish and install fire hydrant (tee, valve, elbow)	EA	4	\$8,400.00	\$33,600.00
12	Service laterals (lateral, meter, box)	EA	42	\$2,600.00	\$109,200.00
13	Cleaning, disinfection, and testing of waterline	LS	1	\$1,500.00	\$1,500.00
14	Furnish and install 4-inch thick sidewalk and concrete flatwork	SF	3360	\$8.00	\$26,880.00
15	Furnish and install concrete waterway	SF	20	\$8.00	\$160.00
16	Furnish 1" diameter clean gravel pipe bedding materials	TON	1105	\$27.00	\$29,835.00
17	Furnish clean import material for trench backfill	TON	2765	\$20.00	\$55,300.00
18	Asphalt patching (8" of roadbase, 3" thick asphalt paving materials)	SY	1150	\$40.00	\$46,000.00
19	Remove and replace all landscaping	LS	1	\$8,800.00	\$8,800.00
				Subtotal	\$587,575.00
				Contingency (20%)	\$117,515.00
				Engineering (15%)	\$88,136.25
			TOTAL	\$	793,226.25

Opinion of Probable Cost

Project: Check Valve
Location: 793 East 700 South
Client: Clearfield City
J-U-B Project No: 55-21-065



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OTHER J-U-B COMPANIES

Project #: CW-245

(CFP #24)

Item #	Description	Unit	Quantity	Unit Price	Amount
1	Mobilization	LS	1	\$2,520.00	\$2,520.00
2	Traffic Control	LS	1	\$950.00	\$950.00
3	SWPPP	LS	1	\$320.00	\$320.00
4	Rebuild 12" check valve	LS	1	\$28,000.00	\$28,000.00
5	Asphalt patching (8" roadbase, 3" asphalt)	SY	85	\$40.00	\$3,400.00
				Subtotal	\$35,190.00
				Contingency (20%)	\$7,038.00
				Engineering (15%)	\$5,278.50
				TOTAL	\$ 47,506.50

Opinion of Probable Cost

Project: 8" PVC Waterline
Location: Barlow South Street, 550 North to 300 North
Client: Clearfield City
J-U-B Project No: 55-21-065



OTHER J-U-B COMPANIES

Project #: CW-246

Item #	Description	Unit	Quantity	Unit Price	Amount
1	Mobilization	LS	1	\$25,120.00	\$25,120.00
2	Traffic Control	LS	1	\$9,420.00	\$9,420.00
3	SWPPP	LS	1	\$3,140.00	\$3,140.00
4	Remove and dispose of concrete flatwork	SF	725	\$6.00	\$4,350.00
5	Remove fire hydrant	EA	2	\$1,200.00	\$2,400.00
6	Remove asphalt and road base	SY	900	\$3.00	\$2,700.00
7	Furnish and install 8" C-900 DR 18 PVC waterline	LF	1300	\$80.00	\$104,000.00
8	Furnish and install 8" gate valve	EA	1	\$3,000.00	\$3,000.00
9	Existing waterline connection	EA	4	\$3,200.00	\$12,800.00
10	Furnish and install fire hydrant (tee, valve, elbow)	EA	2	\$8,400.00	\$16,800.00
11	Service laterals (lateral, meter, box)	EA	28	\$2,600.00	\$72,800.00
12	Cleaning, disinfection, and testing of waterline	LS	1	\$1,500.00	\$1,500.00
13	Furnish and install 4-inch thick sidewalk and concrete flatwork	SF	725	\$8.00	\$5,800.00
14	Furnish 1" diameter clean gravel pipe bedding materials	TON	250	\$27.00	\$6,750.00
15	Furnish clean import material for trench backfill	TON	1500	\$20.00	\$30,000.00
16	Asphalt patching (8" of roadbase, 3" thick asphalt paving materials)	SY	900	\$40.00	\$36,000.00
17	Remove and replace all landscaping	LS	1	\$15,000.00	\$15,000.00
				Subtotal	\$351,580.00
				Contingency (20%)	\$70,316.00
				Engineering (15%)	\$52,737.00
				TOTAL	\$ 474,633.00

Opinion of Probable Cost

Project: 10" PVC Waterline
Location: Freeport 16th Street, A-16 PRV to North Crossing
Client: Clearfield City
J-U-B Project No: 55-21-065



Project #: CW-278

Item #	Description	Unit	Quantity	Unit Price	Amount
1	Mobilization	LS	1	\$46,610.00	\$46,610.00
2	Traffic Control	LS	1	\$17,480.00	\$17,480.00
3	SWPPP	LS	1	\$5,830.00	\$5,830.00
4	Remove fire hydrant	EA	4	\$1,200.00	\$4,800.00
5	Remove asphalt and road base	SY	1300	\$3.00	\$3,900.00
6	Furnish and install 12" C-900 DR 18 PVC waterline	LF	1950	\$102.00	\$198,900.00
7	Furnish and install 12" gate valve	EA	5	\$6,500.00	\$32,500.00
8	Furnish and install 16" C-900 DR 18 PVC waterline	LF	20	\$102.00	\$2,040.00
9	Furnish and install 16" butterfly valve	EA	2	\$12,000.00	\$24,000.00
10	Existing waterline connection	EA	3	\$3,200.00	\$9,600.00
11	Furnish and install fire hydrant (tee, valve, elbow)	EA	8	\$8,400.00	\$67,200.00
12	Service laterals (lateral, meter, box)	EA	8	\$2,600.00	\$20,800.00
13	Cleaning, disinfection, and testing of waterline	LS	1	\$1,500.00	\$1,500.00
14	Furnish 1" diameter clean gravel pipe bedding materials	TON	400	\$27.00	\$10,800.00
15	Furnish clean import material for trench backfill	TON	2600	\$20.00	\$52,000.00
16	Rebuild PRV station and vault	EA	1	\$70,000.00	\$70,000.00
17	PRV SCADA Connection and Electrical	EA	1	\$30,000.00	\$30,000.00
18	Asphalt patching (8" of roadbase, 3" thick asphalt paving materials)	SY	1300	\$40.00	\$52,000.00
19	Roadway striping	LS	1	\$1,000.00	\$1,000.00
20	Remove and replace all landscaping	LS	1	\$1,500.00	\$1,500.00
				Subtotal	\$652,460.00
				Contingency (20%)	\$130,492.00
				Engineering (15%)	\$97,869.00
			TOTAL	\$	880,821.00

Opinion of Probable Cost

Project: 18" PVC Waterline
Location: 1400 South, University to Legend Hills Dr.
Client: Clearfield City
J-U-B Project No: 55-21-065



Project #: CW-277

Item #	Description	Unit	Quantity	Unit Price	Amount
1	Mobilization	LS	1	\$19,650.00	\$19,650.00
2	Traffic Control	LS	1	\$7,370.00	\$7,370.00
3	SWPPP	LS	1	\$2,460.00	\$2,460.00
4	Remove fire hydrant	EA	1	\$1,200.00	\$1,200.00
5	Furnish and install 8" C-900 DR 18 PVC waterline	LF	20	\$80.00	\$1,600.00
6	Furnish and install 18" C-900 DR 18 PVC waterline	LF	750	\$115.00	\$86,250.00
7	Furnish and install 8" gate valve	EA	1	\$3,000.00	\$3,000.00
8	Furnish and install 18" butterfly valve	EA	2	\$15,000.00	\$30,000.00
9	Existing waterline connection	EA	4	\$9,000.00	\$36,000.00
10	Furnish and install fire hydrant (tee, valve, elbow)	EA	1	\$8,400.00	\$8,400.00
11	Service laterals (lateral, meter, box)	EA	5	\$2,600.00	\$13,000.00
12	Cleaning, disinfection, and testing of waterline	LS	1	\$1,500.00	\$1,500.00
13	Furnish 1" diameter clean gravel pipe bedding materials	TON	580	\$27.00	\$15,660.00
14	Furnish clean import material for trench backfill	TON	1200	\$20.00	\$24,000.00
15	Asphalt patching (8" of roadbase, 3" thick asphalt paving materials)	SY	500	\$40.00	\$20,000.00
16	Remove and replace all landscaping	LS	1	\$5,000.00	\$5,000.00
				Subtotal	\$275,090.00
				Contingency (20%)	\$55,018.00
				Engineering (15%)	\$41,263.50
			TOTAL	\$	371,371.50

Opinion of Probable Cost

Project: 8" PVC Waterline
Location: 1000 South, 550 S to State St.
Client: Clearfield City
J-U-B Project No: 55-21-065



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OTHER J-U-B COMPANIES

Project #: CW-288

Item #	Description	Unit	Quantity	Unit Price	Amount
1	Mobilization	LS	1	\$26,020.00	\$26,020.00
2	Traffic Control	LS	1	\$9,760.00	\$9,760.00
3	SWPPP	LS	1	\$3,260.00	\$3,260.00
4	Remove fire hydrant	EA	3	\$1,200.00	\$3,600.00
5	Remove and dispose of curb and gutter	LF	670	\$5.00	\$3,350.00
6	Remove and dispose of concrete flatwork	SF	2000	\$6.00	\$12,000.00
7	Furnish and install 8" C-900 DR 18 PVC waterline	LF	975	\$80.00	\$78,000.00
8	Furnish and install 8" gate valve	EA	3	\$3,000.00	\$9,000.00
9	Existing waterline connection	EA	2	\$9,000.00	\$18,000.00
10	Furnish and install fire hydrant (tee, valve, elbow)	EA	3	\$8,400.00	\$25,200.00
11	Service laterals (lateral, meter, box)	EA	25	\$2,600.00	\$65,000.00
12	Cleaning, disinfection, and testing of waterline	LS	1	\$1,500.00	\$1,500.00
13	Furnish 1" diameter clean gravel pipe bedding materials	TON	400	\$27.00	\$10,800.00
14	Furnish clean import material for trench backfill	TON	1650	\$20.00	\$33,000.00
15	Furnish and install curb and gutter	LF	670	\$28.00	\$18,760.00
16	Furnish and install 4-inch thick sidewalk and concrete flatwork	SF	2000	\$8.00	\$16,000.00
17	Asphalt patching (8" of roadbase, 3" thick asphalt paving materials)	SY	650	\$40.00	\$26,000.00
18	Remove and replace all landscaping	LS	1	\$5,000.00	\$5,000.00
				Subtotal	\$364,250.00
				Contingency (20%)	\$72,850.00
				Engineering (15%)	\$54,637.50
				TOTAL	\$ 491,737.50

Opinion of Probable Cost

Project: 8" PVC Waterline
Location: 2300 South, Main to 550 W
Client: Clearfield City
J-U-B Project No: 55-21-065



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OTHER J-U-B COMPANIES

Project #: CW-289

Item #	Description	Unit	Quantity	Unit Price	Amount
1	Mobilization	LS	1	\$57,780.00	\$57,780.00
2	Traffic Control	LS	1	\$21,670.00	\$21,670.00
3	SWPPP	LS	1	\$7,230.00	\$7,230.00
4	Remove fire hydrant	EA	3	\$1,200.00	\$3,600.00
5	Remove and dispose of curb and gutter	LF	250	\$5.00	\$1,250.00
6	Remove and dispose of concrete flatwork	SF	1200	\$6.00	\$7,200.00
7	Furnish and install 8" C-900 DR 18 PVC waterline	LF	2700	\$80.00	\$216,000.00
8	Furnish and install 8" gate valve	EA	6	\$3,000.00	\$18,000.00
9	Existing waterline connection	EA	8	\$9,000.00	\$72,000.00
10	Furnish and install fire hydrant (tee, valve, elbow)	EA	8	\$8,400.00	\$67,200.00
11	Service laterals (lateral, meter, box)	EA	46	\$2,600.00	\$119,600.00
12	Cleaning, disinfection, and testing of waterline	LS	1	\$1,500.00	\$1,500.00
13	Furnish 1" diameter clean gravel pipe bedding materials	TON	750	\$27.00	\$20,250.00
14	Furnish clean import material for trench backfill	TON	4600	\$20.00	\$92,000.00
15	Furnish and install curb and gutter	LF	250	\$28.00	\$7,000.00
16	Furnish and install 4-inch thick sidewalk and concrete flatwork	SF	1200	\$8.00	\$9,600.00
17	Asphalt patching (8" of roadbase, 3" thick asphalt paving materials)	SY	1800	\$40.00	\$72,000.00
18	Remove and replace all landscaping	LS	1	\$15,000.00	\$15,000.00
				Subtotal	\$808,880.00
				Contingency (20%)	\$161,776.00
				Engineering (15%)	\$121,332.00
				TOTAL	\$ 1,091,988.00

Opinion of Probable Cost

Project: 18" PVC Waterline
Location: Legend Hills Phase 4, 1400 S to 1450 S Boring
Client: Clearfield City
J-U-B Project No: 55-21-065



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OTHER J-U-B COMPANIES

Project #: CW-274

(CFP #20)

Item #	Description	Unit	Quantity	Unit Price	Amount
1	Mobilization	LS	1	\$44,070.00	\$44,070.00
2	Traffic Control	LS	1	\$16,530.00	\$16,530.00
3	SWPPP	LS	1	\$5,510.00	\$5,510.00
4	Remove fire hydrant	EA	1	\$1,200.00	\$1,200.00
5	Furnish and install 30" bore casing pipe under Interstate 15	LF	235	\$600.00	\$141,000.00
6	Construction of bore pit	LS	1	\$20,000.00	\$20,000.00
7	Construction of receiving pit	LS	1	\$16,000.00	\$16,000.00
8	Abandon existing waterline (fill boring)	LS	1	\$30,000.00	\$30,000.00
9	Furnish and install 8" C-900 DR 18 PVC waterline	LF	100	\$80.00	\$8,000.00
10	Furnish and install 16" C-900 DR 18 PVC waterline	LF	300	\$102.00	\$30,600.00
11	Furnish and install 18" C-900 DR 18 PVC waterline	LF	750	\$115.00	\$86,250.00
12	Furnish and install 8" gate valve	EA	2	\$3,000.00	\$6,000.00
13	Furnish and install 16" butterfly valve	EA	3	\$12,000.00	\$36,000.00
14	Furnish and install 18" butterfly valve	EA	3	\$15,000.00	\$45,000.00
15	Existing waterline connection	EA	2	\$9,000.00	\$18,000.00
16	Furnish and install fire hydrant (tee, valve, elbow)	EA	1	\$8,400.00	\$8,400.00
17	Service laterals (lateral, meter, box)	EA	5	\$2,600.00	\$13,000.00
18	Cleaning, disinfection, and testing of waterline	LS	1	\$1,500.00	\$1,500.00
19	Furnish 1" diameter clean gravel pipe bedding materials	TON	580	\$27.00	\$15,660.00
20	Furnish clean import material for trench backfill	TON	1800	\$20.00	\$36,000.00
21	Furnish and install 4-inch thick sidewalk and concrete flatwork	SF	1500	\$6.00	\$9,000.00
22	Asphalt patching (8" of roadbase, 3" thick asphalt paving materials)	SY	400	\$40.00	\$16,000.00
23	Asphalt seal coat application	SY	400	\$3.00	\$1,200.00
24	Remove and replace all landscaping	LS	1	\$12,000.00	\$12,000.00
25	Easement Acquisition (10' x 500')	SF	10000	\$6.50	\$65,000.00
				Subtotal	\$681,920.00
				Contingency (20%)	\$136,384.00
				Engineering (15%)	\$102,288.00
				TOTAL	\$ 920,592.00

Opinion of Probable Cost

Project: Treatment Building + PRV

Location: 300 North Terrace Dr

Client: Clearfield City

J-U-B Project No: 55-21-065



J-U-B ENGINEERS, INC.



THE
LANGDON
GROUP
a J-U-B Company



GATEWAY
MAPPING
INC.
a J-U-B Company

OTHER J-U-B COMPANIES

Project #: CW-293

Item #	Description	Unit	Quantity	Unit Price	Amount
1	Mobilization	LS	1	\$36,020.00	\$36,020.00
2	Traffic Control	LS	1	\$13,510.00	\$13,510.00
3	SWPPP	LS	1	\$4,510.00	\$4,510.00
4	Property Aquisition (1/10 acre)	LS	1	\$40,000.00	\$40,000.00
5	20' x 15' CMU split face building	LS	1	\$240,000.00	\$240,000.00
6	Flouride injection system	LS	1	\$55,000.00	\$55,000.00
7	Chlorine injection system	LS	1	\$60,000.00	\$60,000.00
8	Connection to existing waterline	LS	1	\$8,000.00	\$8,000.00
9	Electrical connection	LS	1	\$11,000.00	\$11,000.00
10	Connection with SCADA	EA	1	\$30,000.00	\$30,000.00
11	Transfer Valve System	EA	1	\$15,000.00	\$15,000.00
12	Furnish clean import material	TON	400	\$16.00	\$6,400.00
13	Asphalt patching (8" of roadbase, 3" thick asphalt paving materials)	SY	120	\$40.00	\$4,800.00
14	Landscaping and surface improvements	LS	1	\$20,000.00	\$20,000.00
				Subtotal	\$544,240.00
				Contingency (20%)	\$108,848.00
				Engineering (15%)	\$81,636.00
			TOTAL	\$	734,724.00

Appendix C

Impact Fees Act

DRAFT

Part 3

Establishing an Impact Fee

11-36a-301 Impact fee facilities plan.

- (1) Before imposing an impact fee, each local political subdivision or private entity shall, except as provided in Subsection (3), prepare an impact fee facilities plan to determine the public facilities required to serve development resulting from new development activity.
- (2) A municipality or county need not prepare a separate impact fee facilities plan if the general plan required by Section 10-9a-401 or 17-27a-401, respectively, contains the elements required by Section 11-36a-302.
- (3) A local political subdivision or a private entity with a population, or serving a population, of less than 5,000 as of the last federal census that charges impact fees of less than \$250,000 annually need not comply with the impact fee facilities plan requirements of this part, but shall ensure that:
 - (a) the impact fees that the local political subdivision or private entity imposes are based upon a reasonable plan that otherwise complies with the common law and this chapter; and
 - (b) each applicable notice required by this chapter is given.

Amended by Chapter 200, 2013 General Session

11-36 a-302 Impact fee facilities plan requirements -- Limitations -- School district or charter school.

- (1)
 - (a) An impact fee facilities plan shall:
 - (i) identify the existing level of service;
 - (ii) subject to Subsection (1)(c), establish a proposed level of service;
 - (iii) identify any excess capacity to accommodate future growth at the proposed level of service;
 - (iv) identify demands placed upon existing public facilities by new development activity at the proposed level of service; and
 - (v) identify the means by which the political subdivision or private entity will meet those growth demands.
 - (b) A proposed level of service may diminish or equal the existing level of service.
 - (c) A proposed level of service may:
 - (i) exceed the existing level of service if, independent of the use of impact fees, the political subdivision or private entity provides, implements, and maintains the means to increase the existing level of service for existing demand within six years of the date on which new growth is charged for the proposed level of service; or
 - (ii) establish a new public facility if, independent of the use of impact fees, the political subdivision or private entity provides, implements, and maintains the means to increase the existing level of service for existing demand within six years of the date on which new growth is charged for the proposed level of service.
- (2) In preparing an impact fee facilities plan, each local political subdivision shall generally consider all revenue sources to finance the impacts on system improvements, including:

- (a) grants;
 - (b) bonds;
 - (c) interfund loans;
 - (d) impact fees; and
 - (e) anticipated or accepted dedications of system improvements.
- (3) A local political subdivision or private entity may only impose impact fees on development activities when the local political subdivision's or private entity's plan for financing system improvements establishes that impact fees are necessary to maintain a proposed level of service that complies with Subsection (1)(b) or (c).
- (4)
- (a) Subject to Subsection (4)(c), the impact fee facilities plan shall include a public facility for which an impact fee may be charged or required for a school district or charter school if the local political subdivision is aware of the planned location of the school district facility or charter school:
 - (i) through the planning process; or
 - (ii) after receiving a written request from a school district or charter school that the public facility be included in the impact fee facilities plan.
 - (b) If necessary, a local political subdivision or private entity shall amend the impact fee facilities plan to reflect a public facility described in Subsection (4)(a).
 - (c)
 - (i) In accordance with Subsections 10-9a-305(3) and 17-27a-305(3), a local political subdivision may not require a school district or charter school to participate in the cost of any roadway or sidewalk.
 - (ii) Notwithstanding Subsection (4)(c)(i), if a school district or charter school agrees to build a roadway or sidewalk, the roadway or sidewalk shall be included in the impact fee facilities plan if the local jurisdiction has an impact fee facilities plan for roads and sidewalks.

Amended by Chapter 200, 2013 General Session

11-36a-303 Impact fee analysis.

- (1) Subject to the notice requirements of Section 11-36a-504, each local political subdivision or private entity intending to impose an impact fee shall prepare a written analysis of each impact fee.
- (2) Each local political subdivision or private entity that prepares an impact fee analysis under Subsection (1) shall also prepare a summary of the impact fee analysis designed to be understood by a lay person.

Enacted by Chapter 47, 2011 General Session

11-36a-304 Impact fee analysis requirements.

- (1) An impact fee analysis shall:
 - (a) identify the anticipated impact on or consumption of any existing capacity of a public facility by the anticipated development activity;
 - (b) identify the anticipated impact on system improvements required by the anticipated development activity to maintain the established level of service for each public facility;
 - (c) subject to Subsection (2), demonstrate how the anticipated impacts described in Subsections (1)(a) and (b) are reasonably related to the anticipated development activity;
 - (d) estimate the proportionate share of:

- (i) the costs for existing capacity that will be recouped; and
 - (ii) the costs of impacts on system improvements that are reasonably related to the new development activity; and
 - (e) based on the requirements of this chapter, identify how the impact fee was calculated.
- (2) In analyzing whether or not the proportionate share of the costs of public facilities are reasonably related to the new development activity, the local political subdivision or private entity, as the case may be, shall identify, if applicable:
- (a) the cost of each existing public facility that has excess capacity to serve the anticipated development resulting from the new development activity;
 - (b) the cost of system improvements for each public facility;
 - (c) other than impact fees, the manner of financing for each public facility, such as user charges, special assessments, bonded indebtedness, general taxes, or federal grants;
 - (d) the relative extent to which development activity will contribute to financing the excess capacity of and system improvements for each existing public facility, by such means as user charges, special assessments, or payment from the proceeds of general taxes;
 - (e) the relative extent to which development activity will contribute to the cost of existing public facilities and system improvements in the future;
 - (f) the extent to which the development activity is entitled to a credit against impact fees because the development activity will dedicate system improvements or public facilities that will offset the demand for system improvements, inside or outside the proposed development;
 - (g) extraordinary costs, if any, in servicing the newly developed properties; and
 - (h) the time-price differential inherent in fair comparisons of amounts paid at different times.

Enacted by Chapter 47, 2011 General Session

11-36a-305 Calculating impact fees.

- (1) In calculating an impact fee, a local political subdivision or private entity may include:
- (a) the construction contract price;
 - (b) the cost of acquiring land, improvements, materials, and fixtures;
 - (c) for services provided for and directly related to the construction of the system improvements, the cost for planning and surveying, and engineering fees;
 - (d) for a political subdivision, debt service charges, if the political subdivision might use impact fees as a revenue stream to pay the principal and interest on bonds, notes, or other obligations issued to finance the costs of the system improvements; and
 - (e) one or more expenses for overhead.
- (2) In calculating an impact fee, each local political subdivision or private entity shall base amounts calculated under Subsection (1) on realistic estimates, and the assumptions underlying those estimates shall be disclosed in the impact fee analysis.

Amended by Chapter 35, 2021 General Session

11-36a-306 Certification of impact fee analysis.

- (1) An impact fee facilities plan shall include a written certification from the person or entity that prepares the impact fee facilities plan that states the following:
- "I certify that the attached impact fee facilities plan:
- 1. includes only the costs of public facilities that are:
 - a. allowed under the Impact Fees Act; and
 - b. actually incurred; or

- c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;
 2. does not include:
 - a. costs of operation and maintenance of public facilities; or
 - b. costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents; and
 3. complies in each and every relevant respect with the Impact Fees Act."
- (2) An impact fee analysis shall include a written certification from the person or entity that prepares the impact fee analysis which states as follows:
- "I certify that the attached impact fee analysis:
1. includes only the costs of public facilities that are:
 - a. allowed under the Impact Fees Act; and
 - b. actually incurred; or
 - c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;
 2. does not include:
 - a. costs of operation and maintenance of public facilities; or
 - b. costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;
 3. offsets costs with grants or other alternate sources of payment; and
 4. complies in each and every relevant respect with the Impact Fees Act."

Amended by Chapter 35, 2021 General Session