

Santaquin City Resolution 03-10-2021

A RESOLUTION APPROVING A PUBLIC IMPROVEMENT REIMBURSEMENT AGREEMENT FOR THE CONSTRUCTION AND REALIGNMENT OF THE HIGHLAND DRIVE - CANYON ROAD INTERSECTION WITH FORESTAR (USA) REAL ESTATE GROUP, INC.

WHEREAS, the City of Santaquin is a fourth class city in the State of Utah with the responsibility of providing transportation infrastructure to its residents; and

WHEREAS, Santaquin City, for the purposes of connectivity, access and safety, desires the connection of the Highland Drive frontage road from I-15 Exit 244 to Exit 242 and assumes the financial responsibility for construction of said facilities for those portions of the project which are outside of the areas currently under private development; and

WHEREAS, in addition to the benefits provided to the City as outlined above, the construction of said facilities will also benefit the owner/developer of the Foothill Village subdivision by providing enhanced access to the site and for the future residents of said development; and

WHEREAS, the owner/developer of the Foothill Village subdivision have contractors already onsite constructing the portion of the future Right of Way (ROW) that is the responsibility of private development; and

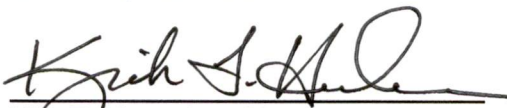
WHEREAS, it would be economically beneficial to consolidate the work and thus minimize mobilization costs; and

WHEREAS, the owner/developer of the Foothill Village subdivision is willing to assume the responsibility of constructing the intersection and ROW realignment and front the costs of construction under certain terms and conditions outlined in the attached agreement with a reimbursement schedule from the City for the City's portion of said work;

NOW THEREFORE, be it resolved by the City Council of Santaquin City to approve the attached Public Improvements Reimbursement Agreement (Highland Drive Realignment and Canyon Road Project).

ADOPTED AND PASSED by the City Council of Santaquin City, Utah, this 16th day of March 2021.

SANTAQUIN CITY


Kirk F. Hunsaker, Mayor

Attest:


K. Aaron Shirley, City Recorder

**PUBLIC IMPROVEMENTS
REIMBURSEMENT AGREEMENT
(Highland Drive Realignment and Canyon Road Project)**

THIS PUBLIC IMPROVEMENTS REIMBURSEMENT AGREEMENT (this “**Agreement**”) is made and entered into as of the 16 day of March, 2021 (the “**Effective Date**”), by and between the SANTAQUIN CITY, a fourth class city of the State of Utah (the “**City**”), and FORESTAR (USA) REAL ESTATE GROUP INC., a Delaware corporation, (the “**Developer**”). The City and Developer are sometimes separately referred to herein as a “**Party**” and collectively as the “**Parties.**”

RECITALS:

WHEREAS, the City and Developer previously executed that certain Third Amendment to Ahlin Annexation and Development Agreement, dated March 6, 2020 (the “**Third Amendment**”), which constituted an amendment to that certain Annexation and Development Agreement for the Ahlin Annexation Project Area dated October 18, 2000 (the “**Development Agreement**”), which was previously amended by that certain First Amendment to the Development Agreement, dated March 5, 2014 (the “**First Amendment**”), and also previously amended by that certain Second Amendment to the Development Agreement dated January 5, 2019 (the “**Second Amendment**”); and

WHEREAS, Developer has acquired a title to a portion of the undeveloped real property that is described in the Development Agreement, except for approximately 21.79 acres that contain the City’s pressurized irrigation pond (the “**Land**”); and

WHEREAS, the Development Agreement as previously amended by the First Amendment and by the Second Amendment is referred to herein as the “**Amended Agreement**”; and

WHEREAS, Developer is not a party to the Amended Agreement, but as a successor or assignee to the Amended Agreement Developer has agreed to cooperate with the City as reasonably necessary to comply with the terms of the Amended Agreement, and Developer has agreed to comply with the terms of the Third Amendment; and

WHEREAS, Developer intends to develop the Land as the Foothill Village Subdivision (the “**Subdivision**”) according to the Amended Agreement and the Third Amendment; and

WHEREAS, Section 1.3 of the Third Amendment provides that the term “**Frontage Road**” means the road that is described in the Development Agreement that is to be constructed on the Land and adjacent to I-15 and which shall run from Center Street/Canyon Road to the South Santaquin Exit of I-15 (Exit 242); and

WHEREAS, Section 2.3 of the Third Amendment provides that, although not part of the Amended Agreement, the construction of that portion of the Frontage Road from the Land to Center Street/Canyon Road (the “**North Frontage Road**”) will significantly benefit both Developer and the City by improving accessibility, traffic flow and the health, safety and welfare of the residents of the City; and

WHEREAS, the City and Developer agreed, pursuant to Section 2.3 of the Third Amendment, to cooperate in the acquisition of property, the design and the construction of the North Frontage Road pursuant to the terms of a separate written agreement, which is defined in the Third Amendment as the “**North Frontage Road Agreement**”); and

WHEREAS, the City and Developer desire to execute this Agreement, which shall constitute the North Frontage Road Agreement referred to in the Third Amendment.

NOW, THEREFORE, in consideration of the foregoing recitals and the mutual covenants contained herein, and other good and valuable consideration, the sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. **Project Location and Acquisition of Property Interests.** As the City has pursued the planning for the North Frontage Road, the City has determined to designate such project as the “**Highland Drive Realignment and Canyon Road Project Phase 1 and Phase 2.**” Consequently, for purposes of this Agreement, the project identified in the Third Amendment as the North Frontage Road shall be deemed to mean the Highland Drive Realignment and Canyon Road Project, Phase 1 and Phase 2 (collectively referred to herein as the “**Project**”). As planned and designed by the City, the Project includes the construction, installation and completion of certain underground pipelines and other improvements for culinary water, pressure irrigation water, sanitary sewer and storm drain and also the construction, installation and completion of sidewalk, trail, curb and gutter improvements and roadway improvements consisting of sub-base, road base and asphalt, all as identified in the surveys and drawings for the Project attached hereto as **Exhibit A** and incorporated herein by this reference (the “**Drawings**”). The Drawings identify with specificity the location of the improvements (“**Improvements**”) comprising the Project. No later than March 31, 2021, the City shall acquire all necessary real property rights (the “**Property Interests**”), whether through the acquisition of fee simple title or perpetual rights-of-way and easements, including without limitation all temporary construction easements adjacent to the location of the Project necessary for the construction of the Improvements and the perpetual use of the Project as a public highway. No later than March 31, 2021, the City shall also cause to be prepared all necessary plans, specifications, engineering and design work (“the “**Plans**”) pertaining to the construction, installation and completion of the Improvements in a manner that complies with all applicable federal, state and local laws, ordinances and standards. The City shall be responsible for all the costs and expenses incurred by the City in order to cause the Plans to be prepared and in order for the City to acquire all of the Property Interests necessary for the Project.

2. **Construction of the Improvements; Reimbursable Costs.** Following the acquisition by the City of the Property Interests and the preparation by the City of the Plans, Developer will cause the Improvements for the Project to be constructed, installed and completed pursuant to the Plans at Developer’s cost and expense (but subject to the reimbursement to Developer by the City for all of such costs and expenses in accordance with the terms of this Agreement). It is anticipated that construction of the improvements shall be completed no later than September 30, 2021. All costs incurred by Developer for the construction, installation and completion of the Improvements (the “**Reimbursable Costs**”), shall be reimbursed to Developer by the City in accordance with the terms of this Agreement. The Reimbursable Costs to be reimbursed to Developer by the City for the Improvements are estimated as of the date of this Agreement to be Eight-Hundred-Twenty-Four Thousand Five-Hundred-Eleven Dollars and

Twenty Cents (\$824,511.20), as determined by low bid as set forth in Exhibit B, which is incorporated herein by this reference.

3. **City Inspection of the Improvements.** Developer shall construct, install and complete the Improvements in accordance with the Plans. The Improvements shall be inspected and approved by the City to ensure that the Improvements are constructed in compliance with the Plans and City code and development standards.

4. **Warranty and Dedication.** Upon completion of the Improvements, Developer shall deliver a certified set of as-built plans along with the verified actual costs and expenses of construction of the Improvements and proof of payment by Developer of such costs and expenses. Upon the completion of the Improvements by Developer and the approval and acceptance of the Improvements in writing by the City, Developer shall also provide to the City a warranty bond (the "**Warranty Bond**") in accordance with the City codes and ordinances to ensure that the Improvements remain in good condition and free from defects for a period of two years (to the extent such warranty period is permitted by state law) following the completion thereof. Upon (a) the completion by Developer of the Improvements, (b) the approval by the City of the Improvements, and (c) the posting of the Warranty Bond by Developer, the City shall accept, own, operate, and maintain the Improvements, and Developer shall dedicate to the City ownership of the Improvements in order to enable the City to operate and maintain the Improvements. Developer will not retain any ownership interest in the dedicated Improvements.

5. **Payment of Reimbursable Costs.** The City is obligated to reimburse Developer for all of the Reimbursable Costs of the Improvements (which is estimated as of the date of this Agreement to be the total amount of \$824,511.20); provided, however, that the total amount to be reimbursed to Developer by the City for the Improvements shall be based on the actual costs and expenses incurred by Developer (not the estimates). After the Improvements have been constructed and installed, the actual costs and expenses incurred by Developer for the Improvements shall be verified, and the City shall reimburse Developer for all of the Reimbursable Costs as follows: (a) first, to the fullest extent possible and without unreasonable delay, the City shall reimburse Developer for the Reimbursable Costs by cash payment no later than 36 months following the completion of the Improvements by Developer and the approval and acceptance of the Improvements by the City; and (b) if any amounts cannot be reimbursed by the City in cash, as determined by the City in its reasonable discretion, to the extent allowed by law, the remaining amount owed to Developer shall be reimbursed by the City providing to Developer a credit against all types of impact fees charged by the City (such as pressure irrigation impact fees, storm drain impact fees, transportation impact fees, etc.), which may be used by Developer with respect to the Subdivision. The full amount of the City's reimbursement obligations shall be satisfied using one or a combination of these methods no later than 36 months following the completion of the Improvements by Developer and the approval and acceptance of the Improvements by the City; provided, however, that for any amount of the City's reimbursement obligations that exceed the total impact fees charges by the City for the Project after the Effective Date, said amount shall be paid to Developer in cash. To the extent Developer has, at any time, unused impact fee credits, such impact fee credits shall be freely assignable by Developer to any person or entity so long as the City is notified of the assignment of the impact fee credits. The impact fee credits granted hereunder shall never expire and shall remain valid until all of the impact fee credits have been used and applied.

For all reimbursements to be paid to Developer under this Agreement, the City shall take reasonable measures, as determined by the City in its sole discretion, to maximize the amount of the cash reimbursements to Developer, recognizing that Developer's preference is to receive cash reimbursements as soon as reasonably possible following completion of the Improvements, rather than receiving impact fee credits. In connection with Developer's development activities with respect to the Subdivision, in the event Developer becomes obligated to pay to the City any impact fees of any nature pertaining to the development of the Property prior to the time of that City has satisfied in full all of the City's obligations to reimburse to Developer all of the Reimbursable Costs, then at the time Developer would otherwise be obligated to pay to the City any impact fees of any nature pertaining to the development of the Subdivision, the City shall allow Developer to satisfy all such impact fees by offsetting as a credit against the unpaid balance of Reimbursable Costs payable by the City to the Developer the entire amount of any such impact fees. To the extent necessary, prior to the issuance of any impact fee credits pertaining to this Agreement the City shall amend its Impact Fee Facilities Plans (the "IFFPs") to incorporate the Improvements as part of a funding plan (if the Improvements are not already the subject of the City's IFFPs).

6. **Full Compensation.** Developer hereby agrees that the Reimbursable Costs described in this Agreement shall constitute the full and entire amount of the reimbursement obligation payable by the City to Developer for the Improvements. Developer shall not be entitled to any additional reimbursement, compensation, incentive, or other payment related to the Improvements.

7. **No Accrual of Interest.** The Parties expressly agree that the Reimbursable Costs to be paid to Developer for the Improvements, as set forth in this Agreement, have not accrued interest and shall not in the future accrue interest.

8. **Notices.** All notices, requests, demands, and other communications required under this Agreement, except for normal, daily business communications, shall be in writing. Such written communication shall be effective upon personal delivery to any Party or upon being sent by overnight mail service, by facsimile (with verbal confirmation of receipt), or by certified mail, return receipt requested, postage prepaid, and addressed to the respective Parties as follows:

If to Developer: Forestar (USA) Real Estate Group Inc.
2221 East Lamar Boulevard, Suite 790
Arlington, Texas 76006
Attn: _____, Senior Vice President--Legal

With a copy to: D.R. Horton, Inc.
12351 Gateway Park Place, Suite D-100
Draper, Utah 84020
Attn: Boyd A. Martin, Division President

If to the City: K. Aaron Shirley
Santaquin City Recorder
275 West Main Street
Santaquin, Utah 84655

ashirley@santaquin.org

With a copy to:

Nielsen & Senior
1145 South 800 East, Suite 110
Orem, Utah 84097
Attn: Brett B. Rich

9. **Term of Agreement.** This Agreement shall remain in effect until Developer has been reimbursed in full for all of the Reimbursable Costs.

10. **Validity and Severability.** If any section, clause or portion of this Agreement is declared invalid by a court of competent jurisdiction for any reason, the remainder shall not be affected thereby and shall remain in full force and effect.

11. **Amendments.** This Agreement may be amended only in writing signed by the Parties hereto.

12. **No Joint Venture.** This Agreement does not create, and shall not be construed to create, a joint venture by the Parties, and no separate government entity is established by this Agreement.

13. **Incorporation of Recitals.** The Recitals above are incorporated herein by this reference as a part of this Agreement.

14. **Binding Effect.** Nothing in this Agreement shall be deemed to modify, affect, or supersede the terms or provisions of the Amended Agreement or the Third Amendment or other Subdivision approvals. Rather, this Agreement is intended to effectuate and implement the reimbursement obligations of the City as set forth in the Third Amendment pertaining to the Improvements and shall be construed and performed accordingly.

15. **Assignment.** Developer may assign the rights and obligations of Developer under this Agreement to a third party ("**Assignee**") provided that: (a) the City approves such assignment in writing, and such approval shall not be unreasonably withheld, conditioned or delayed, and (b) a written instrument is executed by Developer and the Assignee clearly indicating the rights and obligations assigned to and assumed by the Assignee and clearly indicating Developer's continuing rights and obligations, if any, following such assignment.

16. **Remedies; Attorneys' Fees.** In any action related to the obligations contained in this Agreement, the Parties' remedy for breach shall be limited to specific performance only, provided, however, that the successful Party in any litigation pertaining to the enforcement of this Agreement shall be entitled to recover from the unsuccessful Party all costs and expenses, including without limitation attorneys' fees, incurred by the successful Party in enforcing its rights and pursuing its remedies under this Agreement. Developer may not claim individual liability on the part of any City officer, employee, or official, and the City may not claim individual liability on the part of any of Developer's shareholders, officers, or employees.

[SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement by and through their respective, duly authorized representatives as of the day and year first above written.

ATTEST:

"THE CITY"

SANTAQUIN CITY

By: K. Aaron Shirley
Name: K. Aaron Shirley
Title: City Recorder

By: Kirk F. Hunsaker
Name: Kirk F. Hunsaker
Title: Mayor

"DEVELOPER"

**FORESTAR (USA) REAL ESTATE GROUP
INC., a Delaware corporation**

By: Brian Konderik
Name: Brian Konderik
Title: Division President
Forestar (USA) Real Estate Group, Inc.

*originals
x2

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement by and through their respective, duly authorized representatives as of the day and year first above written.

ATTEST:

“THE CITY”

SANTAQUIN CITY

By: K. Aaron Shirley
Name: K. Aaron Shirley
Title: City Recorder

By: [Signature]
Name: _____
Title: Mayor

“DEVELOPER”

FORESTAR (USA) REAL ESTATE GROUP
INC., a Delaware corporation

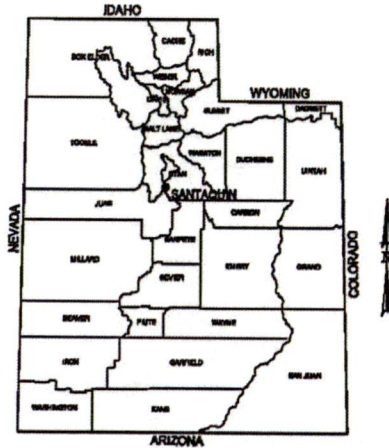
By: [Signature]
Name: _____
Title: **Brian Konderik**
Division President
Forestar (USA) Real Estate Group, Inc.

EXHIBIT A

Drawings Depicting the Location and Final Design of the Project

HIGHLAND DRIVE REALIGNMENT AND CANYON ROAD
 PHASE 1
 SANTAQUIN, UTAH
 2020

PROJECT NO.	SHEET NO.
2020-049	1



VICINITY MAP

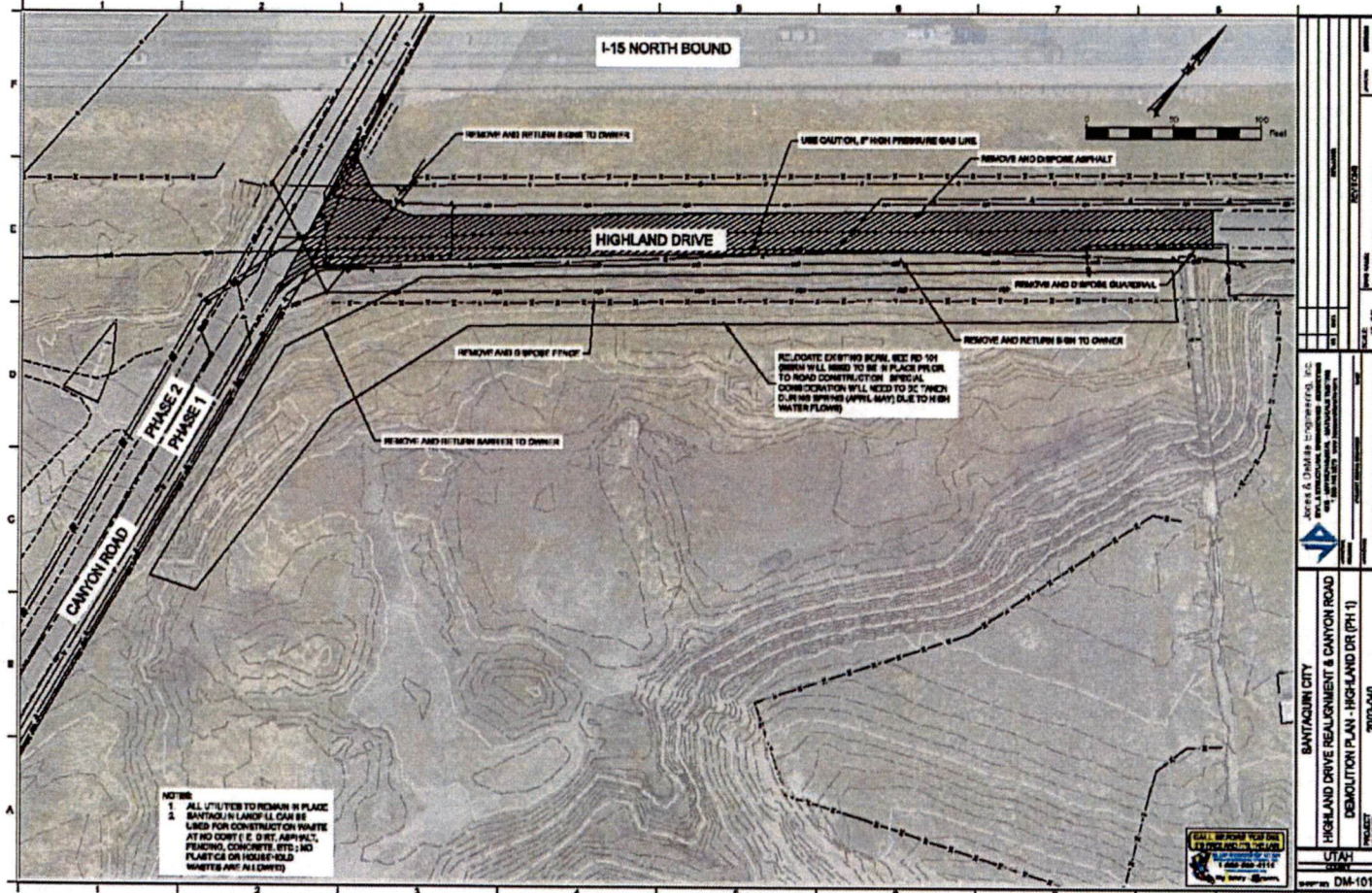
APPROVAL

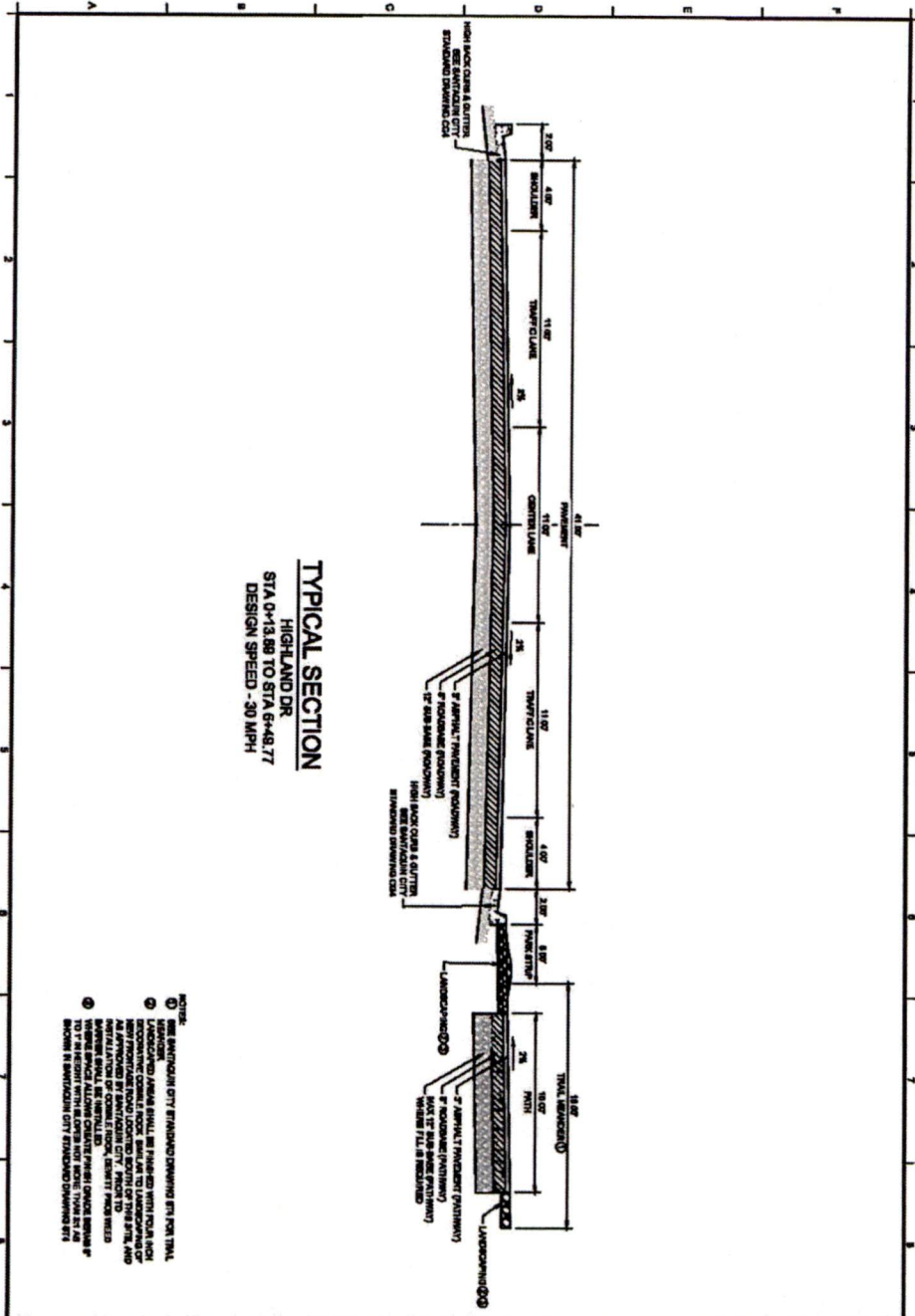
RECOMMENDED FOR APPROVAL:	
	DATE _____
APPROVED:	
DATE _____	DATE _____

INDEX TO SHEETS	
SHEET NO.	SHEET TITLE
1	TITLE
1A	GENERAL NOTES
1B	LEGEND
SC-01	SURVEY CONTROL
DM-101	DEMOLITION PLAN - HIGHLAND DR (PH1)
TB-101	TYPICAL SECTION
RD-101	ROADWAY DESIGN - HIGHLAND DR (PH1)
RD-102	ROADWAY DESIGN - CANYON RD (PH1)
UT-101	UTILITY PLAN AND PROFILE HIGHLAND DR (PH1)
SP-101	STRIPING PLAN - HIGHLAND DR (PH1)
DT-101 TO DT-103	DETAIL
S-001	STRUCTURAL NOTES
S-001 TO S-002	STRUCTURAL DETAILS
S-701	TYPICAL STRUCTURAL DETAILS



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 GIS - ENVIRONMENTAL - MATERIALS TESTING
 - shaping the quality of life -
 1.800.748.5278 www.jonesanddemille.com

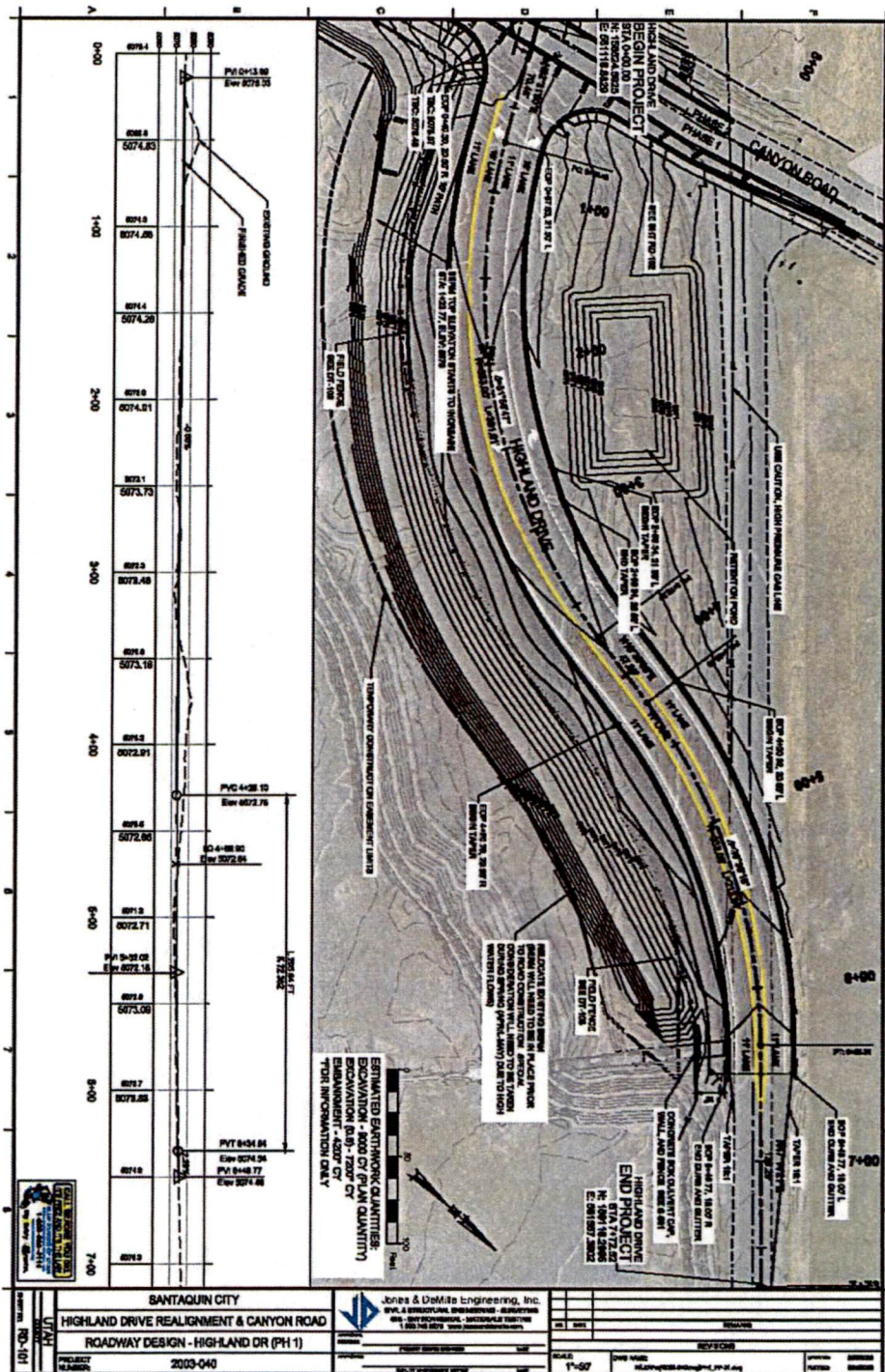


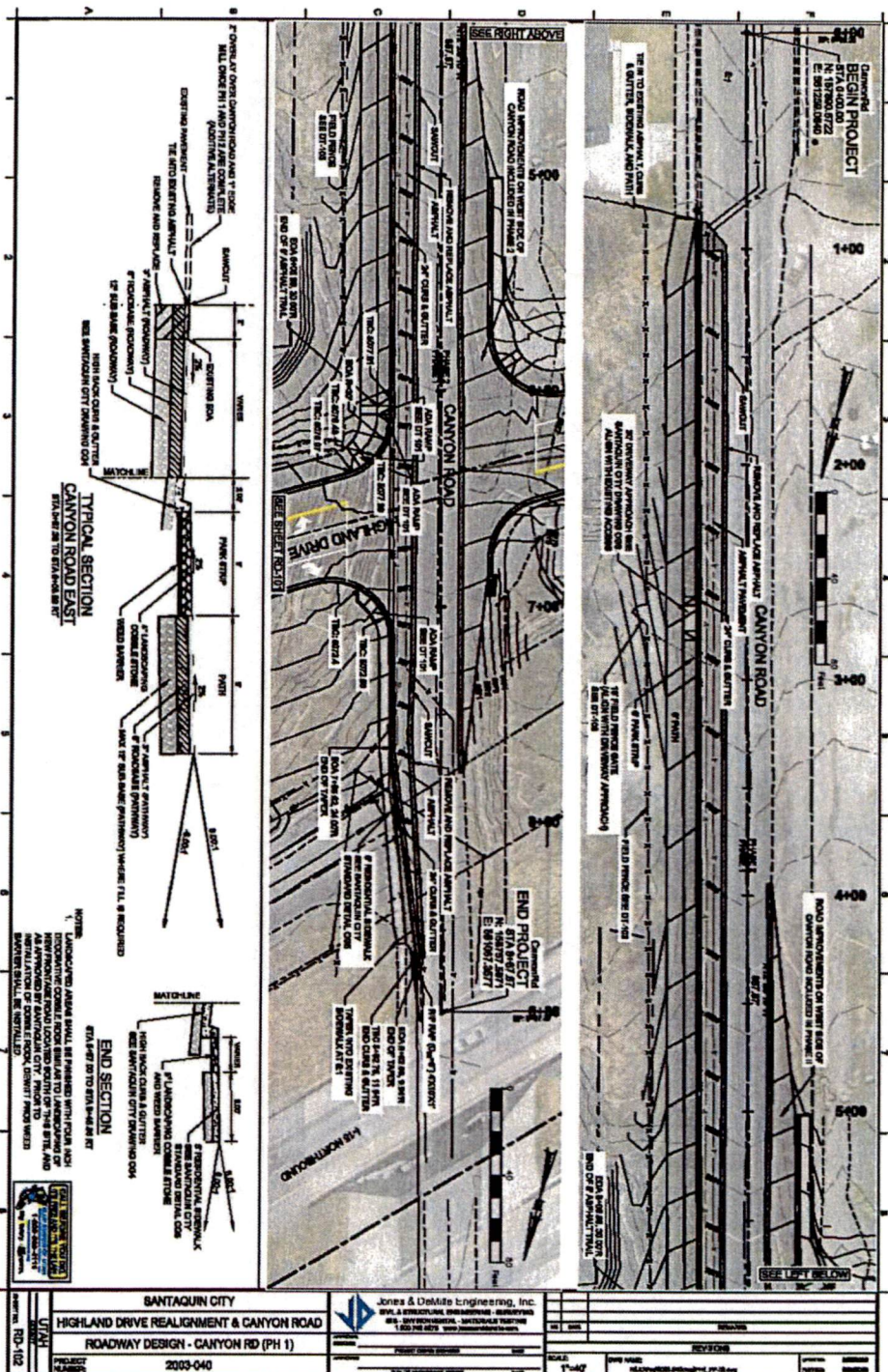


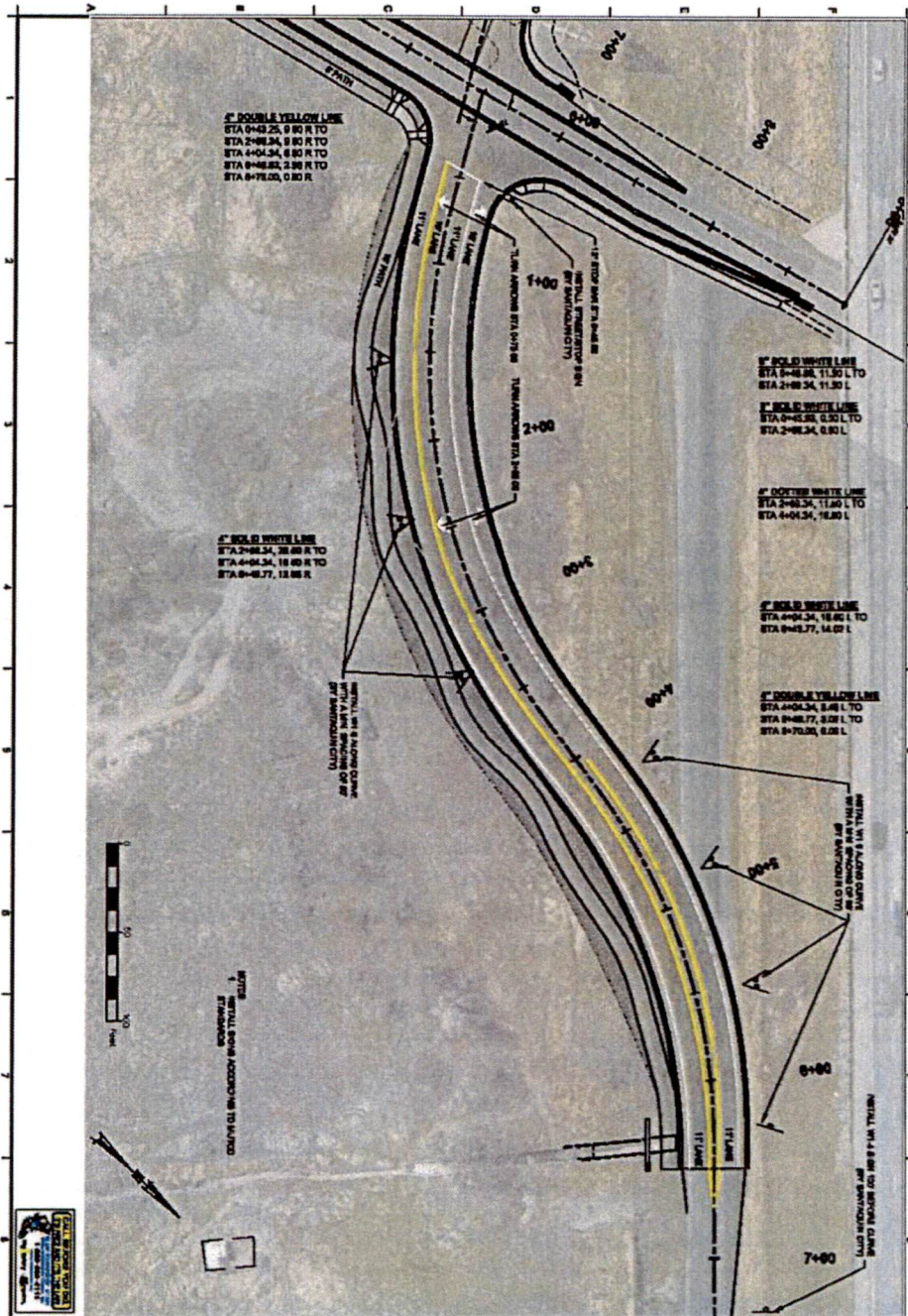
TYPICAL SECTION
 HIGHLAND DR
 STA 0+13.88 TO STA 6+48.77
 DESIGN SPEED - 30 MPH

- NOTES:
- 1. SEE SANITARIAN CITY FINISHED DRAWING 874 FOR TYPICAL MANHOLE.
 - 2. MANHOLE COVERS SHALL BE PROVIDED WITH POLE TOP AND SHALL BE LOCATED AT THE END OF THE DRIVE AND SHALL BE CONCRETE.
 - 3. ALL FINISHED SURF SHALL BE HORIZONTAL TO THE CENTERLINE OF THE DRIVE AND SHALL BE FINISHED TO THE FINISHED GRADE SHOWN IN SANITARIAN CITY FINISHED DRAWING 874.

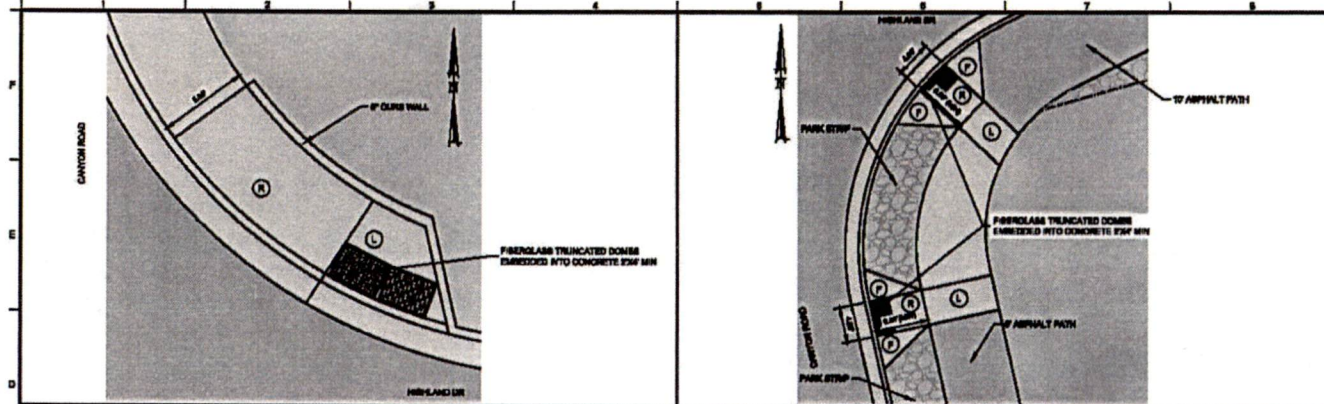
SANTAQUIN CITY		Jones & DeMe Engineering, Inc. CIVIL & STRUCTURAL ENGINEERING - SURVEYING 874 S. WASHINGTON, SACRAMENTO, CALIFORNIA 95811 TEL: (916) 441-1111 FAX: (916) 441-1112	NO. 100 SHEET NO. 100	
HIGHLAND DRIVE REALIGNMENT & CANYON ROAD			DATE: 11/14/03 DRAWN BY: JLD	
TYPICAL SECTION		SCALE: NONE DATE PLOTTED: 11/14/03		
PROJECT NUMBER: 2003-040	DATE: 11/14/03	DESIGNED BY: JLD	CHECKED BY: JLD	APPROVED BY: JLD





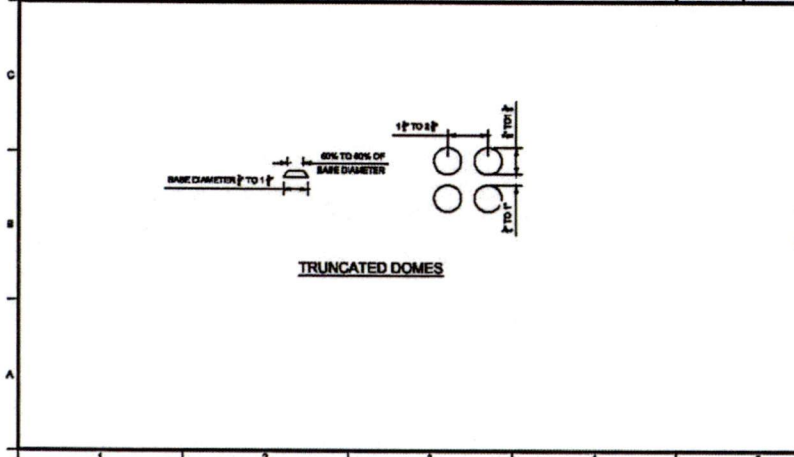


SANTAQUIN CITY		Jones & DeMille engineering, inc.		DATE	
HIGHLAND DRIVE REALIGNMENT & CANYON ROAD		CIVIL ENGINEERING		PROJECT NO.	
STRIPING PLAN - HIGHLAND DR (PH 1)		SANTAQUIN, ILLINOIS		SHEET NO.	
PROJECT NUMBER: 2003-040		SCALE: 1"=50'		REVISIONS	
DATE: 08/10/03		DRAWN BY: [Name]		CHECKED BY: [Name]	



D1 NORTH ADA RAMP
SCALE 1" = 8'

D6 SOUTH ADA RAMP
SCALE 1" = 12'



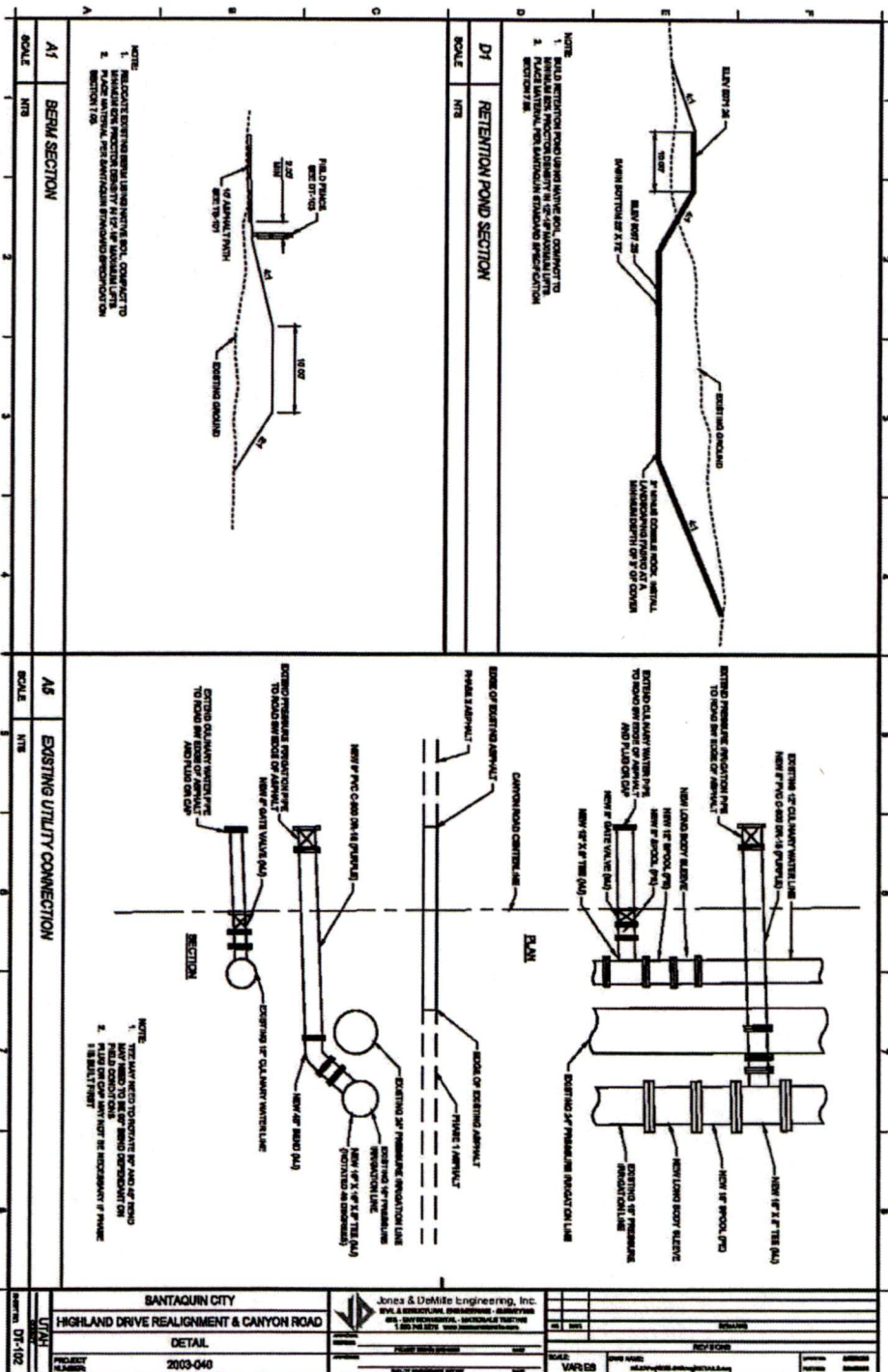
CURB RAMP SLOPE TABLE		
ITEM	MAX. RUNNING SLOPE *	MAX. CROSS SLOPE *
① LANDING	2% (1V/50H)	2% (1V/50H)
② RAMP	8.33% (1V/12H)	2% (1V/50H)
③ TRANSITION	5% (1V/20H) @	2% (1V/50H)
④ SIDEWALK	-	2% (1V/50H)
⑤ FLARE	10% (1V/10H)	-

* RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL, WHILE CROSS SLOPE IS PERPENDICULAR TO PEDESTRIAN TRAVEL.
 (4) TRANSITION RUNNING SLOPE NEEDS TO BE CONSTANT ACROSS ENTIRE CURB CUT. WARP OUTER PAN TO MEET REQUIRED TRANSITION SLOPE AT CURB CUT.

- NOTES:
1. CONFIGURATION OF RAMPS AND LANDINGS MAY VARY TO FIT SITE CONDITIONS, BUT MUST MEET DIMENSION AND SLOPE REQUIREMENTS
 2. PROVIDE DETECTABLE WARNING SURFACE FOR FULL WIDTH OF RAMP. SEE DETAIL FOR DETECTABLE WARNING SURFACE DIMENSIONS.
 3. TRUNCATED DOME DETECTABLE WARNING PANEL SHALL BE YELLOW POLYMER COMPOSITE/GENGLASS
 4. CURB RAMPS SHALL COMPLY WITH AMERICAN WITH DISABILITIES ACT (ADA) REQUIREMENTS.

Jones & Decker Engineering, Inc.
 1000 S. 1000 E. SUITE 100
 SALT LAKE CITY, UT 84143
 (801) 466-1000
 www.jonesanddecker.com

PROJECT: HIGHLAND DRIVE REALIGNMENT & CANYON ROAD
 SHEET: DT-101
 DATE: 2003-04-04
 UTAH
 PROFESSIONAL ENGINEER
 LICENSE NO. 2003-040



DESIGN CRITERIA

BUILDING CODE: 2014 INTERNATIONAL BUILDING CODE

WIND LOADING
HL-3-TANDEM

DEAD LOADING
ROAD WEIGHT: 360 PSF (APPROXIMATED)

GENERAL NOTES

- NOTES AND TYPICAL DETAILS SHALL APPLY UNLESS OTHERWISE SHOWN OR NOTED ON PLANS.
- DETAILS OF CONSTRUCTION NOT FULLY SHOWN SHALL BE OF THE SAME NATURE AS SHOWN FOR SIMILAR CONDITION.
- CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE CODES AND REGULATIONS.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, PROPERTY LINES ETC. ON THE JOB.
- CONTRACTOR SHALL NOTIFY THE ARCHITECT AND ENGINEER OF RECORD WHERE CONFLICT OCCURS ON ANY OF THE CONTRACT DRAWINGS OR DOCUMENTS. CONTRACTOR IS NOT TO ORDER MATERIAL OR CONSTRUCT ANY PORTION OF THE BUILDING THAT IS IN CONFLICT UNTIL CONFLICT IS RESOLVED WITH AFFECTED PARTIES.
- IF CONTRACTOR'S WORK IS NOT CONSTRUCTED ACCORDING TO APPROVED CONSTRUCTION DOCUMENTS INCLUDING STAMPED WRITTEN COMMUNICATIONS, CONTRACTOR SHALL EITHER:
 - REMOVE THE NON-COMPLYING WORK AND RECONSTRUCT THE WORK ACCORDING TO PLANS, AT CONTRACTOR'S OWN EXPENSE.
 - PAV FOR AND PROVIDE AN EVALUATION AND LETTER FROM THE ENGINEER OF RECORD STATING THAT THE NON-COMPLYING WORK MEETS APPLICABLE BUILDING CODES.
 - PAV FOR AND PROVIDE AN EVALUATION AND LETTER FROM THE ENGINEER OF RECORD STATING THAT THE NON-COMPLYING WORK DOES NOT MEET APPLICABLE BUILDING CODES AND DETAILING THE IMPROVEMENTS THAT ARE REQUIRED TO BRING THE NON-COMPLYING WORK INTO COMPLIANCE.
- VERBAL COMMUNICATIONS SHALL NOT BE CONSIDERED PART OF THE APPROVED CONSTRUCTION DOCUMENTS.

SAFETY

- IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH ALL STATE OF UTAH SAFETY STANDARDS AND OSHA REQUIREMENTS AS THEY APPLY TO THE PROJECT.
- ENGINEER DOES NOT ACCEPT ANY RESPONSIBILITY FOR CONTRACTOR'S FAILURE TO COMPLY WITH THESE REQUIREMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN AND CONSTRUCTION OF ALL FORMS AND SHORING REQUIRED.

CONCRETE

- GENERAL
 - DO NOT PLACE PIPES OR DUCTS IN CONCRETE SLABS OR WALLS UNLESS SPECIFICALLY DETAILED.
 - REFER TO ARCHITECTURAL, STRUCTURAL, CIVIL, ELECTRICAL AND MECHANICAL DRAWINGS FOR ALL MOLDS, GROOVES, ORNAMENTS, CLIPS AND GROUNDS TO BE CAST IN CONCRETE.
 - COORDINATE WITH ALL AFFECTED TRADES PRIOR TO PLACING CONCRETE.
- DIMENSIONS SHOWN FOR LOCATION OF REINFORCING ARE TO FACE OF MAIN BARS AND DENOTE CLEAR COVERAGE.
- CONCRETE MIX DESIGN PREPARED BY INDEPENDENT LABORATORY AND APPROVED BY ENGINEER OF RECORD.
- ALL CONCRETE SHALL BE OF CLASS AA(AR), WHERE G = 4000 PSI.

CONCRETE REINFORCING

- PROVIDE CLASS B LAP SPLICE UNO. SEE TABLE "A" FOR TENSION LAP SPLICE LENGTHS.
- LAP SPLICE WELDED WIRE FABRIC TWO SQUARES MIN. EACH DIRECTION, SECURELY POSITIONED REINFORCING DOWELS, BOLTS, ANCHORS, SLEEVES, ETC. TO BE EMBEDDED IN CONCRETE BEFORE PLACING CONCRETE. (WET SETTING IS PROHIBITED).
- DRILL THROUGH STEEL COLUMNS AND BEAMS TO PASS CONTINUOUS REINFORCING (IF MAX).
- ALL REINFORCING STEEL SHALL BE GRADE 60.

CONCRETE REINFORCEMENT LAP SPLICES

f _c = 3,000 PSI										
REINFORCEMENT SIZE										
LOCATION	#3	#4	#5	#6	#7	#8	#9	#10	#11	
TOP	38	37	47	56	61	63	105	118	131	
OTHER	23	29	37	43	53	72	81	91	102	

f _c = 4,000 PSI										
REINFORCEMENT SIZE										
LOCATION	#3	#4	#5	#6	#7	#8	#9	#10	#11	
TOP	24	32	40	48	70	80	91	102	113	
OTHER	20	25	31	38	55	62	70	79	87	

f _c = 4,500 PSI										
REINFORCEMENT SIZE										
LOCATION	#3	#4	#5	#6	#7	#8	#9	#10	#11	
TOP	23	30	38	46	68	78	85	98	107	
OTHER	18	23	30	35	52	59	68	74	83	

- TENSION DEVELOPMENT LENGTHS AND TENSION LAP SPLICE LENGTHS ARE BASED ON AC308.11, SECTIONS 12.2.2 AND 12.1.9 RESPECTIVELY. TABULATED VALUES FOR BEAMS OR COLUMNS ARE BASED ON TRANSVERSE REINFORCEMENT AND CONCRETE COVER MEETING MINIMUM CODE REQUIREMENTS.
- LAP SPLICE LENGTHS SHOWN ARE FOR CLASS B AND CASE 1.
- TOP REINFORCEMENT IS HORIZONTAL REINFORCEMENT THAT HAS MORE THAN TWELVE INCHES OF FRESH CONCRETE CAST BELOW IT. THIS INCLUDES HORIZONTAL REINFORCEMENT IN WALLS. ALL VERTICAL BARS ARE CONSIDERED AS OTHER.
- FOR LIGHTWEIGHT CONCRETE AGGREGATE CONCRETE, MULTIPLY TABULATED VALUES BY 1.2.
- FOR EPOXY-COATED BARS, MULTIPLY TABULATED VALUES BY:
 - TOP BARS: 1.31.
 - OTHER BARS: 1.3.
- FOR BARS WITH COVER OF LESS THAN 1 BAR DIAMETER OR WITH CLEAR SPACING OF LESS THAN 2 BAR DIAMETERS, MULTIPLY TABULATED VALUES BY 1.6.

ABBREVIATIONS

ADNL	ADDITIONAL	OC	ON CENTER
APPROX	APPROXIMATE	OD	OUTSIDE DIAMETER
CLR	CLEAR	PERP	PERPENDICULAR
CONC	CONCRETE	PSF	POUNDS PER SQUARE FOOT
CONTR	CONTRIBUTOR	PSI	POUNDS PER SQUARE INCH
CTR	CENTER	REINP	REINFORCING
CTRD	CENTERED	REQD	REQUIRED
DBL	DOUBLE	SR	SMALLER
DIAM	DIAMETER	STRUC	STRUCTURAL
EA	EACH FACE	TOP	TOP OF FOOTING
ELEV	ELEVATION	TOW	TOP OF WALL
EW	EACH WAY	TOS	TOP OF SLAB
EXST	EXISTING	TRNS	TRANSVERSE
FND	FOUNDATION	TYP	TYPICAL
FTG	FOOTING	UNO	UNLESS NOTED OTHERWISE
HORZ	HORIZONTAL	VERT	VERTICAL
IN (I)	INCH		
LONG	LONGITUDINAL		
NOTS	NOT TO SCALE		

PHASES

EXISTING	
DEMOLISHED	
NEW CONSTRUCTION	
TEMPORARY	

QA PLAN

- QUALITY ASSURANCE AGENCY (QAA) REQUIREMENTS:
- THE OWNER OR REGISTERED DESIGN PROFESSIONAL IS RESPONSIBLE FOR CHARGING AS THE OWNER'S AGENT SHALL ENGAGE A QUALIFIED QUALITY ASSURANCE AGENCY TO PROVIDE ALL SPECIAL INSPECTION AND QUALITY ASSURANCE TESTING FOR THE PROJECT. ALL QUALITY ASSURANCE PERSONNEL ASSIGNED TO THE PROJECT SHALL PROVIDE WRITTEN DOCUMENTATION TO THE BUILDING OFFICIAL DEMONSTRATING HIS OR HER COMPETENCE AND RELEVANT EXPERIENCE OR TRAINING.
 - PRIOR TO CONSTRUCTION, THE QAA SHALL PREPARE WRITTEN QUALITY ASSURANCE IMPLEMENTATION PLAN FOR THE PROJECT. THE PLAN SHALL INCLUDE A LIST OF PERSONNEL ASSIGNED TO THE PROJECT INCLUDING MANAGEMENT PERSONNEL, INSPECTION PROCEDURES AND FREQUENCY, PROPOSED TESTING METHODS AND FREQUENCY OF TESTING, AND REPORTING PROCEDURES. THE PLAN SHALL ALSO OUTLINE METHODS OF DOCUMENTING DEFICIENCIES AND REPORTING CORRECTIONS. A COPY OF THE PLAN SHALL BE GIVEN TO THE CONTRACTOR FOR REVIEW AND COORDINATION WITH SUBCONTRACTORS.
 - THE SPECIAL INSPECTOR SHALL INSPECT THE WORK PER CHAPTER 17 OF THE IBC FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS. THE SPECIAL INSPECTOR SHALL SEND REPORT TO THE OWNER, BUILDING OFFICIAL, ARCHITECT, ENGINEER AND CONTRACTOR. ALL NOTED DEFICIENCIES SHALL BE NOTED IN THE REPORT AND SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION. THE QAA SHALL SUBMIT A FINAL SIGNED REPORT STATING THAT THE SPECIAL INSPECTION WORK WAS, TO THE BEST OF THEIR KNOWLEDGE, IN CONFORMANCE WITH THE PLANS, SPECIFICATIONS AND APPLICABLE WORKMANSHIP PROVISIONS OF THE IBC.
 - CONTRACTOR IS ADVISED THAT ADDITIONAL SPECIAL INSPECTIONS AND TESTING MAY BE REQUIRED BY THE AUTHORITY HAVING JURISDICTION.

- SPECIAL INSPECTION: SPECIAL INSPECTION SHALL BE PROVIDED FOR THE FOLLOWING ITEMS PER CHAPTER 17 OF THE IBC:
- CONCRETE AND EMBEDDED ITEMS IN CONCRETE SHALL BE SPECIAL INSPECTED PRIOR TO AND DURING PLACEMENT OF CONCRETE. SPECIAL INSPECTION OF CONCRETE SHALL INCLUDE THE FOLLOWING:
 - REINFORCING STEEL GRADE, SIZE AND PLACEMENT.
 - SURFACE PREPARATION AT COOLD JOINTS INCLUDING PLACEMENT OF KEYWAYS.
 - BOLT AND EMBED SIZE, CONFIGURATION AND PLACEMENT.
 - CONCRETE SHALL RECEIVE CONTINUOUS SPECIAL INSPECTION DURING PLACEMENT, AND PERIODIC INSPECTION AFTER PLACEMENT TO ENSURE PROPER CURING AND WEATHER PROTECTION PROCEDURES.
 - POST-INSTALLED ANCHORS, INCLUDING BUT NOT LIMITED TO EXPANSION ANCHORS, ADHESIVE ANCHORS AND REBAR DOWELS, AND LOW VELOCITY FASTENERS, SHALL RECEIVE SPECIAL INSPECTION PER THE CORE EVALUATION REPORTS FOR THE ANCHORS.
 - CONTINUOUS SPECIAL INSPECTION IS REQUIRED DURING THE INSTALLATION OF ALL ADHESIVE ANCHORS AND REBAR DOWELS. SPECIAL INSPECTOR SHALL VERIFY THE FOLLOWING:
 - ANCHOR SIZE AND STEEL GRADE.
 - HOLE DIAMETER, LOCATION AND TYPE OF DRILL BIT.
 - CLEARNESS OF HOLE AND ANCHOR.
 - ADHESIVE APPLICATION.
 - ANCHOR EMBEDMENT.

- STRUCTURAL TESTING: THE FOLLOWING MATERIALS SHALL BE TESTED PER 1706. THE OWNER RESERVES THE RIGHT TO TEST ANY AND ALL MATERIALS USING ANY APPROPRIATE NON-DESTRUCTIVE PROCEDURE. ANY TESTS FOUND TO BE DEFICIENT SHALL BE CORRECTED AND RETESTED AT NO ADDITIONAL COST TO THE OWNER.
- EARTHWORK: ALL COMPACTED STRUCTURAL FILL SHALL BE TESTED TO VERIFY SOIL GRADATION, LIFT THICKNESS, AND COMPACTION REQUIREMENTS. SEE THE PROJECT SPECIFICATIONS FOR TESTING FREQUENCY AND ACCEPTABILITY CRITERIA.
 - CONCRETE STRENGTH VERIFICATION AND TESTING: ALL CONCRETE SHALL BE TESTED TO VERIFY STRENGTH, SLUMP, UNIT WEIGHT, AIR CONTENT, AND TEMPERATURE. SEE THE PROJECT SPECIFICATIONS FOR TESTING CRITERIA, TESTING FREQUENCY AND ACCEPTABILITY CRITERIA.

EARTHWORK

- ENGINEER SHALL VERIFY CONDITION AND/OR ADEQUACY OF ALL SUBGRADES, FILLS, AND BACK FILLS, ETC.
- SHORE AND BRACE AS REQUIRED.
- WATER AS REQUIRED TO REMOVE STANDING WATER FROM EXCAVATIONS. FOUNDATIONS ARE SHOWN AND DIMENSIONED AS BEING FORMED. INCREASE FOOTING WIDTHS BY 6" FOR FOOTINGS PLACED IN NEAR EXCAVATIONS. CLEAN ALL DEBRIS FROM EXCAVATIONS.
- NOTIFY ENGINEER 48 HOURS IN ADVANCE OF PLACING CONCRETE.
- PROVIDE 2" MINIMUM FOOTING EMBEDMENT FROM FINISH GRADE FOR FROST PROTECTION AT EXTERIOR FOOTINGS.
- PROVIDE 12" OF STRUCTURAL FILL BENEATH ALL FOOTINGS.
- EXTEND STRUCTURAL FILL LATERALLY A DISTANCE EQUAL TO THE STRUCTURAL FILL DEPTH BEYOND EDGE OF FOOTING ON EACH SIDE.
- CONTACT STRUCTURAL FILL BEHIND FOOTINGS TO 95% OF MAXIMUM DRY DENSITY DETERMINED BY ASTM D1557.

SANTAQUIN CITY
HIGH-LAND DRIVE REALIGNMENT & CANYON ROAD

STRUCTURAL NOTES
2013-04-09

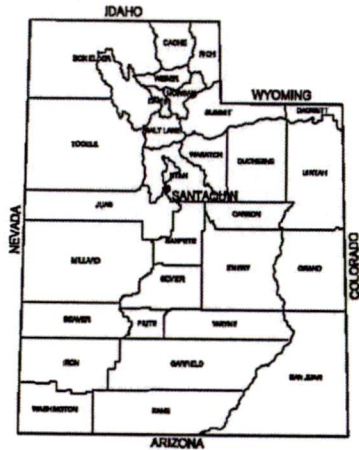
UTAH
S-001

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A-14

HIGHLAND DRIVE REALIGNMENT AND CANYON ROAD
 PHASE 2
 SANTAQUIN, UTAH
 2020

PROJECT NO.	SHEET NO.
2020-049	2



VICINITY MAP

APPROVAL

RECOMMENDED FOR APPROVAL:

DATE: _____

APPROVED:

CLIENT: _____ DATE: _____

INDEX TO SHEETS	
SHEET NO.	SHEET TITLE
2	TITLE
2A	GENERAL NOTES
2B	LEGEND
SC-201	SURVEY CONTROL
TS-201	TYPICAL SECTION
RD-201	ROADWAY DESIGN - HIGHLAND DR (PH2)
RD-202	ROADWAY DESIGN - CANYON RD (PH2)
UT-201	UTILITY PLAN AND PROFILE - HIGHLAND DR (PH2)
SP-201	STRIPING PLAN - HIGHLAND DR (PH2)
DT-201 TO DT-203	DETAIL



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 - shaping the quality of life -
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GENERAL NOTES

GENERAL NOTES

1. RESTRICT ACCESS FROM OTHERS PRIOR TO MAKING MODIFICATIONS TO EXISTING, UNDERGROUND, OR CONSTRUCTION SCHEDULES.
2. PERFORM CONSTRUCTION IN ACCORDANCE WITH LATEST VERSION (2023) OF APWA UTAH CHAPTER MANUAL OF STANDARD SPECIFICATIONS AND MANUAL OF STANDARD PLANS, INCLUDING AMENDMENTS, (MSP) STANDARDS AND/OR OWNER STANDARDS.
3. IN CASE OF CONFLICT BETWEEN CODES, REFERENCED STANDARDS, MANUALS AND SPECIFICATIONS, ADHERE TO MOST STRINGENT REQUIREMENTS.
4. EXISTING UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY AND ARE BASED ON UTILITY MAPS AND FIELD SURVEY.
5. LOCATE AND PROTECT EXISTING UTILITIES AND ANY OBSTRUCTIONS DURING COURSE OF CONSTRUCTION. NOTIFY BLUE STAKE (S) AT LEAST 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITIES ON SITE. RESTORE UTILITIES DAMAGED DURING CONSTRUCTION TO CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITION PRIOR TO CONSTRUCTION.
6. NOTIFY ENGINEER OR PROJECT REPRESENTATIVE WITH ANY CONFLICTS BETWEEN EXISTING FEATURES AND NEW CONSTRUCTION.
7. UNLESS DETAILS, SPECIFIED OR INDICATED OTHERWISE, CONSTRUCTION SHALL BE AS SHOWN IN APPLICABLE TYPICAL DETAILS AND GENERAL NOTES.
8. BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, DEMONSTRATION, TRAFFIC CONTROL, TRAFFIC CONTROL SIGNS.
9. MEET UTAH DEPARTMENT OF ENVIRONMENTAL QUALITY AND U.S. EPA REQUIREMENTS, RULES, AND REGULATIONS.
10. OBTAIN REQUIRED APPROVALS AND PERMITS AND PAY REQUIRED FEES FOR CONSTRUCTION.
11. FOR MATERIALS USED AND WORK PERFORMED IN UTAH DEPARTMENT OF TRANSPORTATION (UDOT) RIGHT-OF-WAY, CONFORM TO UDOT STANDARDS AND SPECIFICATIONS.
12. CONDUCT CONSTRUCTION OPERATIONS WITH NECESSARY SHELLS, BARRICADES, AND FLAGGING PLACED TO COMPLY WITH UTAH STATE INDUSTRIAL COMMISSION, LOCAL SAFETY COMMISSION, AND MUNICIPAL OR LIMITED TRAFFIC CONTROL DEVICES.
13. NO FULL ROAD CLOSURES WILL BE PERMITTED WITHOUT PRIOR APPROVAL OF CHIEF MAINTENANCE TRAFFIC IN TWO DIRECTIONS AT ALL TIMES FOR HOUS AND ROAD CROSSINGS, UNLESS OTHERWISE SPECIFIED.
14. PROVIDE WRITING INSTRUMENTS INCLUDING CONTACT INFORMATION, TO RESIDENTS AND BUSINESS IMPACTED BY CONSTRUCTION. PROVIDE NOTICE MINIMUM OF 48 HOURS IN ADVANCE OF WORK BEING PERFORMED. MAINTAIN CONSTANT ACCESS TO EXISTING AND PLANNING OF ALL TRAVEL LINES OF PASSAGE AND ARRANGEMENTS HAVE BEEN MADE WITH RESIDENTS AND BUSINESS WHILE WORK IS COMPLETED ADJACENT TO OR ON THEIR PROPERTIES.
15. WORK WITH INDIVIDUAL PROPERTY OWNERS OR BUSINESS FOR ACCESS AND PERMISSION TO CONNECT TO UTILITY SERVICE AT PROPERTIES.
16. OBTAIN RIGHT OF ENTRY AND NOTICE SHOULD WORK ON PERSONNEL VENTURE ONTO PRIVATE PROPERTY WHICH IS NOT INCLUDED IN OWNER ACQUIRED RIGHTS-OF-WAY AND EASEMENTS.
17. CONSTRUCTION WORK WITHIN 30 FEET OF A GOVERNMENT SURVEY MONUMENT OR PUBLIC LAND SURVEY GOVERNMENT CORNER LOCATION MUST OBTAIN A COUNTY PERMIT BEFORE BEGINNING CONSTRUCTION WORK.

GENERAL UTILITY NOTES

1. PROVIDE UTILITY PERMITS AND APPROVED ASSESSMENTS IN ACCORDANCE WITH PROJECT SPECIFICATIONS AND IN COMPLIANCE WITH APPLICABLE REGULATORY SPECIFICATIONS AND DETAILS.
2. PROVIDE SUBMITTALS TO ENGINEER FOR REVIEW AND ACCEPTANCE FOR RECORDING, BACKFILL, PIPE, WATERS, SINKS, VALVES, PRESSURIZED BLOWOFFS, VALVES, MANHOLES, INLET BOXES, ETC. PROVIDE SUBMITTALS WITH SUFFICIENT INFORMATION TO SHOW THAT PROPOSED PRODUCTS AND MATERIALS CONFORM TO OWNER'S STANDARDS AND SPECIFICATIONS.
3. VERIFY SOIL CONDITIONS PRIOR TO INSTALLATION OF MANHOLES.
4. WHEN WITHIN PAVED OR OTHER IMPROVED AREAS, ADJUST UTILITY MANHOLES, VALVE BOXES, AND OTHER BOXES AND CONSTRUCT CONCRETE COLLAR PER APWA OR OWNER SPECIFICATIONS.
5. PROVIDE TESTING RESULTS AS REQUIRED PER OWNER SPECIFICATION SUCH AS PRESSURE TESTING, DEFLECT TESTING, AIR TESTING AND VIDEO INSPECTION.

GENERAL CONSTRUCTION NOTES

1. NOTIFY OWNER, AT LEAST TWO BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION.
2. SCHEDULE AND ATTEMPT PRE-CONSTRUCTION MEETING PRIOR TO STARTING CONSTRUCTION ACTIVITIES. SCHEDULE MEETING THROUGH OWNER OR OWNER'S REPRESENTATIVE.
3. PROVIDE CONSTRUCTION SCHEDULE TO ENGINEER AND OWNER.
4. FIELD VERIFY EXISTING CONDITIONS, LENGTHS, VOLUMES, AND AREAS INDICATED ARE APPROXIMATE AND ARE PROVIDED TO ASSIST CONTRACTOR. OBTAIN MEASUREMENTS, AS NECESSARY.
5. VERIFY EXISTING WORK BEFORE STARTING WORK, AND IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES.
6. OBTAIN APPROVAL FROM OWNER PRIOR TO CONSTRUCTION FOR USE OF STAMPE AREA(S) IF ANY) NOT SHOWN ON DRAWINGS. COORDINATE WITH OWNER TO MINIMIZE POTENTIAL DAMAGE TO STAMPE AREA, INTERFERE STAMPE AREA TO PRECONSTRUCTION CONDITION.
7. PROTECT EXISTING IMPROVEMENTS DURING CONSTRUCTION AND REPAIR OR RESTORE IMPROVEMENTS DAMAGED AS RESULT OF CONSTRUCTION ACTIVITY. BEFORE IMPROVEMENTS TO AS-BUILDING OR BETWEEN-THAT CONDITIONS THAT EXISTED PRIOR TO CONSTRUCTION, REPAIR IMPROVEMENTS TO ORIGINAL CONDITION FOLLOWING PLACEMENT OF IMPROVEMENTS.
8. PROTECT BACKFILL, CONTACT, AND RESTORE PAVEMENT WITHIN STREET RIGHT-OF-WAY.
9. DISPOSE WASTE OFF SITE AT LANDFILL OR OTHER LEGAL DISPOSAL FACILITY.
10. REMOVE SURPLUS EXCAVATION FROM SITE. USE TOPSOIL ON OTHER NATIVE MATERIAL IN LANDSCAPE OR OTHER SITES. STOCKPILE TOPSOIL SEPARATELY FROM OTHER EXCAVATED MATERIAL. PLACE TOPSOIL IN LINED AREA IN A PROTECTIVE SHEET AND COVER TO PREVENT.
11. FURNISH CONSTRUCTION QUALITY CONTROL TESTS, INCLUDING SOILS, BACKFILL, CONCRETE, UTILITIES, ETC.
12. FURNISH NITRATE TESTS AND SURVEY COPIES OF TEST RESULTS TO ENGINEER AND/OR OWNER AS REQUIRED PER SPECIFICATIONS. COORDINATE TESTING WITH INSPECTORS AND/OR ENGINEER. FURNISH DENSITY TESTING TO FRENCH BACKFILL, GRANULAR SUBGRADE, AND STIC PLACEMENT FOR RICHNESS AND PROVE TO ANY CONCRETE PLACEMENT WHERE NECESSARY. SEE SPECIFICATIONS FOR TESTING FREQUENCIES.
13. PROVIDE SITE EVENT CONTROL AND SUPERVISION FOR DURATION OF PROJECT, INCLUDING WEATHER.

GENERAL EROSION CONTROL NOTES

1. FURNISH AND INSTALL EROSION CONTROL MEASURES PRIOR TO STARTING CONSTRUCTION PER NOTICE OF INTENT (NOI) AND END OF CONSTRUCTION PER NOTICE OF TERMINATION (NOT).
2. FURNISH CONSTRUCTION WORKS IN ACCORDANCE WITH UTAH POLLUTION PREVENTION PLAN (SWPPP) PRIOR TO STARTING CONSTRUCTION PER NOTICE OF INTENT (NOI) AND END OF CONSTRUCTION PER NOTICE OF TERMINATION (NOT).
3. DURING CONSTRUCTION, PREVENT AND CONTROL EROSION BY USING AND WHITE. FOLLOW PROCEDURES AND BEST MANAGEMENT PRACTICES BROUGHT BY SWPPP AND BEST PRACTICES CONTROL MEASURES THROUGHOUT SWPPP.
4. PROVIDE ADDITIONAL EROSION CONTROL MEASURES WHEN UNEXPECTED PROBLEMS OCCUR OR IF SWPPP DOES NOT FUNCTION AS INTENDED. ADJUST EROSION CONTROL MEASURES (SILT TRAPS, STRAW BALS, ETC.) AS NECESSARY DUE TO SOIL CHANGES DURING CONSTRUCTION. OBTAIN ANY REQUIRED ADDITIONAL CONTROL MEASURES UPON INSPECTION OF PROPOSED FACILITY.
5. STOP STREET CLOSURE AND FILL FROM SOIL AND OTHER DURING CONSTRUCTION.
6. PROTECT STORM DRAIN FACILITIES ON SITE AND ADJACENT TO SITE FROM SITE EROSION. INSTALL INLET PROTECTORS IMMEDIATELY UPON INDIVIDUAL INLETS BECOMING FUNCTIONAL.
7. STOP AREAS SURROUNDING EXISTING CONSTRUCTION WITH APPROPRIATE NATIVE SEED MIX OR PLACE LANDSCAPING TO MATCH EXISTING.
8. DISPOSE OF WASH WATER CONCRETE TRUCKS, VEHICLE CLEANING, ETC. IN MANNER THAT PREVENTS CONTACT WITH STORM WATER DISCHARGES FROM SITE.
9. STABILIZE CONSTRUCTION AREAS AT END OF EACH WORKING DAY. INCLUDE BACKFILL OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF PAVING FOR ROAD CONSTRUCTION.
10. MANHOLES UNCOVERED CONTAINED IN SWPPP IN FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF SITE. CHECK EROSION AND STABILIZATION CONTROL MEASURES BY CLEANING FREQUENTLY AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF END OF UNPAVED DRIVE. COMPLETE ANY MISSING CLEANING AND REPAIRS WITHIN TIME FRAMES SPECIFIED IN SWPPP AND/OR UNDER MANUAL PLAN.
11. CLEAN UTILITY LINES TO REMOVE DIRT AND DEBRIS PRIOR TO BEING PUT INTO SERVICE. PROTECT DOWN-SLOPE LINES FROM WASH-WATER DURING CLEANING PROCESS TO AVOID CONTAMINATION AND OVERFLOWING OUT-ALL CLEANINGS.
12. POWER WASH EXCAVATION EQUIPMENT BEFORE EXTERNS DEPARTING WORKSITE.

GENERAL CULINARY WATER AND PRESSURE IRRIGATION NOTES

1. PROVIDE JOINT SUBSTRATE FOR MECHANICAL JOINTS.
2. PROVIDE THREAT BLOCKS, OR LENGTH OF RESTRAINED JOINTS FOR WATER LINE FITTINGS IN ACCORDANCE WITH OWNER'S STANDARDS AND SPECIFICATIONS.
3. MAINTAIN 18 FOOT HORIZONTAL SEPARATION BETWEEN CULINARY WATER LINES AND SWEET WATER LINES.
4. WHERE CULINARY WATER LINE CROSSES OVER TOP OF SANITARY SEWER LINE, MAINTAIN VERTICAL SEPARATION OF 18 INCHES BETWEEN WATER LINE AND SEWER LINE, IF 18 INCHES VERTICAL SEPARATION CANNOT BE ACHIEVED OVER SEWER LINE, OBTAIN ACCEPTANCE FROM ENGINEER AND OWNER FOR PROPOSED APPROACH.
5. DO NOT HAVE JOINT IN CULINARY WATER LINE WITHIN 10 FEET OF SANITARY SEWER LINE CROSSING.
6. FLUSH, DISINFECT AND TEST CULINARY WATER OR PRESSURE IRRIGATION LINES AS APPLICABLE TO MEET MINIMUM REQUIREMENTS OUTLINED IN APWA STANDARDS, SCHEDULE OF EXISTING WATER RULES AND/OR OWNER'S STANDARD SPECIFICATIONS.

GENERAL SANITARY SEWER NOTES

1. CUT PIPES OFF FLUSH WITH FRESH WALLS OF BOX OR MANHOLE AND APPLY GROUT AT CONNECTION OF PIPE TO PROVIDE SMOOTH FINISH. REMOVE EXCESS GROUT FROM ENDS AT PIPE CONNECTIONS AND APPLY GROUT FOR SMOOTH FINISH.
2. USE NON-SHRENE GROUT WHEREVER GROUT IS REQUIRED FOR SANITARY SEWER FACILITIES.
3. REMOVE SIFT AND DEBRIS FROM MANHOLES AND PIPE. MAINTAIN MANHOLES AND PIPES IN CLEAN CONDITION UNTIL FINAL ACCEPTANCE BY OWNER.
4. CLEAN MANHOLE LIDS AND OTHER COVERS TO REMOVE ASPHALT, CONCRETE, TAR OR OTHER ADHESIVES TO ALLOW ACCESS.

GENERAL STORM WATER NOTES

1. USE NON-SHRENE GROUT WHEREVER GROUT IS REQUIRED FOR STORM DRAIN FACILITIES.
2. CUT PIPES OFF FLUSH WITH FRESH WALLS OF BOX OR MANHOLE AND APPLY GROUT AT CONNECTION OF PIPE TO PROVIDE SMOOTH FINISH. REMOVE EXCESS GROUT FROM ENDS AT PIPE CONNECTIONS AND APPLY GROUT TO PROVIDE SMOOTH FINISH.
3. APPLY GROUT BETWEEN BRACKEN BOXES. FOR EACH INLET BOX THAT IS LOCATED NEXT TO CURB, REMOVE PROTECTIVE BARRED OR BRUSH CONCRETE EDGES AND APPLY GROUT BETWEEN BOTTOM OF INLET LID FRAME AND TOP OF CONCRETE BOX. FRESH GROUT TO CREATE SMOOTH, BUTLER TRANSITION AT EDGES IN CLEAN-OUT AND INLET BOXES. APPLY GROUT AROUND ALL EDGES OF SUBSTRUCTIVE CONCRETE PLATE.
4. REMOVE GRAP TIE, NAIL, NESH AND OTHER PROTRUSIONS FROM BOX OR PIPE EXPOSED SURFACE, AND FROM FORM WORK, PLASTIC AND CARDBOARD.
5. REMOVE SIFT AND DEBRIS FROM INLET BOXES, CLEAN BOXES, JUNCTION BOXES, AND PIPE. MAINTAIN BOXES AND PIPES IN CLEAN CONDITION UNTIL FINAL ACCEPTANCE BY OWNER.
6. CLEAN MANHOLE LIDS AND INLET BRAYS TO REMOVE ASPHALT, CONCRETE, TAR OR OTHER ADHESIVES TO ALLOW ACCESS.
7. PLACE INLET, CLEAN AND JUNCTION BOXES ON 12 INCH MINIMUM COMPACTED FIRM-BASED MATERIAL.
8. REMOVE SIFT AND DEBRIS FROM INLET BOXES, CLEAN BOXES, JUNCTION BOXES, AND PIPE. MAINTAIN BOXES AND PIPES AND IN CLEAN CONDITION UNTIL FINAL ACCEPTANCE BY OWNER.
9. CLEAN MANHOLE LIDS AND INLET BRAYS TO REMOVE ASPHALT, CONCRETE, TAR OR OTHER ADHESIVES TO ALLOW ACCESS.

SHEET 2A	PROJECT HIGHLAND DRIVE REALIGNMENT & CANYON ROAD GENERAL NOTES	DATE 2023-04-10	SCALE AS SHOWN	DRAWN BY J. L. ...	CHECKED BY ...
UTAH COUNTY					

LEGEND

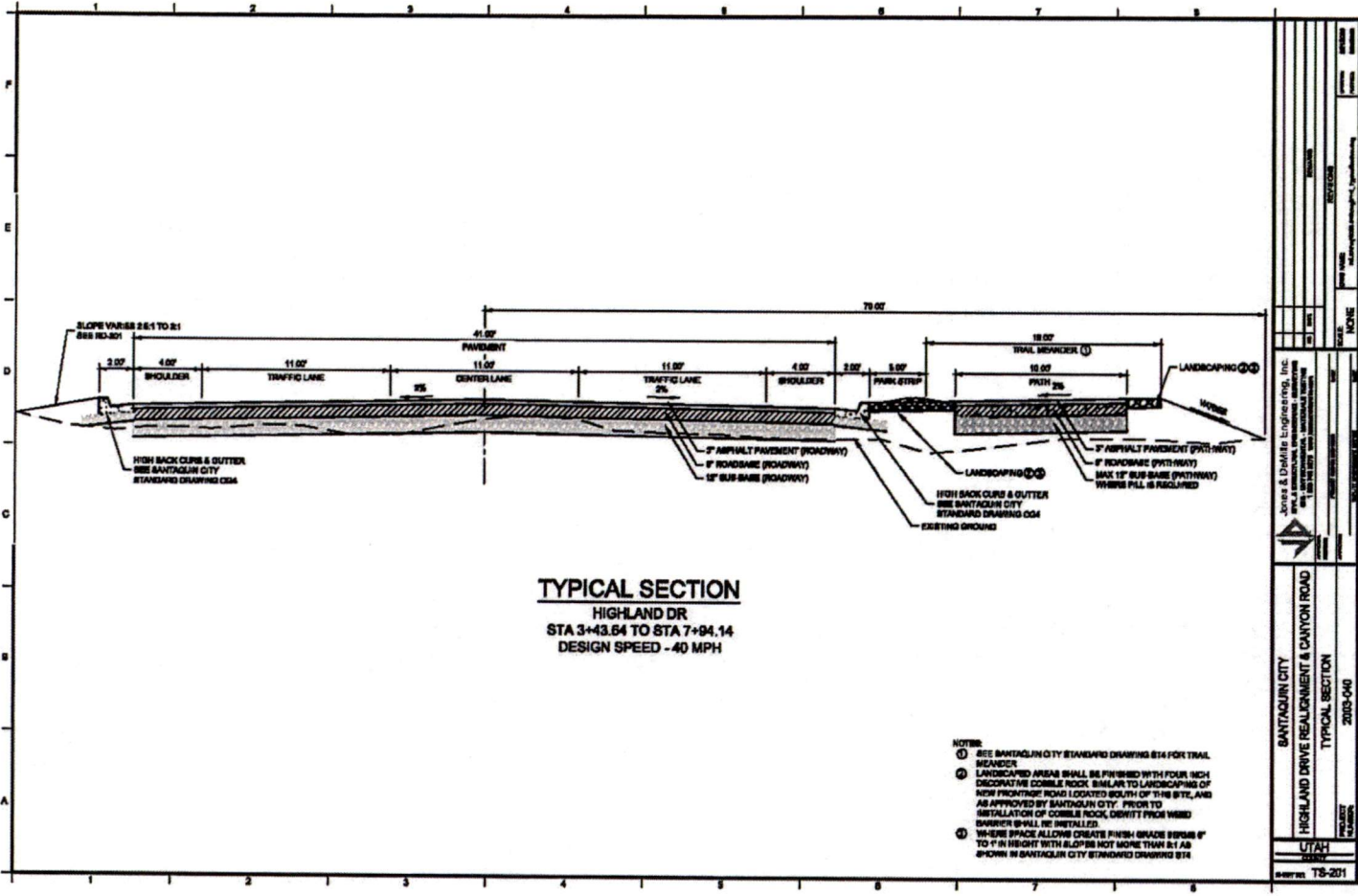
EXISTING FEATURES	
	SANITARY SEWER LINE
	SANITARY SEWER MANHOLE
	CULINARY WATER LINE
	CULINARY WATER VALVE
	BURIED POWER LINE
	OVER-HEAD POWER LINE
	BURIED TELEPHONE LINE
	OVER-HEAD TELEPHONE LINE
	BURIED CABLE TV LINE
	OVER-HEAD CABLE TV LINE
	FIBER OPTIC LINE
	NATURAL GAS LINE
	IRRIGATION LINE
	STORM DRAIN
	FENCE LINE (BARBED OR STOCKTIGHT)
	FENCE LINE (CHAIN LINK)
	DRAINAGE CULVERT
	CONCRETE SURFACING (SIDEWALK, CURB, GUTTER, ETC.)
	FLOW LINE OF DITCH
	EDGE OF ASPHALT SURFACING
	EDGE OF GRAVEL SURFACING
	EDGE OF DIRT SURFACING
	FIRE HYDRANT
	WATER METER
	STRUCTURE
	POWER POLE & GUY WIRE
	TREE
	DELINEATOR POST
	STREET SIGN
	TELEPHONE PEDESTAL
	MAILBOX
	WATER MANHOLE
	LIGHT POLE

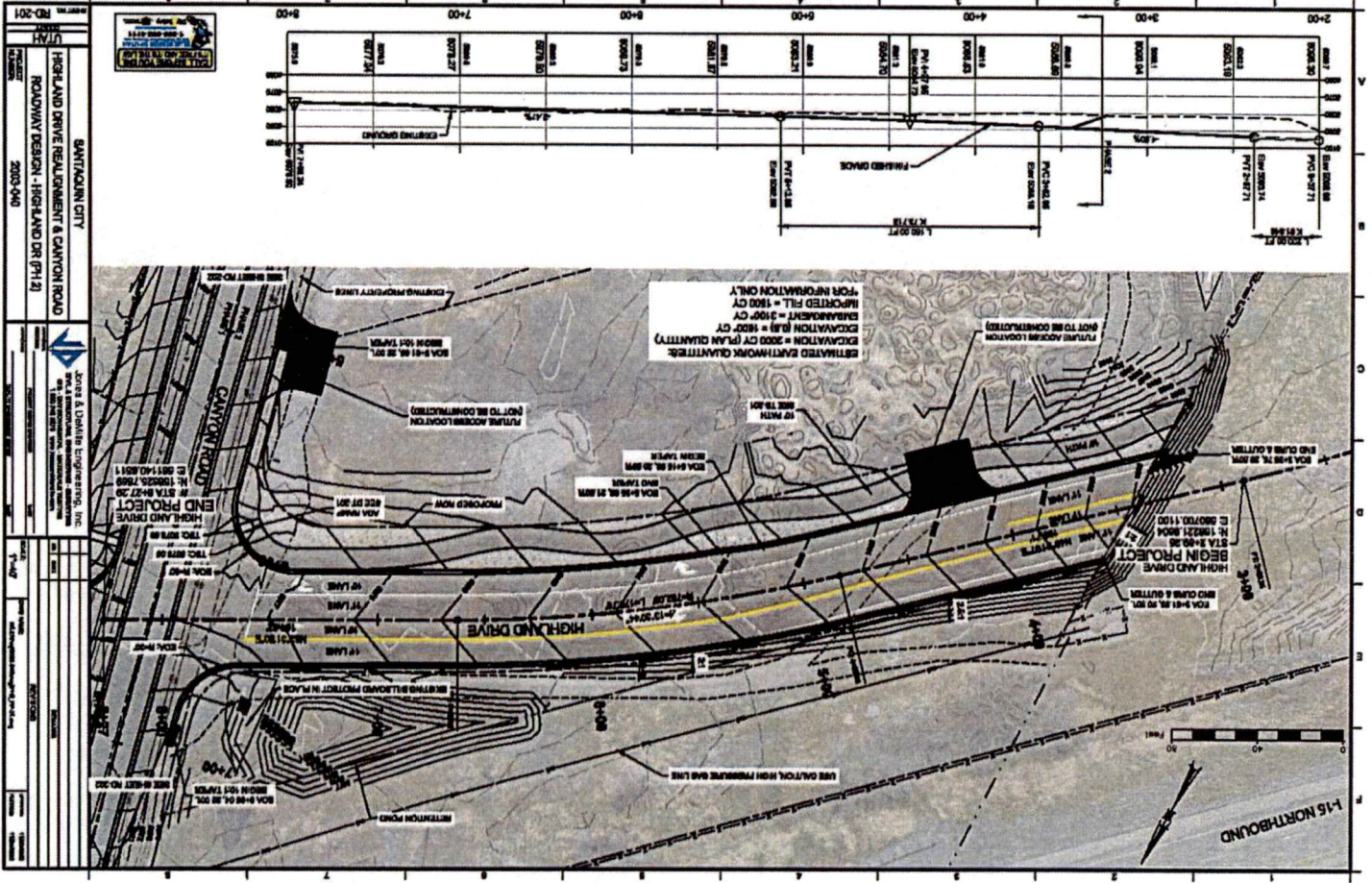
MISC. FEATURES	
	SUBDIVISION BOUNDARY LINE
	LOT LINES
	EXISTING RIGHT OF WAY LINE
	EXISTING N/A LINE
	EXISTING CITY BLOCK LINES
	PROPOSED RIGHT-OF-WAY LINE
	SECTION LINE
	QUARTER SECTION LINE
	(P.U.E.) PUBLIC UTILITY EASEMENT
	DEED LINE
	PROPERTY LINE

ABBREVIATIONS			
TBC	TOP BACK OF CURB	PP	POWER POLE
FLG	FLOW LINE OF GUTTER	SM	SEWER MANHOLE
LJC	LIP OF CURB	CM	COMMUNICATION MANHOLE
TSW	TOP OF SIDEWALK	R/W	RIGHT-OF-WAY
TOC	TOP OF CONCRETE	TCO	TEMPORARY CONSTRUCTION EASEMENT
BOA	EDGE OF ASPHALT	P.U.E.	PUBLIC UTILITY EASEMENT
TOA	TOP OF ASPHALT		
TOG	TOP OF GRATE		
FLC	FLOW LINE OF CULVERT	STA	STATION
SW	SIDEWALK	L/LT	LEFT
FG	FINISHED GROUND	R/R	RIGHT

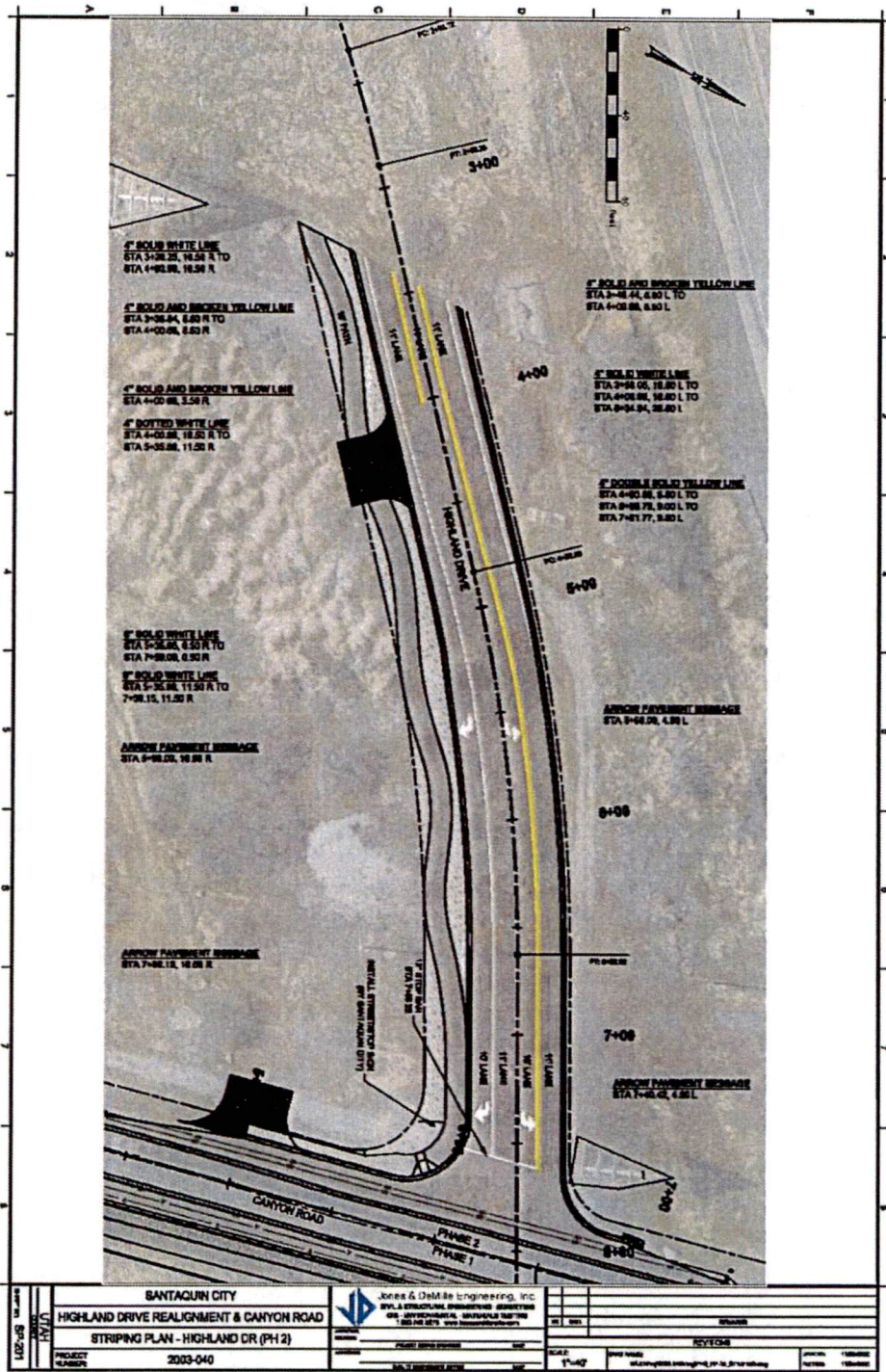
PROPOSED FEATURES	
	SANITARY SEWER LINE
	SANITARY SEWER MANHOLE
	SANITARY SEWER SERVICE
	CULINARY WATER LINE
	CULINARY WATER VALVE
	BURIED POWER LINE
	OVER-HEAD POWER LINE
	BURIED TELEPHONE LINE
	OVER-HEAD TELEPHONE LINE
	BURIED CABLE TV LINE
	OVER-HEAD CABLE TV LINE
	FIBER OPTIC LINE
	NATURAL GAS LINE
	IRRIGATION LINE
	STORM DRAIN
	FENCE LINE (BARBED OR STOCKTIGHT)
	FENCE LINE (CHAIN LINK)
	DRAINAGE CULVERT
	EDGE OF ASPHALT
	EDGE OF CONCRETE
	FIRE HYDRANT
	CULINARY WATER METER
	DELINEATOR POST
	STREET SIGN
	POWER POLE
	MAILBOX
	LIGHT POLE
	CONCRETE SURFACING
	ASPHALT SURFACING
	TOP OF CUT LIMITS
	TOE OF FILL LIMITS

<p style="font-size: small;">Jones & DeHalle Engineering, Inc. 1000 WEST 1000 NORTH, SUITE 100 SALT LAKE CITY, UTAH 84119 PHONE: 313.222.2222 FAX: 313.222.2222</p>	<p style="font-size: small;">PROJECT NO. 2010-040 DATE: 08/11/10 SCALE: AS SHOWN DRAWN BY: [Name] CHECKED BY: [Name] APPROVED BY: [Name]</p>
<p style="font-size: small;">SANTAGUIR CITY HIGHLAND DRIVE REALIGNMENT & CARTON ROAD</p>	
<p style="font-size: small;">LEGEND 2010-040</p>	
<p style="font-size: small;">UTAH COUNTY</p>	

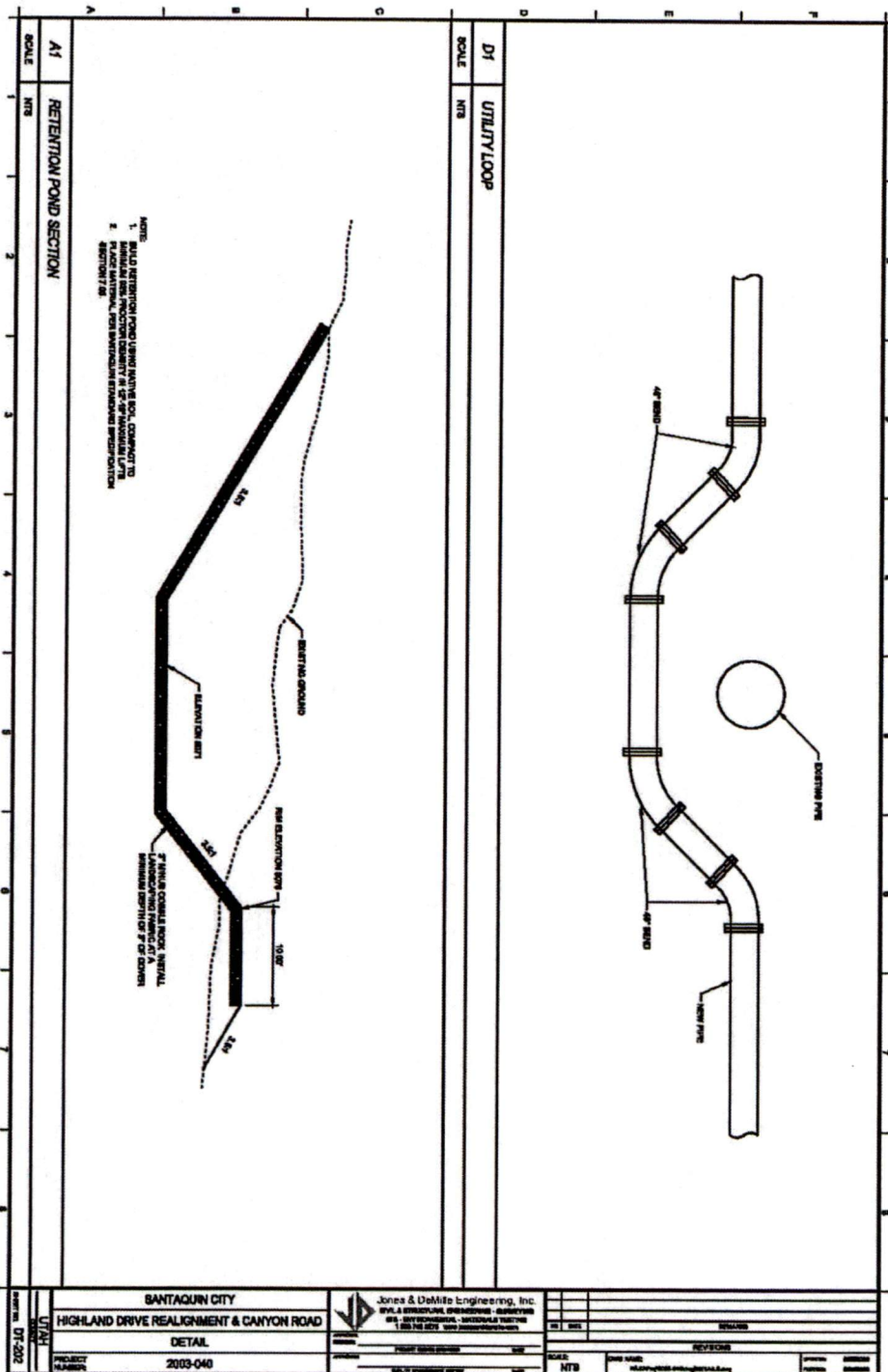




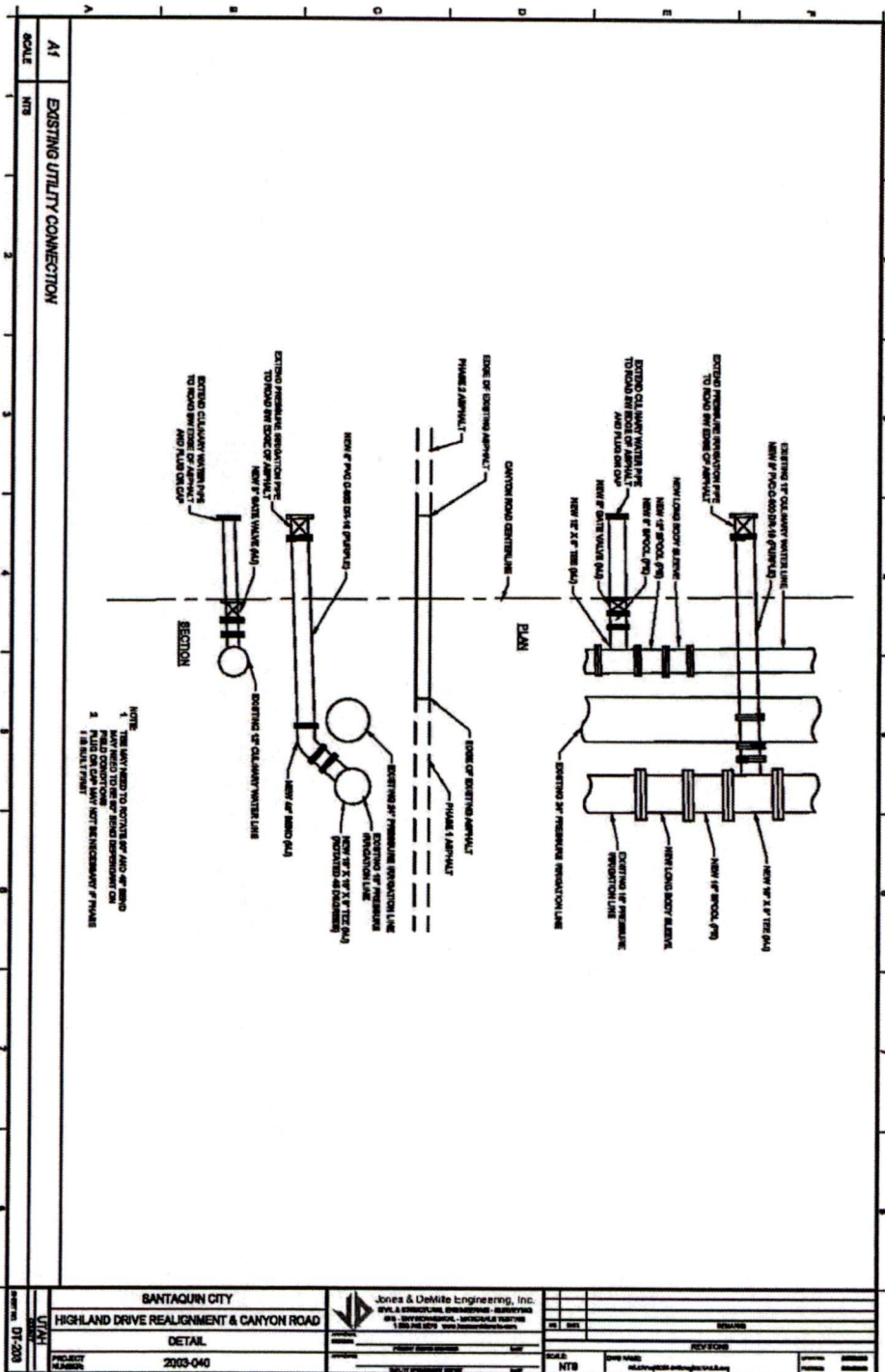
SANTIAMIN CITY HIGHLAND DRIVE REALIGNMENT & CANYON ROAD ROADWAY DESIGN - HIGHLAND DR (PH 2)	
DATE: 2003-04-04 DRAWN BY: [Name] CHECKED BY: [Name]	SCALE: 1"=40' SHEET NO: 201
JONES & DONAHUE ENGINEERING, INC. 1000 N. 10TH ST., SUITE 100 TIGARD, OR 97146 TEL: 503-325-1100 FAX: 503-325-1101 WWW: WWW.JONESANDDONAHUE.COM	



SANTAQUIN CITY		Jones & DeMille Engineering, Inc. CIVIL & GEOTECHNICAL ENGINEERING ARCHITECTURE ONE WASHINGTON AVENUE SUITE 100 SANTAQUIN, UT 84088	DATE		REVISED	
HIGHLAND DRIVE REALIGNMENT & CANYON ROAD			NO.	DATE	NO.	DATE
STRIPING PLAN - HIGHLAND CR (PH 2)		SCALE		PROJECT NO.		
PROJECT CLASSIFICATION	2003-040	SCALE	1"=40'	PROJECT NO.	2003-040	
DESIGNED BY		CHECKED BY		APPROVED BY		
DRAWN BY		DATE		DATE		



SANTAQUIN CITY		Jones & DeHite Engineering, Inc. CIVIL & STRUCTURAL ENGINEERING - SURVEYING 1000 N. 10TH STREET, SUITE 100, SANTAQUIN, IL 60185 (630) 261-1111 FAX (630) 261-1112	DATE: _____	
HIGHLAND DRIVE REALIGNMENT & CANYON ROAD			SCALE: _____	
DETAIL		PROJECT NUMBER: 2003-048		
DATE: 07-2002		SCALE: NTS		



NOTES:
 1. THE LANE NEEDS TO NOTIFY THE AGENCIES OF ANY
 FIELD CONDITIONS OF WHICH DEPENDENT ON
 FIELD CONDITIONS.
 2. FIELD CONDITIONS MAY NOT BE NECESSARY IF THERE
 IS NO EXISTING PIPE.

BANTAQUIN CITY HIGHLAND DRIVE REALIGNMENT & CANYON ROAD		Jones & DeHite Engineering, Inc. <small>AN ENGINEERING CORPORATION - REGISTERED PROFESSIONAL ENGINEERS - LICENSE NO. 1000 1000 N. 10TH ST., SUITE 100, BANTAQUIN, AZ 85203</small>		SHEET NO. 101	TOTAL SHEETS 101
PROJECT CLASSIFICATION 2003-040		DATE 10/15/03		SCALE NTS	
DRAWN BY JLD		CHECKED BY JLD		APPROVED BY JLD	

EXHIBIT B
Construction Bids

MITCHELL EXCAVATION, INC.

1455 W 200 S
 Lindon, UT 84042

Estimate

Date	Estimate #
2/12/2021	3410

Name / Address
D.R. Horton 12351 S. Gateway Park Place Suite D-100 Draper, Utah 84020

Description	Unit	Qty	Project	
			Cost	Total
Highland Drive Frontage Road				
HIGHLAND DRIVE FRONTAGE ROAD PHASES 1 AND 2				
BID SCHEDULE PHASE 1				
Mobilization	LS	1	12,900.00	12,900.00
Quality Control Testing	LS	1	8,900.00	8,900.00
Traffic Control	LS	1	4,300.00	4,300.00
Clear & Grub	LS	1	12,000.00	12,000.00
Asphalt Removal (3'-5')	SY	1,530	3.55	5,502.50
Excavation and Grading (plan quantity)	CY	9,000	5.80	52,200.00
3" Asphalt	SF	35,000	1.30	45,500.00
8" Base	SF	35,000	0.79	27,650.00
12" Structural Fill	SF	33,000	0.75	26,250.00
24" Curb & Gutter	LF	1,980	17.00	33,660.00
Sidewalk	SF	900	4.95	4,455.00
ADA Ramps	EA	3	1,650.00	4,950.00
Drive Approaches	EA	1	1,700.00	1,700.00
3" Asphalt (Pathway)	SF	11,000	1.61	17,710.00
8" Road Base (Pathway)	SF	11,000	0.85	9,350.00
12" Structural Fill (Pathway)	SF	11,000	0.79	8,690.00
Landscape Cobble (4")	SF	9,800	1.95	19,110.00
Concrete - Concrete Box Cap, Wall and Fence	LS	1	29,500.00	29,500.00
15" A.D.S. Storm Drain	LF	95	42.00	3,990.00
18" A.D.S. Storm Drain	LF	535	44.00	23,540.00
Single Curb Inlet Boxes	EA	2	3,400.00	6,800.00
Double Inlet Box	EA	3	5,980.00	17,940.00
60" Storm Drain Manhole	EA	4	3,650.00	14,600.00
Flared End Section	EA	1	1,700.00	1,700.00
Retention Pond Cobble	SF	8,730	1.25	10,912.50
Field Fencing	LF	1,180	9.00	10,620.00
Field Fence Gate (16')	EA	1	2,000.00	2,000.00
Street Light Base	EA	1	950.00	950.00
Paint Striping	LS	1	2,600.00	2,600.00
Subtotal				420,005.00
Estimate			Total	

MITCHELL EXCAVATION, INC.

1455 W 200 S
Lindon, UT 84042

Estimate

Date	Estimate #
2/22/2021	3410

Name / Address
D.R. Horton 12351 S. Gateway Park Place Suite D-100 Draper, Utah 84020

				Project	
				Highland Drive Frontage Road	
Description	Unit	Qty	Cost	Total	
BID SCHEDULE PHASE 2					
Mobilization	LS	1	12,900.00	12,900.00	
Quality Control Testing	LS	1	9,500.00	9,500.00	
Traffic Control	LS	1	2,700.00	2,700.00	
Clear & Grub	LS	1	15,600.00	15,600.00	
Asphalt Removal (Assume 3"-5")	SY	86	6.45	554.70	
Excavation and Grading (Plan Quantity)	CY	2,000	5.95	11,900.00	
Imported Fill	TN	2,700	9.75	26,325.00	
3" Asphalt (Roadway)	SF	23,000	1.30	29,900.00	
8" Road Base (Roadway)	SF	23,000	0.75	17,250.00	
12" Structural Fill (Roadway)	SF	23,000	0.75	17,250.00	
24" Curb & Gutter	LF	983	17.00	16,711.00	
Residential Sidewalk	SF	500	4.95	2,475.00	
ADA Ramps	EA	1	1,650.00	1,650.00	
3" Asphalt (Pathway)	SF	4,500	1.73	7,785.00	
8" Road Base (Pathway)	SF	4,500	0.85	3,825.00	
12" Structural Fill (Pathway)	SF	4,500	0.79	3,555.00	
Landscape Cobble (4")	SF	4,640	2.50	11,600.00	
15" A.D.S. Storm Drain	LF	96	44.00	4,224.00	
18" A.D.S. Storm Drain	LF	480	44.00	21,120.00	
Single Curb Inlet Boxes	EA	4	3,400.00	13,600.00	
Double Curb Inlet Boxes	EA	1	5,980.00	5,980.00	
60" Storm Drain Manhole	EA	3	3,650.00	10,950.00	
8" Gate Valve	EA	2	1,350.00	2,700.00	
8" DR-18 C900 Purple Pipe Pressurized Irrigation	LF	450	35.00	15,750.00	
8" C-900 Culinary Water Main	LF	455	35.00	15,925.00	
8" Culinary Water Line Stub	EA	1	3,900.00	3,900.00	
4" Culinary Water Line Stub	EA	1	2,500.00	2,500.00	
Fire Hydrant	EA	1	5,200.00	5,200.00	
8" Sewer Main	LF	451	39.00	17,589.00	
6" Sewer Lateral Stub	EA	1	2,900.00	2,900.00	
48" Sewer Manhole	EA	2	3,300.00	6,600.00	
60" Cast-In-Place Manhole	EA	1	7,900.00	7,900.00	
Estimate			Total		

MITCHELL EXCAVATION, INC.

1455 W 200 S
 Lindon, UT 84042

Estimate

Date	Estimate #
2/22/2021	3410

Name / Address
D.R. Horton 12351 S. Gateway Park Place Suite D-100 Draper, Utah 84020

Project
Highland Drive Frontage Road

Description	Unit	Qty	Cost	Total
18" Flared End Section	EA	1	1,700.00	1,700.00
Retention Pond Cobble	SF	6,250	1.25	7,812.50
Street Light Base	EA	1	950.00	950.00
Striping	LS	1	1,500.00	1,500.00
Subtotal				340,281.20
ADDITIVE ALTERNATIVE NO. 1/SCHEDULE 2				
Tie into existing Culinary Water Line	EA	1	7,700.00	7,700.00
Tie In To Existing Pressurized Irrigation Line	EA	1	8,790.00	8,790.00
8" C-900 Culinary Water Main	LF	25	75.00	1,875.00
8" DR-18 C900 Purple Pipe Pressurized Irrigation	LF	32	70.00	2,240.00
8" Gate Valve	EA	2	1,350.00	2,700.00
2" Conduit for Street Lights	LF	255	15.00	3,825.00
Conduit City Clusters	LF	170	35.00	6,120.00
2" Overlay on Canyon Road	SF	29,300	1.05	30,975.00
Subtotal				64,225.00
Estimate			Total	5824,511.20



SUNROC CORPORATION

CONSTRUCTION DIVISION

525 ARROWHEAD TRAIL, SPANISH FORK, UTAH 84660 (801) 722-2100

CONTRACT PROPOSAL

Customer: DR Horton Address:	Contact: Dave Martin Phone: 385-214-7665 Fax:
Project: Santaquin Highland Dr East Project Location: Santaquin, UT	Addendum: 1 Date: 2/12/2021

SUNROC CORPORATION MAY WITHDRAW THIS PROPOSAL IF WRITTEN ACCEPTANCE IS NOT RECEIVED FROM THE BUYER WITHIN 30 DAYS OF THE PROPOSAL DATE

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
Bid Schedule Phase 1					
30	Mobilization	1.000	L.S.	\$27,350.00	\$27,350.00
40	Quality Control Testing	1.000	L.S.	\$10,615.00	\$10,615.00
50	Traffic Control	1.000	L.S.	\$6,700.00	\$6,700.00
60	Clearing and Grubbing	1.000	L.S.	\$16,000.00	\$16,000.00
70	Asphalt Removal (3'-5')	1,550.000	S.Y.	\$ 3.55	\$5,502.50
80	Excavation and Grading (Plan Quantity)	9,000.000	C.Y.	\$ 5.75	\$51,750.00
90	Asphalt Pavement (3") (Roadway)	35,000.000	S.F.	\$ 1.22	\$42,700.00
100	Roadbase (8") (Roadway)	35,000.000	S.F.	\$ 0.70	\$24,500.00
110	Sub-Base (12") (Roadway)	35,000.000	S.F.	\$ 0.70	\$24,500.00
120	Curb & Gutter	1,980.000	L.F.	\$ 18.75	\$37,125.00
130	Residential Sidewalk	900.000	S.F.	\$ 6.30	\$5,670.00
140	ADA Ramp	3.000	EACH	\$1,425.00	\$4,275.00
150	Driveway Approach	1.000	EACH	\$1,165.00	\$1,165.00
160	Asphalt Pavement (3") (Pathway)	11,000.000	S.F.	\$ 1.50	\$16,500.00
170	Roadbase (8") (Pathway)	11,000.000	S.F.	\$ 0.90	\$9,900.00
180	Sub-Base (12") (Pathway)	11,000.000	S.F.	\$ 0.85	\$9,350.00
190	Landscaping Cobble (4')	9,800.000	S.F.	\$ 2.70	\$26,460.00
200	Concrete Box Culvert Cap, Wall and Fence	1.000	L.S.	\$18,000.00	\$18,000.00
210	Storm Drain 15" Corrugated HDPE	95.000	L.F.	\$ 65.00	\$6,175.00
220	Storm Drain 18" Corrugated HDPE	535.000	L.F.	\$ 64.00	\$34,240.00
230	Single Curb Inlet Box	2.000	EACH	\$3,475.00	\$6,950.00
240	Double Curb Inlet Box	3.000	EACH	\$5,650.00	\$16,950.00
250	Precast 60" Storm Drain Manhole	4.000	EACH	\$5,000.00	\$20,000.00
260	HDPE Flared End Section (18")	1.000	EACH	\$1,300.00	\$1,300.00
270	Retention Pond Cobble	8,750.000	S.F.	\$ 0.90	\$7,875.00
280	Field Fence	1,180.000	L.F.	\$ 9.10	\$10,738.00
290	Field Fence Gate (16)	1.000	EACH	\$1,275.00	\$1,275.00
300	Street Light Base	1.000	EACH	\$1,700.00	\$1,700.00
310	Paint Striping	1.000	L.S.	\$2,500.00	\$2,500.00
*** Base Bid Schedule 1 Total ***					\$447,765.50

Bid Schedule Phase 2

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
340	Mobilization	1.000	L.S.	\$27,350.00	\$27,350.00
350	Quality Control Testing	1.000	L.S.	\$10,615.00	\$10,615.00
360	Traffic Control	1.000	L.S.	\$2,250.00	\$2,250.00
370	Clearing and Grubbing	1.000	L.S.	\$10,500.00	\$10,500.00
380	Asphalt Removal (Assume 3'-5')	86.000	S.Y.	\$ 13.45	\$1,156.70
390	Excavation and Grading (Plan Quantity)	2,000.000	C.Y.	\$ 8.10	\$16,200.00
400	Imported Fill	2,700.000	TON	\$ 10.60	\$28,620.00
410	Asphalt Pavement (3') (Roadway)	23,000.000	S.F.	\$ 1.22	\$28,060.00
420	Roadbase (8") (Roadway)	23,000.000	S.F.	\$ 0.70	\$16,100.00
430	Sub-Base (12") (Roadway)	23,000.000	S.F.	\$ 0.80	\$18,400.00
440	Curb & Gutter	983.000	L.F.	\$ 18.75	\$18,431.25
450	Residential Sidewalk	500.000	S.F.	\$ 6.30	\$3,150.00
460	ADA Ramp	1.000	EACH	\$1,425.00	\$1,425.00
470	Asphalt Pavement (3') (Pathway)	4,500.000	S.F.	\$ 1.65	\$7,425.00
480	Roadbase (8") (Pathway)	4,500.000	S.F.	\$ 0.90	\$4,050.00
490	Sub-Base (12") (Pathway)	4,500.000	S.F.	\$ 0.85	\$3,825.00
500	Landscaping Cobble (4")	4,640.000	S.F.	\$ 2.70	\$12,528.00
510	Storm Drain 15" Corrugated HDPE	96.000	L.F.	\$ 65.00	\$6,240.00
520	Storm Drain 18" Corrugated HDPE	480.000	L.F.	\$ 64.00	\$30,720.00
530	Single Curb Inlet Box	4.000	EACH	\$3,475.00	\$13,900.00
540	Double Curb Inlet Box	1.000	EACH	\$5,650.00	\$5,650.00
550	Precast 60" Storm Drain Manhole	3.000	EACH	\$5,000.00	\$15,000.00
560	Gate Valve (8")	2.000	EACH	\$2,400.00	\$4,800.00
570	C900 Purple PVC Pressure Irrigation Line (8")	450.000	L.F.	\$ 51.00	\$22,950.00
580	C900 Blue Culinary Water Line (8")	455.000	L.F.	\$ 49.50	\$22,522.50
590	Culinary Water Line Stub (8")	1.000	EACH	\$6,650.00	\$6,650.00
600	Culinary Water Line Stub (4")	1.000	EACH	\$5,400.00	\$5,400.00
610	Fire Hydrant	1.000	EACH	\$6,350.00	\$6,350.00
620	PVC Sewer Line (8")	451.000	L.F.	\$ 41.85	\$18,874.35
630	PVC Sewer Later Stub (6")	1.000	EACH	\$3,450.00	\$3,450.00
640	Precast 48" Sewer Manhole	2.000	EACH	\$4,650.00	\$9,300.00
650	Cast-in-Place 60" Sewer Manhole	1.000	EACH	\$7,425.00	\$7,425.00
660	HDPE Flared End Section (18")	1.000	EACH	\$1,300.00	\$1,300.00
670	Retention Pond Cobble	6,250.000	S.F.	\$ 0.90	\$5,625.00
680	Street Light Base	1.000	EACH	\$1,700.00	\$1,700.00
690	Paint Striping	1.000	L.S.	\$1,800.00	\$1,800.00
*** Base Bid Schedule 2 Total ***					\$399,742.80
Additive Alternate No. 1/Schedule 2					
720	Connection to Existing CW Line	1.000	EACH	\$7,275.00	\$7,275.00
730	Connection to Existing PI Line	1.000	EACH	\$7,300.00	\$7,300.00
740	C900 Blue Culinary Water Line (8")	25.000	L.F.	\$ 162.00	\$4,050.00
750	C900 Purple PVC Pressure Irrigation Line (8")	32.000	L.F.	\$ 142.00	\$4,544.00
760	Gate Valve (8")	2.000	EACH	\$2,400.00	\$4,800.00
770	Street Light Conduit (2")	255.000	L.F.	\$ 15.95	\$4,067.25
780	Conduit Clusters	170.000	L.F.	\$ 27.25	\$4,632.50
790	Canyon Road Asphalt Overlay (2")	29,500.000	S.F.	\$ 1.12	\$33,040.00
*** Additive Alternate No. 1/Schedule 2 Total ***					\$69,708.75

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
Grand Total:					\$917,217.05

NOTES & EXCLUSIONS:

- Proposal is bid per DR Horton's bid schedule.
- Proposal based on plans dated 27 Jan 2021
- Excludes monument survey and installation
- Excludes removal of undocumented fill, pinhole material and non-engineered fill
- Excludes water loops
- Excludes dewatering
- Excludes the purchase of payment or performance bonds
- Excludes purchase or installation of vapor barrier
- Excludes screening and placing of topsoil
- Excludes shoring or bracing of excavation other than trenches
- Sunroc is not responsible for surface drainage issues on grades designed at less than 1.5%
- Proposal for items specifically included as line items above
- Earthwork quantities are based on grades as shown on the drawings. If the onsite grades vary from the grades on the plans, we reserve the right to adjust our pricing accordingly
- Amount paid to be based on actual field installed quantities
- Excludes SWPPP plan/NOI permit/erosion control inspections
- Excludes engineering & surveying
- Excludes material testing (compaction, concrete, asphalt, etc.)
- Excludes city connection fees

ADDITIONAL TERMS AND CONDITIONS OF AGREEMENT

1. Purchaser represents to be the record owner or authorized agent of the record owner of the real property that shall be improved pursuant to this Agreement (the "Property") with authority to enter into contractual agreements and to grant SUNROC authority to perform the work identified herein. The Purchaser agrees that all materials in this Agreement will be used in the construction, alteration, or improvement of the Property. Purchaser shall not use this document to acquire financing.
2. This Contract Proposal/Agreement shall only be modified by written change order signed by SUNROC and Purchaser. Oral requests for change shall not be binding on SUNROC unless reduced to writing by change order.
3. Purchaser shall assume full responsibility for the accuracy of all lines, levels, quantities, locations and measurements and their relation to the work to be performed by SUNROC. No representation or warranty, express or implied, is made as to the quantities, sizes, grades, specifications, or other matters relating to the needs of the project. In all cases where dimensions are governed by conditions, already established or otherwise, the responsibility for coordination of such conditions as it relates to SUNROC's work shall rest entirely on the Purchaser. It is the Purchaser's sole responsibility to compare the items on this Contract Proposal/Agreement with plans and specifications for accuracy and completeness. Any variations or modifications from specified lines, grades or dimensions required shall be the responsibility of the Purchaser and subject to a change order should additional work be required of SUNROC.
4. In the event the record owner of the Property sells, mortgages, or otherwise transfers or encumbers the Property, the total amount herein provided shall become immediately due and payable as to any and all amounts then unpaid.
5. Purchaser agrees that all alleged defects in work, material or labor shall be made in writing to SUNROC within ten (10) calendar days of the date of the billing invoice for the work performed. If said writing has not been made within the time period specified herein, Purchaser waives any right to claim defects and/or offsets for these alleged defects. In the event of defective work, SUNROC's sole and exclusive liability shall be to repair or replace defective work at its discretion. In no event shall SUNROC be liable for special, incidental, or consequential damages, including, but not limited to, loss of good will, loss of profits, or loss of use.
6. In the event that material costs on which this Contract Proposal/Agreement is based rise in excess of fifteen percent (15%) during the course of work, Purchaser agrees that these increased costs, in their entirety, shall be billed to Purchaser as an automatic adjustment to the Contract Proposal/Agreement.
7. To the extent that the contracted price is based on a specified unit or square foot price, Purchaser agrees that the number of units or square feet indicated is an approximation, and that SUNROC shall be paid in full for the actual units or square feet completed as determined by field measurement by SUNROC.
8. SUNROC shall not be liable for performance or failure of delay in delivery by reason of any event beyond the control of SUNROC, including, but not limited to, strikes; labor disputes; fire; flood; weather; embargo; war or other hostilities; government authority or regulation; acts of God; shortage of material or fuel; as a result of actions of Purchaser, record owner, or any other person; or as a result of the extension of time granted by Purchaser. Upon the occurrence of such delay, SUNROC shall receive an equitable extension of time for completion of the Agreement. SUNROC shall not be entitled to any damages or compensation as a result of said delay except to the extent that said delay was caused by the Purchaser, record owner, or persons employed by the Purchaser or record owner.
9. SUNROC assumes no risk of non-disclosed or unforeseen conditions of the Property, including, but not limited to, hazardous substances (as defined by applicable law). In the event that hazardous substances are present on the Property (other than hazardous substances introduced by SUNROC), Purchaser agrees to indemnify SUNROC and its officers, directors, employees, agents, representatives, and subcontractors from and against any and all losses, claims, damages, fines, penalties, liabilities, injuries, costs and expenses (including all attorney fees and costs incurred in any civil, criminal, or administrative proceeding) arising from such hazardous substances, including, but not limited to, the presence or use, generation, storage, treatment, containment, release, threatened release, disposal of, exposure, or threatened exposure.
10. Unless otherwise noted, all federal, state, and other taxes of any nature related to this Agreement shall be borne by Purchaser.
11. SUNROC warrants that all materials covered by this Agreement shall conform to industry standards. No implied warranties of fitness or merchantability are given and are expressly disclaimed by SUNROC.
12. The parties agree that the prevailing party in any lawsuit arising from or as a result of this Agreement, whether the action is based on the Agreement's terms and provisions or on any other theory of liability, shall be entitled to an award of attorney fees and costs incurred in said action.
13. This Contract Proposal/Agreement is the total agreement and supersedes all negotiations, representations, prior discussions, and preliminary agreements between the Parties hereto, whether oral or written. This Agreement shall be construed and interpreted as if drafted equally by all Parties hereto.
14. This Agreement shall be governed by the laws of the Local State where the project resides, without regard to its choice of law provisions.
15. **PAYMENTS IS TO BE MADE AS FOLLOWS:** All accounts due 15th of month following date of billing. In the event payment is not made by the due date, I or we agree to pay if collection is made by suit or otherwise a reasonable attorney's fee, plus a FINANCE CHARGE OF 1 1/2% per month (ANNUAL PERCENTAGE RATE 18%), and hereby waive all rights to claim exemption under state laws. Signature by owner or agent constitutes acceptance of the above.

<p>ACCEPTED: The above prices and specifications are satisfactory and hereby accepted. Buyer: _____ Signature: _____ Date of Acceptance: _____</p>	<p>CONFIRMED: SUNROC CORPORATION Authorized Signature: _____ Estimator: _____ Estimate #: 21UT014</p>
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Kenny Seng Construction

800 South 3110 West
Provo, UT 84601

Office (801) 226.4125 Fax: (801) 226.1513
www.kennyseng.com

To: DR Horton Homes	Contact:
Address: Salt Lake City, UT	Phone: (801) 571-7101
	Fax: (801) 571-7102
Project Name: Highland Drive Realignment And Canyon Road Phase 1	Bid Number:
Project Location:	Bid Date:

Excluded: Bond, SWPPP permit/plan/inspections, export of excess grading materials, imported trench backfill, dewatering, rock excavation, topsoil respread, imported top soil, seeding, erosion control blankets,

NOTE: We are using all native material for subgrade cut to fills.
NOTE: No soils report was provided.

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
PHASE 1					
1-1	Mobilization	1.00	LS	\$22,000.00	\$22,000.00
1-2	Quality Control Testing	1.00	LS	\$8,400.00	\$8,400.00
1-3	Traffic Control (Based On Closing Highland Drive And Temp Signal Canyon Road)	1.00	LS	\$19,000.00	\$19,000.00
1-4	Clearing & Grubbing	1.00	LS	\$13,000.00	\$13,000.00
1-5	Asphalt Removal (3"-5")	1,550.00	SY	\$2.65	\$4,107.50
1-6	Excavation And Grading (Plan Quantity)	9,000.00	CY	\$3.68	\$33,120.00
1-7	Asphalt Pavement (3") Roadway	35,000.00	SF	\$1.34	\$46,900.00
1-8	Road Base 8" Roadbase	35,000.00	SF	\$0.68	\$23,800.00
1-9	Sub-base (12") Roadway	35,000.00	SF	\$1.07	\$37,450.00
1-10	Curb & Gutter	1,980.00	LF	\$22.00	\$43,560.00
1-11	Residential Sidewalk	900.00	SF	\$6.36	\$5,724.00
1-12	ADA Ramp	3.00	EACH	\$1,450.00	\$4,350.00
1-13	Driveway Approach	1.00	EACH	\$1,500.00	\$1,500.00
1-14	Asphalt Pavement (3") Pathway	11,000.00	SF	\$1.45	\$15,950.00
1-15	Road Base (8") Pathway	11,000.00	SF	\$0.68	\$7,480.00
1-16	Sub-base (12") Pathway	11,000.00	SF	\$1.07	\$11,770.00
1-17	Landscaping Cobble (4")	9,800.00	SF	\$1.67	\$16,366.00
1-18	Concrete Box Culvert Cap, Wall And Fence (We Are Removing Just Enough Concrete To Install The New Headwall.	1.00	LS	\$22,500.00	\$22,500.00
1-19	Storm Drain 15" Corrugated HDPE	95.00	LF	\$38.00	\$3,610.00
1-20	Storm Drain 18" Corrugated HDPE	535.00	LF	\$42.00	\$22,470.00
1-21	Single Curb Inlet Box	2.00	EACH	\$2,000.00	\$4,000.00
1-22	Double Curb Inlet Box	3.00	EACH	\$3,900.00	\$11,700.00
1-23	Precast 60" Storm Drain Manhole	4.00	EACH	\$3,500.00	\$14,000.00
1-24	HDPE Flared End Section (18')	1.00	EACH	\$400.00	\$400.00
1-25	Retention Pond Cobble	8,750.00	SF	\$1.67	\$14,612.50
1-26	Field Fence	1,180.00	LF	\$7.65	\$9,027.00
1-27	Field Fence Gate (16')	1.00	EACH	\$700.00	\$700.00
1-28	Street Light Base	1.00	EACH	\$1,500.00	\$1,500.00
1-29	Paint Striping	1.00	LS	\$2,500.00	\$2,500.00
Total Price for above PHASE 1 Items:					\$421,497.00
PHASE 2					
2-1	Mobilization	1.00	LS	\$22,000.00	\$22,000.00
2-2	Quality Control Testing	1.00	LS	\$6,550.00	\$6,550.00

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
2-3	Traffic Control	1.00	LS	\$15,000.00	\$15,000.00
2-4	Clearing & Grubbing	1.00	LS	\$6,500.00	\$6,500.00
2-5	Asphalt Removal (Assume 3"-5")	86.00	SY	\$48.00	\$4,128.00
2-6	Excavation And Grading (Plan Quantity)	2,000.00	CY	\$5.00	\$10,000.00
2-7	Imported Fill	2,700.00	TON	\$8.76	\$23,652.00
2-8	Asphalt Pavement (3") Roadway	23,000.00	SF	\$1.34	\$30,820.00
2-9	Road Base (8") Roadway	23,000.00	SF	\$0.68	\$15,640.00
2-10	Sub-Base (12") Roadway	23,000.00	SF	\$1.07	\$24,610.00
2-11	Curb And Gutter	983.00	LF	\$23.50	\$23,100.50
2-12	Residential Sidewalk	500.00	SF	\$6.37	\$3,185.00
2-13	ADA Ramp	1.00	EACH	\$1,450.00	\$1,450.00
2-14	Asphalt Pavement (3") Pathway	4,500.00	SF	\$1.45	\$6,525.00
2-15	Road Base (8") Pathway	4,500.00	SF	\$0.68	\$3,060.00
2-16	Sub-base (12") Pathway	4,500.00	SF	\$1.07	\$4,815.00
2-17	Landscaping Cobble (4")	4,640.00	SF	\$1.67	\$7,748.80
2-18	Storm Drain 15" Corrugated HDPE	96.00	LF	\$38.00	\$3,648.00
2-19	Storm Drain 18" Corrugated HDPE	480.00	LF	\$42.00	\$20,160.00
2-20	Single Curb Inlet Box	4.00	EACH	\$2,000.00	\$8,000.00
2-21	Double Curb Inlet Box	1.00	EACH	\$3,900.00	\$3,900.00
2-22	Precast 60" Storm Drain Manhole	3.00	EACH	\$3,500.00	\$10,500.00
2-23	Gate Valve (8")	2.00	EACH	\$2,200.00	\$4,400.00
2-24	C900 Purple PVC Pressure Irrigation Line (8")	450.00	LF	\$28.00	\$12,600.00
2-25	C900 Blue Culinary Water Line (8")	455.00	LF	\$27.50	\$12,512.50
2-26	Culinary Water Line Stub (8")	1.00	EACH	\$3,600.00	\$3,600.00
2-27	Culinary Water Line Stub (4")	1.00	EACH	\$2,200.00	\$2,200.00
2-28	Fire Hydrant	1.00	EACH	\$6,000.00	\$6,000.00
2-29	PVC Sewer Line (8")	451.00	LF	\$35.00	\$15,785.00
2-30	PVC Sewer Lateral Stub (6")	1.00	EACH	\$1,800.00	\$1,800.00
2-30	Precast 48" Sewer Manhole	2.00	EACH	\$3,600.00	\$7,200.00
2-31	CIP 60" Sewer Manhole (Includes Asphalt Patch)	1.00	EACH	\$9,500.00	\$9,500.00
2-31	HDPE Flared End Section 18"	1.00	EACH	\$600.00	\$600.00
2-31	Retention Pond Cobble	6,250.00	SF	\$1.67	\$10,437.50
2-32	Street Light Base	1.00	EACH	\$1,500.00	\$1,500.00
2-33	Paint Striping	1.00	LS	\$1,900.00	\$1,900.00
Total Price for above PHASE 2 Items:					\$345,027.30

PHASE 2Alternate

3-1	Connection To Existing CW Line	1.00	EACH	\$6,077.12	\$6,077.12
3-2	Connection To Existing PI Line	1.00	EACH	\$7,844.64	\$7,844.64
3-3	C900 Blue Culinary Water Line 8"	25.00	LF	\$109.17	\$2,729.25
3-4	C900 Purple PVC Pressure Irrigation Line 8"	32.00	LF	\$86.51	\$2,768.32
3-5	Gate Valve 8"	2.00	EACH	\$2,059.30	\$4,118.60
3-6	Street Light Conduit (2") W/ Road Crossing & Asphalt Patch	255.00	LF	\$21.60	\$5,508.00
3-7	Conduit Cluster - With Road Crossing And Asphalt Patch	170.00	LF	\$55.87	\$9,497.90
3-8	Canyon Road Asphalt Overlay (2")	29,500.00	SF	\$0.95	\$28,025.00
Total Price for above PHASE 2Alternate Items:					\$66,568.83

Total Bid Price: \$833,093.13

Notes:

- Bid excludes the handling or removal of hazardous waste. (OWNER IS TO NOTIFY US OF ANY CONTAMINATES BEFORE WORK BEGINS - WE TAKE NO LIABILITY FOR CLEANUP)
- Bid DOES NOT include modifications of any existing utilities (GAS, POWER, ETC.)
- Bid proposal reflects the current price for Materials. We can only hold the suppliers price for 30 days from the date of this proposal. We reserve the right to pass on any increases to owner.
- NO HARD ROCK EXCAVATION IS INCLUDED UNLESS OTHERWISE STATED IN THIS PROPOSAL
- DEWATERING - PUMPING IS NOT INCLUDED UNLESS OTHERWISE STATED IN THIS PROPOSAL

- Due to unstable energy prices, this contract is subject to a fuel surcharge per ton for all materials included in the contract. Buyer agrees, increases or decreases to fuel costs above or below the listed Bench Mark Price, at the date of this proposal, is cause for adjustment to the contract.
- Kenny Seng Construction Co., shall not be liable for any delay or failure in performance resulting, in whole or in part, from any cause or event of Force Majeure. The term "Force Majeure" means any event or events or any cause or causes which are not within the control of Kenny Seng Construction Co., which make it impossible or commercially impractical for Kenny Seng Construction Co., to perform its obligations within the time (s) contemplated by this agreement, including without limitation events of riot, war, rebellion, blockage, insurrection, interruption of utilities, terrorism, vandalism, fire, acts of God, flood, frost, extreme temperatures, landslide, washout, atmospheric disturbances, lightning, storm, tomado, earthquake, and civil disturbances, availability of materials, strikes, or lockouts, and requirements of law, and acts or orders of governmental authorities.
- This bid proposal is based on the acceptance of all items detailed above. This proposal is strictly limited to the scope of work outlined above, and defined by this proposal. If accepted, this proposal will be included in, and become part of the contract.
- KSC must aquire CAD files and Survey Control at least one week before we can begin a project. Survey Model will be used to validate and compare existing and design surfaces from the bidding set. Any changes will be addressed before project can begin.

<p>ACCEPTED: The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p>Buyer: _____</p> <p>Signature: _____</p> <p>Date of Acceptance: _____</p>	<p>CONFIRMED: Kenny Seng Construction</p> <p>Authorized Signature: _____</p> <p>Estimator: Chris Rhoades (801) 703-5749 crhoades@kennyseng.com</p>
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Bidder will complete the Work in accordance with the Contract Documents for the following price(s):

BID SCHEDULE - PHASE 1					
Item No.	Item Description	Unit	Estimated Quantity	Bid Unit Price	Bid Price
1-1	Mobilization	L.S.	1	\$3750	\$4500
1-2	Quality Control Testing <i>pipe testing only</i>	L.S.	1	\$1200	\$1200
1-3	Traffic Control	L.S.	1	\$4000	\$4000
1-4	Clearing and Grubbing <i>includes demo</i>	L.S.	1	\$8500	\$8500
1-5	Asphalt Removal <i>w/sawcut (3"-5")</i>	S.Y.	15800	\$2.95	\$46610
1-6	Excavation and Grading (Plan Quantity <i>excavation and embankment - does not include import fill</i>)	C.Y.	11400	\$3.50	\$39900
1-7	Asphalt Pavement (3") (Roadway)	S.F.	35000	\$1.38	\$48300
1-8	Roadbase (8") (Roadway)	S.F.	35000	\$0.85	\$29750
1-9	Sub-Base (12") (Roadway)	S.F.	35000	\$0.99	\$34650
1-10	Curb & Gutter	L.F.	1980	\$20.70	\$40986
1-11	Residential Sidewalk	S.F.	900	\$7.95	\$7155
1-12	ADA Ramp	Each	3	\$1800	\$5400
1-13	Driveway Approach	Each	1	\$1100	\$1100
1-14	Asphalt Pavement (3") (Pathway)	S.F.	11000	\$1.74	\$19140
1-15	Roadbase (8") (Pathway)	S.F.	11000	\$0.99	\$10890
1-16	Sub-Base (12") (Pathway)	S.F.	11000	\$1.09	\$11990
1-17	Landscaping Cobble (4")	S.F.	9800	\$2.50	\$24500
1-18	Concrete Box Culvert Cap, Wall and Fence	L.S.	1	\$30000	\$30000
1-19	Storm Drain 15" Corrugated HDPE	L.F.	95	\$35.00	\$3325
1-20	Storm Drain 18" Corrugated HDPE	L.F.	535	\$40.00	\$21400
1-21	Single Curb Inlet Box <i>includes tie in</i>	Each	2	\$2700	\$5400
1-22	Double Curb Inlet Box <i>includes tie in</i>	Each	3	\$3800	\$11400

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1-23	Precast 60" Storm Drain Manhole	Each	4	\$4700	\$18800
1-24	HDPE Flared End Section (18")	Each	1	\$1250	\$1100

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1-20	Retention Pond Cobble	S.F.	6700	\$2.00	\$24000
1-26	Field Fence	L.F.	1180	\$11.00	\$12980
1-27	Field Fence Gate (10')	Each	1	\$2000	\$2000
1-26	Street Light Base	Each	1	\$1800	\$1800
1-29	Paint Striping	L.S.	1	\$3150	\$3150
Base Bid / Schedule 1 – Total					\$474,426.00

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BID SCHEDULE - PHASE 2					
Item No.	Item Description	Unit	Estimated Quantity	Bid Unit Price	Bid Price
1-1	Mobilization	L.S.	1	\$5500	\$4500
1-2	Quality Control Testing <i>pipe testing only</i>	L.S.	1	\$2500	\$2500
1-3	Traffic Control	L.S.	1	\$8500	\$8500
1-4	Clearing and Grubbing	L.S.	1	\$7500	\$7500
1-5	Asphalt Removal (Assume 3"-5")	S.Y.	86	\$4.50	\$387
1-6	Excavation and Grading (Plan Quantity <i>excavation and embankment – does not include import fill</i>)	C.Y.	4700	\$3.50	\$16450
1-7	Imported Fill	Ton	2700	\$9.95	\$20865
1-8	Asphalt Pavement (3") (Roadway)	S.F.	23000	\$1.38	\$31740
1-9	Roadbase (8") (Roadway)	S.F.	23000	\$0.85	\$19550
1-10	Sub-Base (12") (Roadway)	S.F.	23000	\$0.99	\$22770
1-11	Curb & Gutter	L.F.	983	\$20.70	\$20348.10
1-12	Residential Sidewalk	S.F.	500	\$7.95	\$3975
1-13	ADA Ramp	Each	1	\$1800	\$1800
1-14	Asphalt Pavement (3") (Pathway)	S.F.	4500	\$1.74	\$7830
1-15	Roadbase (8") (Pathway)	S.F.	4500	\$0.99	\$4455
1-16	Sub-Base (12") (Pathway)	S.F.	4500	\$1.09	\$4905
1-17	Landscaping Cobble (4")	S.F.	4640	\$2.50	\$11600
1-18	Storm Drain 15" Corrugated HDPE	L.F.	180	\$35.00	\$6300
1-19	Storm Drain 18" Corrugated HDPE	L.F.	315	\$40.00	\$12600

1-20	Single Curb Inlet Box includes tie in	Each	4	\$2100	\$10000
1-21	Double Curb Inlet Box includes tie in	Each	1	\$3800	\$3800
1-22	Precast 60" Storm Drain Manhole includes collar	Each	3	\$4500	\$13500
1-23	Gate Valve (8")	Each	2	\$1750	\$3500
1-24	C900 Purple PVC Pressure Irrigation Line (8")	L.F.	450	\$38.50	\$17325

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1-25	C900 Blue Culinary Water Line (8")	L.F.	455	\$37.50	\$17062.50
1-26	Culinary Water Line Stub (8")	Each	1	\$2750	\$2750
1-27	Culinary Water Line Stub (4")	Each	1	\$2500	\$2500
1-28	Fire Hydrant	Each	1	\$5800	\$5900
1-29	PVC Sewer Line (8")	L.F.	451	\$38.50	\$17363.50
1-30	PVC Sewer Later Stub (6")	Each	1	\$2500	\$2500
1-30	Precast 48" Sewer Manhole includes collar	Each	2	\$5000	\$10000
1-29	Cast-in-Place 60" Sewer Manhole includes collar and road cut/repair	Each	1	\$10500	\$10500
1-30	HDPE Flared End Section (18")	Each	1	\$1250	\$1250
1-31	Retention Pond Cobble	S.F.	6250	\$2.50	\$15625
1-32	Street Light Base	Each	1	\$1800	\$1800
1-33	Paint Striping	L.S.	1	\$3150	\$3150
Base Bid / Schedule 2 - Subtotal					\$353,901.10

ADDITIVE ALTERNATIVE NO. 1 / SCHEDULE 2					
2-1	Connection to Existing CW Line includes road cut/repair	Each	1	\$6000	\$3800
2-2	Connection to Existing PI Line includes road cut/repair	Each	1	\$8500	\$5900
2-3	C900 Blue Culinary Water Line (8")	L.F.	25	\$42.00	\$1050
2-4	C900 Purple PVC Pressure Irrigation Line (8")	L.F.	32	\$44.00	\$1408
2-5	Gate Valve (8")	Each	2	\$1650	\$3300
2-6	Street Light Conduit (2")	L.F.	255	\$11.75	\$2996.25
2-7	Conduit Clusters	L.F.	170	\$75	\$12750
2-8	Canyon Road Asphalt Overlay (2")	S.F.	29500	\$1.35	\$39825

Additive Alternate No. 1 / Schedule 2 - Subtotal	
Total Bid Price Phase 2	\$75,829.25

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EVANS GRADER AND PAVING
 2097 Ironton Blvd
 Provo, Utah 84606
 801-377-7698 Office
 estimating@evansgrader.com

Bid Proposal

Customer: DR Horton

Date: 2-Mar-21

Attn: Dave Martin

Cell: 385-214-7605

Project Name: Highland Dr. and Canyon Road Realignment
 Santaquin, Utah

Email: dmartin2@drhorton.com

Item #	DESCRIPTION	Unit	Quantity	Unit Cost	Total
Bid Schedule - Phase 1					
1-1	Mobilization	L.S.	1	25,000.00 \$	25,000.00
1-2	Quality Control Testing	L.S.	1	10,000.00 \$	10,000.00
1-3	Traffic Control	L.S.	1	20,000.00 \$	20,000.00
1-4	Clearing and Grubbing	L.S.	1	25,000.00 \$	25,000.00
1-5	Asphalt Removal (3'-0")	S.Y.	1,550	9.00 \$	13,950.00
1-6	Excavation and Grading (Plan Quantity)	C.Y.	9,000	4.35 \$	39,150.00
1-7	Asphalt Pavement (2") (Roadway)	S.F.	35,000	1.25 \$	43,750.00
1-8	Roadbase (8") (Roadway)	S.F.	35,000	0.90 \$	31,500.00
1-9	Sub-Base (12") (Roadway)	S.F.	35,000	1.00 \$	35,000.00
1-10	Curb & Gutter	L.F.	1,900	20.00 \$	38,000.00
1-11	Residential Sidewalk	S.F.	900	6.50 \$	5,850.00
1-12	ADA Ramp	Each	3	2,500.00 \$	7,500.00
1-13	Driveway Approach	Each	1	1,850.00 \$	1,850.00
1-14	Asphalt Pavement (3") (Pathway)	S.F.	11,000	1.58 \$	17,180.00
1-15	Roadbase (8") (Pathway)	S.F.	11,000	1.20 \$	13,200.00
1-16	Sub-Base (12") (Pathway)	S.F.	11,000	1.45 \$	15,950.00
1-17	Landscaping Cobble (4")	S.F.	9,800	1.65 \$	16,170.00
1-18	Concrete Box Culvert Cap, Wall and Fence	L.S.	1	20,000.00 \$	20,000.00
1-19	Storm Drain 15" Corrugated HDPE	L.F.	95	35.00 \$	3,325.00
1-20	Storm Drain 18" Corrugated HDPE	L.F.	535	52.00 \$	27,810.00
1-21	Single Curb Inlet Box	Each	2	3,500.00 \$	7,000.00
1-22	Double Curb Inlet Box	Each	3	4,500.00 \$	13,500.00
1-23	Precast 60" Storm Drain Manhole	Each	4	6,000.00 \$	24,000.00
1-24	HDPE Flared End Section (18")	Each	1	500.00 \$	500.00
1-25	Retention Pond Cobble	S.F.	8,750	1.65 \$	14,437.50
1-26	Field Fence	L.F.	1,100	7.50 \$	8,250.00
1-27	Field Fence Gate (18")	Each	1	1,150.00 \$	1,150.00
1-28	Street Light Base	Each	1	1,750.00 \$	1,750.00
1-29	Paint Striping	L.S.	1	2,000.00 \$	2,000.00
Base Bid / Schedule #1					\$ 494,862.50
Bid Schedule - Phase 2					
1-1	Mobilization	L.S.	1	25,000.00 \$	25,000.00
1-2	Quality Control Testing	L.S.	1	8,000.00 \$	8,000.00
1-3	Traffic Control	L.S.	1	16,000.00 \$	16,000.00
1-4	Clearing and Grubbing	L.S.	1	18,500.00 \$	18,500.00
1-5	Asphalt Removal (Assume 3'-0")	S.Y.	80	18.00 \$	1,440.00
1-6	Excavation and Grading (Plan Quantity)	C.Y.	2,000	5.35 \$	10,700.00
1-7	Imported Fill	Ton	2,700	15.00 \$	40,500.00
1-8	Asphalt Pavement (3") (Roadway)	S.F.	23,000	1.28 \$	29,440.00
1-9	Roadbase (8") (Roadway)	S.F.	23,000	0.90 \$	20,700.00
1-10	Sub-Base (12") (Roadway)	S.F.	23,000	1.00 \$	23,000.00
1-11	Curb & Gutter	L.F.	880	20.00 \$	17,600.00
1-12	Residential Sidewalk	S.F.	600	6.50 \$	3,900.00
1-13	ADA Ramp	Each	1	2,500.00 \$	2,500.00
1-14	Asphalt Pavement (3") (Pathway)	S.F.	4,900	1.70 \$	8,330.00
1-15	Roadbase (8") (Pathway)	S.F.	4,900	1.20 \$	5,880.00
1-16	Sub-Base (12") (Pathway)	S.F.	4,900	1.45 \$	7,105.00
1-17	Landscaping Cobble (4")	S.F.	4,840	1.65 \$	7,986.00
1-18	Storm Drain 15" Corrugated HDPE	L.F.	65	55.00 \$	3,575.00
1-19	Storm Drain 18" Corrugated HDPE	L.F.	480	52.00 \$	24,960.00
1-20	Single Curb Inlet Box	Each	4	3,500.00 \$	14,000.00
1-21	Double Curb Inlet Box	Each	1	4,500.00 \$	4,500.00
1-22	Precast 60" Storm Drain Manhole	Each	3	6,000.00 \$	18,000.00
1-23	Gate Valve (3")	Each	2	1,850.00 \$	3,700.00
1-24	C800 Purple PVC Pressure Irrigation Line (8")	L.F.	450	40.00 \$	18,000.00

1-15	C900 Blue Culinary Water Line (8")	L.F.	425	40.00 \$	18,200.00
1-16	Culinary Water Line Sub (8")	Each	1	5,200.00 \$	5,200.00
1-17	Culinary Water Line Sub (4")	Each	1	5,200.00 \$	5,200.00
1-18	Fire Hydrant	Each	1	6,500.00 \$	6,500.00
1-28	PVC Sewer Line (8")	L.F.	451	50.00 \$	22,550.00
1-30	Precast 48" Sewer Manhole	Each	1	2,500.00 \$	2,500.00
1-31	Precast 48" Sewer Manhole	Each	2	5,000.00 \$	10,000.00
1-32	Cast-In-Place 60" Sewer Manhole	Each	1	6,500.00 \$	6,500.00
1-33	HDPPE Flared End Section (18")	Each	1	500.00 \$	500.00
1-34	Retention Pond Cobble	S.F.	8,250	1.65 \$	10,912.50
1-35	Street Light Base	Each	1	1,750.00 \$	1,750.00
1-36	Paint Bidding	L.S.	1	2,000.00 \$	2,000.00
Base Bid / Schedule 2 - Subtotal					\$ 429,781.50
<u>Additive Alternate No. 1 / Schedule 2</u>					
2-1	Connection to Existing CW Line	Each	1	6,300.00 \$	6,300.00
2-2	Connection to Existing PI Line	Each	1	7,000.00 \$	7,000.00
2-3	C900 Blue Culinary Water Line (8")	L.F.	26	55.00 \$	1,435.00
2-4	C900 Purple PVC Pressure Irrigation Line (8")	L.F.	30	50.00 \$	1,500.00
2-5	Gate Valve (8")	Each	2	2,000.00 \$	4,000.00
2-6	Street Light Cannduk (2")	L.F.	256	40.00 \$	10,240.00
2-7	Cannduk Chndrns	L.F.	170	50.00 \$	8,500.00
2-8	Canyon Road Asphalt Overlay (2")	S.F.	29,000	1.50 \$	43,500.00
Additive Alternate / Schedule 2 - Subtotal					\$ 83,225.00
Project Total					\$ 1,007,869.00