

TOWN OF SPRINGDALE

PARKS AND RECREATION
CAPITAL FACILITIES PLAN AND
IMPACT FEE UPDATE

APRIL, 2013

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PARKS AND RECREATION CAPITAL FACILITIES PLAN AND IMPACT FEE UPDATE

APRIL, 2013

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I. INTRODUCTION

A. PREFACE

The Town of Springdale has entered into an agreement with Sunrise Engineering, Inc. to prepare this Parks and Recreation Capital Facilities Plan and Impact Fee Update. This plan will provide the Town with critical information to guide the community as it continues to develop towards build-out. This plan will take into account historic trends in population growth, future land use plans, and projected build-out figures.

B. INTRODUCTION

The Town of Springdale is located in Washington County, Utah, east of St. George, Utah along Highway 9 and adjacent to Zion National Park. The Town of Springdale has experienced moderate to high growth rates for a small town over the past 30 years. As the town has grown and developed over the years, it has been the intent of the Town to provide a good level of service regarding the parks and other recreational facilities located within the town boundaries.

The purpose of the Parks and Recreation Impact Fee Facilities Plan is to provide a supporting Impact Fee Analysis and to fulfill the requirements established in the Utah Code, specifically Title 11 Chapter 36a, the "Impact Fee Act". Additionally, as previously stated, the purpose of this plan is to help the Town of Springdale plan necessary capital improvements for future growth.

In summary, this plan will entail the following major points:

- 1. Demand Analysis: The demand in this plan is based on population, existing and projected. The population projection is

based on historical trends and growth history.

- 2. Existing Facilities and Inventory: A compiled inventory of the parks and recreation facilities currently located within the Town.
- 3. Level of Service: The LOS in this plan is based on the facilities approach methodology, which is the total park acreage and amenities (or total facilities) per 1,000 population.
- 4. Capital Facilities Analysis: Summary of the Town's desired improvements for the near future to maintain the level of service defined in this plan.
- 5. Parks and Recreation Impact Fee Analysis: A summary encompassing all previous sections of this report to determine an appropriate impact fee based on the Utah Code.

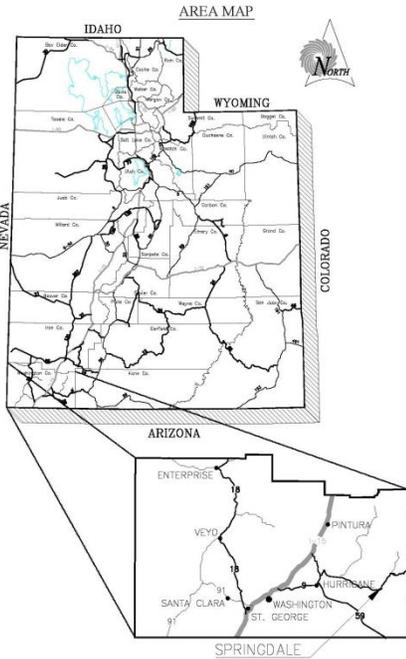


Figure 1: Area Map

II. DEMAND ANALYSIS

A. INTRODUCTION

The intent of this document is to establish a level of service based on the existing demand for park facilities and other recreational amenities.

The demand unit used in this plan is population. This section seeks to provide information regarding the existing population of the Town, and population projections for the six year and twenty year time periods.

The intent is to be able to anticipate whether or not the Town will need to construct additional park and recreational facilities to meet projected demand and maintain the level of service that has been determined by the Town.

B. EXISTING DEMAND

The existing population data and projection data are based on several sources, including Census data and other data provided by the Town. According to the US Census conducted in 2010, the population of the Town of Springdale was 529.

In previous studies conducted for the Town of Springdale, namely the Culinary Water Master Plan 2008 and the Wastewater Master Plan of 2009, the average growth rate used was 3.1%.

Table 1 - Existing Demand Assumptions

	2010	2011	2012
Existing Population	529	545	562

C. FUTURE DEMAND

The future population in the Town of Springdale is used to determine the additional parks and recreation facilities required to maintain existing levels of service. Using the estimated growth rate

of 3.1%, the following table summarizes the population projections for the six year and twenty year time periods.

Table 2 - Projected Demand Assumptions

Year	Population	% Added Annually
2012	562	
2013	579	3.1%
2014	597	3.1%
2015	616	3.1%
2016	635	3.1%
2017	655	3.1%
2018 (6-yr)	675	3.1%
2032 (20-yr)	1,035	3.1%

Using a growth rate of 3.1%, the Town of Springdale should reach a population of approximately 675 residents by 2018 and 1,035 residents by 2032.

D. HOTEL DEMAND

The Town of Springdale is a tourist destination located near Zion National Park (ZNP), which receives over 2 million visitors each year. There are currently 958 hotel rooms located within the Town. Visitors to ZNP and hotel guests frequent the parks, trails and other recreation facilities within the Town, and the intent of the Town is to be able to provide these amenities not only for the citizens of the Town but also to these guests.

In order to determine the existing level of service, this plan will outline the method by which the number of hotel rooms within the Town is converted to people or population.

According to the Utah State Tax Commission Report of Transient Room Capacity for 2012, the average capacity for each room equated to 3.14 persons per room. The Town also recently conducted a survey of several hotels located within the Town to determine the average yearly

occupancy rate. The results of this survey concluded that between the years of 2001 and 2012, the hotels were able to fill on average 68% of their rooms throughout the year. From this we get average people per room for the year:

$3.14 \text{ persons per room} \times 68\% \text{ occupancy per year} = \underline{2.14 \text{ persons per room}}$

The following equation incorporates this figure with the total number of hotel rooms to determine population demand from hotel rooms in Springdale.

$2.14 \text{ persons per room} \times 958 \text{ rooms} = 2,045 \text{ persons}$

Table 3 shows the existing demand based on the assumptions above. Table 3 also shows the projected number of hotel rooms through the six and twenty year time periods. The growth rate for hotel rooms was taken from the 2007 Culinary Water Master Plan, which was determined to be approximately 1.38%.

Table 3 - Projected Demand Assumptions for Hotels

Year	Hotel Rooms	Population Equivalent
2012	958	2,046
2013	971	2,074
2014	985	2,102
2015	998	2,131
2016	1,012	2,161
2017	1,026	2,191
2018 (6-yr)	1,040	2,221
2032 (20-yr)	1,260	2,691

E. TOTAL DEMAND

The total demand for the Town of Springdale is shown in Table 4. These figures take into account projected population growth and projected growth for hotel rooms.

Table 4 - Projected Total Demand

Year	Population	Hotel Population Equivalent	Total Population
2012	562	2,046	2,608
2013	579	2,074	2,653
2014	597	2,102	2,699
2015	616	2,131	2,747
2016	635	2,161	2,796
2017	655	2,191	2,846
2018	675	2,221	2,896
2032	1,035	2,691	3,726

III. EXISTING FACILITIES AND INVENTORY

A. PARK CLASSIFICATION

There are many different types of parks and also many different ways to classify parks and other recreational amenities. Ultimately, the purpose behind classifying parks is to better determine the level of service, ensuring that a variety of amenities and conveniences are being provided. The scope of this plan does not entail this level of detail; it should be noted that future master plans and impact fee analyses should take into consideration classifying parks.

For this plan, the NRPA guidelines suggest, “A park system, at a minimum, should be composed of a ‘core’ system of park lands, with a total of 6.25 to 10.5 acres of developed open space per 1,000 population.” The types of parks that would be included in that figure fall under the following classifications as determined by the NRPA:

- Mini Park
- Neighborhood Park
- School Park
- Community Park
- Regional Park
- Special Use Park
- Natural Resource Area/Preserve
- Greenway

The existing parks within the Town of Springdale fall within these classes, and therefore would count toward providing a level of service between 6.25 and 10.5 acres of park lands per 1,000 population.

B. PARK INVENTORY

The Town currently has two park facilities and approximately 4.4 total miles of trails.

The first park is Town Park and is located at 126 Lion Blvd and comprises approximately 5 acres of improved park area. It includes a gazebo with accompanying picnic area, two tennis courts, two volleyball courts, one baseball field, restrooms, barbeques, and a play area with play equipment. The park includes approximately 2.3 acres of improved turf. The total area set aside for this park is 8 acres, but currently 5 acres are improved.

The second park is George Barker River Park and is located along Zion Park Blvd, across from Quail Ridge Road and includes River Park and the Marj Bonner Dog Park. The River Park has picnic facilities, restrooms, and barbeques. Across the foot bridge is a natural park with dirt trails. The park includes approximately 1.6 acres of improved turf. The total area of the park is 18.09 acres with about 16 acres of it considered the natural park portion.

The Town’s existing park and recreation facilities inventory is shown in Table 5.

Table 5 – Park and Trails Inventory

Parks	Condition	Acreage
Town Park	Improved	5
	Natural	3
George Barker River Park	Improved	1.9
	Natural	16.19
IMPROVED SUB-TOTAL		6.9
NATURAL SUB-TOTAL		19.19
TOTAL		26.09
Trails	Condition	Feet
Improved	Paved	4,800
Improved	Un-Paved	2,900
Improved	Natural	15,700
TOTAL		23,400

IV. LEVEL OF SERVICE

A. LEVEL OF SERVICE STANDARDS

As recommended by the NRPA, the Town of Springdale should have a level of service (LOS) between 6.25 and 10.5 acres of park lands per 1,000 population. This LOS combines acreage from all park classifications. This plan will provide reference information regarding the level of service for two different classifications, namely: Improved Parks and Natural Parks. These classifications are different from those outlined in the previous section, but should allow for a simple and clear understanding of current LOS as it pertains to these classifications. It will also aid in planning and determining a LOS that is conscientious of the types of amenities that the Town currently provides and wishes to provide in the future.

B. EXISTING PARK FACILITIES LOS

The current level of service is based on a total acreage figure of 26.09 acres, as determined in Section III, and a total current population of 2,608, as determined in Section II. This equates to a level of service of 10 acres per 1,000 population.

This would be considered on the upper end of the spectrum, meaning that the Town of Springdale is providing an excellent level of service to the community. With that being said, it should also be noted that the Town of Springdale has a very unique circumstance where so many people pass through and visit the Town while visiting Zion National Park and frequent these parks.

The level of service for developed and natural parks has also been determined and is included in Table 6.

Table 6 - Level of Service

Class	Pop.	Acreage	LOS
Developed	2,608	6.9	2.65
Natural	2,608	19.19	7.35
TOTAL	2,608	26.09	10

From this we can see there's a large disparity between the LOS of the developed to natural parks. The Town can use this information to determine in future plans if they would like to increase or decrease the LOS of each individual class, while maintaining the overall LOS at 10 acres per 1,000 population.

C. PROJECTED PARK FACILITIES LOS

Future planning for park and other recreation facilities is an ever changing process, based on changes in population, changes in the number visiting Zion National Park, and community preference. The Town has a desire to maintain the current level of service as defined in this document and should reference this document in the future when new facilities are being planned.

Although this level of service provides a good reference for future planning, it does not provide a very detailed determination for the types of amenities that the parks are providing, i.e. tennis courts, baseball fields, volleyball courts, bathrooms, amphitheaters, trails, etc. Therefore, it is recommended that the level of service be based on the actual investment that the Town has in the current facilities and the various amenities that are being provided. The next section seeks to layout the total current investment per capita, and then use that figure to determine future investments in park and trail facilities and amenities.

V. CAPITAL FACILITIES ANALYSIS

A. EXISTING FACILITIES CAPITAL COSTS (PARKS)

An Engineer’s Opinion of Probable Cost was prepared, and included in the appendix, to determine the cost of the various park facilities and the existing amenities made to the developed parks. This cost has been determined to be approximately \$854,500, which represents the current investment cost for all the developed parks within the Town. This value is then divided by the total acreage of developed parks owned by the Town (6.9 acres) to get a value per acre of approximately \$124,000. This figure does not include land cost per acre.

The land cost was determined from the County assessor records for properties located within the Town of Springdale that currently do not have buildings located on the property. The average value for ten properties that met these criteria equated to approximately \$86,000. The land value used to calculate impact fees in this analysis is therefore estimated at \$86,000.

Table 7 shows the level of investment by the Town for the existing park facilities. Level of investment takes into account the value of existing improvements and land cost.

Table 7 - Facility Cost per Acre

Class	Land Cost per Acre	Current Investment per Acre	Total Cost per Acre
Improved	\$86,000	\$124,000	\$210,000
Natural	\$86,000	N.A.	\$86,000

The total investment is equal to the cost per acre of each classification multiplied by the number of acres of each class.

Improved Parks:
 \$210,000 per acre x 6.9 acres = \$1,449,000

Natural Parks:
 \$86,000 per acre x 19.19 acres = \$1,650,340

Total Parks Cost = \$3,099,340

From this we get the cost per capita for the current level of service of 10 acres per 1,000 population. At a total cost of \$3.1 million for current park facilities currently servicing 2,608 persons, that equates to a cost of \$1,188 per capita.

B. EXISTING FACILITIES CAPITAL COSTS (TRAILS)

An evaluation of the past three trails projects that the Town has done was conducted to determine the cost of improvements that have been made to construct the existing paved trails. It is estimated that the three projects evaluated had a total combined cost of approximately \$658,000 to construct approximately 3,800 lineal feet of trail. This cost includes construction, engineering, management, etc. This results in a cost per lineal foot of approximately \$173/ft.

From past projects, a typical cost for an improved un-paved trail is on the order of \$12 per lineal foot for a 5’ wide trail. A typical cost for an improved natural trail is on the order of \$2.50 per lineal foot for a 3’ wide trail.

The cost for land has been excluded from the investment cost for trails due to the fact that the majority of the trails have been located in existing right-of-way or within existing parks.

Table 8 shows the level of investment by the Town for the existing trail facilities.

Table 8 - Trail Facility Cost per Foot

Class	Current Investment per Foot
Paved	\$173.00
Improved Un-Paved	\$12.00
Improved Natural	\$2.50

The total investment is equal to the cost per lineal foot multiplied by the number of lineal feet of paved trails, improved un-paved trails, and improved natural trails.

Paved Trails:
 $\$173 \text{ per foot} \times 4,800 \text{ feet} = \$830,400$

Improved Un-Paved Trails:
 $\$12 \text{ per foot} \times 2,900 \text{ feet} = \$34,800$

Improved Natural Trails:
 $\$2.5 \text{ per foot} \times 15,700 \text{ feet} = \$39,250$

Total Trails Cost = \$904,450

From this we get the cost per capita. At a total cost of \$904,450 for current trail facilities currently servicing 2,608 persons, that equates to a cost of \$347 per capita.

C. TOTAL INVESTMENT PER CAPITA

As discussed in Section IV, the level of service is recommended to be based on the capital investment that the Town has made to date for the existing park and trail facilities. By combining the cost per capita for the park facilities with the cost per capita for the trail facilities we get the total investment cost per capita for all existing park and recreational facilities as shown in Table 9.

Table 9 - Total Investment Cost per Capita

Facilities	Investment per Capita
Parks	\$1,188
Trails	\$347
Total	\$1,535

Future projects, facilities, and amenities would therefore be constructed at the rate of incoming impact fees based on this investment cost per capita and the rate at which the Town grows in population. The next subsection includes a list of projects that the Town currently has proposed for completion as impact fees are accumulated.

D. PROBABLE COST OF PROPOSED CAPITAL FACILITIES

The Town currently has several projects proposed over the next six year time period that would likely be funded by incoming impact fee revenue.

These projects are listed below with their associated probable cost:

- Trail Master Plan
 - \$14,900
- Parks and Recreation Master Plan
 - \$20,900
- Bridges across the Virgin River
 - \$150,000
- Cemetery Memorial Park
 - \$68,600
- Cemetery Parking Lot and Trail Head
 - \$46,900

A more detailed summary of costs can be found in the appendix.

VI. PARKS AND RECREATION
IMPACT FEE ANALYSIS

A. DETERMINATION OF IMPACT
FEES

Utilizing the total investment cost per capita that has been calculated in Section 5, it is recommended that the impact fee be based on the \$1,535 cost per capita figure.

B. PROPOSED PARK IMPACT FEES

Using the base cost of \$1,535 per capita, the actual impact fees will be assessed based on dwelling units and hotel rooms. Below is Table 10, which specifies the ratio of persons to dwelling units and the ratio of persons to hotel rooms.

Table 10 – Proposed Impact Fees

Unit	Persons / Unit	Cost per Person	Impact Fee per Unit
Dwelling Unit	2.53	\$1,535	\$3,883
Hotel Room	2.14	\$1,535	\$3,285

C. OTHER IMPACT FEE
REQUIREMENTS

Legislation requires impact fees be spent or encumbered within six years after each impact fee is paid. Impact fees collected in the next five to six years should be spent on projects outlined in the Capital Facilities Plan.

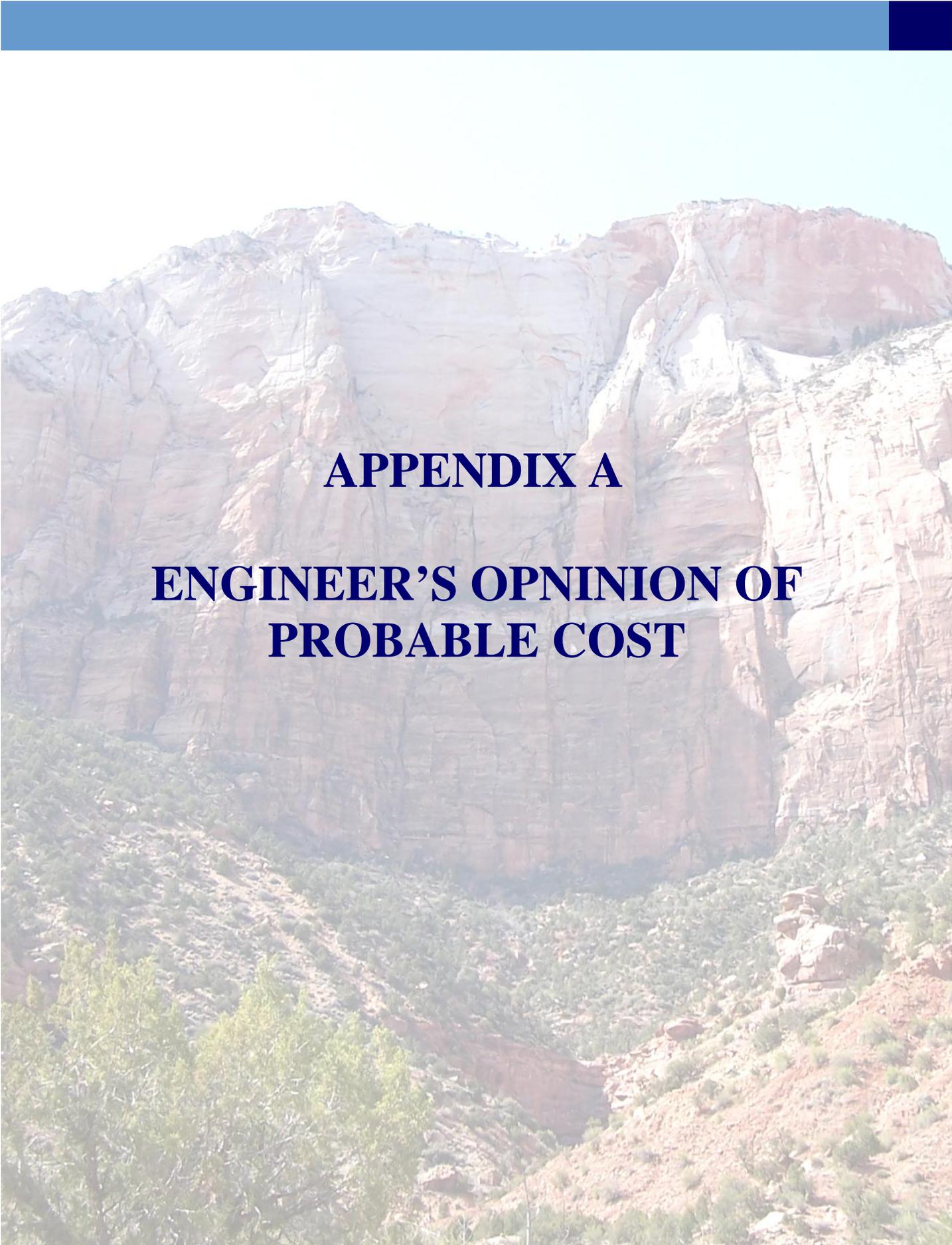
The Town has park and recreation facilities that are available to all property developed within the Town limits. The level of service standard has been set by the Town and is based on actual improvements available to the residents in the

service area. The expansion to these facilities will maintain the established level of service for all future development.

If a developer constructs a park or other recreation facility improvements, the developer may be eligible for an impact fee credit; credits given should be handled on a case by case basis.

It is anticipated that extraordinary costs will not be necessary to provide services to future development by the Town.

The costs and fees established in this plan are based on current prices as outlined in this plan. The time price differential, typically from inflation, of amounts paid in the future may be handled through an annual adjustment being made to the impact fees. This should be based on an index as determined by the Town Council and enacted each year in a regular Town Council Meeting.



APPENDIX A

**ENGINEER'S OPINION OF
PROBABLE COST**

SUNRISE ENGINEERING, INC.
 11 North 300 West, Washington, Utah 84780
 Tel: (435) 652-8450 Fax: (435) 652-8416
 Engineer's Opinion of Probable Cost

Existing Park and Trail Facilities
 Parks and Recreation Capital Facilities Plan and Impact Fee Update
 Town of Springdale

11-Mar-12
 TJJ/jkp

NO.	DESCRIPTION	EST. QTY	UNIT	UNIT PRICE	AMOUNT
GENERAL CONSTRUCTION					
1	Mobilization	1	LS	\$ 66,000.00	\$ 66,000.00
2	Gazebo	1	EA	\$ 16,000.00	\$ 16,000.00
3	Picnic Tables	15	EA	\$ 900.00	\$ 13,500.00
4	Tennis Court	13,700	SQFT	\$ 7.00	\$ 95,900.00
5	Sand Volleyball Court	1	EA	\$ 10,000.00	\$ 10,000.00
6	Baseball Field (excluding turf and irrigation)	1	EA	\$ 30,000.00	\$ 30,000.00
7	Restrooms	2	EA	\$ 70,000.00	\$ 140,000.00
8	Barbeques	5	EA	\$ 400.00	\$ 2,000.00
9	Play Equipment and Play Area	1	EA	\$ 35,000.00	\$ 35,000.00
10	Parking Facilities (Asphalt and Base Course)	22,500	SQFT	\$ 1.75	\$ 39,375.00
11	Turf Grass Sod and Irrigation System	69,700	SQFT	\$ 1.00	\$ 69,700.00
12	Foot Bridge (Virgin River)	1	EA	\$ 150,000.00	\$ 150,000.00
13	Foot Bridge (Dry Wash)	1	EA	\$ 18,000.00	\$ 18,000.00
14	Sidewalk	11,080	SQFT	\$ 3.50	\$ 38,780.00
15					
SUBTOTAL					\$ 658,255.00
				CONTINGENCY 10.0%	\$ 65,800.00
CONSTRUCTION TOTAL					\$ 724,055.00
PROFESSIONAL SERVICES					
1	Engineering Design	6.7%	LS	\$ 57,500.00	\$ 57,500.00
2	Engineering Construction Services	5.9%	HR	\$ 50,700.00	\$ 50,700.00
3	Geotechnical Engineering		HR	\$ 5,000.00	\$ 5,000.00
4	Survey & GIS Mapping		HR	\$ 6,000.00	\$ 6,000.00
5	Miscellaneous Engineering Services		HR	\$ 7,000.00	\$ 7,000.00
6	Construction Staking		HR	\$ 4,000.00	\$ 4,000.00
SUBTOTAL					\$ 130,200.00
TOTAL PROJECT COST					\$ 854,255.00

In providing opinions of probable construction cost, the Client understands that the Engineer has no control over costs or the price of labor, equipment or materials, or over the Contractor's method of pricing, and that the opinion of probable construction cost provided herein is made on the basis of the Engineer's qualifications and experience. The Engineer makes no warranty, expressed or implied, as to the accuracy of such opinions compared to bid or actual costs.

SUNRISE ENGINEERING, INC.
 11 North 300 West, Washington, Utah 84780
 Tel: (435) 652-8450 Fax: (435) 652-8416
 Engineer's Opinion of Probable Cost

Cemetery Memorial Park
 Parks and Recreation Capital Facilities Plan and Impact Fee Update
 Town of Springdale

11-Mar-12
 TJJ/jkp

NO.	DESCRIPTION	EST. QTY	UNIT	UNIT PRICE	AMOUNT
GENERAL CONSTRUCTION					
1	Mobilization	10%	LS	\$ 4,600.00	\$ 4,600.00
2	Pre-Construction DVD	1	LS	\$ 400.00	\$ 400.00
3	General Landscaping	1	LS	\$ 4,000.00	\$ 4,000.00
4	Benches	8	EA	\$ 1,500.00	\$ 12,000.00
5	Shade Structure	8	EA	\$ 3,100.00	\$ 24,800.00
6	Veterans Honorary Wall	1	LS	\$ 5,000.00	\$ 5,000.00
7					\$ -
SUBTOTAL					\$ 50,800.00
CONTINGENCY				10.0%	\$ 5,100.00
CONSTRUCTION TOTAL					\$ 55,900.00
PROFESSIONAL SERVICES					
1	Engineering Design	10.3%	LS	\$ 7,100.00	\$ 7,100.00
2	Engineering Construction Services	8.2%	HR	\$ 5,600.00	\$ 5,600.00
3	Land & R/W Acquisition/Negotiation		HR	\$ -	\$ -
SUBTOTAL					\$ 12,700.00
TOTAL PROJECT COST					\$ 68,600.00

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SUNRISE ENGINEERING, INC.

11 North 300 West, Washington, Utah 84780

Tel: (435) 652-8450 Fax: (435) 652-8416

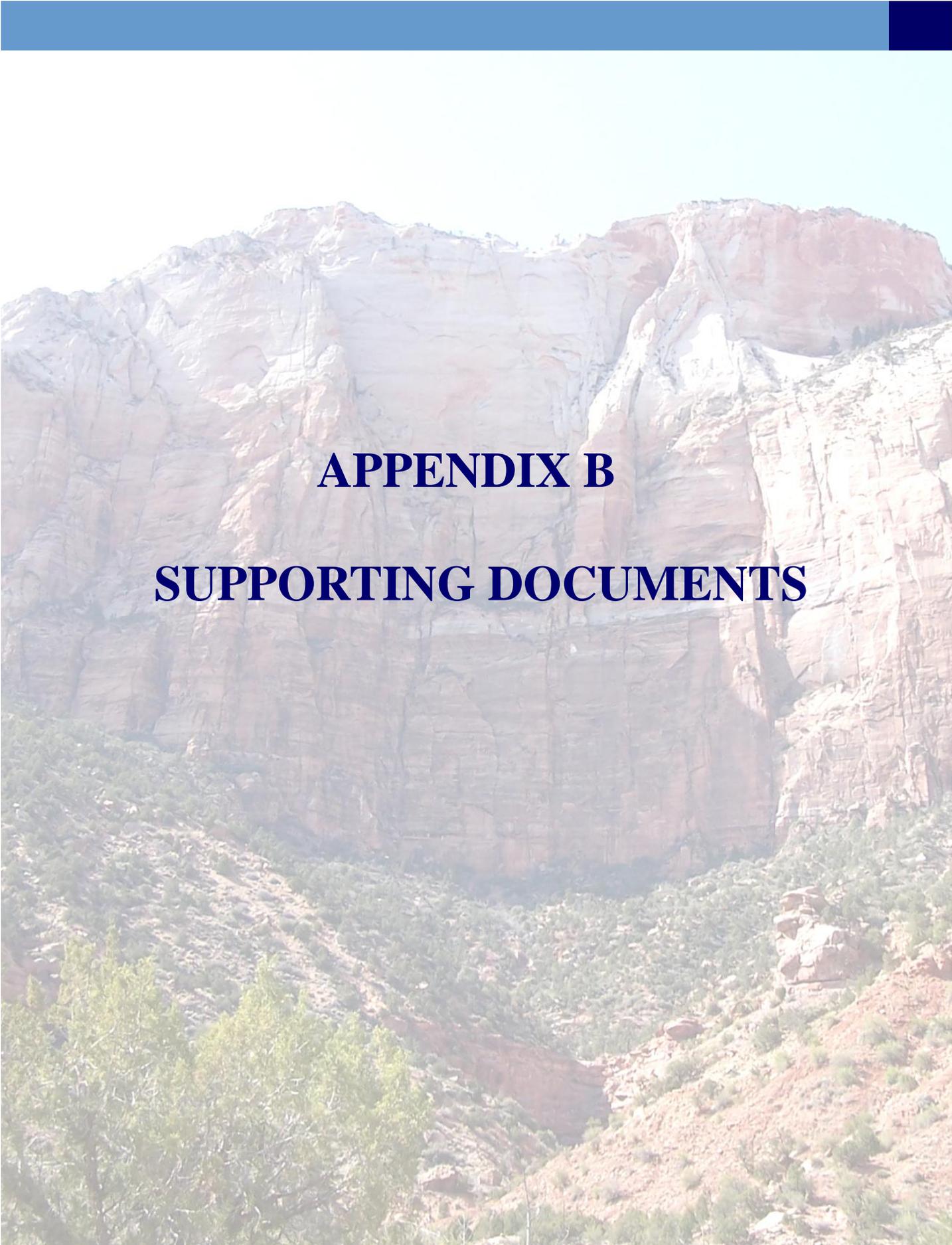
Engineer's Opinion of Probable Cost

Cemetery Parking Lot and Trail Head
Parks and Recreation Capital Facilities Plan and Impact Fee Update
Town of Springdale

11-Mar-12
TJJ/jkp

NO.	DESCRIPTION	EST. QTY	UNIT	UNIT PRICE	AMOUNT
GENERAL CONSTRUCTION					
1	Mobilization	10%	LS	\$ 2,900.00	\$ 2,900.00
2	Pre-Construction DVD	1	LS	\$ 250.00	\$ 250.00
3	Quality Control Sampling & Testing	1	LS	\$ 1,000.00	\$ 1,000.00
4	Dust Control & Watering	1	LS	\$ 800.00	\$ 800.00
5	Asphalt Parking Lot and Striping	11,000	SQFT	\$ 1.75	\$ 19,250.00
6	Landscaping	400	LF	\$ 8.00	\$ 3,200.00
7	Trail Kiosks	2	EA	\$ 2,000.00	\$ 4,000.00
8					\$ -
9					\$ -
10					\$ -
11					\$ -
12					\$ -
13					\$ -
				SUBTOTAL	\$ 31,400.00
				CONTINGENCY	10.0% \$ 3,100.00
				CONSTRUCTION TOTAL	\$ 34,500.00
PROFESSIONAL SERVICES					
1	Funding Administrative Services	0.5%	HR	\$ 200.00	\$ 200.00
2	Legal and Fiscal		EST	\$ -	\$ -
3	Engineering Design	10.0%	LS	\$ 4,700.00	\$ 4,700.00
4	Engineering Construction Services	7.5%	HR	\$ 3,500.00	\$ 3,500.00
5	Geotechnical Engineering		HR	\$ 1,000.00	\$ 1,000.00
6	Survey & GIS Mapping		HR	\$ 1,500.00	\$ 1,500.00
7	Construction Staking		HR	\$ 1,500.00	\$ 1,500.00
				SUBTOTAL	\$ 12,400.00
				TOTAL PROJECT COST	\$ 46,900.00

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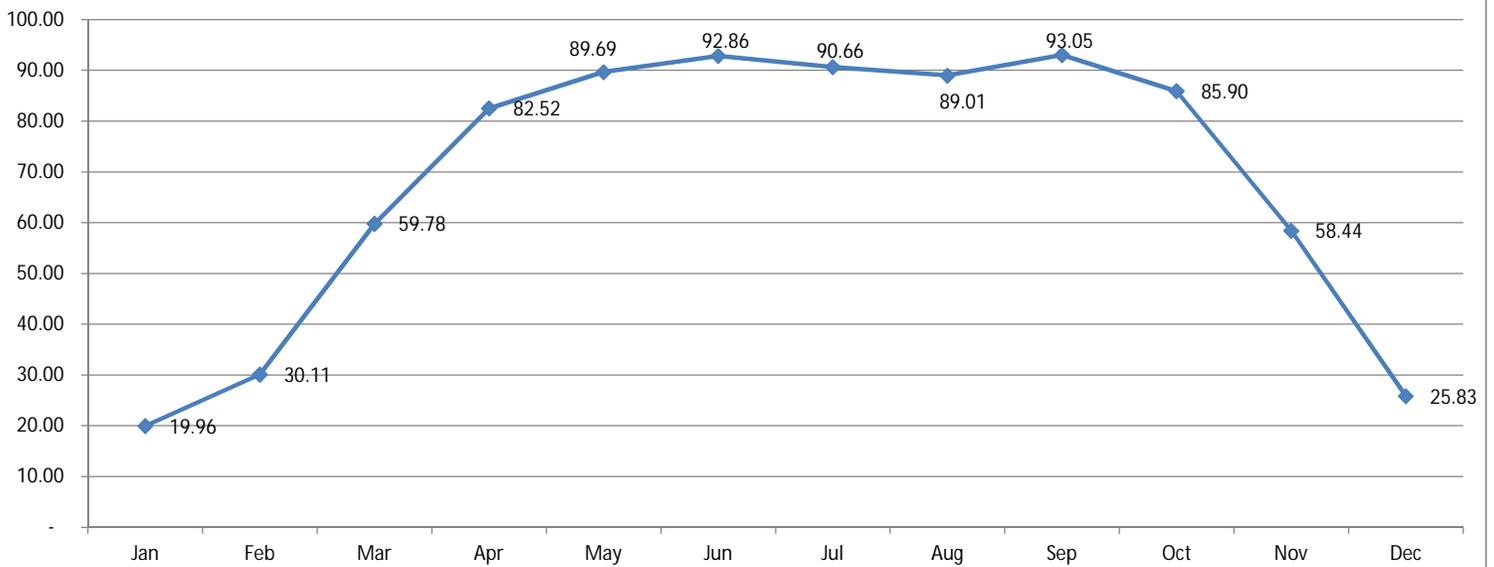
APPENDIX B

SUPPORTING DOCUMENTS

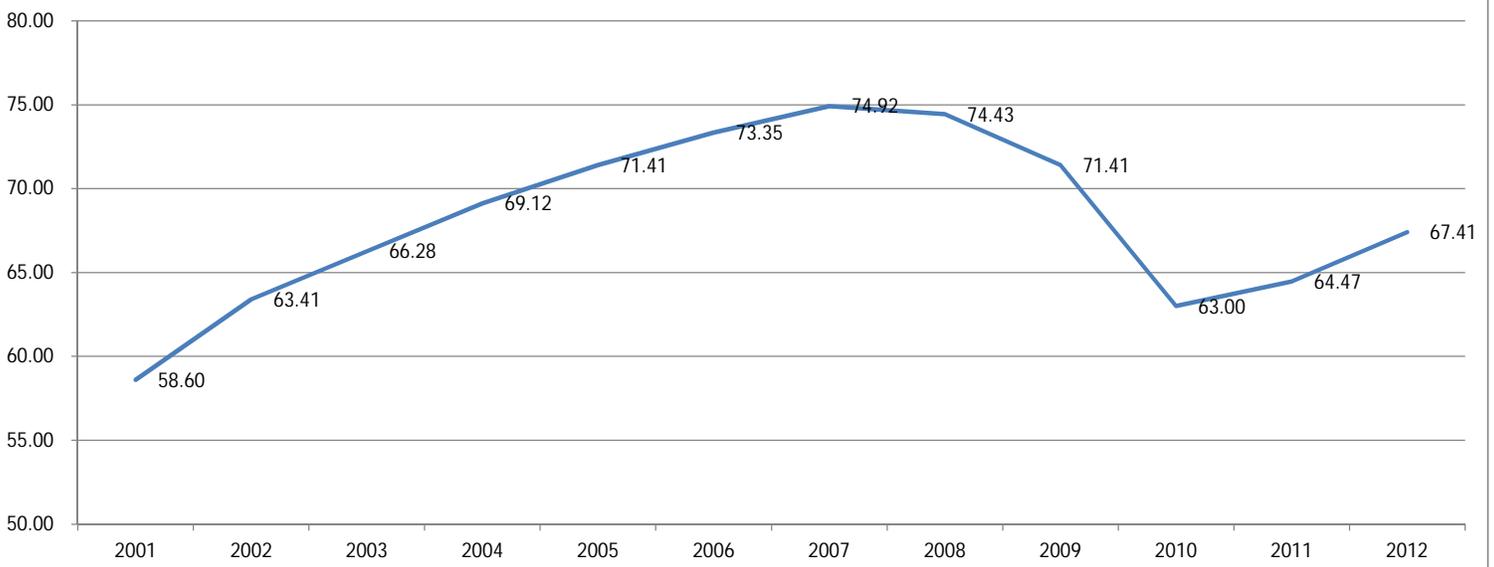
Springdale Hotel Occupancy

Month	Average	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Jan	19.96	14.24	14.94	23.39	16.83	19.16	29.75	21.86	21.12	24.95	16.13	14.55	22.63
Feb	30.11	22.79	23.50	33.32	29.59	27.66	37.03	37.78	33.98	34.04	25.99	22.22	33.42
Mar	59.78	48.52	59.02	57.17	58.47	72.36	61.44	75.40	75.42	59.76	47.74	47.00	55.04
Apr	82.52	72.24	71.53	83.86	85.82	81.17	89.99	91.97	88.10	87.88	76.42	78.77	82.47
May	89.69	79.88	83.62	91.21	89.87	91.48	92.90	94.56	96.34	94.05	87.73	85.58	89.07
Jun	92.86	84.49	89.69	90.14	94.24	97.76	96.39	97.47	97.20	96.63	88.43	90.90	91.00
Jul	90.66	76.09	82.06	87.63	94.83	96.48	94.18	93.29	97.27	96.38	88.98	88.44	92.35
Aug	89.01	77.70	85.44	85.88	91.82	93.83	91.57	93.15	97.71	94.69	81.86	85.19	89.35
Sep	93.05	77.99	89.85	88.89	95.79	96.85	97.95	97.67	97.79	96.24	89.35	93.24	95.00
Oct	85.90	77.00	77.67	81.54	89.36	87.97	91.09	93.71	94.31	85.54	80.60	85.53	86.49
Nov	58.44	51.72	57.44	50.32	55.51	60.33	65.09	67.99	66.63	62.63	52.08	56.72	54.90
Dec	25.83	20.61	26.14	22.00	27.36	31.89	32.85	34.27	27.39	24.19	20.69	25.45	17.19
Average	68.15	58.60	63.41	66.28	69.12	71.41	73.35	74.92	74.43	71.41	63.00	64.47	67.41

Average Monthly Occupancy



Average Yearly Occupancy





Utah State Tax Commission
 Report of Transient Room Capacity
 For Municipalities Imposing a Resort Communities Tax
 As of June 1, 2012

SPRINGDALE TOWN OFFICE
 DATE: 6/1/12
 TM

Due July 1, 2012

Name of Locality: Springdale

	<u>Units</u>		<u>Capacity</u>
1. Standard lodging units in the municipality	<u>730</u>	X 3	<u>2,190</u>
2. High-occupancy lodging units in the municipality		X 4	
3. Recreational lodging units in the municipality	<u>120</u>	X 4	<u>480</u>
4. Special lodging units in the municipality			
Total transient room capacity (add lines 1 - 4)			<u>2,670</u>

Instructions:

This report is to be completed by all municipalities imposing a resort community tax under UCA 59-12-401 et.seq.

Enter the total number of lodging units as described on lines 1 through 3. Multiply the number of units by the number to its right. Enter that result in the space provided for capacity. Add the capacities on lines 1 through 4 to arrive at the total transient room capacity for the municipality.

Return the completed form to:
 The Utah State Tax Commission
 ATTN: Sales Tax Distribution
 210 N 1950 W
 Salt Lake City, UT 84134-1200

Definitions:

Standard lodging unit means each bedroom in a hotel, a motel, a bed and breakfast establishment or an inn. **Standard lodging unit** also means each bedroom in a condominium or property used as a residence that is part of a rental pool or regularly rented out for a time period of less than 30 consecutive days.

High-occupancy lodging unit means each bedroom in a hostel or a unit similar to a hostel. A hostel is a supervised, inexpensive lodging place for travelers, especially young travelers.

Recreational lodging unit means each site in a campground or recreational vehicle park that provides water, sewer and electricity hookups.

Special lodging unit means a high-occupancy lodging unit, recreational lodging unit or standard lodging unit for which the commission finds that in determining the capacity of the lodging unit the lodging unit should be multiplied by a number other than the number for a high-occupancy lodging unit, a recreational lodging unit or a standard lodging unit.

Thomas Dausie 6/1/12 435 772 3434
 Name of person completing this report Date Telephone number

TOWN OF SPRINGDALE
Zion Canyon Trail Extension
BID SCHEDULE

BIDDER agrees to perform all the WORK described in the CONTRACT DOCUMENTS in accordance with Town of Springdale standards, for the following unit or lump sum prices:

NOTE: BIDS shall include sales tax and all other applicable taxes and fees. Figures are to be typewritten or clearly and legibly printed in ink. In case of discrepancy between unit prices and total amount shown, the unit prices shall govern.

ITEM NO.	DESCRIPTION	APPROX. QUANT.	UNITS	UNIT PRICE	AMOUNT
1	Mobilization	1	LUMP	4781.71	4781.71
2	Traffic Control	1	LUMP	1349.80	1349.80
3	Dust control and Watering	44	1000 GAL	22.26	979.44
4	Survey	1	LUMP	2120.00	2120.00
5	Borrow (Plan Quantity)	40	CU YD	20.14	805.60
6	Remove Concrete Sidewalk	2	SQ YD	30.74	61.48
7	Remove Concrete Curb and Gutter	10	FT	25.44	254.40
8	Potholing for Utilities	1	EACH	530	530
9	Roadway Excavation (Plan Quantity)	732	CU YD	8.48	6207.36
10	Loose Riprap	1	CU YD	79.50	79.50
11	18 Inch, Class C, Smooth	21	FT	47.74	1002.54
12	18 Inch Water Tight 22.5° Bend	1	EA	742.00	742.00
13	Open Curb Inlet Grate and Frame	1	EA.	717.82	717.82
14	Manhole Steps	4	EA.	26.83	107.32
15	Untreated Base Course (Plan Quantity)	131	CU YD	46.31	6066.61
16	HMA – Bike/Ped Path 3/8 inch	86	TON	119.19	10250.34
17	Concrete Curb and Gutter Type B1	18	FT	26.50	477.00
18	Pedestrian Access Ramp (Colored)	2	EA	1325.00	2650.00
19	Reinforcing Steel – Coated	354	LB	3.70	1309.80
20	Concrete – Small Structure	3	CU YD	346.69	1040.07
21	Modular Block Retaining Wall	1	LUMP	78471.80	78471.80
Subtotal Items 1 - 21					120,004.59

Utah Department of Transportation

Construction Division
4501 South 2700 West
Salt Lake City UT 84114-8220
(801) 965-4346

Bid Opening Date: 7/21/2009

Region: REGION 4

Project Number: SRS-2008(7)

County: WASHINGTON

Project Name: WASHINGTON COUNTY SAFE ROUTES TO SCHOOL PROJECT

Contractor: MEL CLARK INC.

Item No	Item Description	Units	Quantity	Unit Price	Extended Amount
10 - ROADWAY					
1	012850010 Mobilization	lump sum	1	\$12,500.00	\$12,500.00
2	015540005 Traffic Control	lump sum	1	\$12,500.00	\$12,500.00
3	015720020 Dust Control and Watering	1000 gallons	52	\$30.00	\$1,560.00
4	018920010 Reconstruct Catch Basin	each	2	\$750.00	\$1,500.00
5	018920050 Reconstruct Manhole	each	4	\$750.00	\$3,000.00
6	02221001* Relocate Gate	each	1	\$750.00	\$750.00
7	022210095 Remove Pipe Culvert	foot	18	\$30.00	\$540.00
8	022210110 Remove Concrete Sidewalk	square yard	110	\$7.00	\$770.00
9	022210125 Remove Concrete Curb and Gutter	foot	23	\$10.00	\$230.00
10	022210130 Remove Gutter	foot	92	\$5.00	\$460.00
11	02221601* Potholing for Utilities	each	1	\$500.00	\$500.00
12	023160020 Roadway Excavation (Plan Quantity)	cubic yard	855	\$9.00	\$7,695.00
13	023730010 Loose Riprap	cubic yard	3	\$150.00	\$450.00
14	026101081 18 Inch, Class C, smooth	foot	306	\$30.00	\$9,180.00
15	026130030 Culvert End Section 18 inch	each	1	\$500.00	\$500.00
16	02635004* Open Curb Inlet Grate and Frame, Std Dwg GF 13	each	2	\$585.00	\$1,170.00
17	026350045 Solid Cover and Frame - GF 5	each	3	\$550.00	\$1,650.00
18	026350050 Manhole Steps, Std Dwg GF 6	each	4	\$30.00	\$120.00
19	027210010 Untreated Base Course	ton	949	\$18.50	\$17,556.50
20	027410060 HMA - 3/4 inch	ton	188	\$90.00	\$16,920.00
21	027430050 HMA - Bike/Ped Path 3/8 inch	ton	199	\$105.00	\$20,895.00
22	027480040 Emulsified Asphalt CSS-1	ton	1	\$520.00	\$520.00
23	027710025 Concrete Curb and Gutter Type B1	foot	89	\$19.30	\$1,717.70

Utah Department of Transportation

Construction Division
4501 South 2700 West
Salt Lake City UT 84114-8220
(801) 965-4346

Bid Opening Date: 7/21/2009

Project Number: SRS-2008(7)

Project Name: WASHINGTON COUNTY SAFE ROUTES TO SCHOOL PROJECT

Contractor: MEL CLARK INC.

Region: REGION 4

County:

Item No	Item Description	Units	Quantity	Unit Price	Extended Amount	
10 - ROADWAY						
24	027710040	Concrete Driveway Flared, 6 inch Thick	square foot	198	\$4.80	\$950.40
25	02771005*	Pedestrian Access Ramp (Colored)	each	2	\$1,085.00	\$2,170.00
26	027710059	Pedestrian Access Ramp	each	2	\$810.00	\$1,620.00
27	02771025*	Concrete Curb Type B4 (Colored)	foot	331	\$15.00	\$4,965.00
28	02771025P	Concrete Curb and Gutter Type HB30-7	foot	887	\$12.60	\$11,176.20
29	02776001*	Concrete Flatwork 6 Inch Thick (Colored)	square foot	2320	\$4.80	\$11,136.00
30	027760015	Concrete Sidewalk	square yard	447	\$30.35	\$13,566.45
31	032110015	Reinforcing Steel - Coated	pound	627	\$1.75	\$1,097.25
32	033100020	Concrete- Small Structure	cubic yard	5	\$1,020.00	\$5,100.00
Subtotal for 10 - ROADWAY					\$164,465.50	

Total Bid for Award Consideration **\$164,465.50**

**Utah Department of Transportation
Abstract of Bids**

Project No: F-LC53(63)
 Project Name: State Route: SR-9 from: 29.38 to: 29.70 for: .32
 Desc of Construction: Facilities for Pedestrians and Bicycles/Facilities for Ped>>
 Estimate Completion date on or before
 County: WASHINGTON (53)

Engineer's Estimate

Bidder:
 INTERSTATE ROCK PRODUCTS, INC.
 42 SOUTH 850 WEST
 SUITE 201
 HURRICANE, UT 84737

10/25/2012 Page 1 of 8
Bidder:
 STAPP CONSTRUCTION
 125 NORTH 400 WEST
 SUITE E
 NORTH SALT LAKE, UT 84054

No.	Item No.	Description	Qty	Unit	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
10 - ROADWAY										
1	012850010	Mobilization	1	Lump	9,000.00	9,000.00	14,000.00	14,000.00	31,600.00	31,600.00
2	013150010	Public Information Services	1	Lump	1,000.00	1,000.00	8,660.00	8,660.00	2,250.00	2,250.00
3	015540005	Traffic Control	1	Lump	3,000.00	3,000.00	23,000.00	23,000.00	6,500.00	6,500.00
4	015710025	Check Dam - 12 Inch Fiber Roll	160	ft	5.00	800.00	2.50	400.00	6.20	992.00
5	015710030	Silt Fence	640	ft	1.00	640.00	1.30	832.00	2.50	1,600.00
6	015720020	Dust Control and Watering	85	1000 gal	100.00	8,500.00	31.50	2,677.50	61.00	5,185.00
7	01721000*	Pothole Utility	4	Each	500.00	2,000.00	200.00	800.00	350.00	1,400.00
8	01721001*	Survey	1	Lump	3,000.00	3,000.00	5,100.00	5,100.00	2,950.00	2,950.00
9	020560005	Borrow (Plan Quantity)	1240	cu yd	15.00	18,600.00	20.00	24,800.00	36.00	44,640.00
10	020750010	Geotextiles - Separation	12	sq yd	25.00	300.00	4.00	48.00	25.00	300.00
11	022210080	Remove Fence	224	ft	1.00	224.00	1.25	280.00	6.00	1,344.00
12	022210095	Remove Pipe Culvert	7	ft	100.00	700.00	8.00	56.00	70.00	490.00
13	02316002P	Roadway Excavation (Plan Quantity)	550	cu yd	15.00	8,250.00	6.00	3,300.00	17.50	9,625.00
)								
14	023730010	Loose Riprap	8	cu yd	200.00	1,600.00	32.50	260.00	90.00	720.00
15	023760010	Steep-Slope Erosion Control	1200	sq yd	2.00	2,400.00	2.35	2,820.00	4.25	5,100.00
16	026101088	24 Inch Culvert, Class C, smooth	13	ft	75.00	975.00	33.35	433.55	60.00	780.00
17	026130040	Culvert End Section 24 inch	1	Each	400.00	400.00	590.00	590.00	730.00	730.00
18	02633021D	Concrete Drainage Structure 11 ft	1	Each	4,000.00	4,000.00	4,500.00	4,500.00	3,860.00	3,860.00
		to 13 ft Deep - CB 10								
19	027210020	Untreated Base Course (Plan Quantity)	322	cu yd	30.00	9,660.00	29.00	9,338.00	53.00	17,066.00
20	027410050	HMA - 1/2 inch	224	Ton	130.00	29,120.00	98.00	21,952.00	106.00	23,744.00
21	02765005*	Pavement Marking Paint	3	gal	50.00	150.00	660.00	1,980.00	940.00	2,820.00
22	028220025	Right-of-Way Fence, Type D (Wood Post)	216	ft	4.00	864.00	5.50	1,188.00	31.00	6,696.00
23	02824000*	4X4X24H Wood Post and Rope	1400	ft	10.00	14,000.00	6.00	8,400.00	12.00	16,800.00
24	02825000*	Handrail	920	ft	35.00	32,200.00	7.65	7,038.00	16.50	15,180.00
25	02836000*	Retaining Wall	1	Lump	40,000.00	40,000.00	32,500.00	32,500.00	11,700.00	11,700.00
26	02840001*	Reinforced Fill Slope	1	Lump	30,000.00	30,000.00	17,000.00	17,000.00	15,200.00	15,200.00
27	028910285	Relocate Sign Less Than 20 Square Feet	7	Each	250.00	1,750.00	690.00	4,830.00	150.00	1,050.00
28	029120010	Contractor Furnished Topsoil	600	sq yd	2.50	1,500.00	3.00	1,800.00	14.00	8,400.00
29	02912005P	Strip, Stockpile, and Spread Topsoil	600	sq yd	1.50	900.00	1.00	600.00	10.00	6,000.00
30	029220040	Broadcast Seed	11	1000sqft	30.00	330.00	77.00	847.00	70.00	770.00

**Utah Department of Transportation
Abstract of Bids**

Project No: F-LC53(63)
 Project Name: State Route: SR-9 from: 29.38 to: 29.70 for: .32
 Desc of Construction: Facilities for Pedestrians and Bicycles/Facilities for Ped>>
 Estimate Completion date on or before
 County: WASHINGTON (53)

Engineer's Estimate

Bidder:
 INTERSTATE ROCK PRODUCTS, INC.
 42 SOUTH 850 WEST
 SUITE 201
 HURRICANE,UT 84737

Bidder:
 STAPP CONSTRUCTION
 125 NORTH 400 WEST
 SUITE E
 NORTH SALT LAKE,UT 84054

No.	Item No.	Description	Qty	Unit	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
Subtotal						225,863.00		200,030.05		245,492.00
80 - NON-PARTICIPATING										
31	012850010	Mobilization	1	Lump	2,000.00	2,000.00	6,000.00	6,000.00	6,000.00	6,000.00
32	015540005	Traffic Control	1	Lump	1,000.00	1,000.00	9,000.00	9,000.00	1,400.00	1,400.00
33	01893000*	6 Inch Gate Valve	3	Each	550.00	1,650.00	2,100.00	6,300.00	1,300.00	3,900.00
34	01893001*	8 Inch Gate Valve	3	Each	750.00	2,250.00	3,000.00	9,000.00	1,700.00	5,100.00
35	01893002*	Fire Hydrant	1	Each	2,500.00	2,500.00	3,115.00	3,115.00	4,350.00	4,350.00
36	01893003*	Remove Fire Hydrant	1	Each	350.00	350.00	250.00	250.00	1,100.00	1,100.00
37	02082000*	Water Meter	2	Each	450.00	900.00	715.00	1,430.00	1,400.00	2,800.00
38	02082001*	Remove Water Meter	2	Each	150.00	300.00	145.00	290.00	1,150.00	2,300.00
39	02083000*	Relocate Water Meter	1	Each	250.00	250.00	525.00	525.00	1,400.00	1,400.00
40	02083001*	Connect to Existing Waterline	2	Each	2,000.00	4,000.00	1,375.00	2,750.00	2,000.00	4,000.00
41	02083002*	3/4 Inch Service Lateral	154	ft	12.00	1,848.00	11.50	1,771.00	14.00	2,156.00
42	02083003*	2 Inch Service Lateral	63	ft	14.00	882.00	13.75	866.25	38.00	2,394.00
43	02772000*	6 Inch Culinary Waterline	57	ft	15.00	855.00	13.00	741.00	48.00	2,736.00
44	02772001*	8 Inch Culinary Waterline	1182	ft	20.00	23,640.00	16.40	19,384.80	29.50	34,869.00
Subtotal						42,425.00		61,423.05		74,505.00
180 - TIME AND/OR LANE RENTAL										
45	00221000*	Contract Time FIXED PRICE	\$930.00	Cal d	40 Cal d	37,200.00	45 Cal d	41,850.00	60 Cal d	55,800.00
Subtotal						37,200.00		41,850.00		55,800.00

A(Contract Amount):	268,288.00	261,453.10	319,997.00
Innovative Contracting:	37,200	41,850	55,800
A+Innovative Contracting(Bid Amount for Award Considerations):	305,488.00	303,303.10	375,797.00
Percent of Engineer's Estimate:		97.45 %	119.27 %

**Utah Department of Transportation
Abstract of Bids**

Project No: F-LC53(63)
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 Desc of Construction: Facilities for Pedestrians and Bicycles/Facilities for Ped>>
 Estimate Completion date on or before
 County: WASHINGTON (53)

Engineer's Estimate

Bidder:
 SUNROC CORPORATION
 P O BOX 488
 525 WEST ARROWHEAD TRAIL
 SPANISH FORK,UT 84660

Bidder:
 ROYAL T ENTERPRISES
 2244 EAST 40 NORTH
 St. George,UT 84790

No.	Item No.	Description	Qty	Unit	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
10 - ROADWAY										
1	012850010	Mobilization	1	Lump	9,000.00	9,000.00	45,000.00	45,000.00	41,000.00	41,000.00
2	013150010	Public Information Services	1	Lump	1,000.00	1,000.00	2,425.00	2,425.00	2,000.00	2,000.00
3	015540005	Traffic Control	1	Lump	3,000.00	3,000.00	14,350.00	14,350.00	10,000.00	10,000.00
4	015710025	Check Dam - 12 Inch Fiber Roll	160	ft	5.00	800.00	3.00	480.00	6.50	1,040.00
5	015710030	Silt Fence	640	ft	1.00	640.00	1.50	960.00	1.50	960.00
6	015720020	Dust Control and Watering	85	1000 gal	100.00	8,500.00	50.00	4,250.00	100.00	8,500.00
7	01721000*	Pothole Utility	4	Each	500.00	2,000.00	285.00	1,140.00	200.00	800.00
8	01721001*	Survey	1	Lump	3,000.00	3,000.00	3,350.00	3,350.00	5,000.00	5,000.00
9	020560005	Borrow (Plan Quantity)	1240	cu yd	15.00	18,600.00	12.75	15,810.00	24.50	30,380.00
10	020750010	Geotextiles - Separation	12	sq yd	25.00	300.00	7.50	90.00	50.00	600.00
11	022210080	Remove Fence	224	ft	1.00	224.00	2.00	448.00	5.00	1,120.00
12	022210095	Remove Pipe Culvert	7	ft	100.00	700.00	14.25	99.75	75.00	525.00
13	02316002P	Roadway Excavation (Plan Quantity)	550	cu yd	15.00	8,250.00	13.25	7,287.50	10.00	5,500.00
)								
14	023730010	Loose Riprap	8	cu yd	200.00	1,600.00	51.00	408.00	100.00	800.00
15	023760010	Steep-Slope Erosion Control	1200	sq yd	2.00	2,400.00	2.45	2,940.00	3.00	3,600.00
16	026101088	24 Inch Culvert, Class C, smooth	13	ft	75.00	975.00	93.50	1,215.50	130.00	1,690.00
17	026130040	Culvert End Section 24 inch	1	Each	400.00	400.00	320.00	320.00	500.00	500.00
18	02633021D	Concrete Drainage Structure 11 ft	1	Each	4,000.00	4,000.00	5,826.00	5,826.00	7,700.00	7,700.00
		to 13 ft Deep - CB 10								
19	027210020	Untreated Base Course (Plan Quant	322	cu yd	30.00	9,660.00	33.50	10,787.00	25.00	8,050.00
		ity)								
20	027410050	HMA - 1/2 inch	224	Ton	130.00	29,120.00	148.00	33,152.00	200.00	44,800.00
21	02765005*	Pavement Marking Paint	3	gal	50.00	150.00	693.00	2,079.00	800.00	2,400.00
22	028220025	Right-of-Way Fence, Type D (Wood	216	ft	4.00	864.00	5.75	1,242.00	10.00	2,160.00
		Post)								
23	02824000*	4X4X24H Wood Post and Rope	1400	ft	10.00	14,000.00	12.00	16,800.00	10.00	14,000.00
24	02825000*	Handrail	920	ft	35.00	32,200.00	11.50	10,580.00	15.00	13,800.00
25	02836000*	Retaining Wall	1	Lump	40,000.00	40,000.00	73,100.00	73,100.00	60,000.00	60,000.00
26	02840001*	Reinforced Fill Slope	1	Lump	30,000.00	30,000.00	27,400.00	27,400.00	25,000.00	25,000.00
27	028910285	Relocate Sign Less Than 20 Square	7	Each	250.00	1,750.00	150.00	1,050.00	500.00	3,500.00
		Feet								
28	029120010	Contractor Furnished Topsoil	600	sq yd	2.50	1,500.00	4.75	2,850.00	20.00	12,000.00
29	02912005P	Strip, Stockpile, and Spread Tops	600	sq yd	1.50	900.00	1.00	600.00	4.00	2,400.00
		oil								
30	029220040	Broadcast Seed	11	1000sqft	30.00	330.00	81.00	891.00	100.00	1,100.00

**Utah Department of Transportation
Abstract of Bids**

Project No: F-LC53(63)
 Project Name: State Route: SR-9 from: 29.38 to: 29.70 for: .32
 Desc of Construction: Facilities for Pedestrians and Bicycles/Facilities for Ped>>
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Engineer's Estimate

Bidder:
 SUNROC CORPORATION
 P O BOX 488
 525 WEST ARROWHEAD TRAIL
 SPANISH FORK,UT 84660

Bidder:
 ROYAL T ENTERPRISES
 2244 EAST 40 NORTH
 St. George,UT 84790

No.	Item No.	Description	Qty	Unit	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
Subtotal						225,863.00		286,930.75		310,925.00
80 - NON-PARTICIPATING										
31	012850010	Mobilization	1	Lump	2,000.00	2,000.00	3,720.00	3,720.00	5,500.00	5,500.00
32	015540005	Traffic Control	1	Lump	1,000.00	1,000.00	2,950.00	2,950.00	500.00	500.00
33	01893000*	6 Inch Gate Valve	3	Each	550.00	1,650.00	1,300.00	3,900.00	1,200.00	3,600.00
34	01893001*	8 Inch Gate Valve	3	Each	750.00	2,250.00	1,640.00	4,920.00	1,500.00	4,500.00
35	01893002*	Fire Hydrant	1	Each	2,500.00	2,500.00	5,530.00	5,530.00	4,000.00	4,000.00
36	01893003*	Remove Fire Hydrant	1	Each	350.00	350.00	500.00	500.00	1,000.00	1,000.00
37	02082000*	Water Meter	2	Each	450.00	900.00	1,500.00	3,000.00	1,000.00	2,000.00
38	02082001*	Remove Water Meter	2	Each	150.00	300.00	98.00	196.00	300.00	600.00
39	02083000*	Relocate Water Meter	1	Each	250.00	250.00	785.00	785.00	800.00	800.00
40	02083001*	Connect to Existing Waterline	2	Each	2,000.00	4,000.00	1,395.00	2,790.00	2,700.00	5,400.00
41	02083002*	3/4 Inch Service Lateral	154	ft	12.00	1,848.00	13.00	2,002.00	11.00	1,694.00
42	02083003*	2 Inch Service Lateral	63	ft	14.00	882.00	15.50	976.50	12.00	756.00
43	02772000*	6 Inch Culinary Waterline	57	ft	15.00	855.00	31.50	1,795.50	18.00	1,026.00
44	02772001*	8 Inch Culinary Waterline	1182	ft	20.00	23,640.00	33.90	40,069.80	20.00	23,640.00
Subtotal						42,425.00		73,134.80		55,016.00
180 - TIME AND/OR LANE RENTAL										
45	00221000*	Contract Time FIXED PRICE	\$930.00	Cal d	40 Cal d	37,200.00	34 Cal d	31,620.00	46 Cal d	42,780.00
Subtotal						37,200.00		31,620.00		42,780.00

A(Contract Amount):	268,288.00	360,065.55	365,941.00
Innovative Contracting:	37,200	31,620	42,780
A+Innovative Contracting(Bid Amount for Award Considerations):	305,488.00	391,685.55	408,721.00
Percent of Engineer's Estimate:		134.21 %	136.40 %

**Utah Department of Transportation
Abstract of Bids**

Project No: F-LC53(63)
 Project Name: State Route: SR-9 from: 29.38 to: 29.70 for: .32
 Desc of Construction: Facilities for Pedestrians and Bicycles/Facilities for Ped>>
 Estimate Completion date on or before
 County: WASHINGTON (53)

Engineer's Estimate

Bidder:
 EAST VALLEY GOLF LTD
 8131 EAST WARNER ROAD
 PO BOX 1480
 HIGLEY,AZ 85236

Bidder:
 GORAN LLC
 505 NORTH 1500 WEST
 OREM,UT 84097

No.	Item No.	Description	Qty	Unit	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
10 - ROADWAY										
1	012850010	Mobilization	1	Lump	9,000.00	9,000.00	21,000.00	21,000.00	46,310.00	46,310.00
2	013150010	Public Information Services	1	Lump	1,000.00	1,000.00	2,500.00	2,500.00	5,500.00	5,500.00
3	015540005	Traffic Control	1	Lump	3,000.00	3,000.00	21,000.00	21,000.00	5,500.00	5,500.00
4	015710025	Check Dam - 12 Inch Fiber Roll	160	ft	5.00	800.00	3.00	480.00	6.53	1,044.80
5	015710030	Silt Fence	640	ft	1.00	640.00	4.00	2,560.00	2.34	1,497.60
6	015720020	Dust Control and Watering	85	1000 gal	100.00	8,500.00	40.00	3,400.00	200.70	17,059.50
7	01721000*	Pothole Utility	4	Each	500.00	2,000.00	200.00	800.00	276.87	1,107.48
8	01721001*	Survey	1	Lump	3,000.00	3,000.00	4,500.00	4,500.00	3,190.00	3,190.00
9	020560005	Borrow (Plan Quantity)	1240	cu yd	15.00	18,600.00	43.00	53,320.00	26.63	33,021.20
10	020750010	Geotextiles - Separation	12	sq yd	25.00	300.00	5.00	60.00	34.55	414.60
11	022210080	Remove Fence	224	ft	1.00	224.00	1.00	224.00	3.09	692.16
12	022210095	Remove Pipe Culvert	7	ft	100.00	700.00	7.00	49.00	63.59	445.13
13	02316002P	Roadway Excavation (Plan Quantity)	550	cu yd	15.00	8,250.00	34.00	18,700.00	12.09	6,649.50
)								
14	023730010	Loose Riprap	8	cu yd	200.00	1,600.00	40.00	320.00	103.28	826.24
15	023760010	Steep-Slope Erosion Control	1200	sq yd	2.00	2,400.00	10.00	12,000.00	3.70	4,440.00
16	026101088	24 Inch Culvert, Class C, smooth	13	ft	75.00	975.00	30.00	390.00	152.50	1,982.50
17	026130040	Culvert End Section 24 inch	1	Each	400.00	400.00	450.00	450.00	1,563.34	1,563.34
18	02633021D	Concrete Drainage Structure 11 ft	1	Each	4,000.00	4,000.00	5,500.00	5,500.00	6,569.23	6,569.23
		to 13 ft Deep - CB 10								
19	027210020	Untreated Base Course (Plan Quantity)	322	cu yd	30.00	9,660.00	37.00	11,914.00	56.45	18,176.90
20	027410050	HMA - 1/2 inch	224	Ton	130.00	29,120.00	211.00	47,264.00	185.00	41,440.00
21	02765005*	Pavement Marking Paint	3	gal	50.00	150.00	300.00	900.00	880.00	2,640.00
22	028220025	Right-of-Way Fence, Type D (Wood Post)	216	ft	4.00	864.00	20.00	4,320.00	20.20	4,363.20
23	02824000*	4X4X24H Wood Post and Rope	1400	ft	10.00	14,000.00	7.00	9,800.00	20.20	28,280.00
24	02825000*	Handrail	920	ft	35.00	32,200.00	11.00	10,120.00	45.15	41,538.00
25	02836000*	Retaining Wall	1	Lump	40,000.00	40,000.00	21,000.00	21,000.00	43,801.41	43,801.41
26	02840001*	Reinforced Fill Slope	1	Lump	30,000.00	30,000.00	21,000.00	21,000.00	44,559.16	44,559.16
27	028910285	Relocate Sign Less Than 20 Square Feet	7	Each	250.00	1,750.00	50.00	350.00	220.76	1,545.32
28	029120010	Contractor Furnished Topsoil	600	sq yd	2.50	1,500.00	7.11	4,266.00	7.84	4,704.00
29	02912005P	Strip, Stockpile, and Spread Topsoil	600	sq yd	1.50	900.00	3.50	2,100.00	4.29	2,574.00
30	029220040	Broadcast Seed	11	1000sqft	30.00	330.00	550.00	6,050.00	45.80	503.80

**Utah Department of Transportation
Abstract of Bids**

Project No: F-LC53(63)
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 County: WASHINGTON (53)

Engineer's Estimate

Bidder:
 EAST VALLEY GOLF LTD
 8131 EAST WARNER ROAD
 PO BOX 1480
 HIGLEY,AZ 85236

Bidder:
 GORAN LLC
 505 NORTH 1500 WEST
 OREM,UT 84097

No.	Item No.	Description	Qty	Unit	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
Subtotal						225,863.00		286,337.00		371,939.07
80 - NON-PARTICIPATING										
31	012850010	Mobilization	1	Lump	2,000.00	2,000.00	10,000.00	10,000.00	4,950.00	4,950.00
32	015540005	Traffic Control	1	Lump	1,000.00	1,000.00	9,000.00	9,000.00	11,000.00	11,000.00
33	01893000*	6 Inch Gate Valve	3	Each	550.00	1,650.00	3,500.00	10,500.00	1,368.44	4,105.32
34	01893001*	8 Inch Gate Valve	3	Each	750.00	2,250.00	4,700.00	14,100.00	2,045.22	6,135.66
35	01893002*	Fire Hydrant	1	Each	2,500.00	2,500.00	5,200.00	5,200.00	3,546.25	3,546.25
36	01893003*	Remove Fire Hydrant	1	Each	350.00	350.00	1,000.00	1,000.00	1,112.87	1,112.87
37	02082000*	Water Meter	2	Each	450.00	900.00	1,977.00	3,954.00	1,420.02	2,840.04
38	02082001*	Remove Water Meter	2	Each	150.00	300.00	300.00	600.00	556.44	1,112.88
39	02083000*	Relocate Water Meter	1	Each	250.00	250.00	1,200.00	1,200.00	1,545.35	1,545.35
40	02083001*	Connect to Existing Waterline	2	Each	2,000.00	4,000.00	3,700.00	7,400.00	1,376.11	2,752.22
41	02083002*	3/4 Inch Service Lateral	154	ft	12.00	1,848.00	8.00	1,232.00	11.56	1,780.24
42	02083003*	2 Inch Service Lateral	63	ft	14.00	882.00	11.00	693.00	20.67	1,302.21
43	02772000*	6 Inch Culinary Waterline	57	ft	15.00	855.00	47.00	2,679.00	33.15	1,889.55
44	02772001*	8 Inch Culinary Waterline	1182	ft	20.00	23,640.00	56.00	66,192.00	21.98	25,980.36
Subtotal						42,425.00		133,750.00		70,052.95
180 - TIME AND/OR LANE RENTAL										
45	00221000*	Contract Time FIXED PRICE	\$930.00	Cal d	40 Cal d	37,200.00	18 Cal d	16,740.00	30 Cal d	27,900.00
Subtotal						37,200.00		16,740.00		27,900.00

A(Contract Amount):	268,288.00	420,087.00	441,992.02
Innovative Contracting:	37,200	16,740	27,900
A+Innovative Contracting(Bid Amount for Award Considerations):	305,488.00	436,827.00	469,892.02
Percent of Engineer's Estimate:		156.58 %	164.75 %

**Utah Department of Transportation
Abstract of Bids**

Project No: F-LC53(63)
 Project Name: State Route: SR-9 from: 29.38 to: 29.70 for: .32
 Desc of Construction: Facilities for Pedestrians and Bicycles/Facilities for Ped>>
 Estimate Completion date on or before
 County: WASHINGTON (53)

Engineer's Estimate

Bidder:
 PROGRESSIVE CONTRACTING INC
 230 EAST TABERNACLE
 PO BOX 1930
 ST GEORGE, UT 84770

10/25/2012

Page 7 of 8

No.	Item No.	Description	Qty	Unit	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
10 - ROADWAY										
1	012850010	Mobilization	1	Lump	9,000.00	9,000.00	34,800.00	34,800.00		
2	013150010	Public Information Services	1	Lump	1,000.00	1,000.00	6,090.00	6,090.00		
3	015540005	Traffic Control	1	Lump	3,000.00	3,000.00	8,120.00	8,120.00		
4	015710025	Check Dam - 12 Inch Fiber Roll	160	ft	5.00	800.00	15.58	2,492.80		
5	015710030	Silt Fence	640	ft	1.00	640.00	3.83	2,451.20		
6	015720020	Dust Control and Watering	85	1000 gal	100.00	8,500.00	37.12	3,155.20		
7	01721000*	Pothole Utility	4	Each	500.00	2,000.00	348.00	1,392.00		
8	01721001*	Survey	1	Lump	3,000.00	3,000.00	5,366.67	5,366.67		
9	020560005	Borrow (Plan Quantity)	1240	cu yd	15.00	18,600.00	44.08	54,659.20		
10	020750010	Geotextiles - Separation	12	sq yd	25.00	300.00	6.96	83.52		
11	022210080	Remove Fence	224	ft	1.00	224.00	10.44	2,338.56		
12	022210095	Remove Pipe Culvert	7	ft	100.00	700.00	16.24	113.68		
13	02316002P	Roadway Excavation (Plan Quantity)	550	cu yd	15.00	8,250.00	8.12	4,466.00		
)								
14	023730010	Loose Riprap	8	cu yd	200.00	1,600.00	68.88	551.04		
15	023760010	Steep-Slope Erosion Control	1200	sq yd	2.00	2,400.00	4.19	5,028.00		
16	026101088	24 Inch Culvert, Class C, smooth	13	ft	75.00	975.00	68.44	889.72		
17	026130040	Culvert End Section 24 inch	1	Each	400.00	400.00	1,482.77	1,482.77		
18	02633021D	Concrete Drainage Structure 11 ft	1	Each	4,000.00	4,000.00	11,438.91	11,438.91		
		to 13 ft Deep - CB 10								
19	027210020	Untreated Base Course (Plan Quant	322	cu yd	30.00	9,660.00	37.12	11,952.64		
		ity)								
20	027410050	HMA - 1/2 inch	224	Ton	130.00	29,120.00	148.48	33,259.52		
21	02765005*	Pavement Marking Paint	3	gal	50.00	150.00	40.60	121.80		
22	028220025	Right-of-Way Fence, Type D (Wood	216	ft	4.00	864.00	19.72	4,259.52		
		Post)								
23	02824000*	4X4X24H Wood Post and Rope	1400	ft	10.00	14,000.00	19.72	27,608.00		
24	02825000*	Handrail	920	ft	35.00	32,200.00	46.40	42,688.00		
25	02836000*	Retaining Wall	1	Lump	40,000.00	40,000.00	64,090.00	64,090.00		
26	02840001*	Reinforced Fill Slope	1	Lump	30,000.00	30,000.00	66,255.14	66,255.14		
27	028910285	Relocate Sign Less Than 20 Square	7	Each	250.00	1,750.00	348.00	2,436.00		
		Feet								
28	029120010	Contractor Furnished Topsoil	600	sq yd	2.50	1,500.00	3.48	2,088.00		
29	02912005P	Strip, Stockpile, and Spread Tops	600	sq yd	1.50	900.00	3.48	2,088.00		
		oil								
30	029220040	Broadcast Seed	11	1000sqft	30.00	330.00	81.20	893.20		

**Utah Department of Transportation
Abstract of Bids**

Project No: F-LC53(63)
 Project Name: State Route: SR-9 from: 29.38 to: 29.70 for: .32
 Desc of Construction: Facilities for Pedestrians and Bicycles/Facilities for Ped>>
 Estimate Completion date on or before
 County: WASHINGTON (53)

Engineer's Estimate

Bidder:
 PROGRESSIVE CONTRACTING INC
 230 EAST TABERNACLE
 PO BOX 1930
 ST GEORGE,UT 84770

10/25/2012

Page 8 of 8

No.	Item No.	Description	Qty	Unit	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
Subtotal							225,863.00		402,659.09	
80 - NON-PARTICIPATING										
31	012850010	Mobilization	1	Lump	2,000.00	2,000.00	12,760.00	12,760.00		
32	015540005	Traffic Control	1	Lump	1,000.00	1,000.00	3,480.00	3,480.00		
33	01893000*	6 Inch Gate Valve	3	Each	550.00	1,650.00	1,747.08	5,241.24		
34	01893001*	8 Inch Gate Valve	3	Each	750.00	2,250.00	2,089.16	6,267.48		
35	01893002*	Fire Hydrant	1	Each	2,500.00	2,500.00	4,520.54	4,520.54		
36	01893003*	Remove Fire Hydrant	1	Each	350.00	350.00	1,044.00	1,044.00		
37	02082000*	Water Meter	2	Each	450.00	900.00	1,298.69	2,597.38		
38	02082001*	Remove Water Meter	2	Each	150.00	300.00	348.00	696.00		
39	02083000*	Relocate Water Meter	1	Each	250.00	250.00	934.82	934.82		
40	02083001*	Connect to Existing Waterline	2	Each	2,000.00	4,000.00	7,695.59	15,391.18		
41	02083002*	3/4 Inch Service Lateral	154	ft	12.00	1,848.00	11.03	1,698.62		
42	02083003*	2 Inch Service Lateral	63	ft	14.00	882.00	13.45	847.35		
43	02772000*	6 Inch Culinary Waterline	57	ft	15.00	855.00	28.71	1,636.47		
44	02772001*	8 Inch Culinary Waterline	1182	ft	20.00	23,640.00	28.77	34,006.14		
Subtotal							42,425.00		91,121.22	
180 - TIME AND/OR LANE RENTAL										
45	00221000*	Contract Time FIXED PRICE	\$930.00	Cal d	40 Cal d	37,200.00	45 Cal d	41,850.00		
Subtotal							37,200.00		41,850.00	

A(Contract Amount): 268,288.00 493,780.31

Innovative Contracting: 37,200 41,850

A+Innovative Contracting(Bid Amount for Award Considerations): 305,488.00 535,630.31

Percent of Engineer's Estimate: 184.05 %

Assessor Record Search

You may use the form below to search by either
Account Number (e.g.: 1000432) or **Parcel Number** (e.g.: SG-12-A).

Search by Account Number

Search by Parcel Number

[Search by address?](#) [Advanced options](#)

PLEASE NOTE: This page shows selected Assessor CAMA data as of January 1, 2012.

Account Summary:

Account Number:	0103039
Parcel Number:	S-1-A-1
Account Type:	Vacant Land
Address:	
City:	
Buildings:	0
Subdivision:	SPRINGDALE TOWNSITE SRVY
28.00 ACRES Market Value:	 \$853,700.00
Taxable Value:	 \$853,700.00
Classification:	 Non-Primary
 View all photos.	 View all sketches.
 View Land Record	 Map Parcel
 Want to leave feedback?	

To search this data as it was on January 1, 2011, [click here](#).

Assessor Record Search

You may use the form below to search by either

Account Number (e.g.: 1000432) or **Parcel Number** (e.g.: SG-12-A).

Search by Account Number

Search by Parcel Number

[Search by address?](#) [Advanced options](#)

PLEASE NOTE: This page shows selected Assessor CAMA data as of January 1, 2012.

Account Summary:

Account Number:	0103237
Parcel Number:	S-15-A-1
Account Type:	Vacant Land
Address:	
City:	
Buildings:	0
Subdivision:	SPRINGDALE TOWNSITE SRVY
Market Value:	 \$379,000.00
Taxable Value:	 \$379,000.00
Classification:	 Non-Primary
Total Sites:	1

5.97 ACRES



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[View all sketches.](#)



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[Map Parcel](#)



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Assessor Record Search

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Search by Parcel Number

[Search by address?](#) [Advanced options](#)

PLEASE NOTE: This page shows selected Assessor CAMA data as of January 1, 2012.

Account Summary:

Account Number: 0440886
 Parcel Number: S-101-F-1
 Account Type: Residential

Address:

City:

Buildings: 0

15.41 ACRES Market Value: ⓘ \$526,900.00

Taxable Value: ⓘ \$526,900.00

Classification: ⓘ Non-Primary

Total Sites: 1



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[Map Parcel](#)



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Assessor Record Search

You may use the form below to search by either
Account Number (e.g.: 1000432) or **Parcel Number** (e.g.: SG-12-A).

Search by Account Number

Search by Parcel Number

[Search by address?](#) [Advanced options](#)

PLEASE NOTE: This page shows selected Assessor CAMA data as of January 1, 2012.

Account Summary:

Account Number: 0104615
 Parcel Number: S-137-A
 Account Type: Residential

Address:

City:

Buildings: 0

5.57 ACRES

Market Value:  \$534,800.00

Taxable Value:  \$534,800.00

Classification:  Non-Primary

Total Sites: 1



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Assessor Record Search

You may use the form below to search by either

Account Number (e.g.: 1000432) or **Parcel Number** (e.g.: SG-12-A).

Search by Account Number

Search by Parcel Number

[Search by address?](#) [Advanced options](#)

PLEASE NOTE: This page shows selected Assessor CAMA data as of January 1, 2012.

Account Summary:

Account Number: 0568371
 Parcel Number: S-160-A-4-1
 Account Type: Vacant Land

Address:

City:

Buildings: 0

Market Value:  \$1,519,800.00

Taxable Value:  \$1,519,800.00

Classification:  Non-Primary



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Assessor Record Search

You may use the form below to search by either

Account Number (e.g.: 1000432) or **Parcel Number** (e.g.: SG-12-A).

Search by Account Number

Search by Parcel Number

[Search by address?](#) [Advanced options](#)

PLEASE NOTE: This page shows selected Assessor CAMA data as of January 1, 2012.

Account Summary:

Account Number:	0104946
Parcel Number:	S-161-A-1-A
Account Type:	Residential
Address:	
City:	
Buildings:	0
Subdivision:	SPRINGDALE FIELD SRVY
Market Value:	 \$416,700.00
Taxable Value:	 \$416,700.00
Classification:	 Non-Primary
Total Sites:	1

19.26 ACRES



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Assessor Record Search

You may use the form below to search by either

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Search by Account Number

Search by Parcel Number

[Search by address?](#) [Advanced options](#)

PLEASE NOTE: This page shows selected Assessor CAMA data as of January 1, 2012.

Account Summary:

Account Number:	0816936
Parcel Number:	S-162
Account Type:	Vacant Land
Address:	ZION PARK BLVD
City:	SPRINGDALE
Buildings:	0
Market Value:	 \$180,200.00
Taxable Value:	 \$180,200.00
Classification:	 Non-Primary
Total Sites:	1

1.26 ACRES



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Assessor Record Search

You may use the form below to search by either

Account Number (e.g.: 1000432) or **Parcel Number** (e.g.: SG-12-A).

Search by Account Number

Search by Parcel Number

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PLEASE NOTE: This page shows selected Assessor CAMA data as of January 1, 2012.

Account Summary:

Account Number:	0541279
Parcel Number:	S-CASE-35
Account Type:	Residential
Address:	
City:	
Buildings:	0
Subdivision:	CANYON SPRINGS EST AMD
4.07 ACRES Market Value:	 \$363,900.00
Taxable Value:	 \$363,900.00
Classification:	 Non-Primary
Total Sites:	1



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Assessor Record Search

You may use the form below to search by either

Account Number (e.g.: 1000432) or **Parcel Number** (e.g.: SG-12-A).

Search by Account Number

Search by Parcel Number

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PLEASE NOTE: This page shows selected Assessor CAMA data as of January 1, 2012.

Account Summary:

Account Number:	0516750
Parcel Number:	S-WMAN-1
Account Type:	Residential
Address:	
City:	
Buildings:	0
Subdivision:	WATCHMAN
Market Value:	 \$260,200.00
Taxable Value:	 \$260,200.00
Classification:	 Non-Primary
Total Sites:	1



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Assessor Record Search

You may use the form below to search by either
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Search by Account Number

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PLEASE NOTE: This page shows selected Assessor CAMA data as of January 1, 2012.

Account Summary:

Account Number:	0516768
Parcel Number:	S-WMAN-2
Account Type:	Residential
Address:	
City:	
Buildings:	0
Subdivision:	WATCHMAN
Market Value:	 \$262,600.00
Taxable Value:	 \$262,600.00
Classification:	 Non-Primary
Total Sites:	1

1.84 Acres



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