

When Recorded Return to:
Springville City Corporation
110 South Main Street
Springville, UT 84663

ENT 127381:2019 PG 1 of 16
JEFFERY SMITH
UTAH COUNTY RECORDER
2019 Dec 03 11:16 am FEE 144.00 BY IP
RECORDED FOR SPRINGVILLE CITY CORPORATION

DEVELOPMENT AGREEMENT ANTHEM WEST SUBDIVISION PLAT B

THIS AGREEMENT is entered into effective this 20th day of Nov., 2019, by and between SPRINGVILLE CITY, a municipal corporation of the State of Utah, 110 South Main Street, Springville, Utah 84663 ("City"), and 92057 LLC, a Utah limited liability company, located at 407 N Main Spn. Ut 84663 ("Developer").

RECITALS

- A. Developer is developing property located at approximately 950 South 950 West in Springville City, Utah County, Utah, as shown on the Anthem West Subdivision Plat B, attached as Exhibit A (the "Property"). The Property was approved as part of the Sumsion West Subdivision, which subdivision name has since been changed to the Anthem West Subdivision. The density bonuses found in this agreement are part of the entire Sumsion West Subdivision approvals.
- B. Developer plans to construct Anthem West Subdivision Plat B on the Property in the form, design and plan set forth in the approved final subdivision plans (the "Project").
- C. Developer desires to construct and install certain facilities, infrastructure and improvements on and about the Property (collectively, the Public Improvements), including without limitation, sewer lines, electric lines, storm drain lines, roads, and other facilities or improvements necessary to service the Project and to ultimately dedicate the Public Improvements to the City.
- D. Developer is willing to design and develop the Property in a manner that is in harmony with and intended to promote the long-range policies, goals and objectives of the City's general plan, zoning, subdivision and development regulations, as more fully set forth below.
- E. City, acting pursuant to its authority under Utah Code Annotated, §10-9a-101, *et seq.*, and in furtherance of its land use policies, goals, objectives, ordinances, resolutions, and regulations has made certain determinations with respect to the proposed Project, and, in the exercise of its legislative discretion, has elected to approve this Development Agreement.
- F. The purpose of this Agreement is to memorialize certain agreements and understandings in relation to the foregoing and the installation, construction and operation of the Public Improvements, all under the terms and conditions set forth below.

NOW, THEREFORE, in consideration of the mutual covenants, conditions and terms as more fully set forth below, Developer and City agree to the following:

1. **Recitals Affirmed.** The parties each certify the correctness and accuracy of the facts recited above and adopt the same as a statement of their principal reasons for entering this Agreement.

2. **Plans, Permits and Approvals; Impact Fees.**

A. **Plans; Revised Plans.** Developer has prepared detailed construction plans, drawings and specifications (collectively, the "Construction Plans") for the Public Improvements for the Project, which Construction Plans have been approved by City and are incorporated herein by this reference.

B. **Permits and Approvals; Documents.** Developer shall diligently pursue and obtain any and all necessary governmental approvals, permits and the like (collectively, the "Approvals") for performance of the Project.

C. **Impact Fees.** Developer agrees to pay any "Impact Fees" in accordance with the applicable City requirements.

D. **Documents.** Developer agrees to provide City with a copy of relevant records and documents relating to the Public Improvements, as reasonably requested by City.

3. **Manner of Performance.**

A. **Compliance with Plans and Laws.** Developer shall pursue the Project to completion (the "Work") (a) with due diligence, (b) in a good and workmanlike manner, (c) in conformance with the Construction Plans, and (d) in compliance with all applicable laws, statutes, ordinances, resolutions, the Springville Municipal Code (the "City Code"), rules, regulations, and official policies of the City governing the use, density and intensity of the uses of land within the City, and the design, improvement, and public works construction standards and specifications applicable to the development of land within the City. This Agreement does not modify any requirement Developer has to develop the property pursuant to City Code, including, without limitation, all timing requirements for installing the Public Improvements and all vesting provisions.

B. **Street Trees.** Developer agrees to pay \$350.00 per street tree shown on the approved street tree plan. Upon payment, Springville City will be responsible to purchase, install and maintain street trees for the first two years after planting. Street trees will not be planted in planter strips until development of homes along any street in a new development is at least eighty percent (80%) complete and those homes are occupied and the planter strip landscape and sprinkling system are installed at homes where trees are to be planted.

C. Materials and Labor. Developer will furnish all materials, supplies, tools, equipment, labor, and other services necessary for construction and completion of the Project as described herein.

D. Guarantee of Performance. Developer acknowledges and agrees that an improvement completion assurance is required for the Project. Developer will furnish to City an improvement completion assurance in accordance with Springville City Code §§ 14-5-202, et seq., in an amount required by Springville City but not to exceed one hundred ten percent (110%) of the engineer's estimate price for faithful completion of the Improvements. If Developer fully completes and City approves all of the Public Improvements prior to recording the Anthem West Subdivision Plat B, Developer is only required to furnish an improvement warranty. The engineer's estimated price is attached as Exhibit B.

E. Improvement Warranty. Prior to City's acceptance of the Public Improvements, Developer shall execute an improvement warranty for the one (1) year improvement warranty period and post a ten percent (10%) cash deposit, surety bond, letter of credit, or other similar security that is acceptable to the City's City Administrator in accordance with Section 14-5-205 of the City Code.

F. Insurance. Developer agrees to obtain and maintain general public liability insurance and property damage insurance with City named as an additional insured, at the rate of Two Million Dollars (\$2,000,000) for each occurrence and Four Million Dollars (\$4,000,000) aggregate during construction of the Project.

G. Inspections. Developer shall ensure that all inspections necessary for the Public Improvements under the City Code are timely requested. Developer understands and agrees that failure to request a proper inspection may result in the removal of Public Improvements at the sole cost and expense of Developer. The City shall perform inspections as soon as possible and otherwise in good faith following the applicable request in accordance with the City Code.

4. Off-site Work and Additional Fees and Costs.

Electrical Extension Fees. Developer agrees to pay an electrical extension fee to City in the amount of One Hundred Thirty-Eight Thousand Seven Hundred Forty-Four Dollars (\$138,744.00), as calculated by City and reflected on Exhibit C attached hereto.

5. Ownership of Improvements; Acceptance and Dedication. Developer shall retain ownership of Public Improvements constructed for the Project and shall remain solely responsible for all necessary maintenance, repairs, and replacements of the Public Improvements prior to final acceptance thereof by City. Developer agrees that no connections to the Public Improvements shall occur before City accepts the same, as contemplated herein. City agrees to accept dedication of the Public Improvements upon

completion thereof by Developer in accordance with the Construction Plans, the Approvals, and all applicable land regulations. Upon such acceptance by City, (i) Developer shall assign and convey to City all of Developer's right, title and interest in the Public Improvements in writing (or shall be deemed to have done so by this writing), (ii) Developer shall have no further interest in the Public Improvements, and (iii) City shall maintain and operate the Public Improvements as part of its public systems.

6. Water Shares. Prior to beginning the Work on the Project, Developer shall tender to City 15.63 shares of Springville Irrigation Company water shares, or its equivalent, for the Project, which includes the water for the approval of Sumsion West, Plat B.

7. Westfields Overlay Zone Density Bonus Participation. In addition to the minimum performance standards required by City Code §11-5-404, the Developer is proposing to utilize the density bonus mechanisms of the overlay. As part of the Sumsion West Subdivision approval for both Plats A, B, C and D, an 8.5% density bonus was approved. As shown on the Anthem West Subdivision Plat B, Plat B was approved for 60 lots. The Developer has agreed to the following components to receive the requested density bonus:

Density Bonus Category	Density Bonus Improvement	Bonus %
Parks and Open Space (Minimum 3%) Linear open space $2.26 \text{ (linear park acres)} \div 42.13 \text{ (total acres)} = 5\% \text{ of land donated}$ $0.7\% \times 5 \text{ (\% of land donated)} = 3.5\% \text{ density bonus}$	A 0.7% density bonus for each 1% of land developed for a linear trail system within the development up to 7% density bonus. The trail system shall become property of Springville City. Improvements shall include: grading improvements, 10-foot-wide hard-surfaced trail, benches every 1/8 mile and landscaping, including at least 3 trees per 100 linear feet. Other types of improvements may include trail heads. Parks shall include improvements totaling no less than the amount per acre established by resolution and approved by the City Council.	3.5%
Building Materials (Minimum 3%)	a. A density bonus of 5% shall be given where 25% of the gross facade elevation includes brick or stone on detached single-family and attached two-family dwellings.	5%
TOTAL DENSITY BONUS		8.5%

The density bonus under this section is for the overall Anthem West Subdivision. The linear open space will be required to be fully constructed and installed and approved by

the City before any certificate of occupancies may be issued within the Anthem West Subdivision.

8. **Notices.** Any notice which is required or which may be given pursuant to this Agreement is sufficient if in writing and given by hand-delivery or sent to a party by (i) certified or registered mail, postage prepaid, or (ii) nationally recognized overnight carrier (e.g. FEDEX), addressed as first set forth above. A party may change the address for notice to it by giving a notice pursuant to this Section 8.

9. **Indemnity.** Developer agrees to indemnify, release and defend City with Counsel of City's choice, and hold City, and its employees, officers, and agents harmless from and against any and all claims, demands, actions, or liability whatsoever, including, but not limited to, any bodily injury, property damage, cost, or expense (including, but not limited to, reasonable attorneys' fees) of any kind or character to any person or property, to the extent resulting from (i) any negligent act or omission of Developer or Developer's agents, (ii) any claim or action related to the installation of the Public Improvements or breach of this Agreement, (iii) any negligent or defective construction of any part of the Public Improvements during construction thereof, and from completion of such construction until that date which is one (1) year after the acceptance of the Public Improvements by the City; and (iv) liens or claims on the Public Improvements by any persons providing materials and/or services related to such Public Improvements on behalf of or at the request of Developer.

10. **Authority and Authorization.** Developer hereby represents and warrants to City that the execution and delivery of this Agreement by Developer and the performance of the terms hereof by Developer, have been duly authorized through proper action and, upon full execution hereof, this Agreement will be binding on and enforceable against Developer.

11. **Future Action.** Nothing in the Agreement shall limit the future exercise of the police power by City in enacting zoning, subdivision, development, transportation, environmental, open space, and related land use plans, policies, ordinances, and regulations after the date of this Agreement; provided, however, that subject to Developer's performance of its obligations hereunder, Developer shall have the vested right to develop the Project.

12. **Other Laws.** Developer may be responsible to fulfill other federal, state and local laws, including, but not limited to Workers Compensation and Occupational Safety and Health Administration regulations. Developer agrees to comply with all laws during construction of the Project and Public Improvements.

13. **Assignment.** Neither this Agreement nor any of the provisions, terms or conditions hereof can be assigned to any other party, individual or entity without assigning the rights as well as the responsibilities under this Agreement and without the prior written consent of City, which shall not be unreasonably withheld.

14. **Attorney Fees.** In the event this Agreement or any of the exhibits hereto are breached, the party at fault agrees to pay the attorney fees and all costs of enforcement of the non-breaching party.

15. **Severability.** Should any portion or paragraph of this Agreement be declared invalid or unenforceable, the remaining portions or paragraphs of the Agreement shall remain valid and enforceable.

16. **Modification.** Modification of this Agreement shall only be effective if agreed upon, in writing, and approved by the City Council and Developer.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized officers.

Attest:

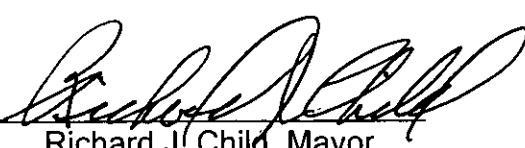


CITY RECORDER



SPRINGVILLE CITY

By:



Richard J. Child, Mayor

97057, LLC - Developer

By:

Name: Michael S. Simpson

Title: MANAGER

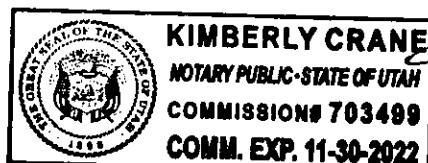
STATE OF UTAH)
:
COUNTY OF UTAH)

On this _____ day of _____, 2019, before me personally appeared _____, known to me to be the person who executed this Development Agreement as the Developer and acknowledged to me that he executed the same for the purposes therein stated.

Notary Public

STATE OF UTAH)
:
COUNTY OF UTAH)

On this 20 day of November, 2019, before me personally appeared Richard J. Child, known to me to be the person who executed this Development Agreement on behalf of Springville City and acknowledged to me that he executed the same for the purposes therein stated.



K Crane
Notary Public

Exhibit A

BOUNDARY DESCRIPTION:

BEGINNING AT A POINT WHICH LIES N88°34'55"E 1118.73 FEET ALONG THE SECTION LINE AND SOUTH 2560.99 FEET FROM THE NORTHWEST CORNER OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N89°59'28"W 187.67 FEET; THENCE S89°00'40"W 966.58 FEET; THENCE SOUTH 542.35 FEET; THENCE EAST 4.44 FEET; THENCE SOUTH 114.35 FEET; THENCE S89°40'00"E 58.60 THENCE N00°03'16"E 24.41 FEET; THENCE S88°45'08"E 266.00 FEET; THENCE N00°20'00"E 4.30 FEET; THENCE S88°45'00"E 209.92 FEET; THENCE SOUTH 13.68 FEET; THENCE EAST 388.93 FEET; THENCE S75°09'43"E 74.13 FEET; THENCE SOUTHEAST ALONG THE ARC OF A 794.50 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 133.54, (THE CHORD BEARS N07°49'21"W 247.99 FEET); THENCE SOUTHEAST ALONG THE ARC OF A 725.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 152.24 FEET, (THE CHORD BEARS S22°22'21"E 133.39 FEET); THENCE SOUTHEAST FEET); THENCE EAST 47.91 FEET; THENCE N00°37'13"W 59.98 FEET; THENCE NORTHWEST ALONG THE ARC OF A 775.37 RADIUS CURVE TO THE RIGHT A DISTANCE OF 249.05 FEET, (THE CHORD BEARS N07°49'21"W 247.99 FEET); THENCE N00°37'19"W 206.94 FEET; THENCE NORTHEAST ALONG THE ARC OF A 775.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 228.84 FEET, (THE CHORD BEARS N07°49'54"E 228.01 FEET); THENCE NORTHEAST ALONG THE ARC OF A 744.50 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 182.66 FEET, (THE CHORD BEARS N09°15'24"E 182.20 FEET); THENCE NORTHWEST ALONG THE ARC OF A 32.50 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 26.30 FEET, (THE CHORD BEARS N20°57'27"W 25.59 FEET); THENCE NORTHWEST ALONG THE ARC OF A 17.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 13.49 FEET, (THE CHORD BEARS N22°04'01"W 13.15) TO THE POINT OF BEGINNING.

CONTAINS 17.50 ACRES.

Exhibit B

SPRINGVILLE CITY
Sumsion West - Plat B Bond Form

Development Name	Sumsion West - Plat B	Owner(s)	David Simpson	Date	5/2/2019
Bond (X) Cash () Letter		Name of Bank		Attn:	
Date of DRC Approval		Address of Bank			

Sewer

Improvement	Quantity	Unit	Unit Cost	Amount	This Draw	Release	To Date	All Draws
Connect to Exist Sewer	2	each	\$ 1,500.00	\$ 3,000.00		\$ -		\$ -
8" Main	2240	lf	\$ 64.00	\$ 143,360.00		\$ -		\$ -
60" Manhole	4	each	\$ 5,000.00	\$ 20,000.00		\$ -		\$ -
48" Manhole	7	each	\$ 4,300.00	\$ 30,100.00		\$ -		\$ -
4" Lateral	64	each	\$ 2,110.00	\$ 135,040.00		\$ -		\$ -
Air Test	2240	lf	\$ 0.85	\$ 1,904.00		\$ -		\$ -
Deflection Test	2240	lf	\$ 0.85	\$ 1,904.00		\$ -		\$ -
Jet Cleaning	2240	lf	\$ 0.40	\$ 896.00		\$ -		\$ -
Televising	2240	lf	\$ 0.55	\$ 1,232.00		\$ -		\$ -
Manhole Vacuum Test	11	each	\$ 60.00	\$ 660.00		\$ -		\$ -
Concrete MH Collars	11	each	\$ 350.00	\$ 3,850.00		\$ -		\$ -
Sub-total Sewer				\$ 341,946.00		\$ -		\$ -

Water

Improvement	Quantity	Unit	Unit Cost	Amount	This Draw	Release	To Date	All Draws
Connect to Exist Waterline	1	each	\$ 1,500.00	\$ 1,500.00		\$ -		\$ -
8" Main	4080	lf	\$ 40.00	\$ 163,200.00		\$ -		\$ -
10" Main		lf	\$ 55.00	\$ -		\$ -		\$ -
20" Main		lf	\$ 95.00	\$ -		\$ -		\$ -
8" Valve	28	each	\$ 2,500.00	\$ 70,000.00		\$ -		\$ -
10" Valve		each	\$ 3,400.00	\$ -		\$ -		\$ -
20" Valve		each	\$ 4,000.00	\$ -		\$ -		\$ -
Concrete Valve Box Collar	28	each	\$ 300.00	\$ 8,400.00		\$ -		\$ -
1" Service	60	each	\$ 1,950.00	\$ 117,000.00		\$ -		\$ -
8" Cross	1	each	\$ 1,200.00	\$ 1,200.00				
8" Tee	8	each	\$ 950.00	\$ 7,600.00				
8" Fittings	5	each	\$ 800.00	\$ 4,000.00				
8" Reducer		each	\$ 550.00	\$ -				
10" Cross		each	\$ 700.00	\$ -				
10" Fittings		each	\$ 500.00	\$ -				
10" Reducer		each	\$ 650.00	\$ -				
20" Cross		each	\$ 750.00	\$ -				
8" Cap		each	\$ 300.00	\$ -				
20" Cap		each	\$ 500.00	\$ -		\$ -		\$ -
2" Blowoff	7	each	\$ 1,150.00	\$ 8,050.00		\$ -		\$ -
Fire Hydrant Assembly	7	each	\$ 5,200.00	\$ 36,400.00		\$ -		\$ -
Tracer Wire	4950	lf	\$ 0.45	\$ 2,227.50		\$ -		\$ -
High Chlorine Test	4	each	\$ 30.00	\$ 120.00		\$ -		\$ -
Pressure Test	4	each	\$ 100.00	\$ 400.00		\$ -		\$ -
Bacteria Test	4	each	\$ 100.00	\$ 400.00		\$ -		\$ -
Sub-total Water				\$ 420,497.50		\$ -		\$ -

Pressurized Irrigation

Improvement	Quantity	Unit	Unit Cost	Amount	This Draw	Release	To Date	All Draws
Connect to Exist PI line	1	each	\$ 1,500.00	\$ 1,500.00		\$ -		\$ -
6" Main	3200	lf	\$ 35.00	\$ 112,000.00		\$ -		\$ -
6" Valve	24	each	\$ 1,800.00	\$ 43,200.00		\$ -		\$ -
6" Cross	1	each	\$ 1,100.00	\$ 1,100.00		\$ -		\$ -
6" Tee	8	each	\$ 750.00	\$ 6,000.00		\$ -		\$ -
6" Fittings	7	each	\$ 650.00	\$ 4,550.00		\$ -		\$ -
Concrete Valve Box Collar	24	each	\$ 300.00	\$ 7,200.00		\$ -		\$ -
2" Blowoff	8	each	\$ 1,150.00	\$ 9,200.00		\$ -		\$ -
1" Service	38	each	\$ 1,300.00	\$ 49,400.00		\$ -		\$ -
PI Drain	3	each	\$ 5,000.00	\$ 15,000.00		\$ -		\$ -
Tracer Wire	3751	lf	\$ 0.45	\$ 1,687.95		\$ -		\$ -
Pressure Test	3	each	\$ 100.00	\$ 300.00		\$ -		\$ -
Sub-total Pressurized Irrigation				\$ 251,137.95		\$ -		\$ -

Storm Drain

Improvement	Quantity	Unit	Unit Cost	Amount	This Draw	Release	To Date	All Draws
Connect to Exist Sewer	1	each	\$ 2,200.00	\$ 2,200.00		\$ -		\$ -
15" Pipe (RCP)	1680	lf	\$ 65.00	\$ 109,200.00		\$ -		\$ -
18" Pipe (RCP)	1080	lf	\$ 90.00	\$ 97,200.00		\$ -		\$ -
24" Pipe (RCP)	260	lf	\$ 105.00	\$ 27,300.00		\$ -		\$ -
30" Pipe (RCP)	550	lf	\$ 120.00	\$ 66,000.00		\$ -		\$ -
60" Manhole	7	each	\$ 3,200.00	\$ 22,400.00		\$ -		\$ -
72" Manhole		each	\$ 4,800.00	\$ -		\$ -		\$ -

Combo Box	15	each	\$ 4,200.00	\$ 63,000.00	\$ -	\$ -
Storm Inlet Box (2x3x4)	7	each	\$ 2,500.00	\$ 17,500.00	\$ -	\$ -
Pre-Treatment Inlet Box	4	each	\$ 4,500.00	\$ 18,000.00	\$ -	\$ -
SD Overflow Box	1	each	\$ 5,500.00	\$ 5,500.00	\$ -	\$ -
SD Cleanout Box w/ Orifice	1	each	\$ 4,850.00	\$ 4,850.00	\$ -	\$ -
Modify Existing Irr Box	1	each	\$ 2,500.00	\$ 2,500.00	\$ -	\$ -
Concrete Collars	7	each	\$ 700.00	\$ 4,900.00	\$ -	\$ -
Televising	3570	lf	\$ 0.55	\$ 1,963.50	\$ -	\$ -
<i>Sub-total Storm Drain</i>			\$ 442,513.50	\$ -	\$ -	\$ -

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Streets

Improvement	Quantity	Unit	Unit Cost	Amount	This Draw	Release	To Date	All Draws
3" Asphalt	108000	sf	\$ 1.75	\$ 189,000.00		\$ -	\$ -	\$ -
4" Asphalt	39000	sf	\$ 1.75	\$ 68,250.00		\$ -	\$ -	\$ -
8" Roadbase	147000	sf	\$ 1.00	\$ 147,000.00		\$ -	\$ -	\$ -
18" Imported Fill	161700	sf	\$ 2.00	\$ 323,400.00		\$ -	\$ -	\$ -
24" Curb & Gutter (includes road base)	7500	lf	\$ 24.50	\$ 183,750.00		\$ -	\$ -	\$ -
12" Curb Wall (includes road base)	460	lf	\$ 23.25	\$ 10,695.00		\$ -	\$ -	\$ -
5' Sidewalk (includes road base)	37500	sf	\$ 6.50	\$ 243,750.00		\$ -	\$ -	\$ -
Pedestrian ADA Ramp	18	each	\$ 2,000.00	\$ 36,000.00		\$ -	\$ -	\$ -
1" Overlay		sf	\$ 0.55	\$ -		\$ -	\$ -	\$ -
Sub-total Streets				\$ 1,201,845.00		\$ -	\$ -	\$ -

Other

Improvement	Quantity	Unit	Unit Cost	Amount	This Draw	Release	To Date	All Draws
SWPPP/Erosion Control	1	ls	\$ 29,300.00	\$ 29,300.00		\$ -	\$ -	\$ -
Surveying	1	ls	\$ 15,000.00	\$ 15,000.00		\$ -	\$ -	\$ -
QC	1	ls	\$ 17,500.00	\$ 17,500.00		\$ -	\$ -	\$ -
Mobilization & TC	1	ls	\$ 12,500.00	\$ 12,500.00		\$ -	\$ -	\$ -
Earthwork	1	ls	\$ 88,200.00	\$ 88,200.00		\$ -	\$ -	\$ -
Sub-total Other				\$ 162,500.00		\$ -	\$ -	\$ -

Total \$ 2,820,439.95

Percent Complete	0%
Percent Release	0%
Total Release	\$ -

1st Release	
2nd Release	
3rd Release	
4th Release	
Total	\$ -

10% Warranty \$ 282,044.00
TOTAL \$ 3,102,483.95

Less Prior Draws	
Amount Due This Draw	\$ -
Remaining Balance	\$ 3,102,483.95

Signatures:

Brad Stapley - PW Admin

Jeff Anderson - City Engineer

Paul Curtis - PW Inspector

Date:

Street Signs	Each	Total
11	\$ 300.00	\$ 3,300.00
Inspection Fee		\$ 23,465.00

Developer

Exhibit C

SPRINGVILLE CITY CORPORATION
ELECTRIC DEPARTMENT
777 NORTH 450 WEST
TEL: 801-489-2750 FAX: 801-489-2754



DATE

12/17/2018

DEPARTMENT FEE ASSESSMENT

NEW CUSTOMER INFORMATION

PROJECT NAME:
PROJECT LOCATION:
CONTACT PERSON
NAME:
PHONE:
EMAIL:

Sumsion West - Plat B
950 W & 1050 S

REQUESTED SERVICE INFORMATION
REQUESTED SECONDARY VOLTAGE:
SECONDARY PANEL SIZE:
TRANSFORMER KVA SIZE:
CUSTOMER TYPE:
SERVICE DESCRIPTION:

RESIDENTIAL SUBDIVISION
PHASE ONE - 29 LOTS

FEE ASSESSMENT		
ELECTRICAL CONDUCTOR UPGRADE FEE	Caselle #308 GL# 53-3700-754	\$0.00
SERVICE CHARGE FEE	Caselle #1703 GL# 53-3700-757	\$0.00
METER CONNECTION FEE:	Caselle #308 GL# 53-3700-754	\$0.00
TEMPORARY POWER FEE	Caselle #305 GL# 53-3700-763	\$0.00
SYSTEM IMPACT FEE:	Caselle #307 GL# 53-3700-761	\$0.00
ELECTRIC EXTENSION FEE	Caselle #306 GL# 53-3700-773	\$138,744.25
TRANSFORMER		\$22,076.00
PRIMARY CABLE		\$22,417.44
SECONDARY CABLE		\$5,127.71
STREET LIGHTING		\$18,907.44
ADDITIONAL MATERIAL		\$31,280.74
LABOR & EQUIPMENT		\$26,321.80
10% CONTINGENCY (RESOLUTION 97-12)		\$12,613.11
TOTAL ELECTRIC DEPT. FEES		\$138,744

THIS ESTIMATE IS FOR ELECTRICAL IMPACT, METER, AND EXTENSION FEES ONLY.
ADDITIONAL FEES MAY BE CHARGED BY THE SPRINGVILLE CITY BUILDING DEPARTMENT.

SPRINGVILLE CITY ELECTRIC DEPARTMENT			
PROJECT FEE ESTIMATE		DATE: 1/9/2019	
PROJECT NAME:		Sumslon West - Plat B	
DISTRIBUTION MATERIAL COSTS:			
MATERIAL	QUANTITY	COST	EXTENDED
PRIMARY CABLE 15KV 175MIL 4/0	2724	\$2.74	\$7,463.76
PRIMARY CABLE 15KV 175MIL 1/0	5796	\$2.58	\$14,953.68
600A PRIMARY J-BOX KIT	5	\$1,278.78	\$6,393.90
TRANSFORMERS-25 KVA 120/240	9	\$1,575.00	\$14,175.00
TRANSFORMERS-37.5 KVA 120/240	1	\$1,760.00	\$1,760.00
TRANSFORMERS-50 KVA 120/240	2	\$1,950.00	\$3,900.00
TRANSFORMERS-75 KVA 120/240	0	\$2,325.00	\$0.00
TRANSFORMER BASE	12	\$153.00	\$1,836.00
5/8" XFMR SECONDARY BUS BARS	36	\$11.25	\$405.00
SECONDARY CABLE 4/0 URD TRIPLEX	4309	\$1.19	\$5,127.71
SECONDARY DOME-LID JUNCTION BOX	42	\$115.00	\$4,830.00
6-WAY SECONDARY SQUIDS	126	\$33.00	\$4,158.00
CABLE ELBOW TERMINATION KITS 1/0	25	\$28.94	\$723.50
CABLE ELBOW TERMINATION KITS 4/0	27	\$28.94	\$781.38
INSULATED PARKING BUSHING	27	\$29.96	\$808.92
200A DUMMY CAP	49	\$21.50	\$1,053.50
ELBOW SURGE ARRESTER	6	\$58.00	\$348.00
# 2 TRIPLEX	988	\$0.63	\$622.44
STREET LIGHT POLES W/FIXTURE	15	\$1,052.00	\$15,780.00
FLAT LID JUNCTION BOX	15	\$92.00	\$1,380.00
3-WAY SECONDARY SQUIDS	45	\$25.00	\$1,125.00
UNDERGROUND FAULT INDICATOR	53	\$154.74	\$8,201.22
UNDERGROUND FAULT INDICATOR LEAD - 3Ø	11	\$61.90	\$680.90
UNDERGROUND FAULT INDICATOR LEAD - 1Ø	20	\$27.50	\$550.00
E-577 LOCK	17	\$18.65	\$317.05
MISCELLANEOUS PARTS & SUPPLIES	1	\$2,434.37	\$2,434.37
		MATERIAL TOTAL	\$99,809.33
EQUIPMENT			
EQUIPMENT	DAY RATE	RATE	
FOREMAN SERVICE TRUCK (DAY RATE)	8	\$125.00	\$1,000.00
SERVICE BUCKET TRUCK		\$50.00	\$0.00
LINE TRUCK (DAY RATE)	8	\$300.00	\$2,400.00
BUCKET TRUCK (DAY RATE)	8	\$300.00	\$2,400.00
DUMP - FLAT BED		\$35.00	\$0.00
SINGLE REEL TRAILER (DAY RATE)	2	\$135.00	\$270.00
THREE REEL TRAILER (DAY RATE)	2	\$135.00	\$270.00
CABLE PULLER (DAY RATE)	3	\$225.00	\$675.00
POLE TRAILER	1		\$0.00
VACTOR TRUCK		\$175.00	\$0.00
OTHER:			
LABOR			
LABOR	HOURS	RATE	
LINE CREW SUPERVISOR			
Finlinson	80	\$69.55	\$5,564.00
Cropper		\$69.26	\$0.00
POWER LINE TECHNICIAN-JOURNEY			
Palmer		\$54.94	\$0.00
McBride	80	\$62.05	\$4,964.00
Stansfield	80	\$62.05	\$4,964.00
Freeland		\$62.05	\$0.00
Ortiz		\$62.05	\$0.00
GROUNDSMAN			
Hutchings	80	\$20.03	\$1,602.40
INSPECTION & METERING TECHNICIAN			
Bird	15	\$65.30	\$979.50
Roylance		\$62.05	\$0.00
ADMINISTRATIVE			
Design	15	\$43.71	\$655.65
Quote	5	\$75.77	\$378.85
Parts Procurement	5	\$39.68	\$198.40
		EQUIPMENT TOTAL	\$7,015.00
			LABOR TOTAL \$19,306.80
		SUB TOTAL MATERIALS, LABOR, EQUIPMENT	\$126,131.13
		10% Contingency as per Resolution 97-12	\$12,613.11
		TOTAL ESTIMATED INSTALLATION COSTS	\$138,744.25