



# **COUNCIL INFORMATION PACKET**

**Work Session**

**Monday**

**October 30, 2023**

**6:00 p.m. MDT**



# TOWN OF COLORADO CITY

## MEETING NOTICE

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Colorado City Town Council and to the general public that the Town Council will hold a **Work Session** open to the public on Monday October 30, 2023, at 6:00 p.m. at the Colorado City Town Hall, 25 S Central Street, Colorado City, Arizona.

### AGENDA:

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Discussion on Utility IGA.
5. Discussion on Draft/Utility Capital Improvement Plan (CIP)/Impact Fees analysis
6. Discussion on possible CDBG SSP projects
7. Adjournment

Agenda items and any variables thereto are set for consideration, discussion, approval or other action. All items are set for possible action. The Town Council may, by motion, recess into executive session, which will not be open to the public, to receive legal advice from the Town's attorney(s) on any item contained in this agenda pursuant to ARS § 38-431.03 (A) (3)(4), or regarding sensitive personnel issues pursuant to ARS § 38-431.03 (A) (1), or concerning negotiations for the purchase, sale or lease of real property; ARS § 38-431.03 (A) (7). One or more Council members may be attending by telephone. Agenda may be subject to change up to 24 hours prior to the meeting. Persons with a disability may request a reasonable accommodation by contacting the Town Clerk at 928.875.2646 as early as possible to allow sufficient time to arrange for the necessary accommodations. Town of Colorado City Council Meeting Agenda.



**Town of Colorado City**  
**TOWN COUNCIL**  
**WORK SESSION**  
**STAFF SUMMARY REPORT**  
**Monday October 30, 2023**

**6:00 p.m.**

*The Council will not make decisions of what to do in a work session, this is the opportunity for discussion and giving staff direction and/or scheduling for action at a future action item meeting.*

---

**4. Discussion on Utility IGA**

**Page 1**

The Mayor requested that the Council have a work session for discussion on the Hildale and Colorado City Utility Management IGA. The IGA was approved in June 2022. In the year plus since the approval there have been some questions raised and some misunderstanding of the IGA and how it applies.

This is an opportunity for the Council to raise questions and clarify the roles of the two municipalities.

Based on the current IGAs with Hildale, Hildale has the primary management of the Utility systems while the Town has primary management of the Police, Emergency Dispatch and Streets & Roads.

---

**5. Discussion on Draft/Utility Capital Improvement Plan (CIP)/Impact Fees analysis**

**Page 14**

The Town has received an initial draft of the Utility Capital Improvement Plan. The plan has been reviewed by staff with some recommendations for fine tuning or clarifying.

In order to keep the process moving forward the Town needs to post the notice of intent in the near future.

A copy of the draft CIP is included in the packet. Based on the feedback we have given and some fine tuning of the assumptions it appears that the final recommended fee will be slightly less than what is in this draft document. We have not received the updated draft at the time of the packet and will bring it Monday if it is available by then.

The statutes require a 60 day posting before the first public hearing and the draft copy of the CIP has to be posted the same time the notice is posted. At least 30 days but not more than 60 after the public hearing the Town Council will need to take action and then it goes into effect 75 days after adoption.

By way of a little history in April 2015 the Town adopted a culinary water impact fee of \$12,000 for a standard ¾ "meter. In May 2018 the fee was reduced to zero.

## **6. Discussion on Potential CDBG SSP Projects**

**Page 88**

A CDBG public hearing #1 was held on September 25, 2023, where a list of possible projects was developed.

Staff has narrowed the list down to four projects that are CDBG eligible, the Town has the capacity to administer & match and will score high on the competitive ranking.

1. Fire Hydrant Upgrades at multiple locations
2. Street improvements on Airport Avenue from SR 389 to Central Street
3. Street Improvements on Hildale Street from Edson Ave to Creek Crossing
4. Street Improvements on Township Avenue from Central Street to Hildale Street

It is noted that these projects are still being defined but it was felt that the Council would benefit from having a discussion on them prior to Public Hearing #2 which is scheduled for November 13<sup>th</sup> in connection with the regular Council meeting.

---

## **7. Adjournment**

**INTERGOVERNMENTAL COOPERATIVE AGREEMENT BY AND  
BETWEEN TOWN OF COLORADO CITY, ARIZONA AND HILDALE CITY, UTAH  
FOR PUBLIC WORKS SERVICES**

**THIS INTERGOVERNMENTAL COOPERATIVE AGREEMENT** (“Agreement” or “IGA”) is entered into by and between Town of Colorado City, Arizona (“Town”) and Hildale City, Utah (“City”), with Town and City individually referred to as a “Party” and collectively as the “Parties”, and is as follows:

**WHEREAS**, pursuant to Arizona Revised Statutes §§ 9-240 and 11-952, the Town is authorized to execute and administer contracts or agreements of joint exercise of power with any other political subdivision of the state or an adjoining state; and

**WHEREAS**, pursuant to Utah Code Ann. S 11-13-201 & 11-13-202 (1953 as amended), the City is authorized to execute and administer contracts for the joint exercise of power with any public agency of any other state, exercising and enjoying all of the powers, privileges and authorities conferred by said act; and

**WHEREAS**, each of the Parties hereto is authorized to provide street, road, and park maintenance and related activities, hereafter referred to as Public Work Services (“PWS”); and

**WHEREAS**, the Parties, are located contiguous to one another and could make the most efficient use of their powers by cooperating with one another on a basis of mutual advantage thereby, to provide services in a manner that will accord best with geographic, economic, and population factors influencing the needs and development of both communities and providing the benefit of economy of scale for the overall promotion of the general welfare of both communities; and

**WHEREAS**, it is the intent and desire of the Parties to provide for a joint, coordinated and cooperative approach to common operations and maintenance responsibilities of their respective public works departments, to include the management and use of equipment owned by City and Town; and

**WHEREAS**, the Parties also recognized that this Agreement must adhere to to the Utah Interlocal Cooperation Act (“ICA”) found in Utah Code Ann. § 11-13-101 *et seq.*; and

**WHEREAS**, the Parties, acting for their benefit and for the health, safety and welfare of their citizens, deem it to be in their mutual interests to join together to provide certain public works services to the residents of City and Town.

**NOW, THEREFORE**, in consideration of the mutual covenants and obligations set forth herein the Parties agree as follows:

**Article 1. PUBLIC WORKS DIRECTOR**

- A. A Public Works Director (“PWD”) shall be appointed by the joint designation of both Parties and hired by the Town as an employee, who shall provide the administration of this Agreement. The Parties, through the PWD, shall complete all Public Works Services as specified in the Exhibit A “Public Work Services” attached hereto and made a part hereof.
- B. It is the intent of the Parties to organize this Agreement to provide the PWD with independence of professional judgment to complete the work required in accordance with the standards set forth in this Agreement. All public works services within the City or Town shall be performed in accordance with applicable ordinances, regulations, laws, policies and standards.

**Article 2. TERM**

The term of this Agreement will be from the 1<sup>st</sup> day of June, 2022, until one of the Parties to the IGA provides the other Party with a written Notice to Terminate this Agreement at least twelve (12) months prior to the desired termination of the IGA. Upon termination of this Agreement, all equipment and property shall revert back to the owner. If the Parties agree, rather than reverting the property to the Party owning the property, the Party owning the property may accept a payment of not less than the fair market value of the property from the other Party. Termination will not relieve either Party from liabilities and costs already incurred under this Agreement, nor affect ownership of said equipment and property.

**Article 3. PARTIES TO RETAIN SEPARATE IDENTITIES**

- A. Notwithstanding the provisions of this Agreement, each Party shall, at all times, retain its separate, legal identity. No separate legal or administrative entity shall be created under this Agreement.

///

#### **Article 4. REAL PROPERTY**

- A. The Town owns real property at 545 North Maple Street, Plat No. 14B – 2<sup>nd</sup> Amended Industrial Park Lease Parcel Map, Lots # 21, 22, 23 and 29 known as the public works facility (the “Town Parcel”). The City owns real property at 585 South Oak Street, Amended Record of Survey of Lease Parcel Boundaries for Hildale South Industrial Park, Parcel #3, known as the screen plant (*Exhibit-C Real Property Record of Survey*, the “City Parcel”) Each Party agrees to allow the other Party the use of and access to the Town Parcel and City Parcel for public works services as directed by the PWD.
- B. The City agrees to allow the Town to improve the City Parcel with the intent that the parcel will be used for joint public works services for the duration of this Agreement and any renewal terms. The City shall allow the Town the use of the City Parcel free of charge other than the Town’s costs of improving the City Parcel.
- C. The Town agrees to coordinate any improvements with the City and to provide documentation of monetary investment into the real property. Nothing in this Agreement prohibits the Parties from sharing the operational or capital costs as may be mutually agreed upon.
- D. The Town retains ownership of its own personal property that may be in, on, or affixed to the City Parcel, and may elect to remove such property so long as it does not cause any structural damage. The Town will reimburse the City for any damage caused by the removal by the Town of its personal property and other such fixtures that have been added to the City Parcel.

The City Parcel will be used to jointly manage public works services and, except as outlined herein, there will be no rental fees or real property use charges. Normal business utility costs may be shared if mutually agreed upon, but no utility services are provided to the City Parcel at the inception of this Agreement.

#### **Article 5. FINANCING and BUDGET**

- A. Parties shall provide staffing for the public works department within their respective budget constraints. It is the intent of both Parties to share payroll costs for certain mutually agreed upon employees, based on 1/3 City and 2/3 Town, with employees either hired part-time for each Party or shared costs billed to the responsible Party. Such payroll costs shall include but not be limited to insurance costs, sick and vacation leave, travel expenses, and other costs incidental to employment.



- B. As per A.R.S. § 23-1022, any employee working within the jurisdictional boundary of the other Party, pursuant to this IGA, will be provided worker's compensation benefits by the hiring employer only. Personnel will operate across jurisdictional boundaries of the Parties as directed by the PWD. Each party shall provide the notice required by A.R.S. § 23-1022.E.
- C. As per Utah Code Ann. § 11-13-222 all privileges, immunities from liability, exemptions from laws, ordinances, and rules, pensions and relief, disability, workers compensations, and other benefits shall apply to an officer, agent, or employee of a public agency (as defined in the ICA) while performing functions, whether within the territorial limits of the City or the territorial limits of the Town. All provisions of Arizona Revised Statutes Title 12, Chapter 7, Article 2 shall apply to any public entity or public employee performing funding under this Agreement.
- D. Except as expressly specified herein, each Party is responsible for the costs of all personnel, equipment, materials and supplies necessary to perform the public works services within each Party's corporate boundary. Use of personnel, equipment, materials and supplies will be directed by the PWD. Any claim against the Town and City jointly and arising out of the actions of Town and City public works personnel funded pursuant to this Agreement shall be subject to the Joint Defense Agreement defined in Article 7 of this Agreement.
- E. Parties shall keep accurate records of reimbursable expenses incurred under the terms of this Agreement to be reconciled with any trade amounts, and the balance billed to the respective Party on a monthly basis, according to the rate structures outlined in Exhibit B "Public Works IGA Equipment Rates". Exhibit B may change from time to time by a joint resolution of the governing bodies of the Parties, and upon adoption will automatically be considered as part of this Agreement. Any equipment used that is not on Exhibit B will be billed at a rate determined by the Public Works Director in consultation with the City and Town Managers.
- F. If either Party fails to appropriate funds as required to fund obligations under this Agreement, the other Party may terminate this Agreement.

## **Article 6. NOTICES**

Notices hereunder shall be given in writing personally served upon the other party or mailed to:

For City:       Hildale City Manager  
320 East Newel Avenue  
P O Box 840490  
Hildale, UT 84784-0490  
PH: 435-874-2323  
FAX: 435-874-2603

For Town:       Colorado City Town Manager  
25 South Central Street  
P O Box 70  
Colorado City, AZ 86021  
PH: 928-875-9160  
FAX: 928-875-2778

#### **Article 7. MUTUAL INDEMNIFICATION**

To the extent permitted by law, each Party shall indemnify, defend and hold harmless the other Party, its elected officials, officers, employees and agents from and against all claims, actions, judgments, costs and expenses, to the extent arising out of any act or omission of the indemnifying party or its officers, officials, employees and agents in connection with this Agreement. The Parties shall give to each other prompt and reasonable notice of any such claims or actions pursuant to the Joint Defense Memorandum of Understanding and Agreement attached hereto as Exhibit D (collectively, the "Joint Defense Agreement"). If a claim or claims by third parties become subject to this indemnity provision, the Parties to this Agreement shall expeditiously meet to discuss a common and mutual defense, including possible proportionate liability based upon the relative degree of fault and proportionate payment of possible litigation expenses and damages as set forth with more particularity in the Joint Defense Agreement. The obligations under this Section 7 shall survive termination of this Agreement.

#### **Article 8. INSURANCE**

Each Party shall provide Commercial General Liability insurance in amounts not less than \$1,000,000 per occurrence and \$2,000,000 General Aggregate. Such insurance policy shall be evidenced by a current Certificate of Insurance naming the indemnified Party and its elected official(s), officers, employees and agents as additional insured. Other insurance options must be negotiated between the Parties.

#### **Article 9. SEVERABILITY AND CONFLICTS OF INTEREST**

- A. The provisions of this Agreement are severable. In the event any portion of this Agreement is not enforceable, the remainder shall be enforced with provisions deemed to

have been included to the extent necessary to give effect to the intent of the Parties as stated in this Agreement.

- B. No delay, omission or failure to exercise any right of either Party under this agreement shall be construed to be a waiver of any such right or as impairing any such right. This Agreement may be canceled pursuant to A.R.S. § 38-511 in the event of a conflict of interest as described therein.

#### **Article 10. GOVERNMENTAL APPROVAL.**

Each party shall approve this Agreement in accordance with the provisions of § 11-13-202.5, Utah Code 1953, as amended.

#### **Article 11. AMENDMENTS, INTEGRATION, SURVIVAL.**

This Agreement is intended to reflect the mutual intent of the Parties with respect to the subject matter hereof, and no rule of strict construction shall be applied against any Party. The Parties shall work in good faith to implement and resolve details not specified in this Agreement. No amendment or modification of the terms hereof shall be valid unless in writing and approved by the governing bodies of both Parties. Articles 5.B. and 5.D. of this Agreement shall survive termination or expiration.

#### **Article 12. IMMUNITY**

- A. By entering into this Agreement, the Parties do not (and do not intend to) waive any immunity provided to the parties hereto or their officials, employees, or agents by Title 63G, Chapter 7, *Utah Code Annotated*, known as the *Governmental Immunity Act of Utah*, (the “Immunity Act”), or under Arizona Revised Statutes Title 12, Chapter 7, Article 1, or by other applicable law.
- B. While performing duties under this Agreement, whether inside or outside the employee’s own jurisdiction, each employee shall possess the same immunities and privileges as if the duties were performed within the employee’s own jurisdiction.
- C. Nothing in this Agreement shall be construed as a waiver of any sort, including, but not limited to, sovereign immunity or other defense available to governmental entities in Utah and Arizona, or as a consent to be sued, or as a submission to the jurisdiction of any court.

### **Article 13. OBLIGATIONS**

This Agreement shall not relieve any Party of any obligation or responsibility imposed upon it by law and nothing herein shall be construed or give rise to a general obligation or liability of any Party or a charge against its general credit or taxing powers.

### **Article 14. FILING**

A copy of this Agreement shall be placed on file in the office of the official record keeper of each Party and shall remain on file for public inspection during the term of this Agreement. In the event of a renewal of this Agreement the official record keeper shall refile the renewed Agreement.

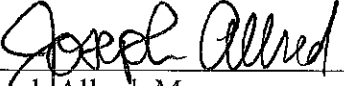
### **Article 15. GENERAL TERMS**

- A. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument.
- B. Nothing in this Agreement shall be construed as either limiting or extending the lawful jurisdiction of any Party. The parties agree that nothing in this Agreement alters or conveys any judicial jurisdiction.
- C. This Agreement contains the entire agreement between the Parties concerning its subject matter and shall not be modified except by written agreement duly executed by the Parties hereto. There are no oral understandings or agreements not set forth herein.

*[SIGNATURES APPEAR ON FOLLOWING PAGE]*


IN WITNESS WHEREOF, the parties hereto agree to carry out the terms of this Agreement.

DATED this 31 day of May, 2022.

  
\_\_\_\_\_  
Joseph Allred, Mayor  
Town of Colorado City

\_\_\_\_\_  
Donia Jessop, Mayor  
Hildale City

ATTEST:

  
\_\_\_\_\_  
Rosie White, Town Clerk

ATTEST:

\_\_\_\_\_  
Athena Cawley, City Recorder

APPROVED AS TO FORM

\_\_\_\_\_  
Mangum, Wall, Stoops & Warden, PLLC  
Town of Colorado City Attorney

APPROVED AS TO FORM

\_\_\_\_\_  
Joseph Hood  
Hildale City Attorney



**IN WITNESS WHEREOF**, the parties hereto agree to carry out the terms of this Agreement.

**DATED** this 31<sup>st</sup> day of May, 2022.

\_\_\_\_\_  
Joseph Allred, Mayor  
Town of Colorado City

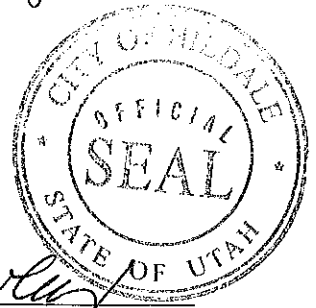
\_\_\_\_\_  
Donia Jessop, Mayor  
Hildale City

**ATTEST:**

\_\_\_\_\_  
Rosie White, Town Clerk

**ATTEST:**

\_\_\_\_\_  
Athena Cawley, City Recorder



**APPROVED AS TO FORM**

\_\_\_\_\_  
Mangum, Wall, Stoops & Warden, PLLC  
Town of Colorado City Attorney

**APPROVED AS TO FORM**

\_\_\_\_\_  
Joseph Hood  
Hildale City Attorney

**IN WITNESS WHEREOF**, the parties hereto agree to carry out the terms of this Agreement.

**DATED** this \_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Joseph Allred, Mayor  
Town of Colorado City

\_\_\_\_\_  
Donia Jessop, Mayor  
Hildale City

**ATTEST:**

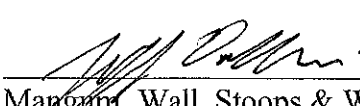
**ATTEST:**

\_\_\_\_\_  
Rosie White, Town Clerk

\_\_\_\_\_  
Athena Cawley, City Recorder

**APPROVED AS TO FORM**

**APPROVED AS TO FORM**

  
\_\_\_\_\_  
Mangum, Wall, Stoops & Warden, PLLC  
Town of Colorado City Attorney

\_\_\_\_\_  
Joseph Hood  
Hildale City Attorney

**JOINT RESOLUTION:**

**FOR HILDALE CITY: RESOLUTION NO. 2022-03-03 A**

**FOR TOWN OF COLORADO CITY: RESOLUTION NO. 2022-09**

**RESOLUTION OF HILDALE CITY, UTAH AND THE TOWN OF COLORADO CITY, ARIZONA ESTABLISHING PUBLIC WORKS IGA EQUIPMENT RENTAL RATES**

**WHEREAS**, the City of Hildale, Utah ("City"), and the Town of Colorado City, Arizona (Town) have entered into a "PUBLIC WORKS INTERGOVERNMENTAL AGREEMENT"; and

**WHEREAS**, the City and the Town own various pieces of equipment and assets; and

**WHEREAS**, the IGA requires that equipment and other costs be reimbursed from each entity; and

**WHEREAS**, the Public Works IGA Rate Schedule established in Exhibit-B hereto is necessary as part of the IGA, and the form thereof is acceptable to each party;

**NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF HILDALE CITY, UTAH AND THE MAYOR AND TOWN COUNCIL OF COLORADO CITY, ARIZONA** as follows:

**Section 1.** The Public Works IGA Rate Schedule set forth in Exhibit-B attached, is in the best interests of each municipality, and is hereby adopted in addition to any other fees as may be specifically set forth by state law, ordinance or resolution.

**Section 2.** Any equipment used that is not on Exhibit B will be billed at a rate determined by the Public Works Director in consultation with the City and Town Managers.

**Section 3.** The City Managers are hereby charged with the responsibility to establish written guidelines for the implementation of the Public Works IGA Rate Schedule for equipment management, documentation, collection of fees, and staff training.

**Section 4.** That this rate schedule supersedes any previous rate schedules that have been adopted for the Public Works IGA and may be changed from time to time as mutually agreed upon by each party.

**PASSED AND ADOPTED** by the Mayor and City Council of the City of Hildale, Utah and the Mayor and Town Council of the Town of Colorado City, Arizona effective April 1, 2022.

**Approved by Hildale City March 9, 2022**

**Approved by Town of Colorado City March 14, 2022**

*[Signatures on Page 2]*



**HILDALE CITY**


  
Donia Jessop, Mayor  
Hildale City

Attest:

  
Athena Cowley  
City Recorder



**COLORADO CITY**

  
Joseph Allred, Mayor  
Colorado City

Attest:

  
Town Clerk



## EXHIBIT - B

PUBLIC WORKS IGA EQUIPMENT RATE SCHEDULE (3/07/2022)		
Unit #	Equipment	Rate/HR
3401	3401 - 2008 Caterpillar 140M Grader	\$35.00
3402	3402 - 2010 Case 580 Super M Backhoe	\$15.00
3502	3502 - 1996 Crafc0 EZ Pour 100D	\$12.50
3603	3603 - 1981 Kenworth Water Truck	\$21.00
2220	2220 - 1994 Kenworth T800 w/trailer	\$28.50
2221	2221 - 2007 Kenworth W900 w/ trailer	\$28.50
2236	2236 - 1987 Ford F900 Water	\$21.00
2238	2238 - 2004 Kenworth Dump truck	\$30.00
2245	2245 - S1900 Boot Truck (oil spreader)	\$22.50
2257	2257 - International Dump Truck	\$30.00
2258	2258 - International Dump Truck	\$30.00
2259	2259 - Freightliner Truck /W Water Tank	\$28.50
2260	2260 - International Service Truck	\$15.00
2310	2310 - Skytrak Forklift	\$20.00
2311	2311 - John Deere 770B-H Grader	\$35.00
2312	2312 - Caterpillar 623B Scraper	\$65.00
2315	2315 - Broce Broom T20 Sweeper	\$10.00
2318	2318 - International Chip Spreader	\$40.00
2319	2319 - Ferguson SP-912 Wheel Compactor	\$15.00
2320	2320 - Bobcat 863 Skid steer	\$17.50
2321	2321 - 2006 John Deere 4720 Tractor	\$10.00
2324	2324 - Caterpillar 950GC Loader	\$26.00
2325	2325 - Caterpillar 950G Loader	\$26.00
2327	2327 - Caterpillar D7 Dozer	\$50.00
2328	2328 - Caterpillar D8 Dozer	\$67.50
2330	2330 - John Deere Loader	\$17.50
2333	2333 - Grove Crane	\$60.00
2334	2334 - Kabelco Trackhoe	\$26.00
2335	2335 - Caterpillar 304 Mini excavator	\$15.00
2336	2336 - Scraper	\$65.00
2337	2237 - Scraper	\$65.00
2339	2339 - 135 Cat Grader	\$35.00
2340	2340 - Terex Forklift	\$15.00
2342	2342 - Cat Track Skidsteer	\$15.00
2407	2407 - Vibromax VM106D	\$22.50
2413	2413 - Ingersoll Rand 185 Air Trailer	\$10.00
2418	2418 - Asphalt Zipper 231	\$25.00
2431	2431 - 2013 Mikasa MTX-70	\$10.00
2433	2433 - concrete saw	\$5.00
2435	2435 - Volvo Cement Mixer	\$40.00

# HILDALE CITY & TOWN OF COLORADO CITY CULINARY WATER MASTER PLAN UPDATE

October 2023



PREPARED BY:



SUNRISE ENGINEERING, INC.  
11 North 300 West  
Washington, UT 84780  
TEL: 435-652-8450  
FAX: 435-652-8416

---

Vernal Maloy, P.E.  
Project Engineer  
State of Arizona No. 78997

---

Blaine Worrell, P.E.  
Project Engineer  
State of Utah No. 13229751

© Copyright 2023 Sunrise Engineering, Inc.



HILDALE CITY & TOWN OF COLORADO CITY  
CULINARY WATER MASTER PLAN UPDATE

## Table of Contents

I.	INTRODUCTION.....	1
II.	SYSTEM USERS' ANALYSIS .....	2
A.	LENGTH OF PLANNING PERIOD .....	2
B.	PROJECTED GROWTH RATE .....	2
C.	PROJECTED POPULATION & NUMBER OF CONNECTIONS .....	3
D.	PROJECTED EQUIVALENT RESIDENTIAL UNITS (ERU) .....	4
E.	AVERAGE CULINARY WATER USAGE.....	5
F.	PEAK DAY DEMAND CULINARY WATER USAGE .....	6
G.	PEAK INSTANTANEOUS DEMAND CULINARY WATER USAGE .....	6
H.	CONSERVATION .....	7
III.	WATER SOURCE CAPACITY ANALYSIS.....	8
A.	EXISTING WATER SOURCE .....	8
B.	EXISTING REQUIRED WATER SOURCE CAPACITY .....	8
C.	PROJECTED REQUIRED WATER SOURCE CAPACITY .....	9
D.	RECOMMENDED WATER SOURCE CAPACITY IMPROVEMENTS .....	9
1.	1 TO 5 YEAR IMPROVEMENTS .....	10
2.	5 TO 10 YEAR IMPROVEMENTS.....	11
3.	10 TO 20 YEAR IMPROVEMENTS .....	11
E.	SOURCE CAPACITY SUMMARY .....	12
IV.	WATER STORAGE CAPACITY ANALYSIS.....	14
A.	EXISTING WATER STORAGE CAPACITY .....	14
B.	EXISTING REQUIRED WATER STORAGE CAPACITY.....	14
C.	PROJECTED REQUIRED WATER STORAGE CAPACITY .....	14
D.	STORAGE CAPACITY CHALLENGES.....	15
E.	RECOMMENDED WATER STORAGE CAPACITY IMPROVEMENTS .....	15
1.	1 TO 5 YEAR IMPROVEMENTS .....	16
2.	5 TO 10 YEAR IMPROVEMENTS.....	16
3.	10 TO 20 YEAR IMPROVEMENTS .....	17
F.	STORAGE CAPACITY SUMMARY .....	18
V.	WATER TREATMENT REQUIREMENTS AND ANALYSIS.....	19
A.	GENERAL REQUIREMENTS.....	19
B.	EXISTING TREATMENT FACILITIES .....	19
C.	PROJECTED WATER TREATMENT CAPACITY .....	19
D.	RECOMMENDED WATER TREATMENT FACILITY IMPROVEMENTS .....	20
1.	1 TO 5 YEAR IMPROVEMENTS .....	20
	6 TO 10 YEAR IMPROVEMENTS .....	20
2.	.....	20
3.	11 TO 20 YEAR IMPROVEMENTS .....	20
VI.	WATER DISTRIBUTION SYSTEM ANALYSIS .....	22
A.	EXISTING DISTRIBUTION SYSTEM ANALYSIS .....	22

B.	PROJECTED DISTRIBUTION SYSTEM ANALYSIS .....	23
C.	FIRE HYDRANTS .....	23
D.	RECOMMENDED DISTRIBUTION SYSTEM IMPROVEMENTS.....	23
1.	0 TO 5 YEAR IMPROVEMENTS .....	23
E.	5 TO 10 YEAR IMPROVEMENTS .....	24
F.	10 TO 20 YEAR IMPROVEMENTS .....	24
<b>VII.</b>	<b>WATER AVAILABILITY .....</b>	<b>26</b>
1.	WATER CONSERVATION PROGRAM .....	26
2.	CONSTRUCTION WATER.....	26
G.	RECYCLE BACKWASH WATER AT TREATMENT PLANT .....	26
H.	SECONDARY WATER SYSTEM.....	27
I.	WASTEWATER REUSE .....	27
<b>VIII.</b>	<b>SUMMARY OF RECOMMENDED IMPROVEMENTS.....</b>	<b>28</b>
A.	PRIORITY OF IMPROVEMENTS.....	28
<b>IX.</b>	<b>POSSIBLE FINANCING PLAN .....</b>	<b>29</b>
<b>X.</b>	<b>IMPACT FEE ANALYSIS.....</b>	<b>31</b>
A.	EXISTING IMPACT FEES .....	31
B.	LEVEL OF SERVICE.....	31
C.	PROPORTIONATE SHARE ANALYSIS .....	31
1.	WATER SOURCE.....	31
2.	WATER STORAGE.....	32
3.	WATER TREATMENT.....	32
4.	WATER DISTRIBUTION .....	32
5.	FUTURE PLANNING.....	33
D.	ZONAL IMPACT FEES .....	33
E.	IMPACT FEE ANALYSIS .....	33
F.	IMPACT FEE CERTIFICATION.....	34

## Appendices

Appendix A – Growth Analysis

Appendix B – Water Use Analysis

Appendix C – Engineers Opinion of Probable Cost

Appendix D – System Maps

Appendix E – Impact Fee Analysis

Appendix F – Impact Fee Certification

## I. INTRODUCTION

Hildale City is located along Highway 59 in Washington County in southwestern Utah. The Town of Colorado City is neighboring Hildale, just across the border in Arizona. The water system is shared and funded by both communities and is operated and maintained by the Hildale Colorado City Utility Department. This plan was created with coordination from staff from Hildale City, the Town of Colorado City and the Hildale Colorado City Utility Department.

Hildale City Completed a Culinary Water Master Plan Update in 2020 which was an update to their 2014 Plan. The City has contracted with Sunrise Engineering to complete an update to the 2020 plan. While this is a shorter window between plans than is typical, the city has recognized that conditions and future projections have changed significantly in that short time period. The intent of this update is to account for these changes.

The culinary water system has been analyzed under the State of Utah Division of Drinking Water guidelines to determine the current system status and to evaluate possible system needs as the community grows during the next 20 years. As part of this plan, Sunrise Engineering, Inc. has recommended some improvements to the culinary water system and has developed a potential financing plan that will help Hildale City and the Town of Colorado City obtain the necessary funds for the recommended improvements.

This plan also serves as the Impact Fee Facilities Plan for Hildale and Colorado City and includes an Impact Fee Analysis.

This report does not analyze water rights or a secondary water system. This plan also does not include a user rate analysis.



## II. SYSTEM USERS' ANALYSIS

### A. LENGTH OF PLANNING PERIOD

It is typical for a Master Plan to use a 10 or 20-year planning period. For example, the first year of a 10-year planning period would be the year 2024 with the 10<sup>th</sup> and final year being 2033. This plan will use fiscal years and will assume a 20-year (2024-2043) planning period for recommended improvements. This period will allow an adequate evaluation of the system for potential infrastructure improvements or other needs. Revenue sources should be carefully evaluated each year as budgets are set by the city council.

### B. PROJECTED GROWTH RATE

An important element in the development of the water system and capacity analysis is the projection of the city's population growth rate on an annual basis. This projection gives the planner an idea of the potential future demands on the culinary water system for the length of the planning period.

Projecting the number of future culinary water connections can be a subjective process. The most effective method of estimating the number of future connections is by analyzing past historical numbers of connections and census records. Because Hildale and Colorado City utilize the same water system, the census records and past numbers of connections of both Hildale and Colorado City were included in the analysis. In the past five years the communities have seen a fluctuation of positive and negative growth rates. Due to this fluctuation, analyzing the historical growth rates is an inaccurate method of predicting future growth for these communities. Figure II-1 below shows the historic population in both communities.

Figure II-1: Historic Population

Calendar Year	Hildale Population	Colorado City Population	Total Population	Est. Growth Rate	Number of Connections
2018	2,916	4,825	7,741	0.21%	863
2019	2,910	4,836	7,746	0.06%	763
2020	2,727	4,531	7,258	-6.30%	799
2021	2,825	4,694	7,519	3.60%	855
2022	2,931	4,871	7,802	3.76%	1,113

In the past couple of years, the growth rate in both communities has changed drastically. At the time of the previous plan, the communities anticipated minimal to no growth for the first few years of the planning window. However, in the past few years the communities have seen a significant increase in number of connections, and there are multiple new developments that are in various stages of construction and planning that are anticipated to come to each community in the planning window. Development is anticipated to continue at a high rate for the length of the planning window. This abrupt change in growth is one of the main reasons that the City is updating their culinary water master plan after only a few years.



staff and elected officials from both communities looked at the upcoming developments in different stages in the approval process to determine a realistic number of anticipated new connections in future years. The number of anticipated new connections was used to determine a growth rate. In the discussions with staff from each community, it was determined that based on the expected timeline of new developments, a higher than typical growth rate will be assumed over the 20-year planning period. The following growth rates were used for this study:

- 2024-2028 (first 5 years) – 10% per year
- 2029-2033 (second 5 years) – 12% per year
- 2034-2038 (third 5 years) – 10% per year
- 2039-2043 (last 5 years) – 8% per year

### C. PROJECTED POPULATION & NUMBER OF CONNECTIONS

Based on the forecasted growth rates referenced above, the number of connections the City will need to plan for can be calculated with the compound interest formula shown below.

$$F = P(1 + i)^N$$

F = Future Population      P = Present Population  
i = Projected Growth Rate    N = Years

This equation was used to project the community population and number of connections for each year in the planning period. Figure II-2 below shows a summary of the growth rate analysis. Appendix A shows the full analysis.

Figure II-2: Growth Rate Analysis Summary

Calendar Year	Est. Growth Rate	Hildale Population	Colorado City Population	Total Population	Hildale Connections	Colorado City Connections	Total Connections
2023		3,224	5,358	8,582	435	790	1,224
2024	10.0%	3,547	5,894	9,440	478	869	1,347
2025	10.0%	3,901	6,483	10,384	526	956	1,481
2026	10.0%	4,291	7,132	11,423	578	1,051	1,630
2027	10.0%	4,720	7,845	12,565	636	1,156	1,792
2028	10.0%	5,192	8,629	13,822	700	1,272	1,972
2029	12.0%	5,816	9,665	15,480	784	1,425	2,208
2030	12.0%	6,513	10,825	17,338	878	1,596	2,473
2031	12.0%	7,295	12,124	19,419	983	1,787	2,770
2032	12.0%	8,170	13,578	21,749	1,101	2,001	3,103
2033	12.0%	9,151	15,208	24,359	1,233	2,242	3,475
2034	10.0%	10,066	16,729	26,794	1,357	2,466	3,822
2035	10.0%	11,073	18,401	29,474	1,492	2,712	4,205
2036	10.0%	12,180	20,241	32,421	1,641	2,984	4,625
2037	10.0%	13,398	22,266	35,663	1,806	3,282	5,088
2038	10.0%	14,738	24,492	39,230	1,986	3,610	5,596
2039	8.0%	15,917	26,452	42,368	2,145	3,899	6,044
2040	8.0%	17,190	28,568	45,758	2,317	4,211	6,528
2041	8.0%	18,565	30,853	49,418	2,502	4,548	7,050
2042	8.0%	20,050	33,321	53,372	2,702	4,912	7,614
2043	8.0%	21,654	35,987	57,641	2,918	5,305	8,223

It is important to understand that projected growth rates are not the cornerstone of this plan. If the number of system connections projected is reached earlier or later than anticipated, future improvements to support growth may come either earlier or later.

#### D. PROJECTED EQUIVALENT RESIDENTIAL UNITS (ERU)

The water system is made up of multiple connection types. Hildale City and the Town of Colorado City report their different connections to the state as either residential, commercial, industrial, or institutional. Figure II-3 shows a summary of the number of connections by type.

Figure II-3: Total Number of Units Per Connection Type

Year	Residential	Commercial	Industrial	Institutional	Total
2018	730	71	24	37	862
2019	667	66	18	12	763
2020	695	70	20	14	799
2021	742	75	23	15	855
2022	939	98	28	48	1,113
2023	1,033	108	31	53	1,224

Each of these different connection types uses different amounts of water at different rates. In order to properly analyze the systems usage, the number of connections are converted to equivalent residential units (ERU). This is done by taking the usage per connection of each connection type and dividing by the usage per connection of residential connections. Figure II-4 and Figure II-5 show the ERU per connection type and the total number of ERUs. This plan will use the number of ERUs instead of number of connections.

Figure II-4: ERUs Per Connection Type

Residential	Commercial	Industrial	Institutional
1.0	1.4	1.1	1.7

Figure II-5: Total Number of ERUs Per Connection Type

Year	Residential	Commercial	Industrial	Institutional	Total
2018	730	71	14	33	848
2019	667	90	23	26	806
2020	695	114	14	32	855
2021	742	109	22	51	923
2022	939	142	32	82	1,195
2023	1,033	156	35	90	1,314

Applying the growth rates that were established in Figure II-2 to the number of ERUs, the projected number of ERUs can be found for the end of the planning period.

Figure II-6: Projected Number of ERUs

Calendar Year	Est. Growth Rate	Number of ERUs
2023		1,314
2024	10.0%	1,446
2025	10.0%	1,590
2026	10.0%	1,749
2027	10.0%	1,924
2028	10.0%	2,117
2029	12.0%	2,371
2030	12.0%	2,655
2031	12.0%	2,974
2032	12.0%	3,330
2033	12.0%	3,730
2034	10.0%	4,103
2035	10.0%	4,513
2036	10.0%	4,965
2037	10.0%	5,461
2038	10.0%	6,007
2039	8.0%	6,488
2040	8.0%	7,007
2041	8.0%	7,568
2042	8.0%	8,173
2043	8.0%	8,827

## E. AVERAGE CULINARY WATER USAGE

The State of Utah Public Drinking Water regulations require public water system to meet requirements based upon usage. These requirements are found in the State R309 Code. The code provides a standard usage based upon the types of connections serviced in a system. For a standard residential connection, the code says to assume an average day usage of 400 gallons per day (gpd) per ERU. Historical usage data was provided by Hildale City and that usage was compared against the 400 gpd to check if it would adequately represent the usage in the city's system.

The historical usage from the city was from meter data over the past 5 years (2018-2022). To check against the usage indicated in the State's R309 Code, the average usage per ERU was calculated from the historical usage. The total average usage over the past 5 years was divided by the average number of ERUs and then converted to gpd/ERU as shown in the calculations below.

$$285,751,000 \text{ gallons} / 925 \text{ ERU} = 308,833 \text{ gallon/ERU/year}$$

$$308,833 \text{ gallon/ERU/year} / 365 \text{ days/year} = 846 \text{ gpd/ERU}$$

Figure II-7 shows a summary of the average usage and historical data that is explained above.

Figure II-7: Hildale & Colorado City Historical Usage Summary

Year	Total Usage (Thousand Gallons)	Number of Connections	Usage per Conn (gpd/conn)	Number of ERUs	Usage per ERU (gpd/ERU)
2018	303,105	862	963	848	979
2019	251,780	763	904	806	856
2020	285,109	799	978	855	914
2021	279,736	855	896	923	830
2022	309,026	1,113	761	1195	709
5-Year Avg:	285,751	878	900	925	846
This Master Plan will use a historic daily usage of 846 gpd/ERU					

The 846 gpd/ERU average usage calculated from the City's historical usage is significantly higher than the usage that is indicated for use in the State Code. This is because the average household size in the communities of Hildale City and Colorado City are larger than the average household size in the rest of the state. Because of the larger usage per ERU, this plan will determine usage demand from the historical usage instead of the numbers from the State Code. This method will result in a more realistic analysis and is the more conservative of the two methods.

The calculations in this report will be based on the historical average usage of **846 gpd/ERU** (0.59 gpm/ERU). It is recommended that future improvements be sized based on this average usage.

#### F. PEAK DAY DEMAND CULINARY WATER USAGE

Peak Day Demand (PDD) is defined by the Utah Administrative Code as the "anticipated water demand on the day of the highest water consumption". The state code uses 800 gpd/ERU for a peak day demand of a standard residential unit which is twice the average day demand. Therefore, it can be assumed that the PDD for this plan is double the 846 gpd/ERU average demand calculated above. Doubling the average usage results in a peak demand of **1,692 gpd/ERU** (1.18 gpm/ERU).

#### G. PEAK INSTANTANEOUS DEMAND CULINARY WATER USAGE

Peak Instantaneous Demand (PID) can be described as the highest demand at any one instance in the system. This can be determined based on hourly usage if such data is available. Where hourly usage data does not exist, which is the case of this study, the State Code uses the following method to calculate the PID:

Indoor Usage:

$$Q_{peak\ indoor} = 10.8 \times N^{0.64}$$

Where N is the number of connections and Q is the flow in gpm

Outdoor Usage:

$$Q_{peak\ outdoor} = N \times Irr.\ Acreage \times Demand\ Factor$$

Where N is the number of connections, Irr. Acreage is the average area that is irrigated throughout the system and the Demand Factor is based on the zone given in Table 510-7 of R309-510 of the Utah Administrative Code.

This calculations results in a PID of **2,444 gpm** for the year 2024.

## H. CONSERVATION

This plan assumes a conservation rate of 0.5% per year over the planning period. This conservation factor is used to represent any conservation efforts from the city, existing connections, or new connections. This rate also takes into account the decrease in average household size that is accompanying the community's current growth. This conservation results in the following demands at the end of the planning window.

- ADD (2043) = 766 gpd/ERU
- PDD (2043) = 1,531 gpd/ERU

The conservation factor is not used for the PID. As mentioned above, the PID is the highest demand on the system at any given moment. Conservation efforts do not have a major impact on the amount of water that could be used at any given moment.

### III. WATER SOURCE CAPACITY ANALYSIS

#### A. EXISTING WATER SOURCE

To analyze source capacity, all available culinary water sources must first be identified. These sources are listed in Figure III-1. The flow capacity numbers were acquired from the Hildale City Colorado City Utility Department.

Figure III-1: Hildale and Colorado City Existing Water Sources

Name/#	Flow (CFS)	Flow (gpm)
Wells		
4	0.265	119
8	0.134	60
10	0.189	85
11	0.178	80
17*	0.334	150
19	0.223	100
21	0.446	200
22	0.223	100
24	0.178	80
Academy	0.512	230
Power Plant**	0.000	0
Subtotal	2.683	1204
Springs		
Jans Canyon	0.036	16
Maxwell Canyon	0.143	64
Subtotal	0.178	80
Total Source	2.861	1284

\*Well 17 is currently being refurbished and is anticipated to produce 150 gpm once it is finished.

\*\*Power Plant Well can produce 244gpm but is currently not plumbed to the treatment plant so it is unavailable and not counted as a source.

Listed spring flows are relatively constant. These springs were developed from a horizontal bore into the Navajo sandstone formation. The springs are currently used for Maxwell Park and a fill station. With the springs being used for these non-culinary uses the culinary system does not realize the full 80 gpm associated with the springs. These uses are unmetered, so it is not known what percentage of the spring water goes into the culinary water system.

#### B. EXISTING REQUIRED WATER SOURCE CAPACITY

The Utah State Code R309-510-7 states that a water system's source needs to meet "the anticipated water demands on the day of the highest water consumption which is the Peak Day Demand". The PDD was determined Section II.F as 1,692 gpd/ERU. The source capacity demand for the water system was calculated by multiplying the PDD from Section II.F by the total number of ERUs existing in the system. The results of the analysis are presented in gallons per minute. The results of this analysis are shown in Figure III-2 and the calculation is shown in Appendix B.

Figure III-2: Required Source Capacity (Existing Conditions)

Total Required Source Capacity	1,699 gpm
Total Existing Source Available	1,284 gpm
Existing Source Capacity Deficit	-415 gpm

### C. PROJECTED REQUIRED WATER SOURCE CAPACITY

The projected culinary water source capacity required at the end of the planning period is determined from the same factors explained in Section III.B, but the projected number of ERUs is inserted into the calculations instead of the number of existing ERUs. The results of the analysis are shown below in Figure III-3, Figure III-4, and Figure III-5.

Figure III-3: Required Source Capacity (5-year Planning Period)

Total Required Source Capacity	2,438 gpm
Total Existing Source Available	1,284 gpm
Existing Source Capacity Deficit	-1,154 gpm

Figure III-4: Required Source Capacity (10-Year Planning Period)

Total Required Source Capacity	4,186 gpm
Total Existing Source Available	1,284 gpm
Existing Source Capacity Deficit	-2,902 gpm

Figure III-5: Required Source Capacity (20-Year Planning Period)

Total Required Source Capacity	9,387 gpm
Total Existing Source Available	1,284 gpm
Existing Source Capacity Deficit	-8,103 gpm

### D. RECOMMENDED WATER SOURCE CAPACITY IMPROVEMENTS

The analysis above shows that the existing available source is not sufficient to accommodate a peak day demand. The historical experience has been that during peak summer months with the system running at full capacity, the City is unable to provide enough water. Without being able to provide enough water to meet system demand the water levels in the storage tanks gradually drop during summer months affecting available fire flow and water pressures. This has caused both communities to enact water restrictions during summer months for the last several years.

Source availability improvements are needed now as well as in upcoming years. Hildale City and The Town of Colorado City have performed multiple studies over the years looking at different ways to improve the quantity and quality of available source. These studies, as well as this plan, provided a number of recommended improvements. This plan includes the recommendations from these studies. However, these improvements do not provide enough sources to cover the required source capacity in the planning windows.

In order to increase the available source to meet the projected required source this plan assumes that a significant number of new wells will need to be drilled. In addition to the recommended improvements from previous studies, this plan recommends additional well fields to be installed at the 0-5 year, 6-10 year, and 11-20 year windows. These well fields are included as 6 single projects with one well field for each community in each of the planning windows. The following assumptions were used in calculating the number of needed wells:

- Each well has a flow of 120 gpm, the average flow of all existing wells.
- The required flow for each window's well field is the source deficit at the end of each planning period.
- Since Utah requires water rights to be purchased to drill new wells, this plan assumes a 70:30 split of Arizona to Utah wells to save on costs.
- The number of wells required was found by taking the total required flow divided by the average flow per well, then multiplied by the respective percentage to split the number of wells between the two states.

It is recommended that a well-sitting study be performed to try and provide the best possible locations to drill new wells. Because locations are not specified for these additional wells, the wells are not shown in the recommended improvements map in Appendix D.

#### 1. 1 TO 5 YEAR IMPROVEMENTS

- Treatment Plant Wells – The quickest available option to help increase source capacity is to drill additional wells in the Arizona side of the system. This portion of Arizona is an open basin and does not require obtaining water rights to drill and use a well. The City is currently working on a study to evaluate the locations of these two wells. The preliminary idea is to drill the wells at the treatment plant. Based on the output of existing wells, it is anticipated that these wells will produce roughly 80 gpm for the shallow well and 120 gpm for the deep well. The well study will help refine these estimated flows.
- Trailhead Well 1 – The City is looking at drilling additional wells in the nearby canyons to the northeast. The water from these canyons would be obtained from different geologic formations than their current wells. The hope is that the water quality is similar to the Jans and Maxwell Canyon springs. The Trailhead Well 1 would be located on City owned property by the Squirrel Canyon Trailhead. This well would provide additional source to the town but primarily will act as a test to determine potential quantity and quality of water. It is estimated that this well could produce 175 gpm. These wells are in Utah and will require water rights to drill and use the well. The City currently has water rights that can be transferred to use the proposed well.
- 5-Year AZ Well Field – It is anticipated that this project will comprise of 5 wells producing a total of 600 gpm



- 5-Year UT Well Field – It is anticipated that this project will comprise of 2 wells producing a total of 240 gpm

## 2. 5 TO 10 YEAR IMPROVEMENTS

- Trailhead Well 2- If the Trailhead Well 1 proves to be a successful route for obtaining additional source, it is recommended that the City continue to pursue this source with an additional well on the city owned land next to the Squirrel Canyon Trailhead. This well and all future wells up the canyon will require obtaining additional water rights. This Well is also estimated to produce 175 gpm.
- 10-Year AZ Well Field - It is anticipated that this project will comprise of 7 wells producing a total of 840 gpm
- 10-Year UT Well Field - It is anticipated that this project will comprise of 3 wells producing a total of 360 gpm

## 3. 10 TO 20 YEAR IMPROVEMENTS

- Hildale Groundwater Project Phase I - If the Trailhead Wells are successful at producing good quality water, this plan recommends that additional wells be drilled in the area Northeast of Hildale. These wells would be located on BLM property and would require environmental studies and going through BLM's process (such as a SF299 application and Plan of Development) for obtaining Right-of-Way on BLM land. The City has already begun working through this process with the help of the Washington County Water Conservancy District. Based on the best available information that the City has, it is estimated that this project would produce roughly 350 gpm. The exact location of these wells will be determined through coordination with the City and BLM.
- Hildale Groundwater Project Phase II- This phase involves drilling two additional wells in different location than Phase I but in the same general BLM owned area. Phase II would require the same BLM process and need for additional water rights. This phase is also estimated to produce roughly 350 gpm.
- Hildale Groundwater Project Phase III – This phase is similar to first two and involves additional wells in the BLM owned area Northeast of Hildale. It is estimated that this phase will produce 175 gpm.
- 20-Year AZ Well Field - It is anticipated that this project will comprise of 28 wells producing a total of 1680 gpm
- 20-year UT Well Field - It is anticipated that this project will comprise of 12 wells producing a total of 1440 gpm

These recommended improvements are summarized in Figure III-6. Appendix D includes an exhibit showing the location of these improvements.

Figure III-6: Summary of Recommended Source Improvements

Name/#	Flow (CFS)	Flow (gpm)	Est. Year Installed
Wells			
Treatment Plan Shallow	0.178	80	2024
Treatment Plant Deep	0.267	120	2024
Trailhead Well 1	0.390	175	2025
1-5 Year AZ Well Field	2.139	960	2028
1-5 Year UT Well Field	0.802	360	2028
Trailhead Well 2	0.390	175	2028
Hildale Groundwater Project PH I	0.780	350	2032
6-10 Year AZ Well Field	2.406	1,080	2033
6-10 Year UT Well Field	1.070	480	2033
Hildale Groundwater Project PH II	0.780	350	2036
11-20 Year AZ Well Field	6.150	2,760	2039
11-20 Year UT Well Field	2.674	1,200	2039
Hildale Groundwater Project PH III	0.390	175	2040
<b>Total Projected New Source</b>	<b>18.416</b>	<b>8,265</b>	

The estimated schedule for the recommended improvements is based on available data and current funding that is available/projected. Constructing projects with the timing shown will take several years for the source capacity to exceed the minimum source capacity required. It is recommended that the early projects be pushed forward as much as possible as funding options become available.

#### E. SOURCE CAPACITY SUMMARY

Figure III-7 and Figure III-8 show the comparison between the available source capacity and the projected required source capacity. The available source capacity in Figure III-8 represents the source capacity available with the implementation of the recommended improvements including the various new wells required in each planning window.

Figure III-7: Projected Source Capacity with Existing Conditions

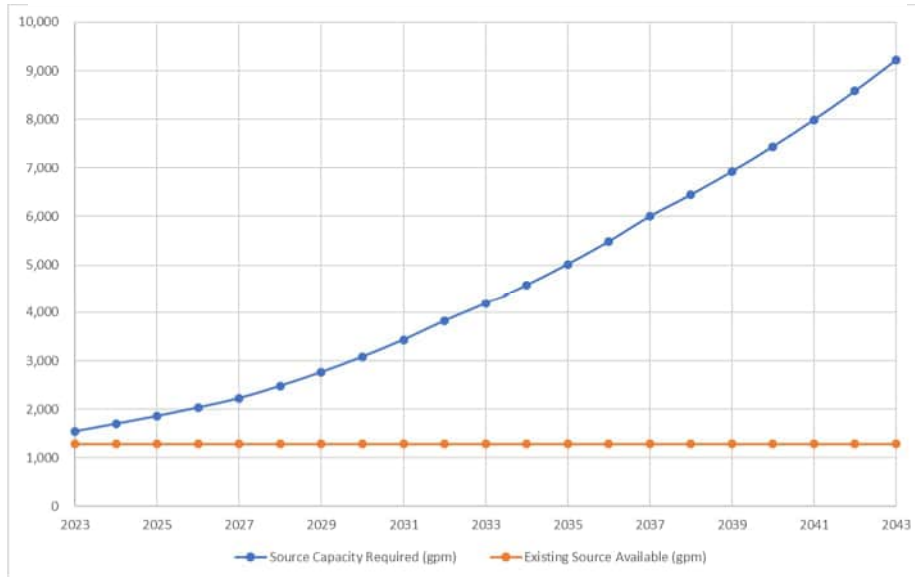
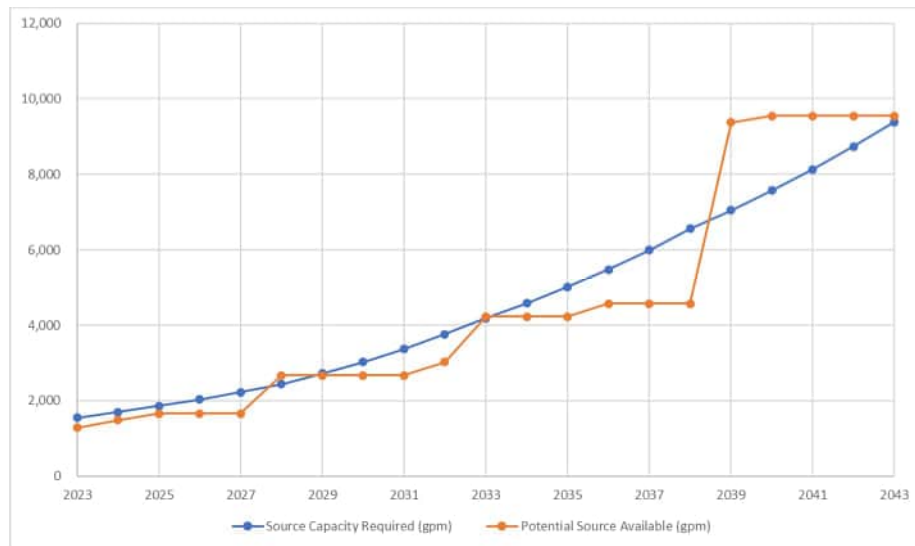


Figure III-8: Projected Source Capacity with Recommended Improvements



## IV. WATER STORAGE CAPACITY ANALYSIS

Water storage capacity requirements are found in the State of Utah Public Drinking Water Regulations, R309-510. These regulations require storage for the community's culinary water system to meet one full day's average use requirement for all connections in the community in addition to fire flows for a minimum of two hours and emergency storage as deemed necessary.

### A. EXISTING WATER STORAGE CAPACITY

There are currently four existing water storage tanks. These tanks are identified in Figure IV-1 below. The Saddle Tank is higher than the other three, and it receives water from the springs. The outlet to the Saddle Tank is near the top of the tank allowing unpressurized outflow. In an emergency, there is a valve that can be opened to utilize the storage in the tank. The other three tanks all have the same high-water elevation and receive water from the wells through the treatment plant.

Figure IV-1: Storage Capacity Summary

Existing Tank	Available Storage (gal)
Saddle Tank	60,000
800,000 Gallon Tank	800,000
600,000 Gallon Tank	600,000
Elm Street Tank	1,000,000
<b>Total Existing Storage Capacity</b>	<b>2,460,000</b>

### B. EXISTING REQUIRED WATER STORAGE CAPACITY

As shown in Section II-E, average water usage per ERU also known as the Average Day Demand (ADD) in the water system is 846 gpd/ERU. In general, fire flow requirements are set by the local Fire Authority or are based on building size and type of construction. This plan uses the same minimum fire flow as the previous plans of 1,500 gpm.

The required storage capacity was calculated by multiplying the ADD by the total number of ERUs currently existing in the system. When compared with the system's total storage capacity summarized above, the calculation shows that the City has surplus total storage capacity under current conditions. The results of this analysis are shown in Figure IV-2.

Figure IV-2: Required Storage Capacity (Existing Conditions)

Total Required Storage Capacity	1,414,151 gal
Total Existing Storage Available	2,460,000 gal
Existing Storage Capacity Surplus	1,045,849 gal

### C. PROJECTED REQUIRED WATER STORAGE CAPACITY

The projected culinary water storage capacity required at the end of the planning period is determined from the same factors explained in Section IV.B, but the projected number of ERUs is inserted into the calculations instead of the number of existing ERUs. The results of the analysis are shown below in Figure IV-4 and Figure IV-5.

Figure IV-3: Required Storage Capacity (5-Year Planning Window)

Total Required Storage Capacity	1,755,036 gal
Total Existing Storage Available	2,460,000 gal
Existing Storage Capacity Surplus	704,964 gal

Figure IV-4: Required Storage Capacity (10-Year Planning Window)

Total Required Storage Capacity	3,194,071 gal
Total Existing Storage Available	2,460,000 gal
Existing Storage Capacity Deficit	-734,071 gal

Figure IV-5: Required Storage Capacity (20-Year Planning Window)

Total Required Storage Capacity	6,938,975 gal
Total Existing Storage Available	2,460,000 gal
Existing Storage Capacity Deficit	-4,478,975 gal

The current storage capacity is not able to provide enough water for the 10- and 20-year windows. Therefore, improvements will be required in the future.

#### D. STORAGE CAPACITY CHALLENGES

The storage capacity analysis results show that the city has adequate storage for their current needs. However, with the growth the City is expecting, the required storage will surpass the currently available storage capacity. In addition, there are still some concerns and shortcomings with the existing storage facilities.

- During summer months water operators have expressed concerns that because they are barely able to meet system demands with the wells during the day, they are not able to keep the tanks full and therefore do not have the full available storage shown in the calculation above.
- The water system consists of a single pressure zone. There are multiple areas around the community within each of the community's' limits that are at an elevation higher than the maximum elevation the existing tanks can serve.

#### E. RECOMMENDED WATER STORAGE CAPACITY IMPROVEMENTS

Improvements need to be made to provide storage for the projected growth. An analysis was done to determine the location of the ERUs at the end of the planning period based on the available information regarding upcoming development mentioned in Section II.B. The system was divided

into six regions and the total projected ERUs were placed in their corresponding region. This resulted in the following total projected ERUs per region:

- Northeast: 251 ERUs
- Northwest: 5,304 ERUs
- Central East: 376 ERUs
- Central West: 345 ERUs
- Southeast: 1,629 ERUs
- Southwest: 327 ERUs

The results of this analysis was used to determine the location and size of the recommended storage improvements. Using the minimum sizing requirement of 846gpd/ERU a storage requirement was calculated for each region. This results in the following approximate storage required for each region:

- Northeast: 200,000 Gallons
- Northwest: 4,200,000 Gallons
- Central East: 300,000 Gallons
- Central West: 270,000 Gallons
- Southeast: 1,300,000 Gallons
- Southwest: 260,000 Gallons

The areas that require the most storage is the Northwest and Southeast. The existing tanks are able to provide the storage required for the other four regions. To reach the required storage the system needs storage in the following locations:

- Northwest: 4,000,000 Gallons
- Southeast: 500,000 Gallons

This additional 4.5 million gallons of storage will reach the states minimum sizing requirements. To provide emergency storage this plan also recommends an additional 1 million gallons of storage. This plan recommends 4 different storage projects be installed within the planning period to provide this additional storage. The recommended projects are as follows:

1. 1 TO 5 YEAR IMPROVEMENTS

- Sandhill Tank 1 – This tank would be constructed above the Elm Street tank to create a higher-pressure zone that would cover the area north of Utah Ave and east of the highway. This project would include a booster pump to get water to the tank and valving to create the new pressure zone. It is recommended this tank be at least a 2-million-gallon tank.

2. 5 TO 10 YEAR IMPROVEMENTS

- Trailhead Tank - This tank would be installed on the same site as the two wells recommended in the same area near Squirrel Canyon in Section III-D. This tank would serve

two purposes. First, it would collect the water from the proposed Trailhead Well and eventually the Hildale Groundwater Project wells. The second purpose is to create a higher-pressure zone on the northeast side of Hildale. This pressure zone would serve the existing and new building up the canyons north of Williams Ave. This plan recommends the tank capacity to be 500,000 gallons, but the capacity should be reevaluated after the City receives results on how much water can be obtained from the Trailhead Well 1.

### 3. 10 TO 20 YEAR IMPROVEMENTS

- Sandhill Tank 2 – Recently Hildale City annexed land west of the previous city limits. there are new developments in preliminary planning stages for this area and it is anticipated that these developments will be started within the planning window. This tank would be used to serve development in this area. This plan uses a recommended storage capacity of 2,000,000 gallons and anticipates that the tank will be located in a similar area and elevation as the Sandhill 1 tank. As these developments progress further down the planning stages it is recommended that the size and location of this tank be reevaluated.
- South Concrete Tank – In the southeast region of Colorado City, additional storage is required to provide storage for the new developments that are anticipated to be built in the area. It is recommended that the tank be 1,000,000 gallons and installed to be at the same elevation as the existing tanks.

These recommended storage improvements are summarized in Figure IV-5. Appendix D includes an exhibit showing the location of these improvements.

Figure IV-6: Summary of Recommended Storage Improvements

Proposed Tank	Available Storage	Est. Installation Date
Sandhill Tank 1	2,000,000	2025
Trailhead Tank	500,000	2028
Sandhill Tank 2	2,000,000	2034
South Concrete Tank	1,000,000	2038
Total Projected New Storage	5,500,000	

## F. STORAGE CAPACITY SUMMARY

Figure IV-7 and Figure IV-8 show the comparison between the available storage capacity and the projected required storage capacity. The available storage capacity in Figure IV-8 represents the storage capacity available with the implementation of the recommended improvements.

Figure IV-7: Projected Storage Capacity with Existing Conditions

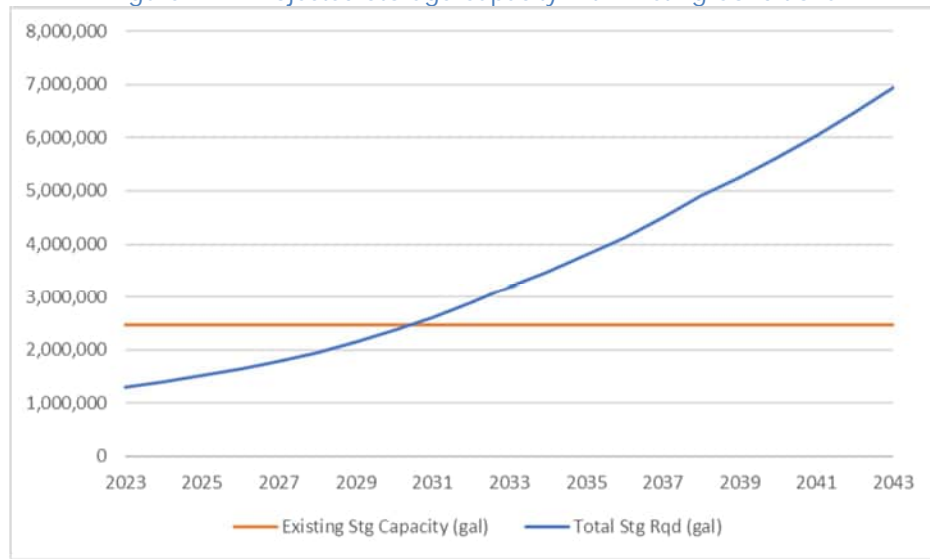
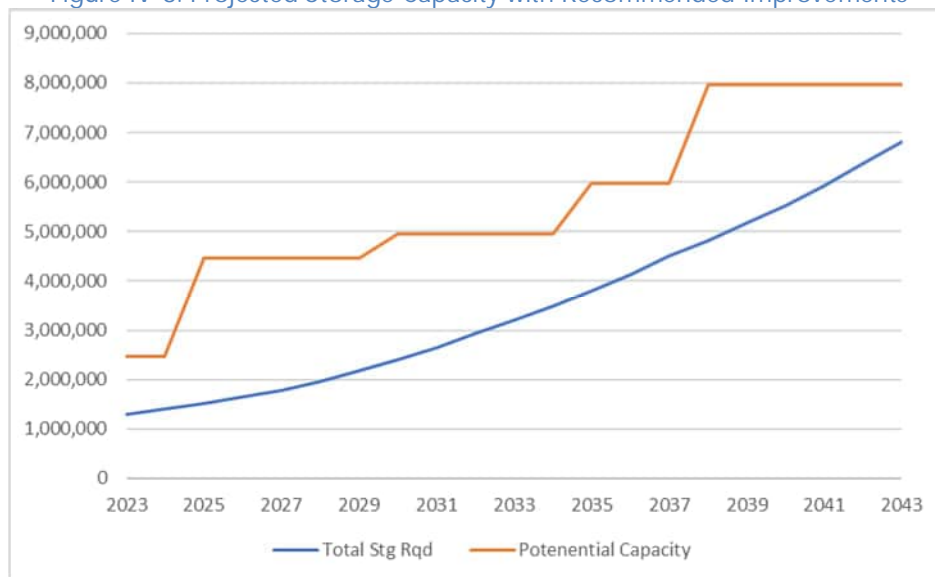


Figure IV-8: Projected Storage Capacity with Recommended Improvements





## V. WATER TREATMENT REQUIREMENTS AND ANALYSIS

### A. GENERAL REQUIREMENTS

The State of Utah Public Drinking Water Regulations, in accordance with the National Safe Drinking Water Act, have adopted “primary” regulations for the protection of public health and “secondary” regulations related to the taste and aesthetics. The regulations recommend that all culinary water sources have provisions for continuous disinfection. Hildale/Colorado City have a culinary water treatment facility to treat the existing wells in an effort to meet the State’s requirements.

### B. EXISTING TREATMENT FACILITIES

The existing culinary water treatment plant uses a greensand filtration process which includes injecting the water with potassium permanganate. The plant contains 6 pressure vessels designed to operate in parallel and treat 2,400 gpm. However, based on available data and communicating with the City, the plant has the capacity to treat approximately 2,000 gpm. The treatment plant needs to be able to treat more than the PDD so the system doesn’t run out of water. Figure V-1 below shows how the treatment plant capacity compares to the PDD.

Figure V-1: Required Treatment Capacity (Existing Conditions)

Total Required Source Capacity	1,699 gpm
Total Existing Source Available	2,000 gpm
Existing Source Capacity Surplus	301 gpm

### C. PROJECTED WATER TREATMENT CAPACITY

As the communities continue to grow, the demands on the system will grow as well. The treatment plants will need to accommodate the increasing PDD. Below is an analysis of the projected treatment capacity.

Figure V-2: Projected Required Treatment Capacity (5-Year Planning Window)

Total Required Source Capacity	2,438 gpm
Total Existing Source Available	2,000 gpm
Existing Source Capacity Deficit	-438 gpm

Figure V-3: Projected Required Treatment Capacity (10-Year Planning Window)

Total Required Source Capacity	4,186 gpm
Total Existing Source Available	2,000 gpm
Existing Source Capacity Deficit	-2,186 gpm

Figure V-4: Projected Required Treatment Capacity (20-Year Planning Window)

Total Required Source Capacity	9,387 gpm
Total Existing Source Available	2,000 gpm
Existing Source Capacity Deficit	-7,387 gpm

The treatment plant will not be able to treat enough water beyond the 5-year planning window. Improvements will need to be made to the treatment capacity in the near future.

#### D. RECOMMENDED WATER TREATMENT FACILITY IMPROVEMENTS

As mentioned before, the treatment plant has a surplus in the existing conditions but will need to be improved within the next few years. The following recommendations are made to improve the treatment capacity:

##### 1. 1 TO 5 YEAR IMPROVEMENTS

- Raw Water Transmission Line - The raw water transmission lines which carry water from the wells to the treatment plant should be improved. These lines are old, undersized, and estimated to have iron and other mineral deposits adhering to the pipe. It is possible the amount of flow going to the treatment plant is restricted by these deposits. It is recommended that a new 12" transmission line be installed in Richard St. to convey water from the wells south of the treatment plant. It is also recommended that access points be installed that allow water operators to flush and clean out the lines on the new line and on the remaining existing raw water lines.
- Small Treatment Plant – The treatment capacity needs to be increased within the 5-year planning window, so it is recommended that a new treatment plant be constructed. This plant is recommended to treat approximately 1,000 gpm. There is no specific location selected for this plant, however it is recommended that it be built near the Power Plant well so that it can be incorporated into the culinary water system.

##### 2. 6 TO 10 YEAR IMPROVEMENTS

- Additional Treatment Capacity Phase I - With the previous plant implemented, the treatment facilities be at a deficit again in the 6-10-year window. An additional 2,500 gpm will need to be added. This can be accomplished by either expanding the previous plant or building an entirely new plant. For planning purposes this report assumes that a new treatment plant will be constructed. There is no location selected for a new plant, but once a well site study has been completed, it's recommended that the location be central the additional wells that are constructed.

##### 3. 11 TO 20 YEAR IMPROVEMENTS

- Additional Treatment Capacity Phase II – In this planning window, an additional 4,000 gpm is necessary to be able to treat enough water for the system. There is no direct recommendation for this, however some options include improving previous treatment

plants or constructing a new plant. The EOPC in Appendix C shows the cost of constructing a new plant.

## VI. WATER DISTRIBUTION SYSTEM ANALYSIS

The State of Utah Public Water Regulations, R309-105-9, states three pressure conditions which must be met to demonstrate adequate service capacity of a system. These conditions are:

- At least 40 psi must be retained as residual pressure in the distribution system under a Peak Day Demand (PDD).
- At least 30 psi must be retained as residual pressure in the distribution system under Peak Instantaneous Demand (PID)
- At least 20 psi must be retained as residual pressure in the distribution system under PDD plus fire flow conditions.

### A. EXISTING DISTRIBUTION SYSTEM ANALYSIS

The existing PDD and PID were calculated in Section II. These flows are shown below:

- PDD – 1,692 gpd/ERU = 1,699 gpm with the existing number of ERUs
- PID – 2,444 gpm

As mentioned in Section IV.B, this report used a fire flow of 1,500 gpm.

The existing Hildale and Colorado City culinary water distribution system has been modeled using the computer program WaterGEMS by Bentley Systems, Inc. For the existing system network there are areas which provide less than the required 40 psi of pressure for PDD, areas that provide less than 30 psi for PID, and areas that do not provide adequate fire flow. For the most part, the deficiencies in each of these requirements fall in the same areas of the system. Exhibits showing the areas of low pressure and fire flow are located in Appendix D. Below is a summary of these areas:

- Northwest Hildale (area between Utah Ave. and the Elm Street tank) - This area suffers from poor fire flow, lack of hydrants, and low pressure during PDD and PID. Fire flows in this area have been modeled as low as 253 gpm during PDD. This is largely the result of proximity to the elevation of the Elm St. tank. Pressures during PDD and PID are as low as 17 psi and 14 psi respectively.
- Northeast Hildale (area north of Jessop Ave. and west of Carlin St.) – This area suffers from poor fire flow, lack of hydrants, and low pressure during PDD and PID. Fire flows in this area have been modeled as low as 175 gpm during PDD. This is largely the result of proximity in elevation to the tanks, smaller line sizes, and lack of looping. Pressure during PDD and PID are as low as 27 psi and 21 psi respectively.
- East Colorado City (Between Edson Ave. and E Johnson Ave.) – This area suffers from poor fire flow and slightly low pressures during PDD and PID scenarios. Fire Flows have been

modeled as low as 544 gpm during PDD. This is largely due to the elevation of the area being too close to the same elevation of the existing tanks.

## B. PROJECTED DISTRIBUTION SYSTEM ANALYSIS

The projected distribution system analysis is performed using the same assumptions as in the existing system analysis, except that the projected number of connections for the 20-year planning window is inserted into the calculations. The results of this calculation for both PDD and PID are shown below:

- PDD – 1,531 gpd/ERU = 9,387 gpm with the projected number of ERUs
- PID – 11,412 gpm

The same water model that was used to examine the existing distribution system was used to analyze the scenarios of the projected system at the end of the 20-year window. According to the model, the only area of the system not meeting the conditions of R309-105-9 at the end of the planning period is the East Colorado City area. There are no additional areas of concern that arise in the existing system.

## C. FIRE HYDRANTS

State regulations require all new fire hydrants to be served from 8" diameter or larger pipelines unless it can be proven through the use of modeling that 6" lines are sufficient. There are a number of existing hydrants in the system that are on 6" or smaller pipes.

State requirements also state that hydrant spacing be no more than 500 feet. There are numerous locations throughout the system where additional fire hydrants are required to meet the 500-foot maximum spacing.

## D. RECOMMENDED DISTRIBUTION SYSTEM IMPROVEMENTS

From the system deficiencies observed in the analysis, this plan recommends the following improvements:

### 1. 0 TO 5 YEAR IMPROVEMENTS

- Fire Hydrants – Install additional fire hydrants to meet the minimum required spacing. In placing these new hydrants, some smaller lines will need to be replaced with 8" lines to meet the requirements mentioned above. It is recommended that this project replace all undersized lines which are not already included in the other improvements. This project would help bring the system into compliance with fire flow requirements.

- Upper Pressure Zone Improvements – Install a new 8" diameter water main on Jessop Ave and Newell Ave from Juniper St. to Redwood St. This will provide looping and help create the pressure zone that will be implemented with the new Sandhill Tank 1. This project involves disconnecting 6 North/South lines in Utah Ave so all flow going south will flow through one PRV connecting the two pressure zones.

Northwest Hildale Transmission Line – As mentioned in previous sections, the City of Hildale has recently annexed new land west of the current city boundary. Currently there is no water infrastructure in place to provide water to this area. A transmission line would need to be installed from the Sandhill 1 tank west to the new development areas. this plan assumes that this would need to be a 16" line from the sandhill 1 tank to the edge of the new annexation area.

#### E. 5 TO 10 YEAR IMPROVEMENTS

- Canyon St Line – Install a new 8" water main in Canyon St. from Memorial St. to Newel Ave. This would provide looping to the northeast Hildale area and help mitigate some of the low pressures and low fire flows. This water main would also act as a trunkline for delivering water from the new wells in the Hildale Groundwater Project and the Trailhead Wells.
- Hildale St Line – Install a new 8" water main along Hildale St from Academy Ave to Cooke Ave. This will provide looping to northern Colorado City and provide an additional line crossing the river.

Redwood Street

#### F. 10 TO 20 YEAR IMPROVEMENTS

- Transmission Line to Airport – Install a new 12" line extending south on Township Ave towards the airport. The purpose of this line is to provide water service to potential commercial and industrial developments.
- Southwest Hildale Transmission Line – As the area west of Hildale City is developed, an additional transmission line should be constructed to provide additional looping to the system. The size and exact location of this line will depend on the timing and location of new development in the west side of the City. Depending on how the area develops it is possible that this project will be installed in the earlier planning window instead of the Northwest Hildale Transmission Line.

These recommended improvements are summarized in Figure VI-1. Appendix D includes an exhibit showing the location of these improvements.

Figure VI-1: Summary of Recommended Distribution Improvements

Proposed Improvement	Est. Installation Date
Fire Hydrant Project	2024
Upper Pressure Zone Improvements	2025
Northwest Hildale Transmission Line	2025
Hildale St. Line	2026
Canyon St. Line	2028
Southwest Hildale Transmission Line	2030

## VII. WATER AVAILABILITY

A major concern for the community is long term availability of their water source. With the ongoing drought, this is a concern for most, if not all, communities in the surrounding counties. The following are ideas that the City could investigate to potentially lengthen the availability of water in the area. These ideas are not recommended improvements but starting points for future conversations.

### 1. WATER CONSERVATION PROGRAM

Implementing a water conservation program is a good way to reduce current water usage and prolong water availability as well as defer the need for some water infrastructure improvements. A conservation program is cheap in that it does not require any construction of infrastructure prior to implementation. Below is a potential list of items that could be included in such a program:

- Provide education on how much water local grasses and trees require and encourage residents to limit outdoor watering to not exceed what is needed.
- Perform a “water audit” on city owned irrigation to determine if outdoor water use could be reduced on city owned property.
- Look into capturing rainwater for outdoor watering. (This would require some investigation on how much water Utah and Arizona will allow to be captured and used)
- Provide incentives for residents to change their existing landscaping to something which requires less water such as Xeriscape.

### 2. CONSTRUCTION WATER

Currently construction water is typically obtained from fire hydrants. This means that the construction in town is typically using culinary water for construction. This may not be a major usage of the culinary water system, but there may be some inexpensive options to provide non culinary grade water for use as construction water.

The Power Plant Well is currently unavailable for use in the culinary water system. This well could be setup with a connection to provide non culinary grade construction water. While this option does alleviate some strain from the culinary water system, it is still using the same aquifer (source) that the culinary water system is using.

#### G. RECYCLE BACKWASH WATER AT TREATMENT PLANT

Part of the process of the existing treatment plant includes backwashing the filters occasionally with clean, culinary grade water. Currently the backwash water is sent into the sewer system which is common in many similar plants. It is possible to capture the backwash water, reuse a portion of it, and send it back through the plant. This option saves a minimal amount of water, backwashes do not happen frequently, and they do not use a large amount of water per backwash. However, this adjustment would save water and should be considered when making future improvements to the treatment facility.



## H. SECONDARY WATER SYSTEM

Implementing a secondary water system would be a major benefit to the culinary water system. A secondary system in Hildale/Colorado City would reduce the culinary water use by roughly 40%. This reduction would greatly help with the deficiencies discussed in previous sections of this plan. However, constructing a new water system from the ground up is not cheap, and the added irrigation user rate needed to implement a new system would increase most customer water bills. It is possible to install a complete system in phases or install a small system just for parks or specific high outdoor use areas.

## I. WASTEWATER REUSE

Treating wastewater for reuse is an option that would provide more water which is not coming from the same sources as the culinary water system. Treating wastewater sufficiently to be used for human consumption is very expensive and not likely practical for Hildale/Colorado City. However, reuse could be used for things such as construction water or irrigation for parks and agriculture that is not for human consumption. Treatment to this level is cheaper and may provide a cost-effective alternative for the city.

## VIII. SUMMARY OF RECOMMENDED IMPROVEMENTS

### A. PRIORITY OF IMPROVEMENTS

Figure VIII-1 shows a summary of the proposed improvements with the estimated cost for the project in today's dollars, the estimated year the improvements will be installed and the estimated cost of the project accounting for inflation. This plan uses an assumed inflation rate of 3%.

Figure VIII-1: Summary of Recommended Improvements

Project	Cost Estimate	Est Year of Installation	Cost Estimate With Inflation
<b>Source Improvements</b>			
Treatment Plant Wells	\$ 1,288,700	2024	\$ 1,327,400
Trailhead Well 1	\$ 2,445,300	2026	\$ 2,672,000
5 Year AZ Well Field	\$ 3,809,600	2024-2028	\$ 4,287,700
5 Year UT Well Field	\$ 5,348,300	2024-2028	\$ 6,019,600
Trailhead Well 2	\$ 1,713,100	2029	\$ 2,045,500
Hildale Groundwater Project PH I	\$ 3,793,500	2032	\$ 4,949,700
10 Year AZ Well Field	\$ 4,285,800	2029-2033	\$ 5,592,000
10 Year UT Well Field	\$ 6,337,400	2029-2033	\$ 8,268,900
Hildale Groundwater Project PH II	\$ 4,220,100	2036	\$ 6,197,400
Hildale Groundwater Project PH III	\$ 3,105,400	2040	\$ 5,132,800
20 Year AZ Well Field	\$ 10,952,600	2033-2042	\$ 19,205,500
20 Year UT Well Field	\$ 16,081,600	2033-2042	\$ 28,199,200
Source Subtotal	\$ 63,381,400		\$ 93,897,700
<b>Storage Improvements</b>			
Sandhill Tank 1	\$ 5,938,100	2026	\$ 6,488,700
Trailhead Tank	\$ 2,875,500	2030	\$ 3,536,500
South Concrete Tank	\$ 4,432,500	2035	\$ 6,319,700
Sandhill Tank 2	\$ 6,475,100	2038	\$ 10,088,000
Storage Subtotal	\$ 19,721,200		\$ 26,432,900
<b>Treatment Improvements</b>			
Raw Water Transmission Line	\$ 1,092,500	2024	\$ 1,125,300
Small Treatment Plant (1,000 gpm)	\$ 4,876,900	2025	\$ 5,173,900
Additional Treatment Capacity PH1	\$ 7,937,200	2029	\$ 9,477,400
Additional Treatment Capacity PH2	\$ 10,312,200	2035	\$ 14,702,700
Treatment Subtotal	\$ 18,249,400		\$ 30,479,300
<b>Distribution Improvements</b>			
Fire Hydrant Project	\$ 1,733,500	2024	\$ 1,785,500
Upper Pressure Zone Improvements	\$ 846,500	2026	\$ 925,000
Canyon St. Line	\$ 388,900	2028	\$ 450,800
Northwest Hildale Transmission Line	\$ 1,977,400	2028	\$ 2,292,300
Hildale St. Line	\$ 454,390	2030	\$ 558,800
Southwest Hildale Transmission Line	\$ 903,800	2040	\$ 1,493,800
Transmission Line to Airport	\$ 2,039,350	2042	\$ 3,576,000
Distribution Subtotal	\$ 8,343,840		\$ 11,082,200
<b>Grand Total</b>	<b>\$ 109,695,840.00</b>		<b>\$ 161,892,100.00</b>

The detailed cost estimate for each project is located in Appendix C.

## IX. POSSIBLE FINANCING PLAN

The purpose of this possible finance plan is to show what a funding plan may look like to pay for the projects recommended for 2024. The City may also choose to complete the improvements in separate smaller projects. The projects are assumed to be paid with loan and grant money. It should be noted agencies may require some amount of self-participation in order to provide funding this plan assumes a 10% self-participation match.

Figure IX-1 outlines a possible financing plan from the Utah Division of Drinking Water (DDW). This plan assumes 20% of the funding from DDW will be grant and 70% will be loan with the remaining 10% as self participation. The loan is assumed to be at a 4% interest rate and payback term of 20 years. It is possible a lower interest rate or higher portion of grants will be available. It is recommended that as the City prepares to start this project they contact DDW and other funding agencies such as the Water Infrastructure Finance Authority of Arizona, US Department of Agriculture - Rural Development, or the Utah Community Impact Board to determine what funding is available and where they can get the best funding package.

The possible financing plan shown in Figure IX-1 results in an annual payment of \$224,525. This annual payment along with other O&M expenses for the water system, would require an average charge for culinary water user rates to be \$51.40.

The City is looking into adjusting their culinary water impact fees. A majority of the recommended improvements in this plan are fully or partially Impact Fee eligible. Collecting impact fees would help to fund the recommended improvements.

Figure IX-1: Possible Financing plan

HILDALE CITY/TOWN OF COLORADO CITY						
POSSIBLE FINANCING PLAN 2024 projects						
<b>Total Project Cost (Construction + Professional Services):</b>						<b>\$ 4,238,200</b>
<b>Proposed Funding:</b>	<b>% of Proj.</b>	<b>Rate</b>	<b>Term</b>	<b>Principal</b>	<b>Est. Payment</b>	
Self Participation	10%			\$ 423,820.00		
DDW Grant	20%			\$ 762,876.00		
DDW Loan	70%	4.00%	20	\$ 3,051,504.00	\$224,535.01	
<b>TOTAL PROJECT ANNUAL PAYMENT (2023):</b>						<b>\$224,535.01</b>
<b>O&amp;M EXPENSES: (First Year of New Debt Service Payment)</b>						
Office Expenses and Travel					\$	38,867.63
Repairs and Maintenance					\$	375,825.72
Utilities					\$	189,954.97
Legal and Professional Fees					\$	68,482.00
Renewal and Replacement Fund						\$0
Interest Income					\$	(5,962.58)
<b>Subtotal Expenses:</b>						<b>\$667,168</b>
<b>EXISTING DEBT SERVICE</b>						
Existing Debt Service						\$0
<b>Subtotal Existing Annual Debt Service:</b>						<b>\$0</b>
<b>GRAND TOTAL EXPENSES:</b>						<b>\$891,703</b>
<b>ANNUAL INCOME</b>						
Impact Fees Expended for 2023 Projects					\$	-
Total Number Of ERU						1,446
Average Monthly Water User Rate/ERU						<b>\$51.40</b>
Charges for Services, Fees, etc.						\$891,703
<b>GRAND TOTAL INCOME:</b>						<b>\$891,703</b>

## X. IMPACT FEE ANALYSIS

This plan constitutes an Impact Fee Facilities Plan (IFFP) and Impact Fee Analysis (IFA) for the Hildale/Colorado culinary water system and identifies the existing demands on the system as well as future demands which will be placed on the system due to growth. A community may charge an impact fee to provide funding for the projects required by this growth. The total cost that is eligible for the impact fee assessment is equal to the portion of a planned project in the planning window that is attributed or caused by growth. The combined costs of these projects are divided by the projected number of new ERU's that will be added to the system. Impact fees can also cover debt service that is incurred by projects that provide excess capacity to be used for growth.

While this master plan uses a planning window of 20 years, the IFFP & IFA use a planning window of 10 years encompassing the start of 2024 and the end of 2033. This shorter window is based on regulations on impact fee collection and use. Impact fees must be encumbered within six years of their receipt according to Utah State Impact Fee law and within 10 years of receipt according to Arizona State Development Fee law. This plan accounts for all incoming fees to be encumbered for eligible projects and debts in the continuous six-year window to satisfy the more stringent law.

### A. EXISTING IMPACT FEES

Currently, neither community charges a culinary water Impact Fee.

### B. LEVEL OF SERVICE

Impact Fee laws prohibit the use of Impact Fees to increase the level of service beyond that which is currently provided. This requires a determination of the existing level of service upon which to base future improvements. The existing level of service provided by the culinary water system, and which was used to evaluate the system in previous sections of the report, is the Utah State Code minimum sizing requirements.

### C. PROPORTIONATE SHARE ANALYSIS

Impact fee laws in Utah and Arizona require that only that portion of the facility, whether existing, new, or future, that is required for growth may be included in the impact fee calculations. A proportionate share analysis must be made of all the facilities to determine a reasonable and logical ratio of cost for each improvement.

#### 1. WATER SOURCE

The Analysis in Section III shows that the existing system has a source capacity deficit of 415gpm. Because this is an existing deficiency, the recommended improvements that fix this deficiency are not impact fee eligible. It is anticipated that the deep and shallow treatment plant wells and Trailhead Well 1 are projected to provide 375 gpm which is less than the existing deficit of 415

gpm and therefore are all considered non-impact fee eligible. Trailhead Well 2 is projected to provide 175 gpm which will bring the capacity above the 415 deficit and provide an additional 135 gpm. The additional 135 gpm above the existing capacity deficit is additional source capacity that is needed for the projected growth and therefore impact fee eligible. This results in the Trailhead Well 2 project being 77% impact fee eligible.

All of the other wells projects within the 10 year planning period provide additional source that is needed for the projected growth and are considered 100% impact fee eligible. This includes the following projects:

- 5 Year AZ Well Field
- 5 Year UT Well Field
- Hildale Groundwater Project PH 1
- 10 Year AZ Well Field
- 10 Year UT Well Field

## 2. WATER STORAGE

Two water storage projects are in the 10-year planning window, Sandhill Tank 1 and the Trailhead Tank. The storage that is provided by these tanks is needed for the projected growth. Because of this both tanks are considered 100% impact fee eligible.

## 3. WATER TREATMENT

The Raw Water Transmission Line is an improvement recommended in the water treatment section. This project helps with the operation and maintenance of the raw water line to the existing treatment plant and does not provide additional treatment capacity. Because this project does not provide any additional treatment capacity needed for the projected growth it is not considered impact fee eligible.

This plan has two recommended improvements to water treatment that will add to the treatment capacity. The Small Treatment Plant and Additional Treatment Capacity Phase 1 provide additional treatment capacity that is needed for the projected growth and are considered 100% impact fee eligible.

## 4. WATER DISTRIBUTION

A majority of the proposed water distribution projects in the 10-year planning period serve to improve the existing level of service for the system users or provide currently needed fire flows. These projects are not considered impact fee eligible. However, there are a few projects that

would extend the service area to allow for growth in areas that currently do not have access to the water system and therefore are unable to be developed. These projects include the following:

- Upper Pressure Zone Improvements. – This project provides increased pressures for the existing units located North of Utah Ave. This is an area that has historically had issues with low pressures and will fix an existing deficiency. However, this project also allows for the system to extend further north and allow for growth and development in new areas. Because this project fixes existing deficiencies and allows for the extension of the system it is considered 50% impact fee eligible.
- Northwest Hildale Transmission Line – This project extends the system northwest of Hildale and allows for areas to be developed that currently do not have access to the culinary water system. Because this project provides an area for growth to occur it is considered 100% impact fee eligible.

## 5. FUTURE PLANNING

It is recommended that the capital facilities plan be updated every five (5) years. Since this plan update falls within the 10-year planning period, it is 100% impact fee eligible.

### D. ZONAL IMPACT FEES

For impact fees, Hildale and Colorado City each adopt their own impact fee ordinance for their corresponding communities. With each community being in different states, they both have different Impact Fee laws that need to be followed for that ordinance. The recommended improvements also do not effect each community equally. Because of these factors the communities desire to establish a zonal impact fee with each community being its own zone with its own impact fee.

The Impact Fee Analysis will establish the impact fee eligible cost for each of the eligible projects and that cost will be divided amongst both zones based on the percentage of benefit that project provides to each zone.

### E. IMPACT FEE ANALYSIS

The total cost that is eligible for the impact fee assessment is equal to the portion of any planned water improvements project that will be constructed in the next 10 years to accommodate new growth. The combined total cost that is due to new growth is divided by the projected number of new ERUs that will be added to the system.

It is recommended that Hildale City and the Town of Colorado City begin charging impact fees per ERU. Table X shows the maximum allowable impact fee per ERU for each zone. Should a lower impact fee be adopted, the remaining construction cost deficit would need to be funded through other means. Appendix E contains the analysis performed to determine the impact fee.

Figure X-1: Maximum Zonal Impact Fee

Zone	Max Allowable IF
Hildale	\$ 14,752
Colorado City	\$ 14,167

It is important to note that these impact fees are for the improvements summarized in this Plan and do not provide for the City to design and build anything beyond the proposed projects. All new additions to the system will need to be considered in the impact fee calculations. Otherwise, the developer should be required to make the improvements.

#### F. IMPACT FEE CERTIFICATION

In general, it is beneficial to update this impact fee facilities plan and analysis at least every five years, or more frequently if drastic growth or changes affect the assumptions and data in this plan. It is assumed that this plan will be updated as recommended.

There are items relating to impact fees that Hildale City and the Town of Colorado City must consider when planning for, collecting, and expending impact fees in accordance with Utah Code 11-36a-101 and Arizona Code 9-463.05.

Staff from each community must understand that impact fees can only be expended for a system improvement that is identified in the Impact Fee Facilities Plan and that is for the specific facility type for which the fee was collected. Impact fees must be expended or encumbered for a permissible use within six years of their receipt unless Utah Code 11-36a-602(2)(b) applies. Also, impact fees must have proper accounting (track each fee in and out) in accordance with Utah Code 11-36a-601 and Arizona Code 9-463.05.

In accordance with Utah Code 11-36a-306 a certification of impact fee analysis is located in Appendix F.





# APPENDIX A

## Growth Rate Analysis

## Population & Growth Rate

Calendar Year	Est. Growth Rate	Hildale Population	Colorado City Population	Total Population	Hildale Connections	Colorado City Connections	Total Connections	Number of ERUs
2023		3,224	5,358	8,582	435	790	1,224	1,314
2024	10.0%	3,547	5,894	9,440	478	869	1,347	1,446
2025	10.0%	3,901	6,483	10,384	526	956	1,481	1,590
2026	10.0%	4,291	7,132	11,423	578	1,051	1,630	1,749
2027	10.0%	4,720	7,845	12,565	636	1,156	1,792	1,924
2028	10.0%	5,192	8,629	13,822	700	1,272	1,972	2,117
2029	12.0%	5,816	9,665	15,480	784	1,425	2,208	2,371
2030	12.0%	6,513	10,825	17,338	878	1,596	2,473	2,655
2031	12.0%	7,295	12,124	19,419	983	1,787	2,770	2,974
2032	12.0%	8,170	13,578	21,749	1,101	2,001	3,103	3,330
2033	12.0%	9,151	15,208	24,359	1,233	2,242	3,475	3,730
2034	10.0%	10,066	16,729	26,794	1,357	2,466	3,822	4,103
2035	10.0%	11,073	18,401	29,474	1,492	2,712	4,205	4,513
2036	10.0%	12,180	20,241	32,421	1,641	2,984	4,625	4,965
2037	10.0%	13,398	22,266	35,663	1,806	3,282	5,088	5,461
2038	10.0%	14,738	24,492	39,230	1,986	3,610	5,596	6,007
2039	8.0%	15,917	26,452	42,368	2,145	3,899	6,044	6,488
2040	8.0%	17,190	28,568	45,758	2,317	4,211	6,528	7,007
2041	8.0%	18,565	30,853	49,418	2,502	4,548	7,050	7,568
2042	8.0%	20,050	33,321	53,372	2,702	4,912	7,614	8,173
2043	8.0%	21,654	35,987	57,641	2,918	5,305	8,223	8,827

# APPENDIX B

## Water Use Analysis

Year	Total Usage (Thousand Gallons)	Number of Connections	Usage per Conn (gpd/conn)	Number of ERUs	Usage per ERU (gpd/ERU)
2018	303,105	862	963	848	979
2019	251,780	763	904	806	856
2020	285,109	799	978	855	914
2021	279,736	855	896	923	830
2022	309,026	1,113	761	1195	709
5-Year Avg:	285,751	878	900	925	846
This Master Plan will use a historic daily usage of 846 gpd/ERU					

Peak Instantaneous Demand Calculations (State)		
Indoor Peak Instantaneous Demand		
$Q = 10.8 \times N^{.64}$		N= No. of ERU
2024	Q=	1137 gpm
	Q=	1133 gpd/ERU
Outdoor Peak Instantaneous Demand		
Irrigation Zone 5 =		9.04 gpm/Irrigated Acre
Irrigated Acres /ERU		0.1 Irrigated Acres/ERU
Q=	Irr Acres/ERU X Irr Zone FactorX No. ERU	
Example:		
2023	Q=	1307 gpm

Peak Instantaneous Demand Calculations (Alt)		
Indoor Peaking Factor		
P.F.= Q(PID)/Q(ADD) =	2.83	
Q= Indoor ADD * P.F.		
Q=	1376 gpd/ERU	
Q=	1381 gpm	
Outdoor Peaking Factor		
P.F.= Zone 5 PID (9.04)/Zone 5 PDD (4.52) =	2 for PDD to PID	
- Because of this we can assume that the P.F. for ADD to PID is 4		
Q= Outdoor ADD* P.F.		
Q=	1441 gpd/ERU	
Q=	1447 gpm	

Current & Projected Required Source Capacity							
Year	# of ERU	Percent Reduction In Usage Per ERU	Peak Day Usage (gpd/ERU)	Source Capacity Required (gpm)	Existing Source Available (gpm)	Treatment Plan Capacity (gpm)	Source Capacity Surplus/Deficit (gpm)
2024	1446	0.0%	1,692	1,699	1284	2000	(415)
2025	1590	0.5%	1,684	1,859	1284	2000	(575)
2026	1749	1.0%	1,675	2,035	1284	2000	(751)
2027	1924	1.5%	1,667	2,227	1284	2000	(943)
2028	2117	2.0%	1,658	2,438	1284	2000	(1,154)
2029	2371	2.5%	1,650	2,716	1284	2000	(1,432)
2030	2655	3.0%	1,641	3,026	1284	2000	(1,742)
2031	2974	3.5%	1,633	3,372	1284	2000	(2,088)
2032	3330	4.0%	1,625	3,757	1284	2000	(2,473)
2033	3730	4.5%	1,616	4,186	1284	2000	(2,902)
2034	4103	5.0%	1,608	4,581	1284	2000	(3,297)
2035	4513	5.5%	1,599	5,012	1284	2000	(3,728)
2036	4965	6.0%	1,591	5,484	1284	2000	(4,200)
2037	5461	6.5%	1,582	6,001	1284	2000	(4,717)
2038	6007	7.0%	1,574	6,565	1284	2000	(5,281)
2039	6488	7.5%	1,565	7,053	1284	2000	(5,769)
2040	7007	8.0%	1,557	7,576	1284	2000	(6,292)
2041	7568	8.5%	1,548	8,137	1284	2000	(6,853)
2042	8173	9.0%	1,540	8,740	1284	2000	(7,456)
2043	8827	9.5%	1,531	9,387	1284	2000	(8,103)

$$\text{Required Source Capacity} = \#ERU \times \frac{\text{gpd}}{\#ERU} \times \frac{1 \text{ Day}}{24 \text{ hr}} \times \frac{1 \text{ hr}}{60 \text{ min}}$$

Storage Capacity Analysis												
Year	Number of ERU	Percent Reduction In Usage Per ERU	Avg. Usage (gpd/ERU)	Storage Required (gal)	Fire Flow Stg Rqd (gal)	Existing Stg Capacity (gal)	Total Stg Rqd (gal)	Storage Capacity Surplus/Deficit (gal)	Project Name	Added Storage (gal)	Potenential Capacity	Potential Surplus
2023	1314	0.0%	846	1,111,979	180,000	2,460,000	1,291,979	1,168,021	Sandhill Tank 1	2,000,000	2,460,000	1,168,021
2024	1446	0.0%	846	1,223,177	180,000	2,460,000	1,403,177	1,056,823			2,460,000	1,056,823
2025	1590	0.5%	842	1,338,767	180,000	2,460,000	1,518,767	941,233			4,460,000	2,941,233
2026	1749	1.0%	838	1,465,243	180,000	2,460,000	1,645,243	814,757			4,460,000	2,814,757
2027	1924	1.5%	833	1,603,628	180,000	2,460,000	1,783,628	676,372			4,460,000	2,676,372
2028	2117	2.0%	829	1,755,036	180,000	2,460,000	1,935,036	524,964			4,460,000	2,524,964
2029	2371	2.5%	825	1,955,612	180,000	2,460,000	2,135,612	324,388			4,460,000	2,324,388
2030	2655	3.0%	821	2,179,053	180,000	2,460,000	2,359,053	100,947	Trailhead Tank	500,000	4,960,000	2,600,947
2031	2974	3.5%	817	2,427,959	180,000	2,460,000	2,607,959	-147,959			4,960,000	2,352,041
2032	3330	4.0%	812	2,705,224	180,000	2,460,000	2,885,224	-425,224			4,960,000	2,074,776
2033	3730	4.5%	808	3,014,071	180,000	2,460,000	3,194,071	-734,071	South Concrete Tank	1,000,000	4,960,000	1,765,929
2034	4103	5.0%	804	3,298,119	180,000	2,460,000	3,478,119	-1,018,119			4,960,000	1,481,881
2035	4513	5.5%	800	3,608,837	180,000	2,460,000	3,788,837	-1,328,837			5,960,000	2,171,163
2036	4965	6.0%	795	3,948,717	180,000	2,460,000	4,128,717	-1,668,717			5,960,000	1,831,283
2037	5461	6.5%	791	4,320,484	180,000	2,460,000	4,500,484	-2,040,484			5,960,000	1,459,516
2038	6007	7.0%	787	4,727,118	180,000	2,460,000	4,907,118	-2,447,118	Sandhill Tank 2	2,000,000	7,960,000	3,052,882
2039	6488	7.5%	783	5,077,840	180,000	2,460,000	5,257,840	-2,797,840			7,960,000	2,702,160
2040	7007	8.0%	778	5,454,423	180,000	2,460,000	5,634,423	-3,174,423			7,960,000	2,325,577
2041	7568	8.5%	774	5,858,762	180,000	2,460,000	6,038,762	-3,578,762			7,960,000	1,921,238
2042	8173	9.0%	770	6,292,887	180,000	2,460,000	6,472,887	-4,012,887			7,960,000	1,487,113
2043	8827	9.5%	766	6,758,975	180,000	2,460,000	6,938,975	-4,478,975			7,960,000	1,021,025

$$\text{Required Storage Capacity} = \#ERU \times \frac{\text{gpd}}{\#ERU} + \text{Fire Flow (1,500gpm)} \frac{60 \text{ min}}{1 \text{ hr}} \times 2 \text{ hr}$$

## Water Distribution Analysis

Year	No. ERU	ADD (gpm)	PDD (gpm)	PID Indoor (gpm)	PID Outdoor (gpm)	PID Total (gpm)
2023	1,314	772	1,544	1,070	1,188	2,258
2024	1,446	849	1,699	1,137	1,307	2,444
2025	1,590	930	1,859	1,209	1,438	2,646
2026	1,749	1,018	2,035	1,285	1,581	2,866
2027	1,924	1,114	2,227	1,366	1,739	3,105
2028	2,117	1,219	2,438	1,452	1,913	3,365
2029	2,371	1,358	2,716	1,561	2,143	3,704
2030	2,655	1,513	3,026	1,678	2,400	4,078
2031	2,974	1,686	3,372	1,804	2,688	4,493
2032	3,330	1,879	3,757	1,940	3,011	4,951
2033	3,730	2,093	4,186	2,086	3,372	5,458
2034	4,103	2,290	4,581	2,217	3,709	5,926
2035	4,513	2,506	5,012	2,357	4,080	6,437
2036	4,965	2,742	5,484	2,505	4,488	6,993
2037	5,461	3,000	6,001	2,662	4,937	7,599
2038	6,007	3,283	6,565	2,830	5,431	8,261
2039	6,488	3,526	7,053	2,973	5,865	8,838
2040	7,007	3,788	7,576	3,123	6,334	9,457
2041	7,568	4,069	8,137	3,281	6,841	10,122
2042	8,173	4,370	8,740	3,446	7,388	10,835
2043	8,827	4,694	9,387	3,620	7,979	11,600

# APPENDIX C

## Engineers Opinion of Probable Cost



## Engineer's Opinion of Probable Cost

**Treatment Plant Wells**  
Hildale City

18-Oct-23  
BCW/tcd

NO.	DESCRIPTION	EST. QTY	UNIT	UNIT PRICE	AMOUNT
<b>GENERAL CONSTRUCTION</b>					
1	Mobilization	5%	LS	\$ 37,800.00	\$ 37,800.00
2	Pre-Construction DVD and Project Sign	1	LS	\$ 1,500.00	\$ 1,500.00
3	GeoPhysical Logging	1	LS	\$ 15,000.00	\$ 15,000.00
4	Disinfection and Capping	1	LS	\$ 4,000.00	\$ 4,000.00
5	Well Driller's Report	1	LS	\$ 2,500.00	\$ 2,500.00
6	Site Restoration	1	LS	\$ 10,000.00	\$ 10,000.00
7	Misc. Electrical Improvements	1	LS	\$ 15,000.00	\$ 15,000.00
<b>DEEP WELL</b>					
8	Conductor Casing	100	LF	\$ 400.00	\$ 40,000.00
9	20" Diameter Well Drilling	700	LF	\$ 123.00	\$ 86,100.00
10	12" Diameter Well Drilling - Pilot Hole	700	LF	\$ 160.00	\$ 112,000.00
11	12" Well Casing	600	LF	\$ 170.00	\$ 102,000.00
12	2" Galvanized Tremie Pipe	100	LF	\$ 40.00	\$ 4,000.00
13	Furnish and Install Pea Gravel	400	LF	\$ 115.00	\$ 46,000.00
14	Bentonite Packer	1	LS	\$ 6,000.00	\$ 6,000.00
15	Conductor Casing Removal	1	LS	\$ 8,000.00	\$ 8,000.00
16	Flow Meter	1	EA	\$ 10,000.00	\$ 10,000.00
17	Initial Well Development	40	HR	\$ 700.00	\$ 28,000.00
18	Install Pump for Development and Testing	1	LS	\$ 40,000.00	\$ 40,000.00
19	Well Development and Pumping	80	HR	\$ 700.00	\$ 56,000.00
20	Misc. Well and Pump Testing	1	LS	\$ 10,000.00	\$ 10,000.00
21	Well Head, Disinfection and Capping	1	LS	\$ 8,500.00	\$ 8,500.00
22	Well Pad and Pipping	1	LS	\$ 15,000.00	\$ 15,000.00
<b>SHALLOW WELL</b>					
23	Conductor Casing	1	LS	\$ 40,000.00	\$ 40,000.00
24	16" Diameter Well Drilling	120	LF	\$ 270.00	\$ 32,400.00
25	8" Well Casing	80	LF	\$ 100.00	\$ 8,000.00
26	8" Stainless Steel Screen	40	LF	\$ 300.00	\$ 12,000.00
27	2" Galvanized Tremie Pipe	20	LF	\$ 40.00	\$ 800.00
28	Instrument Pipe	120	LF	\$ 50.00	\$ 6,000.00
29	Furnish and Install Fine Silica Sand	120	LF	\$ 125.00	\$ 15,000.00
30	Bentonite Packer	1	LS	\$ 6,000.00	\$ 6,000.00
31	Conductor Casing Removal	1	LS	\$ 6,000.00	\$ 6,000.00
32	Sanitary Grout Seal	1	LS	\$ 150.00	\$ 150.00
33	Flow Meter	1	LS	\$ 10,000.00	\$ 10,000.00
34	Initial Well Development	40	HR	\$ 700.00	\$ 28,000.00
35	Install Pump for Development and Testing	1	LS	\$ 40,000.00	\$ 40,000.00
36	Well Development and Pumping	80	HR	\$ 700.00	\$ 56,000.00
37	Misc. Well and Pump Testing	1	LS	\$ 10,000.00	\$ 10,000.00
38	Well Head, Disinfection and Capping	1	LS	\$ 8,500.00	\$ 8,500.00
39	Well Pad and Pipping	1	LS	\$ 15,000.00	\$ 15,000.00
<b>SUBTOTAL</b>					<b>\$ 951,250.00</b>
<b>CONTINGENCY</b>				20%	<b>\$ 190,300.00</b>
<b>CONSTRUCTION TOTAL</b>					<b>\$ 1,141,600.00</b>
<b>INCIDENTALS</b>					
1	Engineering Design	4.3%	LS	\$ 55,000.00	\$ 55,000.00
2	Bidding & Negotiating	0.6%	HR	\$ 7,500.00	\$ 7,500.00
3	Engineering Construction Services	3.7%	HR	\$ 47,600.00	\$ 47,600.00
4	Topographic & Property Survey	0.4%	EST	\$ 5,000.00	\$ 5,000.00
5	Permitting	0.8%	EST	\$ 10,000.00	\$ 10,000.00
6	Funding and Administrative Services	0.9%	EST	\$ 12,000.00	\$ 12,000.00
7	Miscellaneous Professional Services	0.8%	EST	\$ 10,000.00	\$ 10,000.00
<b>SUBTOTAL</b>					<b>\$ 147,100.00</b>
<b>TOTAL PROJECT COST</b>					<b>\$ 1,288,700.00</b>

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.

## Engineer's Opinion of Probable Cost

Trailhead Well 1  
Hildale City

18-Oct-23  
BCW/tcd

NO.	DESCRIPTION	EST. QTY	UNIT	UNIT PRICE	AMOUNT
<b>GENERAL CONSTRUCTION</b>					
1	Mobilization	5%	LS	\$ 83,600.00	\$ 83,600.00
2	Pre-Construction DVD & Project Sign	1	LS	\$ 1,500.00	\$ 1,500.00
3	Traffic Control	1	LS	\$ 5,000.00	\$ 5,000.00
4	Subsurface Investigation	4	HR	\$ 250.00	\$ 1,000.00
5	Materials Sampling & Testing	1	LS	\$ 7,500.00	\$ 7,500.00
6	Dust Control & Watering	1	LS	\$ 10,000.00	\$ 10,000.00
7	Construction Staking	1	LS	\$ 10,000.00	\$ 10,000.00
8	Erosion Control Compliance	1	LS	\$ 7,500.00	\$ 7,500.00
9	Geophysical Survey	1	LS	\$ 20,000.00	\$ 20,000.00
10	Access and Drill Pad Construction	1	LS	\$ 145,000.00	\$ 145,000.00
11	Conductor Casing and Seal	100	LF	\$ 650.00	\$ 65,000.00
12	Drill 12" Pilot Borehole	600	LF	\$ 160.00	\$ 96,000.00
13	Drill 20" Reamed Borehole	600	LF	\$ 123.00	\$ 73,800.00
14	Geophysical Logging	1	LS	\$ 9,000.00	\$ 9,000.00
15	Well Installation - 12" Steel Casing	500	LF	\$ 170.00	\$ 85,000.00
16	Well Installation - 12" SS Screen 70 Slot	200	LF	\$ 350.00	\$ 70,000.00
17	Installation of Gravel Pack - 8-12	550	LF	\$ 115.00	\$ 63,250.00
18	Installation of Annular Grout Seal	150	LF	\$ 115.00	\$ 17,250.00
19	Initial Well Development	40	HR	\$ 750.00	\$ 30,000.00
20	Install Pump for Development and Testing	1	LS	\$ 42,000.00	\$ 42,000.00
21	Well Development by pumping	80	HR	\$ 425.00	\$ 34,000.00
22	Misc. Well and Pump Testing	1	LS	\$ 10,000.00	\$ 10,000.00
23	Well Disinfecting	1	LS	\$ 5,000.00	\$ 5,000.00
24	Well Head	1	LS	\$ 2,500.00	\$ 2,500.00
25	Well Capping	1	LS	\$ 750.00	\$ 750.00
26	Roadway Restoration	48,000	SF	\$ 6.00	\$ 288,000.00
27	10" PVC (C900) Line, Fitting, Tracer Wire, Bedding, & Backfill	8,000	LF	\$ 72.00	\$ 576,000.00
28	10" Gate Valve Assembly	4	EA	\$ 5,000.00	\$ 20,000.00
29	Misc. Connections, Fittings and Tie-ins	1	LS	\$ 20,000.00	\$ 20,000.00
<b>SUBTOTAL</b>					<b>\$ 1,798,650.00</b>
<b>CONTINGENCY</b>				20%	<b>\$ 359,700.00</b>
<b>CONSTRUCTION TOTAL</b>					<b>\$ 2,158,400.00</b>
<b>INCIDENTALS</b>					
1	Engineering Design	4.5%	LS	\$ 110,000.00	\$ 110,000.00
2	Bidding & Negotiating	0.3%	HR	\$ 7,500.00	\$ 7,500.00
3	Engineering Construction Services	3.7%	HR	\$ 89,900.00	\$ 89,900.00
4	Topographic & Property Survey	0.7%	EST	\$ 17,500.00	\$ 17,500.00
5	Water Right Change Application	0.8%	EST	\$ 20,000.00	\$ 20,000.00
6	Funding and Administrative Services	0.5%	EST	\$ 12,000.00	\$ 12,000.00
7	Permitting	0.4%	EST	\$ 10,000.00	\$ 10,000.00
8	Miscellaneous Professional Services	0.8%	EST	\$ 20,000.00	\$ 20,000.00
<b>SUBTOTAL</b>					<b>\$ 286,900.00</b>
<b>TOTAL PROJECT COST</b>					<b>\$ 2,445,300.00</b>

*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.*

## Engineer's Opinion of Probable Cost

**Trailhead Well 2**

18-Oct-23

Hildale City

BCW/tcd

NO.	DESCRIPTION	EST. QTY	UNIT	UNIT PRICE	AMOUNT
<b>GENERAL CONSTRUCTION</b>					
1	Mobilization	5%	LS	\$ 32,000.00	\$ 32,000.00
2	Erosion Control Compliance	1	LS	\$ 5,000.00	\$ 5,000.00
3	Geophysical Survey	1	LS	\$ 20,000.00	\$ 20,000.00
4	Access and Drill Pad Construction	1	LS	\$ 50,000.00	\$ 50,000.00
5	Conductor Casing and Seal	100	LF	\$ 650.00	\$ 65,000.00
6	Drill 12" Pilot Borehole	600	LF	\$ 175.00	\$ 105,000.00
7	Drill 20" Reamed Borehole	600	LF	\$ 123.00	\$ 73,800.00
8	Geophysical Logging	1	LS	\$ 9,000.00	\$ 9,000.00
9	Well Installation - 12" Steel Casing	170	LF	\$ 170.00	\$ 28,900.00
10	Well Installation - 12" SS Screen 70 Slot	200	LF	\$ 350.00	\$ 70,000.00
11	Installation of Gravel Pack - 8-12	550	LF	\$ 115.00	\$ 63,250.00
12	Installation of Annular Grout Seal	150	LF	\$ 115.00	\$ 17,250.00
13	Initial Well Development	40	HR	\$ 750.00	\$ 30,000.00
14	Install Pump for Development and Testing	1	LS	\$ 42,000.00	\$ 42,000.00
15	Well Development by pumping	80	HR	\$ 425.00	\$ 34,000.00
16	Misc. Well and Pump Testing	1	LS	\$ 10,000.00	\$ 10,000.00
17	Well Disinfecting	1	LS	\$ 5,000.00	\$ 5,000.00
18	Well Head	1	LS	\$ 2,500.00	\$ 2,500.00
19	Well Capping	1	LS	\$ 750.00	\$ 750.00
20	8" PVC (C900) Line, Fitting, Tracer Wire, Bedding, & Backfill	150	LF	\$ 65.00	\$ 9,750.00
21	8" Gate Valve Assembly	1	EA	\$ 2,900.00	\$ 2,900.00
22	Water Right Procurement	1	LS	\$ 650,000.00	\$ 650,000.00
<b>SUBTOTAL</b>					<b>\$ 1,326,100.00</b>
<b>CONTINGENCY</b>				20%	<b>\$ 265,200.00</b>
<b>CONSTRUCTION TOTAL</b>					<b>\$ 1,591,300.00</b>
<b>INCIDENTALS</b>					
1	Engineering Design	2.6%	LS	\$ 45,000.00	\$ 45,000.00
2	Bidding & Negotiating	0.4%	HR	\$ 7,500.00	\$ 7,500.00
3	Engineering Construction Services	2.0%	HR	\$ 33,800.00	\$ 33,800.00
4	Topographic & Property Survey	0.2%	EST	\$ 3,500.00	\$ 3,500.00
5	Permitting	0.6%	EST	\$ 10,000.00	\$ 10,000.00
6	Funding and Administrative Services	0.7%	EST	\$ 12,000.00	\$ 12,000.00
39	Miscellaneous Professional Services	0.6%	EST	\$ 10,000.00	\$ 10,000.00
<b>SUBTOTAL</b>					<b>\$ 121,800.00</b>
<b>TOTAL PROJECT COST</b>					<b>\$ 1,713,100.00</b>

*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.*

## Engineer's Opinion of Probable Cost

**Hildale Groundwater Project PH I**  
Hildale City

18-Oct-23  
BCW/tcd

NO.	DESCRIPTION	EST. QTY	UNIT	UNIT PRICE	AMOUNT
<b>GENERAL CONSTRUCTION</b>					
1	Mobilization	5%	LS	\$ 132,900.00	\$ 132,900.00
2	Pre-Construction DVD & Project Sign	1	LS	\$ 1,500.00	\$ 1,500.00
3	Traffic Control	1	LS	\$ 5,000.00	\$ 5,000.00
4	Subsurface Investigation	4	HR	\$ 250.00	\$ 1,000.00
5	Materials Sampling & Testing	1	LS	\$ 7,500.00	\$ 7,500.00
6	Dust Control & Watering	1	LS	\$ 10,000.00	\$ 10,000.00
7	Construction Staking	1	LS	\$ 10,000.00	\$ 10,000.00
8	Erosion Control Compliance	1	LS	\$ 7,500.00	\$ 7,500.00
9	Geophysical Survey	1	LS	\$ 23,000.00	\$ 23,000.00
10	Access and Drill Pad Construction	1	LS	\$ 130,000.00	\$ 130,000.00
11	Conductor Casing and Seal	100	LF	\$ 650.00	\$ 65,000.00
12	Drill 12" Pilot Borehole	650	LF	\$ 175.00	\$ 113,750.00
13	Drill 20" Reamed Borehole	650	LF	\$ 123.00	\$ 79,950.00
14	Geophysical Logging	1	LS	\$ 9,000.00	\$ 9,000.00
15	Caliper	1	LS	\$ 6,500.00	\$ 6,500.00
16	Well Installation - 12" Steel Casing	550	LF	\$ 100.00	\$ 55,000.00
17	Well Installation - 12" SS Screen 70 Slot	200	LF	\$ 350.00	\$ 70,000.00
18	Installation of Gravel Pack - 8-12	600	LF	\$ 115.00	\$ 69,000.00
19	Installation of Annular Grout Seal	150	LF	\$ 115.00	\$ 17,250.00
20	Initial Well Development	40	HR	\$ 750.00	\$ 30,000.00
21	Install Pump for Development and Testing	1	LS	\$ 42,000.00	\$ 42,000.00
22	Well Development by pumping	80	HR	\$ 425.00	\$ 34,000.00
23	Misc. Well and Pump Testing	1	LS	\$ 10,000.00	\$ 10,000.00
24	Well Disinfecting	1	LS	\$ 5,000.00	\$ 5,000.00
25	Well Head	1	LS	\$ 2,500.00	\$ 2,500.00
26	Well Capping	1	LS	\$ 750.00	\$ 750.00
27	Roadway Restoration	30,000	SF	\$ 7.75	\$ 232,500.00
28	8" PVC (C900) Line, Fitting, Tracer Wire, Bedding, & Backfill	5,000	LF	\$ 65.00	\$ 325,000.00
29	8" Gate Valve Assembly	8	EA	\$ 2,900.00	\$ 23,200.00
30	Misc. Connections, Fittings and Tie-ins	1	LS	\$ 15,000.00	\$ 15,000.00
31	Water Right Procurement	1	LS	\$ 1,300,000.00	\$ 1,300,000.00
<b>SUBTOTAL</b>					<b>\$ 2,833,800.00</b>
<b>CONTINGENCY</b>				20%	<b>\$ 566,800.00</b>
<b>CONSTRUCTION TOTAL</b>					<b>\$ 3,400,600.00</b>
<b>INCIDENTALS</b>					
1	Engineering Design	2.6%	LS	\$ 100,000.00	\$ 100,000.00
2	Bidding & Negotiating	0.2%	HR	\$ 7,500.00	\$ 7,500.00
3	Engineering Construction Services	3.0%	HR	\$ 113,400.00	\$ 113,400.00
4	Topographic & Property Survey	0.5%	EST	\$ 20,000.00	\$ 20,000.00
5	Funding and Administrative Services	0.3%	EST	\$ 12,000.00	\$ 12,000.00
5	Permitting	0.3%	EST	\$ 10,000.00	\$ 10,000.00
6	Environmental (Including Biological and Archeological) Report	0.9%	EST	\$ 35,000.00	\$ 35,000.00
8	BLM ROW Negotiation (SF299 Application & POD)	0.3%	EST	\$ 10,000.00	\$ 10,000.00
9	Miscellaneous Engineering Services	0.5%	EST	\$ 20,000.00	\$ 20,000.00
<b>SUBTOTAL</b>					<b>\$ 392,900.00</b>
<b>TOTAL PROJECT COST</b>					<b>\$ 3,793,500.00</b>

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.

## Engineer's Opinion of Probable Cost

Hildale Groundwater Project PH II  
Hildale City

18-Oct-23  
BCW/tcd

NO.	DESCRIPTION	EST. QTY	UNIT	UNIT PRICE	AMOUNT
<b>GENERAL CONSTRUCTION</b>					
1	Mobilization	5%	LS	\$ 152,000.00	\$ 152,000.00
2	Pre-Construction DVD & Project Sign	1	LS	\$ 1,500.00	\$ 1,500.00
3	Traffic Control	1	LS	\$ 5,000.00	\$ 5,000.00
4	Subsurface Investigation	4	HR	\$ 250.00	\$ 1,000.00
5	Materials Sampling & Testing	1	LS	\$ 7,500.00	\$ 7,500.00
6	Dust Control & Watering	1	LS	\$ 10,000.00	\$ 10,000.00
7	Construction Staking	1	LS	\$ 10,000.00	\$ 10,000.00
8	Erosion Control Compliance	1	LS	\$ 7,500.00	\$ 7,500.00
9	Geophysical Survey	1	LS	\$ 23,000.00	\$ 23,000.00
10	Access and Drill Pad Construction	1	LS	\$ 130,000.00	\$ 130,000.00
11	Conductor Casing and Seal	100	LF	\$ 650.00	\$ 65,000.00
12	Drill 12" Pilot Borehole	650	LF	\$ 175.00	\$ 113,750.00
13	Drill 20" Reamed Borehole	650	LF	\$ 123.00	\$ 79,950.00
14	Geophysical Logging	1	LS	\$ 9,000.00	\$ 9,000.00
15	Caliper	1	LS	\$ 6,500.00	\$ 6,500.00
16	Well Installation - 12" Steel Casing	550	LF	\$ 100.00	\$ 55,000.00
17	Well Installation - 12" SS Screen 70 Slot	200	LF	\$ 350.00	\$ 70,000.00
18	Installation of Gravel Pack - 8-12	600	LF	\$ 115.00	\$ 69,000.00
19	Installation of Annular Grout Seal	150	LF	\$ 115.00	\$ 17,250.00
20	Initial Well Development	40	HR	\$ 750.00	\$ 30,000.00
21	Install Pump for Development and Testing	1	LS	\$ 42,000.00	\$ 42,000.00
22	Well Development by pumping	80	HR	\$ 425.00	\$ 34,000.00
23	Misc. Well and Pump Testing	1	LS	\$ 10,000.00	\$ 10,000.00
24	Well Disinfecting	1	LS	\$ 5,000.00	\$ 5,000.00
25	Well Head	1	LS	\$ 2,500.00	\$ 2,500.00
26	Well Capping	1	LS	\$ 750.00	\$ 750.00
27	Roadway Restoration	50,400	SF	\$ 7.75	\$ 390,600.00
28	8" PVC (C900) Line, Fitting, Tracer Wire, Bedding, & Backfill	8,400	LF	\$ 65.00	\$ 546,000.00
29	8" Gate Valve Assembly	9	EA	\$ 2,900.00	\$ 26,100.00
30	Misc. Connections, Fittings and Tie-ins	1	LS	\$ 15,000.00	\$ 15,000.00
31	Water Right Procurement	1	LS	\$ 1,300,000.00	\$ 1,300,000.00
<b>SUBTOTAL</b>					<b>\$ 3,234,900.00</b>
<b>CONTINGENCY</b>				20%	<b>\$ 647,000.00</b>
<b>CONSTRUCTION TOTAL</b>					<b>\$ 3,881,900.00</b>
<b>INCIDENTALS</b>					
1	Engineering Design	2.8%	LS	\$ 120,000.00	\$ 120,000.00
2	Bidding & Negotiating	0.2%	HR	\$ 7,500.00	\$ 7,500.00
3	Engineering Construction Services	2.3%	HR	\$ 96,700.00	\$ 96,700.00
4	Topographic & Property Survey	0.5%	EST	\$ 22,000.00	\$ 22,000.00
5	Funding and Administrative Services	0.3%	EST	\$ 12,000.00	\$ 12,000.00
6	Permitting	0.2%	EST	\$ 10,000.00	\$ 10,000.00
7	Environmental (Including Biological and Archeological) Report	0.9%	EST	\$ 40,000.00	\$ 40,000.00
8	BLM ROW Negotiation (SF299 Application & POD)	0.2%	EST	\$ 10,000.00	\$ 10,000.00
9	Miscellaneous Engineering Services	0.5%	EST	\$ 20,000.00	\$ 20,000.00
<b>SUBTOTAL</b>					<b>\$ 338,200.00</b>
<b>TOTAL PROJECT COST</b>					<b>\$ 4,220,100.00</b>

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.

## Engineer's Opinion of Probable Cost

**Hildale Groundwater Project PH III**  
Hildale City

18-Oct-23  
BCW/tcd

NO.	DESCRIPTION	EST. QTY	UNIT	UNIT PRICE	AMOUNT
<b>GENERAL CONSTRUCTION</b>					
1	Mobilization	5%	LS	\$ 110,000.00	\$ 110,000.00
2	Pre-Construction DVD & Project Sign	1	LS	\$ 1,500.00	\$ 1,500.00
3	Traffic Control	1	LS	\$ 5,000.00	\$ 5,000.00
4	Subsurface Investigation	4	HR	\$ 250.00	\$ 1,000.00
5	Materials Sampling & Testing	1	LS	\$ 7,500.00	\$ 7,500.00
6	Dust Control & Watering	1	LS	\$ 10,000.00	\$ 10,000.00
7	Construction Staking	1	LS	\$ 10,000.00	\$ 10,000.00
8	Erosion Control Compliance	1	LS	\$ 7,500.00	\$ 7,500.00
9	Geophysical Survey	1	LS	\$ 23,000.00	\$ 23,000.00
10	Access and Drill Pad Construction	1	LS	\$ 130,000.00	\$ 130,000.00
11	Conductor Casing and Seal	100	LF	\$ 650.00	\$ 65,000.00
12	Drill 12" Pilot Borehole	600	LF	\$ 175.00	\$ 105,000.00
13	Drill 20" Reamed Borehole	600	LF	\$ 123.00	\$ 73,800.00
14	Geophysical Logging	1	LS	\$ 9,000.00	\$ 9,000.00
15	Caliper	1	LS	\$ 6,500.00	\$ 6,500.00
16	Well Installation - 12" Steel Casing	500	LF	\$ 170.00	\$ 85,000.00
17	Well Installation - 12" SS Screen 70 Slot	200	LF	\$ 350.00	\$ 70,000.00
18	Installation of Gravel Pack - 8-12	550	LF	\$ 115.00	\$ 63,250.00
19	Installation of Annular Grout Seal	150	LF	\$ 115.00	\$ 17,250.00
20	Initial Well Development	40	HR	\$ 750.00	\$ 30,000.00
21	Install Pump for Development and Testing	1	LS	\$ 42,000.00	\$ 42,000.00
22	Well Development by pumping	80	HR	\$ 425.00	\$ 34,000.00
23	Misc. Well and Pump Testing	1	LS	\$ 10,000.00	\$ 10,000.00
24	Well Disinfecting	1	LS	\$ 5,000.00	\$ 5,000.00
25	Well Head	1	LS	\$ 2,500.00	\$ 2,500.00
26	Well Capping	1	LS	\$ 750.00	\$ 750.00
27	Roadway Restoration	39,000	SF	\$ 8.00	\$ 312,000.00
28	8" PVC (C900) Line, Fitting, Tracer Wire, Bedding, & Backfill	6,500	LF	\$ 65.00	\$ 422,500.00
29	8" Gate Valve Assembly	8	EA	\$ 2,900.00	\$ 23,200.00
30	Misc. Connections, Fittings and Tie-ins	1	LS	\$ 20,000.00	\$ 20,000.00
31	Water Right Procurement	1	LS	\$ 650,000.00	\$ 650,000.00
<b>SUBTOTAL</b>					<b>\$ 2,352,250.00</b>
<b>CONTINGENCY</b>				20%	<b>\$ 470,500.00</b>
<b>CONSTRUCTION TOTAL</b>					<b>\$ 2,822,800.00</b>
<b>INCIDENTALS</b>					
1	Engineering Design	3.2%	LS	\$ 100,000.00	\$ 100,000.00
2	Bidding & Negotiating	0.2%	HR	\$ 7,500.00	\$ 7,500.00
3	Engineering Construction Services	2.2%	HR	\$ 68,100.00	\$ 68,100.00
4	Topographic & Property Survey	0.6%	EST	\$ 20,000.00	\$ 20,000.00
5	Funding and Administrative Services	0.4%	EST	\$ 12,000.00	\$ 12,000.00
6	Permitting	0.3%	EST	\$ 10,000.00	\$ 10,000.00
7	Environmental (Including Biological and Archeological) Report	1.1%	EST	\$ 35,000.00	\$ 35,000.00
8	BLM ROW Negotiation (SF299 Application & POD)	0.3%	EST	\$ 10,000.00	\$ 10,000.00
9	Miscellaneous Engineering Services	0.6%	EST	\$ 20,000.00	\$ 20,000.00
<b>SUBTOTAL</b>					<b>\$ 282,600.00</b>
<b>TOTAL PROJECT COST</b>					<b>\$ 3,105,400.00</b>

*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.*



Colorado City

11 North 300 West, Washington Utah 84780  
Tel 435.652.8450 | FAX 435.652.8416

## Engineer's Opinion of Probable Cost

AZ Well Fields  
Hildale

11-Oct-23  
MCG/bcw

NO.	DESCRIPTION	EST. QTY	UNIT	UNIT PRICE	AMOUNT
<b>GENERAL CONSTRUCTION (ONE WELL)</b>					
1	Mobilization	5%	LS	\$ 16,100.00	\$ 16,100.00
2	Traffic Control	1	LS	\$ 2,000.00	\$ 2,000.00
3	SWPPP Compliance	1	LS	\$ 2,000.00	\$ 2,000.00
4	Dust Control & Watering	1	LS	\$ 2,000.00	\$ 2,000.00
5	Subsurface Investigation	10	HR	\$ 40.00	\$ 400.00
6	Construction Staking	1	LS	\$ 500.00	\$ 500.00
7	Clearing, Grubbing, Excavation, & Demolition	1	LS	\$ 2,000.00	\$ 2,000.00
8	8" Diameter Test Well Drilling	150	LF	\$ 87.00	\$ 13,050.00
9	Develop and Pump Test Well	1	LS	\$ 17,400.00	\$ 17,400.00
10	Water Sampling (Full Drinking Water Standard)	1	EA	\$ 26,000.00	\$ 26,000.00
11	Furnish and Install Conductor Casing (Production Well)	1	LS	\$ 7,800.00	\$ 7,800.00
12	20" Diameter Production Well Drilling	150	LF	\$ 160.00	\$ 24,000.00
13	12" Diameter Casing	100	LF	\$ 52.00	\$ 5,200.00
14	12" Diameter Stainless Steel Screen	50	LF	\$ 350.00	\$ 17,500.00
15	3" Galvanized Gravel Pack Tremie Pipe	60	LF	\$ 16.00	\$ 960.00
16	2" Conduit for Level Indicator	150	LF	\$ 7.00	\$ 1,050.00
17	Concrete Grout and Seal	3	CY	\$ 1,200.00	\$ 3,600.00
18	Furnish and Install Pea Gravel (Disinfected)	3	CY	\$ 350.00	\$ 1,050.00
19	Bentonite Plug	1	LS	\$ 4,400.00	\$ 4,400.00
20	Furnish and Install Fine Silica Sand	3	CY	\$ 2,100.00	\$ 6,300.00
21	Develop Production Well	150	HR	\$ 435.00	\$ 65,250.00
22	Production Well Test Pump Equipment	1	LS	\$ 17,400.00	\$ 17,400.00
23	Test Pump Production Well	48	HR	\$ 260.00	\$ 12,480.00
24	Recovery Testing	12	HR	\$ 175.00	\$ 2,100.00
25	Disinfection and Capping	1	LS	\$ 550.00	\$ 550.00
26	Well House Building	1	LS	\$ 75,000.00	\$ 75,000.00
27	Piping to Connect to Raw Water System	1	LS	\$ 12,000.00	\$ 12,000.00
SUBTOTAL					\$ 338,100.00
CONTINGENCY				20%	\$ 67,600.00
CONSTRUCTION TOTAL					\$ 405,700.00
<b>INCIDENTALS</b>					
1	Engineering Design	7.6%	LS	\$ 36,000.00	\$ 36,000.00
2	Bidding & Negotiating	1.6%	HR	\$ 7,500.00	\$ 7,500.00
3	Engineering Construction Services/Miscellaneous Services	5.7%	HR	\$ 27,000.00	\$ 27,000.00
SUBTOTAL					\$ 70,500.00
TOTAL PROJECT COST FOR ONE WELL					\$ 476,200.00
<b>0-5 YEAR WELL FIELD</b>					
	Number of New Wells	8	EA	\$ 476,200.00	\$ 3,809,600.00
TOTAL PROJECT COST AZ 0-5 YEAR WELL FIELD					\$ 3,809,600.00
<b>6-10 YEAR WELL FIELD</b>					
	Number of New Wells	9	EA	\$ 476,200.00	\$ 4,285,800.00
TOTAL PROJECT COST AZ 6-10 YEAR WELL FIELD					\$ 4,285,800.00
<b>11-20 YEAR WELL FIELD</b>					
	Number of New Wells	23	EA	\$ 476,200.00	\$ 10,952,600.00
TOTAL PROJECT COST AZ 11-20 YEAR WELL FIELD					\$ 10,952,600.00

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.



## Engineer's Opinion of Probable Cost

UT Well Fields  
Hildale

11-Oct-23  
MCG/bcw

NO.	DESCRIPTION	EST. QTY	UNIT	UNIT PRICE	AMOUNT
<b>GENERAL CONSTRUCTION (ONE WELL)</b>					
1	Mobilization	5%	LS	\$ 16,099.50	\$ 16,099.50
2	Traffic Control	1	LS	\$ 2,000.00	\$ 2,000.00
3	SWPPP Compliance	1	LS	\$ 2,000.00	\$ 2,000.00
4	Dust Control & Watering	1	LS	\$ 2,000.00	\$ 2,000.00
5	Subsurface Investigation	10	HR	\$ 40.00	\$ 400.00
6	Construction Staking	1	LS	\$ 500.00	\$ 500.00
7	Clearing, Grubbing, Excavation, & Demolition	1	LS	\$ 2,000.00	\$ 2,000.00
8	8" Diameter Test Well Drilling	150	LF	\$ 87.00	\$ 13,050.00
9	Develop and Pump Test Well	1	LS	\$ 17,400.00	\$ 17,400.00
10	Water Sampling (Full Drinking Water Standard)	1	EA	\$ 26,000.00	\$ 26,000.00
11	Furnish and Install Conductor Casing (Production Well)	1	LS	\$ 7,800.00	\$ 7,800.00
12	20" Diameter Production Well Drilling	150	LF	\$ 160.00	\$ 24,000.00
13	12" Diameter Casing	100	LF	\$ 52.00	\$ 5,200.00
14	12" Diameter Stainless Steel Screen	50	LF	\$ 350.00	\$ 17,500.00
15	3" Galvanized Gravel Pack Tremie Pipe	60	LF	\$ 16.00	\$ 960.00
16	2" Conduit for Level Indicator	150	LF	\$ 7.00	\$ 1,050.00
17	Concrete Grout and Seal	3	CY	\$ 1,200.00	\$ 3,600.00
18	Furnish and Install Pea Gravel (Disinfected)	3	CY	\$ 350.00	\$ 1,050.00
19	Bentonite Plug	1	LS	\$ 4,400.00	\$ 4,400.00
20	Furnish and Install Fine Silica Sand	3	CY	\$ 2,100.00	\$ 6,300.00
21	Develop Production Well	150	HR	\$ 435.00	\$ 65,250.00
22	Production Well Test Pump Equipment	1	LS	\$ 17,400.00	\$ 17,400.00
23	Test Pump Production Well	48	HR	\$ 260.00	\$ 12,480.00
24	Recovery Testing	12	HR	\$ 175.00	\$ 2,100.00
25	Disinfection and Capping	1	LS	\$ 550.00	\$ 550.00
26	Well House Building	1	LS	\$ 75,000.00	\$ 75,000.00
27	Piping to Connect to Raw Water System	1	LS	\$ 12,000.00	\$ 12,000.00
<b>SUBTOTAL</b>					<b>\$ 338,089.50</b>
<b>CONTINGENCY</b>				20%	<b>\$ 67,617.90</b>
<b>CONSTRUCTION TOTAL</b>					<b>\$ 405,707.40</b>
<b>INCIDENTALS</b>					
1	Engineering Design	7.6%	LS	\$ 36,019.43	\$ 36,019.43
2	Bidding & Negotiating	1.6%	HR	\$ 7,500.00	\$ 7,500.00
3	Engineering Construction Services/Miscellaneous Services	5.7%	HR	\$ 27,000.00	\$ 27,000.00
<b>SUBTOTAL</b>					<b>\$ 70,519.43</b>
<b>TOTAL PROJECT COST FOR ONE WELL</b>					<b>\$ 476,200.00</b>
<b>0-5 YEAR WELL FIELD</b>					
	Number of New Wells	8	EA	\$ 476,200.00	\$ 3,809,600.00
	Purchase Water Rights	290	AC-FT	\$ 5,300.00	\$ 1,538,707.98
<b>TOTAL PROJECT COST AZ 0-5 YEAR WELL FIELD</b>					<b>\$ 5,348,307.98</b>
<b>6-10 YEAR WELL FIELD</b>					
	Number of New Wells	9	EA	\$ 476,200.00	\$ 4,285,800.00
	Purchase Water Rights	387	AC-FT	\$ 5,300.00	\$ 2,051,610.64
<b>TOTAL PROJECT COST AZ 6-10 YEAR WELL FIELD</b>					<b>\$ 6,337,410.64</b>
<b>11-20 YEAR WELL FIELD</b>					
	Number of New Wells	23	EA	\$ 476,200.00	\$ 10,952,600.00
	Purchase Water Rights	968	AC-FT	\$ 5,300.00	\$ 5,129,026.59
<b>TOTAL PROJECT COST AZ 11-20 YEAR WELL FIELD</b>					<b>\$ 16,081,626.59</b>

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.





## Engineer's Opinion of Probable Cost

Sandhill Tank 1  
Hildale City

18-Oct-23  
BCW/tcd

NO.	DESCRIPTION	EST. QTY	UNIT	UNIT PRICE	AMOUNT
<b>GENERAL CONSTRUCTION</b>					
1	Mobilization	5%	LS	\$ 211,800.00	\$ 211,800.00
2	Traffic Control	1	LS	\$ 5,000.00	\$ 5,000.00
3	Pre-Construction DVD & Project Sign	1	LS	\$ 1,500.00	\$ 1,500.00
4	Dust Control & Watering	1	LS	\$ 10,000.00	\$ 10,000.00
5	Subsurface Investigation	20	HR	\$ 350.00	\$ 7,000.00
6	Restore Surface Improvements	1	LS	\$ 10,000.00	\$ 10,000.00
7	Construction Staking	1	LS	\$ 12,000.00	\$ 12,000.00
8	Materials Sampling & Testing	1	LS	\$ 35,000.00	\$ 35,000.00
9	Excavation & Demolition	1	LS	\$ 25,000.00	\$ 25,000.00
10	Earthwork & Grading	1	LS	\$ 400,000.00	\$ 400,000.00
11	2MG Concrete Storage Tank	1	LS	\$ 2,800,000.00	\$ 2,800,000.00
12	Tank Site Appurtenances	1	LS	\$ 75,000.00	\$ 75,000.00
13	Metering Station	1	LS	\$ 40,000.00	\$ 40,000.00
14	16" PVC (C900), Fittings, Installation, Pipe Bedding, Trench Backfill	1,360	LF	\$ 120.00	\$ 163,200.00
15	16" Gate Valve Assembly	4	EA	\$ 6,750.00	\$ 27,000.00
16	12" PVC (C900), Fittings, Installation, Pipe Bedding, Trench Backfill	2,264	LF	\$ 95.00	\$ 215,080.00
17	12" Gate Valve Assembly	10	EA	\$ 6,500.00	\$ 65,000.00
18	Misc. Connections, Fittings and Tie-ins	1	LS	\$ 30,000.00	\$ 30,000.00
19	Surface Restoration	1	LS	\$ 15,000.00	\$ 15,000.00
20	Elm Street PRV and Vault	1	EA	\$ 100,000.00	\$ 100,000.00
21	Valving and Piping to Create New Pressure Zone	1	LS	\$ 45,000.00	\$ 45,000.00
22	Misc Electrical and SCADA Improvements	1	LS	\$ 20.00	\$ 20.00
23	Tank Access Road	28,992	SF	\$ 2.75	\$ 79,728.00
24	Fence and Gate	1	LS	\$ 75,000.00	\$ 75,000.00
<b>SUBTOTAL</b>					<b>\$ 4,447,328.00</b>
<b>CONTINGENCY</b>				20%	<b>\$ 889,500.00</b>
<b>CONSTRUCTION TOTAL</b>					<b>\$ 5,336,800.00</b>
<b>INCIDENTALS</b>					
1	Engineering Design	3.4%	LS	\$ 200,000.00	\$ 200,000.00
2	Bidding & Negotiating	0.1%	HR	\$ 7,500.00	\$ 7,500.00
3	Engineering Construction Services	4.5%	HR	\$ 266,800.00	\$ 266,800.00
4	Topographic & Property Survey	0.3%	EST	\$ 15,000.00	\$ 15,000.00
5	Geotechnical Report	0.2%	EST	\$ 10,000.00	\$ 10,000.00
6	Funding and Administrative Services	0.2%	EST	\$ 12,000.00	\$ 12,000.00
7	Permitting	0.2%	EST	\$ 10,000.00	\$ 10,000.00
8	Environmental (Including Biological and Archeological) Report	0.5%	EST	\$ 30,000.00	\$ 30,000.00
9	SCADA Design	0.3%	EST	\$ 15,000.00	\$ 15,000.00
10	BLM ROW Negotiation (SF299 Application & POD)	0.2%	EST	\$ 10,000.00	\$ 10,000.00
11	Miscellaneous Engineering Services	0.4%	EST	\$ 25,000.00	\$ 25,000.00
<b>SUBTOTAL</b>					<b>\$ 601,300.00</b>
<b>TOTAL PROJECT COST</b>					<b>\$ 5,938,100.00</b>

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.

## Engineer's Opinion of Probable Cost

**Trailhead Tank**  
Hildale City

12-Oct-23  
MCG/bcw

NO.	DESCRIPTION	EST. QTY	UNIT	UNIT PRICE	AMOUNT
<b>GENERAL CONSTRUCTION</b>					
1	Mobilization	5%	LS	\$ 100,700.00	\$ 100,700.00
2	Traffic Control	1	LS	\$ 5,000.00	\$ 5,000.00
3	Pre-Construction DVD & Project Sign	1	LS	\$ 1,500.00	\$ 1,500.00
4	Dust Control & Watering	1	LS	\$ 10,000.00	\$ 10,000.00
5	Subsurface Investigation	30	HR	\$ 350.00	\$ 10,500.00
6	Restore Surface Improvements	1	LS	\$ 7,800.00	\$ 7,800.00
7	Construction Staking	1	LS	\$ 5,000.00	\$ 5,000.00
8	Materials Sampling & Testing	1	LS	\$ 35,000.00	\$ 35,000.00
9	Earthwork	1	LS	\$ 200,000.00	\$ 200,000.00
10	500K Concrete Storage Tank	1	LS	\$ 810,000.00	\$ 810,000.00
11	Tank Site Appurtenances	1	LS	\$ 100,000.00	\$ 100,000.00
12	Fence and Gate	1	LS	\$ 20,000.00	\$ 20,000.00
13	Metering Station	1	LS	\$ 34,000.00	\$ 34,000.00
14	Tank Access Rd	5,500	SF	\$ 2.00	\$ 11,000.00
15	10" PVC (C900), Fittings, Installation, Pipe Bedding, Trench Backfill	8,000	LF	\$ 75.00	\$ 600,000.00
16	10" Gate Valve Assembly	5	EA	\$ 5,000.00	\$ 25,000.00
17	Misc. Connections, Fittings, and Tie-Ins	1	LS	\$ 20,000.00	\$ 20,000.00
18	Misc Electrical and SCADA Improvements	1	LS	\$ 20,000.00	\$ 20,000.00
19	PRV and Vault	1	EA	\$ 100,000.00	\$ 100,000.00
<b>SUBTOTAL</b>					<b>\$ 2,115,500.00</b>
<b>CONTINGENCY</b>				20%	<b>\$ 423,100.00</b>
<b>CONSTRUCTION TOTAL</b>					<b>\$ 2,538,600.00</b>
<b>INCIDENTALS</b>					
1	Engineering Design	3.3%	LS	\$ 95,000.00	\$ 95,000.00
2	Bidding & Negotiating	0.3%	HR	\$ 7,500.00	\$ 7,500.00
3	Engineering Construction Services	4.4%	HR	\$ 126,900.00	\$ 126,900.00
4	Topographic & Property Survey	0.3%	EST	\$ 8,000.00	\$ 8,000.00
5	Geotechnical Report	0.3%	EST	\$ 10,000.00	\$ 10,000.00
6	Funding and Administrative Services	0.4%	EST	\$ 12,000.00	\$ 12,000.00
7	Permitting	0.3%	EST	\$ 10,000.00	\$ 10,000.00
10	Environmental (Including Biological and Archeological) Report	0.9%	EST	\$ 25,000.00	\$ 25,000.00
11	BLM ROW Negotiation (SF299 Application & POD)	0.3%	EST	\$ 10,000.00	\$ 10,000.00
39	Miscellaneous Professional Services	0.7%	EST	\$ 20,000.00	\$ 20,000.00
<b>SUBTOTAL</b>					<b>\$ 336,900.00</b>
<b>TOTAL PROJECT COST</b>					<b>\$ 2,875,500.00</b>

*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.*



Colorado City

11 North 300 West, Washington Utah 84780  
Tel 435.652.8450 | FAX 435.652.8416

## Engineer's Opinion of Probable Cost

South Concrete Tank  
Hildale City

12-Oct-23  
MCG/bcw

NO.	DESCRIPTION	EST. QTY	UNIT	UNIT PRICE	AMOUNT
<b>GENERAL CONSTRUCTION</b>					
1	Mobilization	5%	LS	\$ 154,900.00	\$ 154,900.00
2	Traffic Control	1	LS	\$ 2,000.00	\$ 2,000.00
3	Pre-Construction DVD & Project Sign	1	LS	\$ 1,500.00	\$ 1,500.00
4	Dust Control & Watering	1	LS	\$ 10,000.00	\$ 10,000.00
5	Subsurface Investigation	30	HR	\$ 350.00	\$ 10,500.00
6	Restore Surface Improvements	1	LS	\$ 10,000.00	\$ 10,000.00
7	Construction Staking	1	LS	\$ 12,000.00	\$ 12,000.00
8	Materials Sampling & Testing	1	LS	\$ 35,000.00	\$ 35,000.00
9	Excavation & Demolition	1	LS	\$ 25,000.00	\$ 25,000.00
10	Earthwork & Grading	1	LS	\$ 400,000.00	\$ 400,000.00
11	1MG Concrete Storage Tank	1	LS	\$ 1,500,000.00	\$ 1,500,000.00
12	Tank Site Appurtenances	1	LS	\$ 250,000.00	\$ 250,000.00
13	Metering Station	1	LS	\$ 40,000.00	\$ 40,000.00
14	12" PVC (C900), Fittings, Installation, Pipe Bedding, Trench Backfill	4,000	LF	\$ 110.00	\$ 440,000.00
15	12" Gate Valve Assembly	10	EA	\$ 6,750.00	\$ 67,500.00
16	Misc. Connections, Fittings and Tie-ins	1	LS	\$ 30,000.00	\$ 30,000.00
17	Surface Restoration	1	LS	\$ 15,000.00	\$ 15,000.00
18	PRV and Vault	1	EA	\$ 100,000.00	\$ 100,000.00
19	Valving and Piping to Create New Pressure Zone	1	LS	\$ 45,000.00	\$ 45,000.00
20	Misc Electrical and SCADA Improvements	1	LS	\$ 20,000.00	\$ 20,000.00
21	Tank Access Road	32,000	SF	\$ 2.00	\$ 64,000.00
22	Fence and Gate	1	LS	\$ 20,000.00	\$ 20,000.00
<b>SUBTOTAL</b>					<b>\$ 3,252,400.00</b>
<b>CONTINGENCY</b>				20%	<b>\$ 650,500.00</b>
<b>CONSTRUCTION TOTAL</b>					<b>\$ 3,902,900.00</b>
<b>INCIDENTALS</b>					
1	Engineering Design	4.5%	LS	\$ 200,000.00	\$ 200,000.00
2	Bidding & Negotiating	0.2%	HR	\$ 7,500.00	\$ 7,500.00
3	Engineering Construction Services	4.4%	HR	\$ 195,100.00	\$ 195,100.00
4	Topographic & Property Survey	0.3%	EST	\$ 15,000.00	\$ 15,000.00
5	Geotechnical Report	0.2%	EST	\$ 10,000.00	\$ 10,000.00
6	Funding and Administrative Services	0.3%	EST	\$ 12,000.00	\$ 12,000.00
7	Permitting	0.2%	EST	\$ 10,000.00	\$ 10,000.00
8	Environmental (Including Biological and Archeological) Report	0.7%	EST	\$ 30,000.00	\$ 30,000.00
9	SCADA Design	0.3%	EST	\$ 15,000.00	\$ 15,000.00
10	BLM ROW Negotiation (SF299 Application & POD)	0.2%	EST	\$ 10,000.00	\$ 10,000.00
11	Miscellaneous Engineering Services	0.6%	EST	\$ 25,000.00	\$ 25,000.00
<b>SUBTOTAL</b>					<b>\$ 529,600.00</b>
<b>TOTAL PROJECT COST</b>					<b>\$ 4,432,500.00</b>

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.

## Engineer's Opinion of Probable Cost

**Sandhill Tank 2**  
Hildale City

18-Oct-23  
MCG/bcw

NO.	DESCRIPTION	EST. QTY	UNIT	UNIT PRICE	AMOUNT
<b>GENERAL CONSTRUCTION</b>					
1	Mobilization	5%	LS	\$ 232,100.00	\$ 232,100.00
2	Traffic Control	1	LS	\$ 2,000.00	\$ 2,000.00
3	Pre-Construction DVD & Project Sign	1	LS	\$ 1,500.00	\$ 1,500.00
4	Dust Control & Watering	1	LS	\$ 10,000.00	\$ 10,000.00
5	Subsurface Investigation	30	HR	\$ 350.00	\$ 10,500.00
6	Restore Surface Improvements	1	LS	\$ 10,000.00	\$ 10,000.00
7	Construction Staking	1	LS	\$ 12,000.00	\$ 12,000.00
8	Materials Sampling & Testing	1	LS	\$ 35,000.00	\$ 35,000.00
9	Excavation & Demolition	1	LS	\$ 25,000.00	\$ 25,000.00
10	Earthwork & Grading	1	LS	\$ 400,000.00	\$ 400,000.00
11	2MG Concrete Storage Tank	1	LS	\$ 2,800,000.00	\$ 2,800,000.00
12	Tank Site Appurtenances	1	LS	\$ 250,000.00	\$ 250,000.00
13	Metering Station	1	LS	\$ 40,000.00	\$ 40,000.00
14	24" PVC (C900), Fittings, Installation, Pipe Bedding, Trench Backfill	2,700	LF	\$ 150.00	\$ 405,000.00
15	24" Gate Valve Assembly	6	EA	\$ 9,500.00	\$ 57,000.00
16	16" PVC (C900), Fittings, Installation, Pipe Bedding, Trench Backfill	2,350	LF	\$ 120.00	\$ 282,000.00
17	16" Gate Valve Assembly	5	EA	\$ 6,750.00	\$ 33,750.00
18	Misc. Connections, Fittings and Tie-ins	1	LS	\$ 30,000.00	\$ 30,000.00
19	Surface Restoration	1	LS	\$ 15,000.00	\$ 15,000.00
20	PRV and Vault	1	EA	\$ 100,000.00	\$ 100,000.00
21	Valving and Piping to Create New Pressure Zone	1	LS	\$ 45,000.00	\$ 45,000.00
22	Misc Electrical and SCADA Improvements	1	LS	\$ 20,000.00	\$ 20,000.00
23	Tank Access Road	18,800	SF	\$ 2.00	\$ 37,600.00
24	Fence and Gate	1	LS	\$ 20,000.00	\$ 20,000.00
<b>SUBTOTAL</b>					<b>\$ 4,873,450.00</b>
<b>CONTINGENCY</b>				20%	<b>\$ 974,700.00</b>
<b>CONSTRUCTION TOTAL</b>					<b>\$ 5,848,200.00</b>
<b>INCIDENTALS</b>					
1	Engineering Design	3.1%	LS	\$ 200,000.00	\$ 200,000.00
2	Bidding & Negotiating	0.1%	HR	\$ 7,500.00	\$ 7,500.00
3	Engineering Construction Services	4.5%	HR	\$ 292,400.00	\$ 292,400.00
4	Topographic & Property Survey	0.2%	EST	\$ 15,000.00	\$ 15,000.00
5	Geotechnical Report	0.2%	EST	\$ 10,000.00	\$ 10,000.00
6	Funding and Administrative Services	0.2%	EST	\$ 12,000.00	\$ 12,000.00
7	Permitting	0.2%	EST	\$ 10,000.00	\$ 10,000.00
8	Environmental (Including Biological and Archeological) Report	0.5%	EST	\$ 30,000.00	\$ 30,000.00
9	SCADA Design	0.2%	EST	\$ 15,000.00	\$ 15,000.00
10	BLM ROW Negotiation (SF299 Application & POD)	0.2%	EST	\$ 10,000.00	\$ 10,000.00
11	Miscellaneous Engineering Services	0.4%	EST	\$ 25,000.00	\$ 25,000.00
<b>SUBTOTAL</b>					<b>\$ 626,900.00</b>
<b>TOTAL PROJECT COST</b>					<b>\$ 6,475,100.00</b>

*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.*



Colorado City?

11 North 300 West, Washington Utah 84780  
Tel 435.652.8450 | FAX 435.652.8416

## Engineer's Opinion of Probable Cost

Raw Water Transmission Line

18-Oct-23

Hildale City

BCW/tcd

NO.	DESCRIPTION	EST. QTY	UNIT	UNIT PRICE	AMOUNT
<b>GENERAL CONSTRUCTION</b>					
1	Mobilization	5%	LS	\$ 37,800.00	\$ 37,800.00
2	Traffic Control	1	LS	\$ 10,000.00	\$ 10,000.00
3	Dust Control & Watering	1	LS	\$ 10,000.00	\$ 10,000.00
4	Subsurface Investigation	10	HR	\$ 250.00	\$ 2,500.00
5	Restore Surface Improvements	1	LS	\$ 15,000.00	\$ 15,000.00
6	Construction Staking	1	LS	\$ 10,000.00	\$ 10,000.00
7	Erosion Control Compliance	1	LS	\$ 5,000.00	\$ 5,000.00
8	Materials Sampling & Testing	1	LS	\$ 12,500.00	\$ 12,500.00
9	Excavation & Demolition	1	LS	\$ 20,000.00	\$ 20,000.00
10	12" PVC (C900) Line, Fitting, Tracer Wire, Bedding, & Backfill	2,500	LF	\$ 110.00	\$ 275,000.00
11	12" Gate Valve Assembly	8	EA	\$ 6,500.00	\$ 52,000.00
12	Pavement Restoration	26,400	SF	\$ 7.75	\$ 204,600.00
13	Access/Cleanout Structure	4	EA	\$ 5,000.00	\$ 20,000.00
14	Misc. Fittings, Connections, and Tie-Ins	1	LS	\$ 20,000.00	\$ 20,000.00
15	Electrical Conduit	2,500	LF	\$ 40.00	\$ 100,000.00
SUBTOTAL					\$ 794,400.00
CONTINGENCY				20%	\$ 158,900.00
CONSTRUCTION TOTAL					\$ 953,300.00
<b>INCIDENTALS</b>					
1	Engineering Design	4.6%	LS	\$ 50,000.00	\$ 50,000.00
2	Bidding & Negotiating	0.7%	HR	\$ 7,500.00	\$ 7,500.00
3	Engineering Construction Services	3.6%	HR	\$ 39,700.00	\$ 39,700.00
4	Topographic & Property Survey	1.4%	EST	\$ 15,000.00	\$ 15,000.00
5	Permitting	0.5%	EST	\$ 5,000.00	\$ 5,000.00
6	Funding and Administrative Services	1.1%	EST	\$ 12,000.00	\$ 12,000.00
7	Miscellaneous Engineering Services	0.9%	EST	\$ 10,000.00	\$ 10,000.00
SUBTOTAL					\$ 139,200.00
TOTAL PROJECT COST					\$ 1,092,500.00

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.

## Engineer's Opinion of Probable Cost

**Small Treatment Plant (1,000 gpm)**  
Hildale City

12-Oct-23  
MCG/bcw

NO.	DESCRIPTION	EST. QTY	UNIT	UNIT PRICE	AMOUNT
<b>GENERAL CONSTRUCTION</b>					
1	Mobilization	5%	LS	\$ 169,300.00	\$ 169,300.00
2	Pilot Study	1	LS	\$ 75,000.00	\$ 75,000.00
3	Construction Staking	1	LS	\$ 15,000.00	\$ 15,000.00
4	Dust Control & Watering	1	LS	\$ 20,000.00	\$ 20,000.00
5	Package Pressure Filtration System	1	LS	\$ 900,000.00	\$ 900,000.00
6	Site Earthwork	1	LS	\$ 100,000.00	\$ 100,000.00
7	Water Treatment Plant Building & Appurtenances	1	LS	\$ 800,000.00	\$ 800,000.00
8	Chlorinator System	1	LS	\$ 100,000.00	\$ 100,000.00
9	Chlorine Contact Chamber	1	LS	\$ 200,000.00	\$ 200,000.00
10	Effluent Pump Station	1	LS	\$ 250,000.00	\$ 250,000.00
11	Electrical Systems	1	LS	\$ 350,000.00	\$ 350,000.00
12	Mechanical System	1	LS	\$ 200,000.00	\$ 200,000.00
13	Miscellaneous Piping to and from Site	1	LS	\$ 150,000.00	\$ 150,000.00
14	Miscellaneous Valves	1	LS	\$ 75,000.00	\$ 75,000.00
15	Miscellaneous Site Improvements (parking, fence, gate, etc.)	1	LS	\$ 100,000.00	\$ 100,000.00
16	SCADA Improvements	1	LS	\$ 50,000.00	\$ 50,000.00
<b>SUBTOTAL</b>					<b>\$ 3,554,300.00</b>
<b>CONTINGENCY</b>				20%	<b>\$ 710,900.00</b>
<b>CONSTRUCTION TOTAL</b>					<b>\$ 4,265,200.00</b>
<b>INCIDENTALS</b>					
1	Engineering Design	5.2%	LS	\$ 255,900.00	\$ 255,900.00
2	Bidding & Negotiating	0.2%	HR	\$ 10,000.00	\$ 10,000.00
3	Engineering Construction Services	4.4%	HR	\$ 213,300.00	\$ 213,300.00
4	Topographic & Property Survey	0.3%	EST	\$ 15,000.00	\$ 15,000.00
5	Geotechnical Report	0.2%	EST	\$ 10,000.00	\$ 10,000.00
6	Funding and Administrative Services	0.4%	EST	\$ 20,000.00	\$ 20,000.00
7	Permitting	0.3%	EST	\$ 12,500.00	\$ 12,500.00
8	SCADA Design	0.5%	EST	\$ 25,000.00	\$ 25,000.00
9	Miscellaneous Professional Services	1.0%	EST	\$ 50,000.00	\$ 50,000.00
<b>SUBTOTAL</b>					<b>\$ 611,700.00</b>
<b>TOTAL PROJECT COST</b>					<b>\$ 4,876,900.00</b>

*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.*



?

11 North 300 West, Washington Utah 84780  
Tel 435.652.8450 | FAX 435.652.8416

## Engineer's Opinion of Probable Cost

Additional Treatment Capacity PH1 (2,500 gpm)  
Hildale City

12-Oct-23  
MCG/bcw

NO.	DESCRIPTION	EST. QTY	UNIT	UNIT PRICE	AMOUNT
<b>GENERAL CONSTRUCTION</b>					
1	Mobilization	5%	LS	\$ 278,000.00	\$ 278,000.00
2	Pilot Study	1	LS	\$ 75,000.00	\$ 75,000.00
3	Construction Staking	1	LS	\$ 15,000.00	\$ 15,000.00
4	Dust Control & Watering	1	LS	\$ 20,000.00	\$ 20,000.00
5	Package Pressure Filtration System	1	LS	\$ 2,000,000.00	\$ 2,000,000.00
6	Site Earthwork	1	LS	\$ 175,000.00	\$ 175,000.00
7	Water Treatment Plant Building & Appurtenances	1	LS	\$ 1,400,000.00	\$ 1,400,000.00
8	Chlorinator System	1	LS	\$ 100,000.00	\$ 100,000.00
9	Chlorine Contact Chamber	1	LS	\$ 300,000.00	\$ 300,000.00
10	Effluent Pump Station	1	LS	\$ 325,000.00	\$ 325,000.00
11	Electrical Systems	1	LS	\$ 400,000.00	\$ 400,000.00
12	Mechanical System	1	LS	\$ 275,000.00	\$ 275,000.00
13	Miscellaneous Piping to and from Site	1	LS	\$ 200,000.00	\$ 200,000.00
14	Miscellaneous Valves	1	LS	\$ 100,000.00	\$ 100,000.00
15	Miscellaneous Site Improvements (parking, fence, gate, etc.)	1	LS	\$ 125,000.00	\$ 125,000.00
16	SCADA Improvements	1	LS	\$ 50,000.00	\$ 50,000.00
SUBTOTAL					\$ 5,838,000.00
CONTINGENCY				20%	\$ 1,167,600.00
CONSTRUCTION TOTAL					\$ 7,005,600.00
<b>INCIDENTALS</b>					
1	Engineering Design	5.5%	LS	\$ 438,800.00	\$ 438,800.00
2	Bidding & Negotiating	0.1%	HR	\$ 10,000.00	\$ 10,000.00
3	Engineering Construction Services	4.4%	HR	\$ 350,300.00	\$ 350,300.00
4	Topographic & Property Survey	0.2%	EST	\$ 15,000.00	\$ 15,000.00
5	Geotechnical Report	0.1%	EST	\$ 10,000.00	\$ 10,000.00
6	Funding and Administrative Services	0.3%	EST	\$ 20,000.00	\$ 20,000.00
7	Permitting	0.2%	EST	\$ 12,500.00	\$ 12,500.00
8	SCADA Design	0.3%	EST	\$ 25,000.00	\$ 25,000.00
9	Miscellaneous Engineering Services	0.6%	EST	\$ 50,000.00	\$ 50,000.00
SUBTOTAL					\$ 931,600.00
TOTAL PROJECT COST					\$ 7,937,200.00

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.

## Engineer's Opinion of Probable Cost

**Additional Treatment Capacity PH2 (4,000 gpm)**  
Hildale City

12-Oct-23  
MCG/bcw

NO.	DESCRIPTION	EST. QTY	UNIT	UNIT PRICE	AMOUNT
<b>GENERAL CONSTRUCTION</b>					
1	Mobilization	5%	LS	\$ 363,300.00	\$ 363,300.00
2	Pilot Study	1	LS	\$ 75,000.00	\$ 75,000.00
3	Construction Staking	1	LS	\$ 15,000.00	\$ 15,000.00
4	Dust Control & Watering	1	LS	\$ 20,000.00	\$ 20,000.00
5	Package Pressure Filtration System	1	LS	\$ 3,000,000.00	\$ 3,000,000.00
6	Site Earthwork	1	LS	\$ 200,000.00	\$ 200,000.00
7	Water Treatment Plant Building & Appurtenances	1	LS	\$ 1,750,000.00	\$ 1,750,000.00
8	Chlorinator System	1	LS	\$ 100,000.00	\$ 100,000.00
9	Chlorine Contact Chamber	1	LS	\$ 375,000.00	\$ 375,000.00
10	Effluent Pump Station	1	LS	\$ 425,000.00	\$ 425,000.00
11	Electrical Systems	1	LS	\$ 450,000.00	\$ 450,000.00
12	Mechanical System	1	LS	\$ 315,000.00	\$ 315,000.00
13	Miscellaneous Piping to and from Site	1	LS	\$ 225,000.00	\$ 225,000.00
14	Miscellaneous Valves	1	LS	\$ 115,000.00	\$ 115,000.00
15	Miscellaneous Site Improvements (parking, fence, gate, etc.)	1	LS	\$ 150,000.00	\$ 150,000.00
16	SCADA Improvements	1	LS	\$ 50,000.00	\$ 50,000.00
<b>SUBTOTAL</b>					<b>\$ 7,628,300.00</b>
<b>CONTINGENCY</b>				20%	<b>\$ 1,525,700.00</b>
<b>CONSTRUCTION TOTAL</b>					<b>\$ 9,154,000.00</b>
<b>INCIDENTALS</b>					
1	Engineering Design	5.4%	LS	\$ 558,000.00	\$ 558,000.00
2	Bidding & Negotiating	0.1%	HR	\$ 10,000.00	\$ 10,000.00
3	Engineering Construction Services	4.4%	HR	\$ 457,700.00	\$ 457,700.00
4	Topographic & Property Survey	0.1%	EST	\$ 15,000.00	\$ 15,000.00
5	Geotechnical Report	0.1%	EST	\$ 10,000.00	\$ 10,000.00
6	Funding and Administrative Services	0.2%	EST	\$ 20,000.00	\$ 20,000.00
7	Permitting	0.1%	EST	\$ 12,500.00	\$ 12,500.00
8	SCADA Design	0.2%	EST	\$ 25,000.00	\$ 25,000.00
9	Miscellaneous Engineering Services	0.5%	EST	\$ 50,000.00	\$ 50,000.00
<b>SUBTOTAL</b>					<b>\$ 1,158,200.00</b>
<b>TOTAL PROJECT COST</b>					<b>\$ 10,312,200.00</b>

*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.*



## Engineer's Opinion of Probable Cost

**Fire Hydrant Improvements**  
Hildale City

18-Oct-23  
BCW/tcd

NO.	DESCRIPTION	EST. QTY	UNIT	UNIT PRICE	AMOUNT
<b>GENERAL CONSTRUCTION</b>					
1	Mobilization	5%	LS	\$ 61,700.00	\$ 61,700.00
2	Pre-Construction DVD and Project Sign	1	LS	\$ 2,500.00	\$ 2,500.00
3	Traffic Control	1	LS	\$ 10,000.00	\$ 10,000.00
4	Subsurface Investigation	24	HR	\$ 250.00	\$ 6,000.00
5	Materials Sampling & Testing	1	LS	\$ 16,000.00	\$ 16,000.00
6	Dust Control & Watering	1	LS	\$ 9,000.00	\$ 9,000.00
7	Construction Staking	1	LS	\$ 13,000.00	\$ 13,000.00
8	Erosion Control Compliance	1	LS	\$ 6,000.00	\$ 6,000.00
9	6" PVC (C900) Line, Fitting, Tracer Wire, Bedding, & Backfill	2,100	LF	\$ 50.00	\$ 105,000.00
10	6" Gate Valve Assembly	80	EA	\$ 2,000.00	\$ 160,000.00
11	8" PVC (C900) Line, Fitting, Tracer Wire, Bedding, & Backfill	2,930	LF	\$ 65.00	\$ 190,450.00
12	8" Gate Valve Assembly	8	EA	\$ 2,900.00	\$ 23,200.00
13	Fire Hydrant Assembly	78	EA	\$ 7,000.00	\$ 546,000.00
14	Restore Gravel Road	21,200	SF	\$ 3.25	\$ 68,900.00
15	Pavement Restoration	9,100	SF	\$ 7.50	\$ 68,250.00
16	Restore Surface Improvements	1	LS	\$ 10,000.00	\$ 10,000.00
<b>SUBTOTAL</b>					<b>\$ 1,296,000.00</b>
<b>CONTINGENCY</b>				20%	<b>\$ 259,200.00</b>
<b>CONSTRUCTION TOTAL</b>					<b>\$ 1,555,200.00</b>
<b>INCIDENTALS</b>					
1	Engineering Design	4.6%	LS	\$ 79,000.00	\$ 79,000.00
2	Bidding & Negotiating	0.4%	HR	\$ 7,500.00	\$ 7,500.00
3	Engineering Construction Services	3.7%	HR	\$ 64,800.00	\$ 64,800.00
4	Topographic & Property Survey	0.6%	EST	\$ 10,000.00	\$ 10,000.00
5	Funding and Administrative Services	0.7%	EST	\$ 12,000.00	\$ 12,000.00
6	Miscellaneous Engineering Services	0.3%	EST	\$ 5,000.00	\$ 5,000.00
<b>SUBTOTAL</b>					<b>\$ 178,300.00</b>
<b>TOTAL PROJECT COST</b>					<b>\$ 1,733,500.00</b>

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

## Engineer's Opinion of Probable Cost

**Upper Pressure Zone Improvements**  
Hildale City

17-Oct-23  
MCG/bcw

NO.	DESCRIPTION	EST. QTY	UNIT	UNIT PRICE	AMOUNT
<b>GENERAL CONSTRUCTION</b>					
1	Mobilization	5%	LS	\$ 29,100.00	\$ 29,100.00
2	Pre-Construction DVD	1	LS	\$ 1,500.00	\$ 1,500.00
3	Traffic Control	1	LS	\$ 7,500.00	\$ 7,500.00
4	Subsurface Investigation	16	HR	\$ 250.00	\$ 4,000.00
5	Materials Sampling & Testing	1	LS	\$ 10,000.00	\$ 10,000.00
6	Dust Control & Watering	1	LS	\$ 7,500.00	\$ 7,500.00
7	Construction Staking	1	LS	\$ 7,500.00	\$ 7,500.00
8	Erosion Control Compliance	1	LS	\$ 6,000.00	\$ 6,000.00
9	8" PVC (C900) Line, Fitting, Tracer Wire, Bedding, & Backfill	5,000	LF	\$ 65.00	\$ 325,000.00
10	8" Gate Valve Assembly	14	EA	\$ 5,000.00	\$ 70,000.00
11	Disconnect and Reconnect Water Services	6	EA	\$ 2,000.00	\$ 12,000.00
12	Restore Gravel Road	30,000	SF	\$ 3.25	\$ 97,500.00
13	Restore Surface Improvements	1	LS	\$ 10,000.00	\$ 10,000.00
14	Misc. Connections, Fittings, and Tie-Ins	1	LS	\$ 10,000.00	\$ 10,000.00
15	6" Fire Hydrant Assembly	2	EA	\$ 7,000.00	\$ 14,000.00
<b>SUBTOTAL</b>					<b>\$ 611,600.00</b>
<b>CONTINGENCY</b>				20%	<b>\$ 122,300.00</b>
<b>CONSTRUCTION TOTAL</b>					<b>\$ 733,900.00</b>
<b>INCIDENTALS</b>					
1	Engineering Design	5.3%	LS	\$ 45,000.00	\$ 45,000.00
2	Bidding & Negotiating	0.9%	HR	\$ 7,500.00	\$ 7,500.00
3	Engineering Construction Services	3.6%	HR	\$ 30,600.00	\$ 30,600.00
4	Topographic & Property Survey	0.9%	EST	\$ 7,500.00	\$ 7,500.00
5	Funding and Administrative Services	1.4%	EST	\$ 12,000.00	\$ 12,000.00
6	Permitting	0.6%	EST	\$ 5,000.00	\$ 5,000.00
7	Miscellaneous Professional Services	0.6%	EST	\$ 5,000.00	\$ 5,000.00
<b>SUBTOTAL</b>					<b>\$ 112,600.00</b>
<b>TOTAL PROJECT COST</b>					<b>\$ 846,500.00</b>

*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.*



## Engineer's Opinion of Probable Cost

Canyon St. Line  
Hildale City

17-Oct-23  
MCG/bcw

NO.	DESCRIPTION	EST. QTY	UNIT	UNIT PRICE	AMOUNT
<b>GENERAL CONSTRUCTION</b>					
1	Mobilization	5%	LS	\$ 12,400.00	\$ 12,400.00
2	Pre-Construction DVD	1	LS	\$ 1,500.00	\$ 1,500.00
3	Traffic Control	1	LS	\$ 10,000.00	\$ 10,000.00
4	Subsurface Investigation	8	HR	\$ 250.00	\$ 2,000.00
5	Materials Sampling & Testing	1	LS	\$ 10,000.00	\$ 10,000.00
6	Dust Control & Watering	1	LS	\$ 10,000.00	\$ 10,000.00
7	Construction Staking	1	LS	\$ 7,500.00	\$ 7,500.00
8	Erosion Control Compliance	1	LS	\$ 7,500.00	\$ 7,500.00
9	8" PVC (C900) Line, Fitting, Tracer Wire, Bedding, & Backfill	1,500	LF	\$ 65.00	\$ 97,500.00
10	8" Gate Valve Assembly	5	EA	\$ 5,000.00	\$ 25,000.00
11	Restore Surface Improvements	1	LS	\$ 10,000.00	\$ 10,000.00
12	Pavement Restoration	9,000	SF	\$ 6.00	\$ 54,000.00
13	Misc. Connections, Fittings, and Tie-Ins	1	LS	\$ 7,500.00	\$ 7,500.00
14	Reconnect Water Services	5	EA	\$ 1,200.00	\$ 6,000.00
<b>SUBTOTAL</b>					<b>\$ 260,900.00</b>
<b>CONTINGENCY</b>				20%	<b>\$ 52,200.00</b>
<b>CONSTRUCTION TOTAL</b>					<b>\$ 313,100.00</b>
<b>INCIDENTALS</b>					
1	Engineering Design	6.4%	LS	\$ 25,000.00	\$ 25,000.00
2	Bidding & Negotiating	1.9%	HR	\$ 7,500.00	\$ 7,500.00
3	Engineering Construction Services	4.7%	HR	\$ 18,300.00	\$ 18,300.00
4	Topographic & Property Survey	1.9%	EST	\$ 7,500.00	\$ 7,500.00
5	Funding and Administrative Services	2.6%	EST	\$ 10,000.00	\$ 10,000.00
6	Permitting	1.3%	EST	\$ 5,000.00	\$ 5,000.00
7	Miscellaneous Engineering Services	0.6%	EST	\$ 2,500.00	\$ 2,500.00
<b>SUBTOTAL</b>					<b>\$ 75,800.00</b>
<b>TOTAL PROJECT COST</b>					<b>\$ 388,900.00</b>

*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.*

## Engineer's Opinion of Probable Cost

**Northwest Hildale Transmission Line**  
Hildale City

17-Oct-23  
MCG/bcw

NO.	DESCRIPTION	EST. QTY	UNIT	UNIT PRICE	AMOUNT
<b>GENERAL CONSTRUCTION</b>					
1	Mobilization	5%	LS	\$ 69,300.00	\$ 69,300.00
2	Traffic Control	1	LS	\$ 12,000.00	\$ 12,000.00
3	Pre-Construction DVD	1	LS	\$ 1,500.00	\$ 1,500.00
4	Dust Control & Watering	1	LS	\$ 20,000.00	\$ 20,000.00
5	Subsurface Investigation	8	HR	\$ 250.00	\$ 2,000.00
6	Restore Surface Improvements	1	LS	\$ 12,000.00	\$ 12,000.00
7	Erosion Control Compliance	2	LS	\$ 8,000.00	\$ 16,000.00
8	Construction Staking	1	LS	\$ 12,500.00	\$ 12,500.00
9	Materials Sampling & Testing	1	LS	\$ 12,000.00	\$ 12,000.00
10	Surface Restoration	32,500	SF	\$ 5.00	\$ 162,500.00
11	24" PVC (C900) Line, Fitting, Tracer Wire, Bedding, & Backfill	4,150	LF	\$ 150.00	\$ 622,500.00
12	24" Gate Valve Assembly	12	EA	\$ 9,500.00	\$ 114,000.00
13	16" PVC (C900) Line, Fitting, Tracer Wire, Bedding, & Backfill	2,350	LF	\$ 120.00	\$ 282,000.00
14	16" Gate Valve Assembly	12	EA	\$ 6,750.00	\$ 81,000.00
15	Misc. Connections, Fittings and Tie-ins	1	LS	\$ 35,000.00	\$ 35,000.00
<b>SUBTOTAL</b>					<b>\$ 1,454,300.00</b>
<b>CONTINGENCY</b>				20%	<b>\$ 290,900.00</b>
<b>CONSTRUCTION TOTAL</b>					<b>\$ 1,745,200.00</b>
<b>INCIDENTALS</b>					
1	Engineering Design	5.3%	LS	\$ 105,000.00	\$ 105,000.00
2	Bidding & Negotiating	0.4%	HR	\$ 7,500.00	\$ 7,500.00
3	Engineering Construction Services	3.7%	HR	\$ 72,700.00	\$ 72,700.00
4	Topographic & Property Survey	0.8%	EST	\$ 15,000.00	\$ 15,000.00
5	Funding and Administrative Services	0.6%	EST	\$ 12,000.00	\$ 12,000.00
6	Permitting	0.3%	EST	\$ 5,000.00	\$ 5,000.00
7	Miscellaneous Engineering Services	0.8%	EST	\$ 15,000.00	\$ 15,000.00
<b>SUBTOTAL</b>					<b>\$ 232,200.00</b>
<b>TOTAL PROJECT COST</b>					<b>\$ 1,977,400.00</b>

*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.*



Colorado City

11 North 300 West, Washington Utah 84780  
Tel 435.652.8450 | FAX 435.652.8416

## Engineer's Opinion of Probable Cost

Hildale St. Line  
Hildale City

17-Oct-23  
MCG/bcw

NO.	DESCRIPTION	EST. QTY	UNIT	UNIT PRICE	AMOUNT
<b>GENERAL CONSTRUCTION</b>					
1	Mobilization	5%	LS	\$ 13,200.00	\$ 13,200.00
2	Pre-Construction DVD	1	LS	\$ 1,500.00	\$ 1,500.00
3	Traffic Control	1	LS	\$ 18,000.00	\$ 18,000.00
4	Subsurface Investigation	4	HR	\$ 250.00	\$ 1,000.00
5	Materials Sampling & Testing	1	LS	\$ 7,500.00	\$ 7,500.00
6	Dust Control & Watering	1	LS	\$ 7,500.00	\$ 7,500.00
7	Construction Staking	1	LS	\$ 7,000.00	\$ 7,000.00
8	Erosion Control Compliance	1	LS	\$ 7,500.00	\$ 7,500.00
9	8" PVC (C900) Line, Fitting, Tracer Wire, Bedding, & Backfill	2,650	LF	\$ 65.00	\$ 172,250.00
10	8" Gate Valve Assembly	7	EA	\$ 5,000.00	\$ 33,125.00
11	Restore Surface Improvements	1	LS	\$ 8,500.00	\$ 8,500.00
SUBTOTAL					\$ 277,075.00
CONTINGENCY				20%	\$ 55,415.00
CONSTRUCTION TOTAL					\$ 332,490.00
<b>INCIDENTALS</b>					
1	Engineering Design	5.5%	LS	\$ 25,000.00	\$ 25,000.00
2	Bidding & Negotiating	1.7%	HR	\$ 7,500.00	\$ 7,500.00
3	Engineering Construction Services	4.3%	HR	\$ 19,400.00	\$ 19,400.00
4	Topographic & Property Survey	1.7%	EST	\$ 7,500.00	\$ 7,500.00
5	Funding and Administrative Services	2.2%	EST	\$ 10,000.00	\$ 10,000.00
6	Land & RoW Negotiation/Acquisition	11.0%	EST	\$ 50,000.00	\$ 50,000.00
7	Miscellaneous Engineering Services	0.6%	EST	\$ 2,500.00	\$ 2,500.00
SUBTOTAL					\$ 121,900.00
TOTAL PROJECT COST					\$ 454,390.00

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.

## Engineer's Opinion of Probable Cost

**Southwest Hildale Transmission Line**  
Hildale City

17-Oct-23  
MCG/bcw

NO.	DESCRIPTION	EST. QTY	UNIT	UNIT PRICE	AMOUNT
<b>GENERAL CONSTRUCTION</b>					
1	Mobilization	5%	LS	\$ 28,400.00	\$ 28,400.00
2	Traffic Control	1	LS	\$ 12,000.00	\$ 12,000.00
3	Pre-Construction DVD	1	LS	\$ 1,500.00	\$ 1,500.00
4	Dust Control & Watering	1	LS	\$ 20,000.00	\$ 20,000.00
5	Subsurface Investigation	8	HR	\$ 250.00	\$ 2,000.00
6	Restore Surface Improvements	1	LS	\$ 12,000.00	\$ 12,000.00
7	Erosion Control Compliance	2	LS	\$ 8,000.00	\$ 16,000.00
8	Construction Staking	1	LS	\$ 12,500.00	\$ 12,500.00
9	Materials Sampling & Testing	1	LS	\$ 12,000.00	\$ 12,000.00
10	Roadway Restoration	9,000	SF	\$ 6.00	\$ 54,000.00
11	12" PVC (C900) Line, Fitting, Tracer Wire, Bedding, & Backfill	1,900	LF	\$ 110.00	\$ 209,000.00
12	12" Gate Valve Assembly	12	EA	\$ 6,750.00	\$ 81,000.00
13	PRV and Vault	1	LS	\$ 100,000.00	\$ 100,000.00
14	Misc. Connections, Fittings and Tie-ins	1	LS	\$ 35,000.00	\$ 35,000.00
<b>SUBTOTAL</b>					<b>\$ 595,400.00</b>
<b>CONTINGENCY</b>				20%	<b>\$ 119,100.00</b>
<b>CONSTRUCTION TOTAL</b>					<b>\$ 714,500.00</b>
<b>INCIDENTALS</b>					
1	Engineering Design	11.6%	LS	\$ 105,000.00	\$ 105,000.00
2	Bidding & Negotiating	0.8%	HR	\$ 7,500.00	\$ 7,500.00
3	Engineering Construction Services	3.3%	HR	\$ 29,800.00	\$ 29,800.00
4	Topographic & Property Survey	1.7%	EST	\$ 15,000.00	\$ 15,000.00
5	Funding and Administrative Services	1.3%	EST	\$ 12,000.00	\$ 12,000.00
6	Permitting	0.6%	EST	\$ 5,000.00	\$ 5,000.00
7	Miscellaneous Engineering Services	1.7%	EST	\$ 15,000.00	\$ 15,000.00
<b>SUBTOTAL</b>					<b>\$ 189,300.00</b>
<b>TOTAL PROJECT COST</b>					<b>\$ 903,800.00</b>

*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.*



Colorado City

11 North 300 West, Washington Utah 84780  
Tel 435.652.8450 | FAX 435.652.8416

## Engineer's Opinion of Probable Cost

Transmission Line to Airport  
Hildale City

17-Oct-23  
MCG/bcw

NO.	DESCRIPTION	EST. QTY	UNIT	UNIT PRICE	AMOUNT
<b>GENERAL CONSTRUCTION</b>					
1	Mobilization	5%	LS	\$ 71,600.00	\$ 71,600.00
2	Traffic Control	1	LS	\$ 12,000.00	\$ 12,000.00
3	Pre-Construction DVD	1	LS	\$ 1,500.00	\$ 1,500.00
4	Dust Control & Watering	1	LS	\$ 20,000.00	\$ 20,000.00
5	Subsurface Investigation	8	HR	\$ 250.00	\$ 2,000.00
6	Restore Surface Improvements	1	LS	\$ 12,000.00	\$ 12,000.00
7	Erosion Control Compliance	2	LS	\$ 8,000.00	\$ 16,000.00
8	Construction Staking	1	LS	\$ 12,500.00	\$ 12,500.00
9	Materials Sampling & Testing	1	LS	\$ 12,000.00	\$ 12,000.00
10	Roadway Restoration	42,750	SF	\$ 6.00	\$ 256,500.00
11	10" PVC (C900) Line, Fitting, Tracer Wire, Bedding, & Backfill	650	LF	\$ 90.00	\$ 58,500.00
12	10" Gate Valve Assembly	2	EA	\$ 5,250.00	\$ 10,500.00
13	12" PVC (C900) Line, Fitting, Tracer Wire, Bedding, & Backfill	7,900	EA	\$ 110.00	\$ 869,000.00
14	12" Gate Valve Assembly	17	EA	\$ 6,750.00	\$ 114,750.00
15	Misc. Connections, Fittings and Tie-ins	1	LS	\$ 35,000.00	\$ 35,000.00
SUBTOTAL					\$ 1,503,850.00
CONTINGENCY				20%	\$ 300,800.00
CONSTRUCTION TOTAL					\$ 1,804,650.00
<b>INCIDENTALS</b>					
1	Engineering Design	5.1%	LS	\$ 105,000.00	\$ 105,000.00
2	Bidding & Negotiating	0.4%	HR	\$ 7,500.00	\$ 7,500.00
3	Engineering Construction Services	3.7%	HR	\$ 75,200.00	\$ 75,200.00
4	Topographic & Property Survey	0.7%	EST	\$ 15,000.00	\$ 15,000.00
5	Funding and Administrative Services	0.6%	EST	\$ 12,000.00	\$ 12,000.00
6	Permitting	0.2%	EST	\$ 5,000.00	\$ 5,000.00
7	Miscellaneous Engineering Services	0.7%	EST	\$ 15,000.00	\$ 15,000.00
SUBTOTAL					\$ 234,700.00
TOTAL PROJECT COST					\$ 2,039,350.00

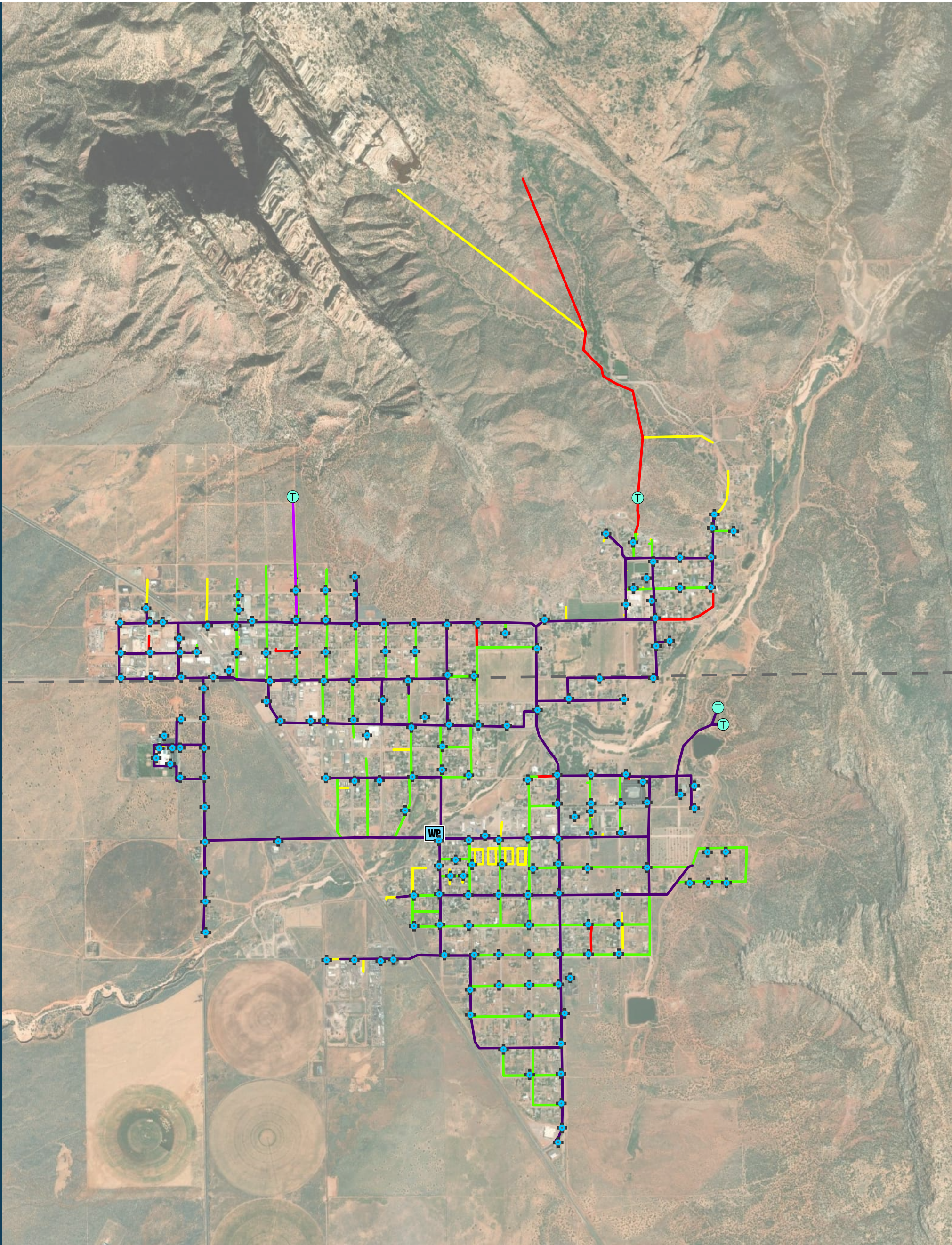
In providing opinions of probable construction cost, the Client understands that the Engineer has no control over costs or the price of labor, equipment or materials, or over the Contractor's method of pricing, and that the opinion of probable construction cost provided herein is made on the basis of 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.

# APPENDIX D

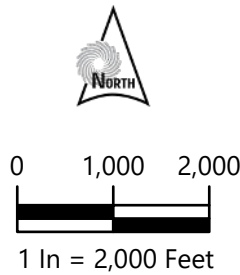
## System Maps



EXISTING WATER SYSTEM



MAP LEGEND



- 2"
- 4"
- 6"
- 8"
- 12"

- w\_Hydrants
- Water Tank
- Treatment Plant

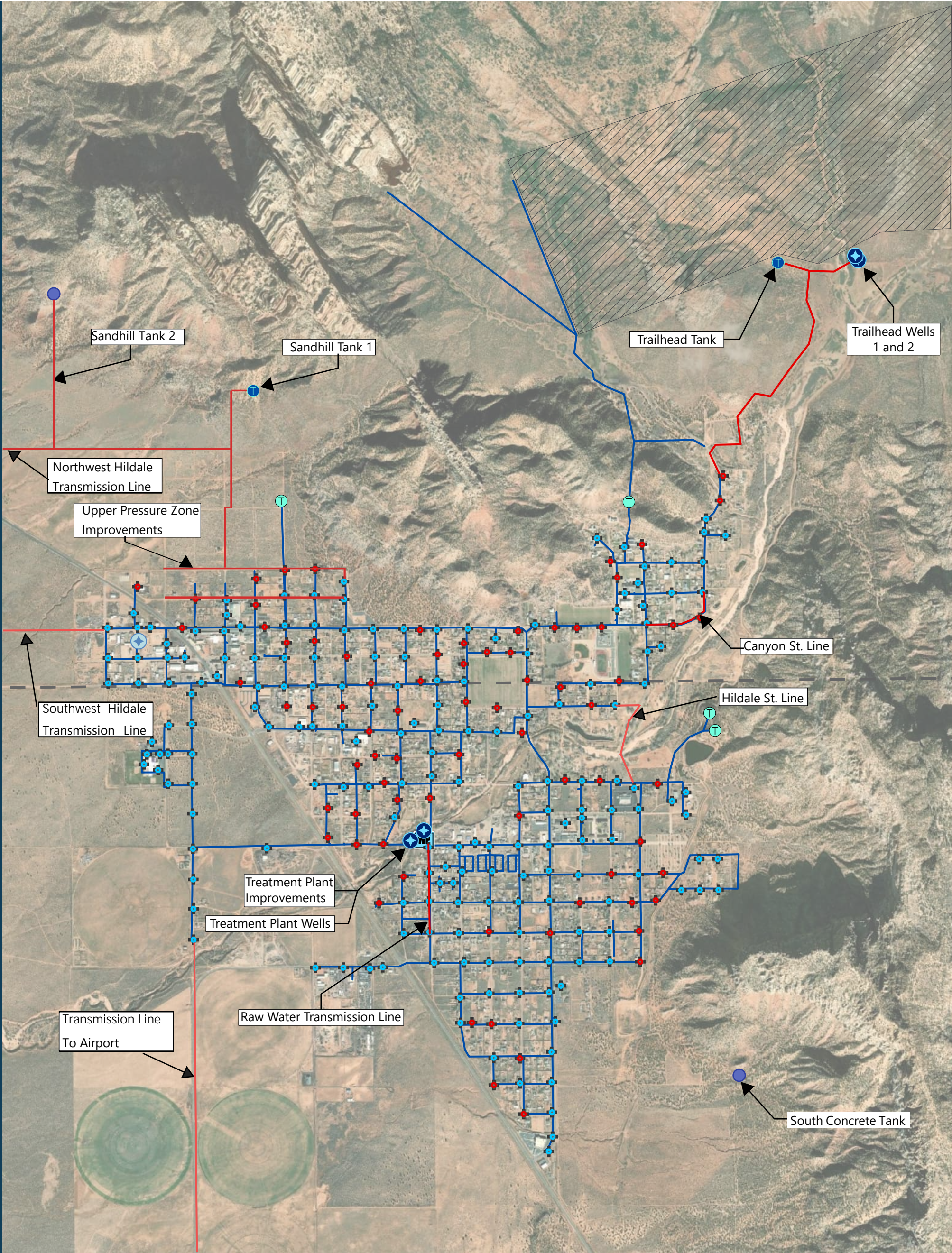
- State Boundary




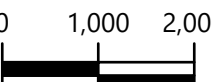
Map Date: 06.30.2022



RECOMMENDED IMPROVEMENTS



MAP LEGEND

  
  
1 In = 2,000 Feet

Recommended Improvements

- Water Mains
- Water Hydrants
- Water Tank
- Production Well
- Hildale Ground Water Project Area

Existing Water System

- Water Mains
- Water Hydrants
- Water Tank
- Production Well
- Treatment Plant

State Boundary



Map Date: 06.30.2022





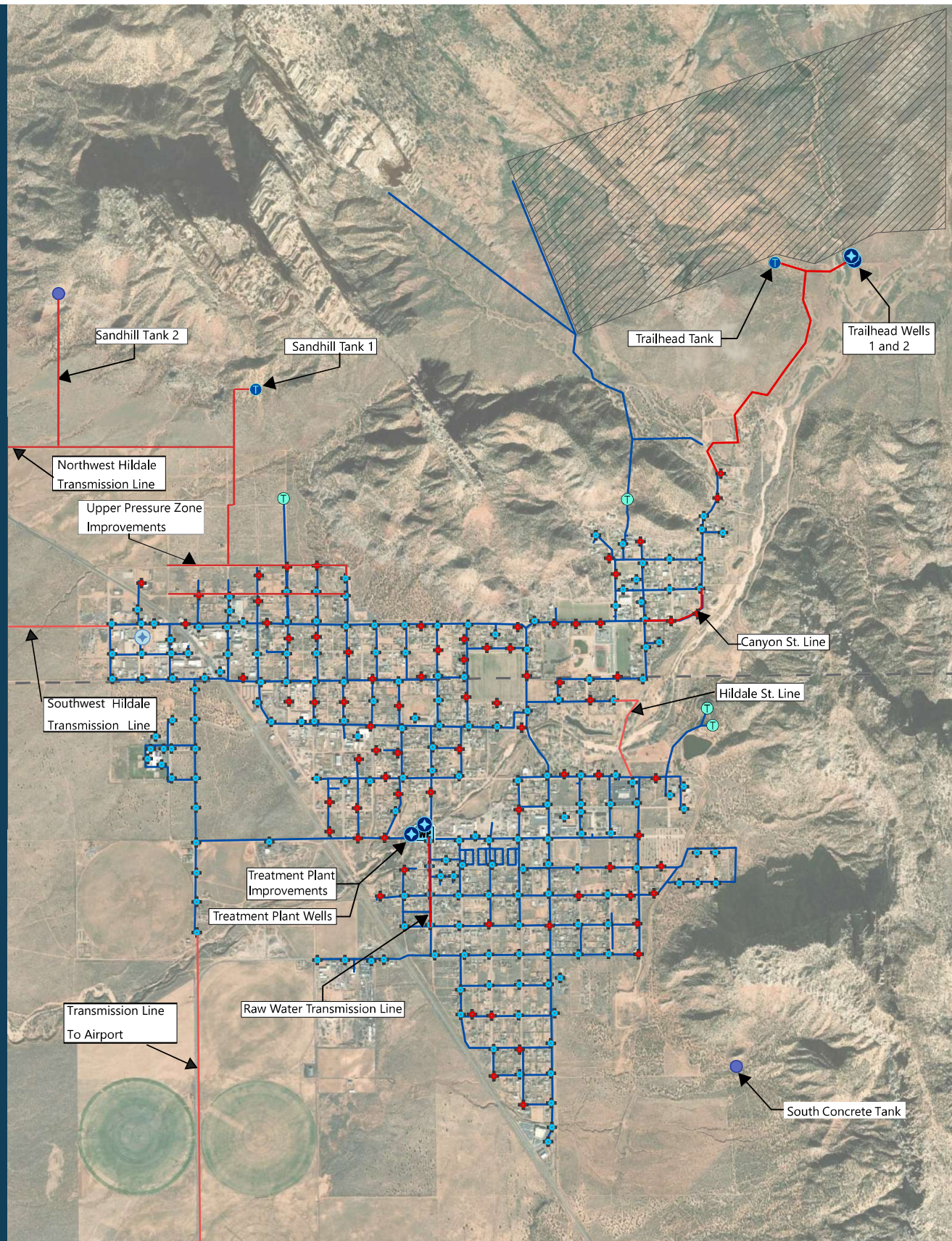
# APPENDIX E

## Impact Fee Analysis

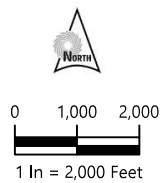
Impact Fee Projects & Impact Fee Eligibility										
Source Projects	Current Costs	Year	Costs w/ Inflation*	Financed Costs**	% IF El.	IF El. Cost	% Hildale	Hildale IF EL. Cost	% Colorado City	Colorado City IF EL. Cost
Treatment Plant Wells	\$ 1,288,700.00	2024	\$ 1,327,361	\$ 976,695	0.0%	\$ -	50%	\$ -	50%	\$ -
Trailhead Well 1	\$ 2,445,300.00	2026	\$ 2,672,045	\$ 1,966,138	0.0%	\$ -	50%	\$ -	50%	\$ -
5 Year AZ Well Field	\$ 3,809,600.00	2028	\$ 4,416,371	\$ 3,249,643	100.0%	\$ 3,249,643	50%	\$ 1,624,821.36	50%	\$ 1,624,821.36
5 Year UT Well Field	\$ 5,348,300.00	2028	\$ 6,200,146	\$ 4,562,176	100.0%	\$ 4,562,176	50%	\$ 2,281,087.80	50%	\$ 2,281,087.80
Trailhead Well 2	\$ 1,713,100.00	2029	\$ 2,045,531	\$ 1,505,138	77.0%	\$ 1,158,956	50%	\$ 579,477.94	50%	\$ 579,477.94
Hildale Groundwater Project PH I	\$ 3,793,500.00	2032	\$ 4,949,657	\$ 3,642,044	100.0%	\$ 3,642,044	50%	\$ 1,821,022.15	50%	\$ 1,821,022.15
10 Year AZ Well Field	\$ 4,285,800.00	2032	\$ 5,591,997	\$ 4,114,689	100.0%	\$ 4,114,689	50%	\$ 2,057,344.60	50%	\$ 2,057,344.60
10 Year UT Well Field	\$ 6,337,400.00	2032	\$ 8,268,870	\$ 6,084,379	100.0%	\$ 6,084,379	50%	\$ 3,042,189.48	50%	\$ 3,042,189.48
			Sub total	\$ 26,100,901		\$ 22,811,887		\$ 11,405,943		\$ 11,405,943
Storage Projects										
Sandhill Tank 1	\$ 5,938,100.00	2026	\$ 6,488,722	\$ 4,774,515	100.0%	\$ 4,774,515	70%	\$ 3,342,160.76	30%	\$ 1,432,354.61
Trailhead Tank	\$ 2,875,500.00	2030	\$ 3,536,502	\$ 2,602,220	100.0%	\$ 2,602,220	80%	\$ 2,081,776.23	20%	\$ 520,444.06
			Sub total	\$ 7,376,736		\$ 7,376,736		\$ 5,423,937		\$ 1,952,799
Water Treatment Projects										
Raw Water Transmission Line	\$ 1,092,500.00	2024	\$ 1,125,275	\$ 827,997	100.0%	\$ 827,997	50%	\$ 413,998.52	50%	\$ 413,998.52
Small Treatment Plant (1,000 gpm)	\$ 4,876,900.00	2025	\$ 5,173,903	\$ 3,807,049	0.0%	\$ -		\$ -		\$ -
Additional Treatment Capacity PH1	\$ 7,937,200.00	2029	\$ 9,477,432	\$ 6,973,660	100.0%	\$ 6,973,660	50%	\$ 3,486,830.13	50%	\$ 3,486,830.13
			Sub total	\$ 4,635,046		\$ 827,997		\$ 413,999		\$ 413,999
Distribution System Projects										
Fire Hydrant Project	\$ 1,733,500.00	2024	\$ 1,785,505	\$ 1,313,806	0.0%	\$ -	50%	\$ -	50%	\$ -
Upper Pressure Zone Improvements	\$ 846,500.00	2026	\$ 924,993	\$ 680,626	50.0%	\$ 340,313	100%	\$ 340,313.17	0%	\$ -
Canyon St. Line	\$ 388,900.00	2028	\$ 450,842	\$ 331,737	0.0%	\$ -	50%	\$ -	50%	\$ -
Northwest Hildale Transmission Line	\$ 1,977,400.00	2028	\$ 2,292,349	\$ 1,686,750	100.0%	\$ 1,686,750	100%	\$ 1,686,750.19	0%	\$ -
Hildale St. Line	\$ 454,390.00	2030	\$ 558,842	\$ 411,206	0.0%	\$ -	50%	\$ -	50%	\$ -
			Sub total	\$ 4,424,126		\$ 2,027,063		\$ 2,027,063		\$ -
Future Planning Projects										
Capital Facilities Plan, IFFP & IFA Update	\$ 60,000	2028	\$ 69,556	\$ 79,474	100.0%	\$ 79,474	50%	\$ 39,737.17	50%	\$ 39,737.17
			Sub total	\$ 79,474		\$ 79,474		\$ 39,737		\$ 39,737
			Total	\$ 42,616,283		\$ 33,123,157	Impact Fee Amount	\$ 19,310,679	Impact Fee Amount	\$ 13,812,478
* Inflation is assumed at 3%							Number ERU Start 2024	468	Number ERU Start 2024	846
**Financed costs assume a 20-year 4% interest loan							Number ERU End 2033	1,777	Number ERU End 2033	1,821
							Number New ERU	1,309	Number New ERU	975
							Impact Fee per ERU	\$ 14,752.24	Impact Fee per ERU	\$ 14,166.64



## RECOMMENDED IMPROVEMENTS



### MAP LEGEND



#### Recommended Improvements

- Water Mains
- + Water Hydrants
- Water Tank
- ⊕ Production Well
- Hildale Ground Water Project Area

#### Existing Water System

- Water Mains
- + Water Hydrants
- ⊕ Water Tank
- ⊕ Production Well
- WP Treatment Plant

#### State Boundary

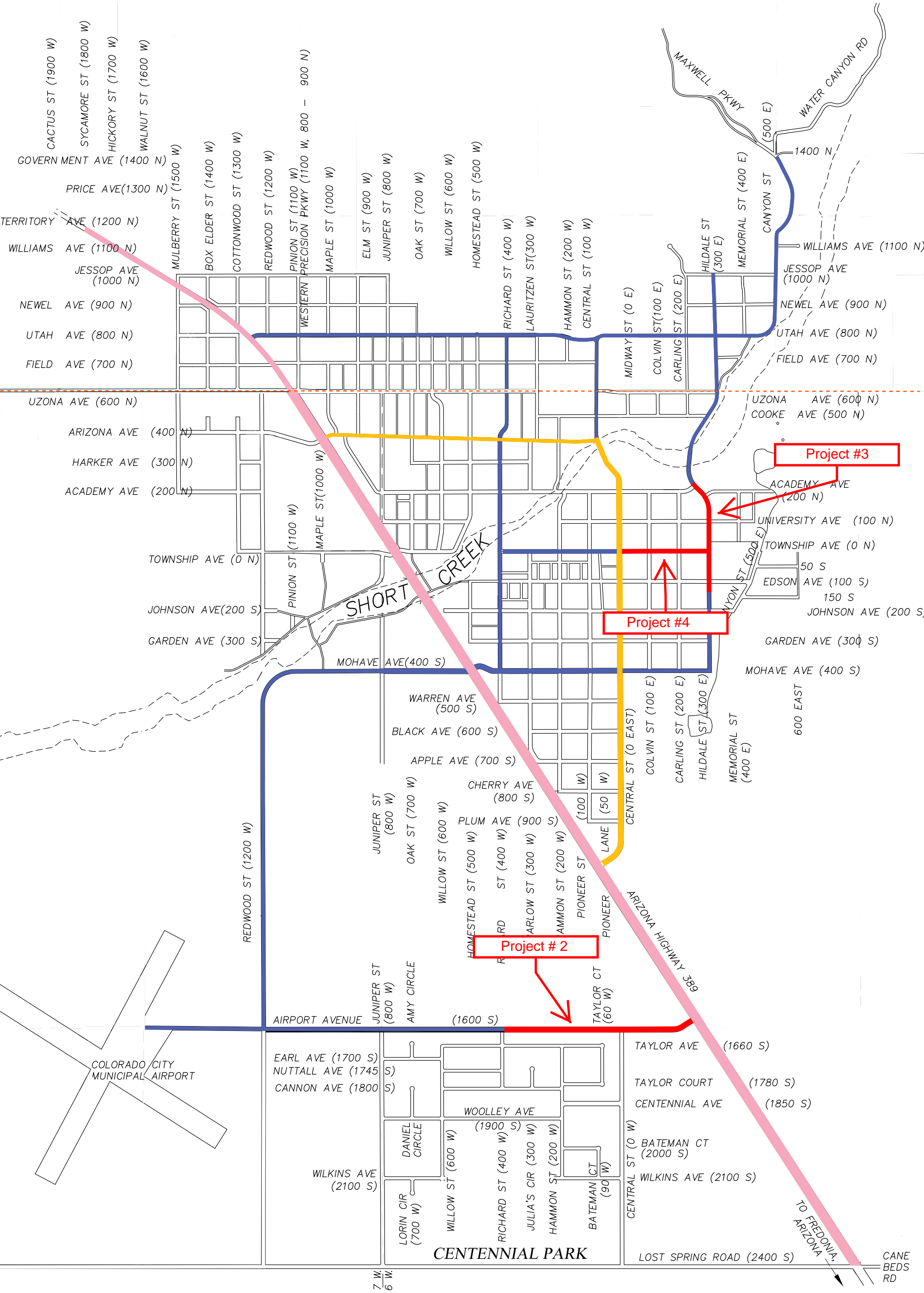
- State Boundary



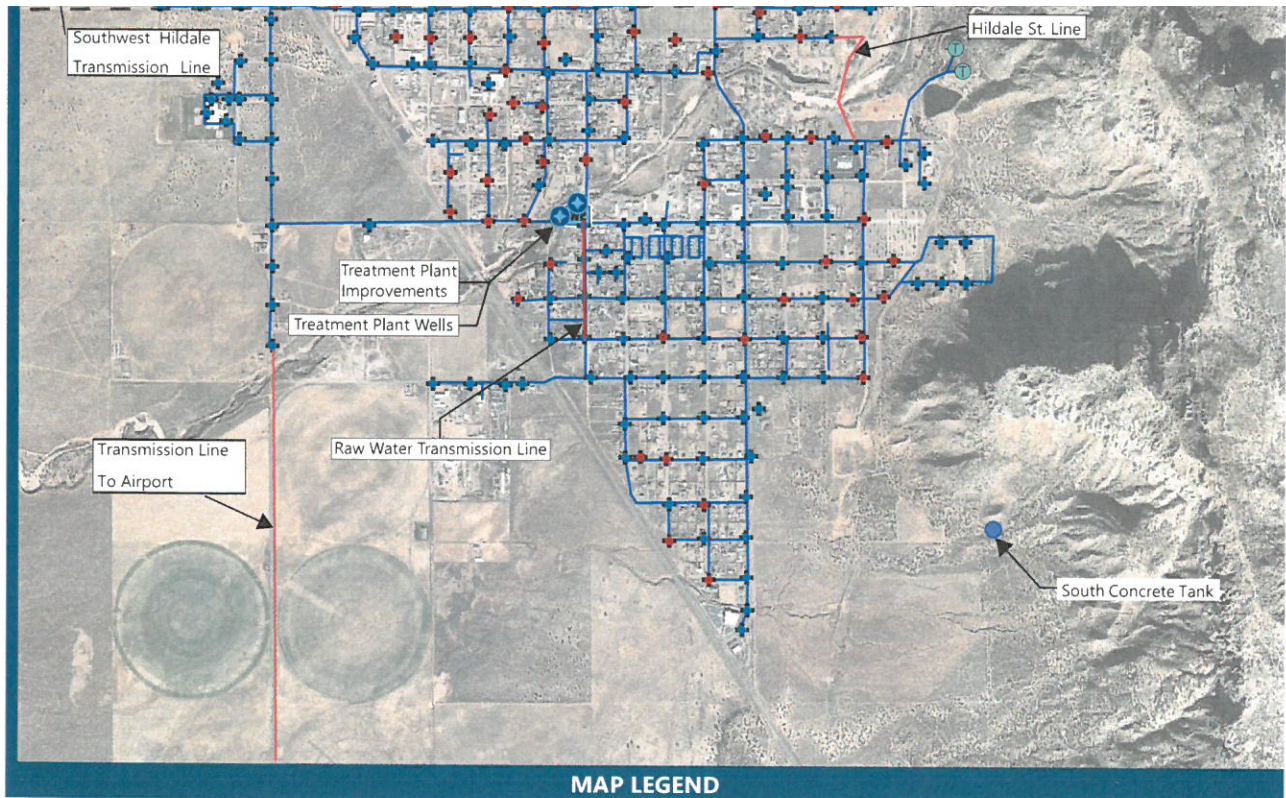
Map Date: 06.30.2022



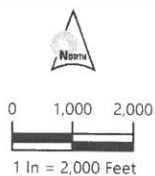




# Project #1



## MAP LEGEND



### Recommended Improvements

- Water Mains
- + Water Hydrants
- ⊕ Water Tank
- ⊕ Production Well
- ▨ Hildale Ground Water Project Area

### Existing Water System

- Water Mains
- + Water Hydrants
- ⊕ Water Tank
- ⊕ Production Well
- WP Treatment Plant

### State Boundary



Map Date: 06/30/2022



