

# **SOUTH WEBER CITY COUNCIL AGENDA WORK MEETING & SPECIAL MEETING**

**PUBLIC NOTICE** is hereby given that the City Council of SOUTH WEBER, Davis County, Utah will meet in an **OPEN FORUM, PUBLIC WORK MEETING AND SPECIAL PUBLIC MEETING** on **TUESDAY, 18 OCTOBER 2011** at the City Council Chambers, 1600 E South Weber Dr, South Weber, UT

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**OPEN FORUM:** 5:30 p.m. **DAVIS COUNTY COMMISSION – OPEN PUBLIC FORUM  
& DISCUSSION WITH CITY COUNCIL**

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**WORK  
MEETING:** 6:30 p.m. **DISCUSSION WITH STAKER & PARSON COMPANIES REGARDING  
SOUTH WEBER GRAVEL PIT & DEVELOPMENT AGREEMENT**

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**SPECIAL  
MEETING:** 7:00 p.m. **RESOLUTION 11-29: Award Bid for Canyon Meadows Restroom Project  
to Stacey Enterprises, Inc.**

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THE UNDERSIGNED DULY APPOINTED CITY RECORDER FOR THE MUNICIPALITY OF SOUTH WEBER CITY HEREBY CERTIFIES THAT A COPY OF THE FOREGOING NOTICE WAS MAILED, EMAILED, FAXED OR POSTED TO:

CITY OFFICE BUILDING  
CITY WEBSITE [www.southwebercity.com](http://www.southwebercity.com)  
UT PUBLIC NOTICE WEBSITE [www.utah.gov/pmn](http://www.utah.gov/pmn)

EACH MEMBER OF GOVERNING BODY  
THOSE LISTED ON THE AGENDA  
SOUTH WEBER ELEMENTARY  
SOUTH WEBER FAMILY ACTIVITY CENTER

DAVIS COUNTY CLIPPER  
STANDARD-EXAMINER  
SALT LAKE TRIBUNE  
DESERET NEWS

**DATE: October 14, 2011**

**CITY RECORDER: Erika J. Ahlstrom**

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, INDIVIDUALS NEEDING SPECIAL ACCOMMODATIONS DURING THIS MEETING SHOULD NOTIFY ERIKA AHLSTROM, 1600 EAST SOUTH WEBER DRIVE, SOUTH WEBER, UTAH 84405 (801-479-3177)

Agenda times are approximate and may be move in order, sequence and time to meet the needs of the Council.

# **SOUTH WEBER CITY COUNCIL**

## **Staff Backup Report**

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Date of City Council Meeting: **18 October 2011**

Title: **RES 11-29 Resolution Awarding Bid for Canyon Meadows Restroom Project**

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### **RECOMMENDATION**

City Council award restroom construction bid to Stacey Enterprises, Inc. to construct the Canyon Meadows restroom facility.

### **BACKGROUND**

South Weber City has been investigating options to construct a combination storage, concession/restroom facility at the new Canyon Meadows park. The project was identified as a city council objective during the City retreat in February 2011. More importantly, the park area is now being utilized by residents and is being serviced by "temporary restroom facilities". The park is quickly becoming an important play area for local sports programs and needs permanent restroom facilities.

During the spring of this year City staff presented various design options to the City Council for consideration. The Council selected the plan design that is now being proposed for construction. Moreover, the staff investigated alternative construction options to save costs. These options consisted of City staff or Weber Basin Job Corp. participating in the construction process(s). Ultimately, the City staff discovered potential problems with persons other than licensed contractors performing the work; some of these issues are public bid requirements, project management, work warranty issues, and construction time problems.

Simultaneously, the staff requested construction bids from area contractors. 12 response bids were received. The lowest bid is from Stacey Enterprises, Inc. for \$124,952.00. The staff reviewed the bid line items and have removed a few "valued engineered" items resulting in a cost of \$120,045.00. Stacey has performed well in construction of other similar facilities and their project costs are under the capital budgeted amount of \$140,000.

### **CONCLUSION**

Staff would recommend awarding the project to Stacey Enterprises, Inc. for \$120,045.00 to construct the Canyon Meadows restroom project.

## **RESOLUTION 11-29**

### **BID AWARD TO STACEY ENTERPRISES, INC. FOR CONSTRUCTION OF RESTROOM AT CANYON MEADOWS PARK**

**WHEREAS**, the city is in the continued process of developing Canyon Meadows Park located at approximately 675 East Petersen Parkway; and

**WHEREAS**, the patrons of said park are currently utilizing temporary restroom facilities; and

**WHEREAS**, for the health and convenience of patrons, and for storage space to assist with maintenance of Canyon Meadows Park, the city desires to construct a combination restroom, storage, and concession facility at Canyon Meadows Park; and

**WHEREAS**, through a formal construction bidding process Stacey Enterprises, Inc., submitted the lowest bid at an estimated cost of \$124,952.00.

**WHEREAS**, city staff has reviewed the bid line items and have removed a few “valued engineered” items resulting in an estimated cost of \$120,045.00.

**BE IT THEREFORE RESOLVED**, by the City Council of South Weber City, State of Utah, that the construction for the restroom facility at Canyon Meadows Park shall be awarded to Stacey Enterprises, Inc. at a cost not to exceed \$124,952.00.

**PASSED AND ADOPTED** by the City Council of South Weber City, Utah, on the 18<sup>th</sup> day of October, 2011.

**MAYOR:**

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**Jeffery G. Monroe**

**Attest:**

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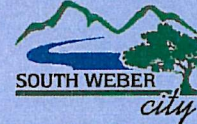
**City Recorder: Erika J. Ahlstrom**

**BID OPENING**

DATE: September 20, 2011  
 TIME: 2:00 pm  
 PLACE: Jones & Associates

**SUMMARY OF PROPOSAL'S RECEIVED**

Client: South Weber City Corporation  
 Project: Canyon Meadows Park Restroom Project



ITEM	DESCRIPTION	QUA.	UNIT	ENGINEER'S ESTIMATE		~ 1 ~ STACEY ENTERPRISES, INC.		~ 2 ~ PATRIOT CONSTRUCTION, LLC.		~ 3 ~ SAUNDERS CONSTRUCTION, INC.	
				UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	Construct 27'-8" x 27'-8" restroom facility including a concessions room and announcer booth complete with sewer, water and electrical components. Includes temporary 6' chain link safety fence and all other appurtenances in accordance with the drawings and specifications to render the construction of the building complete. No permit or inspection fees will be charged by the City to the contractor on this project.	1	I.s.	\$160,000.00	\$160,000.00	\$108,872.00	\$108,872.00	\$112,342.00	\$112,342.00	\$111,460.00	\$111,460.00
2	Site Work (approx. 3,500 s.f.). Includes clear and grub; removal, stockpile and placement of existing top soil; rough and fine grading; and relocation of existing sprinkler system to accommodate the new building.	1	I.s.	\$3,000.00	\$3,000.00	\$750.00	\$750.00	\$400.00	\$400.00	\$5,014.00	\$5,014.00
3	Connect to existing 4" PVC sewer service. Includes additional piping, cleanout, couplings and any other fittings necessary to make the connection.	1	I.s.	\$2,000.00	\$2,000.00	\$438.00	\$438.00	\$650.00	\$650.00	\$797.00	\$797.00
4	Connect to existing 2" poly water service. Includes additional piping, couplings and any other fittings necessary to make the connection.	1	I.s.	\$1,500.00	\$1,500.00	\$4,338.00	\$4,338.00	\$500.00	\$500.00	\$734.00	\$734.00
5	Remove and dispose of exist. 4" thick concrete flatwork (includes sawcut).	840	s.f.	\$2.50	\$2,100.00	\$0.89286	\$750.00	\$1.50	\$1,260.00	\$0.95	\$798.00
6	Furnish and install 4" thick concrete flatwork (includes 4" roadbase). Interior concrete floors will be covered in bid item 1.	300	s.f.	\$4.50	\$1,350.00	\$4.89332	\$1,468.00	\$4.25	\$1,275.00	\$3.45	\$1,035.00
7	Furnish and install 6" thick concrete flatwork (includes 4" roadbase). Interior concrete floors will be covered in bid item 1.	1,650	s.f.	\$5.50	\$9,075.00	\$3.84	\$6,336.00	\$5.00	\$8,250.00	\$4.54	\$7,491.00
8	Landscape restoration (sprinklers and new sod). Placement of existing top soil to be paid for under Item 2.	800	s.f.	\$2.75	\$2,200.00	\$2.50	\$2,000.00	\$1.10	\$880.00	\$3.25	\$2,600.00
<b>TOTAL (Items 1 - 8)</b>					<b>\$181,225.00</b>		<b>\$124,952.00</b>		<b>\$125,557.00</b>		<b>\$129,929.00</b>

Project Engineer

Date

9/20/11

~ 4 ~ LANDMARK COMPANIES	\$130,600.00
~ 5 ~ MSCI	\$137,481.10
~ 6 ~ WEBB BORTHERS	\$146,988.90
~ 7 ~ C.K. CONSTRUCTION	\$148,164.70
~ 8 ~ WASATCH WEST	\$150,662.90
~ 9 ~ SKYLINE CONSTRUCTION	\$165,470.00
~ 10 ~ SCOTT LINDSAY CONST.	\$167,254.20
~ 11 ~ CSU, INC.	\$169,940.96
~ 12 ~ JEFF MCNEILL & SONS	\$213,805.60



October 5, 2011



## Possible Value Engineering Canyon Meadows Park

Items	Option A	Option B
Install Asphalt Shingles (40 Year) In Place of Standing Seam Metal	\$ 6,925.00	\$ 6,925.00
Install Bronze Vinyl Windows in place of Aluminum Windows	\$ 680.00	
Install White Vinyl Windows in place of Aluminum Windows		\$ 1,321.00
Eliminate Anti Graffiti Paint	\$ 2,352.00	\$ 2,352.00
Install Aluminum Garage Door in place of Coiling Stainless Steel	\$ 375.00	\$ 375.00
Value Engineer Plumbing Fixtures	\$ 975.00	\$ 975.00
Install Hardcoat Stucco System in place of Hardi Board	\$ 312.00	
Install Vinyl Siding in place of Hardi Board		\$ 595.00
Construct with Smooth CMU Block in place of Split Face	\$ 385.00	\$ 385.00
Not Install Water Meter	\$ 3,252.00	\$ 3,252.00
<b>Total Savings</b>	<b>\$ 15,256.00</b>	<b>\$ 16,180.00</b>
<b>Initial Bid Amount</b>	<b>\$ 124,952.00</b>	<b>\$ 124,952.00</b>
<b>Revised Bid</b>	<b>\$ 109,696.00</b>	<b>\$ 108,772.00</b>

- LESS ITEMS

BID = \$120,045.00



3758 Pacific Avenue  
Ogden, Utah 84405  
P. 801-621-6210 F. 801-621-7329  
staceygc.com



*SOUTH WEBER CITY CORPORATION  
CANYON MEADOWS RESTROOM PARK PROJECT  
JUNE 2011*





**REVISED 7-1-2011**

**JA**  
**JONES &  
ASSOCIATES**

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**CONSULTING  
ENGINEERS**

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1716 East 5600 South  
South Ogden, Utah 84403  
ph - (801) 476-9767 fx - (801) 476-9768

***DRAWING SYMBOLS:***

### GENERAL INFORMATION

**AE-10 DOOR, FRAME, WINDOW TYPE**

### ***AE-11 WALL TYPES***

## AE-12 DETAILS

***STRUCTURAL ENGINEERING:***

**CE-1 SITE PLAN**

**SE-1 FLOOR & ROOF FRAMING PLAN**

**SE-2 FLOOR & ROOF SECTIONS**

**MECHANICAL ENGINEERING:**

**ME-1 MECHANICAL PLUMBING PLAN****EE-1 ELECTRICAL FLOOR PLAN**

BUILDING SECTION MARK	
WALL SECTION MARK	
ELEVATION MARK	
DETAIL REFERENCE MARK	
PLAN REFERENCE MARK	
DOOR MARK	
WINDOW MARK	
ROOM TITLE	
MATCH LINE	
PLAN NOTE	
DEMOLITION NOTE	
ELEVATION DATUM	
WALL PARTITION TYPE	
REVISION MARK & CLOUD	
NORTH ARROW	
CEILING TAG	

**AE-3 LOWER AND UPPER LEVEL FLOOR PLANS**

**AE-4 ROOF PLAN**

**AE-5 FOOTING & FOUNDATION PLAN**

**AE-6 EXTERIOR ELEVATIONS**

**AE-7 INTERIOR ELEVATIONS**

## AE-8 BUILDING SECTIONS

### AE-9 WALL SECTIONS AND DETAIL

This map illustrates the surrounding neighborhood of the subject property. Key features include:

- Streets:** 6650 S., 67th E., Firth Avenue, Rittersen Parkway, Old Post Office Rd., Dorman Way, South Weber Drive, 7150 S. (Private), and 72nd E.
- Landmarks:** A dashed circle marks a location near the intersection of Rittersen Parkway and Old Post Office Rd. A north arrow is positioned in the upper left.
- Geography:** A river or stream is depicted flowing through the lower portion of the map.

RESTROOM  
LOCATION

***JUNE 2011***

[illegible]

**CANYON MEADOWS RESTROOM PARK PROJECT**

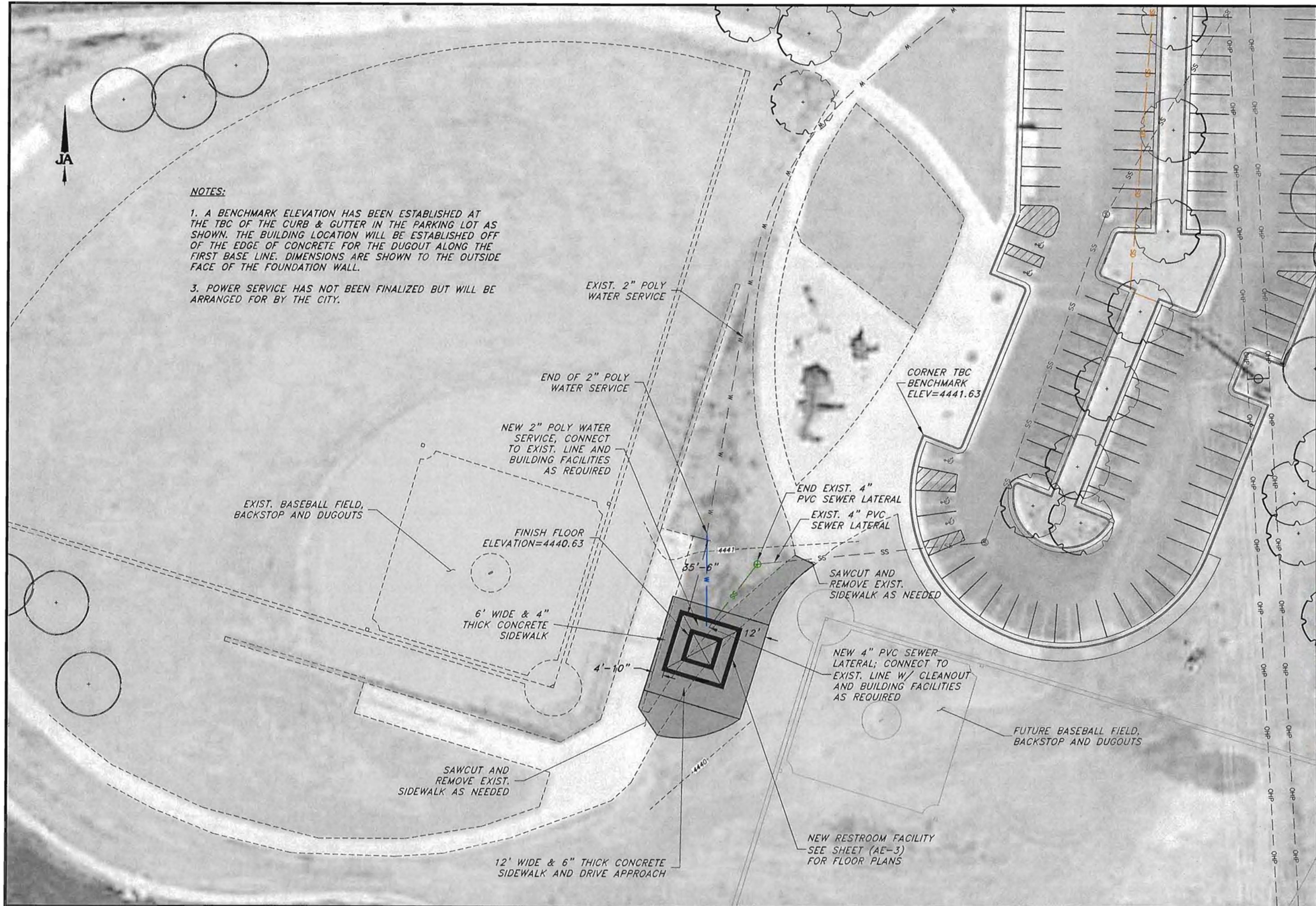
**GENERAL INFORMATION**


DESIGNED	
SLS	
DRAWN	
SLS	
CHECKED	

SCALE:  
I.T.S.

SHEET:  
**7-1**  
1 SHEETS





**NOTES:**

1. A BENCHMARK ELEVATION HAS BEEN ESTABLISHED AT THE TBC OF THE CURB & GUTTER IN THE PARKING LOT AS SHOWN. THE BUILDING LOCATION WILL BE ESTABLISHED OFF OF THE EDGE OF CONCRETE FOR THE DUGOUT ALONG THE FIRST BASE LINE. DIMENSIONS ARE SHOWN TO THE OUTSIDE FACE OF THE FOUNDATION WALL.
3. POWER SERVICE HAS NOT BEEN FINALIZED BUT WILL BE ARRANGED FOR BY THE CITY.

JA

CONSULTING ENGINEERS

JONES & ASSOCIATES

1716 East 5600 South  
South Ogden, Utah 84403  
ph - (801) 476-9767 fx - (801) 476-9768

SOUTH WEBER CITY CORPORATION


CANYON MEADOWS RESTROOM PARK PROJECT

SITE PLAN

DATE: 6/10/11

DESCRIPTION: REVISED

SOUTH WEBER CITY



SLS DESIGNED

SLS DRAWN

BKJ CHECKED

SCALE:

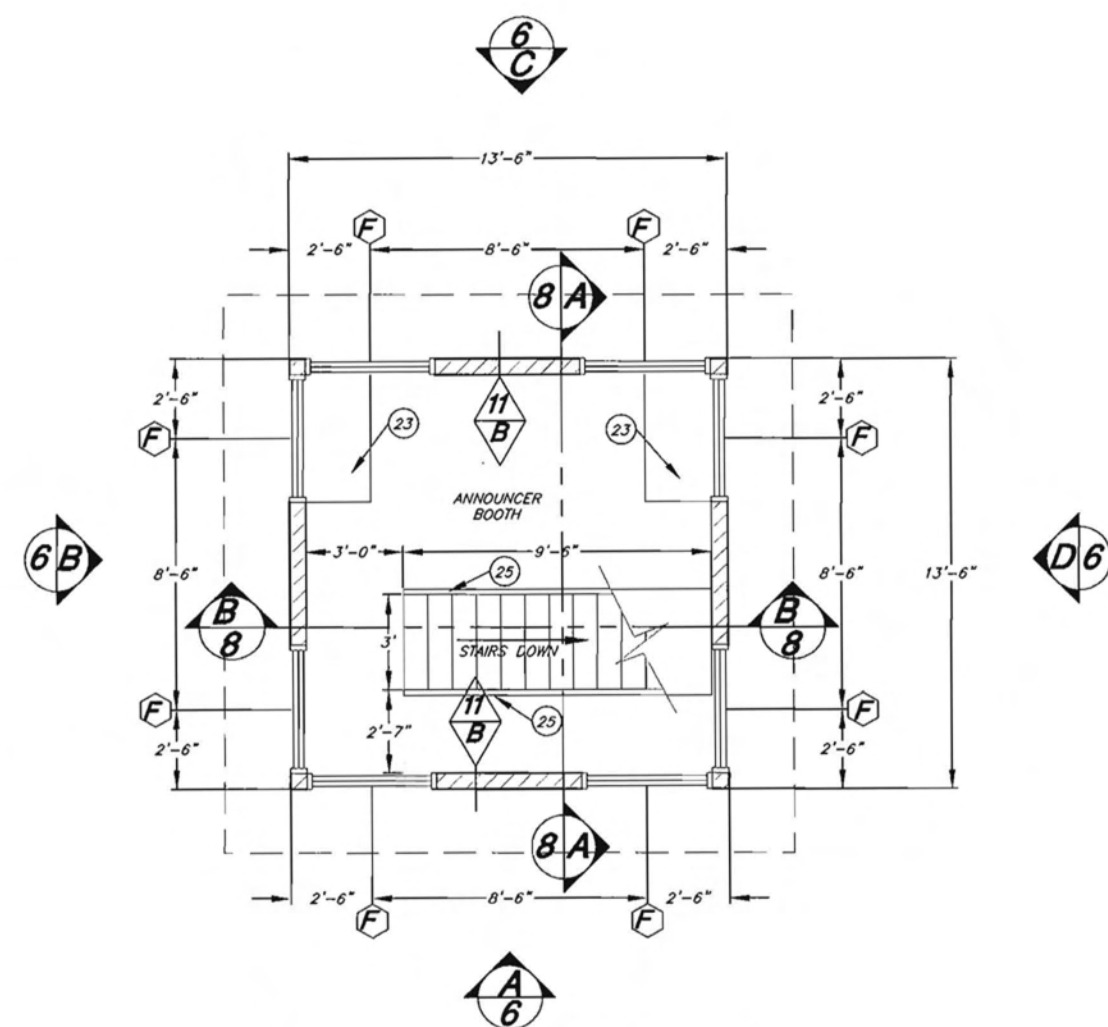
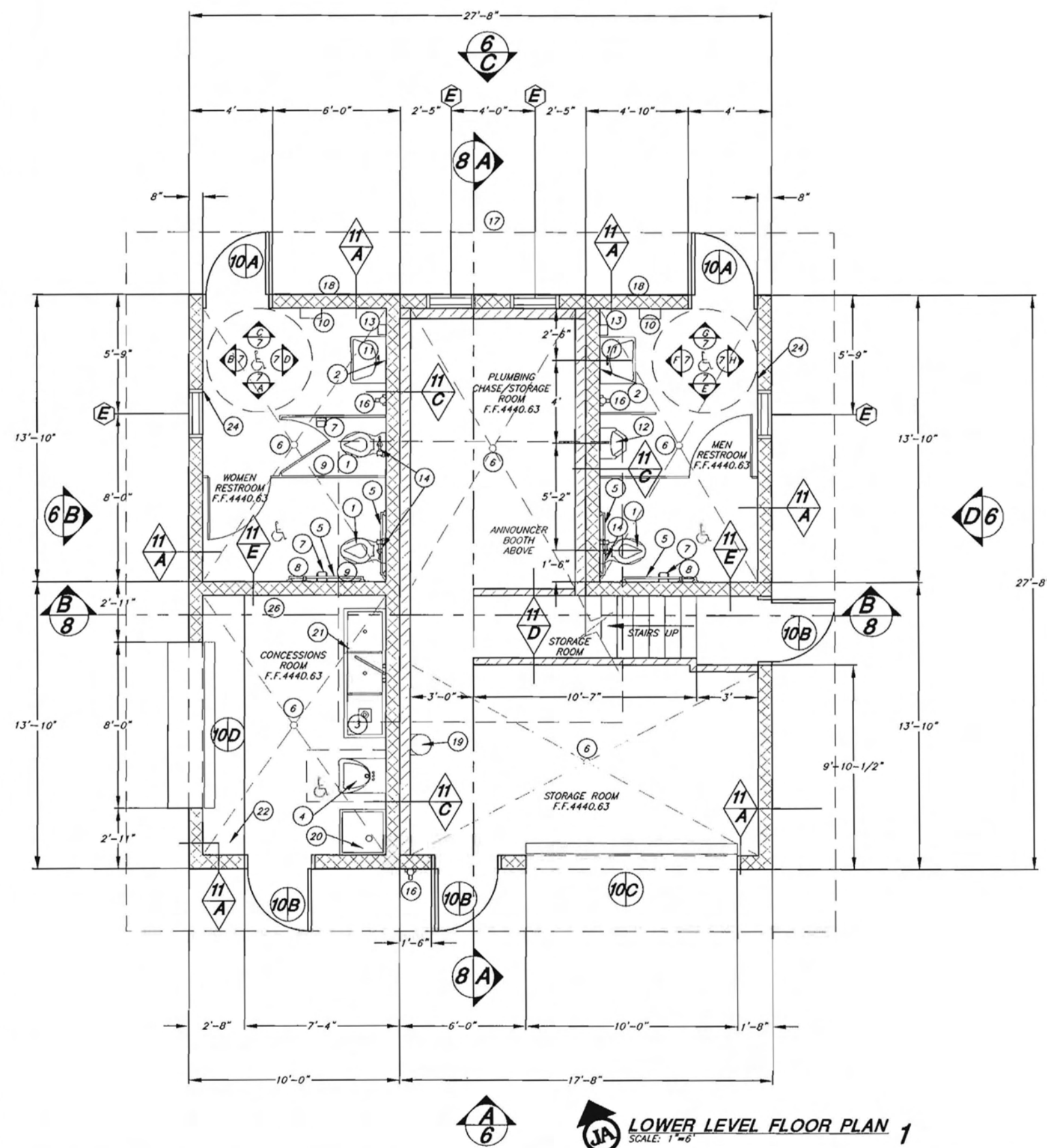
1"=40'

SHEET:

CE-1

OF 1 SHEETS





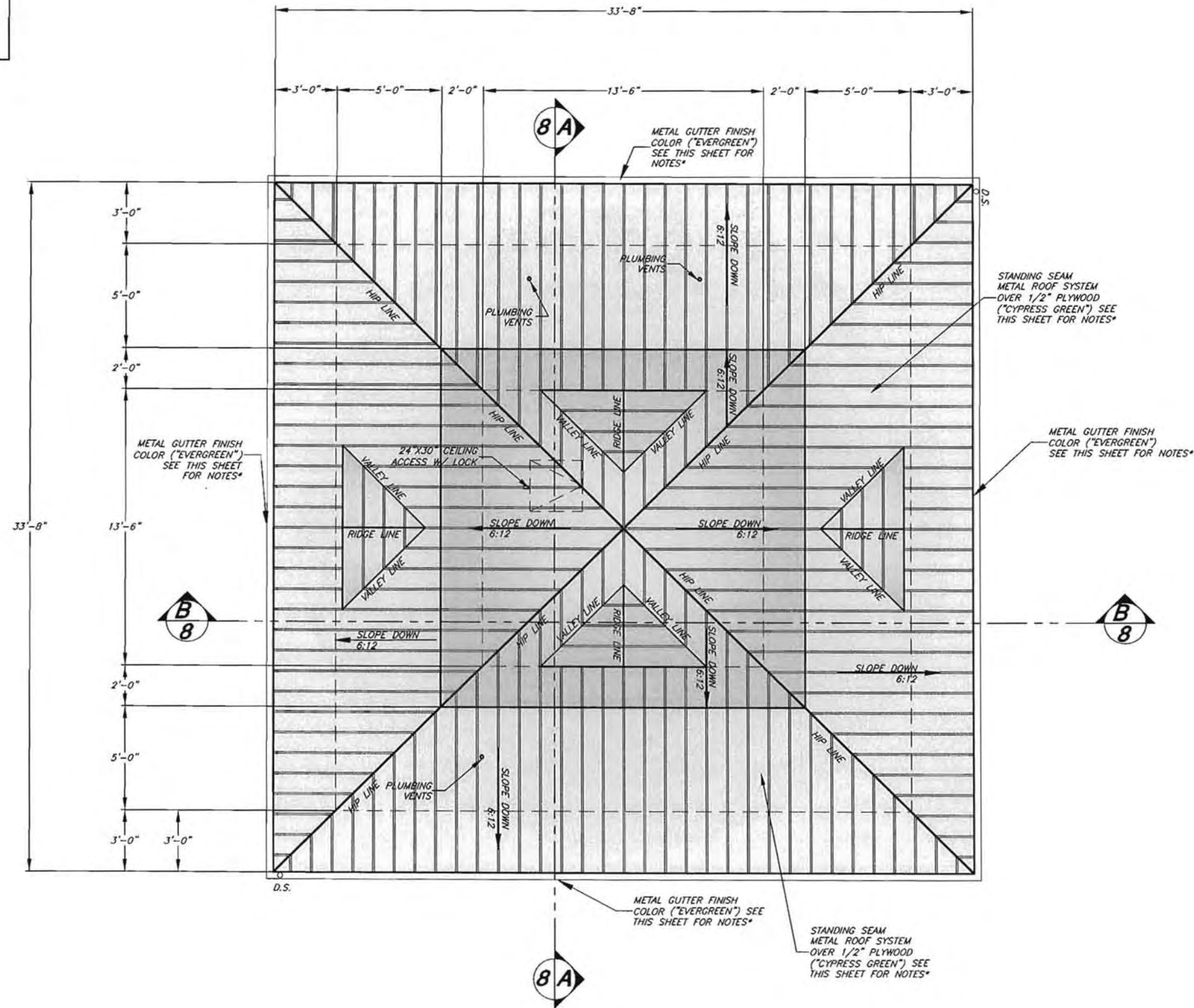
**KEY NOTES:**

- 1.--WATER CLOSET WALL MOUNTED
- 2.--MIRROR - 40" HIGH MAX TO BOTTOM 16X24 STAINLESS STEEL BRIGHT POLISHED FINISH
- 3.--SINK FLOOR DRAIN
- 4.--ADA SINK 34" RIM
- 5.--GRAB BARS
- 6.--FLOOR DRAIN W/ TAP PRIMER IN EACH REST ROOM
- 7.--TOILET PAPER DISPENSER
- 8.--GRAB BAR BRADLEY 18" VERT:
- 9.--SAN. NAPKIN DISPOSAL UNIT
- 10.--PAPER TOWEL DISPENSER 48" TO CENTER, SURFACE MOUNTED
- 11.--FAUCET (LAV)
- 12.--URINAL - MOUNT 17" ABOVE FINISH FLOOR WALL
- 13.--SOAP DISPENSER
- 14.--FLUSH VALVE (SEE SHEET ME-1)
- 15.--GENERAL INFO: LIGHTS (SEE SHEET EE-1)
- 16.--HOSE BIB TYPE.
- 17.--INSTALL SEWER CLEANOUT W/ INVERTED CAP AND W/ CONCRETE (LOCATION TO BE DETERMINED AT TIME OF CONSTRUCTION)
- 18.--HANDICAP ACCESSIBLE SIGN
- 19.--HOT WATER HEATER INSTANT FLOW TANKLESS ELEC. WATER HEATER CONCESSIONS (ONLY)
- 20.--UTILITY SERVICE SINK, FLOOR MOUNT
- 21.--TRIPLE BOWL COMMERCIAL GRADE SINK
- 22.--STAINLESS STEEL COUNTER TOP W/ 12" BACKSPLASH 34" A.F.F.x24" DEEP
- 23.--PLASTIC LAMINATE COUNTER TOP 34" A.F.F.x24" DEEP
- 24.--WALL MOUNT. BABY CHANGING STATION
- 25.--2"x6" WOOD HAND & GUARDRAIL MOUNT. 36" A.F.F.
- 26.--STAINLESS STEEL METAL SHELVEING TYPE



**ALTERNATE ROOF NOTES: \***

1. 40 YR. ASPHALT SHINGLES  
(COLOR COPPER CANYON).
2. ALUMINUM FASCIA & SOFFIT  
FINISH COLOR (PEBBLESTONE CLAY).
3. GUTTER & DOWNSPOUT COLOR  
(PEBBLESTONE CLAY).



**JA** **ROOF PLAN 1**  
SCALE: 1"=6'

**SOUTH WEBER CITY CORPORATION**  
**CANYON MEADOWS RESTROOM PARK PROJECT**  
**ROOF PLAN**

DATE	DESCRIPTION
6/10/11	REVISED

SLS DESIGNED	SLS DRAWN	CHECKED
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SCALE:

AS-SHOWN

SHEET:

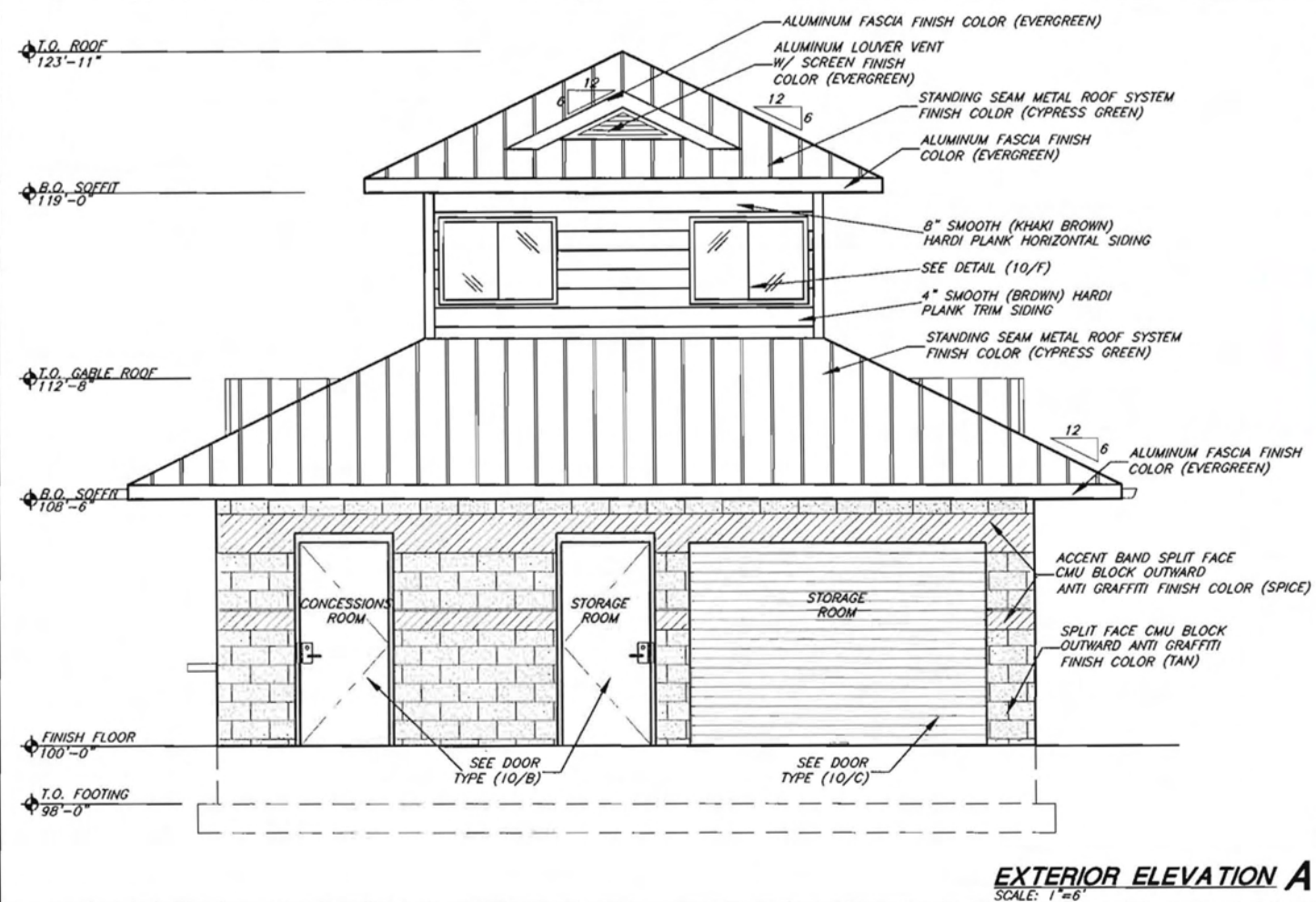
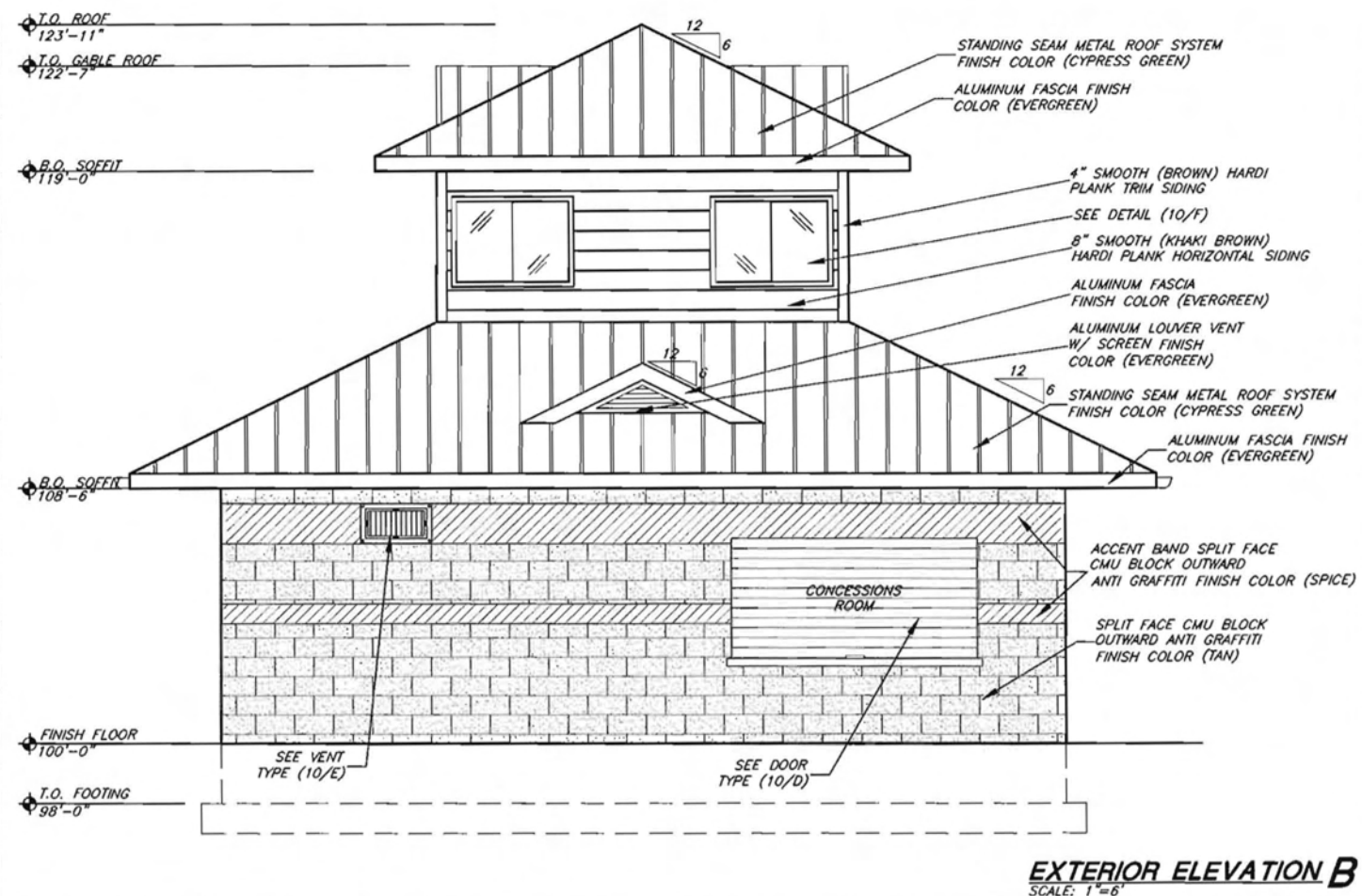
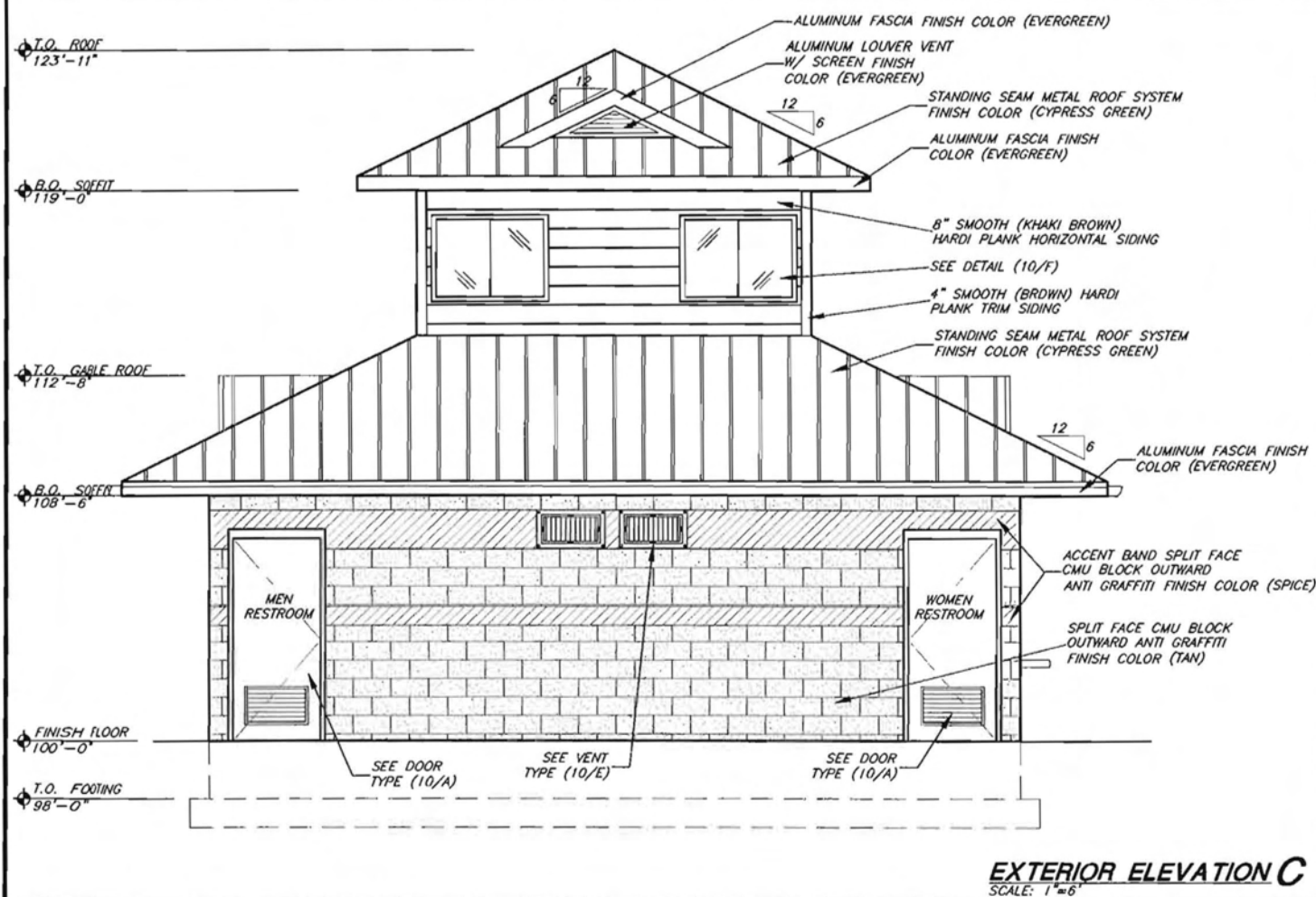
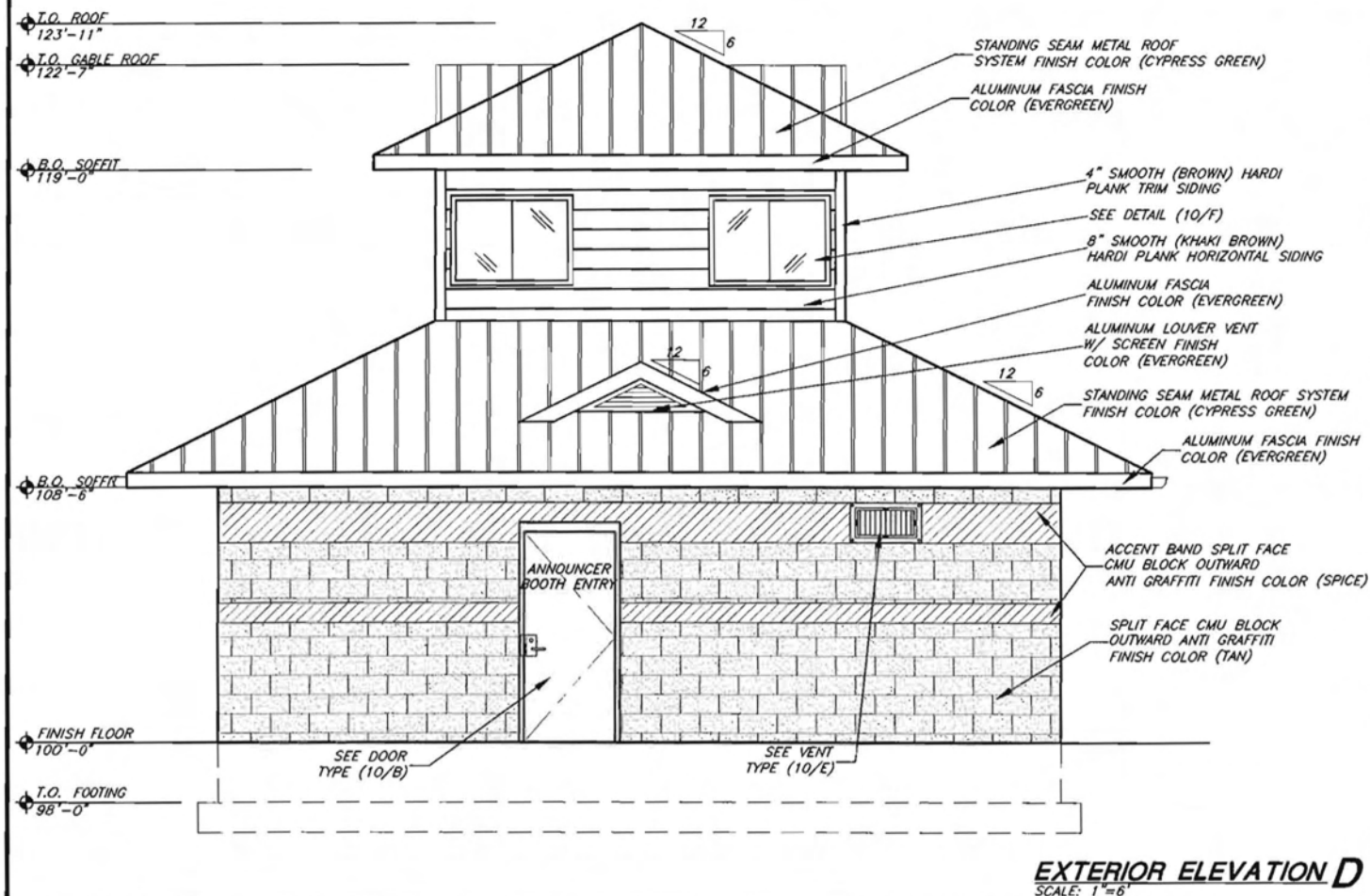
**AE-4**

OF 1 SHEETS









DATE	DESCRIPTION
6-15-11	REVISED

DESIGNED	DRAWN	CHECKED
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SCALE:  
 AS-SHOWN

SHEET:  
**AE-6**  
 OF 1 SHEETS



**Erika Ahlstrom**

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**From:** Rodger Worthen  
**Sent:** Monday, October 03, 2011 12:26 PM  
**To:** Maxfield, Dak (Staker & Parson) (dak.maxfield@stakerparson.com)  
**Cc:** Jeff Monroe; Farrell Poll; Scott Woodbury; Sara Lusk; Michael Poff ; David Thomas; Erika Ahlstrom; Mark Larsen; Emily Thomas  
**Subject:** Gravel Pit Concerns

Dear Dak-

Thank you for attending the City council meeting last week. I appreciate your help and efforts by Staker-Parsons to address the gravel pit issues identified during the council discussion. As you can see, the dust accumulation is an issue that council members and city staff take seriously, I know that Staker Parsons does as well. I have listed below several points or issues that came through the discussion on Tuesday. As such, please plan to attend the City Council's October work session meeting on the 18th. The Meeting will begin at 5:30pm; you will not need to attend until about 6:30, this will provide the council necessary time to entertain other people and items on their agenda.

Discussed on Tuesday September 27<sup>th</sup>:

- Continued and increased inspections of the gravel pit area and operations
- Adherence to the maximum 5 acre mining area, discussion of development agreement section 4.5.4.1
- Audit of staker parson logs to ascertain correct payment of mine fees
- Discussion of mining completion of Phase #2 of pit operations prior to mining within phase #3
- Increased use of water application to control airborne dust travel, new wind fencing, areas of excavation, etc.
- Submittal of photos from resident showing accumulated dust particles around doors and windows on the interior of the home
- Potential to complete landscape entrance area on northwest corner of frontage road and South Weber Dr.
- Contact the Utah Division of Air Quality for additional oversight
- Letter from City "sun-setting" gravel pit concerns and items thus eliminating recurrence of discussion(s) from future City staff or leaders

Dak, I know there was more discussed in the meeting than what I have listed above, suffice it to say the wind borne sand particles seem to have increased during last month. The council and I would like to have discussions with you on what additional efforts could be undertaken to control the sand being blown down wind upon City residents. Additional gravel pit operations or procedures for controlling the airborne dust should be documented accordingly. We look forward to meeting with you on October 18<sup>th</sup>, just so you know, the meeting has other scheduled items early on, hence, if you are here around 6:30pm that would be fine.

Regards,  
 Rodger Worthen  
 South Weber City Manager  
 801-479-3177