# NOTICE OF REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF ST. GEORGE, WASHINGTON COUNTY, UTAH

## **Public Notice**

Public notice is hereby given that the City Council of the City of St. George, Washington County, Utah, will hold a regular meeting in the Conference Room at the Dixie Power Administration Building at 145 West Brigham Road, St. George, Utah, on Thursday, February 15, 2024, commencing at 8:00 a.m.

The agenda for the meeting is as follows:

Call to Order Invocation Flag Salute

# 1. Consent Calendar.

a. Consider approval of an amendment to the Construction

Management/General Contractor (CMGC) contract with Big-D

Construction for City Hall construction materials package.

<u>BACKGROUND</u> and <u>RECOMMENDATION</u>: On December 14, 2023 the City Council approved all structural steel packages for City Hall and the Parking Garage. This final package with Big-D Construction includes all remaining construction materials required to complete City Hall per the CMGC contract. Staff recommends approval.

b. <u>Consider approval of a Material Purchase Agreement with Galvanizers,</u>
<u>Inc to provide steel structures for the Green Valley Substation Ring Bus.</u>

<u>BACKGROUND</u> and <u>RECOMMENDATION</u>: The Green Valley ring bus represents a significant step forward in staff's ongoing efforts to enhance energy system reliability on the City's 138 KV system. Galvanizers provided the steel for phase I and prepared all the shop drawings for the entire project. Staff recommends approval.

c. <u>Consider approval to award bid to Big D Construction, Inc. for the</u>
Renovation of the Airport Terminal project.

BACKGROUND and RECOMMENDATION: The project Public Notice was posted on the City Website. The pre-Bid Meeting was held on January 5, 2024 and there were eight (8) contractors present. Five (5) bids were received and opened on February 2, 2024. Big D Construction was the low bidder amongst the eligible parties. Big D construction's proposed schedule for the Terminal Renovation Project is acceptable and in line with the contract documents of 140 working days. Staff recommends approval.

2. Adjourn and reconvene in a Work Meeting of the City Council.

# \*\* THE COUNCIL WILL REMAIN IN THE DIXIE POWER CONFERENCE ROOM FOR THE CITY COUNCIL WORK MEETING\*\*

# NOTICE OF WORK MEETING OF THE CITY COUNCIL OF THE CITY OF ST. GEORGE, WASHINGTON COUNTY, UTAH

# **Public Notice**

Public notice is hereby given that the City Council of the City of St. George, Washington County, Utah, will hold a regular meeting in the Conference Room at the Dixie Power Administration Building at 145 West Brigham Road, St. George, Utah, on Thursday, February 15, 2024, commencing at approximately 8:00 a.m.

The agenda for the meeting is as follows:

- 1. <u>Discussion regarding the Fiscal Year 2024-2025 Budget.</u>
- 2. Reports and updates from the Mayor, Councilmembers, and City Manager.
- 3. Request a closed session to discuss litigation, security, property acquisition or sale or the character and professional competence or physical or mental health of an individual.

Christina Fernandez, City Recorder

Jebruary 9, 2024,

<u>REASONABLE ACCOMMODATION</u>: The City of St. George will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs. Please contact the City Human Resources Office, 627-4674, at least 24 hours in advance if you have special needs.

In conjunction with the United Nations Interfaith Harmony Day The St. George Interfaith Council invites you to join us for the



# All Are Welcome Concert and Celebration

Saturday, February 17, 2024 · 7:00 p.m. Crimson Cliffs High School Auditorium (4430 S Crimson Cliffs Way, Washington, UT)

# **Free Admission**

# With wonderful music presented by:

The St. George Interfaith Choir
The Saint George Catholic Church
Spanish and Samoan Choirs
Shepherd of the Hills
United Methodist Church Choir
The Church of Jesus Christ
of Latter-day Saints
New Promise Lutheran
Center for Spiritual Living
Good Shepherd Presbyterian Church Choir

Enjoy refreshments as you visit with and ask questions of members from 15 congregations representing:

Methodist

Baha'i

Buddhist Muslim
Catholic Presbyterian
Episcopal Quaker
Jewish Solomon's Porch
Unitarian
New Promise Lutheran
Center for Spiritual Living
The Church of Jesus Christ
of Latter-day Saints

All are welcome, especially families.

Optional donation to the Washington County School District Foundation (WCSD)

https://www.washkl2/foundation/donate/

Or by using the QR Code here:









Agenda Date: 02/15/2024 Agenda Item Number: 1a

# Subject:

Consider approval of an amendment to the Construction Management/General Contractor (CMGC) contract with Big-D Construction for City Hall construction materials package.

# Item at-a-glance:

Staff Contact: Marc Mortensen
Applicant Name: Marc Mortensen

Reference Number: N/A

Address/Location:

61 South Main Street

# Item History (background/project status/public process):

On December 14, 2023 the City Council approved all structural steel packages for City Hall and the Parking Garage. This final package with Big-D Construction includes all remaining construction materials required to complete City Hall per the CMGC contract.

# Staff Narrative (need/purpose):

90 bids were submitted to Big -D for materials ranging from HVAC, mechanical, glass, drywall, electrical, paint, stone veneer, roofing, etc... in order to complete City Hall. Most bids came in under the July 2023 estimate of \$24,432,424. This package also includes allowances for several unforeseen items like weather, site security, surveying etc... which could be a savings to the City if unspent partially spent. Please see attached summary of bids and subcontractors.

Name of Legal Dept approver: Ryan Dooley

# **Budget Impact:**

Cost for the agenda item: \$22,637,111

Amount approved in current FY budget for item: \$24,432,424

If not approved in current FY budget or exceeds the budgeted amount, please explain

funding source:

N/A

Description of funding source:

Capital Project Fund, ARPA funds, enterprise funds and sales tax bond proceeds

# Recommendation (Include any conditions):

Staff recommends approval



CODE	DESCRIPTION	BASE BID	SUB / SUPPLIER	# OF
10000	DIVISION 01 - GENERAL REQUIREMENTS	1,532,539		
10000	General Requirements	1,325,439	Estimated Scope	
	Weather Conditions - Allowance		Estimated Scope	
	Site Security - Allowance	<u> </u>	Estimated Scope	
	DIVISION 02 - EXISTING CONDITIONS	63,335		
	Surveying/General Layout	·	Estimated Scope	
	DIVISION 03 - CONCRETE	119,860		
	Cast-In-Place Concrete		Estimated Scope	
	Stabilized Rammed Earth Walls - Council Dais		Earthwall Builders	
	DIVISION 04 - MASONRY	1,153,874		
	Stone Veneer Masonry		BA Robinson	
	DIVISION 05 - METALS	690,326		
	Structural Steel Framing/Decorative Handrails		Lundahl	
	-	· · ·	Lunuam	
	DIVISION 06 - WOOD, PLASTICS, AND COMPOSITES	841,977	5 · · · · · · · · · · · · · · · · · · ·	
	Rough Carpentry -Allowance	·	Estimated Scope	
	Architectural Woodwork	·	Riverwoods Mill	
	DIVISION 07 - THERMAL & MOISTURE PROTECTION	2,284,464		
	Fluid-Applied Waterproofing		Waterproofing West	
	Thermal Insulation & Firestopping		USI - Superior	
72500	Weather Barriers - Allowance		Estimated Scope	
74213	Metal Wall Panels	1,131,409	FLYNN	
75300	Membrane Roofing	510,825	Stout Roofing	
79200	Joint Sealants	69,900	Waterproofing West	
79500	Expansion Control - Allowance	30,850	Estimated Scope	
80000	DIVISION 08 - OPENINGS	2,786,419		
81000	Doors, Frames & Hardware	320,861	ABS	
84313	Alum. Framed Storefronts/Glass/Glazing/Sunshades	2,465,558	FLYNN	
90000	DIVISION 09 - FINISHES	3,219,143		
92116	Gypsum Board Assemblies	1,901,098	B&S Drywall	
93000	• •	188,994	Henriksen Butler - St. Geo	
	Acoustical Ceilings	429,234	B&S Drywall	
	Flooring - Resilient, Carpet, Athletic		Wall 2 Wall	
	Painting & Wallcoverings	·	Accent Painting	
	DIVISION 10 - SPECIALTIES	650,224		
	Specialties	•	Beacon - Rex Williams	
	Signage		Star Sign	
	Folding Panel Partitions	194,934		
	Fire/Smoke Curtain at Atrium - Level 2	267,344		
	DIVISION 11 - EQUIPMENT	18,000		
	· · · · · · · · · · · · · · · · · · ·			
	Residential Appliances - Allowance		Estimated Scope	
	DIVISION 12 - FURNISHINGS	57,101		
	Window Shades		Scottco Blinds	
	DIVISION 14 - CONVEYING EQUIPMENT	276,000		
	Elevators	·	OTIS Elevators	
	DIVISION 21 - FIRE SUPPRESSION	565,135		
	Fire Suppression		Delta Fire	
	DIVISION 22 - PLUMBING	3,670,535		
	Plumbing & HVAC	3,670,535	Paxman Heating & Coolin	1
	DIVISION 26 - ELECTRICAL	2,960,178		
	Electrical	2,960,178	Wilkinson Electric	
		92 100		
260000	DIVISION 32 - EXTERIOR IMPROVEMENTS	82,100		_
260000 <b>320000</b>	DIVISION 32 - EXTERIOR IMPROVEMENTS  Exterior Improvements - Runnel Changes RFI #28	•	Sunroc	
260000 <b>320000</b> 320000		71,406		

Insurances, Bond, Contingency, Warranty & Fee		\$ 1,665,901
	Bid Pkg. #4 - TOTAL	\$ 22,637,111

Wells Fargo Demo - Bid Pkg. #1	\$ 481,991
Demo/Site - Bid Pkg. #2	\$ 1,386,884
Parking Garage - & City Hall ConcBid Pkg. #3	\$ 13,762,066
City Hall Steel - Bid Pkg. #3a	\$ 5,122,945
All costs from previous bid pkg's.	\$ 20,753,886
City Hall - Bid Pkg. #4	\$ 22,637,111
Grand Total	\$ 43,390,997

Wells Fargo Total: \$ 481,991
Parking Garage Grand Total: \$ 10,562,112
City Hall Grand Total: \$ 32,346,894
Grand Total \$ 43,390,997



Agenda Date: 02/15/2024 Agenda Item Number: 1b

# Subject:

Consider approval of a Material Purchase Agreement with Galvanizers, Inc to provide steel structures for the Green Valley Substation Ring Bus.

# Item at-a-glance:

Staff Contact: Bryan Dial

Applicant Name: City of St. George

Reference Number: N/A

Address/Location:

811 E Red Hills Pkwy

# Item History (background/project status/public process):

The Green Valley ring bus represents a significant step forward in staff's ongoing efforts to enhance energy system reliability on the City's 138 KV system. Galvanizers provided the steel for phase I and prepared all the shop drawings for the entire project.

# Staff Narrative (need/purpose):

Galvanizers, Inc., who contributed to the initial construction of the Green Valley substation, offers materials that match with our existing equipment. This procurement of steel, alongside concrete will end purchasing for phase II.

Name of Legal Dept approver: Alicia Carlton

# **Budget Impact:**

Cost for the agenda item: \$123,970.74

Amount approved in current FY budget for item: \$1,200,000

If not approved in current FY budget or exceeds the budgeted amount, please explain

funding source:

This is approved in the current budget.

Description of funding source:

This is approved in the current budget.

# Recommendation (Include any conditions):

Staff recommends approval.

## **MATERIALS PURCHASE AGREEMENT**

This Materials Purchase Agreement ("Agreement") is made and entered into on
\_\_\_\_\_\_\_ by and between the City of St. George ("City"), a Utah municipal corporation, at 175 East 200 North, St. George, Utah 84770 and Galvanizers, Inc. ("Company") at 1202 Seventh Avenue North, West Fargo, ND 58078-0875.

## RECITALS

WHEREAS, City desires to purchase materials ("Materials") as described in Exhibit A attached hereto; and

WHEREAS, Company submitted a bid dated December 13, 2023, which outlines the Materials to be purchased and the cost thereof; and

WHEREAS, City selected Company to provide the Materials for the Project.

NOW, THEREFORE, for the consideration hereinafter set forth and in accordance with the conditions and representations contained herein, the parties agree as follows:

## **AGREEMENT**

- 1. Recitals. The foregoing recitals are incorporated herein by reference.
- 2. <u>Purchase.</u> Company hereby sells, conveys and transfers to City all rights, title and interest in and to the Materials which Materials shall comply with the terms of the Bid Documents and/or Specifications which are incorporated as a term of this agreement by this reference.
- 3. Purchase Price and Payment. City shall pay Company a total sum of one-hundred twenty-three thousand nine-hundred seventy dollars and seventy-four cents (\$123,970.74) for the Materials. City shall pay Company in full within 30 days of delivery of the Materials to City, acceptance of those Materials by the City and receipt of the invoice.
- 4. <u>Delivery.</u> Time is of the essence in the performance of this Agreement. Company will arrange for delivery to City the Materials. Company will deliver the Materials required by the Agreement on or before 40 weeks after drawing approval unless the period for delivery is extended by City. Company shall be solely responsible for the Materials until they are accepted by City. City, upon receiving possession of the Materials, shall have a reasonable opportunity to inspect the Materials to determine if the Materials conform to the requirements of the conditions of this sale. If the City, in good faith, determines that all or a portion of the Materials are non-conforming, the City may return the Materials to the Company at no cost to City. Company is strictly liable for Materials until City accepts delivery of Materials. The Materials shall not be deemed accepted until City deems the Materials conform to the terms and conditions of the sale and the Materials are in good order and condition and City is satisfied with the same. City has the right to cancel the order if the Materials are not delivered on time.
- 5. Title to Materials. Company represents that it owns the Materials free and clear and that

such Materials are free of all liens. Company will defend and indemnify City against a claim that the Materials belong to a third party. Company shall reimburse City all expenses for defending any such claim.

- 6. <u>Warranties.</u> Company warrants all Materials for a one year period in conformity with Exhibit B, attached hereto and incorporated herein. The warranty period begins on the date the Materials are accepted by City and continues for the time shown in Exhibit B.
- 7. <u>Infringement Indemnity.</u> Company will defend and indemnify City against a claim that the Materials infringe a copyright or patent. City shall be reimbursed by Company for all expenses for defending any such claim.
- 8. Compliance with Applicable Laws. Company expressly acknowledges and agrees that nothing in this Agreement shall be deemed to relieve Company from any obligation to comply with all applicable requirements of City including the payment of fees and compliance with all other applicable ordinances, resolutions, regulations, policies and procedures of City, except as modified, waived or declared in this Agreement. Company shall comply with all federal, state, and local laws, regulations, and ordinances.
- 9. <u>Conflicts.</u> In the event of a conflict between this Agreement and any other documents with Company, this Agreement shall govern.
- 10. <u>No Waiver.</u> The failure of either Party to enforce any of this Agreement's provisions shall not be construed to be a waiver of the rights of such party to enforce such provisions.
- 11. Notices. All legal-related notices required or permitted to be made by either party in connection with this Agreement shall be in writing and shall be deemed to have been duly given: (a) five (5) business days after the date of mailing if sent by U.S. mail, postage prepaid, or (b) when delivered if delivered personally or sent by express courier service. All notices shall be sent to the other party at its address as set forth below unless written notice is given by either party of a change of address:

City of St. George Attn: City Attorney 175 East 200 North St. George, Utah, 84770 Galvanizers, Inc. Attn: Scott Kenninger 1202 Seventh Avenue North West Fargo, ND 58078-0850

Communications of a technical nature shall be made to:

For the City of St. George - Barbara Berrett, <u>barb.berrett@sgcity.org</u>
For Galvanizers, Inc. - Scott Kenninger, <u>scott@galvanizersinc.com</u>

12. Governing Law and Venue. This Agreement shall be construed according to the laws of the State of Utah. The parties agree that venue for all legal actions, unless they involve a cause of action with mandatory federal jurisdiction, shall be the Fifth District Court for the State of Utah. The parties further agree that the Federal District Court for the District of Utah shall be the venue for any cause of action with mandatory federal jurisdiction. The parties shall have all rights and remedies provided under applicable Federal or State law for a breach or threatened breach of this Agreement. These rights and remedies shall not be mutually exclusive, and the exercise of one or more of these rights and remedies shall not preclude the exercise of any other rights and remedies. Each party agree that damages at law may be an inadequate remedy for a breach or threatened breach of any provision hereof and the respective rights and obligations of the parties hereunder shall be enforceable by specific performance, injunction, or other equitable remedy. Nothing in this Agreement shall be construed to waive the sovereign immunity of the government parties.

- 13. <u>Construction</u>. This Agreement has been reviewed and revised by legal counsel for all the parties and no presumption or rule that ambiguities shall be construed against the drafting party shall apply to the interpretation or enforcement of this Agreement.
- 14. <u>Legal Fees.</u> Should any party default on any of the covenants or agreements contained herein, the defaulting party shall pay all costs and expenses, (excluding reasonable attorney's fees,) which may arise or accrue from enforcing this Agreement or in pursuing any remedy provided hereunder or by applicable law, whether such remedy is pursued by filing a lawsuit or otherwise. This obligation of the defaulting party to pay costs and expenses includes, without limitation, all costs, and expenses, (excluding reasonable attorney's fees) including appeals and bankruptcy proceedings. If either party commences legal action to interpret any term of this agreement, the prevailing party shall be entitled to recover all reasonable fees (excluding attorney's fees), court costs, and any other costs incurred in connection with such action. The parties agree that they shall each pay their own attorney's fees.
- 15. <u>Modification Of Agreement.</u> City specifically reserves the right to modify or amend this Agreement and the total sum due hereunder either by enlarging or restricting the scope of the work. All modifications shall be in writing and executed by both parties.
- 16. <u>Assignment.</u> Neither this Agreement nor any of the provisions, terms or conditions hereof can be assigned, sublet, sold, transferred or otherwise disposed of to any other party, individual or entity without assigning the rights and the responsibilities under this Agreement and without prior written consent of City, which consent shall not be unreasonably withheld.
- 17. <u>Binding Effect.</u> This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, successors, and assigns, but shall not inure to the benefit of any third party or other person.
- 18. No Joint Venture, Partnership or Third Party Rights. It is not intended by this Agreement to, and nothing contained in this Agreement shall, create any partnership, joint venture, or other arrangement between the parties. No term or provision of this Agreement is intended to or shall, be for the benefit of any person, firm, organization or corporation not a party hereto, and no such other person, firm, organization or corporation shall have any right or cause of action hereunder.

- 19. <u>Integration.</u> This Agreement contains the entire Agreement with respect to the subject matter hereof and integrates all prior conversations, discussions or understanding of whatever kind or nature and supersedes and replaces all terms and conditions of any prior agreements, arrangements, negotiations, or representations, written or oral, with respect to this matter.
- 20. <u>Severability.</u> If any part or provision of this Agreement shall be determined to be unconstitutional, invalid or unenforceable by a court of competent jurisdiction, then such a decision shall not affect any other part or provision of this Agreement except that specific provision determined to be unconstitutional, invalid or unenforceable. If any condition, covenant, or other provision of this Agreement shall be deemed invalid due to its scope or breadth, such provision shall be deemed valid to the extent of the scope or breadth permitted by law.
- 21. <u>Survival.</u> It is expressly agreed that the terms, covenants, and conditions of this Agreement shall survive any legal act or conveyance required under this Agreement.
- 22. <u>Headings.</u> The section and other headings in this Agreement are for reference purposes only and shall not in any way affect the meaning or interpretation of this Agreement.
- 23. <u>Counterparts.</u> This Agreement may be executed in counterparts each of which shall be an original and shall constitute one and the same agreement.
- 24. <u>Authority of Parties.</u> The parties executing this Agreement hereby warrant and represent that they are duly authorized to do so in the capacity stated and that this Agreement constitutes a valid and binding Agreement.

IN WITNESS WHEREOF, the parties have executed this agreement the day and year first above written.

CITY OF ST. GEORGE	GALVANIZERS, INC.
Michele Randall, Mayor ATTEST:	Cody Shoman, President
Christina Fernandez, City Recorder	
APPROVED AS TO FORM:	
Alicia Carlton, Assistant City Attorney	

#### EXHIBIT A

# **PROPOSAL**

NAME OF BIDDER Galvanizers, Inc.

DATE: 12/13/2023

TO:

Daniel Velarde

Daniel. Vylarde@iepeine.com

801-255-1111

Purchaser:

City of St. Geroge 811 Red Hills Parkway St Geroge, Utah 84770

1. LUMP SUM PRICE: The undersigned bidder hereby proposed to furnish to the project site the substation structures and materials complete in accordance with the contract documents for the firm lump sum price of:

One Hundread Twenty Three Thousand Nine Hundread Seventy dollars and Seventy Four Cents

Dollars (\$) 123,970.74

(Price in Words)

# 2. DELIVERY SCHEDULE

Approval Calculations & Drawings

Anchor Bolt Delivery

6-8 Weeks after drawing approval

Steef Structure Delivery

38-40 Weeks after drawing approval

Weeks ARO

Weeks ARO

# 3. BID PRICES AND WEIGHTS

a. Substation Equipment Structures

Item No.	Drawing No	Description (STR ID)	Qty	Wt. (lbs. lach)	Total Cost
$I_{(i)}$	\$1-2	138kV II-Frame Structure - #101	1	8980.2	\$23,348.52
2.	S1-5	138kV Three Phase High Bus Support - #106	ı	1082.4	\$2,814.24
3	S1-5	138kV Voltage Transformer Structure #107	3	213.1	\$1,662.18
4	\$1-6	138kV Three Phase 45° Low Bus Support #109	2	1286.5	\$6,689.80
5	\$1-8	138kV Three Phase Low Bus Support #113	is Support #113 3 1050.0		\$8,190.00
6	\$1-9	138kV H-Frame Beam Replacement #100B	1	1740.0	\$4,524.00
7	\$1-10	Static Wire Support Structure #114	2	6000.0	\$36,000.00
		Anchor Bolts/Bolts/Nuts/Washers	Llot	4000.0	\$14,000.00
		Freight to Site Approximately 964 S Gap Canyon Parkway St. George, Utah	1 LS		\$14,742.000
	TOTAL COST Drawings		\$12,0	00.00	\$ 123,970.74



HOT DIP GALVANIZING MECHANICAL GALVANIZING METAL FABRICATION SUBSTATION FABRICATION

PHONE (701) 282-3906 FAX (701) 282-8692

1202 SEVENTH AVENUE NORTH BOX 875 • WEST FARGO, ND 58078-0875

# Terms & Conditions Quote/RFQ Exceptions

- 1. Sales Tax: Galvanizers, Inc. has economic nexus requirements as a remote out-of-state seller following the 2018 South Dakota v. Wayfair decision. Economic nexus generally requires out-of-state sellers to register, collect and remit sales tax once they meet a set level of sales or number of transactions within a State. If the delivery location of an order falls within the relevant economic nexus State's Department of Revenue code, the final invoice may include sales & use tax. Quotes issued will not include sales tax, however, sales tax will be charged at the time of invoice, based on applicable delivery address. ANY Customer that claims to be exempt MUST submit the delivery destination State specific Sales Tax Exemption Certificate at time of Order that will be validated to ensure compliance. Any Customer who cannot validate the transaction is exempt will incur sales & use tax based on the applicable law. Certificates must match the Customer/Business being billed; any expired, inaccurate, incomplete, or missing information will void the exemption certificate.
- 2. <u>Standard</u>: Materials fabricated & galvanized by Galvanizers, Inc. meet applicable ASTM Standards.
- 3. <u>Warranty</u>: Both Materials and galvanizing are warranted for 1 year against defects in product & workmanship.
- 4. <u>Dunnage</u>: Dunnage Assessment\*\* Dunnage is necessary to prevent cargo from shifting & to prevent damage to structures being transported to location. Dunnage is provided by transport company, however, if site foreman specifically requests dunnage be left for any reason, there will be an additional charge of \$5.50 per board to the final invoice. Final purchase orders should be drafted accordingly. Upon final delivery, the transporting company WILL reload & return all lumber used in the shipment of the goods to its corporate office & no additional fees will be billed. \*\*Subject to Current Lead Time At Time Of Order Placement.

# PUR - Purchase Requisition Form



# Requestor & Signer Information

Request Date Department \* Division \*

12/20/2023 **Energy Services** Electric Distribution

Request for Payment ✓ PO Request ☐ BPO Request

(Invoice Attached)

Requested By: \* Requestor Email \*

12/21/2023 TOM BIRRELL TOM.BIRRELL@SGCITY.ORG TOM BIRRELL

E9CCA4641D724F8 Authorized Signer Name (up to \$25,000) \* Authorized Signer Email\*

12/22/2023 BRYAN DIAI BRYAN.DIAL@SGCITY.ORG Bryan Dial

Department Head Name (required over \$25,000) Department Head Email

12/23/2023 **BRYAN DIAL** BRYAN.DIAL@SGCITY.ORG

City Manager Name (required when any procurement City Manager Email

policies are waived)

Purchasing Rep. Name Purchasing Rep. Email

12/26/2023 **INVOICES** INVOICES@SGCITY.ORG

Mary Wall

Bryan Dial

# Procurement Type

**Contract Requirements:** 

✓ This does NOT Require a contract

Contract Drafted by the City's Legal Department

Contract drafted by Vendor; reviewed & approved by City's Legal Department

City Council Approval Date (if applicable): \* 01/04/2024 12:00:00 AM

01/18/2024

Is this a Capital Purchase or Capital outlay Item?\*

Yes No

Budget Information (Only Required for Capital outlay Items):

Project Title or Location: \* Green Valley Ring Bus

Is the Total Amount Approved in the Budget?\*

Yes No

**Budgeted Amount: \*** \$1,200,000.00

Will this item/Service be recieved/Completed before the fiscal year end?\*

Procurement Type \* SHIP TO ADDRESS: \*

SOLE SOURCE / O.E.M ITEM

964 South Gap Canyon Pkwy. St George,

New or Existing Vendor?\*

**NEW PARTY** 

Vendor Name Legal Name DBA Name Vendor ID
Galvanizers Inc.

Please provide the legal name of the vendor Galvanizers Inc.

Address
P.O. Box 875

City State Zip Code

58078

Country Is the Address correct?\*

ND

West Fargo

DocuSign Envelope ID: B182B74F-A7B0-45AA-86F4-3226575E06F9

To ensure the fair and equitable treatment and to foster effective broad-based competition, a standard procurement process is followed whenever public funds are expended. Sole source contract awards do not involve a standard procurement process and should only be used when justified after reasonable research has been conducted to determine there are no other available sources that can provide the needed goods or services. Circumstances for which a sole source may be justified include:

- a) An item for which there is no comparable product or service, such as a one-of-a-kind item available from only one vendor: or
- b) A component or replacement part for which there is no commercially available substitute, and which can be obtained only directly from the manufacturer; O.E.M. or
- c) An exclusive maintenance, services, or warranty agreement.

Utah Administrative Code R33-8-101a. See also St. George City Code 1-10-B-5

Date

Requested By:

Department

Vendor

12/20/2023

Tom Birrell

**Energy Services** 

Galvanizers Inc.

Product Description \*

Substation Steel structures

Why is the service or product only available from this single supplier?\*

Must match existing equipment.

Could the product be reasonably modified to allow for competition?\*

Yes No

Detail all research performed to determine there is only one source for this item. Include a list of names and vendors contacted that may provide similar products and a summary of their response.\*

Costs associated with engineering new structures is cost prohibitive.

\_\_\_\_\_\_

Clear and convincing evidence has been presented to me that this is the sole source vendor for this purchase: Department Head Signature:

DocuSigned by:

Bryan Dial

DocuSign E	nvelope ID: B182B74F-A7B0-45AA-86F4-3226575E06F9			
<b>QTY*</b> 0	<b>Description*</b> Galvanized Substation Steel Structures and Anchor Bolts	Account Code * 00-5313-7476	Project Code 5313-7476	Unit Cost* \$0.00
1	S1-2 101			\$23,348.52
1	S1-5 106			\$2,814.24
3	S1-2 107			\$554.06
2	S1-6 109			\$3,344.90
3	S1-8 113			\$2,730.00
1	S1-9 100B			\$4,524.00
2	S1-10 114			\$18,000.00
1	Anchor Bolts			\$14,000.00
1	Drawings		QUESTIONABLE	\$12,000.00
Commer	nts / Special Instructions:	Freight / Shipping Cos \$14,742.00	st *	
		Purchase Total \$123,970.74		
If purcha	ase exceeds \$5,000, it is expected that a minimum	of 3 bids/ quotes be obtai	ned and attached.	
Vendor 2	2	Quote Amount		
Vendor 3	3	Quote Amount		

DocuSign Envelope ID: B182B74F-A7B0-45AA-86F4-3226575E06F9

PUR - Vendor W9

PUR - Vendor W9 - 12/20/2023

# General Attachments: (3)

Quotes - \* You can submit multiple documents with the same button. Please use the correct button for each type of document (Quotes should be uploaded using the Quotes button etc.)

**Supporting Documents** 

PUR - Supporting Document -

12/20/2023

PUR - Supporting Document -

12/20/2023

PUR - Supporting Document -

12/20/2023

PSA / Contract

# **Purchasing Only**

**Purchase Request Status** 

Received

Rejection Reason

# **Bid Specification**

St. George City Green Valley Substation Expansion Steel Structures

December 2023



Intermountain Consumer Professional Engineers, Inc. 1145 East South Union Avenue Midvale, Utah 84047 (801) 255-1111

# **PROPOSAL**

NAME OF BIDDER: Galvanizers, Inc.

DATE: 12/13/2023

TO:

Daniel Velarde

Daniel. Velarde@iepeine.com

801-255-1111

Purchaser:

City of St. Geroge 811 Red Hills Parkway St Geroge, Utah 84770

1. LUMP SUM PRICE: The undersigned bidder hereby proposed to furnish to the project site the substation structures and materials complete in accordance with the contract documents for the firm lump sum price of:

One Hundread Twenty Three Thousand Nine Hundread Seventy dollars and Seventy Four Cents

Dollars (\$) 123,970.74

(Price in Words)

## 2. DELIVERY SCHEDULE

Approval Calculations & Drawings

3-4

Weeks ARO

Anchor Bolt Delivery

6-8 Weeks after drawing approval

Weeks & &

Steel Structure Delivery

38-40 Weeks after drawing approval

Weeks XXXX

#### 3. BID PRICES AND WEIGHTS

a. Substation Equipment Structures

Item No.	Drawing No	Description (STR ID)	Qty	Wt. (lbs. Each)	Total Cost
I.v.	S1-2	138kV II-Frame Structure - #101	idadata	8980.2	\$23,348.52
2.	S1-5	138kV Three Phase High Bus Support - #106	AGADANE .	1082.4	\$2,814.24
3	\$1-5	138kV Voltage Transformer Structure #107	3	213.1	\$1,662.18
4	\$1-6	138kV Three Phase 45° Low Bus Support #109	2	1286.5	\$6,689.80
5	S1-8	138kV Three Phase Low Bus Support #113	3	1050.0	\$8,190.00
6	\$1-9	138kV H-Frame Beam Replacement #100B	- Control	1740.0	\$4,524.00
7	\$1-10	Static Wire Support Structure #114	2	6000.0	\$36,000.00
		Anchor Bolts/Bolts/Nuts/Washers	Llot	4000.0	\$14,000.00
		Freight to Site Approximately 964 S Gap Canyon Parkway St. George, Utah	1 LS		\$14,742.000
	TOTAL CO	ST Drawings	\$12,0	00.00	\$ 123,970.74

# St. George Green Valley Substations -- Structural Steel Steel Structure Bid Summary

				GALVANIZERS INC				
		Drawing		Wt LBS	Total			
Strucutre ID	Description	Number	QTY	(each)	Weight	Cost (\$/Str)	Total Cost	
101		S1-2	1	8,980	8,980	23,348.52	23,348.52	
106		S1-5	1	1,082	1,082	•	•	
107		S1-5	3	213	639			
109		S1-6	2	1,287	2,573	,		
113		S1-8	3	1,050	3,150	,	,	
100B		S1-9	1	1,740	1,740	·		
114		S1-10	2	6,000	12,000	18,000.00	36,000.00	
	Anchor Bolts Drawings		Lot Lot	4,000	4,000	14,000.00 12,000.00		
	FREIGHT		LOI			14,742.00	14,742.00	
	PE STAMPS					14,742.00	14,742.00	
	1 L OTAINI O							
	TOTAL COST				34,165		\$123,970.74	
	Ave. \$/LBS					\$3.63		
	BID VALIDITY			-				
	Steel Delivery			38-40 Weeks After Approval				
	Anchor Bolt Deli	ivery		6-8 Week After Approval				
	ADDENDUMS .			6-8 Week After Approval YES				
Comments: Engineers Estimate:				Welding In AISC Qual Type of Wo Mag ASTM Spe Attachmen Base Plate	eld inspection gnetic Partice c.,Grade/Yi t Material S	ion Program: - on: ale/Ultrasonic N eld: - pec & Grade: A -		



Agenda Date: 02/15/2024 Agenda Item Number: 1C

# Subject:

Consider the approval of Notice of Award to Big D Construction, Inc. for the Renovation of the Airport Terminal project.

# Item at-a-glance:

Staff Contact: Richard Stehmeier Applicant Name: City of St George

Reference Number: NA

Address/Location:

4550 S Airport Pkwy

# Item History (background/project status/public process):

The project Public Notice was posted on the City Website. The pre-Bid Meeting was held on January 5, 2024 and there were eight (8) contractors present. Five (5) bids were received and opened on February 2, 2024. Big D Construction was the low bidder amongst the eligible parties. Big D construction's proposed schedule for the Terminal Renovation Project is acceptable and in line with the contract documents of 140 working days.

# Staff Narrative (need/purpose):

The existing terminal is utilized by the public more than any other building on the airport and needs additional seating in the Secure/Sterile areas. The Airport would like to provide an upper level lounge and restaurant facility to serve patrons of the airport. This project will create a floor plan that will improve passenger circulation between floors and be ADA compliant with more than fifty additional seats and dedicated seats in the eating areas. The funding was approved by the City Council in a Budget Opening on 2/1/2024. The Secure/Sterile area of the Airport Terminal processes over 325,000 passengers a year. The current fire code limits the existing Sterile area to 273 passengers. As the Airport has expanded, the airlines are upsizing aircraft to 75 seats or larger up to 150 seats. This has resulted in overcrowding in the Sterile area. This project will renovate the second floor and portions of the ground floor to be included into the Secure/Sterile area. The second floor renovation will include a new commercial food service and bar station operated by Tailwind Concessions. The plumbing, electrical, and mechanical systems will be upgraded to handle the new food service and bar areas. The new kitchen area will require all necessary commercial kitchen equipment including exhaust hoods, dishwashers, refrigerators, grills, and sanitary waste. The new bar areas will include custom casework, drink serving equipment, dishwashers, refrigerators, and point of sale. The secure area circulation will be revised to encourage patrons upstairs to the new bar and kitchen area. The elevator lobby walls will be revised by removing the north wall and providing a new west wall with a secure door. This revision will keep the airport SIDA security measures intact, while allowing secure passengers an ADA access to the second floor.

Name of Legal Dept approver: Ryan Dooley

# **Budget Impact:**

Cost for the agenda item: \$688,578

Amount approved in current FY budget for item: \$2,000,000

If not approved in current FY budget or exceeds the budgeted amount, please explain funding source:

This was approved by the City Council in a Budget Opening on 2/1/2024.

Description of funding source:

This will be paid by a State Grant

# Recommendation (Include any conditions):

Staff Recommends Approval.



	NOTICE OF AWARD
To:	
101	
Project:	SGU Terminal Renovation
Inquiry	No.: #23-164
	TY has considered the BID submitted by you for the above-described project in response to extisement for BIDS and Information for BIDDERS.
its Auve	tusement for bibs and information for bibbleks.
	re hereby notified that your BID has been accepted in the amount of
perform	on the condition that you execute the Agreement and obtain the ance BOND, the payment BOND, and the certificate of insurance within ten (10) calendar
	m the date this NOTICE is delivered to you.
aujo 110.	in the date this 110 Hell is delivered to you.
You are	required to return an acknowledged copy of this NOTICE OF AWARD to the CITY.
_ 0 2 410	
Dated th	nis day of, 20
	City of St. George
	CITY
_	
Ву	
Nama	Michala Pandall
raille _	Michele Randall
Title	Mayor
ACCEP'	TANCE OF NOTICE
Receipt	of the above NOTICE OF AWARD is hereby acknowledged
Ву	
.1 * .1	
this the	day of
Nomo	
DIALLIE	

1216

125812591260



February 8, 2024

Rich Stehmeier, Airport Manager St. George Regional Airport 4508 South Airport Parkway St. George, UT 84790

RE: Project Award Recommendation Inquiry #23-164 Schedule I – Terminal Renovation Schedule II – Tenant Kitchen Equipment

Rich,

Five bids were received and opened on Friday, February 2, 2024, for the above referenced project. The project Public Notice was posted on the City website. A total of 12 plan holders requested plans on the City website. The pre-bid meeting was held on Friday, January 5, 2024 and eight contractors were present for the pre-bid meeting.

Five bids were received from the following contractors: Doug Hunt, Big D, Wadman, Lannister and Bud Mahas Construction Companies. The lowest bid received was from Doug Hunt Construction, however raised concerns about the ability of Doug Hunt Construction to meet the standards and requirements set forth in our project have caused them to be considered ineligible based on a history of undesirable behavior, including but not limited to excessive change order requests. Therefore, the recommended contractor for this project is Big D Construction, Inc., the next lowest bid.

Based upon the attached bid tabulation, Big D Construction, Inc., is the low bidder amongst the eligible parties in the amount of \$632,274.00 for Schedule I, \$56,304.00 for Schedule II for a total project cost of \$688,578.00.

We checked the bids for errors or omissions; No errors or omissions were found.

Lastly, Big D Construction's proposed schedule for the Terminal Renovation project is acceptable and in line with the contract documents of 140 working days.

Please reach out with any questions, thank you.

Sincerely,

Adam Acree, P.M.

adam acan



**TABULATION OF BIDS** 

# ST. GEORGE REGIONAL AIRPORT

ST. GEORGE, UTAH

INQUIRY NUMBER: #23-164

BID OPENING

DATE: February 5, 2024

TIME: 2:00 P.M. (LOCAL TIME)

Schedule I: Terminal Renovation

Schedule II: Tenant Kitchen Equipment

	Big D Construction	Wadman Construction	Bud Mahas Construction, Inc.	Lannister Construction	Doug Hunt Construction, Inc.
Contract Proposal	√	√	√	√	√
Proposal Schedule	√	√	√	√	√
Proposal Summary	√	√	√	√	√
Subcontractor/Material Supplier List	√	√	√	√	√
Contractor General Information	√	√	√	√	√
Proof of Licensure	√	√	√	$\checkmark$	√
Proprosal Bid Bond	√	√	√	$\checkmark$	√
Contractor's Statement of Qualifications	√	√	√	$\checkmark$	√
Bid Schedule	√	√	√	√	√
Schedule I	\$ 632,274.00	\$ 760,000.00	\$ 774,000.00	\$ 735,612.00	\$ 363,000.00
Schedule II	\$ 56,304.00	\$ 20,000.00	\$ 45,000.00	\$ 31,700.00	\$ 25,000.00
Total Cost	\$ 688,578.00	\$ 780,000.00	\$ 819,000.00	\$ 767,312.00	\$ 388,000.00



# ADDENDUM NO. 3

TO

CONTRACT DOCUMENTS, SPECIFICATIONS AND PLANS
FOR IMPROVEMENTS TO THE
ST. GEORGE REGIONAL AIRPORT
ST. GEORGE, UTAH
TERMINAL RENOVATION
SCHEDULE I – TERMINAL RENOVATION
SCHEDULE II – TENANT KITCHEN EQUIPMENT
INQUIRY #23-164

To All Bidders: You are requested to make all changes and/or additions contained in this addendum to the Bidding Documents. Failure to acknowledge this Addendum in Proposal shall result in rejection of bid. Bidders are informed that the above referenced Contract Documents, Specifications and Plans are modified as follows as of January 29, 2024:

## **BID OPENING DATE & TIME**

A. Date: Friday, February 2, 2024 at 2:00 P.M. (Local Time) \*Bid Opening date shall be pushed back in Addendum #3.

B. Opened at: St. George Regional Airport

4550 South Airport Parkway

St. George, UT 84770

C. Bid security: 5% of bid amount

D. Bid proposal: Complete and Submit Division 2 Documents.

E. Award: The project award will be based on the low bid and at the discretion by the

Owner. The project award is contingent on the availability of funding.

Sealed PROPOSALS will be received for the construction of the SGU TERMINAL RENOVATION PROJECT, Inquiry #23-164, located at the St. George Regional Airport, St. George, Utah. PROPOSALS must be submitted in a sealed envelope prior to 2:00 pm (MDT), until Friday, February 2, 2024 to:

The City of St. George, Purchasing Department ATTN: Mary Wahl, Purchasing Manager 175 East 200 North, St. George, Utah, 84770

Each sealed envelope containing a PROPOSAL must be plainly marked on the outside SGU Terminal Renovation Project, Inquiry #23-164.

The PROPOSALS shall be opened in an electronic meeting. Notice for the PROPOSAL opening shall be sent to everyone on the Plan Holders List prior to the PROPOSAL opening. Please note that any late proposals for any reason will NOT be accepted.



# CONTRACT DOCUMENTS/SPECIFICATIONS

1. Public Notice: Bid date has been re-scheduled to Friday, February 2<sup>nd</sup> at 2:00pm local time.

## **PLANS**

- 1. G-002 GENERAL NOTES corrected note on submittals
- 2. AD102 SECOND FLOOR DEMO PLAN revised note on removal of existing wall and ceiling condition.
- 3. A-401 ENLARGED FLOOR PLANS door tag has been corrected.
- 4. A-501 CASEWORK AND MISC. DETAILS revised detail C7/A-501
- 5. A-701 FINISH PLAN AND SCHEDULE updated sealed concrete information

# **QUESTIONS**

1. For the items in this project that are existing, what division will be responsible for removing and relocating each item? i.e. pepsi cooler, grab 'n' go, work top freezer, draft beer cooler, coffee, and espresso machines equipment.

Answer: The General Contractor will be responsible for removing and relocating each item. Items to be stored in nearby SRE building.

2. Addendum 1 mentions 140 <u>calendar day</u> schedule. Page 10 of the specifications say <u>140 working days</u>. Please clarify the working day and calendar day expectation.

Answer: The intent is for 140 calendar days not working days. The calendar days will not start until the contractor has enough materials to sustain a continual construction without any lead time delays. The Tenant Tailwinds is not expecting any long lead times on the equipment.

3. Please clarify this note on AD102: "Remove existing wall up to height of ACT. Patch with gypsum and paint." - What is the existing wall? Do we need to put in a new wall with studs?

Answer: The intent is for a smooth transition between the 2 existing ACT ceilings. The existing wall framing shall be removed as necessary above the ceiling. Contractor to provide a ceiling transition strip to cover gap.

4. Question with this note on AD102: "Remove operable partition and wing walls," – Is operable partition between the two wing walls? Or does it span the length of the room?

Answer: The operable partitions span length of room. Remove the partitions and walls in full.





5. Please clarify note #2 under Submittals on G-002: Currently it says, "The contractor shall provide material submittals for the engineer's approval at least seven (10) days prior to ordering."- Is the timeline seven days or ten days?

Answer: Submittals note has been corrected to 7 days.

6. On the spec it shows that for flooring on room 202 and EX206 that contractor will remove existing flooring and existing concrete will be sealed. My question is what do they want it sealed with? Or are they looking for polished concrete? As there is no specification listed for system or materials requested. Because an existing floor will need to be removed grinding will be required to obtain a clean substrate for either system. They can easily do a polished concrete system but as far as sealers go, they could utilize solvent acrylic, water-based acrylic, polyurethane, ect and these products all carry different costs, and functionality. We want to make sure we are bidding appropriately and achieving their goals.

Answer: A-701 has been updated to include a concrete sealer basis of design: W.R. Meadows VOCOMP – 25 water based, acrylic concrete curing and sealing compound. A clean substrate will be required before any sealer is installed.

7. Is door call-out 161 on sheet A-101 (at gridlines F & 8) and the door call-out 110 on sheet A-401 detail A1 the same door?

Answer: Sheet A-401 has been corrected to door 161.

8. In the bid documents, division 2-11 thru 14 is the form "MAJOR SUBCONTRACTORS LISTING". Is it possible to send this form in 24 hours after the bid time? If not even 1 or 2 hours after bid time would help in the rush of putting the bid together.

Answer: Yes, list of major subcontractors may be submitted up to 24 hours after the bid.



9. Is signage required? We cannot locate a sign schedule.

Answer: Yes, an updated Occupancy sign to match existing will be required. Also, a state of Utah 8.5" x 11" Bar sign will be required. Both signs will require an 1/8" x 8.5" x 11" Acrylic panel.

10. Page 67 under part C special provisions of the specifications there is a requirement for the contractor's superintendent to monitor transceiver radios. Will this be required with the renovation work inside the terminal? Please clarify what type of radios the contractor is to provide that will communicate with the airport personnel?

Answer: No airport transceiver radios will be required for the project.

11. Bid Bond- Confirm that the 5% bid bond is the only bond required during bid submission and that the 100% payment and performance bond is required prior to NTP or are all 3 required with the proposal?

Answer: Yes, bid bond will be required with the submission. The successful bidder will be required to furnish separate performance and payment bonds prior to the NTP. Refer to division 1-7 for further awarding contract instructions.

12. Site fencing- For temporary site fencing will chain link be adequate or does contractor need to screen the fence?

Answer: A chain link fence will be adequate for the temporary site fencing.

13. Sheet G-004 shows 0 hour rating for walls and floors. The general notes on G-002 reference to firestop all floors, walls and ceilings as required by code. Is fire stop required at any penetrations?

Answer: The floors are not rated do not require any firestopping penetrations through fire rated floors. If penetrations occur through a fire rated wall assembly, they will require firestopping.

14. P101- after saw cutting the existing floor to install the new 3" grease line the flooring will need to be replaced or repaired. Unable to locate flooring types in the following rooms- EX101, EX103A, EX104A, EX102, EX105, EX106 and EX107. Is there attic stock of existing flooring materials available for use?

Answer: All plumbing line installation work is to be done underneath the second floor from the first floor during off hours of airport operations.

\*\* END OF ADDENDUM NO. 3
NO FURTHER ADDENDUMS WILL BE ISSUED \*\*

- 2. ALL CONTRACTORS SUBMITTING BID PROPOSALS FOR THIS PROJECT ARE REQUIRED TO VISIT THE SITE PRIOR TO BIDDING TO VERIFY EXISTING CONDITIONS AND FEASIBILITY OF DESIGN INTENT OF THESE CONSTRUCTION DOCUMENTS (CONSTRUCTION DRAWINGS AND SPECIFICATIONS). ANY VARIATION IN SITE CONDITIONS AND CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE CONTRACTING OFFICER OR OWNER'S REPRESENTATIVE'S ATTENTION IN WRITING IMMEDIATELY AND (5) BUSINESS DAYS PRIOR TO BID DATE, THE SUBMISSION OF BID PROPOSAL'S SHALL BE CONSIDERED EVIDENCE THAT THE CONTRACTOR HAS VISITED THE SITE, VERIFIED ITS CONDITIONS AND IS PREPARED TO PERFORM WORK AS INTENDED IN THESE DOCUMENTS. NO EXTRA PAYMENT'S SHALL BE ALLOWED DUE TO THE CONTRACTORS CLAIMS FOR EXTRA WORK REQUIRED BY THEIR FAILURE TO VISIT THE SITE.
- 3. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
- 4. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE CONTRACTING OFFICER OR OWNER'S REPRESENTATIVE BEFORE CONTINUING WITH THE WORK.
- 5. EACH CONTRACTOR IS RESPONSIBLE FOR COORDINATING THEIR WORK WITH ALL SURROUNDING CONSTRUCTION ELEMENTS AND TRADES AFFECTED.
- 6. EACH CONTRACTOR IS RESPONSIBLE FOR CREATING ALL OPENINGS, PENETRATIONS, LINTELS, ETC. AS REQUIRED TO PERFORM THEIR PORTION OF WORK. AT FIRE RATED PARTITIONS, CLOSE OPENINGS / PENETRATIONS / ETC. WITH FIRESTOPPING THAT MATCHES OR EXCEEDS THE PARTITION RATING.
- 7. ALL ITEMS REQUIRING COLOR SELECTION SHALL BE SELECTED BY THE CONTRACTING OFFICER OR OWNER'S REPRESENTATIVE DURING THE SUBMITTAL REVIEW FROM MANUFACTURERS' STANDARD OR FULL RANGE (AS DIRECTED IN SPECIFICATION) OF COLORS.
- 8. IT IS THE CONTRACTOR'S RESPONSIBILITY FOR THE COORDINATION OF ALL DRAWINGS AND SPECIFICATIONS AS REQUIRED TO PERFORM THE WORK AS CALLED FOR, SHOWN AND REASONABLY IMPLIED IN THE CONTRACT DOCUMENTS.
- 9. WHENEVER, IN THE CONTRACT DOCUMENTS, THE WORDS "PROVIDE", "FURNISH", "INSTALL", "FURNISH AND INSTALL", OR SIMILAR WORDS ARE USED, IT SHALL BE UNDERSTOOD THAT THE INTENT OF THE CONTRACT DOCUMENTS IS TO PROVIDE FOR THE CONSTRUCTION AND COMPLETION IN EVERY DETAIL THE WORK DESCRIBED. IT SHALL BE UNDERSTOOD "TFCI" SHALL MEAN TENANT FURNISHED CONTRACTOR INSTALLED, AND "CFCI" SHALL MEAN CONTRACTOR FURNISHED CONTRACTOR INSTALLED. IT IS FURTHER INTENDED THAT THE CONTRACTOR SHALL FURNISH ALL LABOR, SUPERVISION, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, SUPPLIES, TESTING, AND INCIDENTALS REQUIRED TO COMPLETE THE WORK IN ACCORDANCE WITH THE DRAWINGS (PLANS), SPECIFICATIONS, AND TERMS OF THE CONTRACT.
- 10. FINISH AND PAINT WALLS BEFORE INSTALLING CASEWORK, EQUIPMENT, FIXTURES, ELEC. PANELS, BOXES, SURFACE CONDUIT, ETC., IF APPLICABLE.
- 11. CONTRACTOR TO INSTALL WOOD OR METAL BLOCKING FOR ALL CASEWORK, EQUIPMENT, HANDRAILS, BATH ACCESSORIES, FIXTURES, ETC. AS RECOMMENDED BY MANUFACTURER, IF NOT OTHERWISE SHOWN HEREIN.
- 12. CONTRACTOR SHALL KEEP A SET OF AS-BUILT DRAWINGS ON-SITE AND MAKE AVAILABLE TO THE ENGINEER AT ALL TIMES. AS-BUILT SET SHALL BE SUBMITTED TO THE ENGINEER AT THE COMPLETION OF THE JOB. CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING ALL AS-BUILT INFORMATION DURING THE PROJECT. THE CONTRACTOR SHALL NOTE, AND BRING TO THE ENGINEER'S ATTENTION, ANY DISCREPANCIES BETWEEN THE CONTRACT DOCUMENTS AND ACTUAL FIELD CONDITIONS.
- 13. IF DISCREPANCIES BETWEEN PLANS OR SPECIFICATIONS OCCUR THE CONTRACTOR SHALL NOTIFY THE CONTRACTING OFFICER OR OWNER'S REPRESENTATIVE TREAT ANYTHING MENTIONED IN THE SPECIFICATIONS BUT NOT SHOWN ON THE DRAWINGS OR SHOWN ON THE DRAWINGS BUT NOT INCLUDED IN THE SPECIFICATIONS AS IF SHOWN OR MENTIONED IN BOTH. IF DISCREPANCIES BETWEEN THE DRAWINGS AND SPECIFICATIONS, THE SPECIFICATIONS TAKE PRECEDENCE.

- 14. FOR INSTALLATION OF ALL WORK WHICH IS DEPENDENT ON CONDITION OF SUBSTRATE, CAREFULLY INSPECT AND VERIFY SUITABILITY OF SUBSTRATE FOR INSTALLATION OF WORK. DO NOT INSTALL WORK OVER UNSUITABLE OR UNACCEPTABLE SUBSTRATES. CORRECT UNACCEPTABLE SUBSTRATES BEFORE INSTALLING WORK. CONTRACTOR IS RESPONSIBLE FOR ALL GRINDING, LEVELING, SANDING, PATCHING, ETC. TO CORRECT ALL EXISTING SURFACES TO PREPARE FOR NEW FINISHES. ALL NEW FINISHED AND PATCHED SURFACES SHALL BE SMOOTH, CONTINUOUSLY FREE OF IMPERFECTIONS AND IN PROPER CONDITION TO RECEIVE THE SPECIFIED FINISH. PATCHED AREAS SHALL MATCH THE ADJACENT MATERIALS CONSTRUCTION AND FINISH.
- 15. MOUNTING HEIGHTS OF ELECTRICAL, PLUMBING, MECHANICAL, AND OTHER DEVICES SHALL COMPLY WITH HEIGHTS INDICATED ON DRAWINGS. NOTIFY CONTRACTING OFFICER OR OWNER'S REPRESENTATIVE IF CONFLICTS ARE ENCOUNTERED.
- 16. ALL DAMAGE TO UTILITIES, PAVEMENT, EQUIPMENT, OR STRUCTURES FROM CONSTRUCTION ACTIVITIES SHALL BE IMMEDIATELY REPORTED TO THE RESIDENT ENGINEER. THE RESIDENT ENGINEER SHALL DETERMINE WHETHER REPAIR OR REPLACEMENT IS NECESSARY. ALL REPAIR METHODS SHALL BE SUBMITTED TO THE RESIDENT ENGINEER FOR REVIEW AND APPROVAL PRIOR TO INITIATING THE WORK. REPAIRS SHALL BE MADE AT NO ADDITIONAL COST TO THE SPONSOR AND TO THE APPROVAL OF THE ENGINEER.
- 17. ALL EXPOSED CONCRETE FLOORS SHALL BE CLEANED AT THE END OF PROJECT AND HAVE A 2ND COAT OF SEALER APPLIED.
- 18. DESIGNS CONTAINED HEREIN ARE BASED ON SPECIFIED EQUIPMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REDESIGN FOR EQUIPMENT SUBSTITUTIONS TO THE APPROVED SPECIFICATIONS AT NO ADDITIONAL COST TO THE SPONSOR. THE CONTRACTOR SHALL PROVIDE MATERIAL SUBMITTALS, SAMPLES AND DESIGN DRAWINGS FOR THE ENGINEER'S APPROVAL A MINIMUM OF SEVEN (7) DAYS PRIOR TO ORDERING.
- 19. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE RESIDENT ENGINEER.
- 20. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS IN THE FIELD PRIOR TO ORDERING OR FABRICATION OF MATERIALS OR THE BEGINNING OF CONSTRUCTION. NOTIFY ARCHITECT AND OWNER REPRESENTATIVE OF ALL DISCREPANCIES. ALL WORK REQUIRING MEASURING TO BE DONE ACCORDING TO FIGURES ON DRAWINGS. DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND DRAWINGS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT AND OWNER REPRESENTATIVE. CONTRACTOR TO SUBMIT SPECIFIC DISCREPANCY FOR ARCHITECT REVIEW, PRIOR TO COMMENCING WITH THE WORK IN QUESTION.
- 21. THE CONTRACTOR SHALL ARRANGE FOR THE PREMISES TO BE MAINTAINED IN AN ORDERLY MANNER, FREE OF DUST AND DEBRIS, THROUGHOUT THE COURSE OF THE WORK. PROVIDE AND MAINTAIN TEMPORARY BARRICADES AS REQUIRED TO PROTECT THE PUBLIC AND OWNERS PERSONNEL DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING STRUCTURE OR EQUIPMENT. ANY SUCH DAMAGE SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- 22. CONTRACTOR SHALL PROVIDE DAILY OR MORE FREQUENT GENERAL CLEAN UP IN COMPLIANCE WITH OWNER'S REQUIREMENTS OF AREAS WITHIN THE LIMITS OF CONSTRUCTION, AND FINAL CLEAN UP AT CONCLUSION OF WORK.
- 23. ALL MATERIALS, FIXTURES AND EQUIPMENT INDICATED IN THE CONSTRUCTION DOCUMENTS SHALL BE NEW AND AS SPECIFIED, UNLESS IDENTIFIED OTHERWISE.
- 24. FIRE STOP ALL FLOORS, WALLS AND CEILINGS AS REQUIRED BY APPLICABLE CODE.
- 25. PROVIDE FIRE EXTINGUISHER COMPLYING WITH NFPA 10, AS INDICATED ON LIFE SAFETY DRAWINGS WITH MAX TRAVEL DISTANCE OF 75'.
- 26. THE LOCATIONS OF EXISTING UTILITIES HAVE BEEN PREPARED FROM DOCUMENTS PROVIDED BY THE OWNER AND MAY NOT REPRESENT THE ACTUAL FIELD CONDITIONS. CONTRACTOR TO REVIEW ALL OWNER DOCUMENTS AND BECOME FAMILIAR WITH ALL EXISTING UTILITIES. THE CONTRACTOR HAS THE RESPONSIBILITY TO VERIFY LOCATIONS IN THE FIELD BY EMPLOYING FIELD UTILITY LOCATING SERVICES BEFORE CONSTRUCTION STARTS, AND COORDINATE ALL NEW UTILITY LOCATIONS, CONNECTIONS AND PENETRATIONS.

- 27. FOR THE SUBCONTRACTOR SHALL VERIFY AND COORDINATE, WITH ALL TRADES, THE SIZES AND LOCATIONS OF ALL OPENINGS FOR MECHANICAL, PLUMBING, AND ELECTRICAL EQUIPMENT, EQUIPMENT PADS, OR BASES AS WELL AS POWER, WATER, AND DRAIN INSTALLATIONS BEFORE PROCEEDING WITH WORK. SUBCONTRACTOR SHALL PROVIDE COORDINATION DRAWINGS FOR PROPER PLACEMENT OF ALL TRADES' WORK. ALL CONCERNS, SPACE LIMITATIONS OR STRUCTURAL CONFLICTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT, PRIOR TO COMMENCING WITH THE WORK IN QUESTION.
- 28. IT IS THE SUBCONTRACTOR'S RESPONSIBILITY TO COORDINATE AND LOCATE ELECTRICAL, DATA, AND PHONE RECEPTACLES, SWITCHES, ETC. TO AVOID CONFLICTS WITH CASEWORK. DOORS. AND OTHER TRADE.

# **PERMITTING**

- 1. PRELIMINARY PERMITTING INFORMATION WILL BE SUBMITTED BY THE RPR PRIOR TO AWARD OF CONTRACT. SPECIFIC ITEMS THAT WILL NEED TO BE COMPLETED BY THE CONTRACTOR INCLUDE BUT ARE NOT LIMITED TO SUPPLYING NECESSARY BONDING, PAYMENT OF ALL FEES, REVIEW OF ALL CALCULATIONS AND ASSUMPTIONS MADE BY THE RPR PRIOR TO AWARD. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS INCLUDING, BUT NOT LIMITED TO, AN FAA 7460-1 NOTICE OF PROPOSED CONSTRUCTION OR ALTERATION, A NPDES STORMWATER PERMIT, AND A FUGITIVE DUST PERMIT. THE CONTRACTOR SHALL BE RESPONSIBLE TO PAY FOR THE COST TO OBTAIN ALL PERMITS.
- 2. THE CONTRACTOR SHALL SUBMIT A COPY OF ALL PERMITS REQUIRED FOR THE PROJECT TO THE RPR. FOR HIS REVIEW.

# SITE ACCESS AND STAGING

- 1. THE CONTRACTOR IS REQUIRED TO OBTAIN A WATER METER FROM THE CITY OF ST. GEORGE WATER DIVISION FOR ACCESS TO CONSTRUCTION WATER FROM AN ON AIRPORT LOCATION. THE CONTRACTOR WILL BE RESPONSIBLE TO PAY FOR WATER USED.
- 2. DURING CONSTRUCTION, THE CONTRACTOR SHALL MINIMIZE DISTURBANCES TO ALL CONSTRUCTION AREAS AND ACCESS ROUTES. THIS INCLUDES EQUIPMENT AND VEHICULAR RUTS CREATED IN ANY PAVEMENTS, ANY HAUL/ACCESS ROADS, OR ANY INFIELD/SAFETY AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES OR ROADS. REPAIRS SHALL BE MADE AT NO ADDITIONAL COST TO THE SPONSOR AND TO THE SATISFACTION OF THE ENGINEER. HAUL ROUTE BRIDGES SHALL BE CONSTRUCTED AT HAUL ROUTES CROSSING EXISTING AIRFIELD PAVEMENT. COSTS ASSOCIATED WITH HAUL BRIDGE CONSTRUCTION WILL BE CONSIDERED INCIDENTAL TO THE BUILDING CONSTRUCTION.
- 3. BEFORE ESTABLISHING SITE ACCESS AND HAUL ROUTES, THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE ENGINEER. WHEN POSSIBLE, ACCESS/HAUL ROUTES SHALL UTILIZE EXISTING ROADS. THE CONTRACTOR SHALL MAINTAIN AIRPORT SECURITY AT ALL TIMES.
- 4. ALL DAMAGE TO UTILITIES, PAVEMENT, EQUIPMENT, OR STRUCTURES FROM CONSTRUCTION ACTIVITIES SHALL BE IMMEDIATELY REPORTED TO THE RESIDENT ENGINEER. THE RESIDENT ENGINEER SHALL DETERMINE WHETHER REPAIR OR REPLACEMENT IS NECESSARY. ALL REPAIR METHODS SHALL BE SUBMITTED TO THE RESIDENT ENGINEER FOR REVIEW AND APPROVAL PRIOR TO INITIATING THE WORK. REPAIRS SHALL BE MADE AT NO ADDITIONAL COST TO THE SPONSOR AND TO THE APPROVAL OF THE ENGINEER.
- 5. CONTRACTOR SHALL EXAMINE THE EXISTING PAVEMENTS THAT WILL BE USED FOR HAULING OF MATERIAL AND EQUIPMENT, AND DETERMINE THE PAVEMENTS ABILITY TO WITHSTAND CONTRACTOR OPERATIONS WITHOUT CAUSING DAMAGE TO THE PAVEMENT. ANY DAMAGE CAUSED BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR TO THE APPROVAL OF THE ENGINEER AND AT NO ADDITIONAL COST TO THE SPONSOR.
- 7. ALL AREAS THAT ARE DISTURBED BY CONTRACTOR OPERATIONS, SHALL BE STERILIZED USING A STERILANT APPROVED BY THE AIRPORT. STERILIZING IS INCIDENTAL TO CONSTRUCTION AND WILL NOT BE PAID SEPARATELY.
- 8. ALL CONTRACTOR EMPLOYEES SHALL BE REQUIRED TO PARK IN THE CONTRACTORS DESIGNATED STAGING AREA ONLY AND SHALL BE DRIVEN TO THE PROJECT SITE BY DESIGNATED CONSTRUCTION VEHICLES.
- 9. CRAWLER TRACKED VEHICLES SHALL NOT BE ALLOWED ON PAVED SURFACES. TRACKED VEHICLES MUST BE MOVED ACROSS PAVED SURFACES ON A WHEELED VEHICLE.
- 10. WHENEVER CONSTRUCTION TRAFFIC IS REQUIRED TO CROSS AN ACTIVE RUNWAY, TAXIWAY, TAXILANE, OR INTERRUPT NORMAL TRAFFIC FLOW ON APRONS OR RAMPS, THE CONTRACTOR SHALL PROVIDE FLAGGERS AT THE CROSSING(S) AS REQUIRED BY THE CONSTRUCTION PHASING DRAWINGS OR AS DIRECTED BY THE ENGINEER OR THE AIRPORT (INCIDENTAL TO ITEM GP-100).

# UTILITIES

- 1. PRIOR TO COMMENCING WORK, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE APPROPRIATE UTILITY AGENCIES, UTILITY NOTIFICATION CENTERS, AND TO FIELD VERIFY THE LOCATIONS AND DEPTHS, THROUGH UTILITY LOCATES AND POTHOLES, OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS, STAGING, AND HAUL ROUTE AREAS.
- 2. THE EXISTING UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND SHALL NOT BE SCALED FOR EXACT LOCATION. LOCATION OF EXISTING DUCT BANK, CIRCUITING, UTILITIES AND STRUCTURES SHOWN ON THESE DRAWINGS IS BASED ON AVAILABLE INFORMATION AND IS NOT WARRANTED TO BE EXACT, NOR IS IT WARRANTED THAT ALL OF THESE ITEMS ARE SHOWN.
- 3. CONTRACTOR SHALL CONTACT AND COORDINATE WITH THE APPROPRIATE UTILITY AGENCIES WHEN WORKING ON OR WITHIN THE PROXIMITY OF AN AGENCIES UTILITY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
- 4. ANY INTERRUPTION OF AN EXISTING SYSTEM OR UTILITY SERVICE SHALL BE COORDINATED AND APPROVED BY THE AIRPORT AND THE AUTHORITY, AGENCY, OR UTILITY HAVING JURISDICTION, PRIOR TO STARTING WORK INCLUDING CONTACTING THE AIRPORT AND FAA.
- 5. CONTRACTOR IS RESPONSIBLE FOR DAMAGES TO EXISTING UTILITIES.
  REPAIRS DEEMED NECESSARY BY THE ENGINEER WILL BE COMPLETED BY
  THE CONTRACTOR AT NO ADDITIONAL COST TO THE SPONSOR. SEE
  SECTION 50-06 OF THE CONTRACT DOCUMENTS FOR ADDITIONAL NOTES
  REGARDING UTILITY LOCATES.
- 6. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE CITY, COUNTY, AND ALL UTILITY COMPANIES INVOLVED, WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION, AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY SERVICE.
- 7. WHERE NEW DUCT BANKS OR OTHER UTILITIES ARE NEAR EXISTING UTILITIES, THE CONTRACTOR SHALL HAND EXCAVATE AROUND THE EXISTING UTILITIES IN ORDER TO PREVENT DAMAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMMEDIATELY REPAIRING ANY UTILITY DAMAGED DURING CONSTRUCTION.
- 8. WHEN INSTALLING NEW UTILITIES UNDER EXISTING PAVEMENT THE CONTRACTOR SHALL NEATLY SAW CUT AND REMOVE THE EXISTING PAVEMENT PRIOR TO INSTALLING THE CONDUIT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ANY PAVEMENT REMOVED OR DAMAGED DURING THE UTILITY INSTALLATION PROCESS. ALL WORK REQUIRED TO REMOVE AND REPAIR PAVEMENT SHALL BE INCLUDED IN THE BUILDING CONSTRUCTION.
- 9. THE CONTRACTOR SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF THE WATER LINES AND DRY UTILITIES.
- 10. CONTRACTOR SHOULD EXPECT TO ENCOUNTER WATER IN LIGHT CANS, JUNCTION CANS AND STRUCTURES. CONTRACTOR RESPONSIBLE FOR DEWATERING AT NO ADDITIONAL COST TO THE OWNER.
- 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION.

# SUBMITTALS

- 1. THE CONTRACTOR SHALL SUBMIT A DETAILED LISTING OF ALL SUBMITTALS (E.G., MATERIAL CERTIFICATION, AND PRODUCT INFORMATION) AND SHOP DRAWINGS REQUIRED BY THE TECHNICAL SPECIFICATIONS.
- 2. THE CONTRACTOR SHALL PROVIDE MATERIAL SUBMITTALS FOR THE ENGINEER'S APPROVAL AT LEAST SEVEN (7) DAYS PRIOR TO ORDERING.



TERMINAL RENOVATION



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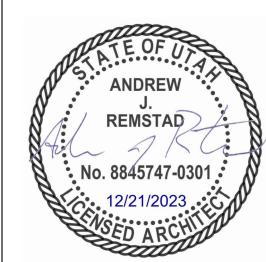
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1 AJR 12/21/2023 ISSUED FOR BID 4 AJR 01/29/2024 ADDENDUM #3

ISSUED FOR BID



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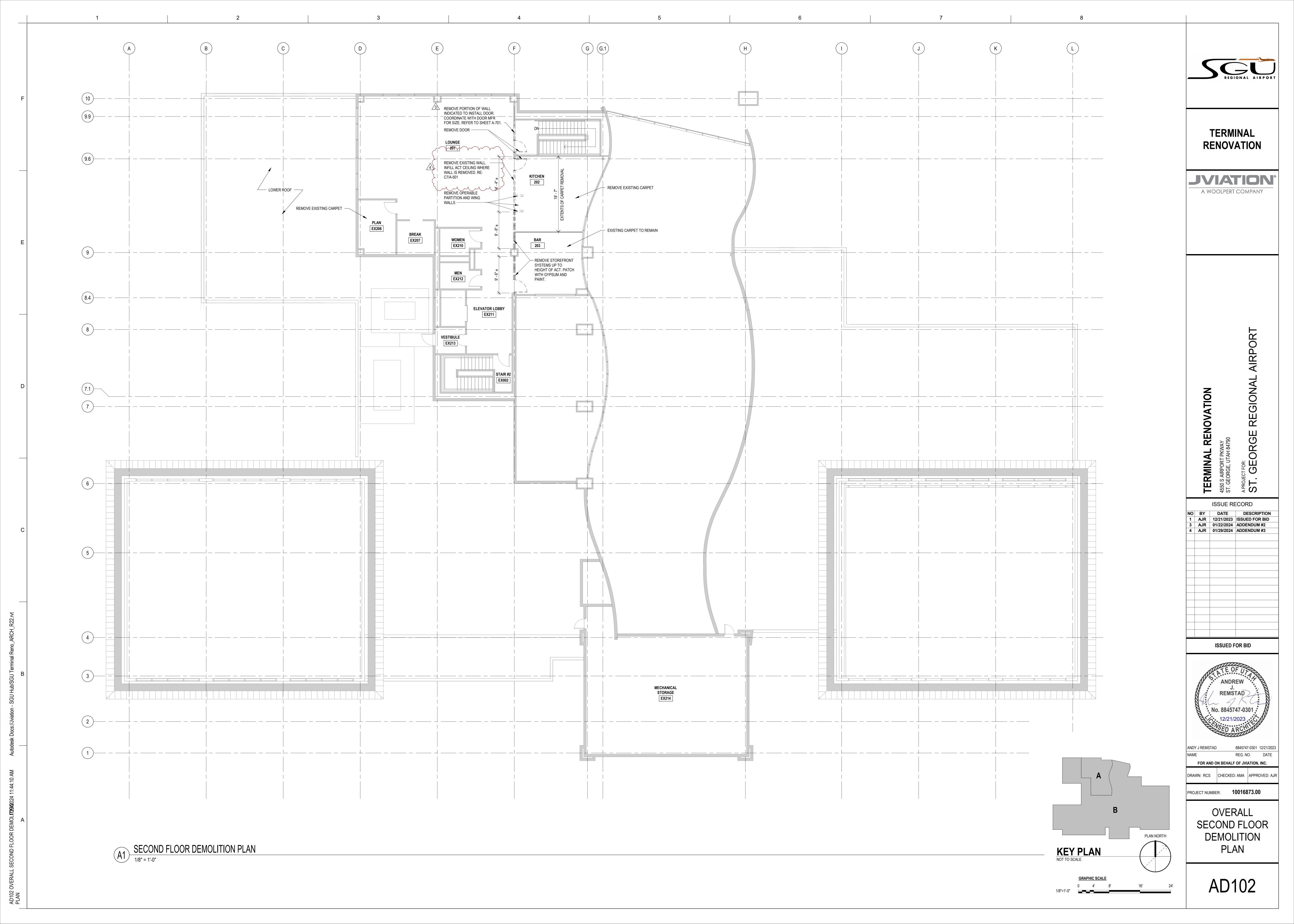
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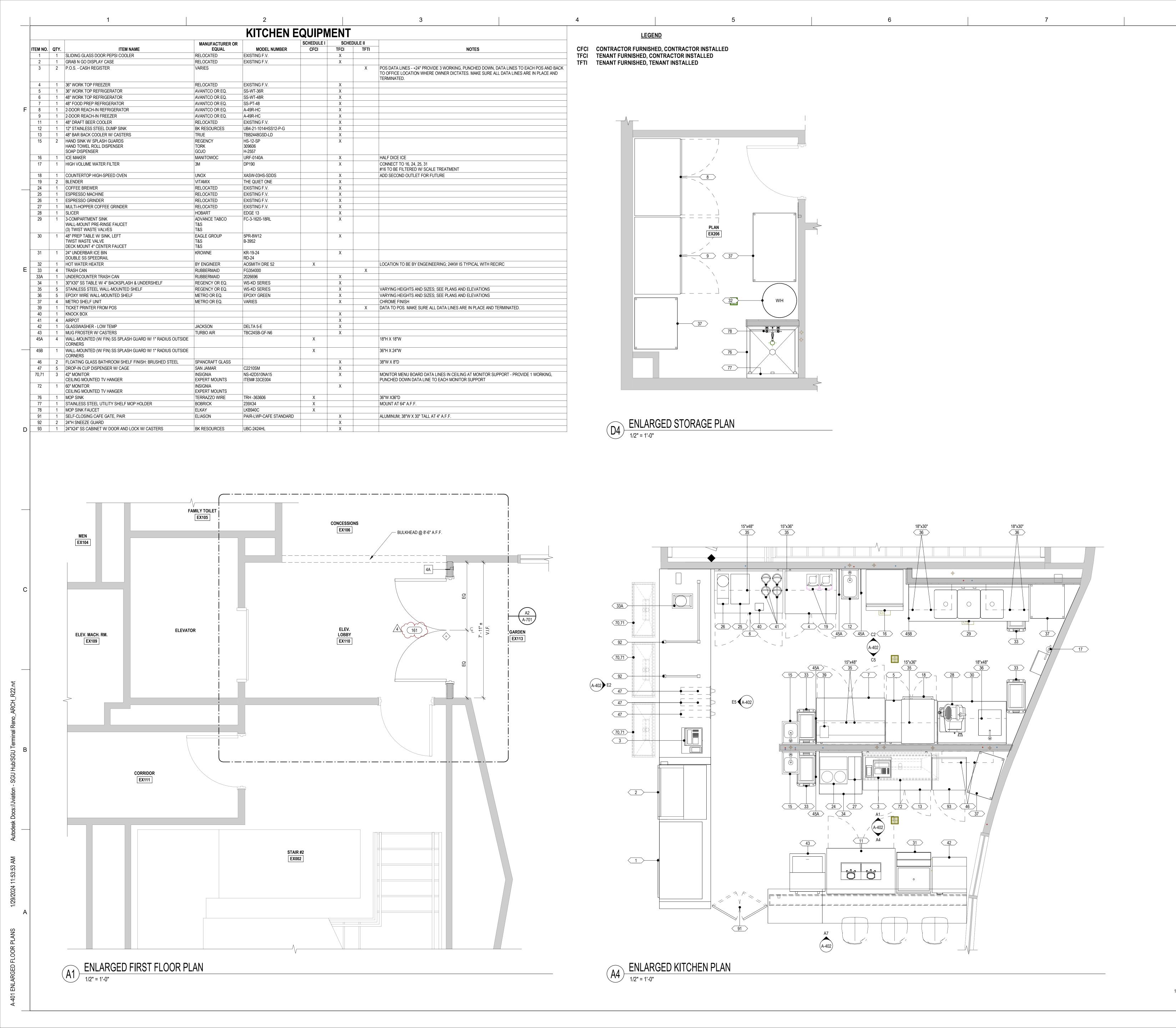
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PROJECT NUMBER: 10016873.00

GENERAL NOTES

G-002





**GENERAL SHEET NOTES:** 

- A. ALL DIMENSIONS TO BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT OF ALL DISCREPANCIES
- PRIOR TO STARTING WORK.

  B. ALL DIMENSIONS ARE FACE OF MASONRY, POURED CONCRETE,
- OR FACE OF STUD (WOOD OR METAL, U.N.O.

  C. ALL INTERIOR PARTITIONS TO BE <u>TYPE 4A</u> UNLESS NOTED
- OTHERWISE. REFER TO SHEET A-000 FOR PARTITION DETAILS.

  D. ALL INTERIOR DOOR FRAMES SHALL BE LOCATED A DISTANCE OF SIX INCHES FROM THROAT RETURN TO THE CLOSEST AD IACENT
- SIX INCHES FROM THROAT RETURN TO THE CLOSEST ADJACENT PERPENDICULAR PARTITION, U.N.O.

  E. PROVIDE SOLID BLOCKING/BACKING IN-WALL CAVITIES AT ALL WALL MOUNTED CASEWORK, FIXTURES, EQUIPMENT AND
- SHELVING. REFER TO TYPICAL PARTITION AND BACK PLATE DETAILS FOR ADDITIONAL INFORMATION.

  F. REFER TO MEP AND FIRE PROTECTION DRAWINGS FOR MOUNTING HEIGHTS OF SWITCHES, OUTLETS, ALARMS AND ALL
- SURFACE MOUNTED COMPONENTS.
  G. REFER TO SHEET A-701 FOR DOOR SCHEDULE.
  H. REFER TO SHEET A-701 FOR FINISH SCHEDULE AND FLOOR

S C REGIONAL AIRPORT

TERMINAL RENOVATION

A WOOLPERT COMPANY

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ISSUE RECORD

O BY DATE DESCRIPTION
I AJR 12/21/2023 ISSUED FOR BID
2 AJR 01/08/2024 ADDENDUM #1
4 AJR 01/29/2024 ADDENDUM #3

ISSUED FOR BID



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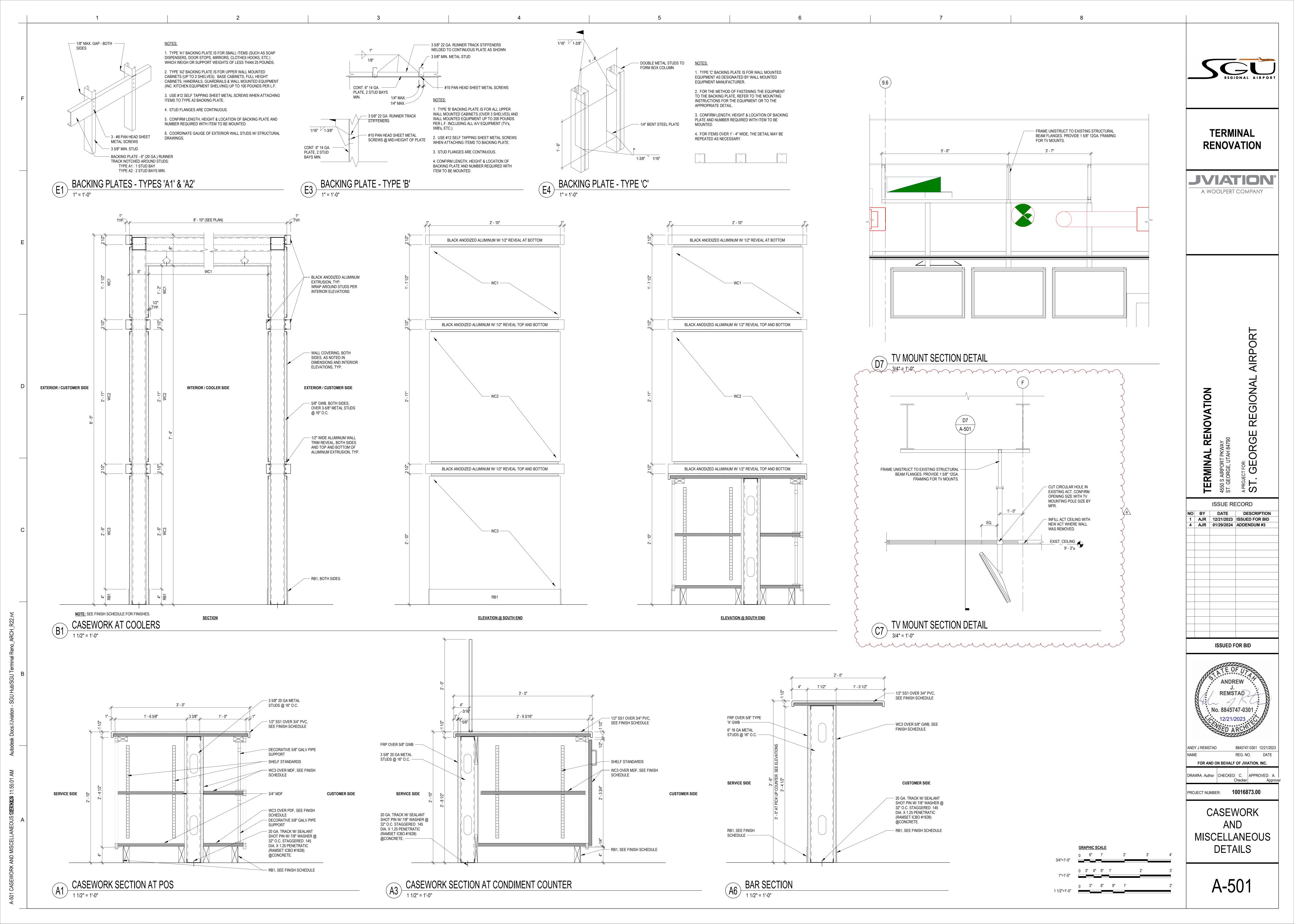
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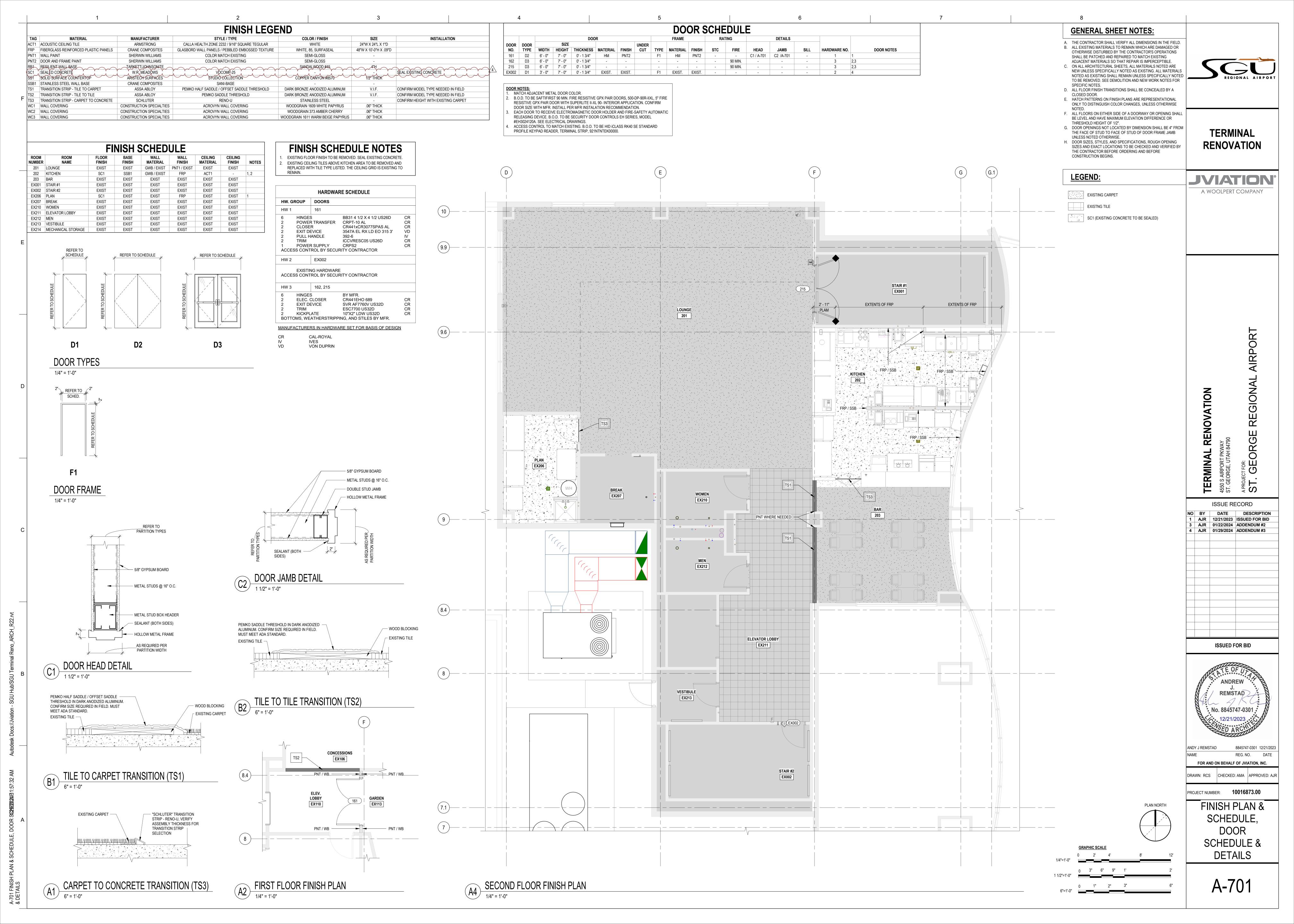
PROJECT NUMBER: 10016873.00

ENLARGED FLOOR PLANS

PLAN NORTH

A-401







# ADDENDUM NO. 3

TO

CONTRACT DOCUMENTS, SPECIFICATIONS AND PLANS
FOR IMPROVEMENTS TO THE
ST. GEORGE REGIONAL AIRPORT
ST. GEORGE, UTAH
TERMINAL RENOVATION
SCHEDULE I – TERMINAL RENOVATION
SCHEDULE II – TENANT KITCHEN EQUIPMENT
INQUIRY #23-164

To All Bidders: You are requested to make all changes and/or additions contained in this addendum to the Bidding Documents. Failure to acknowledge this Addendum in Proposal shall result in rejection of bid. Bidders are informed that the above referenced Contract Documents, Specifications and Plans are modified as follows as of January 29, 2024:

## **BID OPENING DATE & TIME**

A. Date: Friday, February 2, 2024 at 2:00 P.M. (Local Time) \*Bid Opening date shall be pushed back in Addendum #3.

B. Opened at: St. George Regional Airport

4550 South Airport Parkway

St. George, UT 84770

C. Bid security: 5% of bid amount

D. Bid proposal: Complete and Submit Division 2 Documents.

E. Award: The project award will be based on the low bid and at the discretion by the

Owner. The project award is contingent on the availability of funding.

Sealed PROPOSALS will be received for the construction of the SGU TERMINAL RENOVATION PROJECT, Inquiry #23-164, located at the St. George Regional Airport, St. George, Utah. PROPOSALS must be submitted in a sealed envelope prior to 2:00 pm (MDT), until Friday, February 2, 2024 to:

The City of St. George, Purchasing Department ATTN: Mary Wahl, Purchasing Manager 175 East 200 North, St. George, Utah, 84770

Each sealed envelope containing a PROPOSAL must be plainly marked on the outside SGU Terminal Renovation Project, Inquiry #23-164.

The PROPOSALS shall be opened in an electronic meeting. Notice for the PROPOSAL opening shall be sent to everyone on the Plan Holders List prior to the PROPOSAL opening. Please note that any late proposals for any reason will NOT be accepted.



# CONTRACT DOCUMENTS/SPECIFICATIONS

1. Public Notice: Bid date has been re-scheduled to Friday, February 2<sup>nd</sup> at 2:00pm local time.

## **PLANS**

- 1. G-002 GENERAL NOTES corrected note on submittals
- 2. AD102 SECOND FLOOR DEMO PLAN revised note on removal of existing wall and ceiling condition.
- 3. A-401 ENLARGED FLOOR PLANS door tag has been corrected.
- 4. A-501 CASEWORK AND MISC. DETAILS revised detail C7/A-501
- 5. A-701 FINISH PLAN AND SCHEDULE updated sealed concrete information

# **QUESTIONS**

1. For the items in this project that are existing, what division will be responsible for removing and relocating each item? i.e. pepsi cooler, grab 'n' go, work top freezer, draft beer cooler, coffee, and espresso machines equipment.

Answer: The General Contractor will be responsible for removing and relocating each item. Items to be stored in nearby SRE building.

2. Addendum 1 mentions 140 <u>calendar day</u> schedule. Page 10 of the specifications say <u>140 working days</u>. Please clarify the working day and calendar day expectation.

Answer: The intent is for 140 calendar days not working days. The calendar days will not start until the contractor has enough materials to sustain a continual construction without any lead time delays. The Tenant Tailwinds is not expecting any long lead times on the equipment.

3. Please clarify this note on AD102: "Remove existing wall up to height of ACT. Patch with gypsum and paint." - What is the existing wall? Do we need to put in a new wall with studs?

Answer: The intent is for a smooth transition between the 2 existing ACT ceilings. The existing wall framing shall be removed as necessary above the ceiling. Contractor to provide a ceiling transition strip to cover gap.

4. Question with this note on AD102: "Remove operable partition and wing walls," – Is operable partition between the two wing walls? Or does it span the length of the room?

Answer: The operable partitions span length of room. Remove the partitions and walls in full.





5. Please clarify note #2 under Submittals on G-002: Currently it says, "The contractor shall provide material submittals for the engineer's approval at least seven (10) days prior to ordering."- Is the timeline seven days or ten days?

Answer: Submittals note has been corrected to 7 days.

6. On the spec it shows that for flooring on room 202 and EX206 that contractor will remove existing flooring and existing concrete will be sealed. My question is what do they want it sealed with? Or are they looking for polished concrete? As there is no specification listed for system or materials requested. Because an existing floor will need to be removed grinding will be required to obtain a clean substrate for either system. They can easily do a polished concrete system but as far as sealers go, they could utilize solvent acrylic, water-based acrylic, polyurethane, ect and these products all carry different costs, and functionality. We want to make sure we are bidding appropriately and achieving their goals.

Answer: A-701 has been updated to include a concrete sealer basis of design: W.R. Meadows VOCOMP – 25 water based, acrylic concrete curing and sealing compound. A clean substrate will be required before any sealer is installed.

7. Is door call-out 161 on sheet A-101 (at gridlines F & 8) and the door call-out 110 on sheet A-401 detail A1 the same door?

Answer: Sheet A-401 has been corrected to door 161.

8. In the bid documents, division 2-11 thru 14 is the form "MAJOR SUBCONTRACTORS LISTING". Is it possible to send this form in 24 hours after the bid time? If not even 1 or 2 hours after bid time would help in the rush of putting the bid together.

Answer: Yes, list of major subcontractors may be submitted up to 24 hours after the bid.



9. Is signage required? We cannot locate a sign schedule.

Answer: Yes, an updated Occupancy sign to match existing will be required. Also, a state of Utah 8.5" x 11" Bar sign will be required. Both signs will require an 1/8" x 8.5" x 11" Acrylic panel.

10. Page 67 under part C special provisions of the specifications there is a requirement for the contractor's superintendent to monitor transceiver radios. Will this be required with the renovation work inside the terminal? Please clarify what type of radios the contractor is to provide that will communicate with the airport personnel?

Answer: No airport transceiver radios will be required for the project.

11. Bid Bond- Confirm that the 5% bid bond is the only bond required during bid submission and that the 100% payment and performance bond is required prior to NTP or are all 3 required with the proposal?

Answer: Yes, bid bond will be required with the submission. The successful bidder will be required to furnish separate performance and payment bonds prior to the NTP. Refer to division 1-7 for further awarding contract instructions.

12. Site fencing- For temporary site fencing will chain link be adequate or does contractor need to screen the fence?

Answer: A chain link fence will be adequate for the temporary site fencing.

13. Sheet G-004 shows 0 hour rating for walls and floors. The general notes on G-002 reference to firestop all floors, walls and ceilings as required by code. Is fire stop required at any penetrations?

Answer: The floors are not rated do not require any firestopping penetrations through fire rated floors. If penetrations occur through a fire rated wall assembly, they will require firestopping.

14. P101- after saw cutting the existing floor to install the new 3" grease line the flooring will need to be replaced or repaired. Unable to locate flooring types in the following rooms- EX101, EX103A, EX104A, EX102, EX105, EX106 and EX107. Is there attic stock of existing flooring materials available for use?

Answer: All plumbing line installation work is to be done underneath the second floor from the first floor during off hours of airport operations.

\*\* END OF ADDENDUM NO. 3
NO FURTHER ADDENDUMS WILL BE ISSUED \*\*

- 2. ALL CONTRACTORS SUBMITTING BID PROPOSALS FOR THIS PROJECT ARE REQUIRED TO VISIT THE SITE PRIOR TO BIDDING TO VERIFY EXISTING CONDITIONS AND FEASIBILITY OF DESIGN INTENT OF THESE CONSTRUCTION DOCUMENTS (CONSTRUCTION DRAWINGS AND SPECIFICATIONS). ANY VARIATION IN SITE CONDITIONS AND CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE CONTRACTING OFFICER OR OWNER'S REPRESENTATIVE'S ATTENTION IN WRITING IMMEDIATELY AND (5) BUSINESS DAYS PRIOR TO BID DATE, THE SUBMISSION OF BID PROPOSAL'S SHALL BE CONSIDERED EVIDENCE THAT THE CONTRACTOR HAS VISITED THE SITE, VERIFIED ITS CONDITIONS AND IS PREPARED TO PERFORM WORK AS INTENDED IN THESE DOCUMENTS. NO EXTRA PAYMENT'S SHALL BE ALLOWED DUE TO THE CONTRACTORS CLAIMS FOR EXTRA WORK REQUIRED BY THEIR FAILURE TO VISIT THE SITE.
- 3. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
- 4. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE CONTRACTING OFFICER OR OWNER'S REPRESENTATIVE BEFORE CONTINUING WITH THE WORK.
- 5. EACH CONTRACTOR IS RESPONSIBLE FOR COORDINATING THEIR WORK WITH ALL SURROUNDING CONSTRUCTION ELEMENTS AND TRADES AFFECTED.
- 6. EACH CONTRACTOR IS RESPONSIBLE FOR CREATING ALL OPENINGS, PENETRATIONS, LINTELS, ETC. AS REQUIRED TO PERFORM THEIR PORTION OF WORK. AT FIRE RATED PARTITIONS, CLOSE OPENINGS / PENETRATIONS / ETC. WITH FIRESTOPPING THAT MATCHES OR EXCEEDS THE PARTITION RATING.
- 7. ALL ITEMS REQUIRING COLOR SELECTION SHALL BE SELECTED BY THE CONTRACTING OFFICER OR OWNER'S REPRESENTATIVE DURING THE SUBMITTAL REVIEW FROM MANUFACTURERS' STANDARD OR FULL RANGE (AS DIRECTED IN SPECIFICATION) OF COLORS.
- 8. IT IS THE CONTRACTOR'S RESPONSIBILITY FOR THE COORDINATION OF ALL DRAWINGS AND SPECIFICATIONS AS REQUIRED TO PERFORM THE WORK AS CALLED FOR, SHOWN AND REASONABLY IMPLIED IN THE CONTRACT DOCUMENTS.
- 9. WHENEVER, IN THE CONTRACT DOCUMENTS, THE WORDS "PROVIDE", "FURNISH", "INSTALL", "FURNISH AND INSTALL", OR SIMILAR WORDS ARE USED, IT SHALL BE UNDERSTOOD THAT THE INTENT OF THE CONTRACT DOCUMENTS IS TO PROVIDE FOR THE CONSTRUCTION AND COMPLETION IN EVERY DETAIL THE WORK DESCRIBED. IT SHALL BE UNDERSTOOD "TFCI" SHALL MEAN TENANT FURNISHED CONTRACTOR INSTALLED, AND "CFCI" SHALL MEAN CONTRACTOR FURNISHED CONTRACTOR INSTALLED. IT IS FURTHER INTENDED THAT THE CONTRACTOR SHALL FURNISH ALL LABOR, SUPERVISION, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, SUPPLIES, TESTING, AND INCIDENTALS REQUIRED TO COMPLETE THE WORK IN ACCORDANCE WITH THE DRAWINGS (PLANS), SPECIFICATIONS, AND TERMS OF THE CONTRACT.
- 10. FINISH AND PAINT WALLS BEFORE INSTALLING CASEWORK, EQUIPMENT, FIXTURES, ELEC. PANELS, BOXES, SURFACE CONDUIT, ETC., IF APPLICABLE.
- 11. CONTRACTOR TO INSTALL WOOD OR METAL BLOCKING FOR ALL CASEWORK, EQUIPMENT, HANDRAILS, BATH ACCESSORIES, FIXTURES, ETC. AS RECOMMENDED BY MANUFACTURER, IF NOT OTHERWISE SHOWN HEREIN.
- 12. CONTRACTOR SHALL KEEP A SET OF AS-BUILT DRAWINGS ON-SITE AND MAKE AVAILABLE TO THE ENGINEER AT ALL TIMES. AS-BUILT SET SHALL BE SUBMITTED TO THE ENGINEER AT THE COMPLETION OF THE JOB. CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING ALL AS-BUILT INFORMATION DURING THE PROJECT. THE CONTRACTOR SHALL NOTE, AND BRING TO THE ENGINEER'S ATTENTION, ANY DISCREPANCIES BETWEEN THE CONTRACT DOCUMENTS AND ACTUAL FIELD CONDITIONS.
- 13. IF DISCREPANCIES BETWEEN PLANS OR SPECIFICATIONS OCCUR THE CONTRACTOR SHALL NOTIFY THE CONTRACTING OFFICER OR OWNER'S REPRESENTATIVE TREAT ANYTHING MENTIONED IN THE SPECIFICATIONS BUT NOT SHOWN ON THE DRAWINGS OR SHOWN ON THE DRAWINGS BUT NOT INCLUDED IN THE SPECIFICATIONS AS IF SHOWN OR MENTIONED IN BOTH. IF DISCREPANCIES BETWEEN THE DRAWINGS AND SPECIFICATIONS, THE SPECIFICATIONS TAKE PRECEDENCE.

- 14. FOR INSTALLATION OF ALL WORK WHICH IS DEPENDENT ON CONDITION OF SUBSTRATE, CAREFULLY INSPECT AND VERIFY SUITABILITY OF SUBSTRATE FOR INSTALLATION OF WORK. DO NOT INSTALL WORK OVER UNSUITABLE OR UNACCEPTABLE SUBSTRATES. CORRECT UNACCEPTABLE SUBSTRATES BEFORE INSTALLING WORK. CONTRACTOR IS RESPONSIBLE FOR ALL GRINDING, LEVELING, SANDING, PATCHING, ETC. TO CORRECT ALL EXISTING SURFACES TO PREPARE FOR NEW FINISHES. ALL NEW FINISHED AND PATCHED SURFACES SHALL BE SMOOTH, CONTINUOUSLY FREE OF IMPERFECTIONS AND IN PROPER CONDITION TO RECEIVE THE SPECIFIED FINISH. PATCHED AREAS SHALL MATCH THE ADJACENT MATERIALS CONSTRUCTION AND FINISH.
- 15. MOUNTING HEIGHTS OF ELECTRICAL, PLUMBING, MECHANICAL, AND OTHER DEVICES SHALL COMPLY WITH HEIGHTS INDICATED ON DRAWINGS. NOTIFY CONTRACTING OFFICER OR OWNER'S REPRESENTATIVE IF CONFLICTS ARE ENCOUNTERED.
- 16. ALL DAMAGE TO UTILITIES, PAVEMENT, EQUIPMENT, OR STRUCTURES FROM CONSTRUCTION ACTIVITIES SHALL BE IMMEDIATELY REPORTED TO THE RESIDENT ENGINEER. THE RESIDENT ENGINEER SHALL DETERMINE WHETHER REPAIR OR REPLACEMENT IS NECESSARY. ALL REPAIR METHODS SHALL BE SUBMITTED TO THE RESIDENT ENGINEER FOR REVIEW AND APPROVAL PRIOR TO INITIATING THE WORK. REPAIRS SHALL BE MADE AT NO ADDITIONAL COST TO THE SPONSOR AND TO THE APPROVAL OF THE ENGINEER.
- 17. ALL EXPOSED CONCRETE FLOORS SHALL BE CLEANED AT THE END OF PROJECT AND HAVE A 2ND COAT OF SEALER APPLIED.
- 18. DESIGNS CONTAINED HEREIN ARE BASED ON SPECIFIED EQUIPMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REDESIGN FOR EQUIPMENT SUBSTITUTIONS TO THE APPROVED SPECIFICATIONS AT NO ADDITIONAL COST TO THE SPONSOR. THE CONTRACTOR SHALL PROVIDE MATERIAL SUBMITTALS, SAMPLES AND DESIGN DRAWINGS FOR THE ENGINEER'S APPROVAL A MINIMUM OF SEVEN (7) DAYS PRIOR TO ORDERING.
- 19. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE RESIDENT ENGINEER.
- 20. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS IN THE FIELD PRIOR TO ORDERING OR FABRICATION OF MATERIALS OR THE BEGINNING OF CONSTRUCTION. NOTIFY ARCHITECT AND OWNER REPRESENTATIVE OF ALL DISCREPANCIES. ALL WORK REQUIRING MEASURING TO BE DONE ACCORDING TO FIGURES ON DRAWINGS. DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND DRAWINGS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT AND OWNER REPRESENTATIVE. CONTRACTOR TO SUBMIT SPECIFIC DISCREPANCY FOR ARCHITECT REVIEW, PRIOR TO COMMENCING WITH THE WORK IN QUESTION.
- 21. THE CONTRACTOR SHALL ARRANGE FOR THE PREMISES TO BE MAINTAINED IN AN ORDERLY MANNER, FREE OF DUST AND DEBRIS, THROUGHOUT THE COURSE OF THE WORK. PROVIDE AND MAINTAIN TEMPORARY BARRICADES AS REQUIRED TO PROTECT THE PUBLIC AND OWNERS PERSONNEL DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING STRUCTURE OR EQUIPMENT. ANY SUCH DAMAGE SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- 22. CONTRACTOR SHALL PROVIDE DAILY OR MORE FREQUENT GENERAL CLEAN UP IN COMPLIANCE WITH OWNER'S REQUIREMENTS OF AREAS WITHIN THE LIMITS OF CONSTRUCTION, AND FINAL CLEAN UP AT CONCLUSION OF WORK.
- 23. ALL MATERIALS, FIXTURES AND EQUIPMENT INDICATED IN THE CONSTRUCTION DOCUMENTS SHALL BE NEW AND AS SPECIFIED, UNLESS IDENTIFIED OTHERWISE.
- 24. FIRE STOP ALL FLOORS, WALLS AND CEILINGS AS REQUIRED BY APPLICABLE CODE.
- 25. PROVIDE FIRE EXTINGUISHER COMPLYING WITH NFPA 10, AS INDICATED ON LIFE SAFETY DRAWINGS WITH MAX TRAVEL DISTANCE OF 75'.
- 26. THE LOCATIONS OF EXISTING UTILITIES HAVE BEEN PREPARED FROM DOCUMENTS PROVIDED BY THE OWNER AND MAY NOT REPRESENT THE ACTUAL FIELD CONDITIONS. CONTRACTOR TO REVIEW ALL OWNER DOCUMENTS AND BECOME FAMILIAR WITH ALL EXISTING UTILITIES. THE CONTRACTOR HAS THE RESPONSIBILITY TO VERIFY LOCATIONS IN THE FIELD BY EMPLOYING FIELD UTILITY LOCATING SERVICES BEFORE CONSTRUCTION STARTS, AND COORDINATE ALL NEW UTILITY LOCATIONS, CONNECTIONS AND PENETRATIONS.

- 27. FOR THE SUBCONTRACTOR SHALL VERIFY AND COORDINATE, WITH ALL TRADES, THE SIZES AND LOCATIONS OF ALL OPENINGS FOR MECHANICAL, PLUMBING, AND ELECTRICAL EQUIPMENT, EQUIPMENT PADS, OR BASES AS WELL AS POWER, WATER, AND DRAIN INSTALLATIONS BEFORE PROCEEDING WITH WORK. SUBCONTRACTOR SHALL PROVIDE COORDINATION DRAWINGS FOR PROPER PLACEMENT OF ALL TRADES' WORK. ALL CONCERNS, SPACE LIMITATIONS OR STRUCTURAL CONFLICTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT, PRIOR TO COMMENCING WITH THE WORK IN QUESTION.
- 28. IT IS THE SUBCONTRACTOR'S RESPONSIBILITY TO COORDINATE AND LOCATE ELECTRICAL, DATA, AND PHONE RECEPTACLES, SWITCHES, ETC. TO AVOID CONFLICTS WITH CASEWORK. DOORS. AND OTHER TRADE.

## **PERMITTING**

- 1. PRELIMINARY PERMITTING INFORMATION WILL BE SUBMITTED BY THE RPR PRIOR TO AWARD OF CONTRACT. SPECIFIC ITEMS THAT WILL NEED TO BE COMPLETED BY THE CONTRACTOR INCLUDE BUT ARE NOT LIMITED TO SUPPLYING NECESSARY BONDING, PAYMENT OF ALL FEES, REVIEW OF ALL CALCULATIONS AND ASSUMPTIONS MADE BY THE RPR PRIOR TO AWARD. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS INCLUDING, BUT NOT LIMITED TO, AN FAA 7460-1 NOTICE OF PROPOSED CONSTRUCTION OR ALTERATION, A NPDES STORMWATER PERMIT, AND A FUGITIVE DUST PERMIT. THE CONTRACTOR SHALL BE RESPONSIBLE TO PAY FOR THE COST TO OBTAIN ALL PERMITS.
- 2. THE CONTRACTOR SHALL SUBMIT A COPY OF ALL PERMITS REQUIRED FOR THE PROJECT TO THE RPR. FOR HIS REVIEW.

# SITE ACCESS AND STAGING

- 1. THE CONTRACTOR IS REQUIRED TO OBTAIN A WATER METER FROM THE CITY OF ST. GEORGE WATER DIVISION FOR ACCESS TO CONSTRUCTION WATER FROM AN ON AIRPORT LOCATION. THE CONTRACTOR WILL BE RESPONSIBLE TO PAY FOR WATER USED.
- 2. DURING CONSTRUCTION, THE CONTRACTOR SHALL MINIMIZE DISTURBANCES TO ALL CONSTRUCTION AREAS AND ACCESS ROUTES. THIS INCLUDES EQUIPMENT AND VEHICULAR RUTS CREATED IN ANY PAVEMENTS, ANY HAUL/ACCESS ROADS, OR ANY INFIELD/SAFETY AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES OR ROADS. REPAIRS SHALL BE MADE AT NO ADDITIONAL COST TO THE SPONSOR AND TO THE SATISFACTION OF THE ENGINEER. HAUL ROUTE BRIDGES SHALL BE CONSTRUCTED AT HAUL ROUTES CROSSING EXISTING AIRFIELD PAVEMENT. COSTS ASSOCIATED WITH HAUL BRIDGE CONSTRUCTION WILL BE CONSIDERED INCIDENTAL TO THE BUILDING CONSTRUCTION.
- 3. BEFORE ESTABLISHING SITE ACCESS AND HAUL ROUTES, THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE ENGINEER. WHEN POSSIBLE, ACCESS/HAUL ROUTES SHALL UTILIZE EXISTING ROADS. THE CONTRACTOR SHALL MAINTAIN AIRPORT SECURITY AT ALL TIMES.
- 4. ALL DAMAGE TO UTILITIES, PAVEMENT, EQUIPMENT, OR STRUCTURES FROM CONSTRUCTION ACTIVITIES SHALL BE IMMEDIATELY REPORTED TO THE RESIDENT ENGINEER. THE RESIDENT ENGINEER SHALL DETERMINE WHETHER REPAIR OR REPLACEMENT IS NECESSARY. ALL REPAIR METHODS SHALL BE SUBMITTED TO THE RESIDENT ENGINEER FOR REVIEW AND APPROVAL PRIOR TO INITIATING THE WORK. REPAIRS SHALL BE MADE AT NO ADDITIONAL COST TO THE SPONSOR AND TO THE APPROVAL OF THE ENGINEER.
- 5. CONTRACTOR SHALL EXAMINE THE EXISTING PAVEMENTS THAT WILL BE USED FOR HAULING OF MATERIAL AND EQUIPMENT, AND DETERMINE THE PAVEMENTS ABILITY TO WITHSTAND CONTRACTOR OPERATIONS WITHOUT CAUSING DAMAGE TO THE PAVEMENT. ANY DAMAGE CAUSED BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR TO THE APPROVAL OF THE ENGINEER AND AT NO ADDITIONAL COST TO THE SPONSOR.
- 7. ALL AREAS THAT ARE DISTURBED BY CONTRACTOR OPERATIONS, SHALL BE STERILIZED USING A STERILANT APPROVED BY THE AIRPORT. STERILIZING IS INCIDENTAL TO CONSTRUCTION AND WILL NOT BE PAID SEPARATELY.
- 8. ALL CONTRACTOR EMPLOYEES SHALL BE REQUIRED TO PARK IN THE CONTRACTORS DESIGNATED STAGING AREA ONLY AND SHALL BE DRIVEN TO THE PROJECT SITE BY DESIGNATED CONSTRUCTION VEHICLES.
- CRAWLER TRACKED VEHICLES SHALL NOT BE ALLOWED ON PAVED SURFACES. TRACKED VEHICLES MUST BE MOVED ACROSS PAVED SURFACES ON A WHEELED VEHICLE.
- 10. WHENEVER CONSTRUCTION TRAFFIC IS REQUIRED TO CROSS AN ACTIVE RUNWAY, TAXIWAY, TAXILANE, OR INTERRUPT NORMAL TRAFFIC FLOW ON APRONS OR RAMPS, THE CONTRACTOR SHALL PROVIDE FLAGGERS AT THE CROSSING(S) AS REQUIRED BY THE CONSTRUCTION PHASING DRAWINGS OR AS DIRECTED BY THE ENGINEER OR THE AIRPORT (INCIDENTAL TO ITEM GP-100).

## UTILITIES

- 1. PRIOR TO COMMENCING WORK, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE APPROPRIATE UTILITY AGENCIES, UTILITY NOTIFICATION CENTERS, AND TO FIELD VERIFY THE LOCATIONS AND DEPTHS, THROUGH UTILITY LOCATES AND POTHOLES, OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS, STAGING, AND HAUL ROUTE AREAS.
- 2. THE EXISTING UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND SHALL NOT BE SCALED FOR EXACT LOCATION. LOCATION OF EXISTING DUCT BANK, CIRCUITING, UTILITIES AND STRUCTURES SHOWN ON THESE DRAWINGS IS BASED ON AVAILABLE INFORMATION AND IS NOT WARRANTED TO BE EXACT, NOR IS IT WARRANTED THAT ALL OF THESE ITEMS ARE SHOWN.
- 3. CONTRACTOR SHALL CONTACT AND COORDINATE WITH THE APPROPRIATE UTILITY AGENCIES WHEN WORKING ON OR WITHIN THE PROXIMITY OF AN AGENCIES UTILITY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
- 4. ANY INTERRUPTION OF AN EXISTING SYSTEM OR UTILITY SERVICE SHALL BE COORDINATED AND APPROVED BY THE AIRPORT AND THE AUTHORITY, AGENCY, OR UTILITY HAVING JURISDICTION, PRIOR TO STARTING WORK INCLUDING CONTACTING THE AIRPORT AND FAA.
- 5. CONTRACTOR IS RESPONSIBLE FOR DAMAGES TO EXISTING UTILITIES.
  REPAIRS DEEMED NECESSARY BY THE ENGINEER WILL BE COMPLETED BY
  THE CONTRACTOR AT NO ADDITIONAL COST TO THE SPONSOR. SEE
  SECTION 50-06 OF THE CONTRACT DOCUMENTS FOR ADDITIONAL NOTES
  REGARDING UTILITY LOCATES.
- 6. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE CITY, COUNTY, AND ALL UTILITY COMPANIES INVOLVED, WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION, AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY SERVICE.
- 7. WHERE NEW DUCT BANKS OR OTHER UTILITIES ARE NEAR EXISTING UTILITIES, THE CONTRACTOR SHALL HAND EXCAVATE AROUND THE EXISTING UTILITIES IN ORDER TO PREVENT DAMAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMMEDIATELY REPAIRING ANY UTILITY DAMAGED DURING CONSTRUCTION.
- 8. WHEN INSTALLING NEW UTILITIES UNDER EXISTING PAVEMENT THE CONTRACTOR SHALL NEATLY SAW CUT AND REMOVE THE EXISTING PAVEMENT PRIOR TO INSTALLING THE CONDUIT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ANY PAVEMENT REMOVED OR DAMAGED DURING THE UTILITY INSTALLATION PROCESS. ALL WORK REQUIRED TO REMOVE AND REPAIR PAVEMENT SHALL BE INCLUDED IN THE BUILDING CONSTRUCTION.
- 9. THE CONTRACTOR SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF THE WATER LINES AND DRY UTILITIES.
- 10. CONTRACTOR SHOULD EXPECT TO ENCOUNTER WATER IN LIGHT CANS, JUNCTION CANS AND STRUCTURES. CONTRACTOR RESPONSIBLE FOR DEWATERING AT NO ADDITIONAL COST TO THE OWNER.
- 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION.

# SUBMITTALS

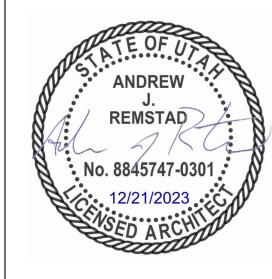
- 1. THE CONTRACTOR SHALL SUBMIT A DETAILED LISTING OF ALL SUBMITTALS (E.G., MATERIAL CERTIFICATION, AND PRODUCT INFORMATION) AND SHOP DRAWINGS REQUIRED BY THE TECHNICAL SPECIFICATIONS.
- 2. THE CONTRACTOR SHALL PROVIDE MATERIAL SUBMITTALS FOR THE ENGINEER'S APPROVAL AT LEAST SEVEN (7) DAYS PRIOR TO ORDERING.



TERMINAL RENOVATION

JVIATION®
A WOOLPERT COMPANY

EREGIONAL AIRPORT



 NDY J REMSTAD
 8845747-0301
 12/21/2023

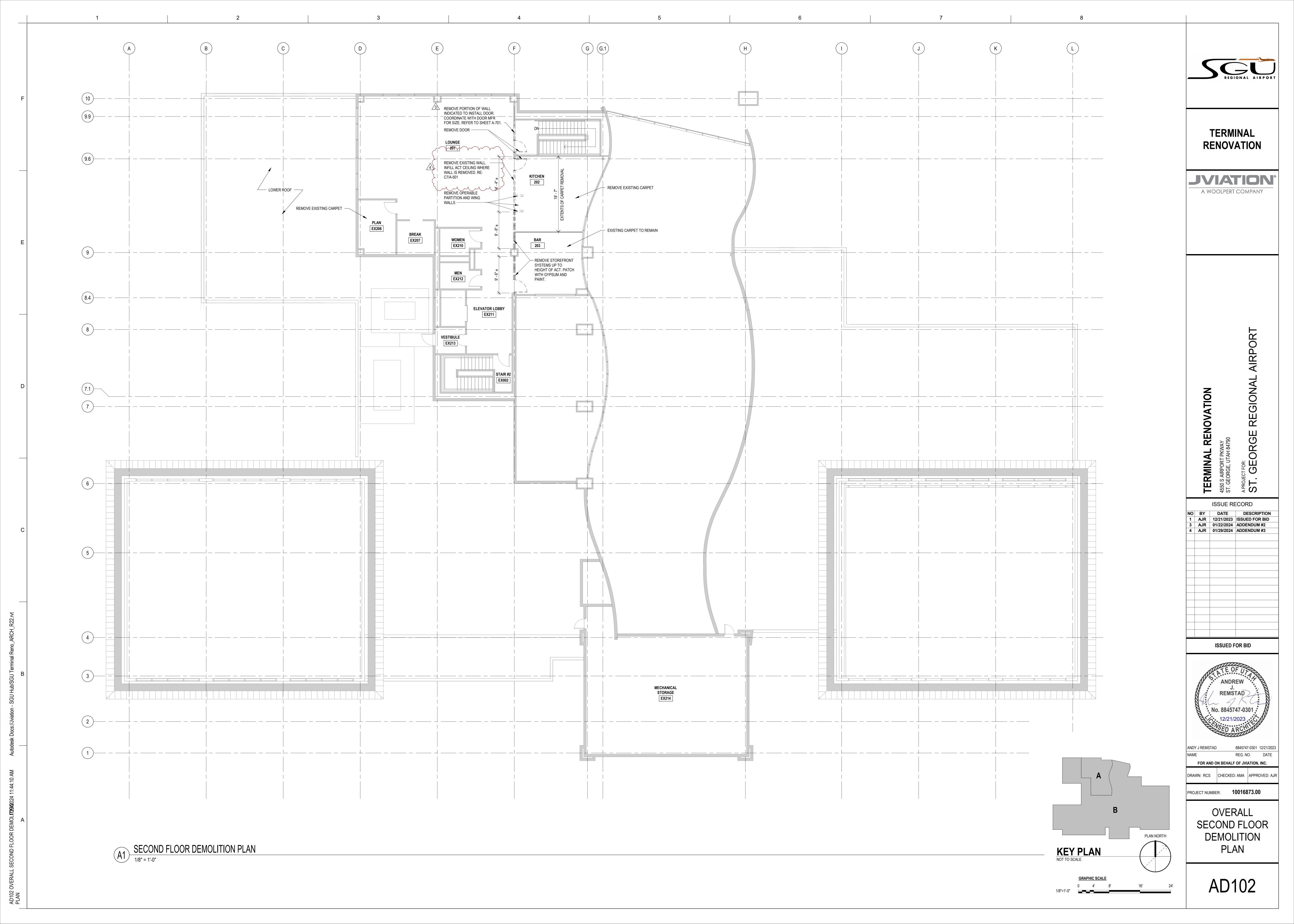
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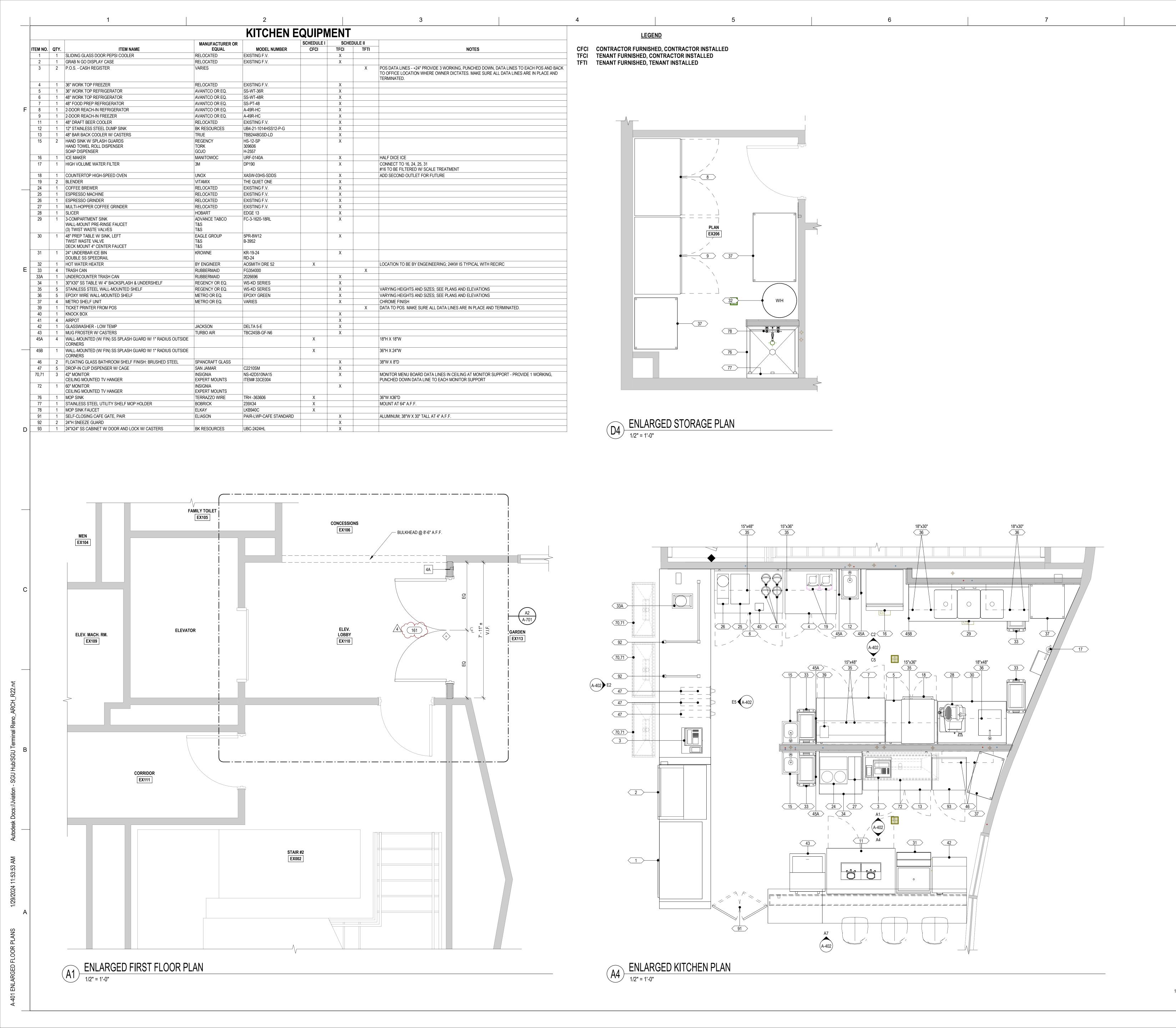
 FOR AND ON BEHALE OF JUIATION, INC.

DRAWNA. Author CHECKED: C. APPROVED: A.

PROJECT NUMBER: 10016873.00

GENERAL NOTES





**GENERAL SHEET NOTES:** 

- A. ALL DIMENSIONS TO BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT OF ALL DISCREPANCIES
- PRIOR TO STARTING WORK.

  B. ALL DIMENSIONS ARE FACE OF MASONRY, POURED CONCRETE,
- OR FACE OF STUD (WOOD OR METAL, U.N.O.

  C. ALL INTERIOR PARTITIONS TO BE TYPE 4A UNLESS NOTED
- OTHERWISE. REFER TO SHEET A-000 FOR PARTITION DETAILS.

  D. ALL INTERIOR DOOR FRAMES SHALL BE LOCATED A DISTANCE OF SIX INCHES FROM THROAT RETURN TO THE CLOSEST AD IACENT
- SIX INCHES FROM THROAT RETURN TO THE CLOSEST ADJACENT PERPENDICULAR PARTITION, U.N.O.

  E. PROVIDE SOLID BLOCKING/BACKING IN-WALL CAVITIES AT ALL WALL MOUNTED CASEWORK, FIXTURES, EQUIPMENT AND
- SHELVING. REFER TO TYPICAL PARTITION AND BACK PLATE DETAILS FOR ADDITIONAL INFORMATION.

  F. REFER TO MEP AND FIRE PROTECTION DRAWINGS FOR MOUNTING HEIGHTS OF SWITCHES, OUTLETS, ALARMS AND ALL
- SURFACE MOUNTED COMPONENTS.
  G. REFER TO SHEET A-701 FOR DOOR SCHEDULE.
  H. REFER TO SHEET A-701 FOR FINISH SCHEDULE AND FLOOR

S C REGIONAL AIRPORT

TERMINAL RENOVATION

A WOOLPERT COMPANY

RGE REGIONAL AIRPO

STS A (2)

ISSUE RECORD

O BY DATE DESCRIPTION
I AJR 12/21/2023 ISSUED FOR BID
2 AJR 01/08/2024 ADDENDUM #1
4 AJR 01/29/2024 ADDENDUM #3

ISSUED FOR BID



 NDY J REMSTAD
 8845747-0301
 12/21/2023

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 REG. NO.
 DATE

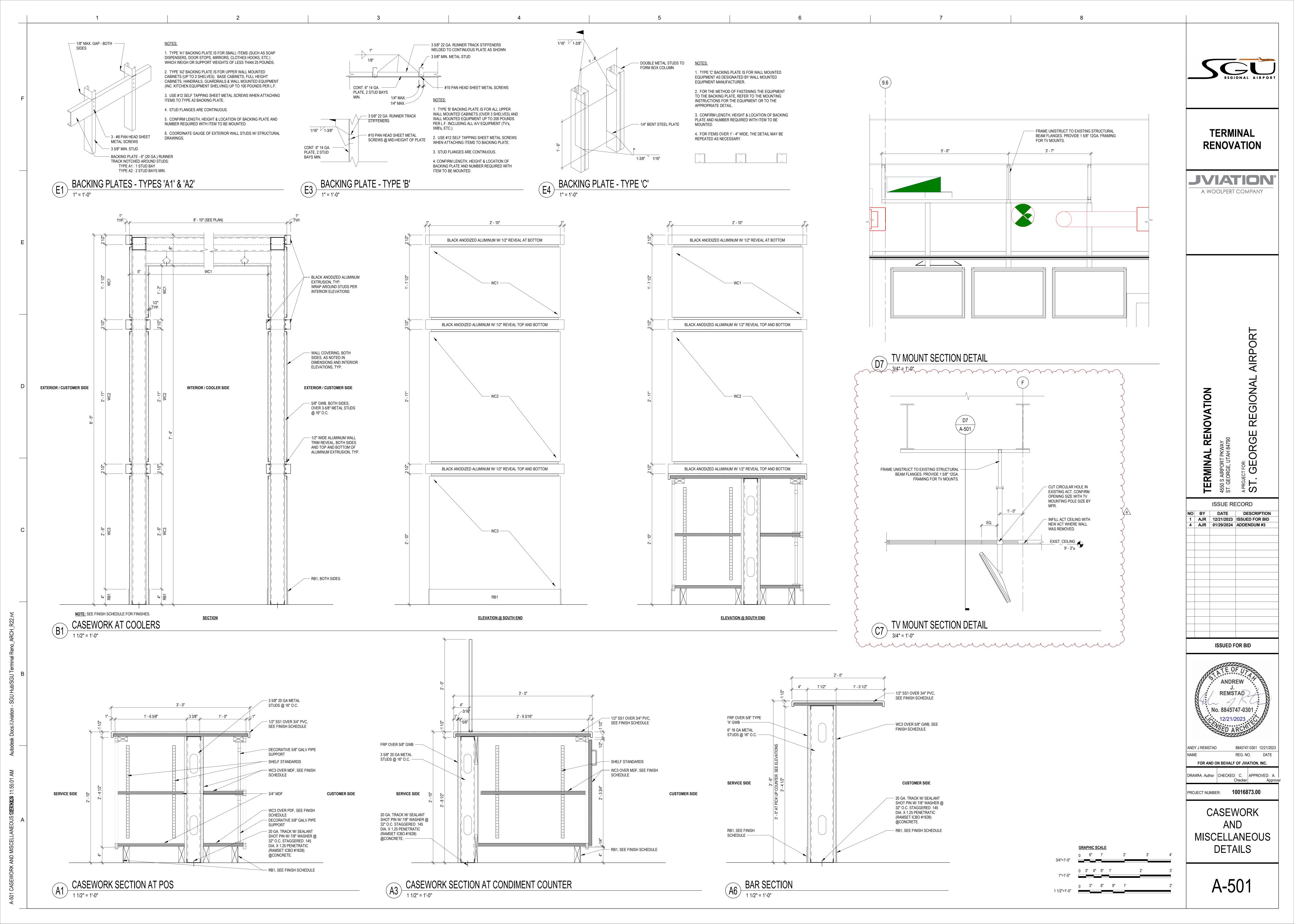
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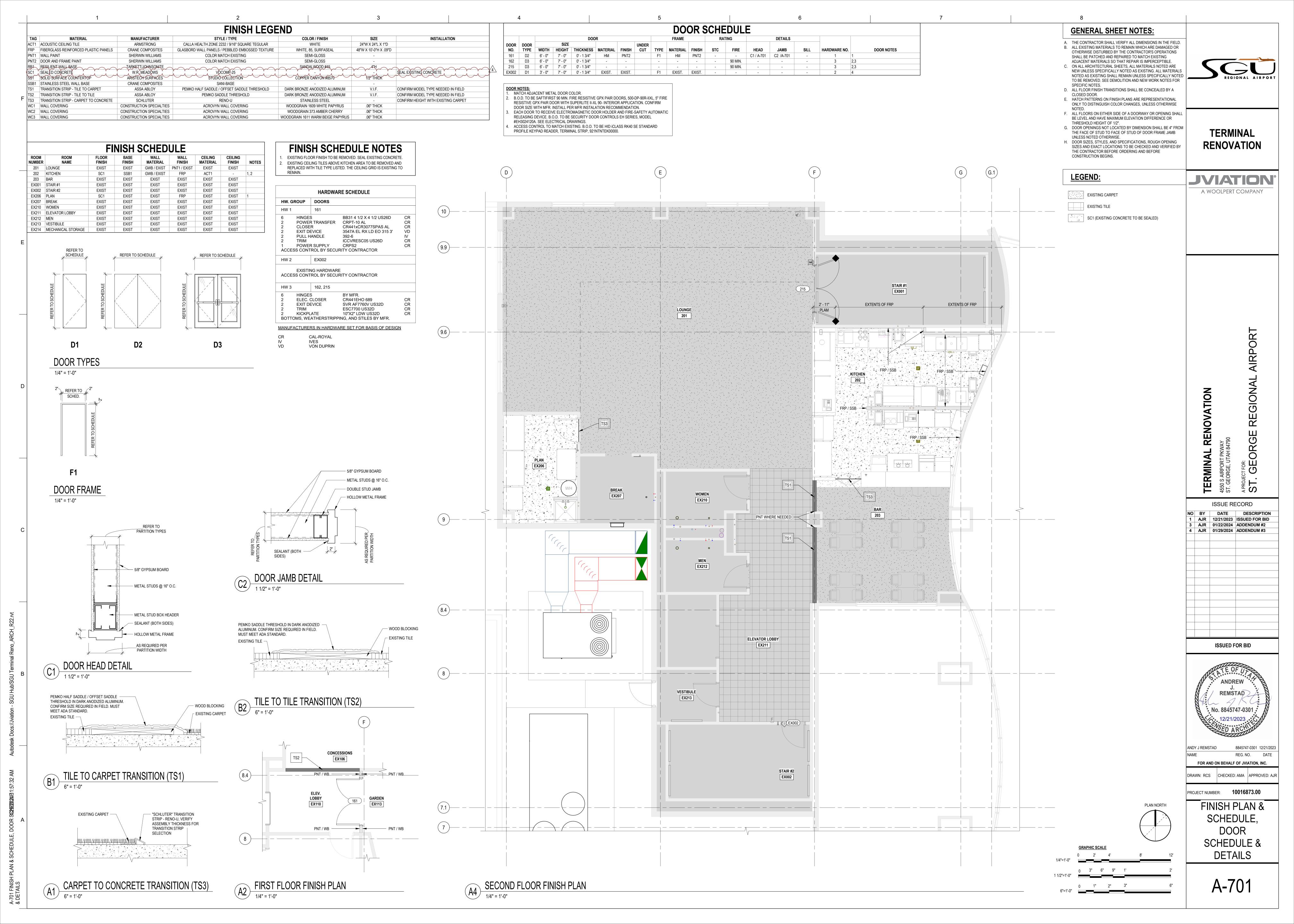
PROJECT NUMBER: 10016873.00

ENLARGED FLOOR PLANS

PLAN NORTH

A-401







#### ADDENDUM NO. 2 TO

# CONTRACT DOCUMENTS, SPECIFICATIONS AND PLANS FOR IMPROVEMENTS TO THE ST. GEORGE REGIONAL AIRPORT ST. GEORGE, UTAH TERMINAL RENOVATION SCHEDULE I – TERMINAL RENOVATION SCHEDULE II – TENANT KITCHEN EQUIPMENT INQUIRY #23-164

To All Bidders: You are requested to make all changes and/or additions contained in this addendum to the Bidding Documents. Failure to acknowledge this Addendum in Proposal shall result in rejection of bid. Bidders are informed that the above referenced Contract Documents, Specifications and Plans are modified as follows as of January 22, 2024:

#### CONTRACT DOCUMENTS/SPECIFICATIONS

1. No Revisions in Addendum #2

#### **PLANS**

- 1. General
  - a. G-001 Cover Sheet: Added sheet C-007 to the sheet index.
  - b. G-004 Life Safety and Code Summary: Updated the Second Floor Area Life Safety Plan based on the removal of the new vestibule by the South stair getting removed.
- 2. Civil
  - a. C-007 Access and Staging Plan: Added sheet.
- 3. Architectural
  - a. AD101 Overall First Floor Demolition Plan: Added notes for partial wall removal and TV relocation.
  - b. AD102 Overall Second Floor Demolition Plan: Added a note and revised a note to account for a door and partial wall removal.
  - c. A-101 Overall First Floor Plan: Added door #162 at Stair #1 and a door tag.
  - d. A-102 Overall Second Floor Plan: Added door #215 at Stair #1 and a door tag.
  - e. A-102A Second Floor Area Plan: Added door #215 at Stair #1 and a door tag. Added a partition tag for where existing door at Stair #1 is to be removed. Removed new wall and door between Elevator Lobby and Stair #2. Removed room #104.
  - f. A-402 Interior Elevations: Added door #215 at Stair #1.
  - g. A-701 Finish Plan & Schedule, Door Schedule & Details:
    - i. Added Stair #1 doors to Door Schedule.



- ii. Added Stair #2 door to Door Schedule to highlight need for access control to be added.
- iii. Removed door 204 from the Door Schedule.
- iv. Added a new Door Type to the Door Type elevations.
- v. Updated the hardware schedule and added door notes to refer to.

#### 4. Electrical

- a. ED102 Level 2 Power Demolition Plan: Added keynote #3 and called out for all devices on the North Stair wall to be demolished.
- b. EL101 Level 2 Lighting Plan: Removed wall occupancy sensor and relocated the ceiling occupancy sensor.
- c. EP101 Level 2 Power Plan: Moved card reader, door contact, and keynote #4.

#### **QUESTIONS**

1. For the items in this project that are existing, what division will be responsible for removing and relocating each item? i.e. pepsi cooler, grab 'n' go, work top freezer, draft beer cooler, coffee, and espresso machines equipment.

Answer: The General Contractor will be responsible for removing and relocating each item. Items to be stored in nearby SRE building.

2. Addendum 1 mentions 140 <u>calendar day</u> schedule. Page 10 of the specifications say <u>140 working days</u>. Please clarify the working day and calendar day expectation.

Answer: The intent is for 140 calendar days not working days. The calendar days will not start until the contractor has enough materials to sustain a continual construction without any lead time delays. The Tenant Tailwinds is not expecting any long lead times on the equipment.

\*\* PLEASE SUBMIT ANY FURTHER QUESTONS TO adam.acree@woolpert.com BY 1/25.

END OF ADDENDUM NO. 2 \*\*

4550 S AIRPORT PKWY, ST. GEORGE, UTAH, 84790

**ISSUED FOR BID** 21-DEC-2023

SCHEDULE I: TERMINAL RENOVATION SCHEDULE II: TENANT KITCHEN EQUIPMENT

PROJECT IMAGE

GENERAL NOTES

GENERAL NOTES

**SHEET INDEX** 

OVERALL FIRST FLOOR REFLECTED CEILING PLAN

OVERALL SECOND FLOOR REFLECTED CEILING PLAN ENLARGED FLOOR PLANS INTERIOR ELEVATIONS CASEWORK AND MISCELLANEOUS DETAILS
FINISH PLAN & SCHEDULE, DOOR SCHEDULE & DETAILS

OVERALL SECOND FLOOR PLUMBING DEMOLITION OVERALL FIRST FLOOR PLUMBING OVERALL SECOND FLOOR PLUMBING

ENLARGED PLUMBING PLANS PLUMBING SCHEDULES AND DETAILS MECHANICAL TITLE SHEET MECHANICAL GENERAL NOTES

OVERALL SECOND FLOOR MECHANICAL DEMOLITION OVERALL SECOND FLOOR THERMAL ZONE
OVERALL SECOND FLOOR HVAC PLAN
MECHANICAL SCHEDULES AND DETAILS ELECTRICAL NOTES & SYMBOLS

ELECTRICAL DETAILS ELECTRICAL SCHEDULES ONE LINE DIAGRAM LEVEL 2 LIGHTING DEMOLITION PLAN LEVEL 2 POWER DEMOLITION PLAN LEVEL 2 LIGHTING PLAN

LEVEL 2 POWER PLAN

**LOCATION MAP** 

Plumbing, Mechanical & Electrical Engineering

PROJECT TEAM

**Architecture & Life Safety** 

Glendale, CO 80246

Attn: Andy Remstad

**Civil Engineering** 

St. George, UT 84770

Attn: Kirt McDaniel

Fire Protection

**VBFA** Engineering

230 N 1680 E, Bldg V

St. George, UT 84790

Attn: Robert Moschowsky

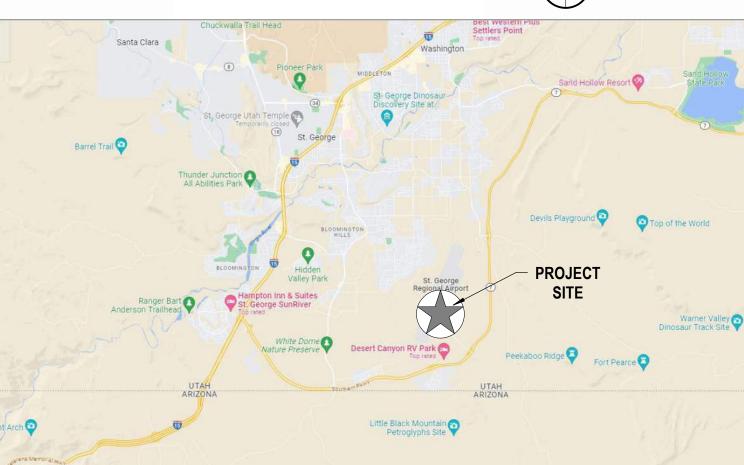
Attn: Mike Johnson

Jviation, a Woolpert Company

Jviation, a Woolpert Company

35 South 400 West, Ste 200

720 South Colorado Blvd, Ste 1200-S



**VICINITY MAP** 







**TERMINAL** RENOVATION

JVIATION A WOOLPERT COMPANY

ISSUE RECORD AJR 12/21/2023 ISSUED FOR BID AJR 01/22/2024 ADDENDUM #2

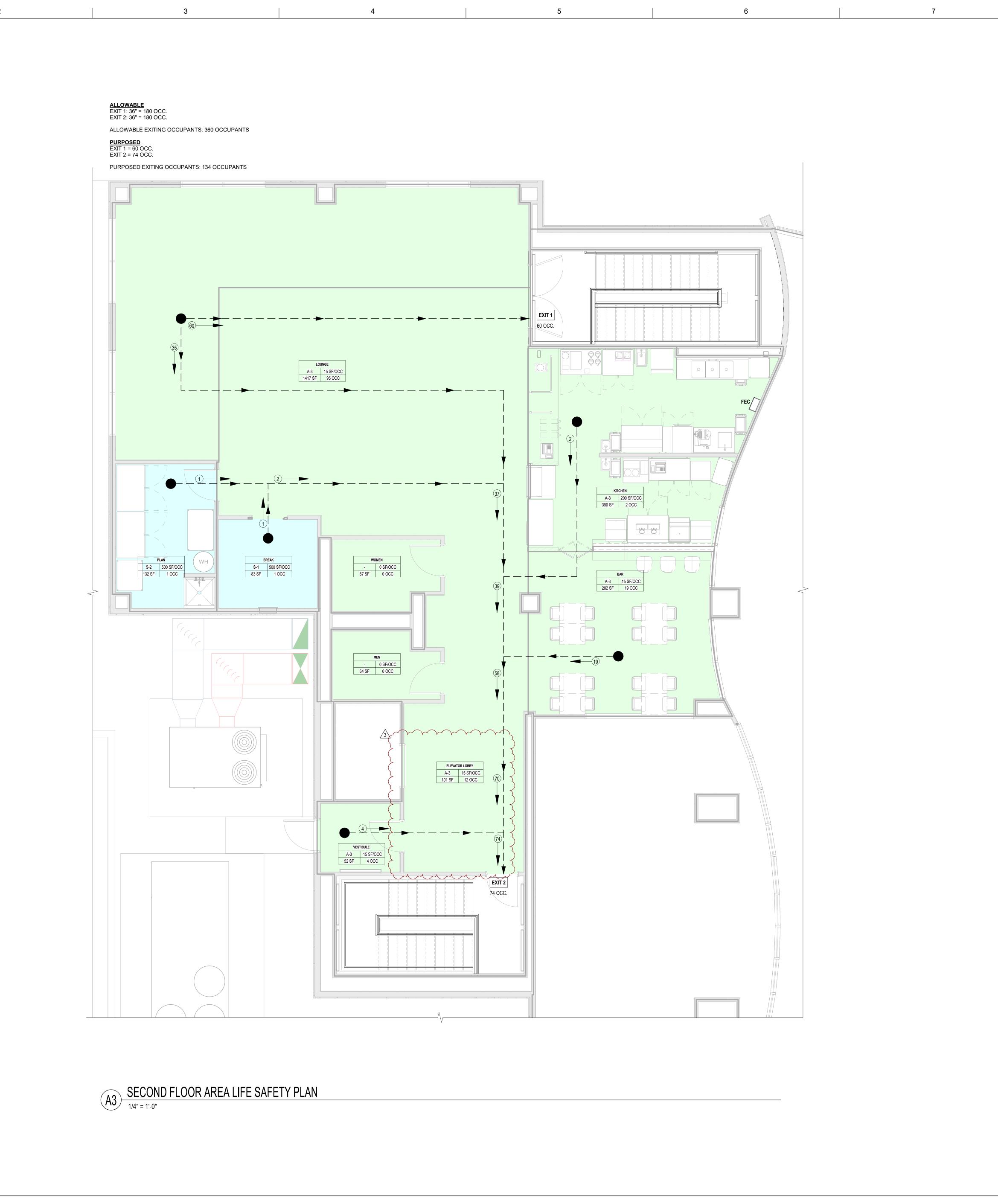
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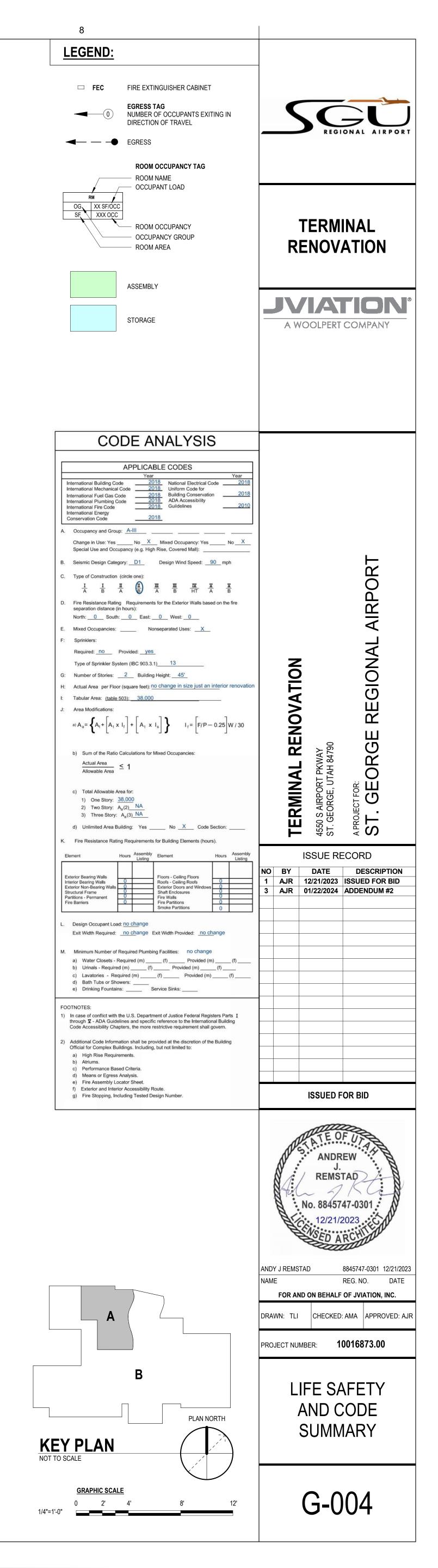
REMSTAD

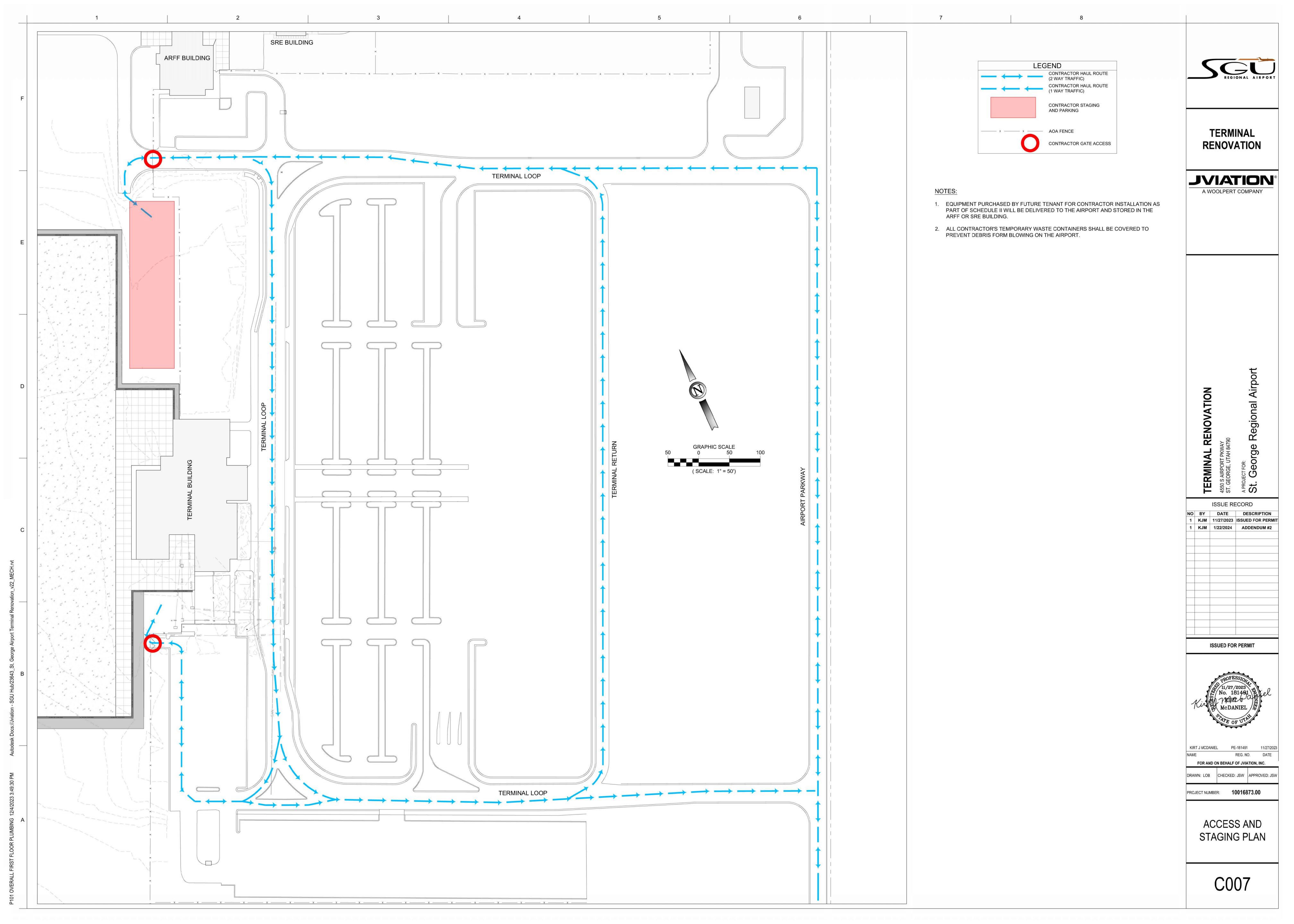
FOR AND ON BEHALF OF JVIATION, INC.

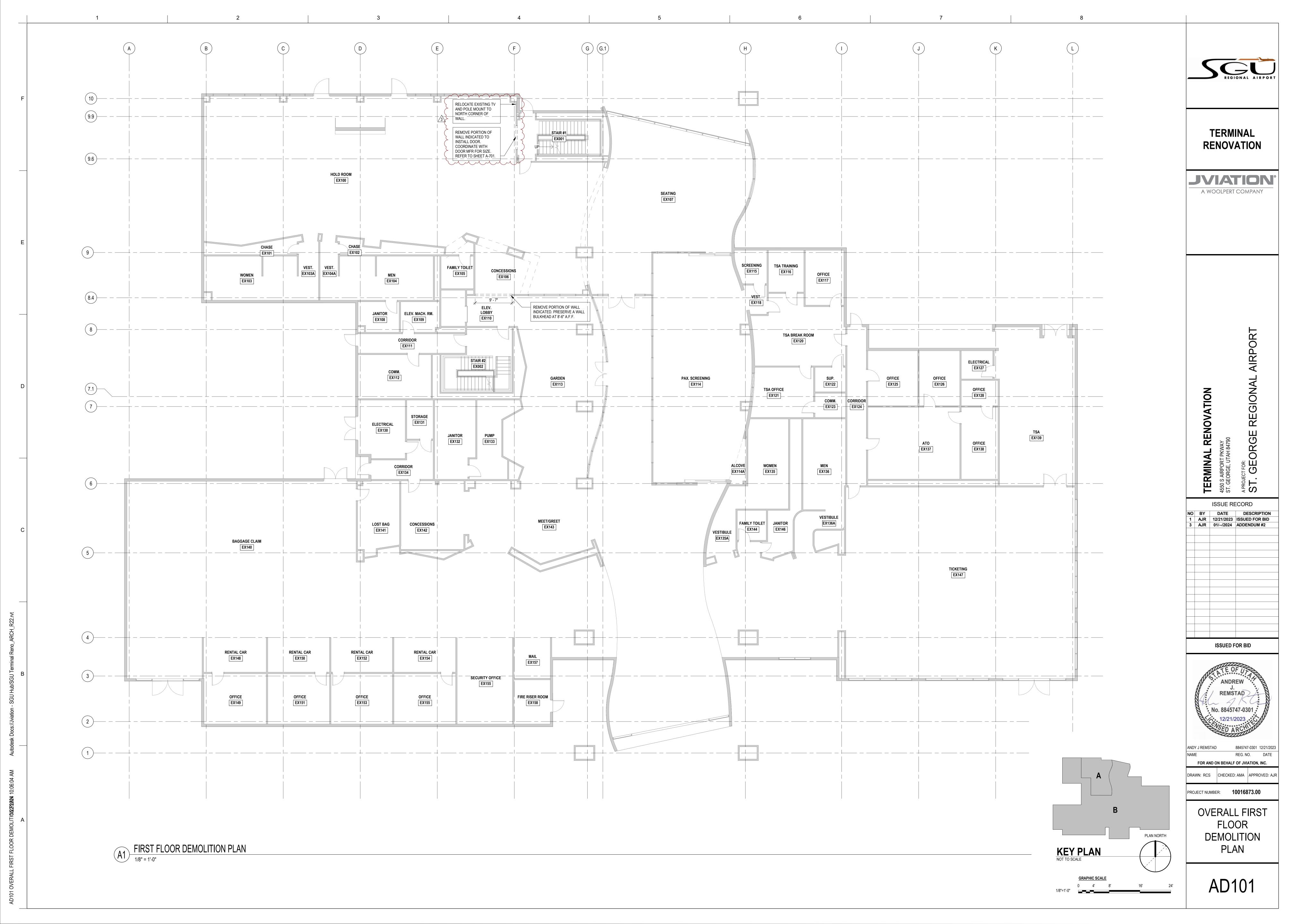
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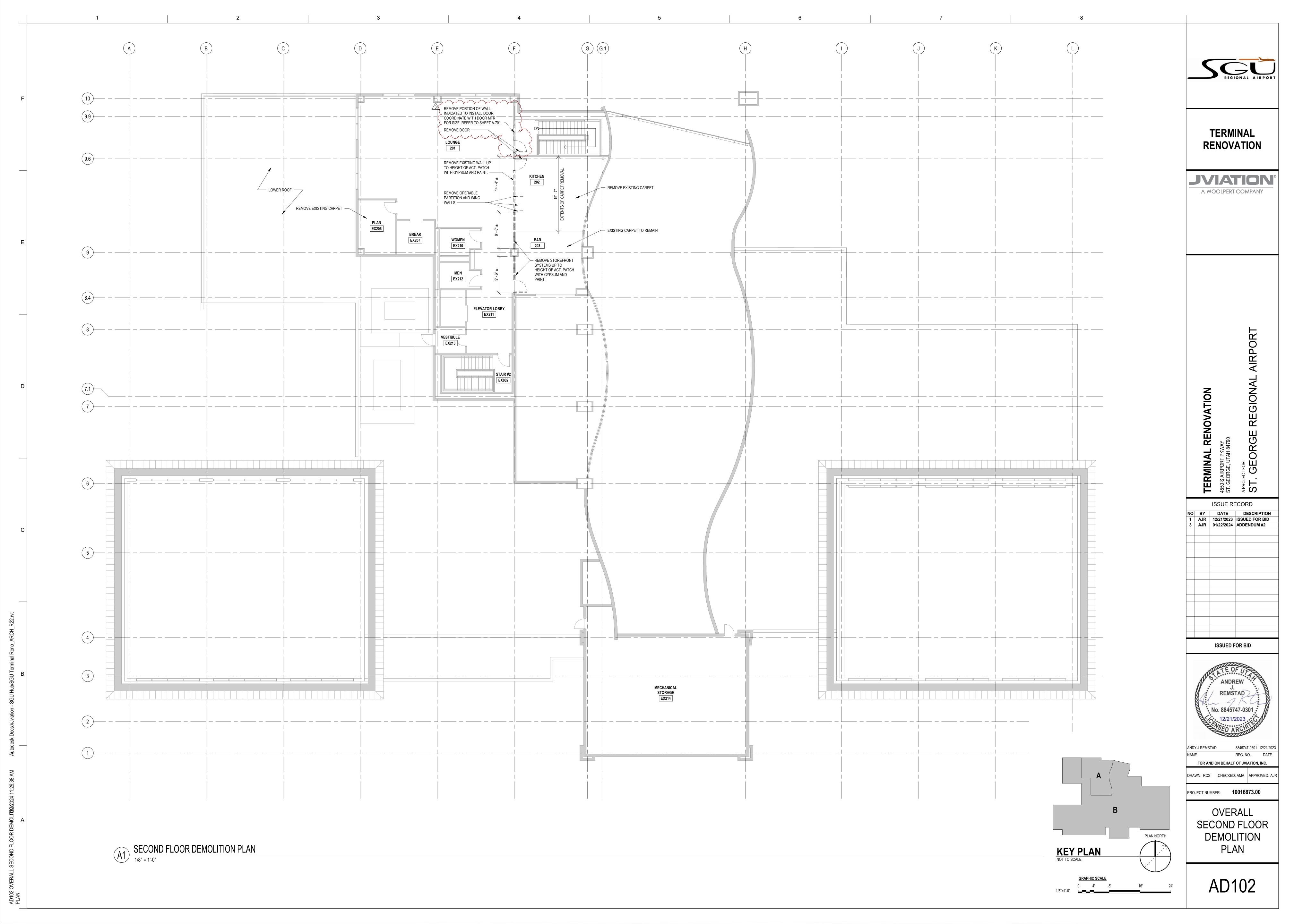
**COVER SHEET** 





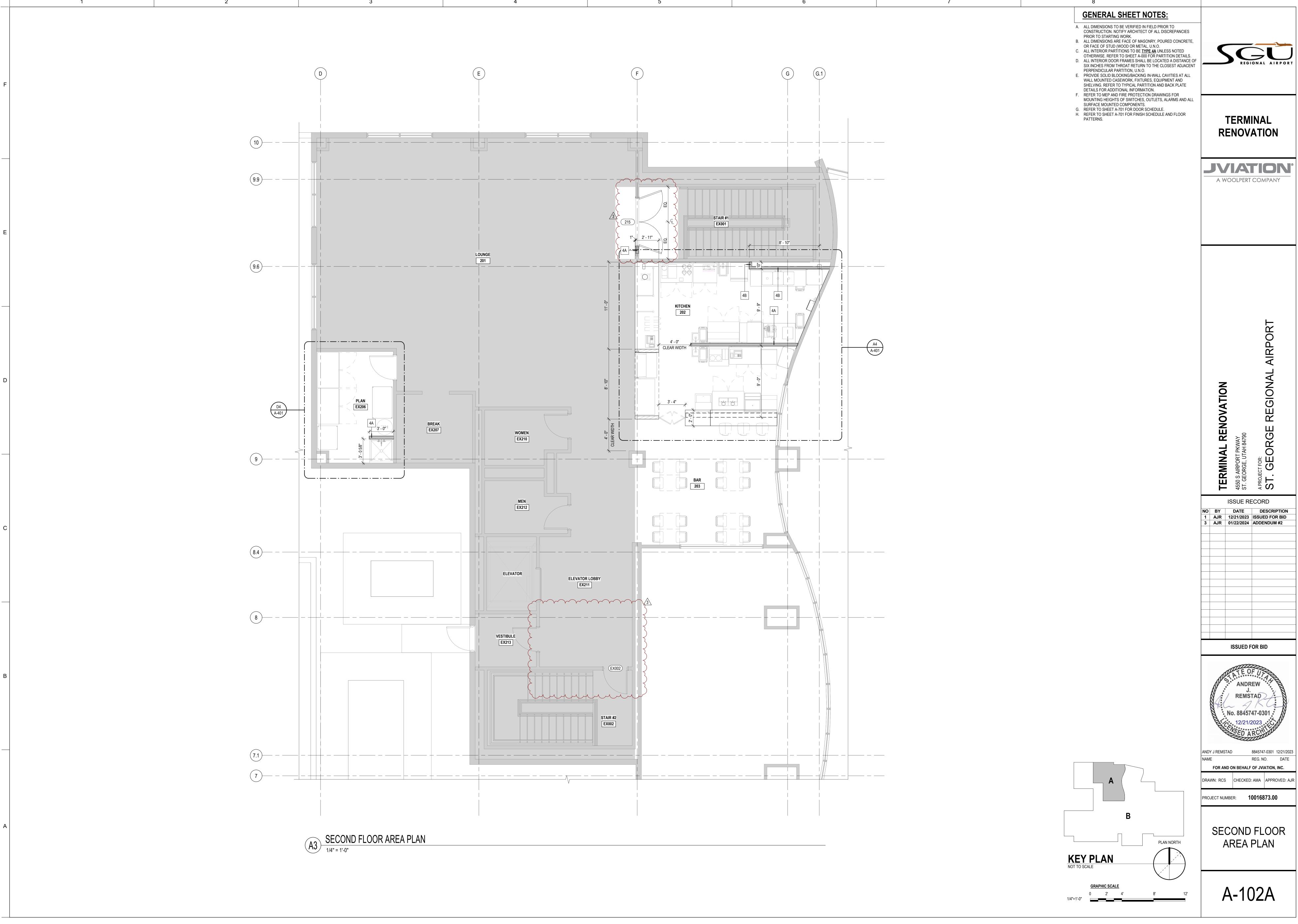


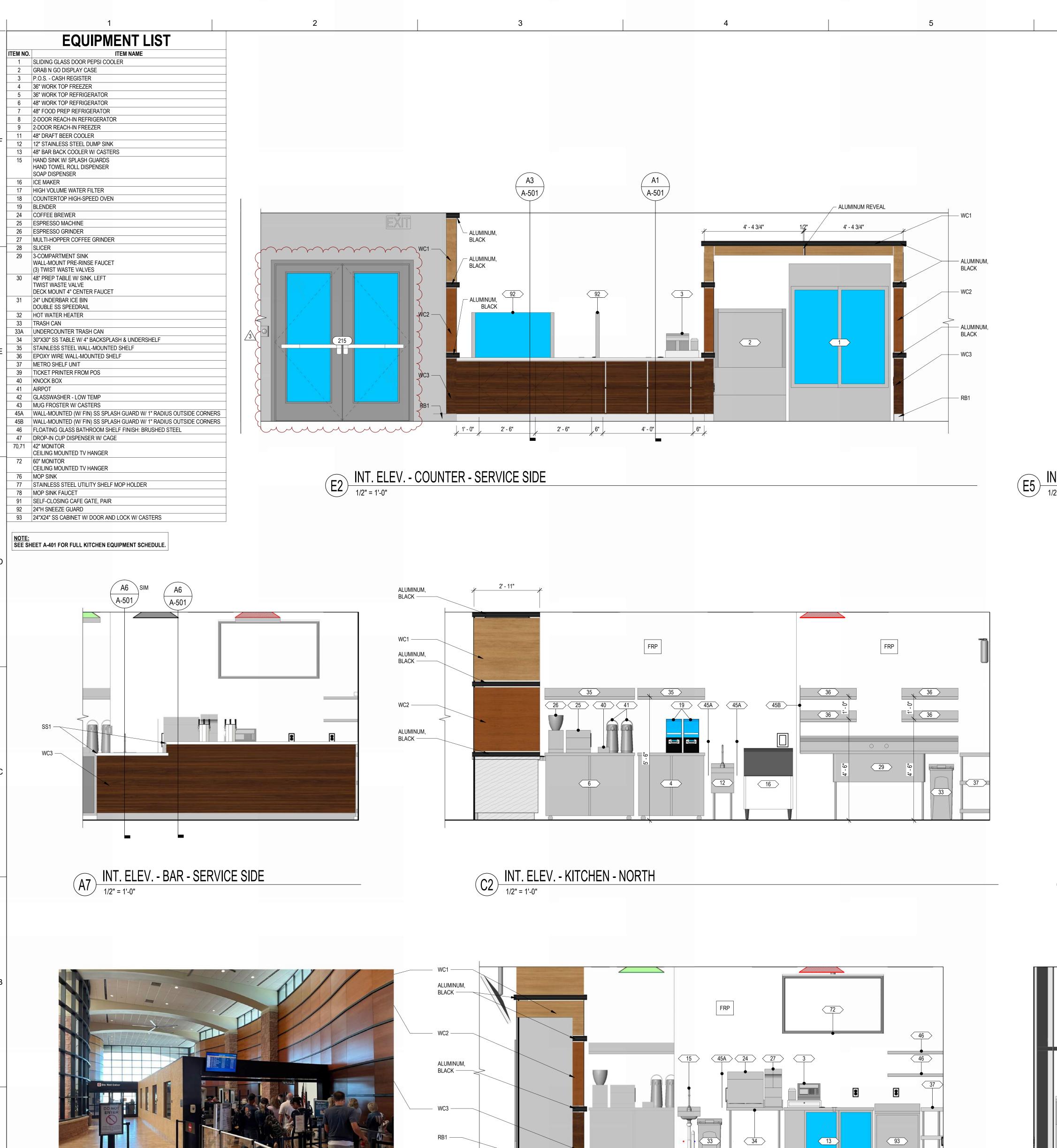






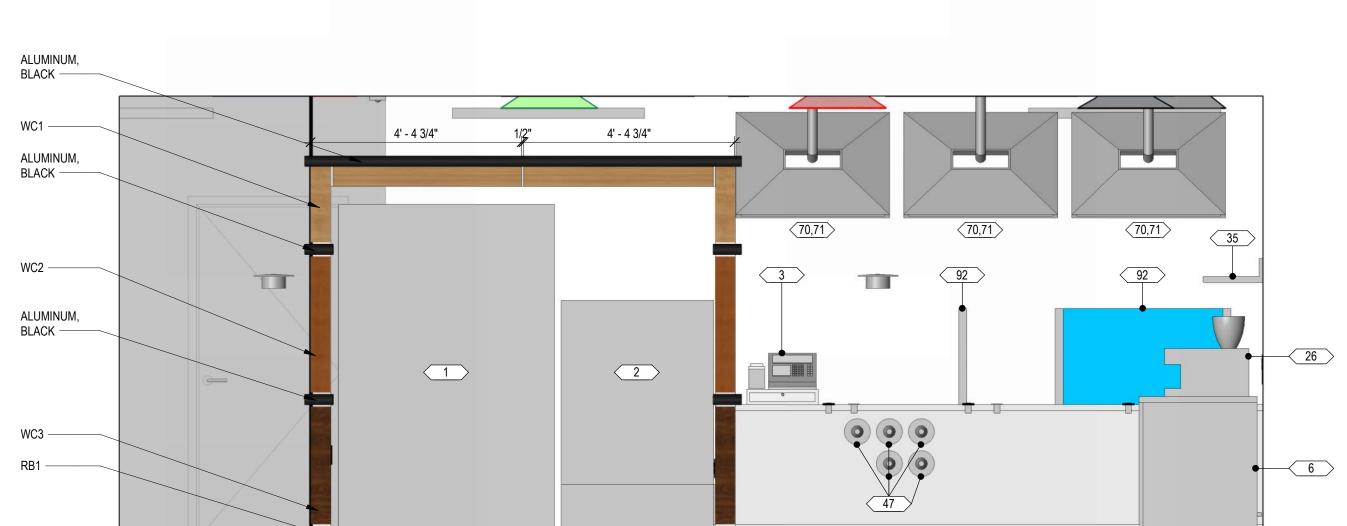






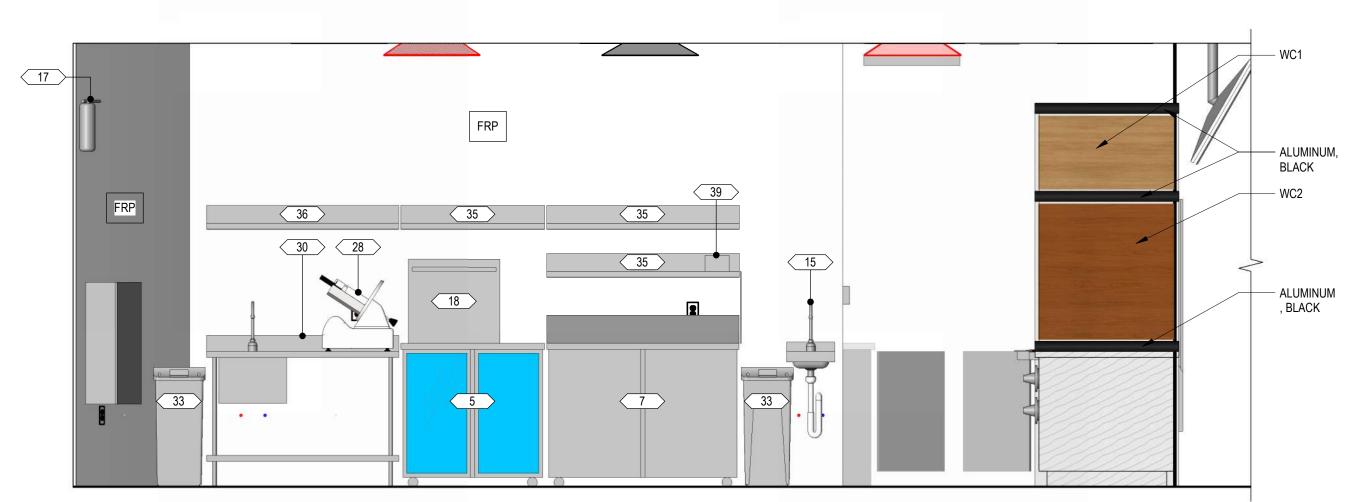
A1 INT. ELEV. - BAR - NORTH

1/2" = 1'-0"

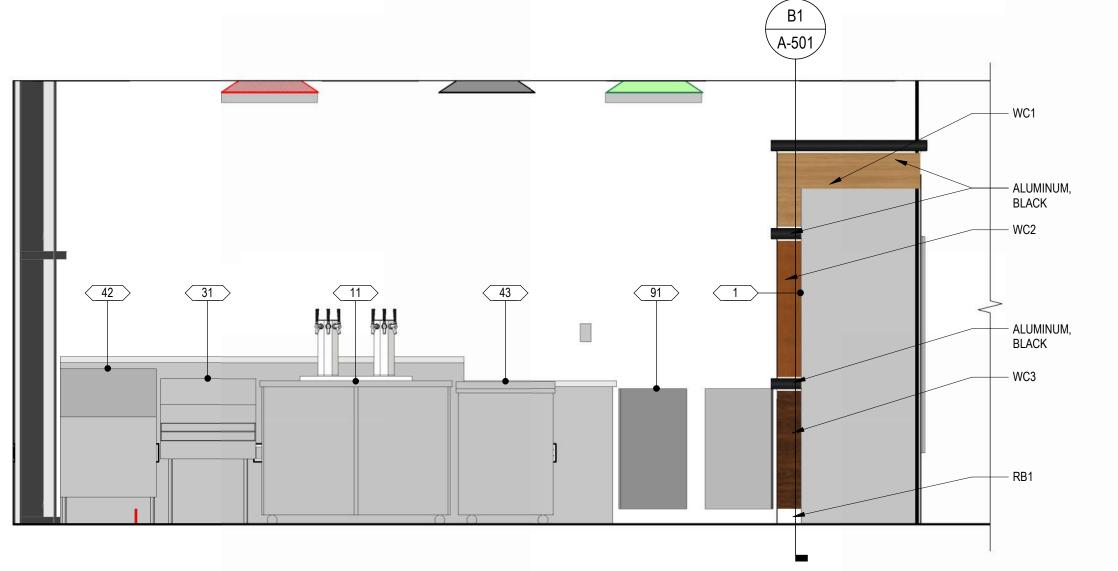


INT. ELEV. - COUNTER - EMPLOYEE SIDE

1/2" = 1'-0"



C5 INT. ELEV. - KITCHEN - SOUTH



A4 INT. ELEV. - BAR - SOUTH

1/2" = 1'-0"

**GRAPHIC SCALE** 0 6" 1' 2' 3' 4' 5' 6'

**TERMINAL RENOVATION** 

**GENERAL SHEET NOTES:** 

1. SEE FINISH SCHEDULE FOR ALL FINISH MATERIALS NOTED.

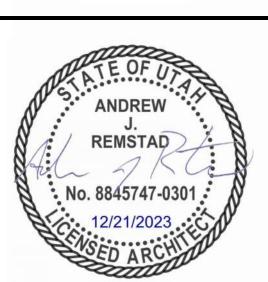
**JVIATION** 

A WOOLPERT COMPANY

ISSUE RECORD

AJR 12/21/2023 ISSUED FOR BID AJR 01/22/2024 ADDENDUM #2

**ISSUED FOR BID** 



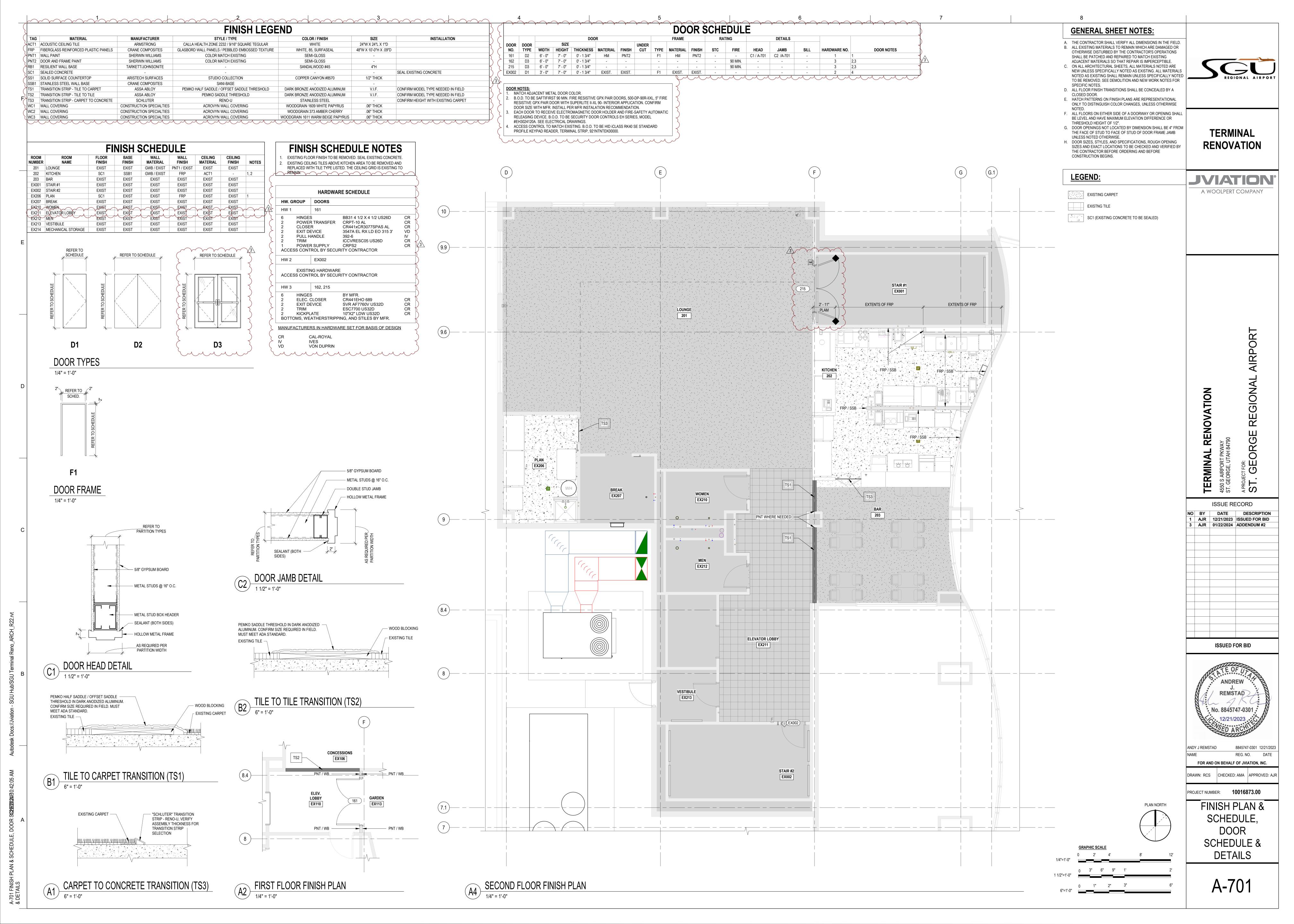
8845747-0301 12/21/2023 REG. NO. DATE FOR AND ON BEHALF OF JVIATION, INC.

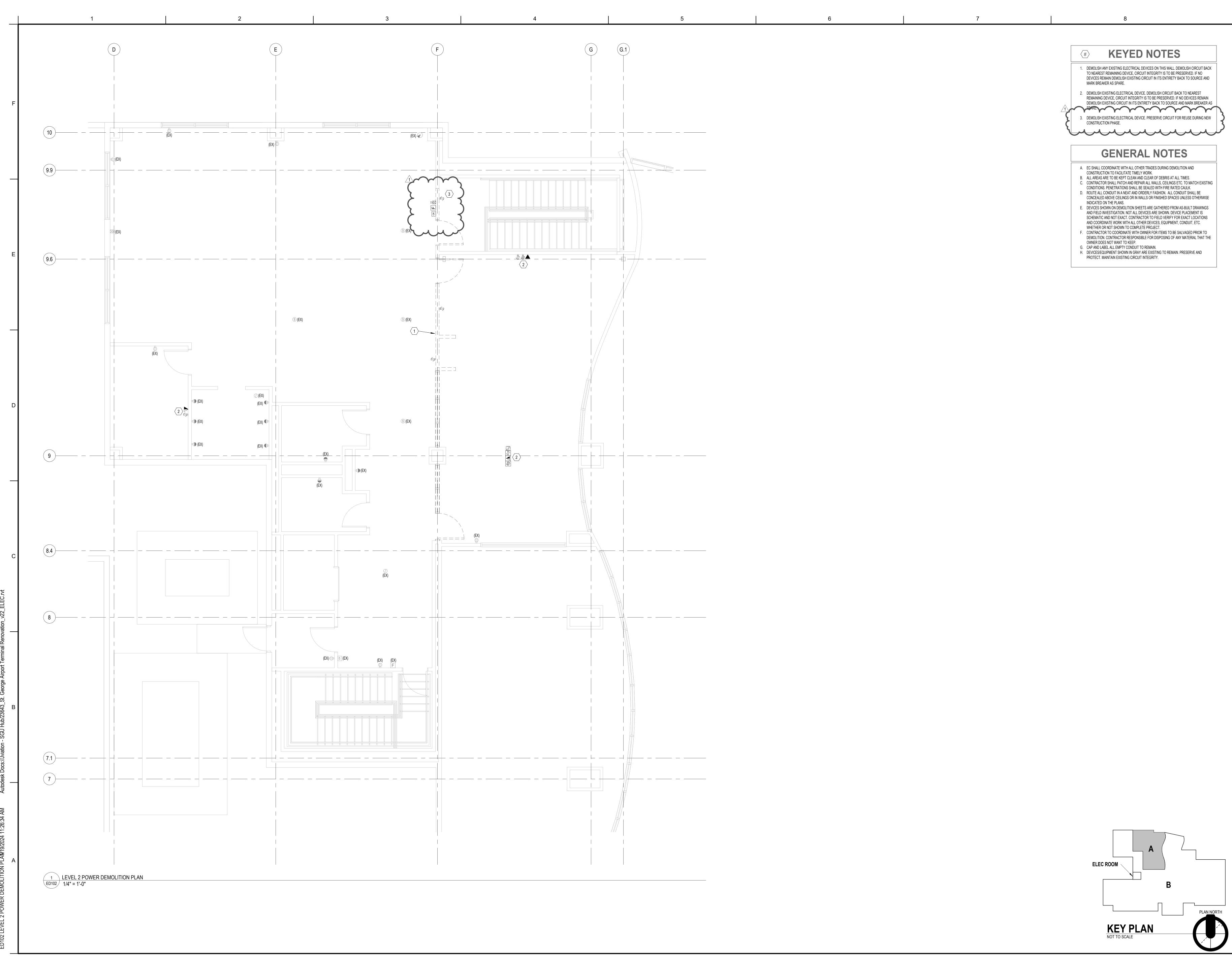
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PROJECT NUMBER: 10016873.00

INTERIOR **ELEVATIONS** 

A-402







REGIONAL AIRPORT

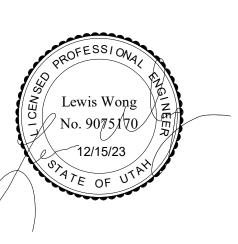
TERMINAL RENOVATION

A WOOLPERT COMPANY

181 East 5600 South Murray, Utah 84107 O: (801)530-3148 www.vbfa.com VBFA Project #: 23643

AL RENOVATION
TPKWAY
TAH 84790

DATE DESCRIPTIO
01.18.23 Addendum 2



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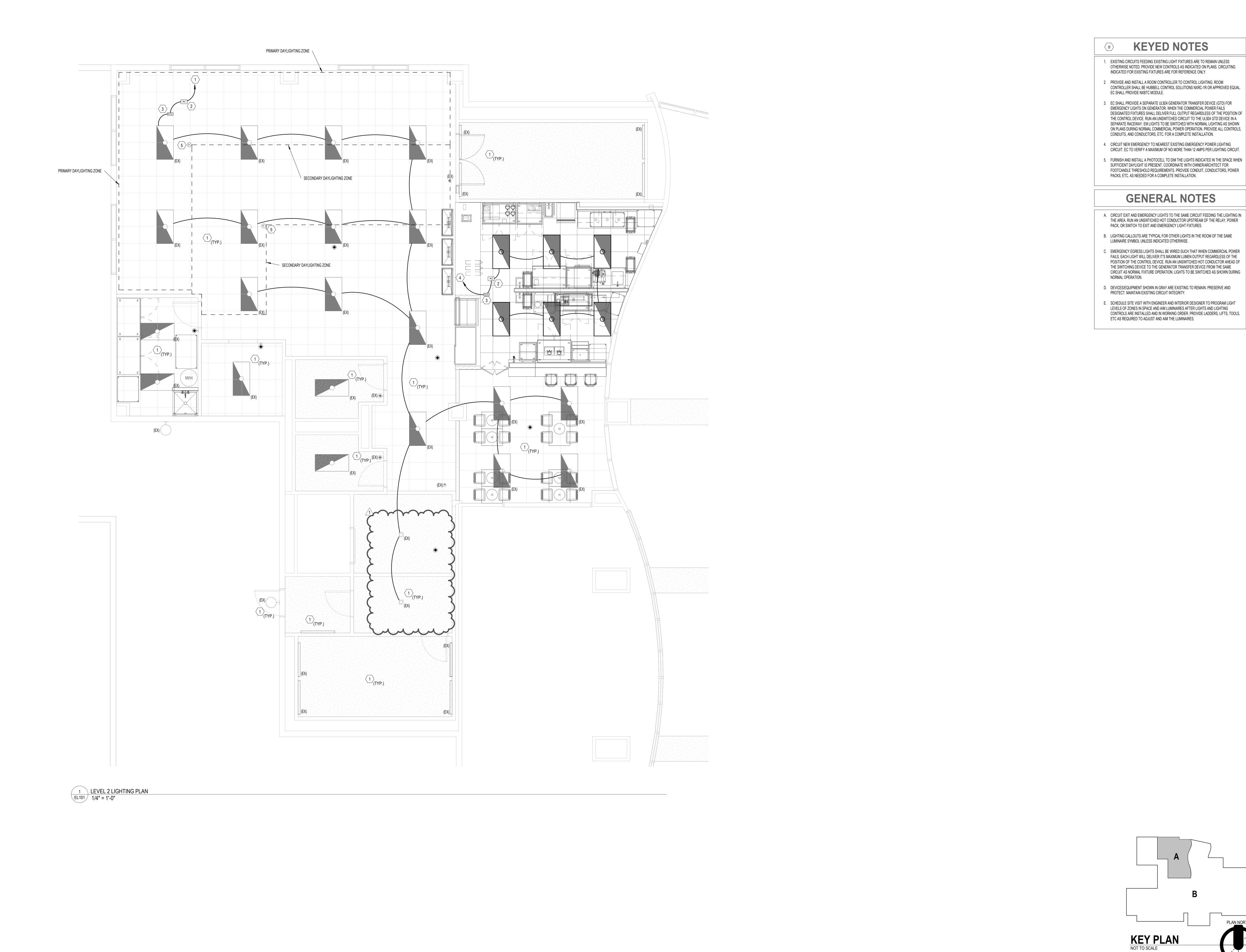
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PROJECT NUMBER: 10016873.00

OJECT NUMBER: 10016873.00

LEVEL 2 POWER
DEMOLITION
PLAN

ED102



- 1. EXISTING CIRCUITS FEEDING EXISTING LIGHT FIXTURES ARE TO REMAIN UNLESS OTHERWISE NOTED. PROVIDE NEW CONTROLS AS INDICATED ON PLANS. CIRCUITING
- 2. PROVIDE AND INSTALL A ROOM CONTROLLER TO CONTROL LIGHTING. ROOM CONTROLLER SHALL BE HUBBELL CONTROL SOLUTIONS NXRC-1R OR APPROVED EQUAL.
- 3. EC SHALL PROVIDE A SEPARATE UL924 GENERATOR TRANSFER DEVICE (GTD) FOR EMERGENCY LIGHTS ON GENERATOR. WHEN THE COMMERCIAL POWER FAILS DESIGNATED FIXTURES SHALL DELIVER FULL OUTPUT REGARDLESS OF THE POSITION OF THE CONTROL DEVICE. RUN AN UNSWITCHED CIRCUIT TO THE UL924 GTD DEVICE IN A SEPARATE RACEWAY. EM LIGHTS TO BE SWITCHED WITH NORMAL LIGHTING AS SHOWN
- 4. CIRCUIT NEW EMERGENCY TO NEAREST EXISTING EMERGENCY POWER LIGHTING
- 5. FURNISH AND INSTALL A PHOTOCELL TO DIM THE LIGHTS INDICATED IN THE SPACE WHEN SUFFICIENT DAYLIGHT IS PRESENT. COORDINATE WITH OWNER/ARCHITECT FOR FOOTCANDLE THRESHOLD REQUIREMENTS. PROVIDE CONDUIT, CONDUCTORS, POWER

- THE AREA. RUN AN UNSWTICHED HOT CONDUCTOR UPSTREAM OF THE RELAY, POWER
- B. LIGHTING CALLOUTS ARE TYPICAL FOR OTHER LIGHTS IN THE ROOM OF THE SAME
- C. EMERGENCY EGRESS LIGHTS SHALL BE WIRED SUCH THAT WHEN COMMERCIAL POWER FAILS, EACH LIGHT WILL DELIVER IT'S MAXIMUM LUMEN OUTPUT REGARDLESS OF THE POSITION OF THE CONTROL DEVICE. RUN AN UNSWITCHED HOT CONDUCTOR AHEAD OF
- D. DEVICES/EQUIPMENT SHOWN IN GRAY ARE EXISTING TO REMAIN. PRESERVE AND
- LEVELS OF ZONES IN SPACE AND AIM LUMINAIRES AFTER LIGHTS AND LIGHTING CONTROLS ARE INSTALLED AND IN WORKING ORDER. PROVIDE LADDERS, LIFTS, TOOLS,

**TERMINAL** RENOVATION

**JVIATION** A WOOLPERT COMPANY



ISSUE RECORD							
)	BY	DATE	DESCRIPTION				
		01.18.23	Addendum 2				

PERMIT SET



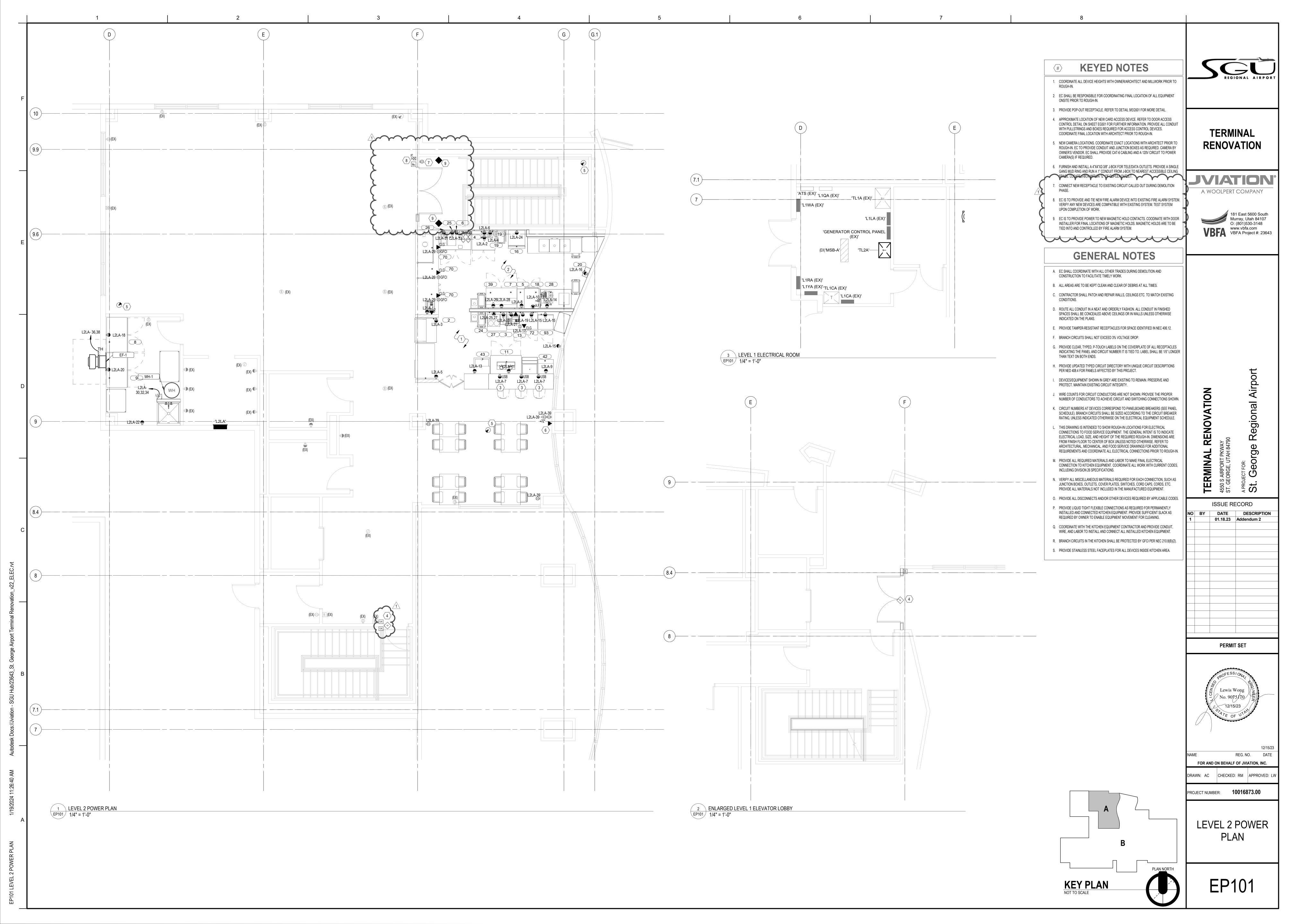
FOR AND ON BEHALF OF JVIATION, INC.

DRAWN: AC CHECKED: RM APPROVED: LW

PROJECT NUMBER: 10016873.00

LEVEL 2 LIGHTING PLAN

EL101



4550 S AIRPORT PKWY, ST. GEORGE, UTAH, 84790

**ISSUED FOR BID** 21-DEC-2023

SCHEDULE I: TERMINAL RENOVATION

SCHEDULE II: TENANT KITCHEN EQUIPMENT

PROJECT IMAGE

PROJECT TEAM

**Architecture & Life Safety** Jviation, a Woolpert Company 720 South Colorado Blvd, Ste 1200-S

Glendale, CO 80246 Attn: Andy Remstad

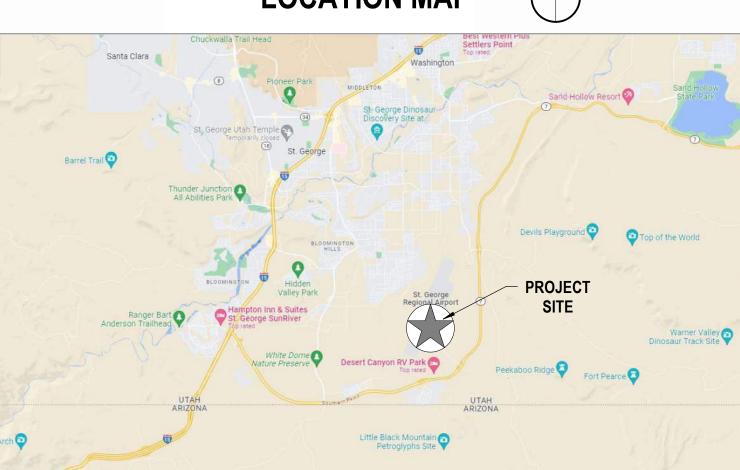
**Civil Engineering** Jviation, a Woolpert Company 35 South 400 West, Ste 200 St. George, UT 84770

Plumbing, Mechanical & Electrical Engineering Fire Protection **VBFA** Engineering

230 N 1680 E, Bldg V St. George, UT 84790 Attn: Mike Johnson Attn: Robert Moschowsky

Attn: Kirt McDaniel





**VICINITY MAP** 





**TERMINAL** RENOVATION

JVIATION A WOOLPERT COMPANY

**SHEET INDEX** 

GENERAL NOTES

GENERAL NOTES

LIFE SAFETY AND CODE SUMMARY

SECOND FLOOR AREA PLAN

OVERALL SECOND FLOOR REFLECTED CEILING PLAN
ENLARGED FLOOR PLANS
INTERIOR ELEVATIONS

FINISH PLAN & SCHEDULE, DOOR SCHEDULE & DETAILS

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ISSUED FOR BID

ISSUE RECORD

BY DATE DESCRIPTION
AJR 12/21/2023 ISSUED FOR BID



FOR AND ON BEHALF OF JVIATION, INC.

PROJECT NUMBER:

**COVER SHEET** 

- 2. ALL CONTRACTORS SUBMITTING BID PROPOSALS FOR THIS PROJECT ARE REQUIRED TO VISIT THE SITE PRIOR TO BIDDING TO VERIFY EXISTING CONDITIONS AND FEASIBILITY OF DESIGN INTENT OF THESE CONSTRUCTION DOCUMENTS (CONSTRUCTION DRAWINGS AND SPECIFICATIONS). ANY VARIATION IN SITE CONDITIONS AND CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE CONTRACTING OFFICER OR OWNER'S REPRESENTATIVE'S ATTENTION IN WRITING IMMEDIATELY AND (5) BUSINESS DAYS PRIOR TO BID DATE, THE SUBMISSION OF BID PROPOSAL'S SHALL BE CONSIDERED EVIDENCE THAT THE CONTRACTOR HAS VISITED THE SITE, VERIFIED ITS CONDITIONS AND IS PREPARED TO PERFORM WORK AS INTENDED IN THESE DOCUMENTS. NO EXTRA PAYMENT'S SHALL BE ALLOWED DUE TO THE CONTRACTORS CLAIMS FOR EXTRA WORK REQUIRED BY THEIR FAILURE TO VISIT THE SITE.
- 3. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
- 4. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE CONTRACTING OFFICER OR OWNER'S REPRESENTATIVE BEFORE CONTINUING WITH THE WORK.
- 5. EACH CONTRACTOR IS RESPONSIBLE FOR COORDINATING THEIR WORK WITH ALL SURROUNDING CONSTRUCTION ELEMENTS AND TRADES AFFECTED.
- 6. EACH CONTRACTOR IS RESPONSIBLE FOR CREATING ALL OPENINGS, PENETRATIONS, LINTELS, ETC. AS REQUIRED TO PERFORM THEIR PORTION OF WORK. AT FIRE RATED PARTITIONS, CLOSE OPENINGS / PENETRATIONS / ETC. WITH FIRESTOPPING THAT MATCHES OR EXCEEDS THE PARTITION RATING.
- 7. ALL ITEMS REQUIRING COLOR SELECTION SHALL BE SELECTED BY THE CONTRACTING OFFICER OR OWNER'S REPRESENTATIVE DURING THE SUBMITTAL REVIEW FROM MANUFACTURERS' STANDARD OR FULL RANGE (AS DIRECTED IN SPECIFICATION) OF COLORS.
- 8. IT IS THE CONTRACTOR'S RESPONSIBILITY FOR THE COORDINATION OF ALL DRAWINGS AND SPECIFICATIONS AS REQUIRED TO PERFORM THE WORK AS CALLED FOR, SHOWN AND REASONABLY IMPLIED IN THE CONTRACT DOCUMENTS.
- 9. WHENEVER, IN THE CONTRACT DOCUMENTS, THE WORDS "PROVIDE", "FURNISH", "INSTALL", "FURNISH AND INSTALL", OR SIMILAR WORDS ARE USED, IT SHALL BE UNDERSTOOD THAT THE INTENT OF THE CONTRACT DOCUMENTS IS TO PROVIDE FOR THE CONSTRUCTION AND COMPLETION IN EVERY DETAIL THE WORK DESCRIBED. IT SHALL BE UNDERSTOOD "TFCI" SHALL MEAN TENANT FURNISHED CONTRACTOR INSTALLED, AND "CFCI" SHALL MEAN CONTRACTOR FURNISHED CONTRACTOR INSTALLED. IT IS FURTHER INTENDED THAT THE CONTRACTOR SHALL FURNISH ALL LABOR, SUPERVISION, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, SUPPLIES, TESTING, AND INCIDENTALS REQUIRED TO COMPLETE THE WORK IN ACCORDANCE WITH THE DRAWINGS (PLANS), SPECIFICATIONS, AND TERMS OF THE CONTRACT.
- 10. FINISH AND PAINT WALLS BEFORE INSTALLING CASEWORK, EQUIPMENT, FIXTURES, ELEC. PANELS, BOXES, SURFACE CONDUIT, ETC., IF APPLICABLE.
- 11. CONTRACTOR TO INSTALL WOOD OR METAL BLOCKING FOR ALL CASEWORK, EQUIPMENT, HANDRAILS, BATH ACCESSORIES, FIXTURES, ETC. AS RECOMMENDED BY MANUFACTURER, IF NOT OTHERWISE SHOWN HEREIN.
- 12. CONTRACTOR SHALL KEEP A SET OF AS-BUILT DRAWINGS ON-SITE AND MAKE AVAILABLE TO THE ENGINEER AT ALL TIMES. AS-BUILT SET SHALL BE SUBMITTED TO THE ENGINEER AT THE COMPLETION OF THE JOB. CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING ALL AS-BUILT INFORMATION DURING THE PROJECT. THE CONTRACTOR SHALL NOTE, AND BRING TO THE ENGINEER'S ATTENTION, ANY DISCREPANCIES BETWEEN THE CONTRACT DOCUMENTS AND ACTUAL FIELD CONDITIONS.
- 13. IF DISCREPANCIES BETWEEN PLANS OR SPECIFICATIONS OCCUR THE CONTRACTOR SHALL NOTIFY THE CONTRACTING OFFICER OR OWNER'S REPRESENTATIVE TREAT ANYTHING MENTIONED IN THE SPECIFICATIONS BUT NOT SHOWN ON THE DRAWINGS OR SHOWN ON THE DRAWINGS BUT NOT INCLUDED IN THE SPECIFICATIONS AS IF SHOWN OR MENTIONED IN BOTH. IF DISCREPANCIES BETWEEN THE DRAWINGS AND SPECIFICATIONS, THE SPECIFICATIONS TAKE PRECEDENCE.

- 14. FOR INSTALLATION OF ALL WORK WHICH IS DEPENDENT ON CONDITION OF SUBSTRATE, CAREFULLY INSPECT AND VERIFY SUITABILITY OF SUBSTRATE FOR INSTALLATION OF WORK. DO NOT INSTALL WORK OVER UNSUITABLE OR UNACCEPTABLE SUBSTRATES. CORRECT UNACCEPTABLE SUBSTRATES BEFORE INSTALLING WORK. CONTRACTOR IS RESPONSIBLE FOR ALL GRINDING, LEVELING, SANDING, PATCHING, ETC. TO CORRECT ALL EXISTING SURFACES TO PREPARE FOR NEW FINISHES. ALL NEW FINISHED AND PATCHED SURFACES SHALL BE SMOOTH, CONTINUOUSLY FREE OF IMPERFECTIONS AND IN PROPER CONDITION TO RECEIVE THE SPECIFIED FINISH. PATCHED AREAS SHALL MATCH THE ADJACENT MATERIALS CONSTRUCTION AND FINISH.
- 15. MOUNTING HEIGHTS OF ELECTRICAL, PLUMBING, MECHANICAL, AND OTHER DEVICES SHALL COMPLY WITH HEIGHTS INDICATED ON DRAWINGS. NOTIFY CONTRACTING OFFICER OR OWNER'S REPRESENTATIVE IF CONFLICTS ARE ENCOUNTERED.
- 16. ALL DAMAGE TO UTILITIES, PAVEMENT, EQUIPMENT, OR STRUCTURES FROM CONSTRUCTION ACTIVITIES SHALL BE IMMEDIATELY REPORTED TO THE RESIDENT ENGINEER. THE RESIDENT ENGINEER SHALL DETERMINE WHETHER REPAIR OR REPLACEMENT IS NECESSARY. ALL REPAIR METHODS SHALL BE SUBMITTED TO THE RESIDENT ENGINEER FOR REVIEW AND APPROVAL PRIOR TO INITIATING THE WORK. REPAIRS SHALL BE MADE AT NO ADDITIONAL COST TO THE SPONSOR AND TO THE APPROVAL OF THE ENGINEER.
- 17. ALL EXPOSED CONCRETE FLOORS SHALL BE CLEANED AT THE END OF PROJECT AND HAVE A 2ND COAT OF SEALER APPLIED.
- 18. DESIGNS CONTAINED HEREIN ARE BASED ON SPECIFIED EQUIPMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REDESIGN FOR EQUIPMENT SUBSTITUTIONS TO THE APPROVED SPECIFICATIONS AT NO ADDITIONAL COST TO THE SPONSOR. THE CONTRACTOR SHALL PROVIDE MATERIAL SUBMITTALS, SAMPLES AND DESIGN DRAWINGS FOR THE ENGINEER'S APPROVAL A MINIMUM OF SEVEN (7) DAYS PRIOR TO ORDERING.
- 19. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE RESIDENT ENGINEER.
- 20. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS IN THE FIELD PRIOR TO ORDERING OR FABRICATION OF MATERIALS OR THE BEGINNING OF CONSTRUCTION. NOTIFY ARCHITECT AND OWNER REPRESENTATIVE OF ALL DISCREPANCIES. ALL WORK REQUIRING MEASURING TO BE DONE ACCORDING TO FIGURES ON DRAWINGS. DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND DRAWINGS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT AND OWNER REPRESENTATIVE. CONTRACTOR TO SUBMIT SPECIFIC DISCREPANCY FOR ARCHITECT REVIEW, PRIOR TO COMMENCING WITH THE WORK IN QUESTION.
- 21. THE CONTRACTOR SHALL ARRANGE FOR THE PREMISES TO BE MAINTAINED IN AN ORDERLY MANNER, FREE OF DUST AND DEBRIS, THROUGHOUT THE COURSE OF THE WORK. PROVIDE AND MAINTAIN TEMPORARY BARRICADES AS REQUIRED TO PROTECT THE PUBLIC AND OWNERS PERSONNEL DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING STRUCTURE OR EQUIPMENT. ANY SUCH DAMAGE SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- 22. CONTRACTOR SHALL PROVIDE DAILY OR MORE FREQUENT GENERAL CLEAN UP IN COMPLIANCE WITH OWNER'S REQUIREMENTS OF AREAS WITHIN THE LIMITS OF CONSTRUCTION, AND FINAL CLEAN UP AT CONCLUSION OF WORK.
- 23. ALL MATERIALS, FIXTURES AND EQUIPMENT INDICATED IN THE CONSTRUCTION DOCUMENTS SHALL BE NEW AND AS SPECIFIED, UNLESS IDENTIFIED OTHERWISE.
- 24. FIRE STOP ALL FLOORS, WALLS AND CEILINGS AS REQUIRED BY APPLICABLE CODE.
- 25. PROVIDE FIRE EXTINGUISHER COMPLYING WITH NFPA 10, AS INDICATED ON LIFE SAFETY DRAWINGS WITH MAX TRAVEL DISTANCE OF 75'.
- 26. THE LOCATIONS OF EXISTING UTILITIES HAVE BEEN PREPARED FROM DOCUMENTS PROVIDED BY THE OWNER AND MAY NOT REPRESENT THE ACTUAL FIELD CONDITIONS. CONTRACTOR TO REVIEW ALL OWNER DOCUMENTS AND BECOME FAMILIAR WITH ALL EXISTING UTILITIES. THE CONTRACTOR HAS THE RESPONSIBILITY TO VERIFY LOCATIONS IN THE FIELD BY EMPLOYING FIELD UTILITY LOCATING SERVICES BEFORE CONSTRUCTION STARTS, AND COORDINATE ALL NEW UTILITY LOCATIONS, CONNECTIONS AND PENETRATIONS.

- 27. FOR THE SUBCONTRACTOR SHALL VERIFY AND COORDINATE, WITH ALL TRADES, THE SIZES AND LOCATIONS OF ALL OPENINGS FOR MECHANICAL, PLUMBING, AND ELECTRICAL EQUIPMENT, EQUIPMENT PADS, OR BASES AS WELL AS POWER, WATER, AND DRAIN INSTALLATIONS BEFORE PROCEEDING WITH WORK. SUBCONTRACTOR SHALL PROVIDE COORDINATION DRAWINGS FOR PROPER PLACEMENT OF ALL TRADES' WORK. ALL CONCERNS, SPACE LIMITATIONS OR STRUCTURAL CONFLICTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT, PRIOR TO COMMENCING WITH THE WORK IN QUESTION.
- 28. IT IS THE SUBCONTRACTOR'S RESPONSIBILITY TO COORDINATE AND LOCATE ELECTRICAL, DATA, AND PHONE RECEPTACLES, SWITCHES, ETC. TO AVOID CONFLICTS WITH CASEWORK. DOORS. AND OTHER TRADE.

## **PERMITTING**

- 1. PRELIMINARY PERMITTING INFORMATION WILL BE SUBMITTED BY THE RPR PRIOR TO AWARD OF CONTRACT. SPECIFIC ITEMS THAT WILL NEED TO BE COMPLETED BY THE CONTRACTOR INCLUDE BUT ARE NOT LIMITED TO SUPPLYING NECESSARY BONDING, PAYMENT OF ALL FEES, REVIEW OF ALL CALCULATIONS AND ASSUMPTIONS MADE BY THE RPR PRIOR TO AWARD. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS INCLUDING, BUT NOT LIMITED TO, AN FAA 7460-1 NOTICE OF PROPOSED CONSTRUCTION OR ALTERATION, A NPDES STORMWATER PERMIT, AND A FUGITIVE DUST PERMIT. THE CONTRACTOR SHALL BE RESPONSIBLE TO PAY FOR THE COST TO OBTAIN ALL PERMITS.
- 2. THE CONTRACTOR SHALL SUBMIT A COPY OF ALL PERMITS REQUIRED FOR THE PROJECT TO THE RPR. FOR HIS REVIEW.

# SITE ACCESS AND STAGING

- 1. THE CONTRACTOR IS REQUIRED TO OBTAIN A WATER METER FROM THE CITY OF ST. GEORGE WATER DIVISION FOR ACCESS TO CONSTRUCTION WATER FROM AN ON AIRPORT LOCATION. THE CONTRACTOR WILL BE RESPONSIBLE TO PAY FOR WATER USED.
- 2. DURING CONSTRUCTION, THE CONTRACTOR SHALL MINIMIZE DISTURBANCES TO ALL CONSTRUCTION AREAS AND ACCESS ROUTES. THIS INCLUDES EQUIPMENT AND VEHICULAR RUTS CREATED IN ANY PAVEMENTS, ANY HAUL/ACCESS ROADS, OR ANY INFIELD/SAFETY AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES OR ROADS. REPAIRS SHALL BE MADE AT NO ADDITIONAL COST TO THE SPONSOR AND TO THE SATISFACTION OF THE ENGINEER. HAUL ROUTE BRIDGES SHALL BE CONSTRUCTED AT HAUL ROUTES CROSSING EXISTING AIRFIELD PAVEMENT. COSTS ASSOCIATED WITH HAUL BRIDGE CONSTRUCTION WILL BE CONSIDERED INCIDENTAL TO THE BUILDING CONSTRUCTION.
- 3. BEFORE ESTABLISHING SITE ACCESS AND HAUL ROUTES, THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE ENGINEER. WHEN POSSIBLE, ACCESS/HAUL ROUTES SHALL UTILIZE EXISTING ROADS. THE CONTRACTOR SHALL MAINTAIN AIRPORT SECURITY AT ALL TIMES.
- 4. ALL DAMAGE TO UTILITIES, PAVEMENT, EQUIPMENT, OR STRUCTURES FROM CONSTRUCTION ACTIVITIES SHALL BE IMMEDIATELY REPORTED TO THE RESIDENT ENGINEER. THE RESIDENT ENGINEER SHALL DETERMINE WHETHER REPAIR OR REPLACEMENT IS NECESSARY. ALL REPAIR METHODS SHALL BE SUBMITTED TO THE RESIDENT ENGINEER FOR REVIEW AND APPROVAL PRIOR TO INITIATING THE WORK. REPAIRS SHALL BE MADE AT NO ADDITIONAL COST TO THE SPONSOR AND TO THE APPROVAL OF THE ENGINEER.
- 5. CONTRACTOR SHALL EXAMINE THE EXISTING PAVEMENTS THAT WILL BE USED FOR HAULING OF MATERIAL AND EQUIPMENT, AND DETERMINE THE PAVEMENTS ABILITY TO WITHSTAND CONTRACTOR OPERATIONS WITHOUT CAUSING DAMAGE TO THE PAVEMENT. ANY DAMAGE CAUSED BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR TO THE APPROVAL OF THE ENGINEER AND AT NO ADDITIONAL COST TO THE SPONSOR.
- 7. ALL AREAS THAT ARE DISTURBED BY CONTRACTOR OPERATIONS, SHALL BE STERILIZED USING A STERILANT APPROVED BY THE AIRPORT. STERILIZING IS INCIDENTAL TO CONSTRUCTION AND WILL NOT BE PAID SEPARATELY.
- 8. ALL CONTRACTOR EMPLOYEES SHALL BE REQUIRED TO PARK IN THE CONTRACTORS DESIGNATED STAGING AREA ONLY AND SHALL BE DRIVEN TO THE PROJECT SITE BY DESIGNATED CONSTRUCTION VEHICLES.
- 9. CRAWLER TRACKED VEHICLES SHALL NOT BE ALLOWED ON PAVED SURFACES. TRACKED VEHICLES MUST BE MOVED ACROSS PAVED SURFACES ON A WHEELED VEHICLE.
- 10. WHENEVER CONSTRUCTION TRAFFIC IS REQUIRED TO CROSS AN ACTIVE RUNWAY, TAXIWAY, TAXILANE, OR INTERRUPT NORMAL TRAFFIC FLOW ON APRONS OR RAMPS, THE CONTRACTOR SHALL PROVIDE FLAGGERS AT THE CROSSING(S) AS REQUIRED BY THE CONSTRUCTION PHASING DRAWINGS OR AS DIRECTED BY THE ENGINEER OR THE AIRPORT (INCIDENTAL TO ITEM GP-100).

## UTILITIES

- 1. PRIOR TO COMMENCING WORK, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE APPROPRIATE UTILITY AGENCIES, UTILITY NOTIFICATION CENTERS, AND TO FIELD VERIFY THE LOCATIONS AND DEPTHS, THROUGH UTILITY LOCATES AND POTHOLES, OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS, STAGING, AND HAUL ROUTE AREAS.
- 2. THE EXISTING UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND SHALL NOT BE SCALED FOR EXACT LOCATION. LOCATION OF EXISTING DUCT BANK, CIRCUITING, UTILITIES AND STRUCTURES SHOWN ON THESE DRAWINGS IS BASED ON AVAILABLE INFORMATION AND IS NOT WARRANTED TO BE EXACT, NOR IS IT WARRANTED THAT ALL OF THESE ITEMS ARE SHOWN.
- 3. CONTRACTOR SHALL CONTACT AND COORDINATE WITH THE APPROPRIATE UTILITY AGENCIES WHEN WORKING ON OR WITHIN THE PROXIMITY OF AN AGENCIES UTILITY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
- 4. ANY INTERRUPTION OF AN EXISTING SYSTEM OR UTILITY SERVICE SHALL BE COORDINATED AND APPROVED BY THE AIRPORT AND THE AUTHORITY, AGENCY, OR UTILITY HAVING JURISDICTION, PRIOR TO STARTING WORK INCLUDING CONTACTING THE AIRPORT AND FAA.
- 5. CONTRACTOR IS RESPONSIBLE FOR DAMAGES TO EXISTING UTILITIES.
  REPAIRS DEEMED NECESSARY BY THE ENGINEER WILL BE COMPLETED BY
  THE CONTRACTOR AT NO ADDITIONAL COST TO THE SPONSOR. SEE
  SECTION 50-06 OF THE CONTRACT DOCUMENTS FOR ADDITIONAL NOTES
  REGARDING UTILITY LOCATES.
- 6. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE CITY, COUNTY, AND ALL UTILITY COMPANIES INVOLVED, WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION, AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY SERVICE.
- 7. WHERE NEW DUCT BANKS OR OTHER UTILITIES ARE NEAR EXISTING UTILITIES, THE CONTRACTOR SHALL HAND EXCAVATE AROUND THE EXISTING UTILITIES IN ORDER TO PREVENT DAMAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMMEDIATELY REPAIRING ANY UTILITY DAMAGED DURING CONSTRUCTION.
- 8. WHEN INSTALLING NEW UTILITIES UNDER EXISTING PAVEMENT THE CONTRACTOR SHALL NEATLY SAW CUT AND REMOVE THE EXISTING PAVEMENT PRIOR TO INSTALLING THE CONDUIT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ANY PAVEMENT REMOVED OR DAMAGED DURING THE UTILITY INSTALLATION PROCESS. ALL WORK REQUIRED TO REMOVE AND REPAIR PAVEMENT SHALL BE INCLUDED IN THE BUILDING CONSTRUCTION.
- 9. THE CONTRACTOR SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF THE WATER LINES AND DRY UTILITIES.
- 10. CONTRACTOR SHOULD EXPECT TO ENCOUNTER WATER IN LIGHT CANS, JUNCTION CANS AND STRUCTURES. CONTRACTOR RESPONSIBLE FOR DEWATERING AT NO ADDITIONAL COST TO THE OWNER.
- 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION.

# SUBMITTALS

- 1. THE CONTRACTOR SHALL SUBMIT A DETAILED LISTING OF ALL SUBMITTALS (E.G., MATERIAL CERTIFICATION, AND PRODUCT INFORMATION) AND SHOP DRAWINGS REQUIRED BY THE TECHNICAL SPECIFICATIONS.
- 2. THE CONTRACTOR SHALL PROVIDE MATERIAL SUBMITTALS FOR THE ENGINEER'S APPROVAL AT LEAST SEVEN (10) DAYS PRIOR TO ORDERING.



TERMINAL RENOVATION

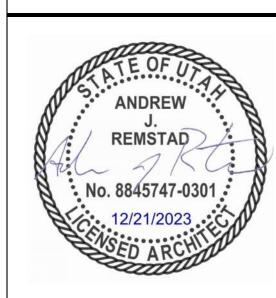
JVIATION<sup>®</sup>
A WOOLPERT COMPANY

RGE REGIONAL AIRPOF

ISSUE RECORD

AJR 12/21/2023 ISSUED FOR BID

ISSUED FOR BID



ANDY J REMSTAD 8845747-0301 12/21/2023
NAME REG. NO. DATE
FOR AND ON BEHALF OF JVIATION. INC.

DRAWNA. Author CHECKED: C. Checker Approve

PROJECT NUMBER: 10016873.00

GENERAL NOTES

- 1. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PROVIDING ALL REQUIRED TRAFFIC CONTROL FOR THE PROJECT'S ACCESS LOCATIONS, INCLUDING ANY REQUIREMENTS OF UDOT, CITY OF ST. GEORGE, OR WASHINGTON COUNTY. ALL ASSOCIATED COSTS ARE INCIDENTAL TO CONSTRUCTION AND WILL NOT BE PAID SEPARATELY.
- 2. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN IN ACCORDANCE WITH LOCAL JURISDICTIONAL REQUIREMENTS FOR APPROVAL PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ANY AND ALL TRAFFIC CONTROL DEVICES.

## MATERIAL SUPPLY AND DISPOSAL

- 1. ALL MATERIALS MUST BE OBTAINED FROM AN UNDESIGNATED SOURCE UNLESS OTHERWISE IDENTIFIED IN THE PLANS OR SPECIFICATIONS.
- 2. ALL WASTE MATERIALS SHALL BE REMOVED FROM THE AIRPORT PROPERTY AT NO COST TO THE SPONSOR UNLESS OTHERWISE DIRECTED BY THE SPONSOR.

## **WORKING NEAR STRUCTURES**

- 1. THE STRUCTURES SHOWN OR DEFINED IN THE CONTRACT DOCUMENTS AND PLANS HAS BEEN DESIGNED ONLY FOR LOADS ANTICIPATED ON THE STRUCTURE DURING ITS SERVICE LIFE. CONTRACTOR SHALL PROVIDE ALL REQUIRED RPRING AND OTHER MEASURES TO ACHIEVE THE MEANS, METHODS, AND SEQUENCES OF WORK. REQUIRED RPRING MAY INCLUDE, BUT IS NOT LIMITED TO:
- LAYOUT
- · DESIGN FOR FORMWORK, SHORING, AND RESHORING
- DESIGN OF CONCRETE MIXES
- · ERECTION PROCEDURES WHICH ADDRESS STABILITY OF THE FRAME DURING CONSTRUCTION
- WELD PROCEDURES
- DESIGN OF TEMPORARY BRACING OF WALLS FOR WIND, SEISMIC, OR SOIL LOADS
- SURVEYING TO VERIFY CONSTRUCTION TOLERANCES
- EVALUATION OF TEMPORARY CONSTRUCTION LOADS ON STRUCTURE DUE TO EQUIPMENT AND MATERIALS
- · STRUCTURAL RPRING TO RESIST ANY OTHER LOADS NOT IDENTIFIED ON DESIGN DRAWINGS.

# SAFETY

- 1. DURING CONSTRUCTION, THE CONTRACTOR SHALL COMPLY WITH FAA ADVISORY CIRCULAR (AC) 150/5370-2 (CURRENT VERSION), "OPERATIONAL SAFETY ON AIRPORTS DURING CONSTRUCTION".
- 2. ALL VEHICLES AND EQUIPMENT WORKING ON THE SITE SHALL BE EQUIPPED WITH STANDARD FAA MARKINGS PER FAA ADVISORY CIRCULAR 150/5210-5 (CURRENT VERSION) OR BE ESCORTED BY A PROPERLY MARKED VEHICLE. ANY VEHICLE OR EQUIPMENT OPERATING WITHIN THE AIRPORT'S PERIMETER FENCE NOT PROPERLY MARKED OR ESCORTED MAY NOT OPERATE ON THE SITE AND MUST BE REMOVED IMMEDIATELY. ANY DELAY OR COST TO CONTRACTOR OPERATIONS FROM UNMARKED OR UNESCORTED VEHICLES OR EQUIPMENT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR. STANDARD FAA VEHICLE FLAGS (3 FOOT BY 3 FOOT ORANGE AND WHITE) MAY BE USED DURING DAYTIME HOURS. FLASHING BEACONS MAY BE USED AT ANY TIME. BACKUP ALARMS ARE REQUIRED AND SHALL BE PROXIMITY BASED AND ADJUSTED FROM SURROUNDING NOISE LEVELS. SEE THE CONSTRUCTION SAFETY AND PHASING PLAN (CSPP) FOR MORE DETAILS.
- 3. ANY TEMPORARY FENCE SHALL MATCH THE HEIGHT OF THE EXISTING PERIMETER FENCE, CHAIN LINK OR APPROVED EQUAL. THE METAL POSTS FOR THE FENCE SHALL BE SET IN THE GROUND A MINIMUM OF 3'. THE SPACING OF THE POSTS SHALL BE SMALL ENOUGH THAT THE FABRIC OF THE FENCE DOES NOT SAG OR DEFLECT IN THE WIND. ANY GAPS UNDER THE FENCE DUE TO EXISTING GROUND VARIATIONS SHALL BE ELIMINATED USING ANY APPROVED METHOD AND TO THE SATISFACTION OF THE RPR. ANY AREAS DISTURBED BY THE INSTALLATION OR REMOVAL OF THE TEMPORARY FENCE SHALL BE GRADED AND SEEDED IF DEEMED NECESSARY BY THE RPR. THIS SEEDING WORK SHALL BE CONSIDERED INCIDENTAL TO THE TEMPORARY FENCE BID ITEM (F-162), AND SHALL NOT BE PAID FOR SEPARATELY. A CLEAR ZONE OF THREE (3) FEET MINIMUM SHALL BE MAINTAINED ON EITHER SIDE OF THE FENCE, AND MUST NOT CONTAIN ANY OBJECTS THAT COULD BE OF ASSISTANCE TO AN INDIVIDUAL ATTEMPTING TO SCALE THE SECURITY FENCE.
- 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL. AND SECURITY.

5. CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS THROUGH PROJECT SITE AT ALL TIMES. ALL ROADWAYS (TEMPORARY OR PERMANENT) SHALL BE MAINTAINED BY CONTRACTOR.

# **EROSION CONTROL**

- 1. THE CONTRACTOR SHALL COMPLY WITH ALL TERMS AND CONDITIONS OF THE UTAH PERMIT FOR STORM WATER DISCHARGE, THE STORM WATER MANAGEMENT PLAN, THE EROSION CONTROL PLAN, AND ALL REQUIREMENTS OF THE LOCAL DRAINAGE AUTHORITY.
- 2. ALL STRUCTURAL EROSION CONTROL MEASURES SHALL BE INSTALLED, AT THE LIMITS OF CONSTRUCTION, PRIOR TO ANY OTHER GROUND-DISTURBING ACTIVITY. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD REPAIR BY THE CONTRACTOR, UNTIL SUCH TIME AS THE ENTIRE DISTURBED AREA IS STABILIZED WITH HARD SURFACE OR LANDSCAPING.
- 3. CONTRACTOR SHALL MAINTAIN POSITIVE DUST CONTROL DURING THE ENTIRE PROJECT DURATION. THE METHOD OF DUST CONTROL EMPLOYED DURING ALL PHASES SHALL BE SUBMITTED FOR APPROVAL BY THE RPR. DUST CONTROL SHALL BE EMPLOYED DURING ANY PROJECT SHUTDOWN PERIODS, WINTER OR OTHERWISE. PAYMENT FOR THIS WORK SHALL BE INCIDENTAL TO THE VARIOUS ITEMS OF WORK, AND NO SEPARATE PAYMENT WILL BE MADE.
- 4. ANY EROSION CONTROL FACILITY DAMAGED OR DESTROYED PREMATURELY, BY ANY MEANS, SHALL BE IMMEDIATELY REPAIRED BY THE CONTRACTOR.
- 5. A WATER TRUCK SHALL BE KEPT ON SITE AT ALL TIMES DURING EARTHWORK ACTIVITIES FOR DUST ABATEMENT.
- 6. THE STORMWATER BMPS SHOWN IN THE ISSUED FOR CONSTRUCTION EROSION CONTROL SHEETS ARE TO BE USED AS A GUIDE FOR THE CONTRACTOR WHEN DEVELOPING HIS/HER STORMWATER MANAGEMENT PLAN. FIELD CONDITIONS MAY WARRANT MORE, LESS OR DIFFERENT BMP INSTALLATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DEVELOP A STORMWATER AND EROSION CONTROL PLAN THAT MEETS ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS ASSOCIATED WITH THE STORMWATER PERMIT.
- 7. SILT AND SEDIMENT SHALL BE REMOVED AFTER EACH SUBSTANTIAL RAINFALL.
- 8. NEGATIVE IMPACTS TO DOWNSTREAM AREAS CAUSED BY GRADING ARE TO BE MONITORED AND CORRECTED BY THE CONTRACTOR. ANY OFF-SITE CLEAN-UP, DIRECTED BY THE PUBLIC WORKS INSPECTOR, (INCLUDING STREET CLEANING), SHALL BE COMPLETED WITHIN 24-HOURS OF WRITTEN INSTRUCTION. OR RISK CONSTRUCTION STOPPAGE.
- 9. TEMPORARY EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL SUCH TIME AS ALL TRIBUTARY-DISTURBED AREAS ARE SUFFICIENTLY STABILIZED IN THE OPINION OF THE PUBLIC WORKS INSPECTOR OR RPR, TO MINIMIZE EROSION POTENTIAL.
- 10. WHEN TEMPORARY EROSION CONTROL MEASURES ARE REMOVED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEAN-UP AND REMOVAL OF ALL SEDIMENT AND DEBRIS FROM ALL DRAINAGE AND OTHER PUBLIC FACILITIES.
- 11. ALL AREAS FOR SEEDING SHALL BE TILLED TO BREAK UP ROOTING RESTRICTIVE LAYERS, HAVE A MINIMUM OF 4" OF TOPSOIL REAPPLIED, AND THEN BE HARROWED, AND ROLLED OR PACKED, TO PREPARE THE REQUIRED FIRM SEED BED.

# **QUANTITIES**

- 1. THE PROJECT PAY ITEMS PROVIDED ARE TO BE INCLUSIVE OF ALL WORK TO BE PERFORMED AS SHOWN IN THE CONTRACT DOCUMENTS. ALL WORK NOT IDENTIFIED WITH A SPECIFIC PAY ITEM IS TO BE CONSIDERED REQUIRED WORK TO COMPLETE THE PROJECT, AND IS TO BE INCIDENTAL TO THE COST OF PROJECT PAY ITEMS PROVIDED.
- IF THE CONTRACTOR CHOOSES TO OVERBUILD PAVEMENT LAYERS BEYOND THE DIMENSIONS SHOWN ON THE PLANS FOR CONSTRUCTABILITY, NO PAYMENT WILL BE MADE FOR THIS ADDITIONAL MATERIAL.

# **GENERAL DEMOLITION NOTES**

- 1. THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE CONTRACT DOCUMENTS WITH EACH OTHER AND SHALL IMMEDIATELY REPORT ANY ERRORS, INCONSISTENCIES OR OMISSIONS TO THE CONTRACTING OFFICER OR OWNER'S REPRESENTATIVE. IF THE CONTRACTOR PERFORMS ANY CONSTRUCTION ACTIVITY KNOWING IT INVOLVES A RECOGNIZED ERROR, INCONSISTENCY OR OMISSION IN THE CONTRACT DOCUMENTS WITHOUT SUCH NOTICE TO THE CONTRACTING OFFICER OR OWNER'S REPRESENTATIVE, THE CONTRACTOR SHALL ASSUME APPROPRIATE RESPONSIBILITY FOR SUCH PERFORMANCE AND SHALL BEAR AN APPROPRIATE AMOUNT OF THE ATTRIBUTABLE COSTS FOR CORRECTION. THE CONTRACTOR SHALL TAKE FIELD MEASUREMENTS, VERIFY FIELD CONDITIONS AND OTHER INFORMATION BEFORE COMMENCING ACTIVITIES. ERRORS, INCONSISTENCIES OR OMISSIONS DISCOVERED SHALL BE REPORTED TO THE CONTRACTING OFFICER OR OWNER'S REPRESENTATIVE AT ONCE.
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING, GRINDING, SANDING, FILLING, FITTING OR PATCHING REQUIRED TO COMPLETE THE WORK OR TO MAKE THE PARTS FIT TOGETHER PROPERLY.
- 3. THE CONTRACTOR SHALL NOT DAMAGE OR ENDANGER A PORTION OF THE WORK OR FULLY OR PARTIALLY COMPLETED CONSTRUCTION BY CUTTING, PATCHING, EXCAVATING OR OTHERWISE ALTERING SUCH CONSTRUCTION. THE CONTRACTOR SHALL NOT CUT OR OTHERWISE ALTER SUCH CONSTRUCTION BY OTHER CONTRACTORS OR BY THE CONTRACTING OFFICER OR OWNER'S REPRESENTATIVE OWN FORCES EXCEPT WITH WRITTEN CONSENT OF THE CONTRACTING OFFICER OR OWNER'S REPRESENTATIVE AND SUCH OTHER CONTRACTORS; SUCH CONSENT SHALL NOT BE UNREASONABLY WITHHELD.
- 4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE THAT OCCURS TO EXISTING MATERIALS, FINISHES, EQUIPMENT, ETC. TO REMAIN AS A RESULT OF THE CONTRACTOR'S WORK. IF DAMAGE TO EXISTING MATERIALS, FINISHES, EQUIPMENT, ETC. TO REMAIN DOES OCCUR AS A RESULT OF THE CONTRACTOR'S WORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING AND REPAIRING AS REQUIRED OR FOR PROVIDING COMPLETE REPLACEMENT AS PER THE DIRECTION OF THE CONTRACTING OFFICER OR OWNER'S REPRESENTATIVE.
- 5. CONTRACTOR SHALL PROVIDE ALL TEMPORARY SHORING AND BRACING AS REQUIRED FOR ALL DEMOLITION AND NEW WORK. IF ANY DAMAGE OCCURS TO THE EXISTING BUILDING OR NEW CONSTRUCTION AS A RESULT OF IMPROPER OR INADEQUATE SHORING OR BRACING, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR REPAIR AND/ OR REPLACEMENT OF DAMAGED AREAS. DAMAGED AREAS SHALL INCLUDE BUT NOT BE LIMITED TO STRUCTURE, WINDOWS, FINISHES, EQUIPMENT, FURNISHINGS AND MOVEMENT OF ADJACENT PAVEMENT/ WALKS/ CURBS/ STRUCTURES.
- 6. CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING STRUCTURES, UTILITIES, MECHANICAL/ ELECTRICAL/ PLUMBING COMPONENTS, CASEWORK, FURNISHINGS, FINISHES, ETC., THAT IS SHOWN ON THE DEMOLITION AND RENOVATION, ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING/ FIRE PROTECTION, OR ELECTRICAL DRAWINGS. THIS SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO THE FOLLOWING:
- A. WHERE EXISTING WALL MUST BE PATCHED, OR OTHERWISE REFINISHED TO MATCH EXISTING; PROVIDE NEW FINISHES FOR ENTIRE WALL, OR TO NEAREST WALL BREAK / CORNER.
- B. AT STRUCTURES TO BE REMOVED; INCLUDING METAL STUD PARTITIONS AND WALLS, GYPSUM BOARD AND/ OR PLASTER CEILINGS, ETC., PARTITIONS AND WALLS SHALL BE SAW CUT WITH SMOOTH AND STRAIGHT EDGES AS REQUIRED FOR NEW ADJACENT CONSTRUCTION.
- C. AT ALL PLUMBING UTILITIES TO BE REMOVED; INCLUDING HOT WATER LINES, COLD WATER LINES, WASTE LINES, ETC. SHALL BE REMOVED TO FLOOR LINE, WALL LINE OR CEILING LINE AS REQUIRED. ALL PLUMBING UTILITY LINES SHALL BE CAPPED AND BURIED IN WALLS AND CAPPED ABOVE FINISHED CEILINGS AS REQUIRED. ALL WALLS AND CEILINGS SHALL BE REFINISHED AS REQUIRED OVER CAPPED UTILITIES TO MATCH EXISTING ADJACENT FINISHES. PLUMBING UTILITIES AT CONCRETE FLOORS SHALL HAVE CONCRETE SAWCUT FOR A SMOOTH EDGE AT THE SURFACE AND CHIPPED OUT, UTILITIES CAPPED BELOW CONCRETE AND NEW CONCRETE FILL OVER CAPPED UTILITY.
- D. AT ALL ELECTRICAL UTILITIES TO BE REMOVED INCLUDING POWER LINES, LIGHTING AND COMMUNICATION LINES SHALL BE REMOVED TO FLOOR LINE, WALL LINE, OR CEILING LINE AS REQUIRED. ALL ELECTRICAL UTILITY LINES SHALL BE CAPPED AND BURIED IN WALLS AND CAPPED ABOVE FINISHED CEILING AS REQUIRED. PATCH AND REPAIR AS REQUIRED ALL WALLS AND CEILINGS OVER CAPPED UTILITIES TO MATCH EXISTING ADJACENT FINISHES. ELECTRICAL UTILITIES AT CONCRETE FLOORS SHALL HAVE CONCRETE SAW CUT FOR A SMOOTH EDGE AT THE SURFACE AND CHIPPED OUT. UTILITIES CAPPED BELOW CONCRETE AND NEW CONCRETE FILL OVER CAPPED UTILITY.
- E. AT ALL MECHANICAL / ELECTRICAL / PLUMBING COMPONENTS TO BE REMOVED; INCLUDING LIGHT FIXTURES, MECHANICAL EQUIPMENT, ETC. SHALL BE STRUCTURALLY DISCONNECTED AND ALL UTILITIES SHALL BE CAPPED AND BURIED AS STATED IN SUB-ITEM NO'S "B" AND "C" ABOVE.

- F. AT ALL BASE AND OVERHEAD CASEWORK TO BE REMOVED; INCLUDING SINKS AND ALL EXPOSED AND CONCEALED BACKING, BLOCKING FASTENERS, ETC. SHALL BE STRUCTURALLY DISCONNECTED AND ALL UTILITIES SHALL BE DISCONNECTED. PATCH AND REPAIR AS REQUIRED ALL FLOORS, WALLS AND CEILINGS AT CASEWORK TO MATCH EXISTING ADJACENT FINISHES. ALL UTILITY LINES SHALL BE CAPPED AND BURIED AS STATED IN SUB-ITEM "B" AND "C" ABOVE
- E. AT ALL FURNISHINGS TO BE REMOVED; SUCH AS WINDOW COVERINGS, CHALK BOARDS, FLOOR MATS, TACK STRIPS, MISCELLANEOUS FURNISHINGS, ETC. PATCH AND REPAIR AS REQUIRED ALL FLOORS, WALLS AND ACOUSTICAL LAY-IN CEILINGS AT FURNISHINGS TO MATCH EXISTING ADJACENT FINISHES.
- G.AT ALL "DECORATIVE" FINISHES TO BE REMOVED; SUCH AS FLOOR COVERINGS, BASE MATERIALS, WALL FINISHES, WAINSCOTS, CEILINGS, ETC. WHERE FINISH IS REMOVED, CONTRACTOR SHALL PREPARE SUBSTRATE AS NECESSARY TO RECEIVE NEW FINISH MATERIAL. THIS INCLUDES, BUT NOT LIMITED TO LEVELING BINDER, GRINDING AND / OR SANDING.
- 7. ALL EQUIPMENT THAT IS TO BE PLACED IN STORAGE OR SALVAGED FOR CONTRACTING OFFICER OR OWNER'S REPRESENTATIVE SHALL HAVE THE EQUIPMENT NUMBER SHOWN ON THE EQUIPMENT DRAWINGS NEATLY AND SHALL BE LEGIBLY MARKED ON THE EQUIPMENT WITH PERMANENT BLACK, WIDE TIP MARKER IN AN OBVIOUS LOCATION. ALL LOOSE EQUIPMENT ACCESSORIES SUCH AS FASTENERS, FITTINGS, ACCESSORIES, ETC., SHALL BE PLACED IN A CLEAR, HEAVY DUTY PLASTIC BAG. THE BAG SHALL BE SEALED AND LABELED BY EQUIPMENT NUMBER AND TAPED TO EQUIPMENT WITH CLEAR, WIDE, HEAVY DUTY TAPE.
- 8. SAW CUT EXISTING CONCRETE SLAB FOR ALL REQUIRED UTILITY DEMOLITION, MASONRY WALL DEMOLITION, NEW UTILITY INSTALLATION AND NEW CONCRETE BLOCK WALL INSTALLATION, ETC. ALL CUT CONCRETE SLABS SHALL BE PATCHED AND REPAIRED AS REQUIRED. SEE STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.
- 9. EACH CONTRACTOR IS RESPONSIBLE FOR COORDINATING THEIR WORK WITH ALL SURROUNDING CONSTRUCTION ELEMENTS AND TRADES AFFECTED.
- 10. EACH CONTRACTOR IS RESPONSIBLE FOR CREATING ALL OPENINGS, PENETRATIONS, LINTELS, ETC., AS REQUIRED TO PERFORM THEIR PORTION OF WORK.
- 11. AT EXISTING WALLS AND CEILINGS INDICATED TO BE PAINTED (REFER TO ROOM FINISH SCHEDULE FOR LOCATIONS). THE CONTRACTOR SHALL REMOVE ANY WALL MOUNTED ITEMS SUCH AS: SIGNS, MARKER BOARDS, TACK BOARDS, TACK STRIPS, SHELVES, PROJECTION SCREENS, CLOCKS, ESCUTCHEON PLATES, ELECTRICAL COVER PLATES, AND ETC. PRIOR TO PAINTING. EXISTING EXPOSED PIPING AND CONDUIT TO REMAIN AND SHALL BE PAINTED TO MATCH ADJACENT WALL OR CEILING. UPON COMPLETION OF FINISH WORK/PAINTING -REINSTALL ANY REMOVED ITEMS WHICH ARE TO BE PART OF FINISHED WORK. SEE DRAWINGS FOR NEW WORK.
- 12. ALL DEMOLISHED ITEMS, UNLESS OTHERWISE NOTED, SHALL BE MOVED TO AN OFF SITE LOCATION IN A LEGAL MANNER AND PER THE REQUIRED CONTRACTOR'S CONSTRUCTION AND DEMOLITION WASTE PLAN.
- 13. SEE MECHANICAL/ ELECTRICAL/ PLUMBING/ FIRE PROTECTION DRAWINGS FOR NEW UTILITY RUNS REQUIRING NEW OPENINGS IN WALLS, FLOOR SLABS OR CEILINGS.
- 14. COORDINATE DEMOLITION WORK SCOPE WITH ASSOCIATED DOCUMENTS FOR RENOVATION/ NEW CONSTRUCTION WORK BY OTHER TRADES TO DETERMINE SIZES AND LOCATIONS OF OPENINGS IN EXISTING WALLS, FLOORS, CEILINGS, AND PARTITIONS.
- 15. AT NEW OPENINGS AT EXISTING METAL STUD/GYPSUM BOARD PARTITIONS, FRAME IN A HEADER AS REQUIRED TO SUPPORT FRAMING ABOVE THE OPENING PER THE METAL STUD MANUFACTURER'S GUIDELINES.



TERMINAL RENOVATION



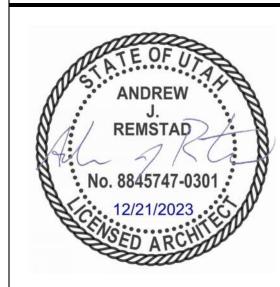
RGE REGIONAL AIRPO

4550 S AIRE ST. GEORG A PROJECT F

ISSUE RECORD

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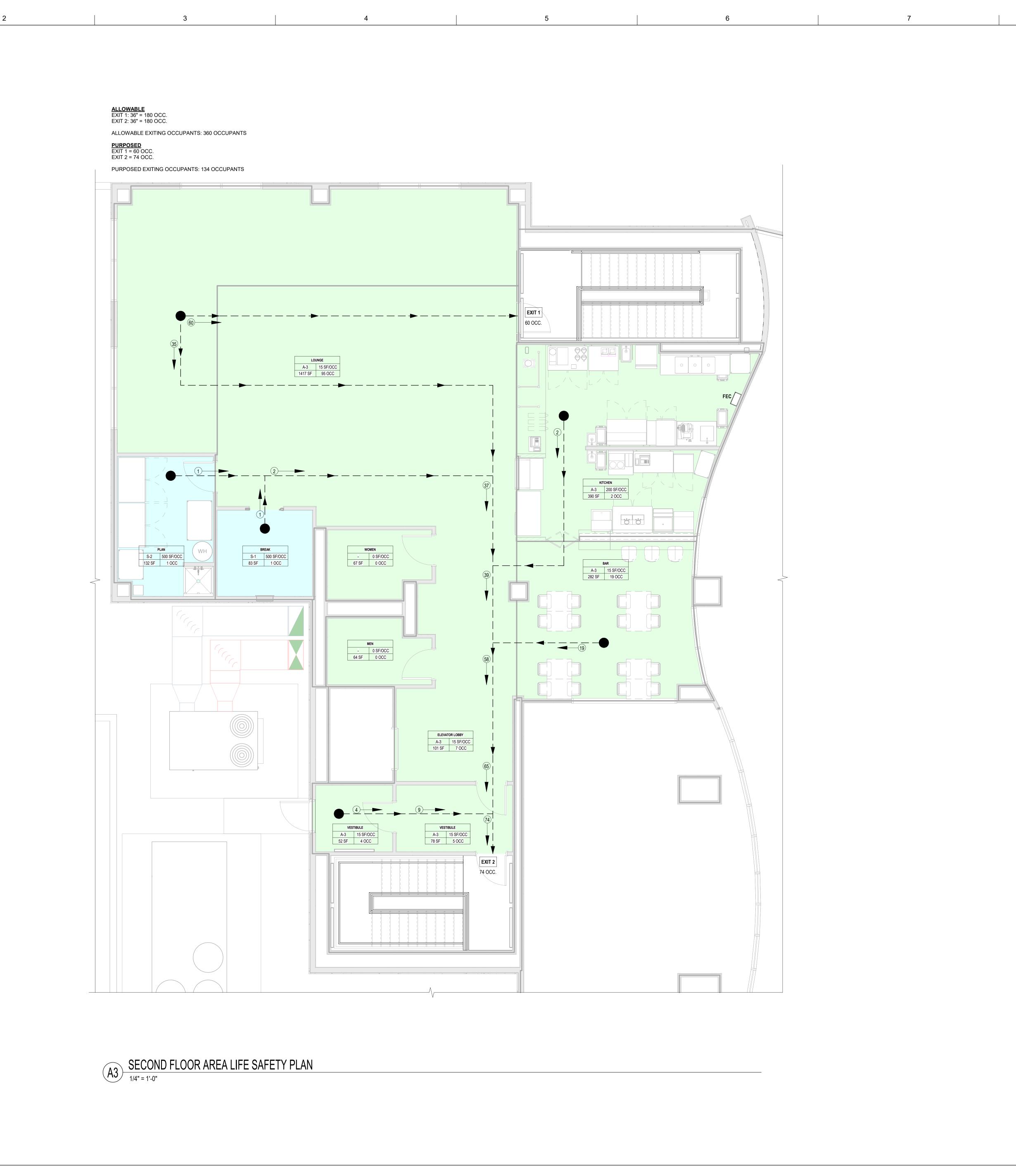
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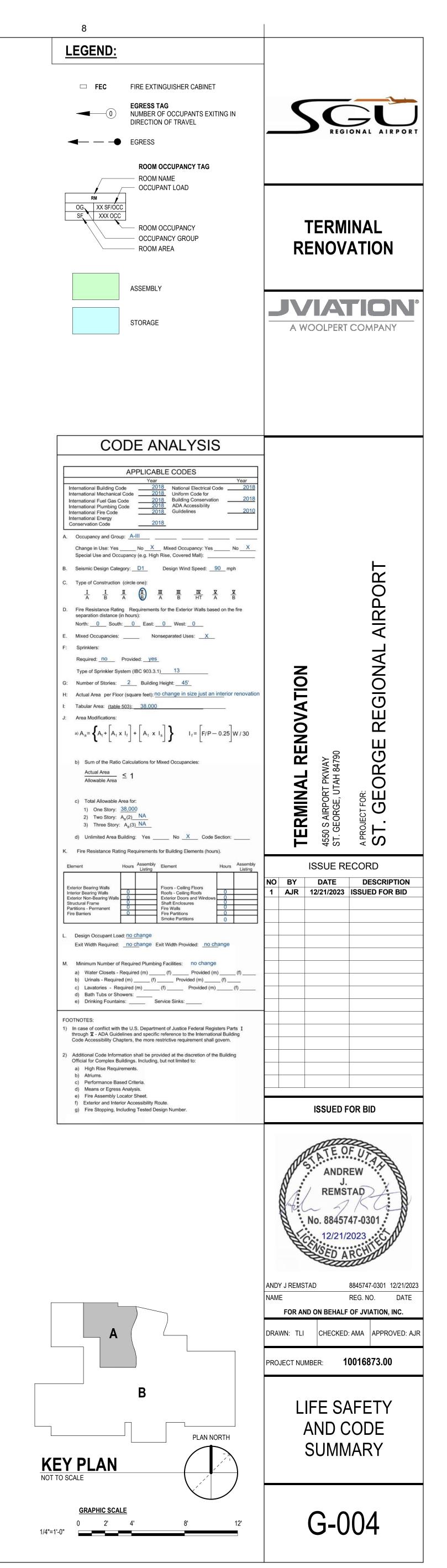
FOR AND ON BEHALF OF JVIATION, INC.

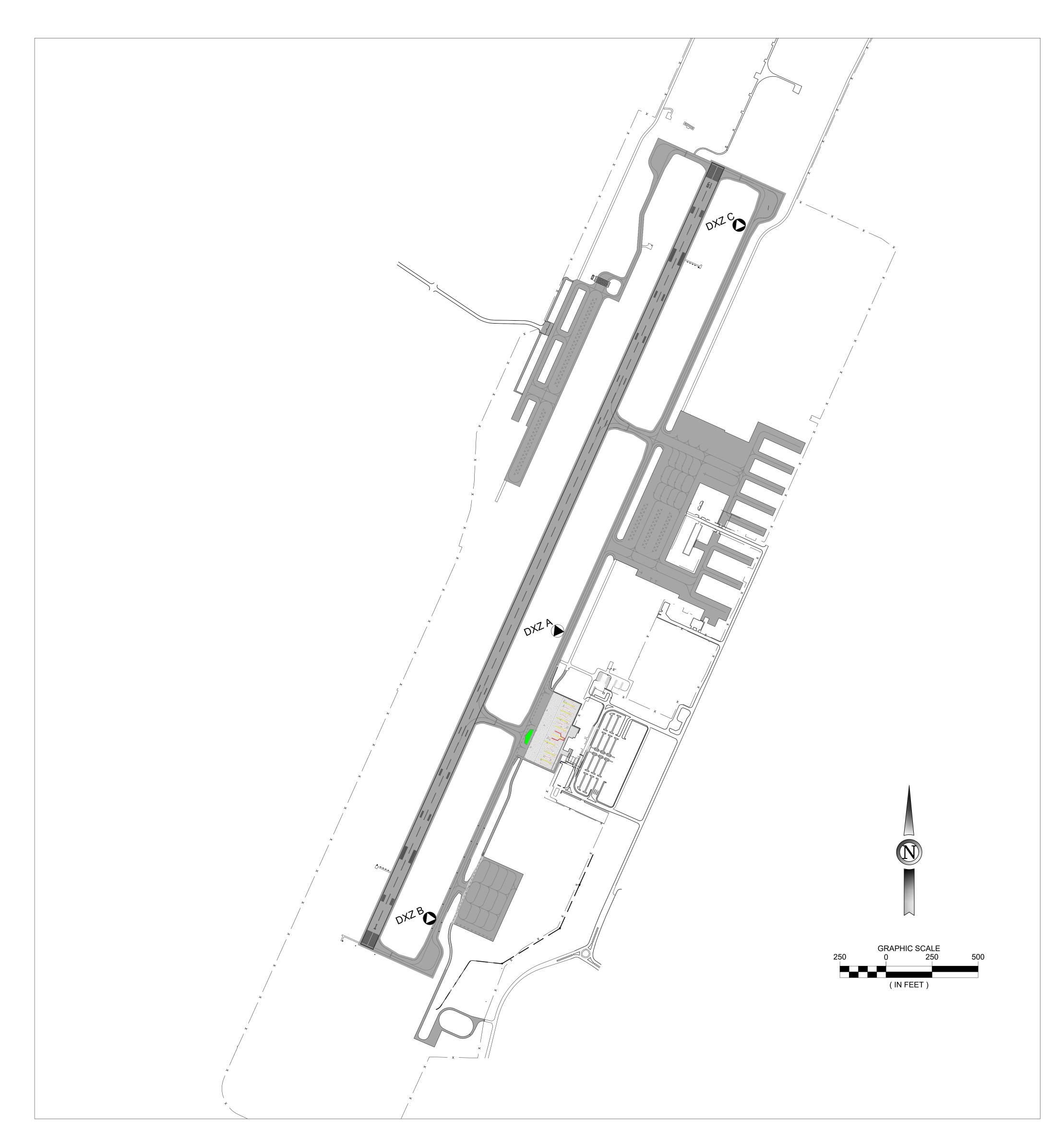
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PROJECT NUMBER: 10016873.00

GENERAL NOTES







AIRPORT SURVEY CONTROL DATA							
POINT NAME	PID	NORTHING	EASTING	ELEVATION	DESCRIPTION		
DXZ A	DM3653	9982612.57	1053810.61	2851.57 (BM) (P)	PACS (STAINLESS STEEL ROD)		
DXZ B	DM3654	9979494.71	1052422.36	2830.11 (P)	SACS (STAINLESS STEEL ROD)		
DXZ C	DM3655	9987014.75	1055781.35	2875.97 (P)	SACS (STAINLESS STEEL ROD)		
(BM) ELEVATION BENCHMARK, (G) GPS DERIVED ELEVATION, (P) PUBLISHED ELEVATION							

SURVEY LEGEND PACS - PRIMARY AIRPORT CONTROL STATION SACS - SECONDARY AIRPORT CONTROL STATION PROJECT TEMPORARY SURVEY CONTROL POINT RUNWAY END MONUMENT

# PROJECT DATUM STATEMENT

COORDINATE SYSTEM: NAD83(2011) STATE PLANE ZONE: UTAH SOUTH ZONE 4303 UNITS: U.S. SURVEY FEET (SFT) GEOID MODEL: GEOID12B

PROJECT COORDINATES ARE STATE PLANE GROUND COORDINATES. PROJECT BROUGHT TO GROUND AT "DXZ A" (PACS)

LAT: 37°02'02.94815" N LONG: 113°30'34.85679" W

ELLIPSOID HEIGHT: 2771.24 FT NAVD88 ELEVATION: 2851.57 FT (VERTICAL BM)

GROUND SCALE FACTOR: 1.0000962490

DXZ A, THE PRIMARY AIRPORT CONTROL STATION (PACS), IS TO BE HELD AS THE SITE

VERTICAL BENCHMARK.

LAST SURVEY WAS COMPLETED BY JVIATION IN MARCH 2022

# **SURVEY NOTES:**

- 1. REFER TO GENERAL NOTES FOR ADDITIONAL INFORMATION.
- 2. CONTRACTOR SHALL VERIFY AIRPORT CONTROL POINTS PRIOR TO CONSTRUCTION ACTIVITIES AND REPORT DISCREPANCIES TO THE
- CONTRACTOR SHALL PROTECT AND PRESERVE THE AIRPORT SURVEY CONTROL STATIONS.

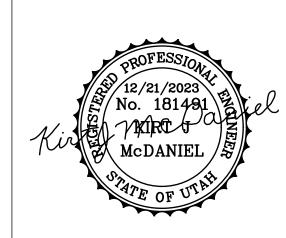


**TERMINAL RENOVATION** 

**JVIATION®** A WOOLPERT COMPANY

ISSUE RECORD NO BY DATE DESCRIPTION 1 KJM 12/21/2023 ISSUED FOR BID

**ISSUED FOR BID** 



KIRK J MCDANIEL PE-181491 12/21/2023 FOR AND ON BEHALF OF JVIATION, INC.

DRAWN: OB CHECKED: W APPROVED: W

PROJECT NUMBER: 10016873.00

SURVEY CONTROL PLAN

C-005

**TERMINAL** 

**JVIATION** A WOOLPERT COMPANY

NO BY DATE DESCRIPTION 1 KJM 12/21/2023 ISSUED FOR BID

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PROJECT NUMBER: 10016873.00

CITY OF ST. GEORGE WATER NOTES

- 1. ALL WATERLINE WORKS MUST BE INSTALLED BY A CONTRACTOR THAT HAS BEEN PRE-QUALIFIED BY THE CITY OF ST. GEORGE WATER DEPARTMENT.
- 2. ALL CONSTRUCTION SHALL CONFORM TO THE "CITY OF ST. GEORGE STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION", "THE INTERNATIONAL PLUMBING CODE", AND THE "UNIFORM BUILDING CODE" LATEST EDITION AS ADMINISTERED BY THE CITY OF ST. GEORGE.
- 3. CONTRACTOR SHALL POTHOLE ALL PIPELINES AND VERIFY LOCATION AND DEPTH PRIOR TO PROCEEDING WITH ANY BUILDING OR PIPELINE CONSTRUCTION. IF THE IN-FIELD CONDITION VARIES FROM DESIGN THE CONTRACTOR IS RESPONSIBLE FOR COSTS DUE TO CHANGES IN CONDITION. CITY MAPS ARE "BEST KNOWLEDGE" AND APPROXIMATE.
- 4. THE POTABLE WATER SUPPLY TO LAWN IRRIGATION SYSTEMS SHALL BE PROCTECTED AGAINST BACKFLOW PER THE "INTERNATIONAL PLUMBING CODE (IPC)" SECTION 608.16.5 AND FIRE SPRINKLER
- 5. ALL BACKFLOW ASSSEMBLY INSTALLATION AND TESTREQUIREMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF ST. GEORGE BACKFLOW ORDINANCE 9-1-1997-5-6-5.
- 6. 14 GAUGE WIRE SHALL BE TAPED TO ALL WATER LINES FOR LOCATING PURPOSES. THE WIRE SHALL ALSO BE BROUGHT UP AT EACH VALVE BOX AND HYDRANT.
- 7. THRUST RESTRAINT ON THE NEW PIPELINE WILL BE AS SHOWN ON THE DETAILS. USE MEGA-LUG ON THE
- FITTINGS AND FIELD LOCK GASKETS ON THE REQUIRED LENGTH OF RESTRAINED PIPE.
- 8. ASPHALT REPLACED OVER THE PIPE TRENCHING IS TO MATCH EXISTING PAVEMENT DEPTHS WITH A 6" OVER CUT FROM EDGE OF THE TRENCH ON EACH SIDE OF THE TRENCH.
- 9. CONTRACTORS SHALL CUT OFF AND CAP (BACK AT THE WATER MAIN), ALL EXISTING SERVICE LINES OR UNUSED STUB LINES THAT WILL BE ABANDONED.
- 10. ANY CHANGES MADE IN THE FIELD MUST BE FIRST APPROVED AND DOCUMENTED BY THE CITY OF ST.
- GEORGE WATER SERVICES REPRESENTATIVE.
- 11. ALL NEW FIRE HYDRANTS SHALL BE INSTALLED AT THE CORRECT HEIGHT. RISERS WILL NOT BE ALLOWED. 12. IRRIGATION WATER WORKS MAY REQUIRE ADDITIONAL APPROVALS FROM RESPECTIVE IRRIGATION

- CITY OF ST. GEORGE WASTEWATER NOTES
- 1. NO SEWER UNDER 9' DEEP UNLESS APPROVED BY THE CITY OF ST. GEORGE.
- 2. ANY SEWERS NOT IN PUBLIC STREETS SHALL SHOW RECORDED EASEMENTS.

COMPANIES.

3. BUILDINGS MAY REQUIRE INTERCEPTORS AT A LATER DATE.

CODE" LATEST EDITION AS ADMINISTERED BY THE CITY OF ST. GEORGE

- 4. ALL SEWER MANHOLES SHALL HAVE "CITY OF ST GEORGE" LOGO LIDS FOR FINAL INSPECTION.
- 100' MAXIMUM SPACE BETWEEN SEWER LATERAL CLEANOUTS. 6. ALL CONSTRUCTION SHALL CONFORM TO THE "CITY OF ST. GEORGE STANDARD SPECIFICATIONS FOR

DESIGN AND CONSTRUCTION", "THE INTERNATIONAL PLUMBING CODE", AND THE "UNIFOM BUILDING

ST. GEORGE ENERGY SERVICES POWER NOTES

4/0 IN 2" CONDUIT

= 350 MCM IN 3" CONDUIT

B. FOR C.T. CONNECTIONS (SERVICES > 400 AMPS) – SECONDARY CONDUIT AND WIRE SHALL BE SIZED

C. FOR COMMERCIAL AND/OR APARTMENT COMPLEX ≤ 400 AMPS, OR > 400 AMPS WITH GANGPACK

5. THE POWER DESIGN ON THIS UTILITY PLAN IS CONSIDERED BY ST. GEORGE ENERGY SERVICES (SGES) AS

6. ALL PRIMARYUNDERGROUND POWER WORK/INSTALLATION MUST BE COMPLETED BY A CONTRACTOR

THAT HAS BEEN PREQUALIFIED BY SGES AND MEET ALL SGES STANDARDS. ALL OVERHEAD

8. IT IS THE RESPONSIBILITY OF THE DESIGN ENGINEER TO PROVIDE LOCATION AND ELEVATION OF ALL

EXISTING AND DESIGN UNDERGROUND/OVERHEAD UTILITIES AND STRUCTURES THATWILLIMPACT THE

9. ALL JUC TRENCHES WILL BE BACKFILLED AND COMPACTED IN 6" TO 8" LIFTS TO A COMPACTION OF 95% IN ROADWAYS/SIDEWALKS AND 90% BEHIND SIDEWALK. TESTING IS TO BE DONE AT MIDDLE AND TOP OF

10. ALL CHANGES TO EXISTING GRADES NEAR EXISTING POWER UTILITIES MUST BE APPROVED BY SGES PRIOR

11. ANY IN-FIELD CHANGES TO THE JUC APPROVED POWER DESIGN WILL BE AT THE DEVELOPER'S EXPENSE AND MUST BE PRE-APPROVED AND DOCUMENTED BY SGES PRIOR TO INSTALLATION.

= 500 MCM IN 3"CONDUIT

CONTACT SGES FOR LENGTHS > 200-FT IF NOT SPECIFIED PER PLAN.

PRELIMINARY AND NON-BIDABLE UNTIL ACCOMPANIED BY A JUC APPROVAL STAMP.

2. PRIMARY POWER FROM VAULT TO TRANSFORMER SHALL BE 1/0 WIRE IN 3" CONDUIT UNLESS

1. PRIMARY POWER FROM SWITCH TO SWITCH SHALL BE 750 WIRE IN 3" CONDUIT.

OTHERWISE NOTED. ALL WIRE SHALL HAVE A TEMPERATURE RATING OF 90°C

A. FOR RESIDENTIAL LOTS – WHERE LENGTH IS LESS THAN OR EQUAL TO 200-FT

3. SECONDARY POWER FROM TRANSFORMER TO METER (90°C TEMP. RATING):

• 100 – 150 AMPS = 1/0 IN 2" CONDUIT

INDIVIDUAL METERS – SIZED BY SGES BASED ON LOAD CALC'S.

600 AMPS

BY BUILDING ELECTRICAL ENGINEER.

4. CONTRACTOR TO FOLLOW ALL BLUE STAKES PROTOCOLS.

WORK/INSTALLATION MUST BE COMPLETED BY SGES.

7. ALL WORK DONE BY SGES WILL BE PREPAID BY THE DEVELOPER.

#### RESIDENTIAL SUBDIVISION PROJECT POWER NOTES

- A. POWER LIMITATION: TRANSFORMERS, CONDUIT, AND WIRE SIZES SHOWN ARE BASED ON A STANDARD 200 AMP SERVICE PER RESIDENCE. SHOULD ANY LOT(S) IN THIS SUBDIVISION REQUIRE LARGER SERVICES, PLANS MUST BE RESUBMITTED TO UPSIZE ELECTRICAL EQUIPMENT AND WIRE RESPECTIVELY (SGES).
- B. ALL SERVICES ARE SINGLE PHASE. IF THREE PHASE POWER IS REQUIRED ANYWHERE WITHIN THIS SUBDIVISION, THE PLAN WILL NEED TO BE RESUBMITTED AND REVISED.
- C. INSTALL NEW ELECTRICAL EQUIPMENT 6-FT. BEHIND TBC UNLESS OTHERWISE INDICATED OR APPROVED; INSTALL TOP OF GROUND SLEEVE 6-INCHES ABOVE ADJACENT TBC GRADE PERCURRENT SGES STANDARDS.
- D. CONTRACTOR SHALL HAVE ADJACENT CURB LOCATION AND ELEVATION STAKED PRIOR TO
- PLACEMENT OF ELECTRICAL EQUIPMENT. E. COORDINATE WITH SGES DEPARTMENT INSPECTOR FOR PHASE SEQUENCE NUMBERS AND TAPING INFORMATION TO BE LABELED ON NEW OR REPLACED TRANSFORMERS, AND PULLED OR RE-PULLED
- F. PRIMARY AND SECONDARY POWER CONDUITS SHALL BE STUBBED INTO SECONDARY BOXES
- BETWEEN CONSTRUCTION PHASES AS NECESSARY TYPICAL. G. METER, MAIN PANEL, AND DISCONNECTS SHALL BE MOUNTED OUTSIDE OF THE BUILDING ON AN EXTERIOR WALL IN A LOCATION THAT IS VISIBLE AND ACCESSIBLE TO THE POWER DEPARTMENT AND PUBLIC SAFETY ENTITIES. MAIN SHALL BE LOCATED ON THE SIDE OF THE BUILDING CLOSEST TO THE
- ELECTRICAL SOURCE / SECONDARY BOX. H. EASEMENTS ARE REQUIRED FOR ALL ELECTRICAL EQUIPMENT, CONDUIT, AND WIRE TO POINT OF SERVICE.
- I. PRIVATE STREET LIGHTS AND IRRIGATION CONTROLS, IF APPLICABLE, SHALL BE POWERED

FROM BUILDING ELECTRICAL PANELS OR COMMON HOA METERS.

# COMMERCIAL PROJECT POWER NOTES

- A. CONTRACTOR SHALL HAVE ADJACENT TBC LOCATION AND ELEVATION, AND ANY OTHER
- APPLICABLE IMPROVEMENTS, STAKED PRIOR TO PLACEMENT OF ELECTRICAL EQUIPMENT. B. INSTALL NEW ELECTRICAL EQUIPMENT 6-FT. MIN. BEHIND TBC UNLESS OTHERWISE NOTED; INSTALL TOP
- OF GROUND SLEEVE 6-INCHES ABOVE ADJACENT TBC GRADE PER CURRENT SGESSTANDARDS.
- c. COORDINATE WITH SGES DEPARTMENT INSPECTOR FOR PHASE SEQUENCE NUMBERS AND TAPING INFORMATION TO BE LABELED ON NEW OR REPLACED TRANSFORMERS AND PULLED OR RE-PULLED
- D. ELECTRICAL ENGINEER SHALL PROVIDE AIC AND COMPLETE ALL NECESSARY CALCULATIONS IN ACCORDANCE TO CURRENT BUILDING CODES; INFORMATION TO BE INCLUDED WITH BUILDING PLANS. SGES WILL PROVIDE EXISTING EQUIPMENT INFORMATION AS NECESSARY.
- E. METERS AND MAIN PANELS WITH DISCONNECTS SHALL BE MOUNTED OUTSIDE ON AN EXTERIOR BLDG. WALL, LOCATED TO BE VISIBLE & ACCESSIBLE TO THE POWER DEPARTMENT AND PUBLIC
- SAFETY ENTITIES. F. EASEMENTS ARE REQUIRED FOR ALL ELECTRICAL EQUIPMENT, CONDUIT, AND WIRE TO POINT OF SERVICE.
- G. METER BASES SHALL CONFORM TO A 5-JAW 12-S TYPE METER FOR SINGLE PHASE SERVICES BEING FED FROM A 3- PHASE TRANSFORMER.

## CONDUIT DELIVERY AT LEAST ONE (1) WEEK PRIOR TO OPENING THE TRENCH.

2. ANY MODIFICATIONS REQUIRED TO FEED PROJECT WILL BE BILLED TO THE DEVELOPER.

1. DEVELOPER TO PROVIDE ALL REQUIRED TRENCHING WITHIN THE PROJECT.

- 3. INFOWEST WILL PROVIDE ALL CONDUITS. CALL 435-272-3559 OR EMAIL JUC@infowest.com\_FOR
- 4. FOR COMMERCIAL PROJECTS WITH AN MDF/COMM ROOM. DEVELOPER WILL INSTALL A 2" PVC RUN TO

**INFOWEST, CATV/FIBER OPTIC NOTES:** 

**DOMINION ENERGY NOTES** 

2. DEVELOPER WILL BE RESPONSIBLE TO GET ALL COMPACTION TESTS DONE AT DEVELOPER'S EXPENSE.

3. IF CASINGS/CONDUITS ARE NEEDED. THEY ARE TO BE INSTALLED BY DEVELOPER AT THEIR COSTS. A MAP

INCHES OF TOP BACK OF CURB BEFORE GAS LINES WILL BE INSTALLED. \*\*NO RETAINING, ROCK, OR BLOCK

WALLS MAY BE CONSTRUCTED ON/IN A PUE \*\*DEVELOPER WILL BE RESPONSIBLE FOR THE COSTS OF

5. ALL TRENCHES SHALL BE BACKFILLED AND ALL DEBRIS, CONSTRUCTION MATERIALS AND EXCESS DIRT PILES

6. PROPERTY LOT LINES, BACK OF CURB AND GRADE **MUST** BE STAKED BYDEVELOPER BEFORE GAS WILL BE

7. POWER, WATER, SEWER LINES, CULVERTS OR OTHER HAZARDS NOT CLEARLY NOTICEABLE SHALLBE

8. FAILURE TO COMPLY WITH THE ABOVE NOTES WILL RESULT IN DELAY OF SERVICE TO THISPROJECT.

10. \*\*IMPORTANT NOTICE\*\* GAS WILL BE PUT ON THE SCHEDULE FOR INSTALLATION WHEN POWER

9. CONTACT JC HALL, 435-210-0729, AT LEAST TWO (2) WEEKS PRIOR TO BEING READY, FOR SCHEDULING OF

TRENCH IS BURIED, STREETS ARE WITHIN 6 INCHES OF SUB-GRADE AND THE UTILITY EASEMENT IS

CONTRACTOR IS REQUIRED TO CALL **HIGH PRESSURE DISPATCH** AT **801-324-3370** OR **BRYAN WARD** 

PRESSURE GAS LINE. THIS WILL SCHEDULE A DOMINION ENERGY HIGH PRESSURE INSPECTOR TO THE

**435-559-6547**, AT LEAST 48 HOURS IN ADVANCE, BEFORE WORKIGN WITHIN 10 FEET OF A HIGH-

WILL BE AVAILABLE AT DOMINION ENERGY FOR CASING LOCATIONS (1155 E 350 N - STGEORGE).

4. ALL OF THE UTILITY EASEMENTS BACK OF SIDEWALK WILL BE GRADED, AT FULL WIDTH, TO WITHIN 6

ANY GAS LINES TO BE LOWERED AND/OR RELOCATED AFTER INSTALLATION. \*\*

1. DEVELOPER NEEDS TO CONTACT DOMINION ENERGY PRECONSTRUCTION DEPARTMENT PRIOR TO

BREAKING GROUND FOR GAS SIGN UP - ERIC WARD 435-669-2269.

SHALL BE CLEARED AWAY.

STAKED BY DEVELOPER.

**GRADED TO TOP BACK OF CURB.** 

11. HIGH PRESSURE GAS NOTE:

PROJECT SITE.

- 5. ANY QUESTIONS REGARDING SERVICE SHOULD BE DIRECTED TOWARDS GAB TREMBLEY AT 435-272-
- 3559 OR JUC@infowest.com.
- 6. RELOCATION OF EXISTING NEW OR EXISTING INFOWEST FACILITIES ARE BILLABLE TO THE DEVELOPER.
- THE DEVELOPER WILL BE PROVIDED WITH AN ESTIMATE OF COSTS FOR WORK DONE.

1. THE POWER DESIGN ON THIS UTILITY PLAN IS CONSIDERED BY DIXIE POWER TO BE PRELIMINARY UNTIL ACCOMPANIED BY A JUC APPROVAL STAMP. UPON RECEIPT OF THE JUC APPROVED DRAWING, DIXIE POWER'S ENGINEERING DEPARTMENT SHALL COMMENCE WITH THE FINAL CONSTRUCTION ESTIMATE. CONSTRUCTION ON THIS PROJECT WILL NOT COMMENCE UNTIL ALL CONSTRUCTION PAYMENTS HAVE BEEN MADE IN FULL.

**DIXIE POWER NOTES** 

- ALL PRIMARY AND SECONDARY POWER INSTALLATION SHALL BE PERFORMED BY DIXIE POWER AND ITS APPROVED CONSTRUCTION CREWS. IF BACKFILL AND COMPACTION IS TO BE PROVIDED BY OWNER, ALL CONDUITS SHALL BE SAND BEDDED BEFORE NATIVE BACKFILL CAN BE UTILIZED.
- 3. IT IS THE RESPONSIBILITY OF THE OWNER TO PROVIDE LOCATIONS AND ELEVATIONS FOR EACH OF THE FACILITIES THAT ARE TO BE INSTALLED WITH THIS PROJECT. IF OVERHEAD POWER LINES ARE BEING CONSTRUCTED, THE FINAL GRADE OF THE EASEMENT SHALL BE ESTABLISHED BEFORE CONSTRUCTION CAN BEGIN. IF THE GRADE CHANGES AFTER THE CONSTRUCTION HAS BEEN COMPLETED, THE COSTS TO CHANGE THE ELEVATION SHALL BE BILLABLE TO THE OWNER.
- 4. ALL JUC TRENCHES SHALL BE BACKFILLED AND COMPACTED IN 6 TO 8" LIFTS TO A COMPACTION OF 95%IN ROADWAYS/SIDEWALKS AND 90% BEHIND SIDEWALKS AND AT ALL PREPARED TRANSFORMER PAD AND HEAVY HARDWARE LOCATIONS. TESTING IS TO BE DONE AT MIDDLE AND TOP OFTRENCH.
- 5. FIELD DENSITY REPORTS FROM AN ACCREDITED GEOTECHNICAL ENGINEERING COMPANY SHALLBE SUBMITTED TO DIXIE POWERS ENGINEERING DEPARTMENT UPON COMPLETION OF THE PROJECT.
- 6. ALL CHANGES TO EXISTING GRADES NEAR EXISTING POWER UTILITIES MUST BE APPROVED BY DIXIE POWER'S ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION. BLUE STAKES PROTOCOL SHALL BE
- 7. ANY IN-FIELD CHANGES TO THE JUC APPROVED POWER DESIGN WILL BE AT THE OWNER'S EXPENSE AND MUST BE PRE-APPROVED AND DOCUMENTED BY DIXIE POWER PRIOR TO INSTALLATION.
- 8. OVERHEAD POWER LINE EASEMENTS SHALL NOT BE LANDSCAPED WITH TREES THAT GROW MORETHAN 15 FT AT MAXIMUM MATURITY. ALL UNDERGROUND FACILITIES SHALL BE LEFT OPEN FROM LANDSCAPING (15FT IN FRONT AND 5FT ON SIDES AND BACK FOR TRANSFORMERS AND SWITCHES AND 15 FT IN FRONT AND BACK FOR PMH HARDWARE) FOR EASE OF ACCESS.
- 9. PLEASE REFERENCE WWW.DIXIEPOWER.COM FOR INFORMATION ON INSTALLATION GUIDELINESAND METERING STANDARDS.

# CENTURYLINK NOTES

- 1. DEVELOPER TO PLACER CONDUIT IN ALL JUC TRENCH AND STUB UP AT ALL POWER LOCATIONS. CONTACT CENTURYLINK ENGINEER FOR PRINT IF NEEDED.
- 2. CENTURYLINK WILL PROVIDE ALL CONDUIT AND DELIVER TO JOB SITE. CALL 435-632-6553 SEVEN (7) DAYS PRIOR TO REQUIRING CONDUIT TO SCHEDULE DELIVERY.
- 3. CONTRACTOR TO INSTALL CONDUIT AND PLACE PULL STRING IN ALL CONDUIT TO VERIFY CONDUIT
- 4. ALL CONDUIT IS 2" UNLESS OTHERWISE NOTED.
- 5. ANY QUESTIONS TO JUC APPROVED PLANS PLEASE CONTACT CENTURYLINK ENGINEER ZACH MATHEWS AT 435-673-9639.
- 6. ANY CENTURYLINK FACILITY RELOCATIONS ASSOCIATED WITH PROJECT WILL BE BILLABLE TO OWNER/DEVELOPER. CENTURYLINK ENGINEER MUST BE CONTACTED A MINIMUM OF FOUR (4) WEEKS BEFORE RELOCATION IS REQUIRED
- 7. DEVELOPER IS RESPONSIBLE TO PROVIDE ALL STREET NAMES AND ADDRESSES WITHIN THREE (3) WEEKS OF UTILITY PLAN APPROVAL. FAILURE TO PROVIDE ADDRESSES WILL RESULT IN A DELAY OF SERVICE TO

# TDS, CATV/BROADBAND NOTES:

- 1. THE DEVELOPER WILL PROVIDE ALL REQUIRED TRENCH WITHIN THE PROJECT. ANY MODIFICATIONS ALONG THE PERIPHERY TO FEED THIS PROJECT WILL BE BILLED TO THE DEVELOPER.
- 2. TDS WILL PLACE CONDUITS IN AN OPEN/JOINT TRENCH. PLEASE CONTACT TDS ENGINEERING AT 435-288-1415 AT LEAST 3 WEEKS PRIOR TO OPENING TRENCH TO CREATE DESIGN AND SCHEDULE WORK.
- 3. CONTACT TDS PRIOR TO CONSTRUCTING BUILDINGS FOR PREWIRE OPTIONS FOR FIBER OPTIC SERVICE. ANY OTHER QUESTIONS REGARDING CONSTRUCTION OF SERVICE SHOULD BE DIRECTED TO TDS ENGINEERING AT 435-288-1415.
- 4. RELOCATION OF NEW OR EXISTING TDS FACILITIES WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR

FOR THE DEVELOPER ON THIS PROJECT.

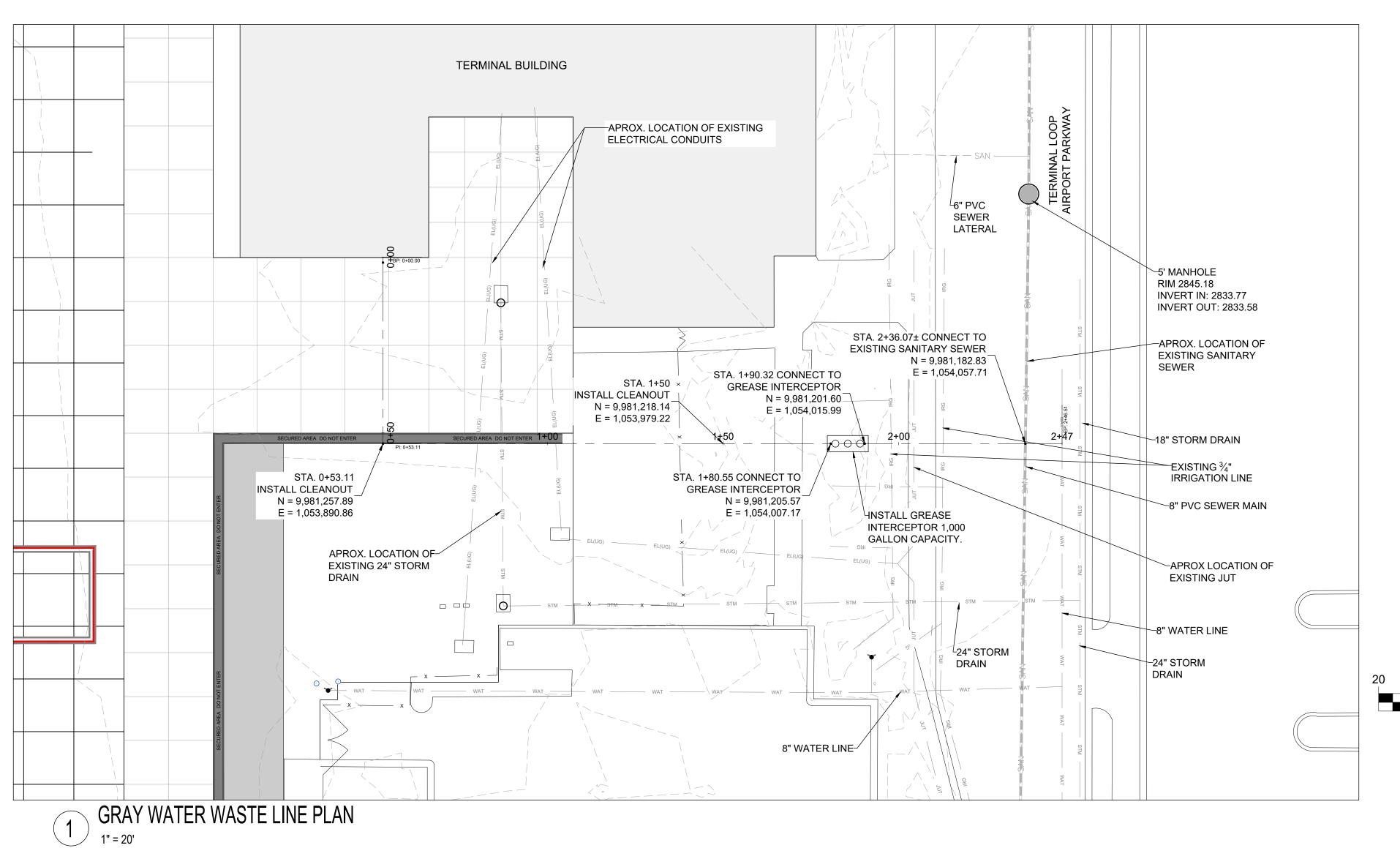
ANY MODIFICATIONS AFTER CONDUIT/CABLE PLACEMENT WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR AS WILL DAMAGES CAUSED BY OTHER CONTRACTORS WORKING

ISSUE RECORD



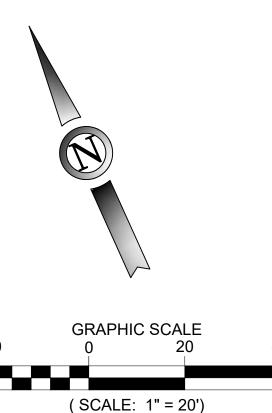
JOINT UTILITY

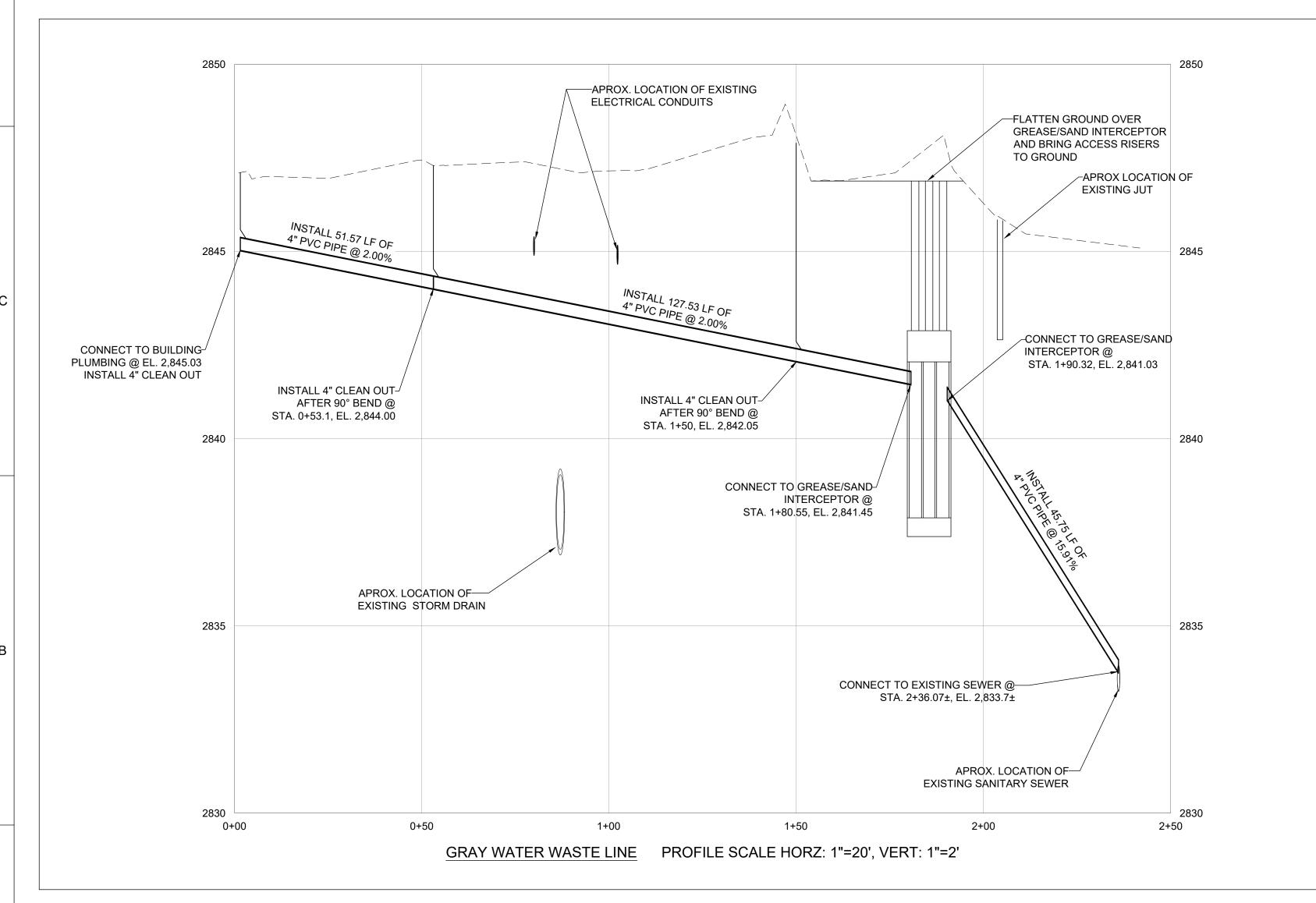
**NOTES** 



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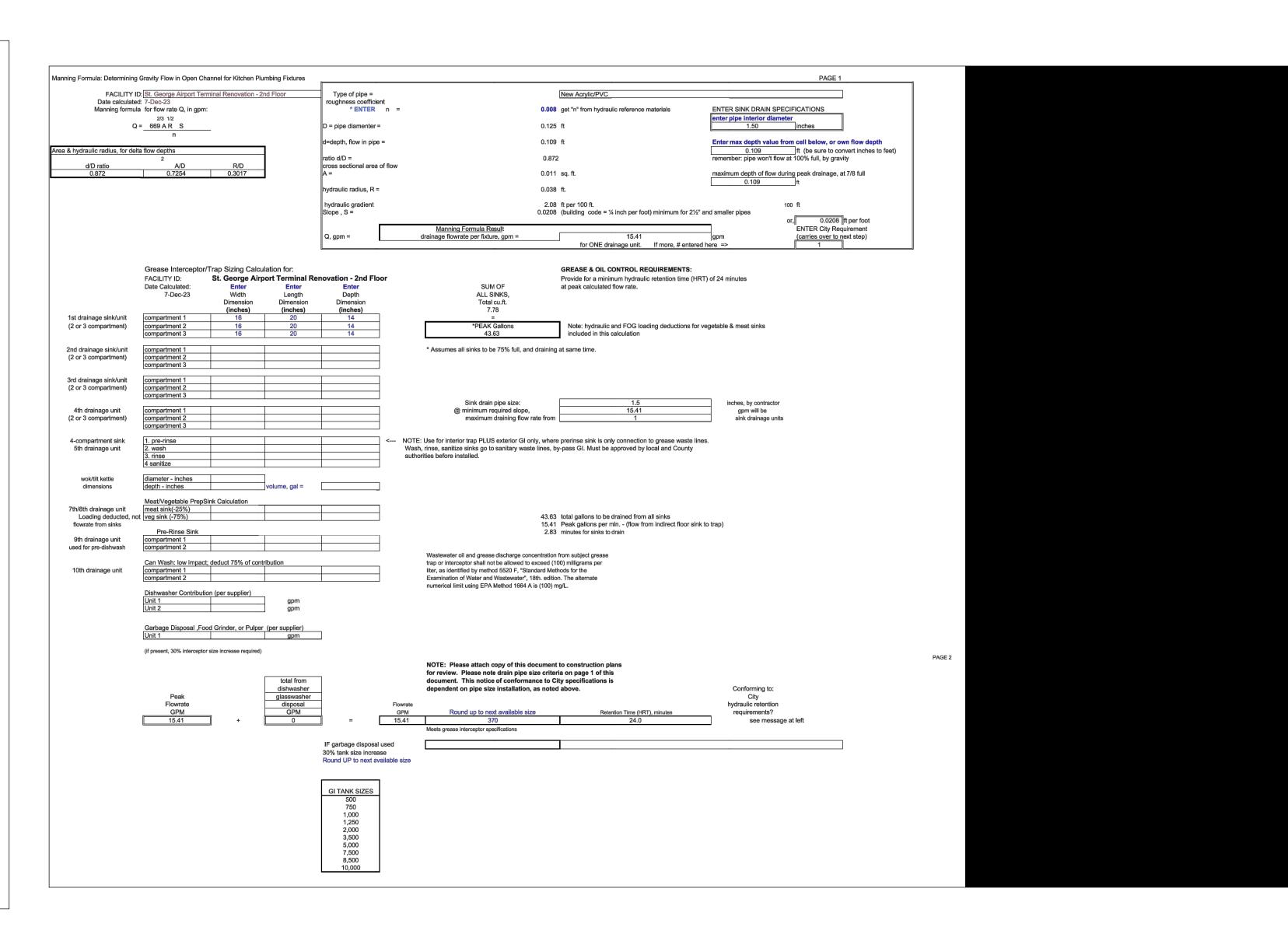
- 1. ALL WORK ON THE NEW 4-INCH WASTE LINE AND GREASE INTERCEPTOR OUTSIDE THE EXISTING FENCE SHALL BE COMPLETED BETWEEN THE HOURS OF 7 PM AND 7 AM. NO OPEN TRENCHES SHALL BE ALLOWED IN THIS AREA BETWEEN 7 AM AND 7 PM. INSTALL STEEL PLATES OVER ANY OPEN TRENCHES OR HOLES.
- 2. PROTECT ALL EXISTING IRRIGATION LINES, SIDEWALKS AND OTHER FACILITIES DURING INSTALLATION OF THE WASTE LINE AND GREASE INTERCEPTOR. CONTRACTOR SHALL REPLACE ANY DAMAGED FACILITIES.
- 3. ALL WORK SHALL BE COMPLETED PER ST. GEORGE CITY CONSTRUCTION REQUIREMENTS, INCLUDING ALL REQUIRED TESTING.
- 4. NO POWER REQUIRED FOR THIS PROJECT.





GRAY WATER WASTE LINE PROFILE

1" = 20'



SCELL AIRPORT

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al Airport

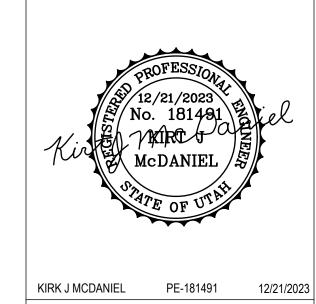
4550 S AIRPORT PKWAY
ST. GEORGE, UTAH 84790
A PROJECT FOR:

St. George Region

NO BY DATE DESCRIPTION

1 KJM 12/21/2023 ISSUED FOR BID

ISSUED FOR BID



DRAWN: LOB CHECKED: JSW APPROVED: JSW

PROJECT NUMBER: 10016873.00

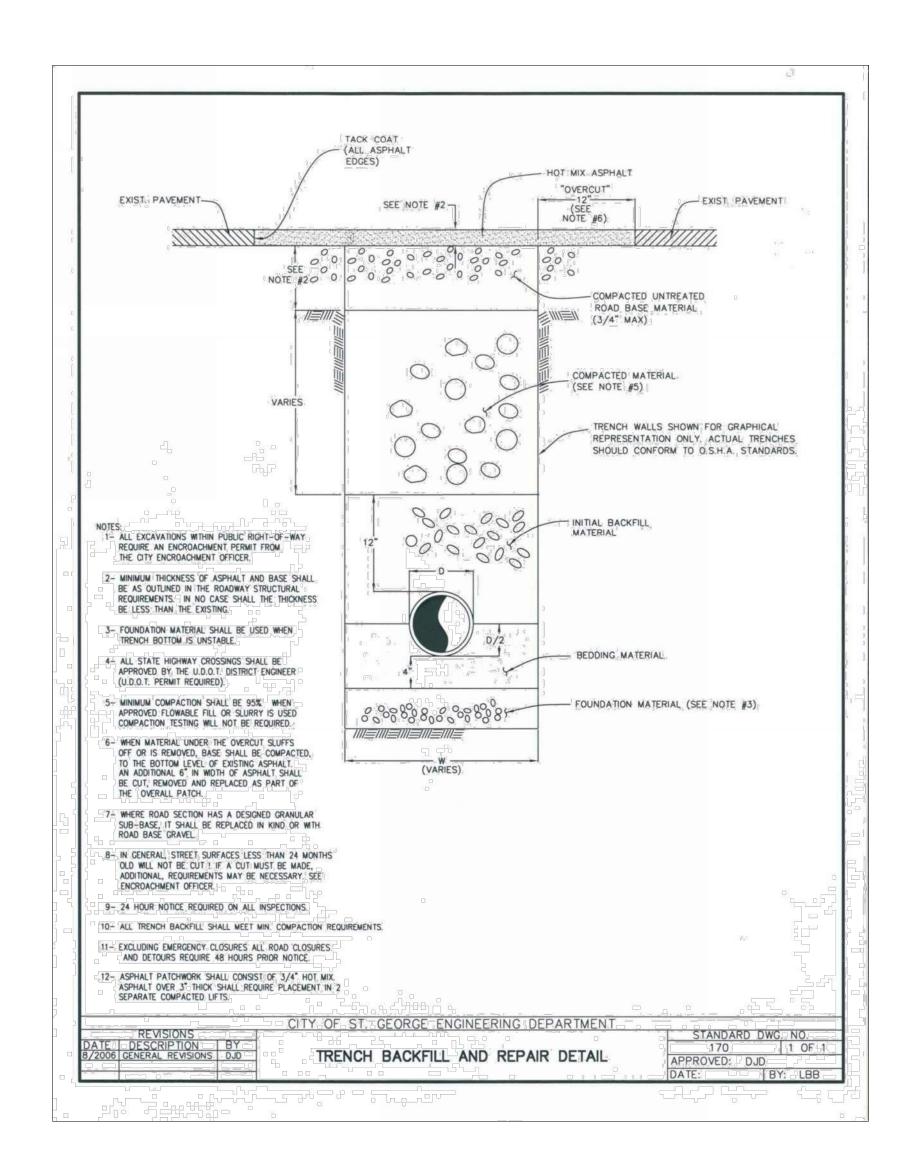
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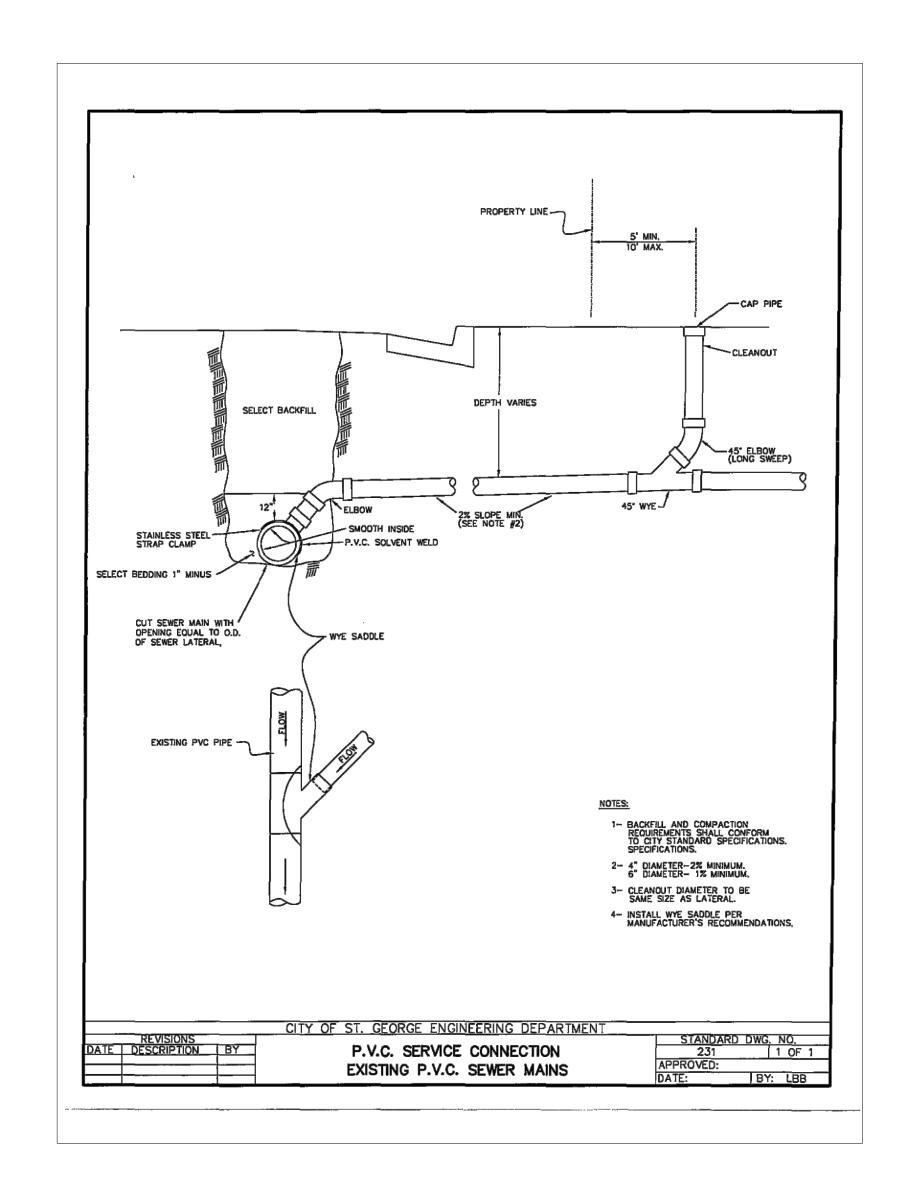
NEW WASTE LINE PLAN AND PROFILE

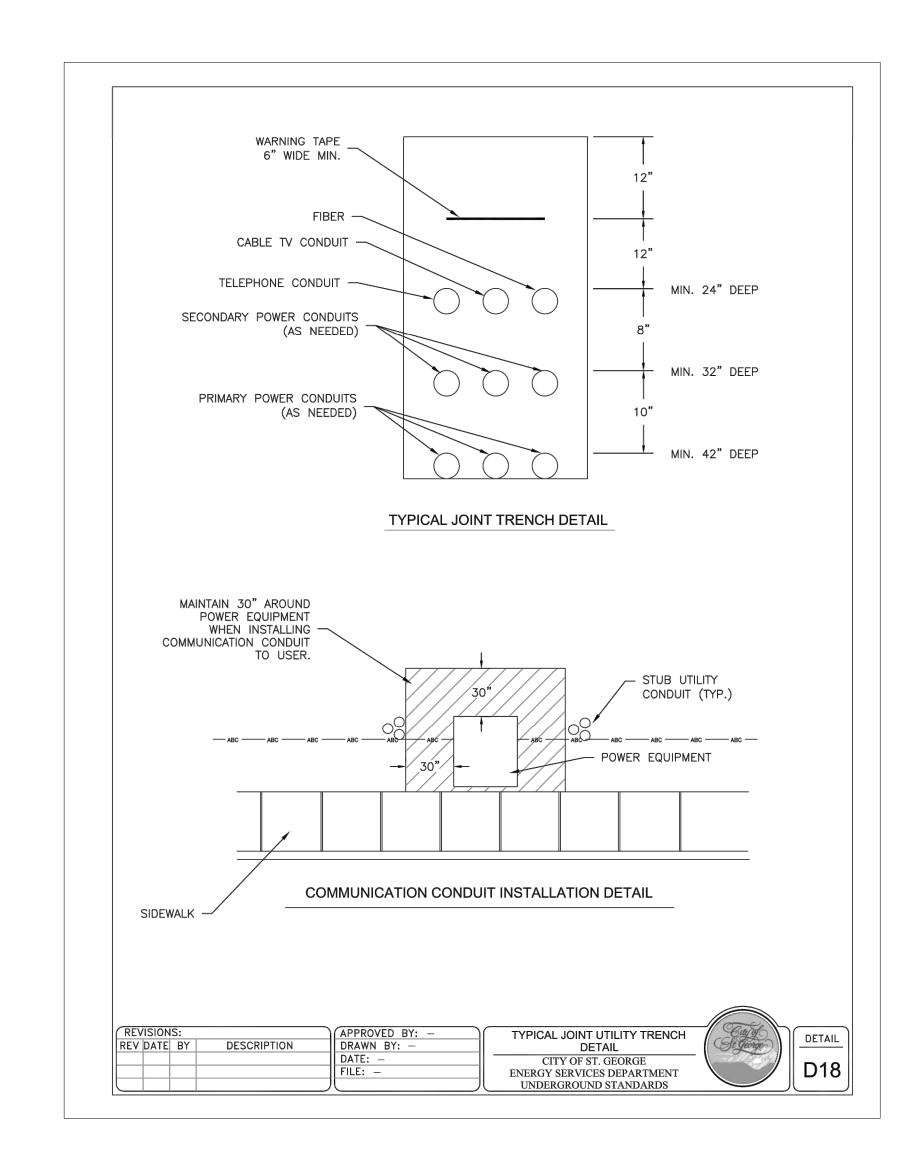
C-200

#### **Pretreatment Notes**

- 1. A "Food Service Establishment" is defined as any building, vehicle, place, or structure, or any room or division in a building, vehicle, place, or structure, where: (A) food is prepared, served, or sold for immediate consumption on or in the vicinity of the premises; (B) called for or taken out by customers; or (C) prepared prior to being delivered to another location for consumption.(Ord. 8-4-14-2)
- 2. All newly constructed commercial structures, strip malls, multi-tenant planned occupied buildings, or planned unoccupied buildings, shall install independent wastewater discharge lines stubbed out within each designated future food establishment unit. If a new source commercial structure, strip mall, or multi-tenant building has planned occupancy by one or more businesses that do not generate FOG, and therefore do not need a grease interceptor, and the owner of the structure does not facilitate the installation of independent wastewater discharge lines and install a common interceptor, then no future food establishment shall be permitted, unless the facilities are retrofitted for independent lines.(Ord. 8-4-14-3)
- 3. All plans proposing to install an interceptor must include the City of St. George Standard Detail. (Ord. 8-4-14-3)
- 4. The discharge of wastewater with temperatures in excess of one hundred forty degrees Fahrenheit (140°F) to any FOGS control device, including interceptors and traps, is prohibited. (Ord. 8-4-14-4)
- 5. Installation and use of food grinders in new and/or remodeled FSE's are not recommended. (Ord. 8-4-14-4)
- 6. All drains near chemical storage shall be plugged and/or chemicals shall have secondary containment to prevent discharge into the sanitary sewer.
- 7. All kitchen fixtures (including mop sinks and excluding hand washing sinks and ice machines) must discharge to the grease waste line that flows into the grease interceptor. Prior to occupancy and/or the issuance of the business license and following the interceptor leak test approval, all kitchen fixtures must pass a dye test performed by the Pretreatment Department. Request a dye test from the Pretreatment Department by visiting pretreatment.sgcity.org when all kitchen fixtures are installed, plumbed to the grease interceptor, and have running water to them. Any questions can be directed to (435) 627-4266.
- 8. No user shall introduce or cause to be introduced into the POTW any pollutant or wastewater as outlined in Ord. 8-4-2.1 (Prohibited Discharge Standards).









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SOJECT FOR: .. George Regional Airpor

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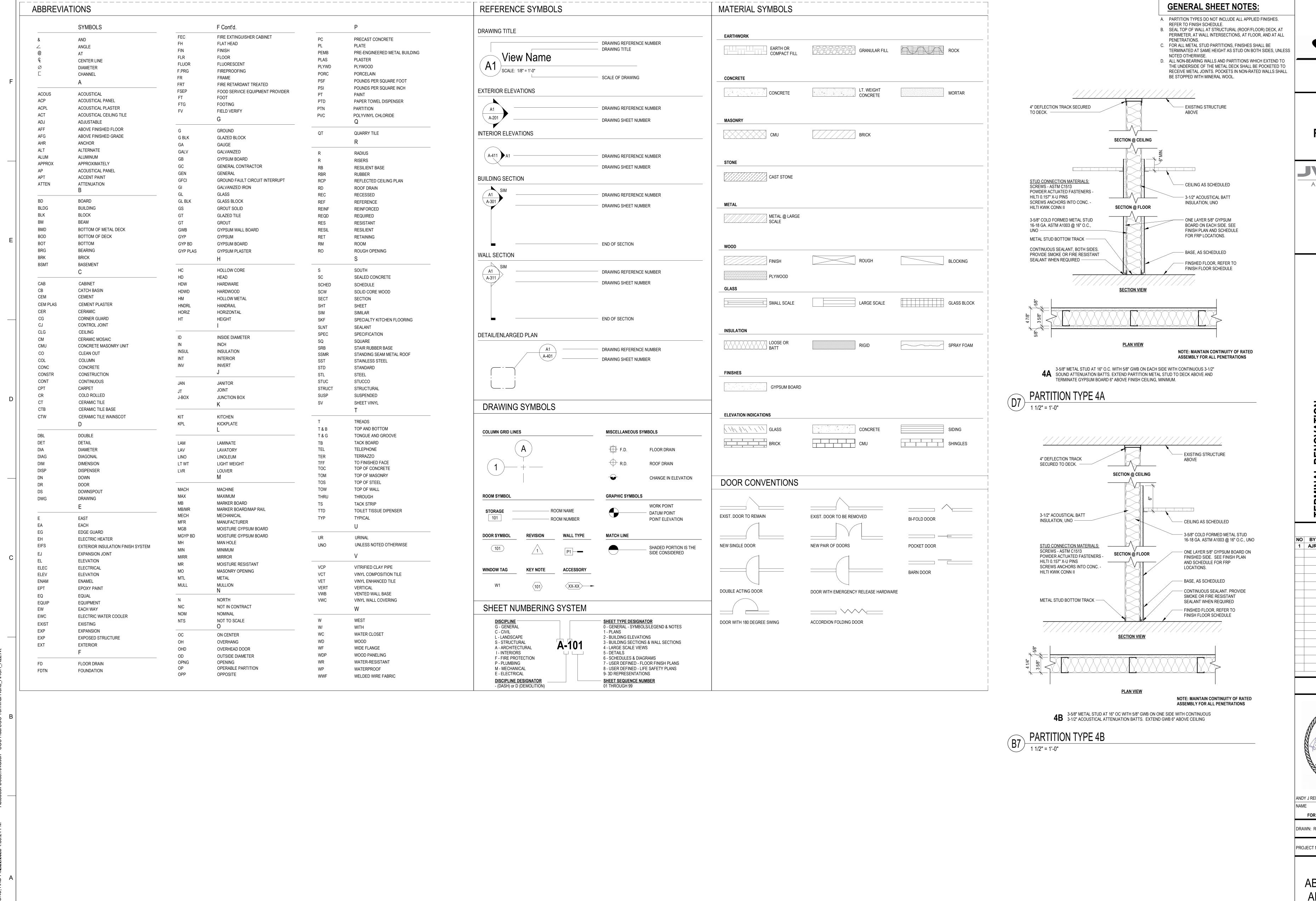
FOR AND ON BEHALF OF JVIATION, INC.

DRAWN: OB CHECKED: W APPROVED: W

PROJECT NUMBER: 10016873.00

WASTE LINE AND
GREASE INTERCEPTOR
DETAILS, AND
PRETREATMENT
NOTES

C-250



A-001 SYN TYPES SCEL AIRPORT

TERMINAL RENOVATION

JVIATION<sup>®</sup>
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RMINAL RENOVATION
S AIRPORT PKWAY
SEORGE, UTAH 84790

JUECT FOR:

GEORGE REGIONAL AIRPOF

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No. 8845747-0301
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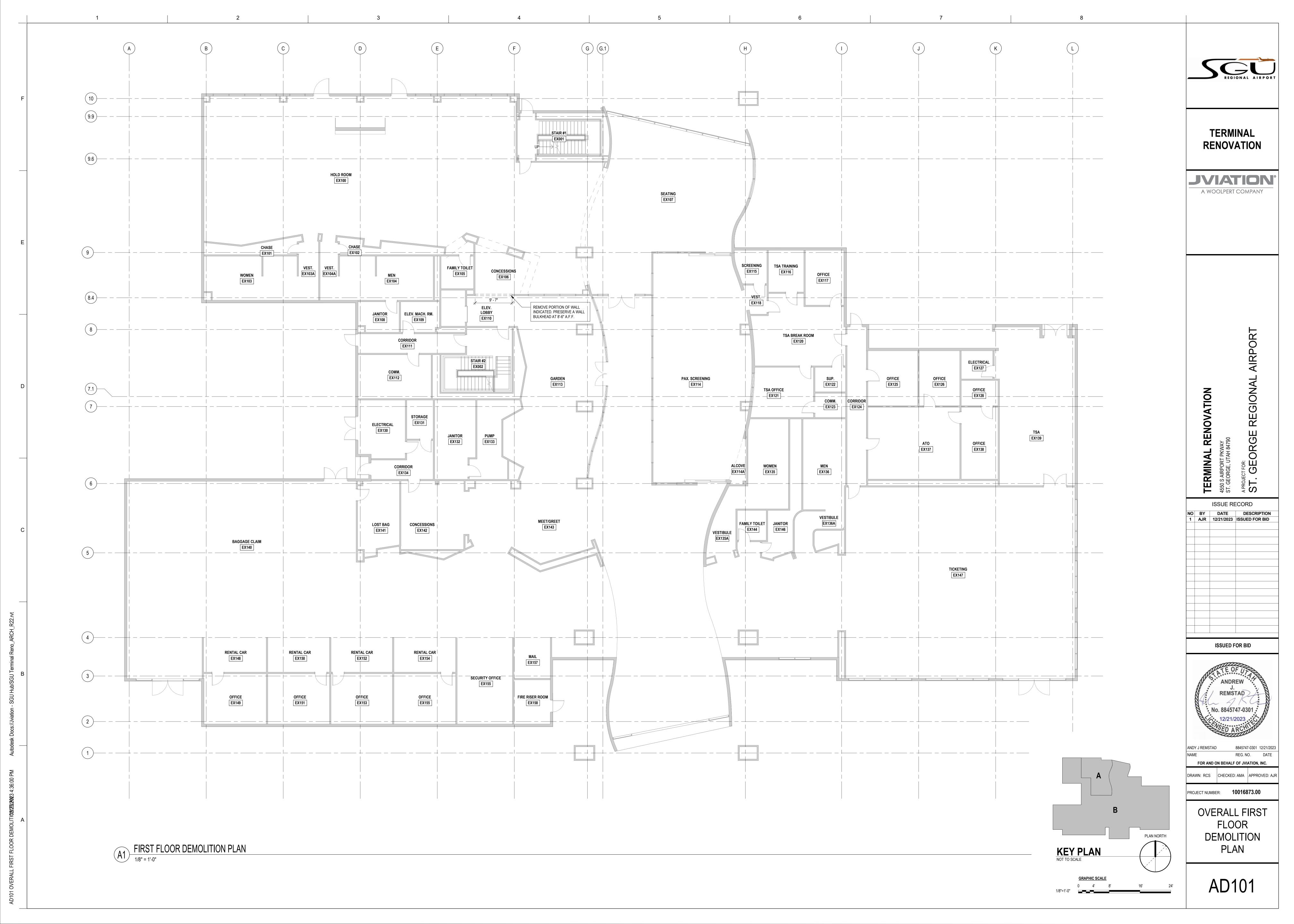
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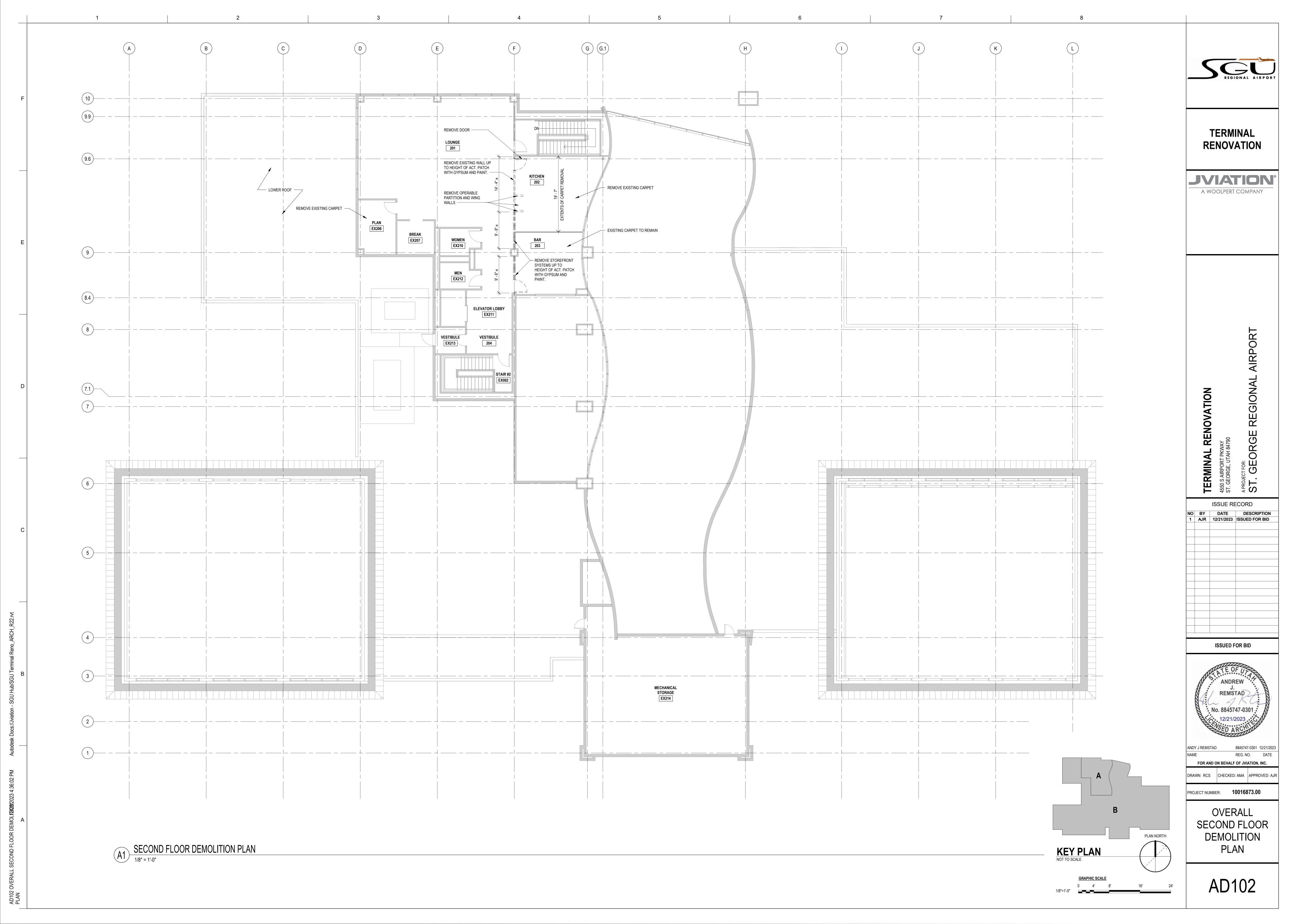
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SYMBOLS, ABBREVIATIONS, AND PARTITION TYPES

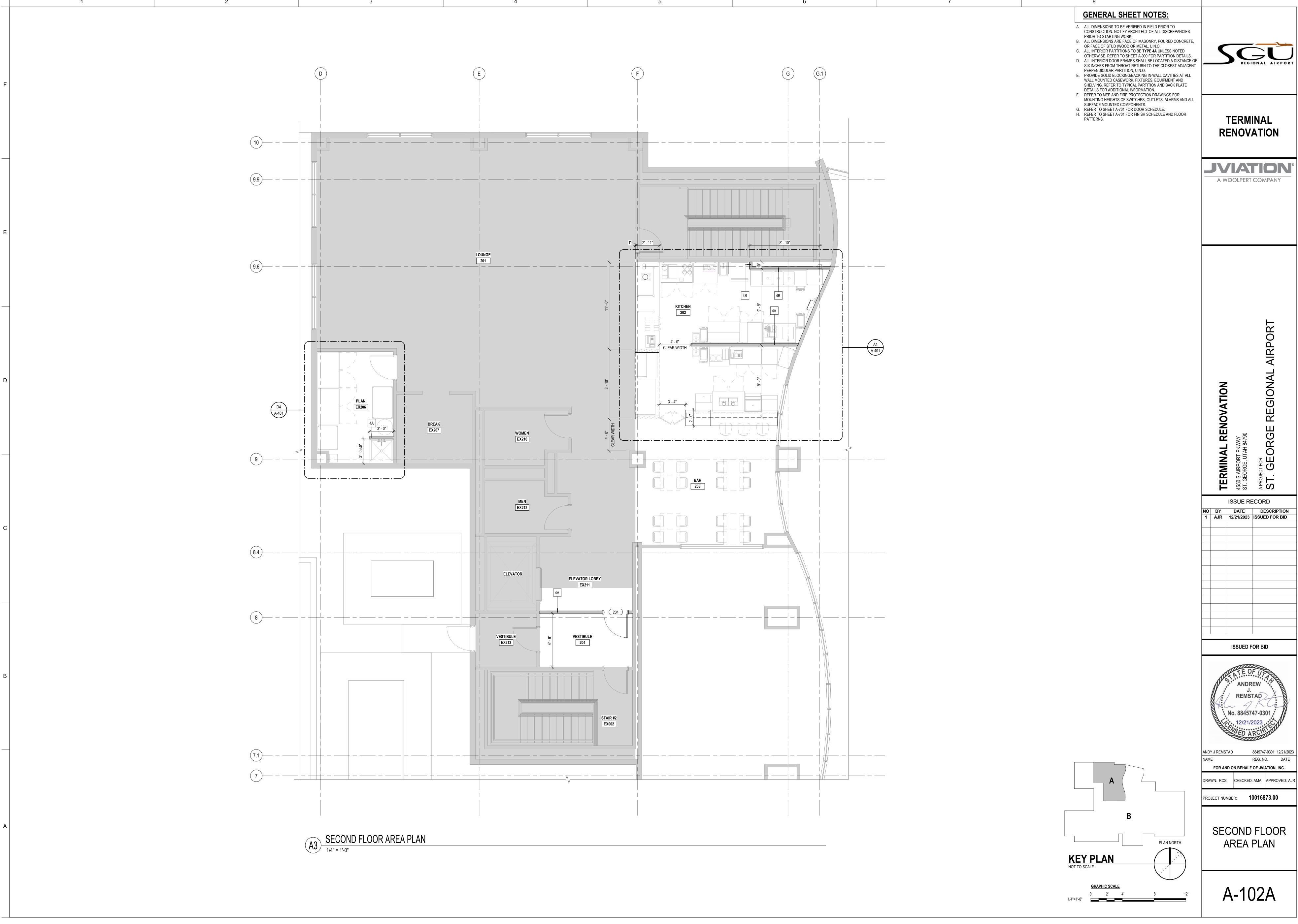
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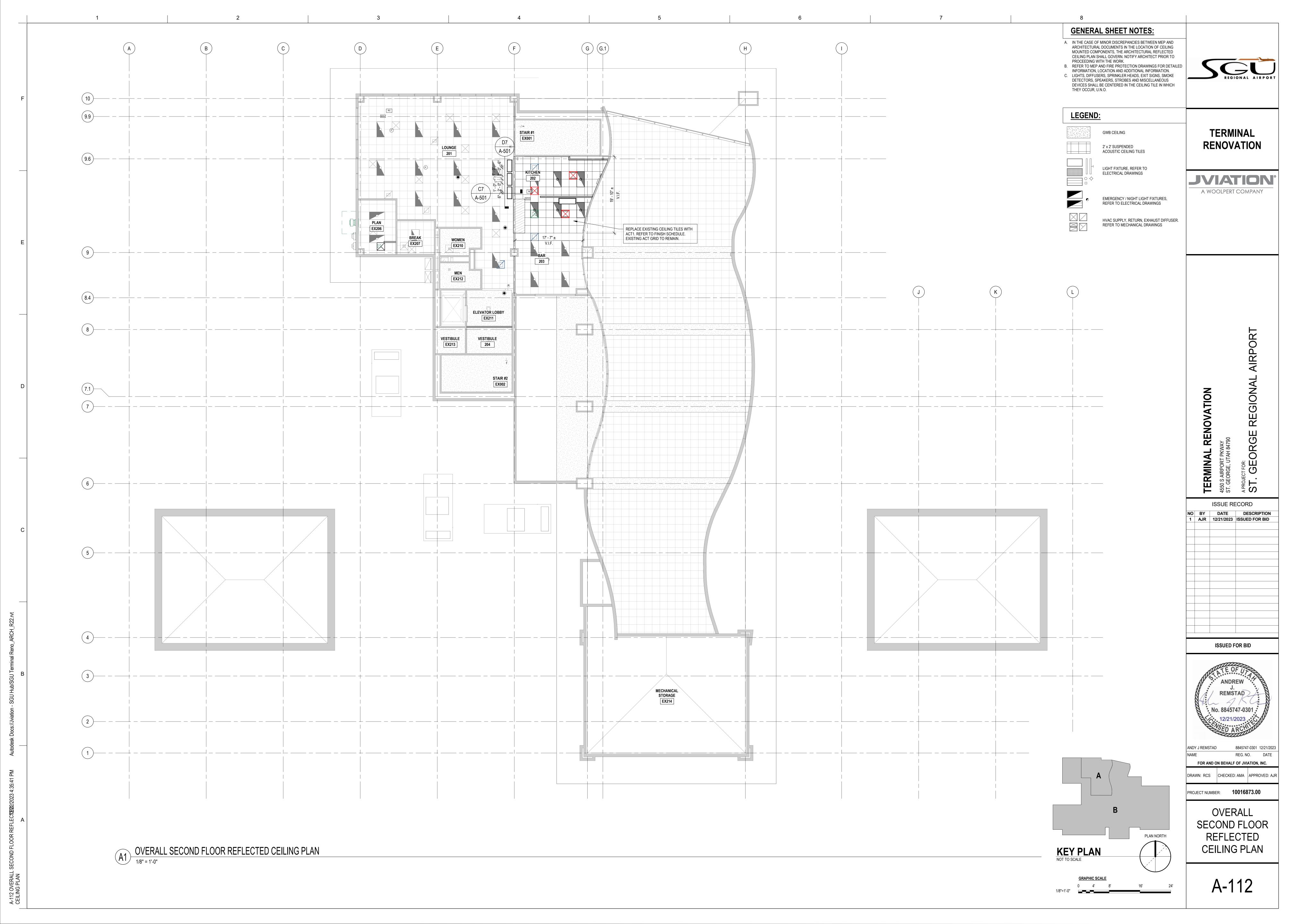


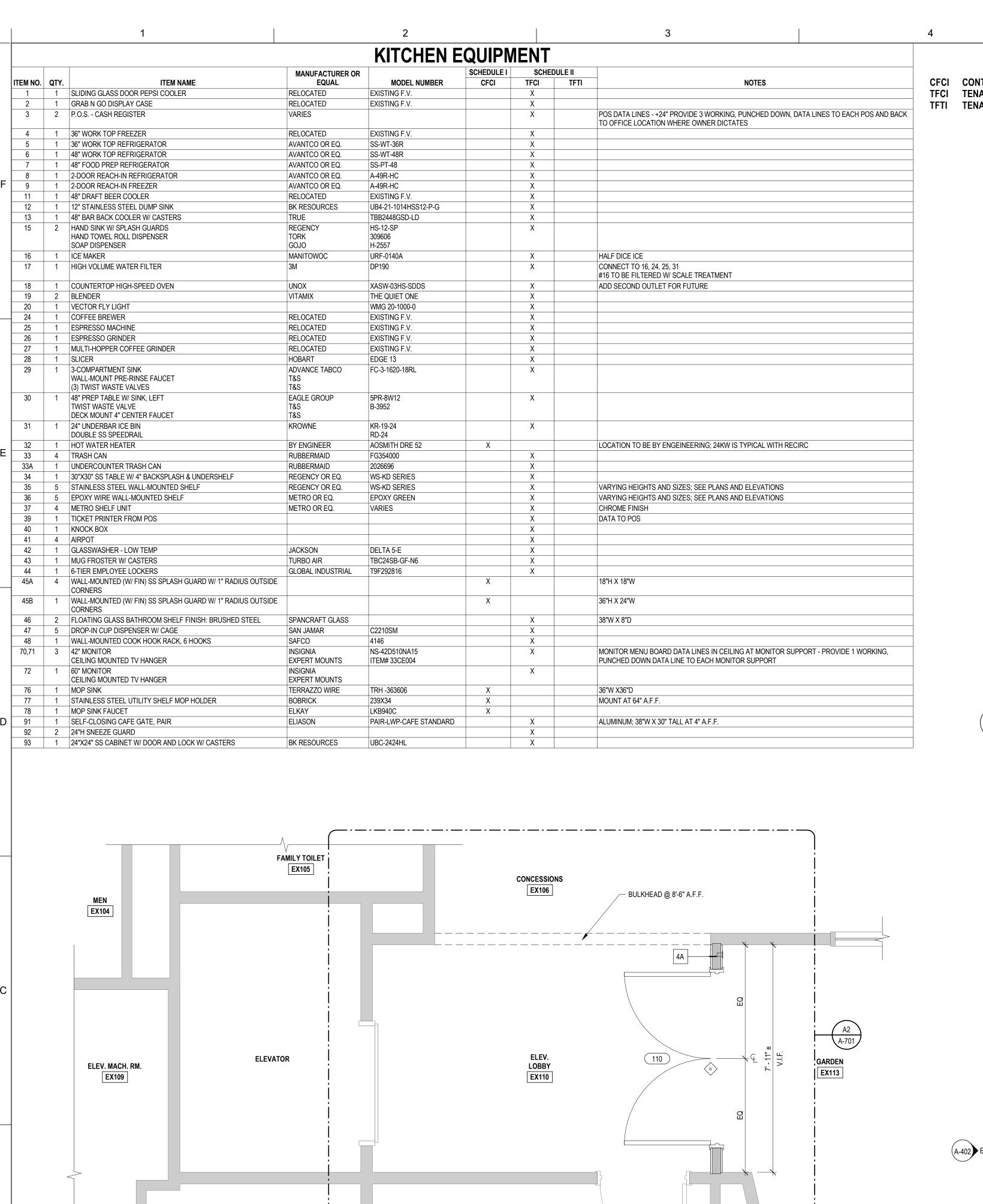






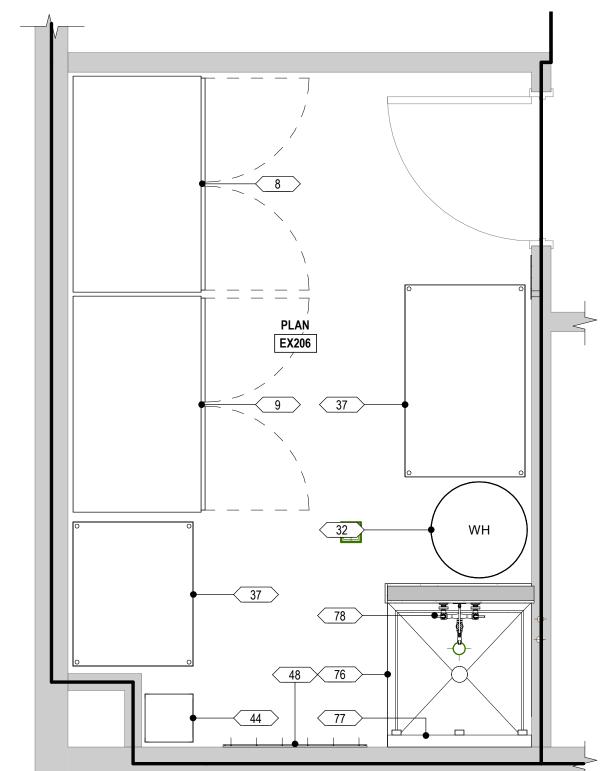




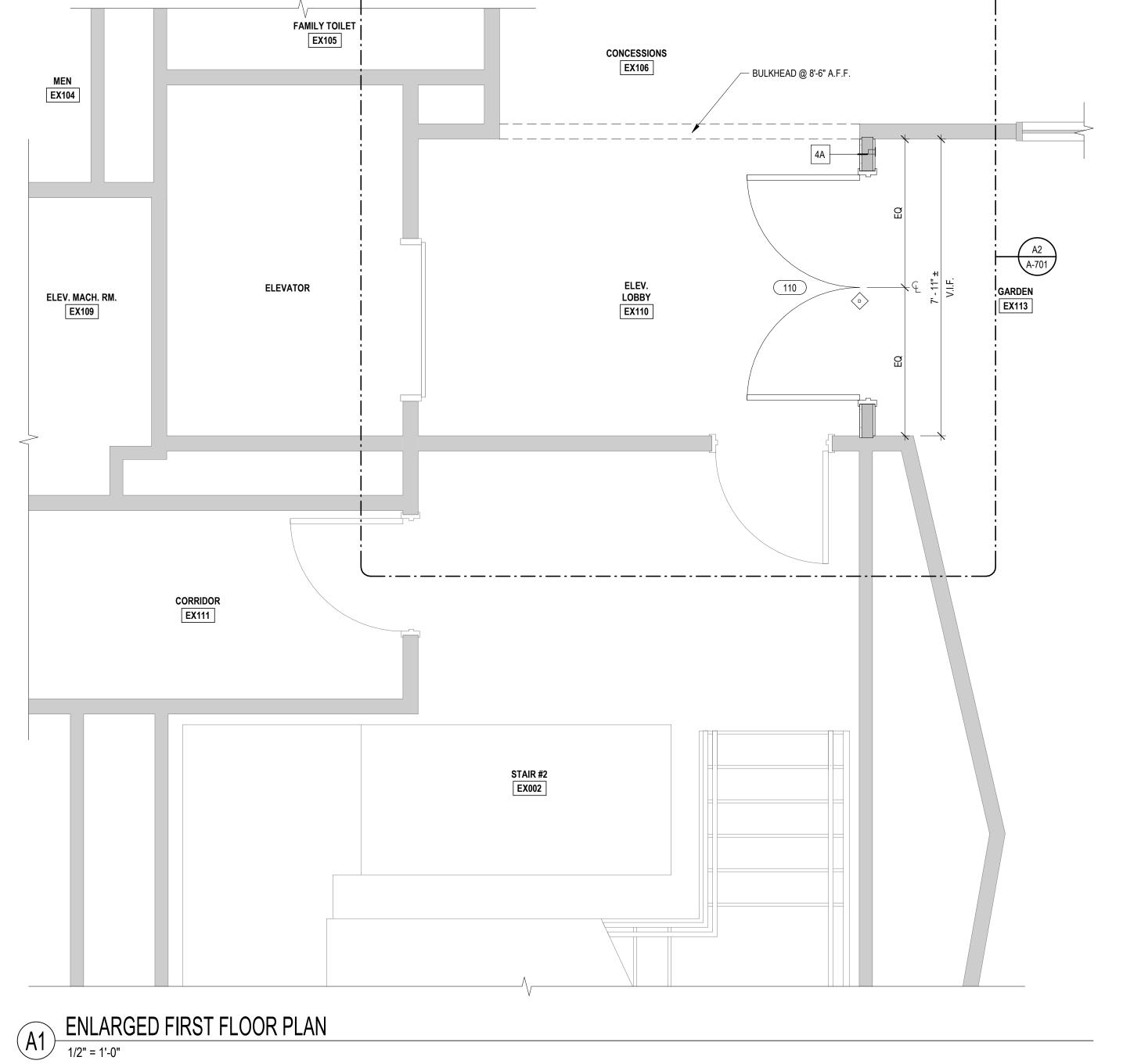


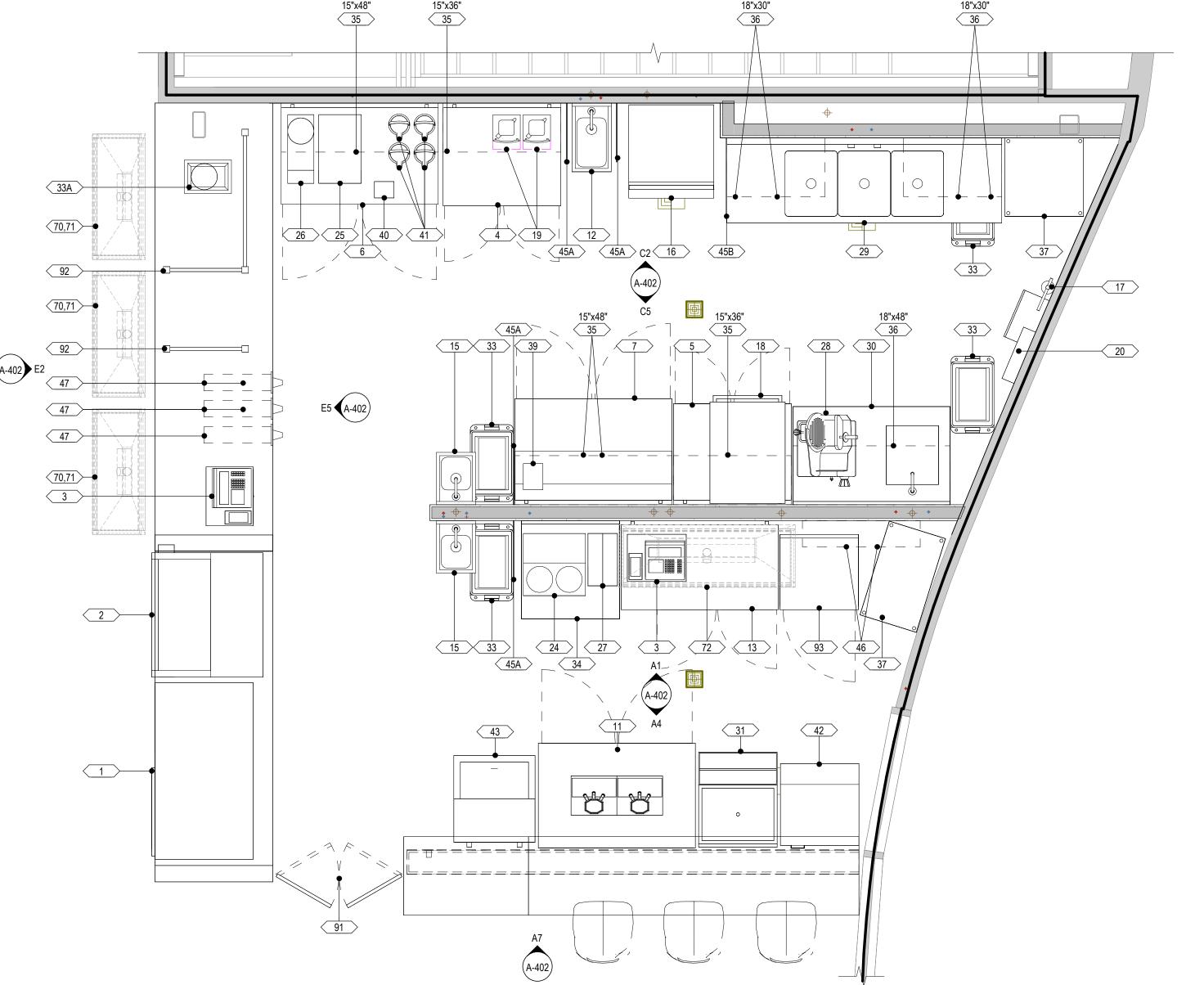
CFCI CONTRACTOR FURNISHED, CONTRACTOR INSTALLED TFCI TENANT FURNISHED, CONTRACTOR INSTALLED TFTI TENANT FURNISHED, TENANT INSTALLED

**LEGEND** 



D4 ENLARGED STORAGE PLAN
1/2" = 1'-0"





A4 ENLARGED KITCHEN PLAN
1/2" = 1'-0"

**GENERAL SHEET NOTES:** 

- A. ALL DIMENSIONS TO BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT OF ALL DISCREPANCIES
- PRIOR TO STARTING WORK. B. ALL DIMENSIONS ARE FACE OF MASONRY, POURED CONCRETE,
- OR FACE OF STUD (WOOD OR METAL, U.N.O. C. ALL INTERIOR PARTITIONS TO BE TYPE 4A UNLESS NOTED
- OTHERWISE. REFER TO SHEET A-000 FOR PARTITION DETAILS. D. ALL INTERIOR DOOR FRAMES SHALL BE LOCATED A DISTANCE OF SIX INCHES FROM THROAT RETURN TO THE CLOSEST ADJACENT PERPENDICULAR PARTITION, U.N.O.
- E. PROVIDE SOLID BLOCKING/BACKING IN-WALL CAVITIES AT ALL WALL MOUNTED CASEWORK, FIXTURES, EQUIPMENT AND SHELVING. REFER TO TYPICAL PARTITION AND BACK PLATE DETAILS FOR ADDITIONAL INFORMATION.
- F. REFER TO MEP AND FIRE PROTECTION DRAWINGS FOR MOUNTING HEIGHTS OF SWITCHES, OUTLETS, ALARMS AND ALL SURFACE MOUNTED COMPONENTS.
- G. REFER TO SHEET A-701 FOR DOOR SCHEDULE. H. REFER TO SHEET A-701 FOR FINISH SCHEDULE AND FLOOR

PATTERNS.



**TERMINAL RENOVATION** 

JVIATION A WOOLPERT COMPANY

TERMINAL RENOVATION
4550 S AIRPORT PKWAY
ST. GEORGE 117411

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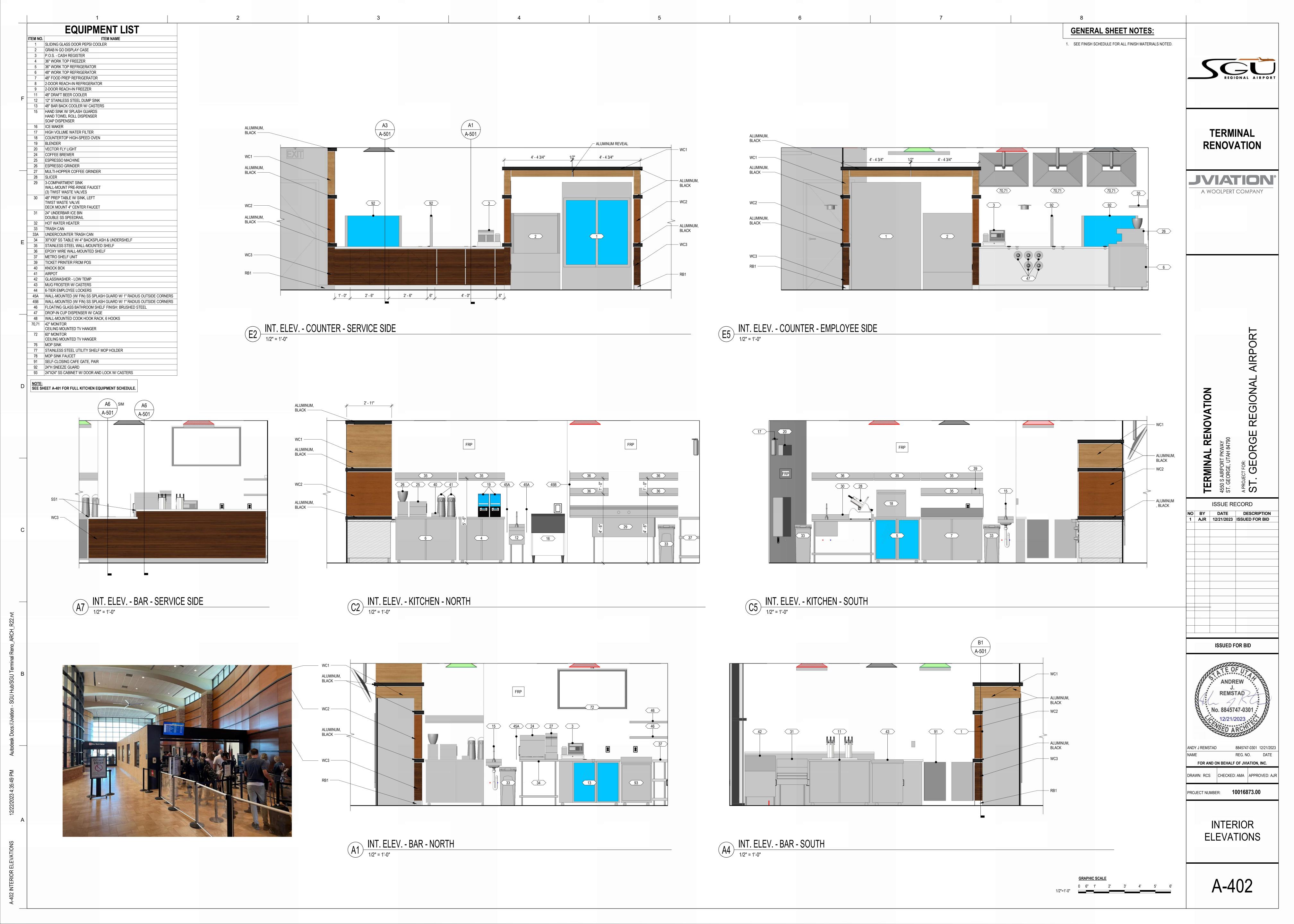
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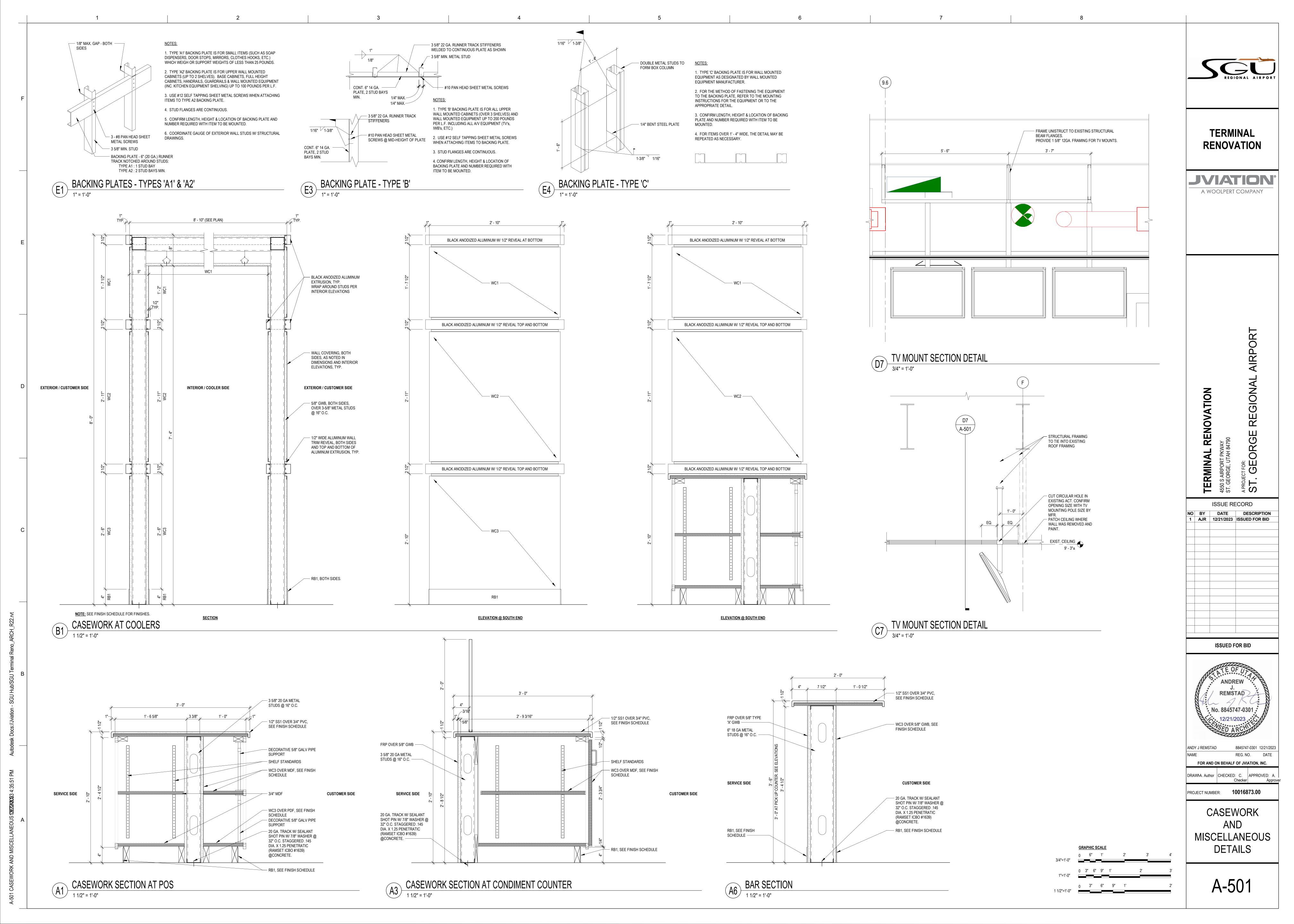
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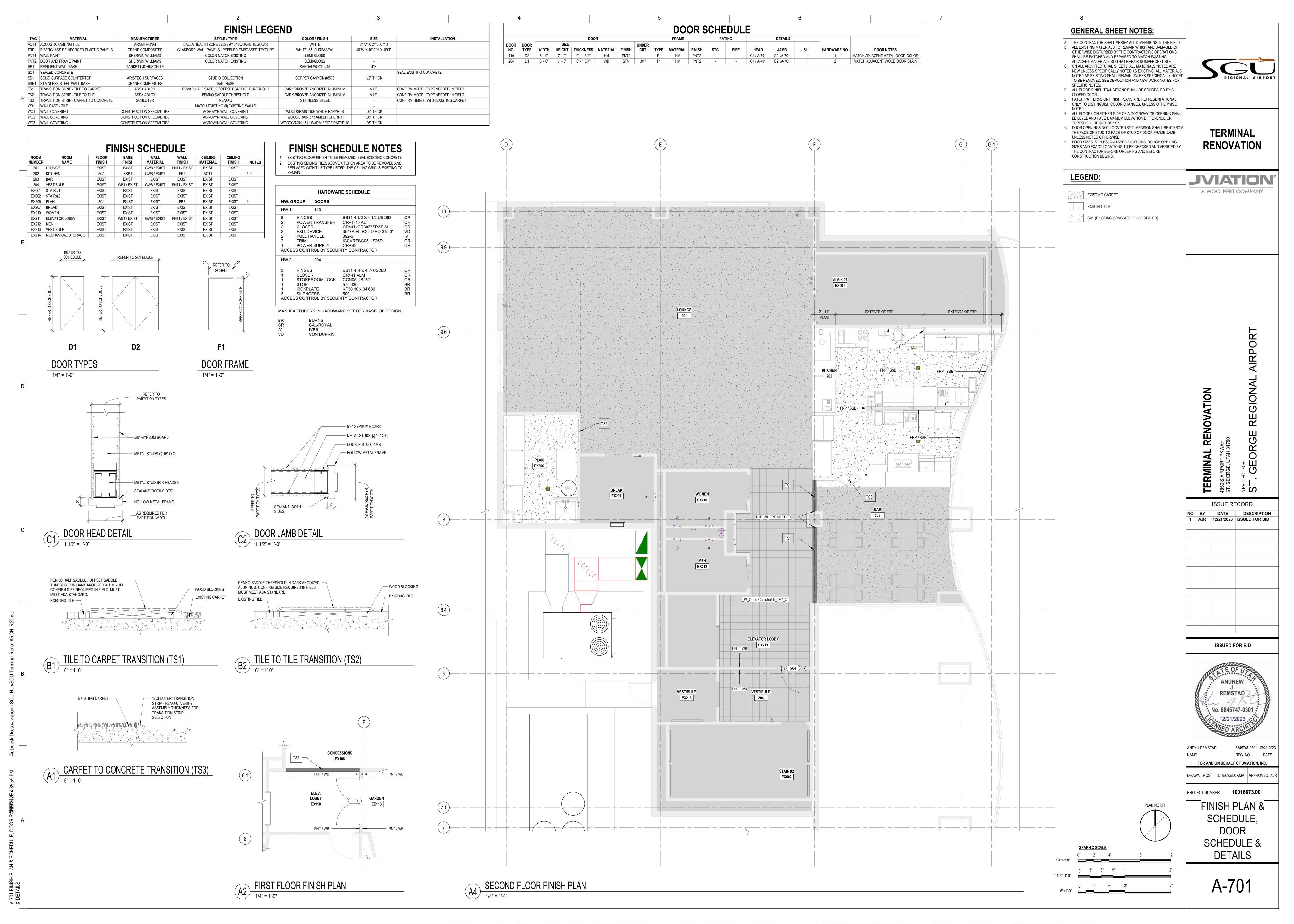
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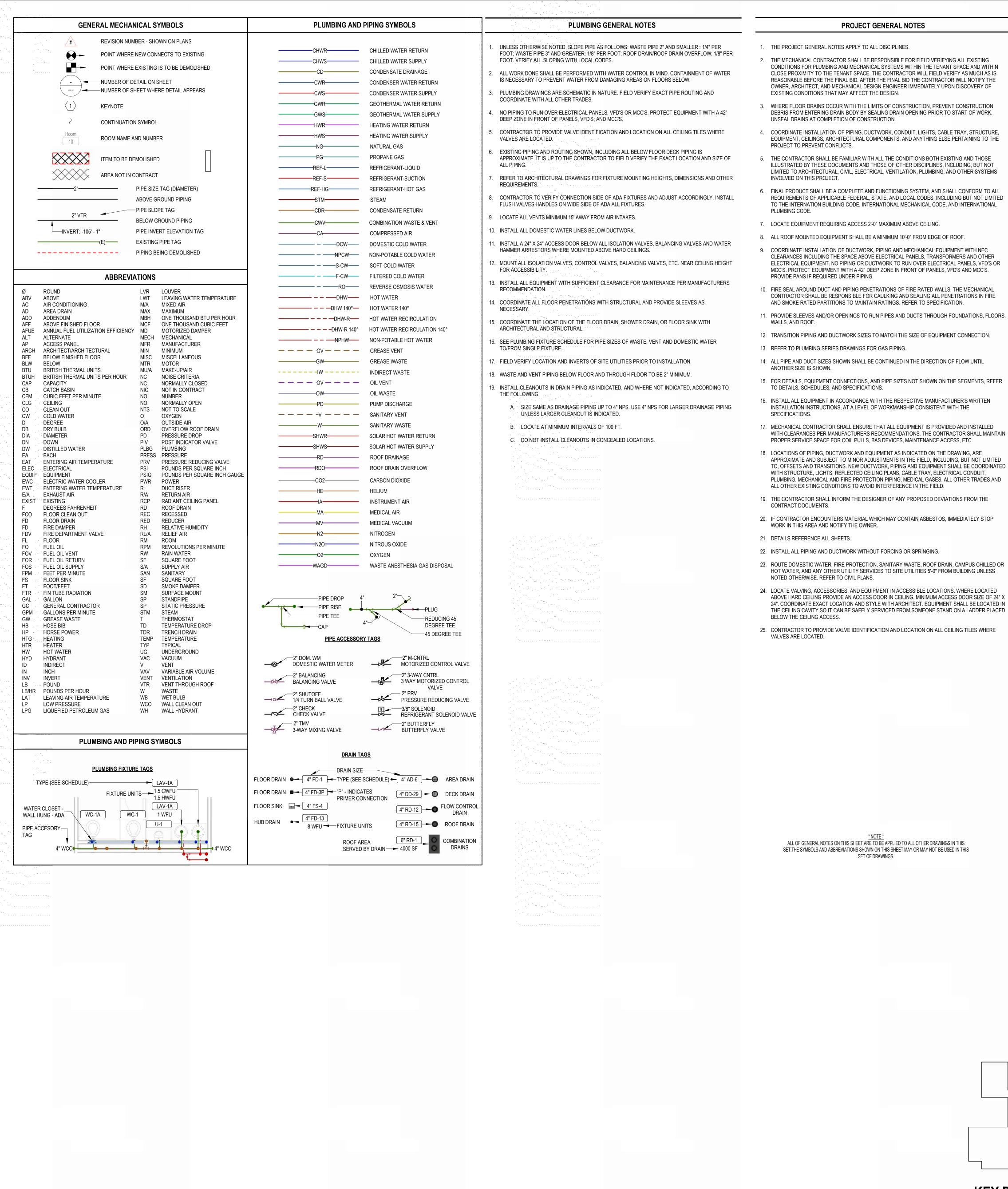
**ENLARGED** FLOOR PLANS

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IPLINES.

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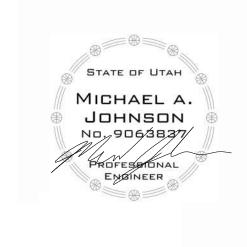


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FOR AND ON BEHALF OF JVIATION, INC.

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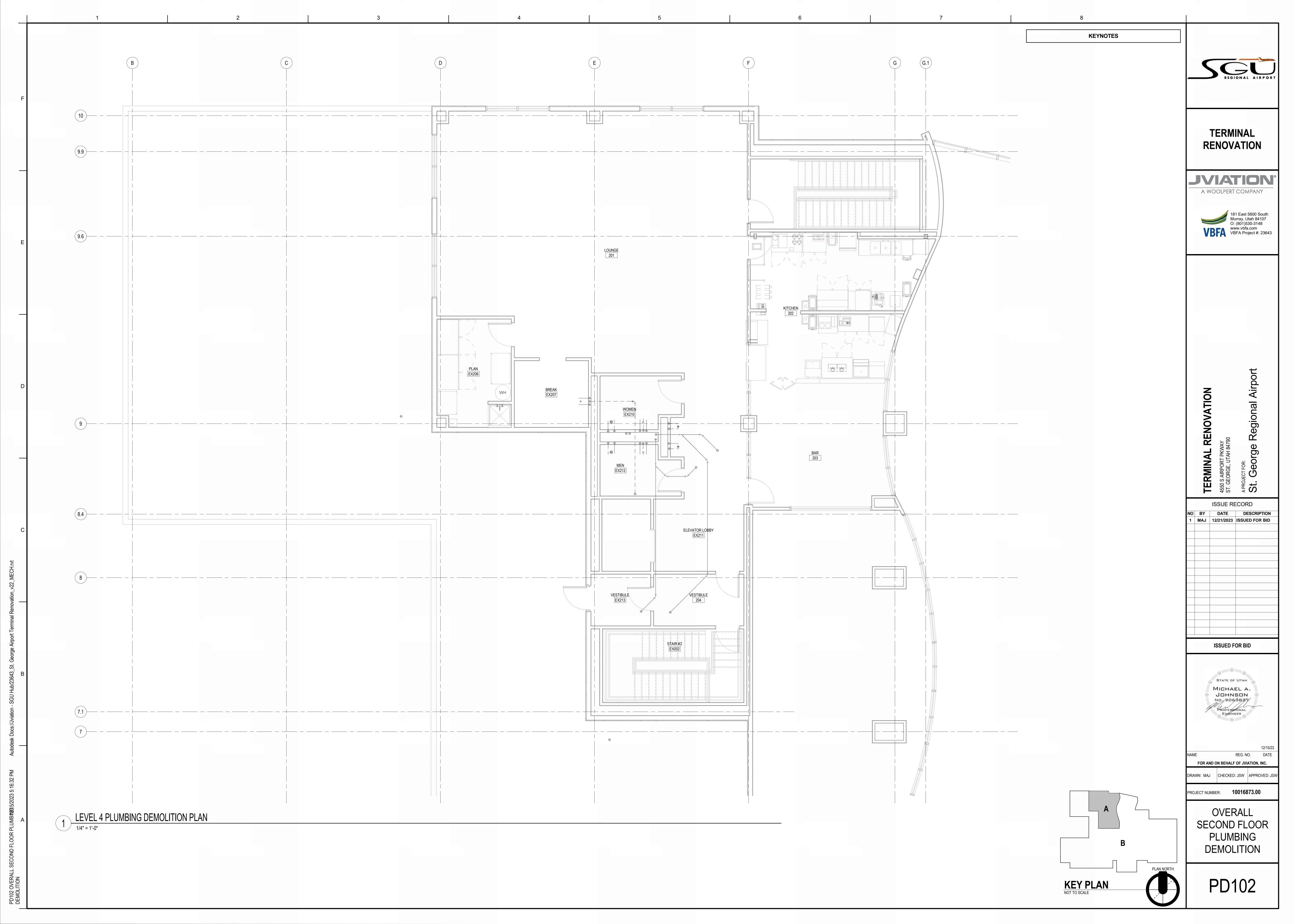
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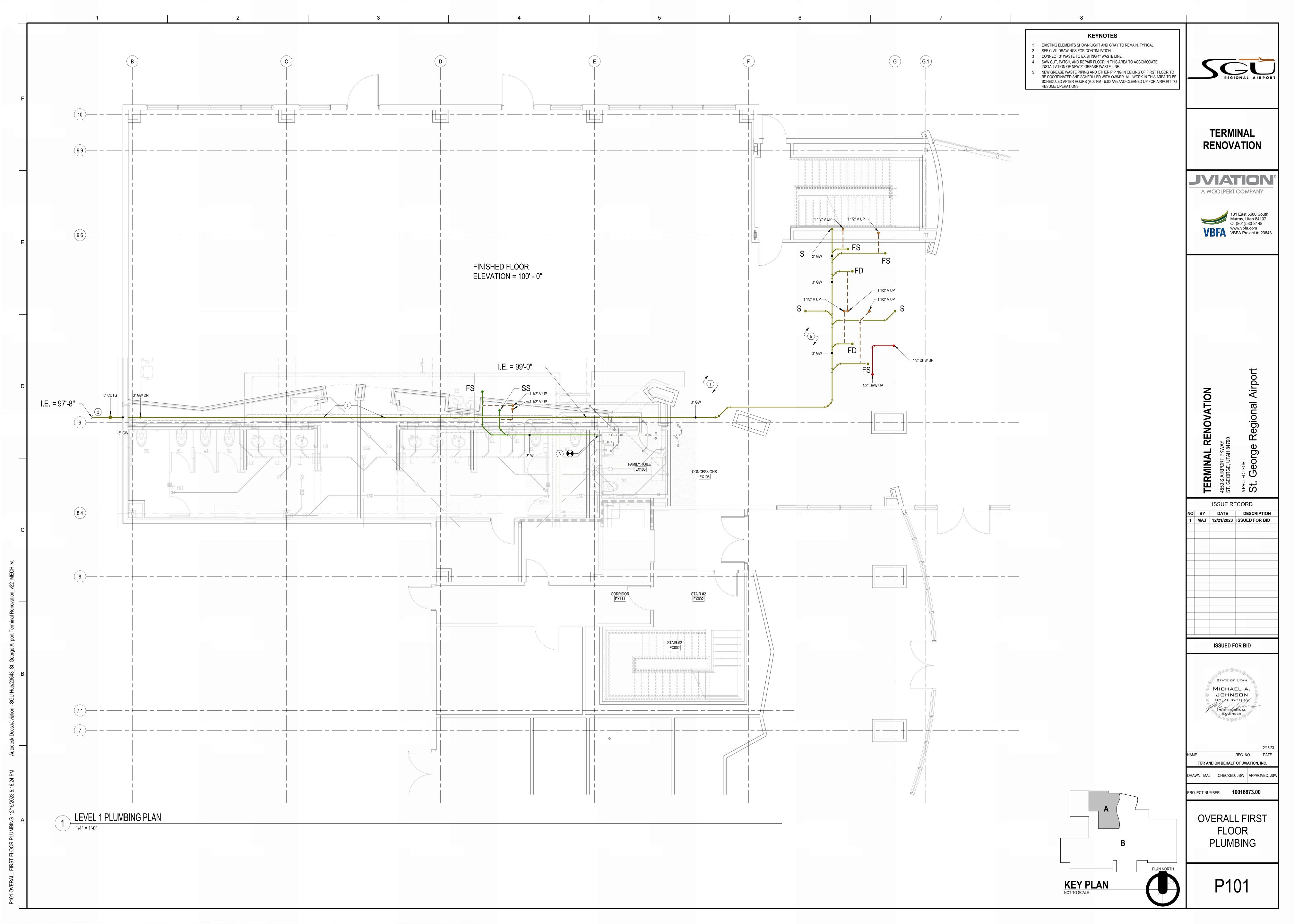
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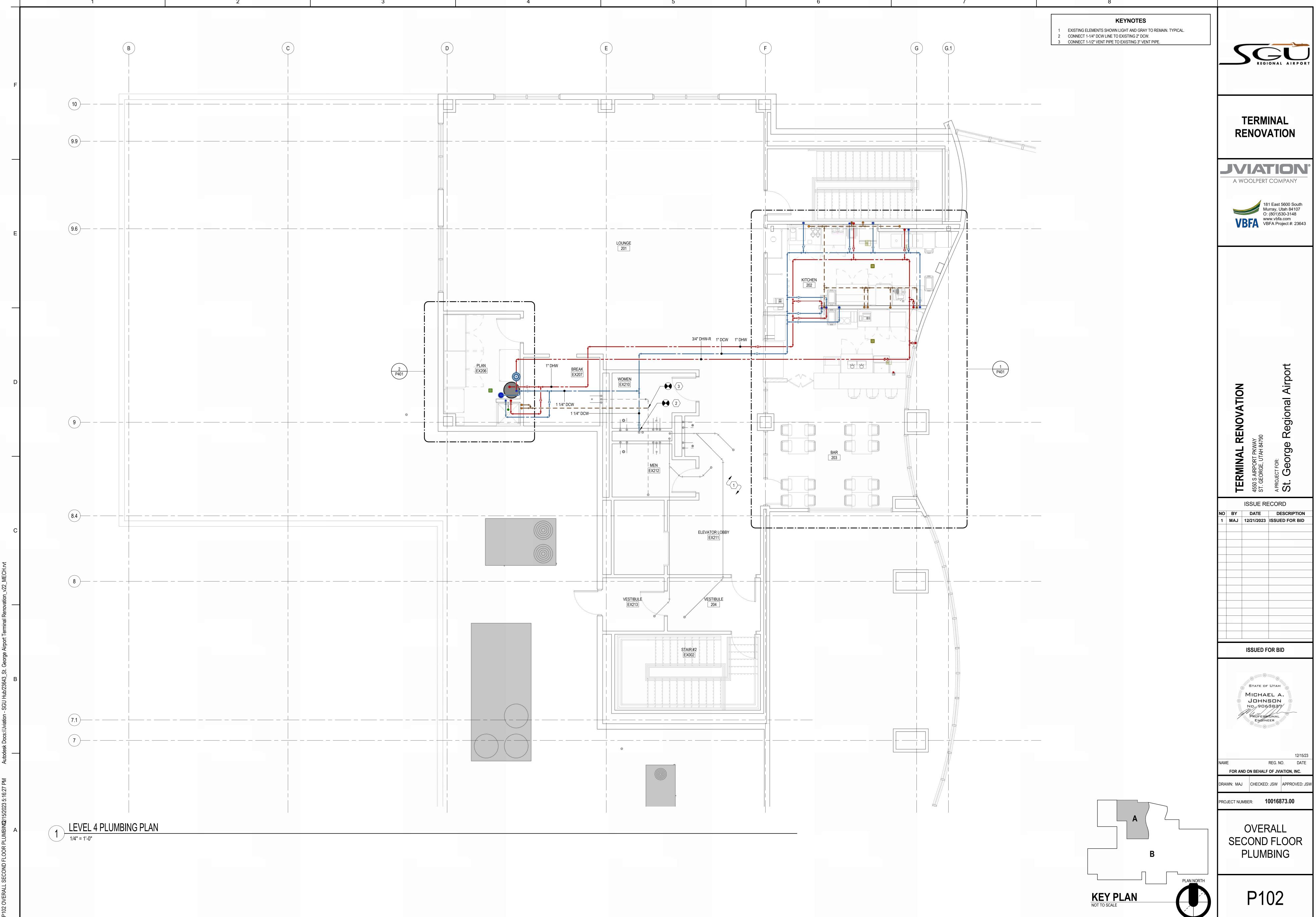
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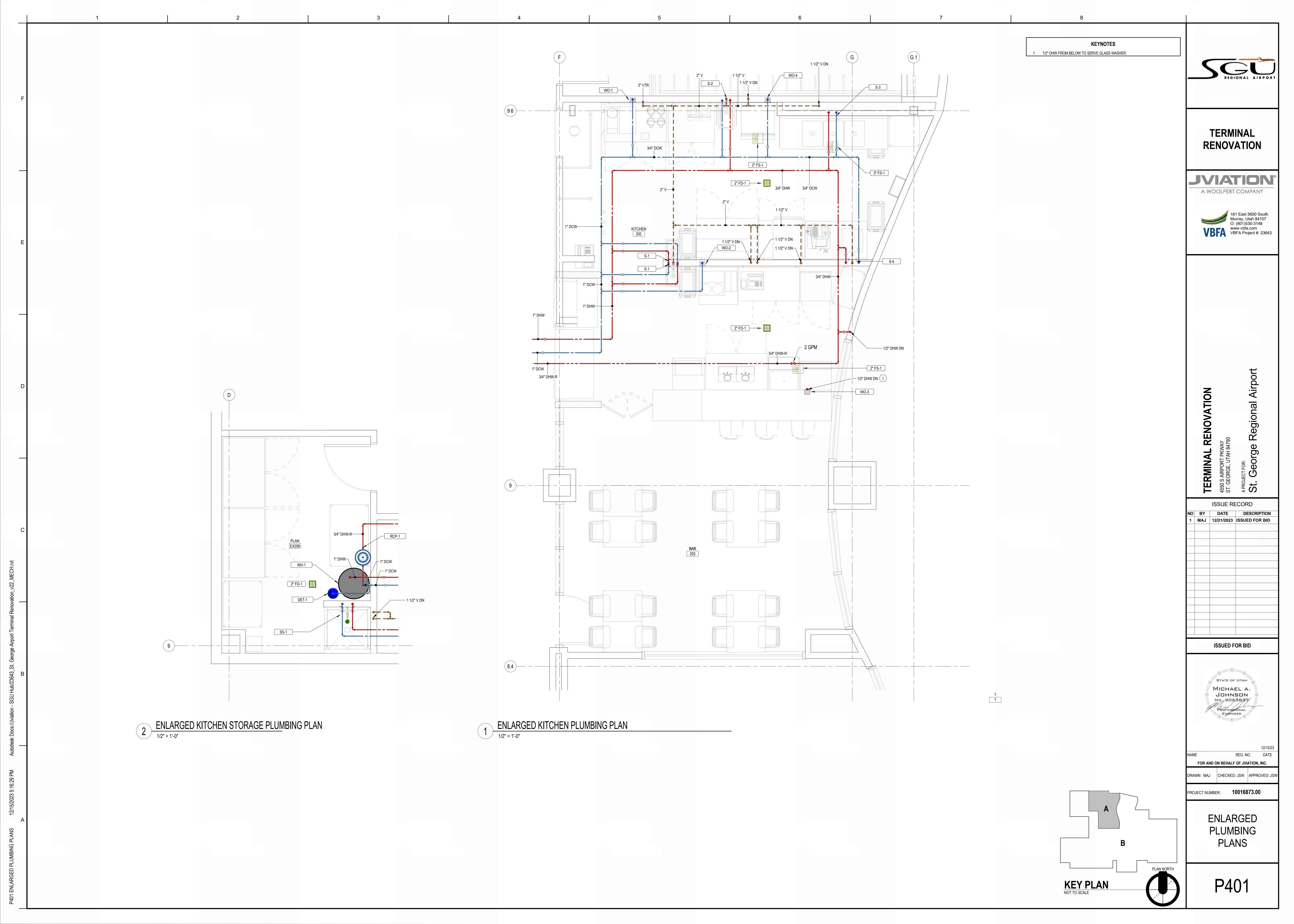
KEY PLAN

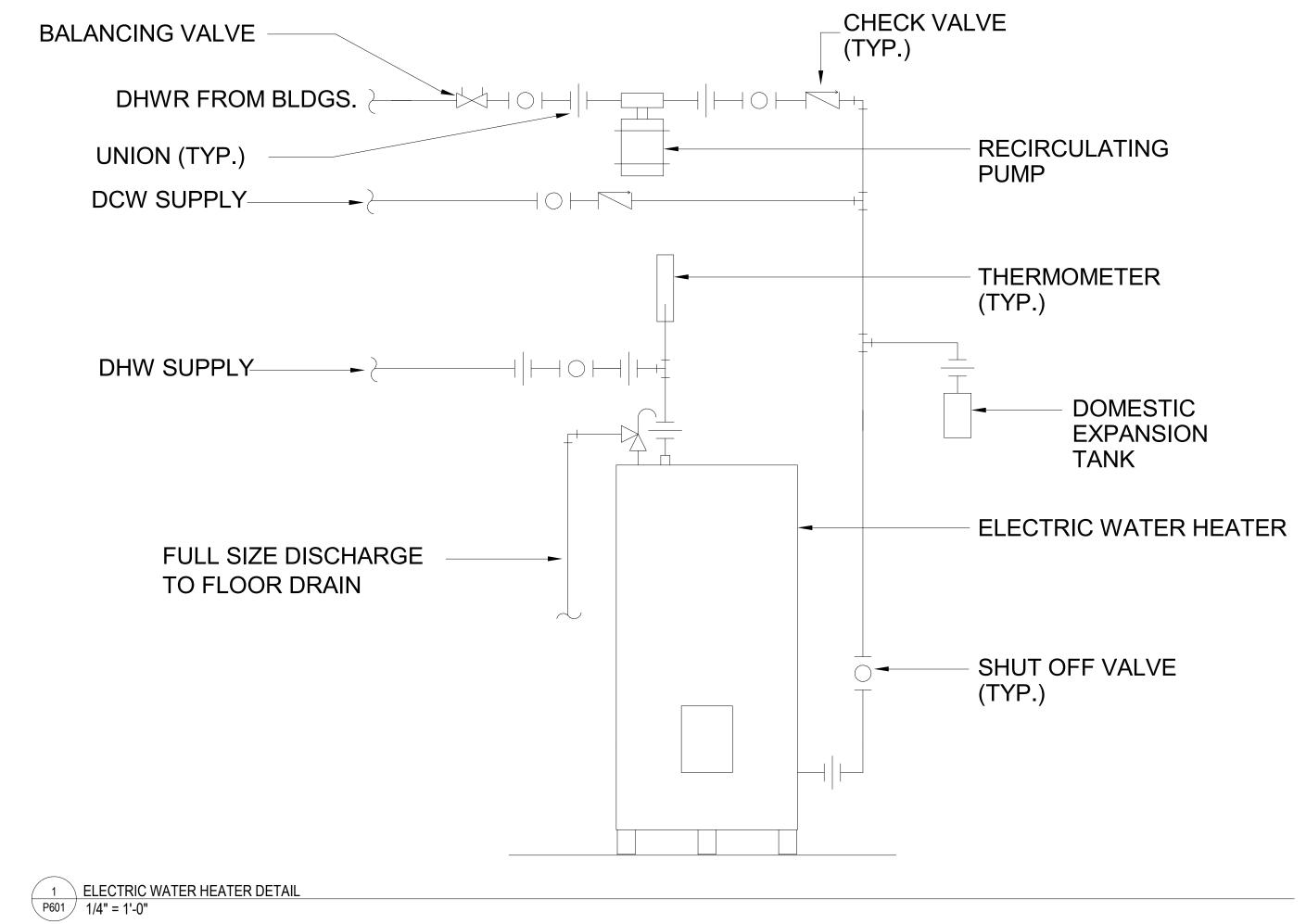
NOT TO SCALE

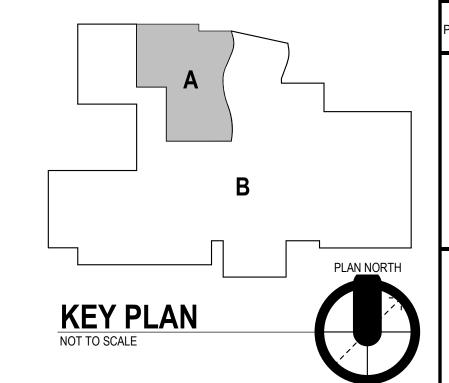












**TERMINAL RENOVATION** 

JVIATION

A WOOLPERT COMPANY



WWW.vbfa.com VBFA Project #: 23643

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STATE OF UTAH

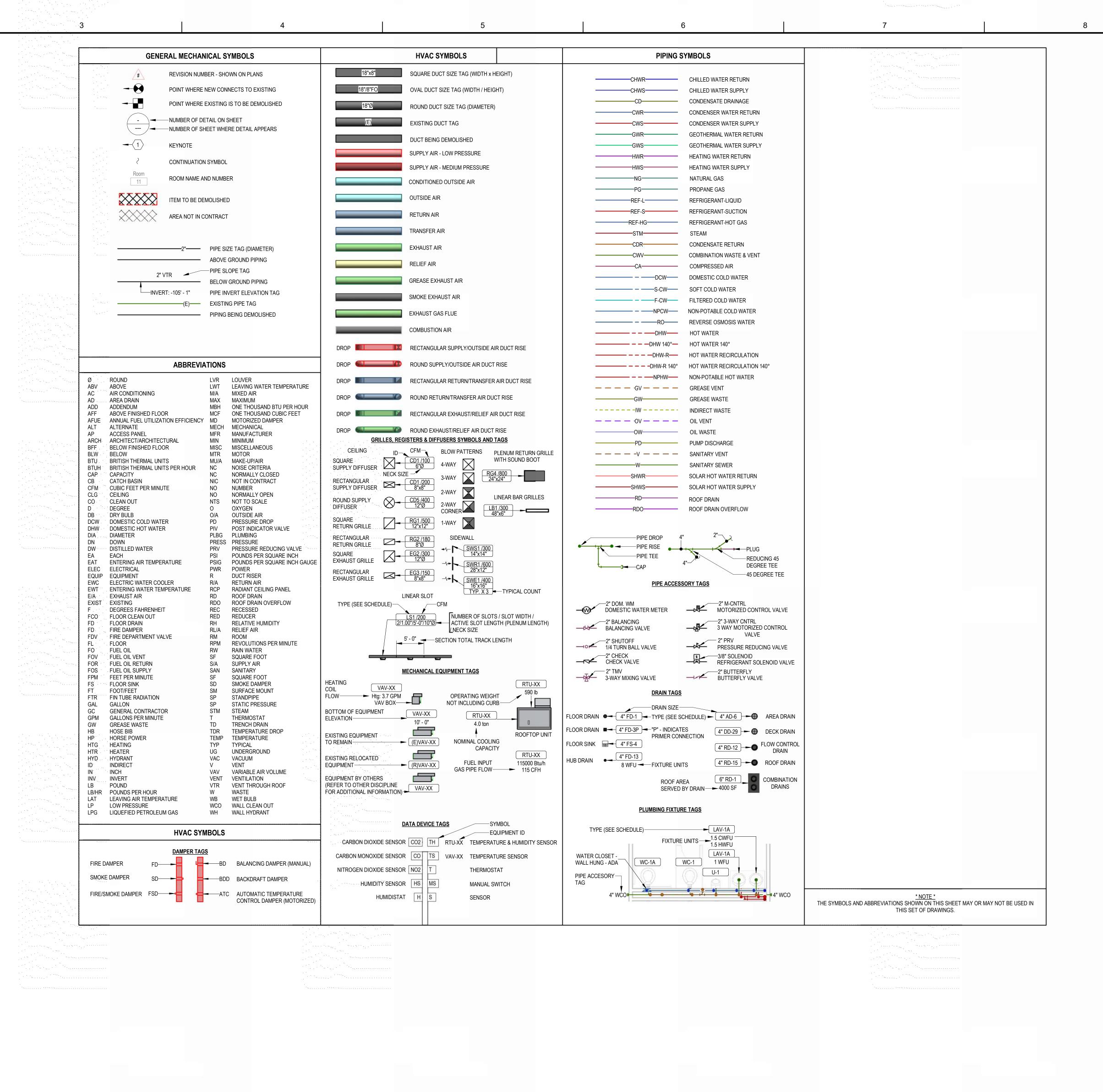
MICHAEL A.
JOHNSON
No.,906/3827/

REG. NO. FOR AND ON BEHALF OF JVIATION, INC. DRAWN: MAJ CHECKED: JSW APPROVED: JSW

PROJECT NUMBER: 10016873.00

PLUMBING SCHEDULES AND DETAILS

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**TERMINAL RENOVATION** 

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VBFA www.vbfa.com VBFA Project #: 23643

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REG. NO. DATE FOR AND ON BEHALF OF JVIATION, INC. DRAWN: MAJ CHECKED: JSW APPROVED: JSV

PROJECT NUMBER: 10016873.00

**MECHANICAL** TITLE SHEET

M000

KEY PLAN

NOT TO SCALE

- 1. NO FIRE PROTECTION LINE SHALL BE DESIGNED OR INSTALLED PRIOR TO CLOSE COORDINATION WITH ALL OTHER DISCIPLINES. DUCTWORK, MECHANICAL PIPING AND PLUMBING TAKE SPACE PRECEDENCE OVER FIRE PROTECTION REMOVAL AND REINSTALLATION AT THE FIRE PROTECTION CONTRACTORS EXPENSE.
- 2. ALL WORK DONE SHALL BE PERFORMED WITH WATER CONTROL IN MIND. CONTAINMENT OF WATER IS NECESSARY TO PREVENT WATER FROM DAMAGING SURROUNDING AREA.
- 3. COORDINATE EXACT LOCATION OF PIPING WITH STRUCTURAL MEMBERS, LIGHTS, REFLECTED CEILING PLANS, CABLE TRAY, ELECTRICAL CONDUITS, DUCTWORK, MECHANICAL AND PLUMBING PIPING, AND ALL OTHER TRADES AND ALL EXISTING CONDITIONS.
- 4. FIRE SUPPRESSION CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE AND/OR REROUTE ANY AND ALL FIRE PROTECTION PIPING, VALVING, SUPPORTS OR SYSTEMS, OTHERWISE WITHIN THE FIRE SUPPRESSION DISCIPLINE REGARDLESS OF WHO INSTALLED THEM OR WHEN THEY WERE INSTALLED, IN ORDER TO ACCOMMODATE MECHANICAL, PLUMBING, ELECTRICAL OR OTHER SYSTEMS. COORDINATE WORK WITH MECHANICAL, ELECTRICAL, PLUMBING OR OTHER CONTRACTORS UNTIL SUBSTANTIAL COMPLETION OF PROJECT.
- 5. PROVIDE ALTERATIONS TO THE EXISTING FIRE PROTECTION SYSTEM AS REQUIRED TO ACCOMMODATE THE NEW FLOOR PLAN AND NEW CELLING TYPES, PROVIDE A COMPLETE WET TYPE SYSTEM INCLUDING NEW MAINS, BRANCHES, HEADS, VALVES, AND ACCESSORIES AS REQUIRED. REUSE EXISTING SYSTEM EQUIPMENT WHERE APPLICABLE. THE SYSTEM SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS AND AS PER REQUIREMENTS OF THE STATE BUILDING CODE, LOCAL FIRE DEPARTMENT, AND ALL FEDERAL,
- STATE, AND LOCAL AUTHORITIES, NFPA, AND FACTORY MUTUAL. THE BUILDINGS COMPLETE OPERATIONAL FIRE PROTECTION SYSTEMS SHALL REMAIN IN PLACE. THIS CONTRACTOR SHALL REPAIR ANY DAMAGE TO THIS SYSTEM CREATED BY THE REMOVAL OF
- ANY OTHER MECHANICAL SYSTEMS OR COMPONENTS. 7. THIS CONTRACTOR SHALL COORDINATE PHASING OF SPRINKLER WORK WITH THE GENERAL CONTRACTOR PRIOR TO STARTING WORK.
- 8. PROVIDE A COMPLETE WET TYPE FIRE PROTECTION SYSTEM AS REQUIRED TO ACCOMMODATE THE FLOOR PLAN AND CEILING TYPES INCLUDING MAINS, BRANCHES, HEADS, VALVES, AND ACCESSORIES AS REQUIRED. THE SYSTEM SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS OF THE STATE BUILDING CODE, LOCAL FIRE DEPARTMENT, AND ALL FEDERAL, STATE, AND LOCAL AUTHORITIES, NFPA, AND FACTORY MUTUAL.
- 9. THE SPRINKLER SYSTEM SHALL BE DESIGNED BASED UPON ACTUAL WATER FLOW TEST DATA OBTAINED AT OR NEAR THE JOB SITE.
- 10. REFER TO REFLECTED CEILING PLANS FOR ADDITIONAL INFORMATION REGARDING SPRINKLER HEAD LOCATION AND PIPE, UNLESS NOTED OTHERWISE.
- 11. DIVISION 21 CONTRACTOR SHALL COORDINATE WITH THE ELECTRICAL CONTRACTOR FOR PROPER INSTALLATION OF THE FIRE PROTECTION SYSTEMS ALARM DEVICES
- INVOLVED WITH FIRE SPRINKLER SYSTEM. 12. ALL SPRINKLER SYSTEM PIPING SHALL BE CONCEALED ABOVE THE SUSPENDED CEILING SYSTEM,

PRIOR TO EXPOSING ANY PIPING IN ANY ROOM WHICH HAS A SUSPENDED CEILING.

13. THIS CONTRACTOR SHALL PROVIDE ALL ADDITIONAL SPRINKLER HEADS AS REQUIRED TO ENSURE

UNLESS NOTED OTHERWISE. WRITTEN AUTHORIZATION SHALL BE OBTAINED FROM THE ARCHITECT

- AN APPROVED FIRE PROTECTION SYSTEM AT NO ADDITIONAL COST TO THE OWNER. 14. AUXILIARY DRAINS SHALL BE EXPOSED WITH 1" DRAIN VALVES. WHEN 5 OR MORE GALLONS ARE TRAPPED, THIS CONTRACTOR SHALL PROVIDE FIXED PIPING TO AN ADEQUATELY SIZED RECEPTOR
- WHICH IS CAPABLE OF ACCEPTING THE FULL FLOW OF THE DRAIN. WHEN LESS THAN 5 GALLONS ARE TRAPPED, A HOSE BIB SHALL BE PROVIDED AT THE DRAIN VALVE. 15. AUXILIARY DRAINS SHALL NOT BE LOCATED ABOVE PLASTER OR GYPSUM BOARD CEILING SYSTEMS.

ONLY BY A SPECIFIC WRITTEN INSTRUCTION FROM THE ENGINEER WILL A VARIANCE BE PROVIDED

- 16. AN INSPECTOR'S TEST CONNECTION SHALL BE PROVIDED FOR EACH FIRE SPRINKLER ZONE. THIS CONTRACTOR SHALL PROVIDE FIXED PIPING FROM THE TEST CONNECTION TO AN ADEQUATELY SIZED RECEPTOR WHICH IS CAPABLE OF ACCEPTING THE FULL FLOW OF THE TEST. (EXTERIOR DISCHARGE OF THE TEST CONNECTION SHALL BE PERMITTED ONLY BY SPECIFIC WRITTEN
- INSTRUCTION FROM THE ENGINEER.) 17. SHOW ALL ROOM NUMBERS ON SHOP DRAWING PLANS.
- 18. FLOW TEST DATA FROM #/#/# INDICATES THE FOLLOWING: STATIC PRESSURE # PSI. RESIDUAL PRESSURE: # PSI AT ## GPM. THE HYDRANTS TESTED ARE APPROXIMATELY ### FEET AWAY FROM THE CENTER OF THE SITE LOCATED OFF THE ##" WATER MAIN IN ## STREET AT AN ELEVATION OF ### FEET ABOVE SEA LEVEL. SEE CIVIL PLANS FOR HYDRANT LOCATION. THE CONTRACTOR SHALL PERFORM A FIRE FLOW TEST IN ACCORDANCE WITH NFPA 291 TO VERIFY THE FLOW TEST DATA GIVEN ABOVE. THE DATA GIVEN ABOVE SHALL BE THE BASIS OF DESIGN UNLESS THE AVAILABLE PRESSURE OR FLOW HAS DECREASED. NOTIFY OWNERS REPRESENTATIVE IF FLOW TEST DATA DIFFERS FROM THE DATA ABOVE. A FIRE PROTECTION ENGINEER OR AN ENGINEER EXPERIENCED IN WATER FLOW TESTING SHALL PERFORM OR WITNESS THE REQUIRED FLOW TESTING AND SIGN THE REPORT PRIOR TO THE FIRST SPRINKLER SYSTEM SUBMITTAL.
- 19. ROUTE SPRINKLER PIPING SUCH THAT IT DOES NOT RUN ABOVE ELECTRICAL PANELS. SWITCHGEAR. OR SIMILAR EQUIPMENT. SPRINKLER MAINS SHALL NOT RUN THROUGH ELECTRICAL OR COMMUNICATION ROOMS. SPRINKLER HEADS IN THESE ROOMS SHALL BE SERVED BY A DEDICATED BRANCH LINE FOR EACH ROOM. BRANCH LINE TO ENTER ROOM ABOVE DOOR.
- 20. THIS DRAWING INDICATES A GENERAL PIPING ARRANGEMENT AND SUGGESTED SIZING ONLY. THIS CONTRACTOR SHALL DETERMINE THE ACTUAL PIPE SIZING REQUIRED AND COORDINATE WORK WITH ALL OTHER TRADES TO AVOID CONFLICTS.
- 21. THIS CONTRACTOR SHALL PREPARE HYDRAULIC CALCULATIONS BASED UPON THE CONFIGURATION OF THE ACTUAL SYSTEM DESIGN AS SHOWN ON THIS CONTRACTOR'S SHOP DRAWINGS.

- PLUMBING GENERAL NOTES
- 1. UNLESS OTHERWISE NOTED, SLOPE PIPE AS FOLLOWS: WASTE PIPE 2" AND SMALLER: 1/4" PER FOOT; WASTE PIPE 3" AND GREATER: 1/8" PER FOOT; ROOF DRAIN/ROOF DRAIN OVERFLOW: 1/8" PER FOOT. VERIFY ALL SLOPING WITH LOCAL CODES.
- 2. ALL WORK DONE SHALL BE PERFORMED WITH WATER CONTROL IN MIND. CONTAINMENT OF WATER IS NECESSARY TO PREVENT WATER FROM DAMAGING AREAS ON FLOORS BELOW.
- 3. PLUMBING DRAWINGS ARE SCHEMATIC IN NATURE. FIELD VERIFY EXACT PIPE ROUTING AND COORDINATE WITH ALL OTHER TRADES.
- 4. NO PIPING TO RUN OVER ELECTRICAL PANELS, VFD'S OR MCC'S. PROTECT EQUIPMENT WITH A 42" DEEP ZONE IN FRONT OF PANELS, VFD'S, AND MCC'S.
- 5. CONTRACTOR TO PROVIDE VALVE IDENTIFICATION AND LOCATION ON ALL CEILING TILES WHERE VALVES ARE LOCATED.
- 6. EXISTING PIPING AND ROUTING SHOWN, INCLUDING ALL BELOW FLOOR DECK PIPING IS APPROXIMATE. IT IS UP TO THE CONTRACTOR TO FIELD VERIFY THE EXACT LOCATION AND SIZE OF
- 7. REFER TO ARCHITECTURAL DRAWINGS FOR FIXTURE MOUNTING HEIGHTS, DIMENSIONS AND OTHER
- 8. CONTRACTOR TO VERIFY CONNECTION SIDE OF ADA FIXTURES AND ADJUST ACCORDINGLY. INSTALL
- 9. LOCATE ALL VENTS MINIMUM 15' AWAY FROM AIR INTAKES.

10. INSTALL ALL DOMESTIC WATER LINES BELOW DUCTWORK.

FLUSH VALVES HANDLES ON WIDE SIDE OF ADA ALL FIXTURES.

- 11. INSTALL A 24" X 24" ACCESS DOOR BELOW ALL ISOLATION VALVES. BALANCING VALVES AND WATER HAMMER ARRESTORS WHERE MOUNTED ABOVE HARD CEILINGS.
- 12. MOUNT ALL ISOLATION VALVES, CONTROL VALVES, BALANCING VALVES, ETC. NEAR CEILING HEIGHT FOR ACCESSIBILITY.
- 13. INSTALL ALL EQUIPMENT WITH SUFFICIENT CLEARANCE FOR MAINTENANCE PER MANUFACTURERS
- 14. COORDINATE ALL FLOOR PENETRATIONS WITH STRUCTURAL AND PROVIDE SLEEVES AS
- 15. COORDINATE THE LOCATION OF THE FLOOR DRAIN, SHOWER DRAIN, OR FLOOR SINK WITH ARCHITECTURAL AND STRUCTURAL.
- 16. SEE PLUMBING FIXTURE SCHEDULE FOR PIPE SIZES OF WASTE, VENT AND DOMESTIC WATER TO/FROM SINGLE FIXTURE.
- 17. FIELD VERIFY LOCATION AND INVERTS OF SITE UTILITIES PRIOR TO INSTALLATION.
- 18. WASTE AND VENT PIPING BELOW FLOOR AND THROUGH FLOOR TO BE 2" MINIMUM.
- 19. INSTALL CLEANOUTS IN DRAIN PIPING AS INDICATED, AND WHERE NOT INDICATED, ACCORDING TO THE FOLLOWING.
- A. SIZE SAME AS DRAINAGE PIPING UP TO 4" NPS. USE 4" NPS FOR LARGER DRAINAGE PIPING
- UNLESS LARGER CLEANOUT IS INDICATED.
- B. LOCATE AT MINIMUM INTERVALS OF 100 FT.
- C. DO NOT INSTALL CLEANOUTS IN CONCEALED LOCATIONS.

#### MECHANICAL GENERAL NOTES

- 1. COORDINATE EXACT PLACEMENT OF DIFFUSERS, GRILLES AND REGISTERS WITH ARCHITECTURAL REFLECTED CEILING PLAN, TYPICAL.
- 2. SEE DETAIL FOR DIFFUSER CONNECTIONS TO DUCTWORK, TYPICAL.
- 3. BRANCH DUCTWORK SHALL BE SIZED TO MATCH THE NECK INLET SIZE OF THE DIFFUSERS, REGISTER OR GRILLE IT SERVES UNLESS NOTED OTHERWISE, TYPICAL.
- 4. COORDINATE EXACT MOUNTING LOCATION OF ALL THERMOSTATS WITH LATEST REVISION OF ARCHITECTURAL ELEVATION AND FURNISHINGS PLANS, TYPICAL.
- 5. THE MECHANICAL CONTRACTOR SHALL PROVIDE FIRE, SMOKE OR COMBINATION FIRE/SMOKE DAMPERS AT ALL LOCATIONS SHOWN ON THE CONTRACT DOCUMENTS AND AS REQUIRED TO MEET THE INTEGRITY OF ALL SMOKE AND FIRE PARTITIONS. THE CONTRACTOR SHALL REFER TO THE LATEST ARCHITECTURAL LIFE SAFETY PLANS FOR ALL FIRE AND SMOKE PARTITION LOCATIONS. DAMPERS ARE TO BE PROVIDED WITH SHUTOFF/TEST SWITCH AT EACH LOCATION.
- 6. PROVIDE AND INSTALL TURNING VANES IN ALL SQUARE LOW PRESSURE DUCTWORK AT ELBOWS OR TEES, TYPICAL.
- 7. INSTALL ALL TERMINAL BOXES IN EASILY ACCESSIBLE AND SERVICEABLE LOCATIONS, MEETING ALL MANUFACTURERS REQUIRED CLEARANCES ON EACH SIDE, SEE DETAILS, TYPICAL.
- 8. DUCTWORK SIZES SHOWN ARE INSIDE CLEAR DIMENSIONS. REFER TO MECHANICAL SPECIFICATIONS
- FOR EXTENT OF DUCT INSULATION AND LINER AND ADJUST SHEET METAL DIMENSION.
- 9. PROVIDE AND INSTALL REMOTE DAMPER OPERATORS FOR ALL DAMPERS INSTALLED ABOVE INACCESSIBLE CEILING, SEE MECHANICAL SPECIFICATIONS FOR EQUIPMENT REQUIREMENTS,
- 10. PROVIDE AND INSTALL HIGH EFFICIENCY TAKE-OFF FITTINGS AND BALANCING DAMPER AT ALL BRANCH CONNECTIONS TO LOW PRESSURE DUCTWORK. PROVIDE BALANCING DAMPERS AT EACH BRANCH TAKE OFF TO SERVE DIFFUSER OR GRILLE AS WELL AS WHERE INDICATED. 11. PROVIDE AND INSTALL HIGH EFFICIENCY OR CONICAL TAKE-OFFS AT ALL BRANCH CONNECTIONS TO
- 12. WHERE DUCTWORK CROSSES, SUPPLY DUCTWORK IS USUALLY BELOW RETURN AND EXHAUST DUCT. RETURN DUCTWORK IS USUALLY BELOW EXHAUST DUCTS.
- 13. AT LOCATIONS WHERE DIFFUSERS OR GRILLES ARE UNDER DUCTWORK, CONTRACTOR TO FABRICATE TRANSITION BOOT FROM FLEX CONNECTION TO DIFFUSER OR GRILLE WITH BALANCING DAMPER, TYPICAL.
- 14. THE MECHANICAL CONTRACTOR SHALL PROVIDE CEILING MOUNTED ACCESS DOORS FOR ALL FIRE, SMOKE AND COMBINATION FIRE/SMOKE DAMPERS INSTALLED ABOVE INACCESSIBLE CEILING. FIELD VERIFY EXACT INSTALLATION LOCATIONS PRIOR TO COMMENCING WORK AND COORDINATE
- INSTALLATIONS WITH LATEST ARCHITECTURAL REFLECTED CEILING PLANS. 15. ALL VAV BOXES TO HAVE REHEAT COILS, EXCEPT AS NOTED. PROVIDE EQUIPMENT TAG TO MATCH SCHEDULE. PROVIDE A MINIMUM OF TWO DUCT DIAMETERS OF STRAIGHT ROUND DUCT TO INLET OF
- VAV BOX. BOX SHALL BE HARD CONNECTED (CONICAL) TO MEDIUM PRESSURE DUCT, TYPICAL.
- 16. PROVIDE ACCESS DOORS TO ACCESS VAV BOX CONTROLS ABOVE HARD CEILINGS. PROVIDE MINIMUM 24" X 24".
- 17. FLEX DUCT IS REQUIRED FOR ALL DIFFUSERS AND GRILLES INSTALLED IN LAY-IN CEILINGS. FOR DIFFUSERS AND GRILLES IN HARD LID CEILINGS, THE DUCTWORK SHALL BE EXTENDED ALL THE WAY TO THE DIFFUSER AND SHALL BE CONNECTED WITH A HARD CONNECTION OR A FLEX DUCT
- 18. THE CONTRACTOR SHALL INFORM THE DESIGNER OF ANY PROPOSED DEVIATIONS FROM THE CONTRACT DOCUMENTS.

CONNECTION WITH A MUD RING AND LAY-IN DIFFUSER AS SHOWN ON PLANS.

- 19. PROVIDE ACCESS TO ALL TEMPERATURE CONTROLS ABOVE CEILING. LOCATE IN ACCESSIBLE LOCATION. WHERE THERE ARE HARD CEILINGS THE CONTRACTOR SHALL PROVIDE 24" X 24" ACCESS
- 20. SUPPLY AND RETURN PIPING TO COILS ARE THE SAME SIZE.

MEDIUM PRESSURE DUCTWORK.

- 21. CONTRACTOR SHALL LOCATE THERMOSTATS AND TEMPERATURE SENSORS AT 5'-0" AFF, A MINIMUM OF 8" FROM LIGHT SWITCH, UNLESS OTHERWISE NOTED ON THE ARCHITECT'S ELEVATIONS. COORDINATE EXACT LOCATIONS WITH ARCHITECT.
- 22. REFER TO MECHANICAL PIPING OR ZONING DRAWINGS FOR THERMOSTAT AND TEMPERATURE SENSOR LOCATIONS.
- 23. CONDENSATE DRAINS SHALL BE SUPPLIED FOR ALL COOLING EQUIPMENT. CONTRACTOR SHALL ENSURE PROPER INSTALLATION AND DRAINAGE AS REQUIRED BY FEDERAL, STATE, AND LOCAL CODES. CONDENSATE PIPINE SHALL BE TYPE "L" COPPER UNLESS OTHERWISE NOTED IN THE SPECIFICATIONS.
- 24. PROVIDE A 4" HOUSEKEEPING PAD FOR EACH PIECE OF MECHANICAL EQUPMENT THAT IS FLOOR MOUNTED. COORDINATE SIZES WITH MECHANICAL EQUIPMENT SELECTED.
- 25. ALL SUPPLY, RETURN, AND EXHAUST DUCTWORK SHALL BE RATED FOR PRESSURE CLASS OF 2" W.G. UNLESS NOTED OTHERWISE ON THE PLANS OR IN THE SPECIFICATIONS.
- 26. THIS CONTRACTOR SHALL BE REQUIRED TO REPLACE FILTERS ON HVAC EQUIPMENT AFTER ALL DUST PRODUCING CONSTRUCTION HAS BEEN COMPLETED AND PRIOR TO THE FINAL PUNCH.

#### PROJECT GENERAL NOTES

- 1. THE PROJECT GENERAL NOTES APPLY TO ALL DISCIPLINES.
- 2. THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING CONDITIONS FOR PLUMBING AND MECHANICAL SYSTEMS WITHIN THE TENANT SPACE AND WITHIN CLOSE PROXIMITY TO THE TENANT SPACE. THE CONTRACTOR WILL FIELD VERIFY AS MUCH AS IS REASONABLE BEFORE THE FINAL BID. AFTER THE FINAL BID THE CONTRACTOR WILL NOTIFY THE OWNER, ARCHITECT, AND MECHANICAL DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF EXISTING CONDITIONS THAT MAY AFFECT THE DESIGN.
- 3. WHERE FLOOR DRAINS OCCUR WITH THE LIMITS OF CONSTRUCTION, PREVENT CONSTRUCTION DEBRIS FROM ENTERING DRAIN BODY BY SEALING DRAIN OPENING PRIOR TO START OF WORK. UNSEAL DRAINS AT COMPLETION OF CONSTRUCTION.
- 4. COORDINATE INSTALLATION OF PIPING, DUCTWORK, CONDUIT, LIGHTS, CABLE TRAY, STRUCTURE, EQUIPMENT, CEILINGS, ARCHITECTURAL COMPONENTS, AND ANYTHING ELSE PERTAINING TO THE PROJECT TO PREVENT CONFLICTS.
- 5. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL THE CONDITIONS BOTH EXISTING AND THOSE ILLUSTRATED BY THESE DOCUMENTS AND THOSE OF OTHER DISCIPLINES, INCLUDING, BUT NOT LIMITED TO ARCHITECTURAL, CIVIL, ELECTRICAL, VENTILATION, PLUMBING, AND OTHER SYSTEMS INVOLVED ON THIS PROJECT
- 6. FINAL PRODUCT SHALL BE A COMPLETE AND FUNCTIONING SYSTEM, AND SHALL CONFORM TO ALL REQUIREMENTS OF APPLICABLE FEDERAL, STATE, AND LOCAL CODES, INCLUDING BUT NOT LIMITED TO THE INTERNATION BUILDING CODE, INTERNATIONAL MECHANICAL CODE, AND INTERNATIONAL
- 7. LOCATE EQUIPMENT REQUIRING ACCESS 2'-0" MAXIMUM ABOVE CEILING.

PLUMBING CODE.

- 8. ALL ROOF MOUNTED EQUIPMENT SHALL BE A MINIMUM 10'-0" FROM EDGE OF ROOF.
- 9. COORDINATE INSTALLATION OF DUCTWORK, PIPING AND MECHANICAL EQUIPMENT WITH NEC CLEARANCES INCLUDING THE SPACE ABOVE ELECTRICAL PANELS, TRANSFORMERS AND OTHER ELECTRICAL EQUIPMENT. NO PIPING OR DUCTWORK TO RUN OVER ELECTRICAL PANELS, VFD'S OR MCC'S. PROTECT EQUIPMENT WITH A 42" DEEP ZONE IN FRONT OF PANELS, VFD'S AND MCC'S. PROVIDE PANS IF REQUIRED UNDER PIPING.
- 10. FIRE SEAL AROUND DUCT AND PIPING PENETRATIONS OF FIRE RATED WALLS. THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR CAULKING AND SEALING ALL PENETRATIONS IN FIRE AND SMOKE RATED PARTITIONS TO MAINTAIN RATINGS. REFER TO SPECIFICATION.
- 11. PROVIDE SLEEVES AND/OR OPENINGS TO RUN PIPES AND DUCTS THROUGH FOUNDATIONS, FLOORS,
- 12. TRANSITION PIPING AND DUCTWORK SIZES TO MATCH THE SIZE OF EQUIPMENT CONNECTION.
- 13. REFER TO PLUMBING SERIES DRAWINGS FOR GAS PIPING. 14. ALL PIPE AND DUCT SIZES SHOWN SHALL BE CONTINUED IN THE DIRECTION OF FLOW UNTIL
- ANOTHER SIZE IS SHOWN. 15. FOR DETAILS, EQUIPMENT CONNECTIONS, AND PIPE SIZES NOT SHOWN ON THE SEGMENTS, REFER
- TO DETAILS, SCHEDULES, AND SPECIFICATIONS.
- 16. INSTALL ALL EQUIPMENT IN ACCORDANCE WITH THE RESPECTIVE MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS, AT A LEVEL OF WORKMANSHIP CONSISTENT WITH THE
- 17. MECHANICAL CONTRACTOR SHALL ENSURE THAT ALL EQUIPMENT IS PROVIDED AND INSTALLED WITH CLEARANCES PER MANUFACTURERS RECOMMENDATIONS. THE CONTRACTOR SHALL MAINTAIN
- PROPER SERVICE SPACE FOR COIL PULLS, BAS DEVICES, MAINTENANCE ACCESS, ETC. 18. LOCATIONS OF PIPING, DUCTWORK AND EQUIPMENT AS INDICATED ON THE DRAWING, ARE

TO, OFFSETS AND TRANSITIONS. NEW DUCTWORK, PIPING AND EQUIPMENT SHALL BE COORDINATED

PLUMBING. MECHANICAL AND FIRE PROTECTION PIPING. MEDICAL GASES. ALL OTHER TRADES AND ALL OTHER EXISTING CONDITIONS TO AVOID INTERFERENCE IN THE FIELD. 19. THE CONTRACTOR SHALL INFORM THE DESIGNER OF ANY PROPOSED DEVIATIONS FROM THE

WITH STRUCTURE, LIGHTS, REFLECTED CEILING PLANS, CABLE TRAY, ELECTRICAL CONDUIT,

- CONTRACT DOCUMENTS. 20. IF CONTRACTOR ENCOUNTERS MATERIAL WHICH MAY CONTAIN ASBESTOS, IMMEDIATELY STOP
- WORK IN THIS AREA AND NOTIFY THE OWNER.
- 21. DETAILS REFERENCE ALL SHEETS. 22. INSTALL ALL PIPING AND DUCTWORK WITHOUT FORCING OR SPRINGING.
- 23. ROUTE DOMESTIC WATER, FIRE PROTECTION, SANITARY WASTE, ROOF DRAIN, CAMPUS CHILLED OR HOT WATER, AND ANY OTHER UTILITY SERVICES TO SITE UTILITIES 5'-0" FROM BUILDING UNLESS NOTED OTHERWISE. REFER TO CIVIL PLANS.
- 24. LOCATE VALVING, ACCESSORIES, AND EQUIPMENT IN ACCESSIBLE LOCATIONS. WHERE LOCATED ABOVE HARD CEILING PROVIDE AN ACCESS DOOR IN CEILING. MINIMUM ACCESS DOOR SIZE OF 24" X 24". COORDINATE EXACT LOCATION AND STYLE WITH ARCHITECT. EQUIPMENT SHALL BE LOCATED IN THE CEILING CAVITY SO IT CAN BE SAFELY SERVICED FROM SOMEONE STAND ON A LADDER PLACED BELOW THE CEILING ACCESS.
- 25. CONTRACTOR TO PROVIDE VALVE IDENTIFICATION AND LOCATION ON ALL CEILING TILES WHERE VALVES ARE LOCATED.

 $ilde* ext{NOTE}^*$  ALL OF THE GENERAL NOTES ON THIS SHEET ARE TO BE APPLIED TO ALL OTHER DRAWINGS IN THIS SET

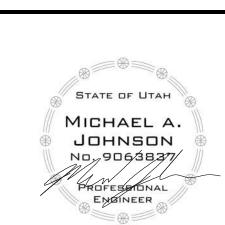






ISSUE RECORD IO BY DATE DESCRIPTION MAJ 12/21/2023 ISSUED FOR BID

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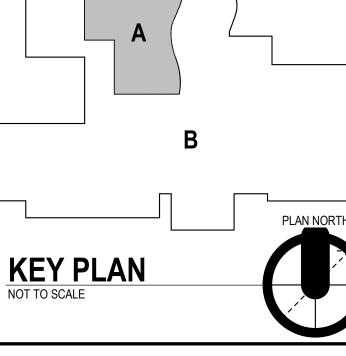


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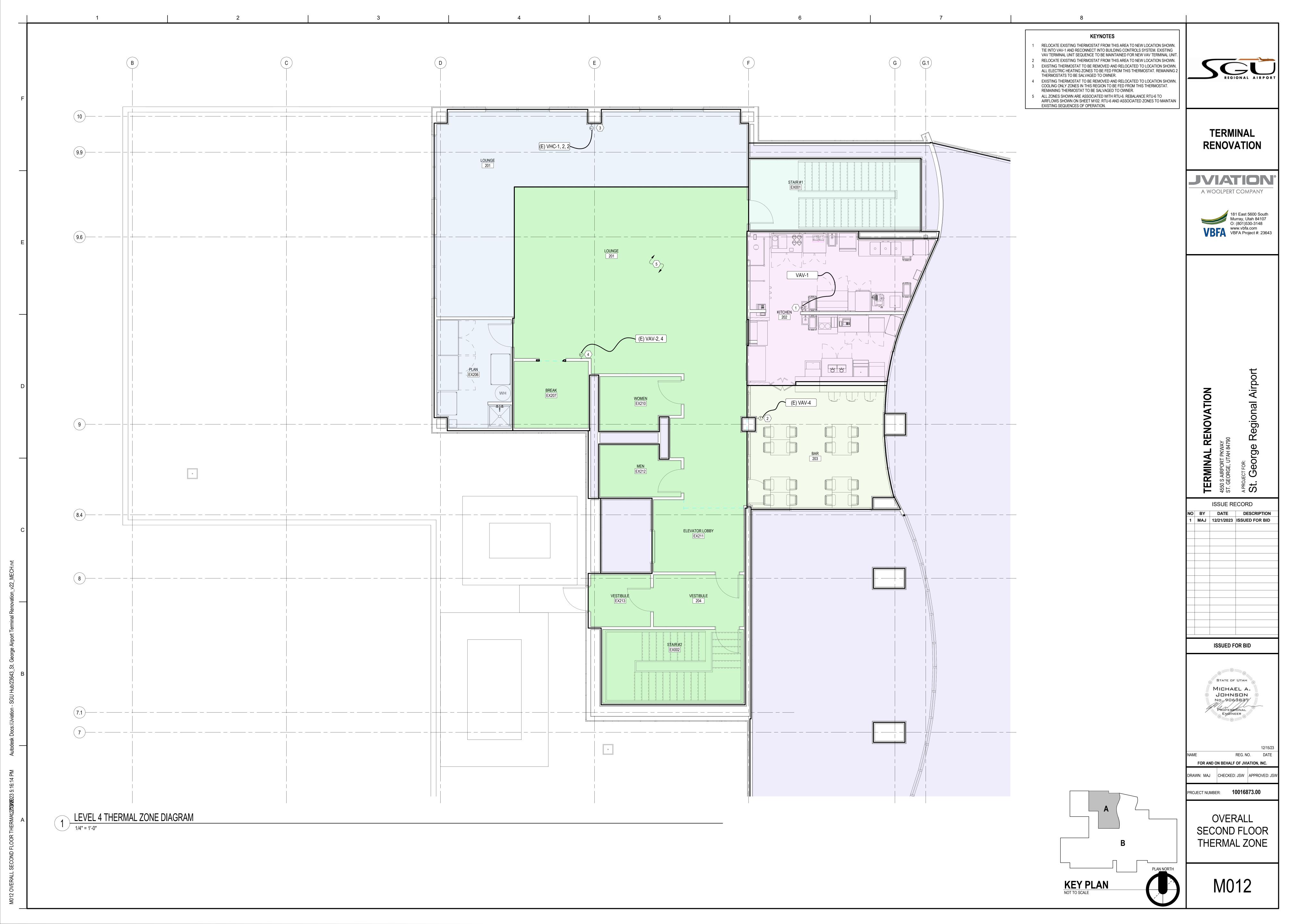
DRAWN: MAJ | CHECKED: JSW | APPROVED: JSV PROJECT NUMBER: 10016873.00

> **MECHANICAL GENERAL NOTES**

M001





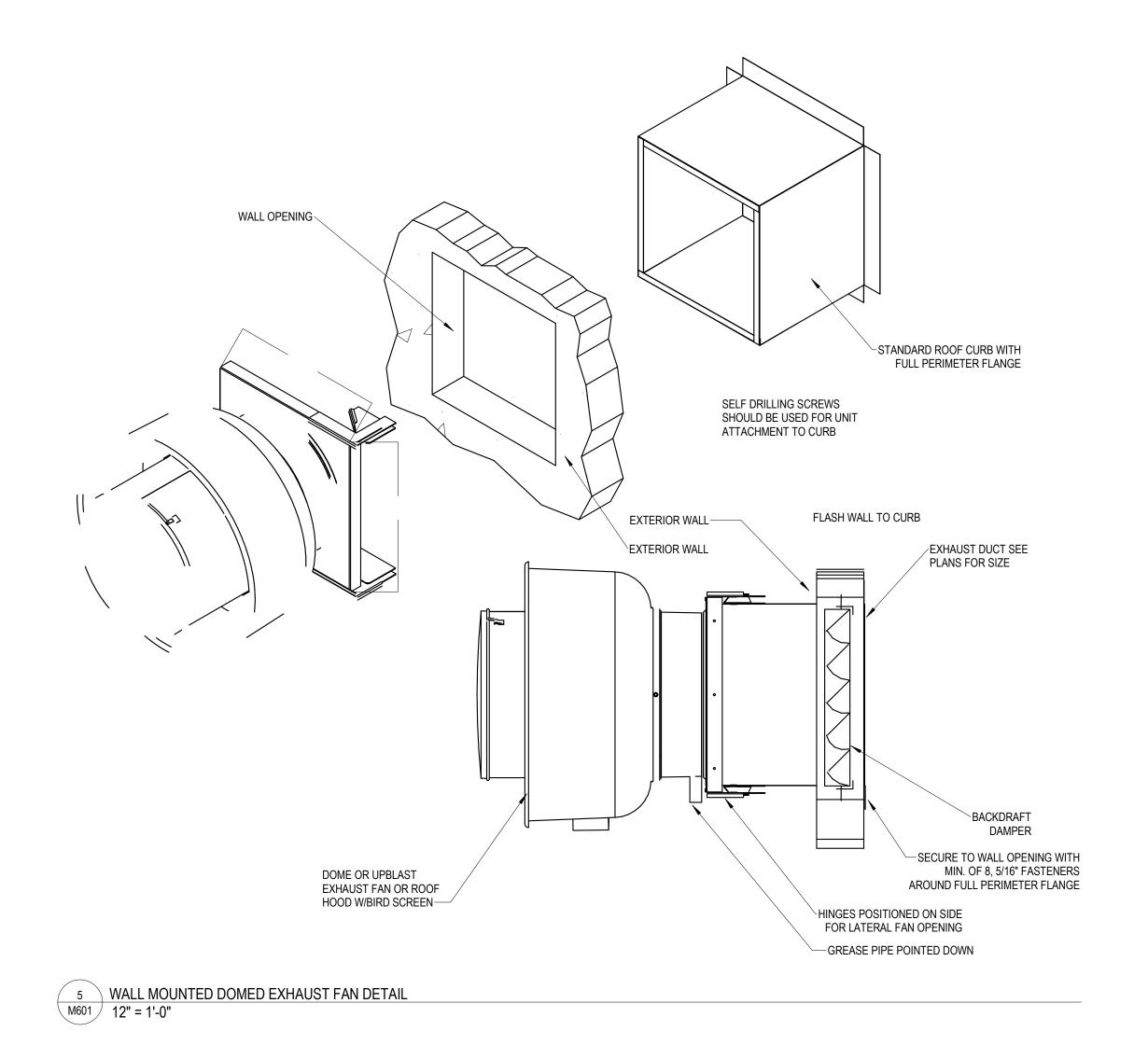


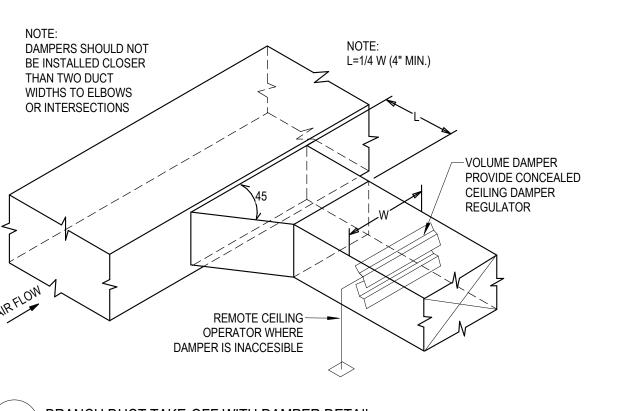


									VA	RIABLE AIR	VOLUM	E TERMIN	NAL UNI	SCHEE	DULE											
		LOCATION					PRIMARY A	AIRFLOW			HE	ATING COIL			HE	ATING ELEM	ENT								INTERLOCK	
									1				AIRSIDE	•				]								
				MODEL	NECK				EXTERIOR			DESIGN							UNIT							
	ID	NAME	NO. MANUFACTURER	NO.	SIZE	TYPE	MAX	MIN	ZONE	DESCRIPTION	CAP	FLOW	EAT(db)	LAT(db)	QTY	POWER	SCR	NC	WEIGHT	FLA	MCA	MOCP	VOLT	PH	ID	REMARKS
	VAV-1		TITUS	DESV	12"	SINGLE DUCT	1260 CFM	380 CFM	No									0	53 lb				120 V	1	RTU-6	NEW COOLING ONLY VAV TERMINAL UNIT
(E)	VAV-2		TITUS	DESV	8"	SINGLE DUCT	650 CFM	195 CFM	No									0	39 lb				120 V	1	RTU-6	EXISTING VAV TERMINAL UNIT
(E)	VAV-4		TITUS	DESV	12"	SINGLE DUCT	1260 CFM	380 CFM	No									0	53 lb				120 V	1	RTU-6	EXISTING VAV TERMINAL UNIT
(E)	VAV-4		TITUS	DESV	12"	SINGLE DUCT	1150 CFM	345 CFM	No									0	53 lb				120 V	1	RTU-6	EXISTING VAV TERMINAL UNIT
(E)	VHC-1		TITUS	DESV	6"	SINGLE DUCT	340 CFM	105 CFM	Yes	Electric Heat	14666 Btu/h	340 CFM	55.0 °F	95.0 °F	1	4.5 kW	Yes	0	65 lb	5.4 A	6.8 A	15.0 A	480 V	3	RTU-6	EXISTING VAV TERMINAL UNIT
(E)	VHC-2		TITUS	DESV	8"	SINGLE DUCT	500 CFM	150 CFM	Yes	Electric Heat	21567 Btu/h	500 CFM	55.0 °F	95.0 °F	1	6.5 kW	Yes	0	68 lb	7.8 A	9.8 A	15.0 A	480 V	3	RTU-6	EXISTING VAV TERMINAL UNIT
(E)	VHC-2		TITUS	DESV	8"	SINGLE DUCT	700 CFM	210 CFM	Yes	Electric Heat	30194 Btu/h	700 CFM	55.0 °F	95.0 °F	1	9.0 kW	Yes	0	68 lb	10.8 A	13.5 A	15.0 A	480 V	3	RTU-6	EXISTING VAV TERMINAL UNIT

								E	(HAUST	FAN SCHE	DULE												
<b>NOTES:</b> 1.																							
									FAN					SOUND								INTERLOCK	
					AIRF	LOW	PRESS		DRIVE		MOTOR			PRESS	UNIT								ĺ
ID ID	MANUFACTURER	MODEL NO.	TYPE	ARRANGEMENT	DESIGN	MIN	ESP	RPM	TYPE	QTY BRAKE H	POWER	RPM	ECM	LEVEL (dBA)	WEIGHT	FLA	MCA	MOCP	VOLT	PH	FREQ	ID	NOTES
EF-1	GREENHECK	CUE-095-E	CENTRIF UGAL	SIDEWALL	500 CFM	500 CFM	0.60 in-wg	1642	DIRECT	1 0.12 hp	0.17 hp	1642	Yes	58	33 lb	2.8 A	3.5 A	15.0 A	115 V	1	60 Hz	RTU-6	

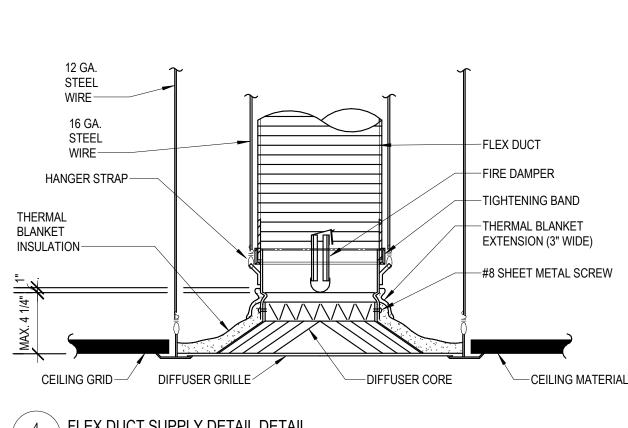
	GRILLE, REGISTER, AND DIFFUSER SCHEDULE										
ID	MANUFACTURER AND MODEL	Count	DESCRIPTION	IMAC							
CD2	TITUS TDC	4	STYLE: SQUARE MODULAR LOUVERED FACE DIFFUSER CONSTRUCTION: STEEL FINISH: SELECTED BY ARCHITECT MOUNTING: SURFACE OR LAY-IN BASED ON CEILING TYPE. PROVIDE FRAME TYPE 1 FOR SURFACE MOUNT AND FRAME TYPE 3 FOR LAY-IN. FACE SIZE: 24"X24", 18"X18", 15"X15", OR 12"X12" TO COORDINATE WITH CEILING. VERIFY FACE SIZE WITH ARCHITECT AND ENGINEER. CORE: REMOVABLE MAX NC: 25 DAMPER: NONE CONNECTION: ROUND OR RECTANGULAR OF SIZE SHOWN ON DRAWINGS. PROVIDE ADAPTER FITTINGS AS REQUIRED. APPLICATION: SUPPLY	eren.							
EG1	TITUS PAR	2	STYLE: SQUARE PERFORATED FACE CEILING GRILLE CONSTRUCTION: STEEL FINISH: SELECTED BY ARCHITECT MOUNTING: SURFACE OR LAY-IN BASED ON CEILING TYPE. PROVIDE FRAME TYPE 1 FOR SURFACE MOUNT AND FRAME TYPE 3 FOR LAY-IN. FACE SIZE: 48"X24", 24"X24", 24"X12", 20"X20", 16"X16", OR 12"X12" AS SHOWN ON PLANS. VERIFY FACE SIZE WITH ARCHITECT AND ENGINEER. MAX NC:25 DAMPER: NONE CONNECTION: ROUND OR RECTANGULAR OF SIZE SHOWN ON DRAWINGS. PROVIDE ADAPTER FITTINGS AS REQUIRED. APPLICATION: EXHAUST OR RELIEF MINIMUM FREE AREA: 50%								



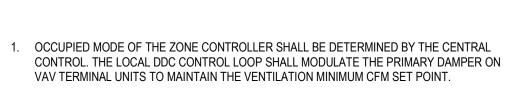


BRANCH DUCT TAKE-OFF WITH DAMPER DETAIL

M601 12" = 1'-0"

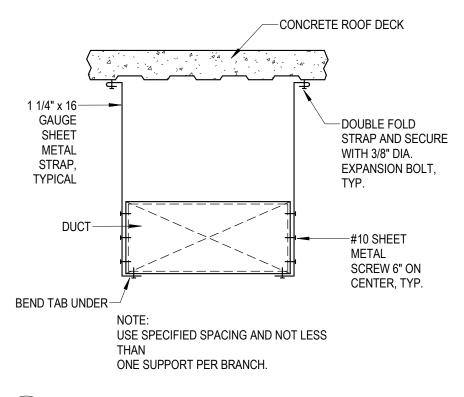


4 FLEX DUCT SUPPLY DETAIL DETAIL M601 12" = 1'-0"

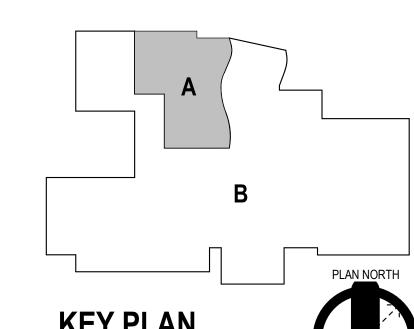


- 2. WHEN THE SPACE TEMPERATURE IS EQUAL TO OR GREATER THAN THE COOLING TEMPERATURE SET POINT THE VAV BOX SHALL ENTER THE COOLING MODE. THE CONTROLLER SHALL RESET THE BOX CFM SET POINT FROM THE MINIMUM VENTILATION SET POINT TO THE COOLING MAXIMUM SET POINT.
- ALL VAV AND CONSTANT VOLUME BOXES IN THE SYSTEM SHALL BE EQUIPPED WITH DISCHARGE AIR TEMPERATURE SENSORS AND THE BMS SHALL MONITOR AND DISPLAY THE DISCHARGE AIR TEMPERATURE.

1 VAV COOLING ONLY DIAGRAM
12" = 1'-0"



2 RECTANGULAR DUCT DETAIL 12" = 1'-0"



KEY PLAN

NOT TO SCALE



## **TERMINAL RENOVATION**

JVIATION

A WOOLPERT COMPANY



	<u> </u>	455( ST.	A S
		ISSUE RE	ECORD
NO	BY	DATE	DESCRIPTION
1	MAJ	12/21/2023	ISSUED FOR BID

**ISSUED FOR BID** 



REG. NO. DATE FOR AND ON BEHALF OF JVIATION, INC.

DRAWN: MAJ | CHECKED: JSW | APPROVED: JSW

PROJECT NUMBER: 10016873.00

MECHANICAL SCHEDULES AND DETAILS

M601

	DATA SYMBOL	SHEDU	JLE
SYMBOL	DEVICE/FIXTURE DESCRIPTION	MOUNTING	COMMENTS
V	DUAL OUTLET, DUAL PORT, FLOOR MOUNTED	FLOOR	
<b>▼</b> #	DATA OUTLET, ATTRIBUTE SIGNIFIES PORT QUANTITY	18"	
•	DUAL DATA AND SINGLE TELEPHONE PORT	18"	

	SECURITY SYMB	OL SCH	IEDULE
SYMBOL	DEVICE/FIXTURE DESCRIPTION	MOUNTING	COMMENTS
CR	CARD READER		(11)
<b>@</b>	SECURITY CAMERA PTZ		(11)

			ELECTRICAL SYMB	SOL SCH	IEDULE
5	YMBOL		DEVICE/FIXTURE DESCRIPTION	MOUNTING	COMMENTS
			<varies></varies>	18"	
	0	$\oplus$	CONVENIENCE OUTLET, FLOOR	FLOOR	
	0		JUNCTION BOX FLOOR		(12)
φ	Φ	<b>#</b>	STANDARD CONVENIENCE OUTLET	18"	

	FIRE ALARM SYMB	OL SCH	HEDULE
SYMBOL	DEVICE/FIXTURE DESCRIPTION	MOUNTING	COMMENTS
0	SMOKE DETECTOR	CEILING	(9) (11)
<b>⊠</b> ⊲ #	FIRE ALARM HORN STROBE, ATTRIBUTE SIGNIFIES CANDELA RATING	7'-6"	(9) (11)
F	FIRE ALARM PULL STATION	4'-0"	(9) (11)

SYMI		Schedule	Description	NT SYME	MOUNTING			COMMENTS
		PANEL BOARD, SURFACE			6'-6" TO TOP			
		PANEL BOARD, SURFACE			6'-6" TO TOP			
T		TRANSFORMER			SEE PLANS			
		MAIN POWER DISTRIBUTION PA	NEL					
	<u>*</u>	MECHANICAL/PLUMBIN	G EQUIP	MENT CALLOUT				
(X-	<u>-</u> -1)	KITCHEN EQUIP. CALLO	 OUT					
Σ		KITCHEN EQUIP. CALLO	UT, OR A	IS NOTED BY				
Ø	<u> </u>	LUMINAIRE TYPE						
(XX		DIAGRAM/DETAIL CALL	OUT					
		HOME RUN TO PANEL						
	<b></b>	FUSE						
1	L	GROUND/GROUND ROD	)					
<i>-</i>	`.	CIRCUIT BREAKER						
				ABBREVIA	TIONS			
A AFC	AMPS AVAII	ABLE FAULT CURRENT	ENT ER	ELECTRICAL NO EXISTING TO BE		NG NL		NIGHT LIGHT, BYPASS LOCAL SWITCHING
AFF	ABOV	E FINISHED FLOOR	EX	EXISTING TO RE	MAIN	PC		PLUMBING CONTRACTOR
AFG AIC		E FINISHED GRADE INTERRUPTING	FMC GC	FLEXIBLE META		PO PO	_	POINT OF CONNECTION POINT OF SALES
AIC	CAPA		GEC	GROUND ELECT		R	,3	RELOCATED
AWG		ICAN WIRE GAUGE		CONDUCTOR AT	-	RX	(	RECEIVER
ВС	BARE	COPPER	<b>GFCI</b>	<b>GROUND FAULT</b>	CIRCUIT	RN	1	ROOF MOUNTED
BFC	BELO	W FINISHED CEILING		INTERRUPTER		RN	1C	RIGID METALLIC CONDUIT
BFG	BELO	W FINISHED GRADE	GND	GROUND		RN	IC	RIGID NON-METALLIC
C	COND		IMC	INTERMEDIATE I		Τ		CONDUIT
CND	COND		IG	ISOLATED GROU	JND	SB	_	SYSTEM BONDING JUMPE
co		UIT ONLY		1000 CIRCULAR		SC		SHORT CIRCUIT AMPERE
CT		ENT TRANSDUCER	MILS	(MCM)	->//-	TX		TRANSMITTER
CU		ER MATERIAL	LFIVIC	LIQUID-TIGHT FL	EXIBALE META	L TC	•	TEMPERATURE CONTROL
DED DFA	DEDIC	FROM ABOVE	LFNC	CONDUIT LIQUID-TIGHT FL	EVIDALE NON	UG		CONTROLLER UNDERGROUND
EC		TRICAL CONTRACTOR	LFNC	METAL CONDUIT		UN		UNLESS NOTED
EF .	_	UST FAN	МС	MECHANICAL CO		ON	10	OTHERWISE
EM		GENCY/EGRESS	MCA	MINIMUM CIRCU		VA		VOLT/AMPS
В	BATTE		N1	NEMA1		VIF		VERIFY IN FIELD
<b>EMT</b>	ELECT	TRICAL METALLIC	N3R	NEMA 3R		WF		WEATHERPROOF/NEMA
	TUBIN		N	NEW		XP	•	EXPLOSION PROOF
						XR	?	EXISTING TO BE REMOVE
(4)	055	IMMAIDE COUEDIN		NOTES AND DE	TAU C			
(1)	_	UMINAIRE SCHEDULE FOI	_	_	_			
(2)		UMINAIRE SCHEDULE FOI		•	NIS.			
(3)		LIGHT FIXTURE FROM AD	_		EMEDOENOVE	DALLACT		
(4)		ECT NEAREST UN-SWITCI TIONAL ARROWS INDICA				BALLASI.		
		DINATE FINAL MOUNTING	•			R ELEVATIO	NS A	AND APPROVED MILLWOR
(5)		DRAWINGS.						
(5) (6)	SHOP	DRAWINGS. /ITH POWER PACK.						
(5)	SHOP USE W		VEEN RE	CEPTACLE ALON	G WIREWAY. SE	EE DRAWING	SS.	
(5) (6) (7) (8) (9)	SHOP USE W "X" IN PROVI	/ITH POWER PACK. SYMBOL IS INCHES BETV IDE UL LISTED DEVICE CO	MPATIBL	LE WITH THE FIRE	ALARM PANEL	_/SYSTEM.	SS.	
(5) (6) (7)	SHOP USE W "X" IN PROVI MATCI	/ITH POWER PACK. SYMBOL IS INCHES BETV	MPATIBI RELAY W	LE WITH THE FIRE /ITH THAT OF THE	ALARM PANEL CONTROLLING	_/SYSTEM. G CIRCUIT.	SS.	

PROVIDE MUD RING AND/OR BOX COVER APPROPRIATE FOR DEVICES/FIXTURE SERVED.

GRAPHIC ANNUNCIATOR PANEL, AND SES: SMOKE EVACUATION SYSTEM PANEL. LIGHT FIXTURES ARE SCALED WITHIN THE DRAWINGS BASED ON ACTUAL DIMENSIONS.

FIRE ALARM PANELS: FACP: FIRE ALARM CONTROL PANEL, NAC: NOTIFICATION APPLIANCE CIRCUIT PANEL, ANNUN:

(13) USE HEAVY DUTY DEVICE FOR 480 VOLT.

SIZE TO THE EQUIPMENT BEING CONTROLLED.

#### **GENERAL NOTES**

- THE ELECTRICAL SYSTEMS DEFINED BY THESE PLANS AND SPECIFICATIONS ARE TO BE CONSTRUCTED AS COMPLETE AND OPERABLE SYSTEMS AND SHALL BE BID WITH THIS INTENT. THE CONTRACTOR SHALL VISIT THE SITE, READ ALL THE RELEVANT DOCUMENTS AND BECOME FAMILIAR WITH THE TYPE OF CONSTRUCTION AND WORK TO BE ACCOMPLISHED. SHOULD ANY ERROR, OMISSION OR CONFLICT EXIST IN EITHER THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING BEFORE SUBMITTING HIS BID PRICE SO A CHANGE CAN BE ISSUED IN A PRE-BID ADDENDUM. OTHERWISE, THE CONTRACTOR AND/OR EQUIPMENT SUPPLIER SHALL SUPPLY THE PROPER MATERIALS AND LABOR TO INSTALL COMPLETE AND OPERABLE SYSTEMS AT THEIR OWN EXPENSE. WHEN EACH ELECTRICAL SYSTEM IS COMPLETE, THE CONTRACTOR SHALL TEST AND
- CONFIRM IT'S PROPER OPERATION. ANY INCOMPLETE SYSTEM SHALL BE MADE COMPLETE AND OPERABLE. THE ARCHITECTURAL AND MECHANICAL PLANS ARE CONSIDERED A PART OF THE ELECTRICAL DOCUMENTS SO FAR AS ANY ELECTRICAL ITEMS THEY MAY CONTAIN. THE ELECTRICAL CONTRACTOR SHALL REFER TO AND COORDINATE WITH THEM. NO EXTRA COST SHALL BE ALLOWED FOR FAILURE TO COORDINATE THE CONTRACT DOCUMENTS WITH OTHER TRADES AND/OR IF EQUIPMENT DIMENSIONS ARE GREATER THAN SPECIFIED AND/OR DIMENSIONED ON THE
- NO ADDITIONS TO THE CONTRACTOR BID WILL BE ALLOWED FOR CHANGES MADE NECESSARY BY INTERFERENCE WITH OTHER WORK.
- THE ELECTRICAL CONTRACTOR SHALL PROVIDE EQUIPMENT, MATERIALS AND LABOR FOR THE CONNECTIONS OF ALL EQUIPMENT SHOWN ON THE PLANS - ARCHITECTURAL, MECHANICAL, ETC.
- THIS PROJECT IS TO BE INSTALLED IN STRICT ACCORDANCE WITH LOCAL AND STATE CODES AND THE NEC. IF AT ANY TIME DURING CONSTRUCTION, OR AFTER, SOMETHING IS FOUND TO BE INSTALLED IN VIOLATION OF THE CODES
- ALL EQUIPMENT PROVIDED BY THE ELECTRICAL CONTRACTOR SHALL BE LISTED AND LABELED BY A NATIONALLY RECOGNIZED TESTING AGENCY, ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION, AND BE PROPERLY

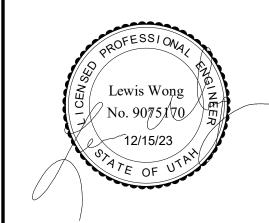
LISTED ABOVE, IT SHALL BE CORRECTED AT THE CONTRACTORS EXPENSE.

- INSTALLED FOR THE CONDITIONS AND SPACE THAT EQUIPMENT IS BEING INSTALLED WITHIN.
- THE ELECTRICAL CONTRACTOR SHALL COORDINATE AND CONFIRM THE EXACT LOCATION OF THE POWER PANELS FROM WHICH NEW CIRCUITS ARE BEING FED FROM. VERIFY EXISTING BRANCH CIRCUIT BREAKERS AND PROVIDE NEW BREAKERS AS NECESSARY FOR A COMPLETE AND OPERABLE SYSTEM.
- THE ELECTRICAL CONTRACTOR SHALL COORDINATE AND CONFIRM THE EXACT LOCATION OF THE TELE/DATA ROOM FROM WHICH NEW TELE/DATA OUTLETS WILL BE FED FROM. VERIFY EXISTING PATCH PANEL SPACES AND PROVIDE
- NEW PATCH PANELS AS NECESSARY TO LAND ALL NEW TELE/DATA CABLING. THE ELECTRICAL CONTRACTOR SHALL INSTALL A SEPARATE EQUIPMENT GROUNDING CONDUCTOR IN EACH
- CONDUIT RUN. CONDUIT SHALL NOT BE USED AS AN EQUIPMENT GROUNDING CONDUCTOR. THE ELECTRICAL CONTRACTOR SHALL GROUND THE ELECTRICAL SYSTEM IN ACCORDANCE WITH LOCAL AND NATIONAL CODES.
- . THE ELECTRICAL CONTRACTOR SHALL CONFIRM MINIMUM CODE (NEC) WORKING CLEARANCE BEFORE INSTALLING
- ANY ELECTRICAL PANELS OR CABINETS AND SHALL MOVE THE PANELS AT HIS EXPENSE IF REJECTED BY AN INSPECTOR. IF CLEARANCE IS NOT POSSIBLE, THE DESIGNER SHALL BE NOTIFIED IMMEDIATELY IN WRITING.
- CONDUIT LAYOUTS SHOWN ON THE PLANS ARE DIAGRAMATIC, NOT INDICATING THE ROUTING REQUIRED. THE EC SHALL ROUTE THE CONDUITS AS REQUIRED BY THE CONDITIONS OF THE INSTALLATION AND SHALL COORDINATE
- WITH DUCTWORK, PIPING, EQUIPMENT, BUILDING STRUCTURE AND OTHER POTENTIAL OBSTRUCTIONS.
- THE CONTRACTOR SHALL ALLOW THE MOVEMENT, BEFORE ROUGH-IN, OF ANY ELECTRICAL PANEL, DEVICE, LUMINAIRE, ETC. A DISTANCE OF 10 FEET WITHOUT REQUIRING ADDITIONAL COST TO THE PROJECT.
- 3. THE ELECTRICAL CONTRACTOR SHALL SECURE ALL CONDUIT TO THE STRUCTURE AS IT IS SET IN PLACE USING
- INDUSTRY STANDARD METHODS AND PRACTICES. MINIMUM SIZE CONDUIT SHALL BE 3/4". ABOVE GROUND CONDUIT SHALL BE EMT WITH STEEL SET SCREW FITTINGS.
- UNDERGROUND CONDUIT SHALL BE PVC (SCH40) WITH GRC ELBOWS AND RISERS WRAPPED IN CORROSION RESISTANT MATERIALS WHERE IN DIRECT CONTACT WITH THE SOIL.
- 15. FLEXIBLE CONDUIT SHALL BE LIMITED TO CONNECTIONS TO LIGHT FIXTURES AND FINAL CONNECTIONS TO MOTORS
- OR OTHER EQUIPMENT SUBJECT TO VIBRATION. LENGTHS OF FLEXIBLE OR SEALTITE CONDUIT SHALL NOT BE GREATER THAN 72" INCHES. 16. WIRING DEVICES SHALL MATCH EXISTING COLOR AND FACEPLATE TYPE.
- 17. TO ASSURE ALL DEVICES ARE RIGIDLY SET, THE ELECTRICAL CONTRACTOR SHALL SECURE ALL DEVICE BOXES WITH BRACKETS, HANGERS, ETC. DESIGNED FOR THE APPLICATION. ANY DEVICE BOXES NOT SECURED WILL BE MADE
- SECURE AT THE CONTRACTORS EXPENSE.
- 18. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL EMPTY CONDUITS WITH 200LB RATED NYLON PULL CORD.
- 19. BEFORE ANY ELECTRICAL CONDUIT, BOXES, ETC. ARE COVERED (FLOOR, CEILINGS, WALLS, ETC.), THEY SHALL BE APPROVED BY THE INSPECTING OFFICER (INSPECTOR). THE UNCOVERING AND REPLACEMENT OF ELECTRICAL WORK
- FOR THE INSPECTION PURPOSES WILL BE AT THE COST OF THE ELECTRICAL CONTRACTOR. 20. ALL BATTERY POWERED OR CONTINUOUS BURN LUMINAIRES SHOWN ON THE PLANS, SUCH AS EXIT LIGHTS, NIGHT
- LIGHTS, OR EMERGENCY LIGHTS, SHALL BE CONNECTED TO THE UN-SWITCHED LEG OF THE LIGHTING CIRCUIT
- FEEDING THAT AREA. 21. LUMINAIRES INSTALLED IN THE MECHANICAL ROOM SHALL BE PLACED SO THAT ALL EQUIPMENT IS ADEQUATELY
- ILLUMINATED AFTER THE MECHANICAL EQUIPMENT IS IN PLACE. 22. ALL LUMINAIRES SHALL BE SUPPORTED FROM THE BUILDING STRUCTURE AND NOT SOLELY FROM THE CEILING GRID
- OR OTHER NONSTRUCTURAL MEMBER. 23. TO MAINTAIN CONSISTENT LIGHT QUALITY, FOR ANY ONE LAMP TYPE SUPPLIED, LAMPS SHALL BE OF THE SAME MANUFACTURE, SURFACE TEMPERATURE, COLOR RENDERING INDEX, LAMP EFFICACY, LUMEN OUTPUT AND
- STARTING CHARACTERISTICS FOR ALL INSTALLED. 24. WHERE WIRE SIZE IS NOT SHOWN ON THE DRAWINGS FOR 20A, 120/277VAC BRANCH CIRCUITS, THE CIRCUIT SHALL
- CONSIST OF 2#12(CU.THHN)+1#12(CU.THHN)GND IN 3/4" EMT CONDUIT. THIS WIRE SIZE SHALL BE INCREASED TO #10(CU,THHN) FOR 120VAC BRANCH CIRCUITS WITH OVERALL LENGTHS EXCEEDING 125' TO ACCOMMODATE FOR VOLTAGE DROP. REFER TO EQUIPMENT SCHEDULES, FEEDER SCHEDULES AND NOTES ON DRAWINGS FOR ALL OTHER BRANCH CIRCUIT AND FEEDER WIRE/CONDUIT SIZING.
- 25. CONDUCTORS SHALL BE COPPER, 600VAC RATED, TYPE THHN/THWN-2 UNLESS OTHERWISE NOTED. CONDUCTORS SIZES UP TO #10AWG SHALL BE SOLID AND #8AWG AND LARGER SHALL BE STRANDED.
- 26. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH EQUIPMENT SUPPLIERS ON THE EXACT LOCATIONS OF ALL EQUIPMENT AND ELECTRICAL CONNECTIONS, WIRES, AND OVERCURRENT PROTECTION PRIOR TO ROUGH-IN. THE ELECTRICAL CONTRACTOR SHALL MAKE THE FINAL CONNECTION TO ALL EQUIPMENT UNLESS OTHERWISE DIRECTED BY THE EQUIPMENT SUPPLIER.
- . THE ELECTRICAL CONTRACTOR SHALL CLEAN THE ENTIRE ELECTRICAL SYSTEM AFTER COMPLETION OF THE INSTALLATION. REMOVE ALL FINGER PRINTS, FOREIGN MATTER, PAINT, DIRT, GREASE, UN-NEEDED LABELS OR
- STICKERS FROM FIXTURES AND EQUIPMENT. REMOVE ALL RUBBISH AND DEBRIS ACCUMULATED DURING INSTALLATION FROM THE PREMISES. . OBTAIN FROM SUPPLIERS ALL WIRING DIAGRAMS FOR EQUIPMENT PRIOR TO ANY ROUGH-IN. TO ASSURE THAT
- PROPER CHARACTERISTICS ARE PROVIDED, ANY INCORRECT WIRING OR DEVICES INSTALLED BY THE ELECTRICAL CONTRACTOR WITHOUT THE WIRING DIAGRAM SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. PROVIDE COPIES OF WIRING DIAGRAMS WITHIN EACH PIECE OF EQUIPMENT AND ADDITIONAL COPIES WITH THE OPERATION AND MAINTENANCE MANUALS.
- 29. THE ELECTRICAL CONTRACTOR SHALL COORDINATE WITH THE MECHANICAL CONTRACTOR TO PROVIDE CONDUIT AND DEVICE MOUNTING BOXES FOR THERMOSTATS AND OTHER MECHANICAL CONTROLS.
- 30. IT IS THE INTENT OF THE CONSTRUCTION DOCUMENTS FOR ALL DEVICES TO BE FLUSH MOUNTED AND CONDUIT/CABLING INSTALLED CONCEALED WITHIN WALLS/CEILINGS. IN AREAS WHERE CONDUIT MUST BE INSTALLED EXPOSED IT SHALL BE COORDINATED WITH THE ARCHITECT AND/OR ENGINEER. ALL EFFORTS SHALL BE
- MADE TO CONCEAL WIRING METHODS. PROVIDE AN UPDATED, TYPED PANEL CIRCUIT DIRECTORY FOR ALL PANELS WHERE CIRCUITS HAVE BEEN MODIFIED, ADDED, OR REMOVED BY THE SCOPE OF THIS PROJECT. CIRCUIT DESCRIPTIONS ON THE DIRECTORY SHALL BE UNIQUE AND INDICATE THE ROOM AND EQUIPMENT/DEVICE IT IS FEEDING. DATE DIRECTORY WITH PROJECT
- COMPLETION DATE. MODIFIED CIRCUITS TO BE IN BOLD. 32. SUBMIT A SCALED LAYOUT (1/4" = 1') OF ALL ELECTRICAL ROOMS BASED ON THE ELECTRICAL GEAR AND
- EQUIPMENT SUBMITTALS. 3. PROVIDE A CLEAR, TYPED LABEL ON THE FACEPLATE OF ALL RECEPTACLES AND LIGHT SWITCHES INDICATING THE
- CIRCUIT IT IS TIED TO. USE LABELING CONVENTION XX-xx, WHERE "XX" IS THE NAME OF THE PANEL AND "xx" IS THE BRANCH CIRCUIT NUMBER. LABELS LENGTH SHALL NOT EXCEED 1/4" ON EITHER SIDE OF TEXT.
- 34. FUSED DISCONNECTS TO BE HEAVY DUTY. 35. ALL TELECOMMUNICATIONS WIRING SHALL BE INSTALLED WITHIN CONDUIT UNLESS INSTALLED ABOVE ACCESSIBLE CEILINGS. MINIMUM CONDUIT SIZE FOR TELECOMMUNICATIONS CABLING SHALL BE 1-1/4" EMT, UNLESS OTHERWISE

- EG001 ELECTRICAL NOTES & SYMBOLS
- EG501 ELECTRICAL DETAILS EG601 ELECTRICAL SCHEDULES
- EG701 ONE LINE DIAGRAM ED101 LEVEL 2 LIGHTING DEMOLITION PLAN
- ED102 LEVEL 2 POWER DEMOLITION PLAN EL101 LEVEL 2 LIGHTING PLAN

EP101 LEVEL 2 POWER PLAN

### **ELECTRICAL SHEET INDEX**



**ISSUED FOR BID** 

ISSUE RECORD

LW 12/21/2023 ISSUED FOR BID

NO BY DATE DESCRIPTION

**TERMINAL** 

A WOOLPERT COMPANY

Murray, Utah 84107

VBFA Project #: 23643

181 East 5600 South

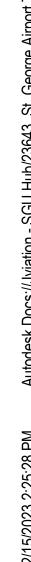
O: (801)530-3148

REG. NO. DATE FOR AND ON BEHALF OF JVIATION, INC.

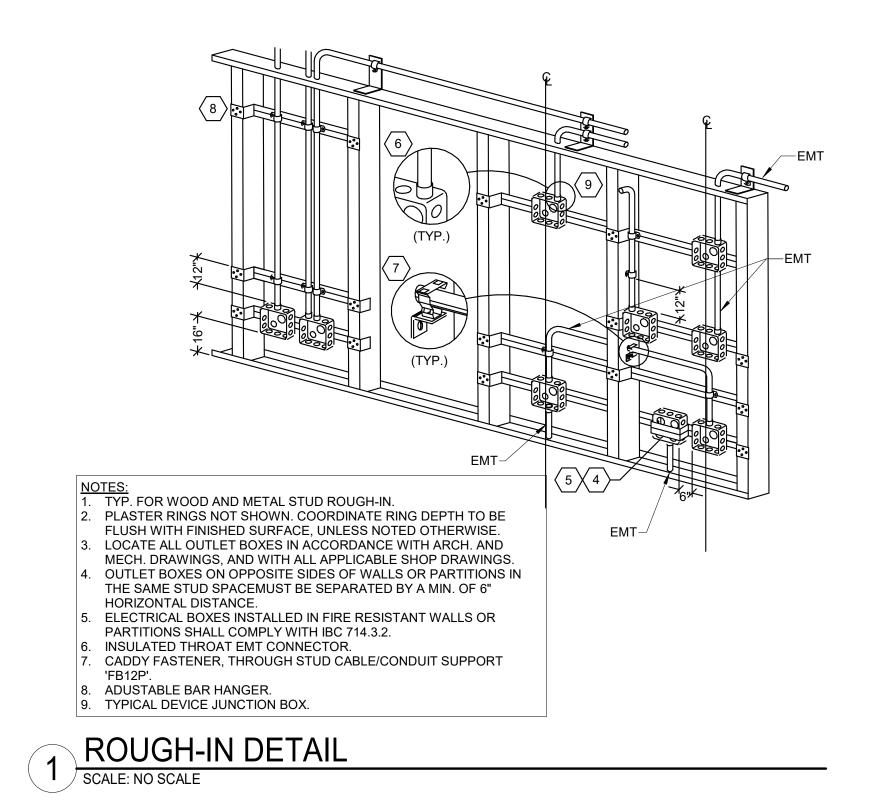
DRAWN: AC CHECKED: RM APPROVED: LW

PROJECT NUMBER: 10016873.00

ELECTRICAL NOTES & SYMBOLS







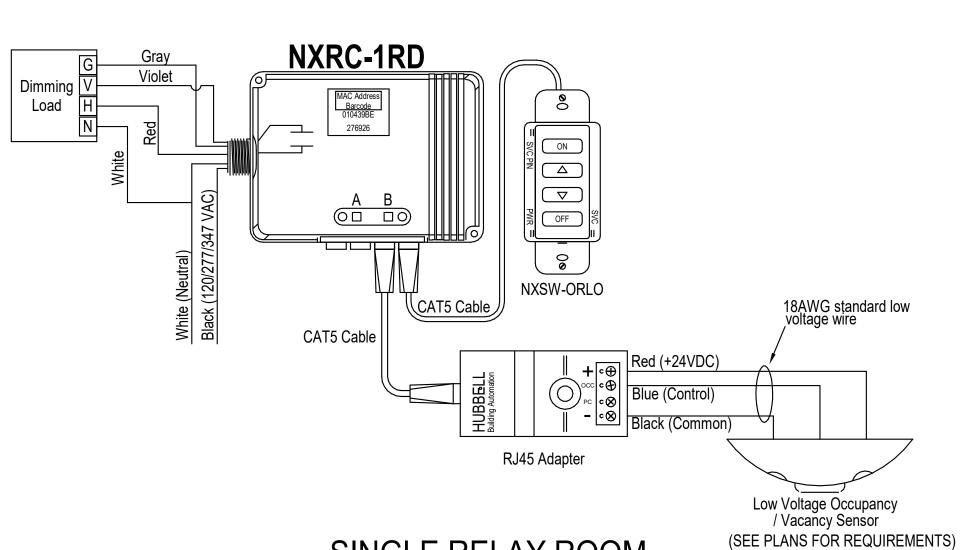
LIGHTING CONTROL SYSTEM BASIS OF DESIGN:

1. THE DESIGNED LIGHTING CONTROL SYSTEM INCLUDES BOTH LOW VOLTAGE AND LINE VOLTAGE SYSTEMS.

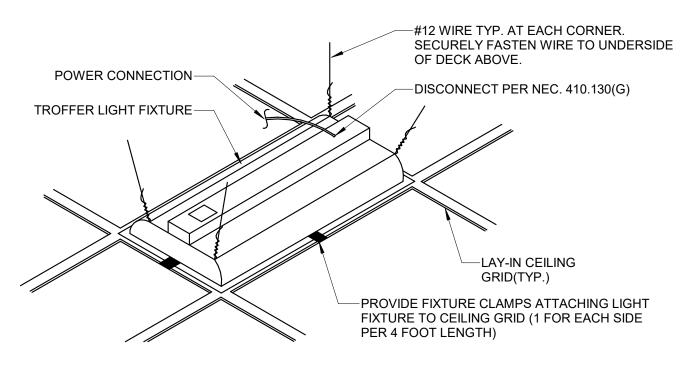
2. PROVIDE A NETWORKED LOW-VOLTAGE LIGHTING CONTROL SYSTEM AS SPECIFIED IN SECTION 26 0943 NETWORKED PERFORMANCE LIGHTING CONTROLS OR APPROVED EQUAL. BASIS OF DESIGN IS HUBBELL CONTROL SOLUTIONS NX NETWORKED DIGITAL DISTRIBUTED INTELLIGENT SYSTEM USING ROOM CONTROLLERS, AREA CONTROLLERS, TIME CLOCK SETTINGS . OCC/VAC SENSORS AND SHALL BE INSTALLED WHERE SHOWN ON DRAWINGS AND IN THE FOLLOWING ROOMS AND AREAS: PANTERY

2 BASIS OF DESIGN
SCALE: NO SCALE

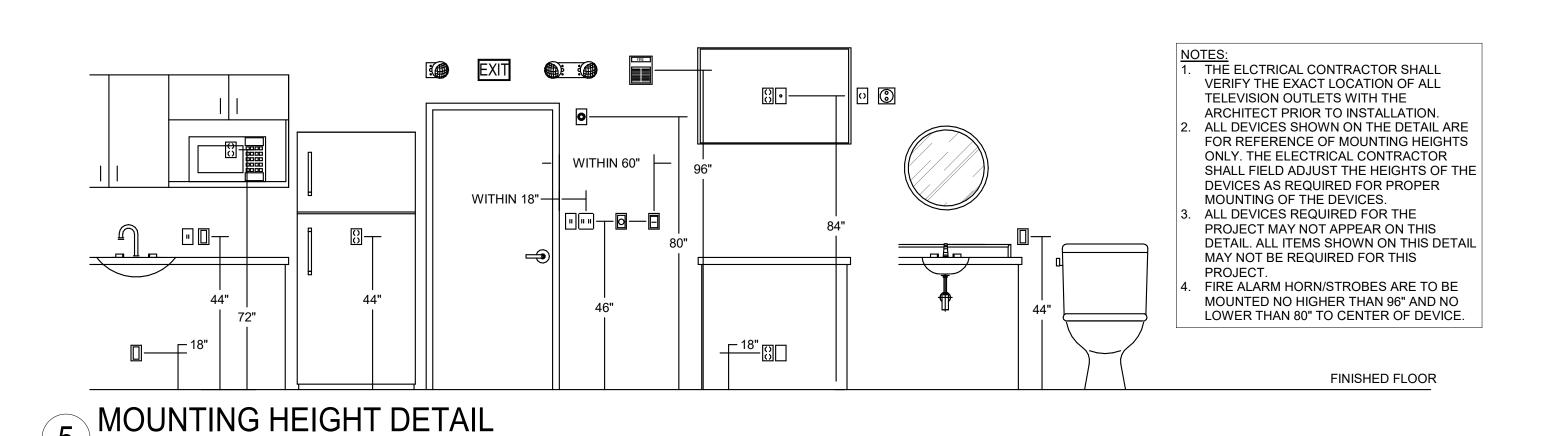
BAR/KITCHEN



SINGLE RELAY ROOM 3 CONTROLLER W/ DIMMING
SCALE: NO SCALE



RECESSED FIXTURE 4 MOUNTING DIAGRAM
SCALE: NO SCALE



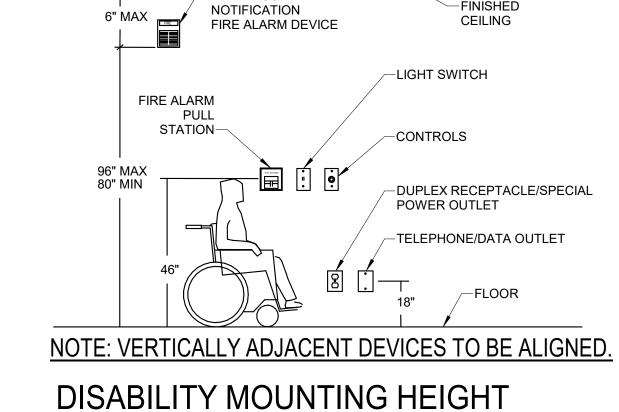
BEAM CLAMPS OR-HANGER CLAMPS AS REQUIRED BY WEIGHT SUPPORTED -3/8" ALL THREAD, MINIMUM. INCREASE ROD SIZE IF WEIGHT REQUIRES PER ROD MANUFACTURERS RECOMMENDATIONS. SUPPORT CONDUIT-WITH KINDORF STRAP OR APPROVED SUBSTITUTE. -WASHER PROVIDE 25% SPACE CAPACITY REFER TO SECTION-FOR ATTACHMENT OF -1 1/2"x1 1/2"-12GA. KINDORF ALL THREAD ROD TO

CHANNEL OR APPROVED

SUBSTITUTE

TRAPEZE SUPPORT DETAIL
SCALE: NO SCALE

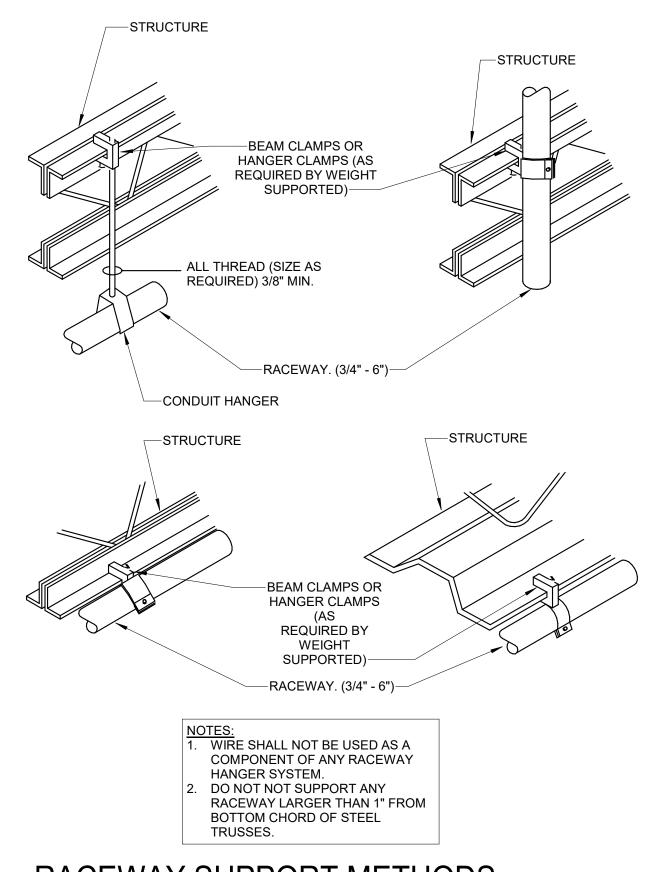
KINDORF CHANNEL



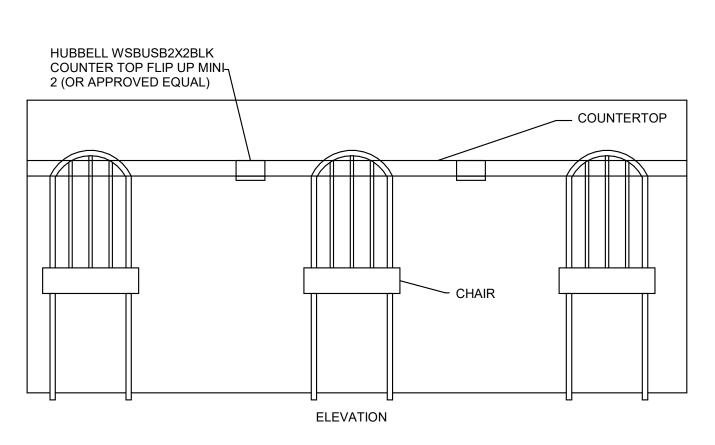
-FINISHED

DISABILITY MOUNTING HEIGHT 8 DETAIL SCALE: NO SCALE

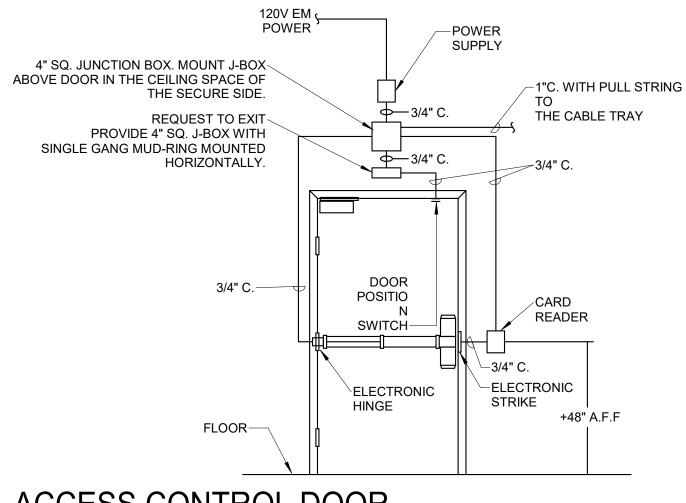
-WALL MOUNTED



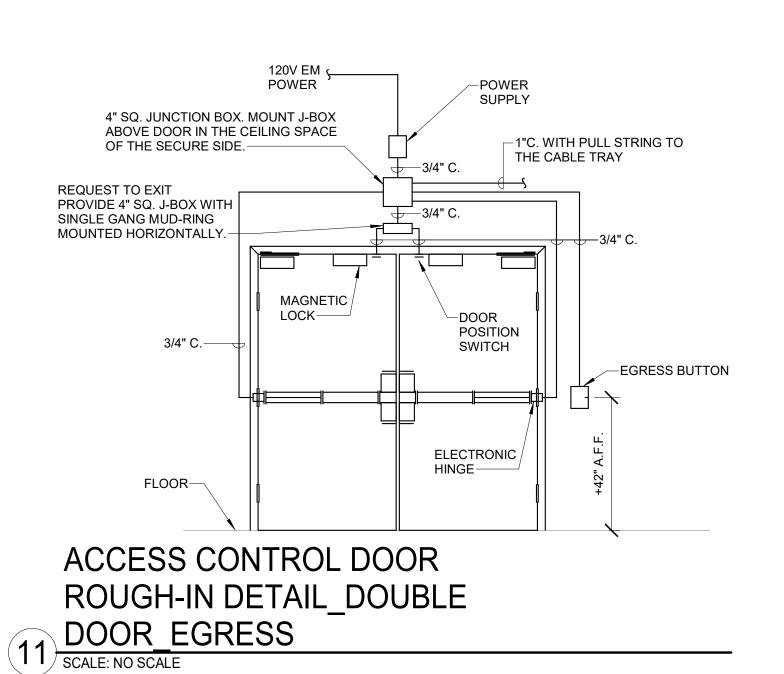
RACEWAY SUPPORT METHODS DIAGRAM SCALE: NO SCALE

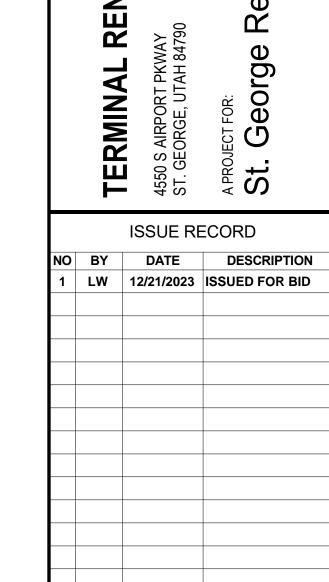


RECEPTACLE UNDER 9 COUNTER DETAIL
SCALE: NO SCALE



ACCESS CONTROL DOOR ROUGH-IN - SINGLE DOOR\_CARD READER





**TERMINAL** 

**RENOVATION** 

JVIATION

A WOOLPERT COMPANY

181 East 5600 South

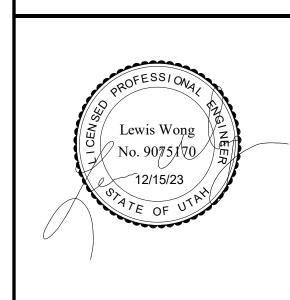
Murray, Utah 84107

O: (801)530-3148

www.vbfa.com

VBFA Project #: 23643

**ISSUED FOR BID** 



REG. NO. FOR AND ON BEHALF OF JVIATION, INC.

DRAWN: AC | CHECKED: RM | APPROVED: LW PROJECT NUMBER: 10016873.00

ELECTRICAL **DETAILS** 

			K	ITCHEN	EQU	PME	ENT	SC	HE	DULE				
					ELECTRIC	AL					OVER CURR	ENT PROTECTION		
							WIF	RE		COND	OCPD/			
TYPE	DESCRIPTION	VOLT	PHASE	LOAD	FLA	SETS	QTY	SIZE	GND	SIZE	MOCP	ТҮРЕ	REMA	ARKS
1	SLIDING GLASS DOOR PEPSI COOLER	120	1	7.00 FLA	7.0	1	2	12	12	3/4	20	C1	6 A	-
2	GRAB N GO DISPLAY CASE	120	1	0.96 KW	8.0	1	2	12	12	3/4	20	C1	6 A	-
4	36' WORK TOP FREEZER	120	1	0.33 HP	9.8	1	2	12	12	3/4	20	C1	6 A	-
5	36" WORK TOP REFRIGERATOR	120	1	0.25 HP	5.8	1	2	12	12	3/4	20	C1	6 A	-
6	48" WORK TOP REFRIGERATOR	120	1	0.33 HP	9.8	1	2	12	12	3/4	20	C1	6 A	-
7	48" FOOD-PREP REFRIGERATOR	120	1	0.50 HP	9.8	1	2	12	12	3/4	20	C1	6 A	-
8	2 DOOR REACH-IN REFRIGERATOR	120	1	0.50 HP	9.8	1	2	12	12	3/4	20	C1	6 A	-
9	2-DOOR REACH-IN FREEZER	120	1	0.29 HP	7.2	1	2	12	12	3/4	20	C1	6 A	-
11	60" DRAFT BEER COOLER	120	1	2.00 FLA	2.0	1	2	12	12	3/4	20	C1	6 A	-
13	48" BAR BACK COOLER W/CASTERS	120	1	0.43 HP	9.8	1	2	12	12	3/4	20	C1	6 A	-
16	ICE MAKER	120	1	6.00 FLA	6.0	1	2	12	12	3/4	20	C1	6 A	-
18 COUNTERTOP HIGH-SPEED OVEN 208 1 28.00 FLA 28.0 1 2 10 10 3/4 30 C1 6 A -														
19 BLENDER 120 1 15.00 FLA 15.0 1							2	12	12	3/4	20	C1	6 A	
20	VECTOR FLY LIGHT	120	1	1.00 FLA	1.0	1	2	12	12	3/4	20	C1	6 A	-
24	COFFEE BREWER	208	1	25.50 FLA	25.5	1	2	8	10	3/4	35	C1	6 A	-
25	ESPRESSO MACHINE	120	1	18.00 FLA	18.0	1	2	12	12	3/4	20	C1	6 A	-
26	ESPRESSO GRINDER	120	1	0.36 KW	3.0	1	2	12	12	3/4	20	C1	6 A	-
27	MULTI-HOPPER COFFEE GRINDER	120	1	6.50 FLA	6.5	1	2	12	12	3/4	20	C1	6 A	-
28	SLICER	120	1	0.50 HP	9.8	1	2	12	12	3/4	20	C1	6 A	-
39	TICKET PRINTER FROM P.O.S.	120	1	1.00 FLA	1.0	1	2	12	12	3/4	20	C1	6 A	-
42	GLASS WASHER - LOW TEMP	120	1	2.00 KW	16.7	1	2	12	12	3/4	20	C1	6 A	-
43 70	MUG FROSTER	120 120	1 1	0.13 HP 1.00 FLA	4.4 1.0	1	2	12	12 12	3/4	20	C1 C1	6 A	<u>-</u>
70	42" MONITOR 60" MONITOR	120	1	1.00 FLA	1.0	1	2	12 12	12	3/4	20 20	C1	6 A 6 A	-
ABBREVI		120	ı	1.00 FLA	1.0	'		12	12	3/4	20	C1	0 A	
KW = KIL(			VA - VOL	T AMPERES			DISC	- DISC	ONNE	СТ		OCPD = OVERCUR	PENT PROTECT	VE DEVICE
	DLTAGE/PHASE		_	OVOLT AMPERE	: c			= DISC = GROI		O I		COND = CONDUIT	INCINITION	VE DEVICE
	RSEPOWER			L LOAD AMPER				STAR				MOCP = MAXIMUM	OCPD (LISTED F	Y THE
W = WAT				NIMUM CIRCUIT		,	PL = F					MANUFACTURER)		
			11107 ( 1111	· · · · · · · · · · · · · · · · · · ·	7 11 7 10 11 1			<u> </u>				·		
REMARKS:  1 NEMA 1 FUSED DISCONNECT SWITCH  2 NEMA 1 NON-FUSED DISCONNECT SWITCH  3 NEMA 3R FUSED DISCONNECT SWITCH  4 NEMA 3R NON-FUSED DISCONNECT SWITCH  5 BREAKER IN ENCLOSURE  REMARKS:  A. FURNISHED, INSTALLED AND CONNECTED UNDER DIVISION REQUIRING CONNECTION UNDER DIV 26.  C. FURNISHED UNDER ANOTHER DIVISION BUT INSTALLED AND CONNECTED UNDER DIV 26.  D. FURNISHED, INSTALLED AND CONNECTED UNDER ANOTHER DIVISION.  E. FURNISHED AND INSTALLED UNDER DIV 26 REQUIRING CONNECTION														
1	ECEPTACLE/SPECIAL PURPOSE OUTLET/E1	C.												
7 DIRECT CONNECTION OCPD TYPES:														
-   -	8 CONTROLLED WITH LIGHTS  C1 = THERMAL MAGNETIC CIRCUIT BREAKER  9 PROVIDE SHUNT TRIP BREAKER AND TIE TO ANSUL HOOD CONTROLS.  C2 = MAGNETIC ONLY CIRCUIT BREAKER													
9 P	ROVIDE SHUNT TRIP BREAKER AND TIE TO	ANSUL F	HOOD CON	ITROLS.		C2 = M/	AGNET	IC ONL	Y CIRC	CUIT BREA	KER			
GENERAI	L NOTE:													
		ENTS (IF	MOCP SIZ	ZE, UNIT THERM	AL PROTF	CTION. F	TC) WI	TH API	PROVE	D KITCHF	N EQUIPMENT	SHOP DRAWINGS/SI	IBMITTALS AND F	BRING
A. THE EC SHALL COORDINATE ALL REQUIREMENTS (IE: MOCP SIZE, UNIT THERMAL PROTECTION, ETC) WITH APPROVED KITCHEN EQUIPMENT SHOP DRAWINGS/SUBMITTALS AND BRING  UP ANY DISCREPANCIES WITH THE ELECTRICAL ENGINEER OF RECORD IN WRITING PRIOR TO ROUGH-IN AND ORDERING OF MATERIALS.  B. THE DIVISION 26 CONTRACTOR MAY INCREASE THE CONDUIT SIZE BY ONE INCREMENTAL SIZE TO FACILITATE INSTALLATION OR TO HELP WITH MATERIAL AVAILABILITY/COST.														
B. THE DIVISION 26 CONTRACTOR MAY INCREASE THE CONDUIT SIZE BY ONE INCREMENTAL SIZE TO FACILITATE INSTALLATION OR TO HELP WITH MATERIAL AVAILABILITY/COST.  C. PROVIDE GFCI PROTECTION FOR ALL KITCHEN EQUIPMENT.  D. COORDINATE MOUNTING LOCATIONS AND HEIGHTS WITH KITCHEN INSTALLER.														

	Location: BREAK EX207 Supply From: TL2A Mounting: RECESSED Enclosure: NEMA1						Volts: Phases: Wires:		20				A.I.C. Rating: 10,000 AMPS SYMMETRICAL  Mains Type: MLO  Mains Rating: 125.0 A	
СКТ	Circuit Description Cod	e BRK	P	Size		A		В		<b>C</b>	Size	P BRK Co	ode Circuit Description	СКТ
1	P.O.S. REGISTER	20 A	1	12	1000	1800					12	1 20 A	BLENDER	2
3	GRAB N' GO DISP. CASE	20 A	1	12			960	1800			12	1 20 A	BLENDER	4
5	SLIDING GLS DOOR PEPSI CASE	20 A	1	12					840	1176	12	1 20 A	36" WORK TOP FREEZER	6
7	BAR RCPTS	20 A	1	12	540	696					12	1 20 A	36" WORK TOP REFRIGERATOR	8
9	LOW TEMP GLS WASHER	20 A	1	12			2000	2912			40	0 00 4	COUNTERTOP HIGH-SPEED OVEN	10
11	60" DRAFT BEER COOLER	20 A	1	12					180	2912	12	2 20 A	COUNTERTOP HIGH-SPEED OVEN	12
13	GLASS FROSTER	20 A	1	12	528	1176					12	1 20 A	SLICER	14
15	KITCHEN RCPT	20 A	1	12			540	180			12	1 20 A	VECTOR FLY LIGHT	16
17	60" MONITOR/TV	20 A	1	12					180	1176	12	1 20 A	2 DOOR REACH-IN REFRIGERATOR	18
19	48" BAR BACK COOLER	20 A	1	12	1176	864					12	1 20 A	2 DOOR REACH-IN FREEZER	20
21	P.O.S. REGISTER	20 A	1	12			1000	180			12	1 20 A	WATER HEATER PUMP	22
23	MULTI-HOPPER COFFEE GRINDER	20 A	1	12					780	720	12	1 20 A	ICE MAKER RECEPTACLE	24
25	005555 0054450	00.4		4.0	2652	180					12	1 20 A	P.O.S. TICKET PRINTER	26
27	COFFEE BREWER	20 A	2	12			2652	1176			12	1 20 A	48" WORK TOP REFRIGERATOR	28
29	42" MONITOR	20 A	1	12					540	5000				30
31	ESPRESSO GRINDER	20 A	1	12	360	5000					10	3 20 A	WH-1	32
33	ESPRESSO MACHINE	20 A	1	12			2160	5000						34
35	48" WORK TOP REFRIGERATOR	20 A	1	12					1176	168		0 00 1	,	36
37	DOOR ACCESS CONTROL	20 A	1		300	168						2 20 A	EF-1	38
39	SEATING AREA RECEPTACLE	20 A	1				720	0				1 20 A	SPARE	40
41	SPARE	20 A	1						0	0		1 20 A	SPARE	42
		То	tal L	oad:	1644	10 VA	2128	0 VA	1477	9 VA				
		Tot	al A	mps:	139	9.1 A	179	.5 A	123	.2 A				
Code:														
	1 = See Drawings For Conduit & Conductor Sizes											2 = Shur	t-Trip Breaker	
	3 = Subfeed Breaker											4 = Provi	de Lock Off Device	
	5= GFCI Breaker												P Breaker	
_oad (	Classification	Co	nne	cted L	oad	Der	mand Fa	ctor	Estim	nated De	mand		Panel Totals	
	n Equipment			92 V			65.00%			21835 V		-		
<b>Motor</b>				36 V <i>A</i>			124.45%		1	19086 V			Total Conn. Load: 52497 VA	
Recept	acle			83 VA			100.00%			3283 VA			Total Est. Demand: 44490 VA	
Spare			30	00 VA			100.00%	)		300 VA			Total Conn.: 145.7 A	
													Total Est. Demand: 123.5 A	
Notes:														

			LUMINAIRE SCHEDU	<u>L</u> E					
TYPE	FIXTURE DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLTS		TYPE	MOUNTING	DIMMING	
R1	2X4 RECESSED FULLY LUMINOUS LED FLAT PANEL. RECESSED IN T-GRID CEILING. SATIN WHITE LENS.	LITHONIA	EPANL LED 2X4 4800LM 80CRI 40K MIN10 NLIGHT	MOVLT	LUMENS: CRI: CCT:	LED 4800 80 4000K	RECESSED IN GRID	0-10V	
X1	EXIT DEVICE EDGE LIT EXIT SIGN WITH SELF DIAGNOSTICS AND UNIVERSAL CHEVERON KIT. COORNIDATE CCT TO MATCH EXISTING CONDITIONS.	SURE-LITES LITHONIA MCPHILBEN DUALLITE	APX7G EDG	MOVLT	LUMENS: CRI: CCT:	LED N/A N/A GREEN	CEILING	N/A	
	e Schedule General Notes:  Refer to Luminaire description for fixture requirements.	Manufactures model nu	mbors may not be specific or complete. The contractor is re	ananaibla ta			docaribad on this sabadula	with all mounti	na k
2	match architectural ceiling types.	exact fixture locations ar	nd ceiling types. Verify exact ceiling types and bring to the a	ttention of th	e architect a	nd electrical enç	gineer any discrepancies prio		Ū
2 3 4	Refer to the architectural reflected ceiling drawings for match architectural ceiling types.  Provide all fixture support and seismic bracing to secur	exact fixture locations ar	, , ,	ttention of th	e architect a	nd electrical enç e all pole bases	gineer any discrepancies prio as shown on the details.	or to bid. Fixtur	es sl
3	Refer to the architectural reflected ceiling drawings for match architectural ceiling types.  Provide all fixture support and seismic bracing to secur Prior approval shall be required for all manufactures when shall not be reviewed or approved.  Submittals for prior approval shall be equivalent to the	exact fixture locations are fixture to structure, wand are not listed on this suppositions are specified fixtures and rev	nd ceiling types. Verify exact ceiling types and bring to the a	ttention of the nal requirement rical engined submitting	e architect an ents. Provider er (7) workin	e all pole bases g days prior to tr	gineer any discrepancies prio as shown on the details. ne bid. Prior approvals receiv	or to bid. Fixtur	es sh
3 4	Refer to the architectural reflected ceiling drawings for match architectural ceiling types.  Provide all fixture support and seismic bracing to secur Prior approval shall be required for all manufactures where shall not be reviewed or approved.  Submittals for prior approval shall be equivalent to the information that does not apply to the fixture being submitted.	exact fixture locations are fixture to structure, wan o are not listed on this supporting fixtures and remitted shall be crossed cuivalent to the specified f	and ceiling types. Verify exact ceiling types and bring to the auditional schedule. The prior approvals shall be submitted to the electivities and signed by the principle of the organization that is but. The electrical engineer shall be the final determination it fixtures shall be listed in and addendum prior to bid. Light fix	ttention of the nal requirement rical engined s submitting the fixture i	ne architect a nents. Provicer (7) workin for approval s equivalent	ind electrical eng e all pole bases g days prior to th Provide comple or not.	gineer any discrepancies prio as shown on the details. ne bid. Prior approvals receiv ete fixture submittals as listed	or to bid. Fixtur ved after this tind	es sh me co
3 4 5	Refer to the architectural reflected ceiling drawings for match architectural ceiling types.  Provide all fixture support and seismic bracing to secur Prior approval shall be required for all manufactures whe shall not be reviewed or approved.  Submittals for prior approval shall be equivalent to the information that does not apply to the fixture being subfixtures that have been reviewed and approved as equisted fixtures. A verbal approval will not be given or approval will not be given or approval will not be given or approval.	exact fixture locations are fixture to structure, wan o are not listed on this supposed fixtures and remitted shall be crossed cuivalent to the specified for proved by VBFA at any to	and ceiling types. Verify exact ceiling types and bring to the auditional schedule. The prior approvals shall be submitted to the electivities and signed by the principle of the organization that is but. The electrical engineer shall be the final determination it fixtures shall be listed in and addendum prior to bid. Light fix	ttention of the nal requirement rical engined s submitting f the fixture i	ne architect an ments. Provider (7) workin for approval s equivalent	e all pole bases g days prior to the Provide completor not.	gineer any discrepancies prions as shown on the details. The bid. Prior approvals receive te fixture submittals as lister and contractor shall base the	or to bid. Fixtur wed after this tind d in the specific eir bid on the a	es sh me co cation
3 4 5	Refer to the architectural reflected ceiling drawings for match architectural ceiling types.  Provide all fixture support and seismic bracing to secur Prior approval shall be required for all manufactures whe shall not be reviewed or approved.  Submittals for prior approval shall be equivalent to the information that does not apply to the fixture being submitted fixtures. A verbal approval will not be given or apply additional time required to verify if submitted fixtures.	exact fixture locations are fixture to structure, wan o are not listed on this supposed fixtures and remitted shall be crossed cuivalent to the specified for proved by VBFA at any to the meets all photometric rules.	and ceiling types. Verify exact ceiling types and bring to the a alls and ceiling systems. Refer to mounting details for addition schedule. The prior approvals shall be submitted to the elective wiewed and signed by the principle of the organization that is but. The electrical engineer shall be the final determination it fixtures shall be listed in and addendum prior to bid. Light fix time.	ttention of the nal requirement rical engined s submitting f the fixture i	ne architect an ments. Provider (7) workin for approval s equivalent	e all pole bases g days prior to the Provide completor not.	gineer any discrepancies prions as shown on the details. The bid. Prior approvals receive te fixture submittals as lister and contractor shall base the	or to bid. Fixtur wed after this tind d in the specific eir bid on the a	es sh me c cation ppro
3 4 5 6 7	Refer to the architectural reflected ceiling drawings for match architectural ceiling types.  Provide all fixture support and seismic bracing to secur Prior approval shall be required for all manufactures whe shall not be reviewed or approved.  Submittals for prior approval shall be equivalent to the information that does not apply to the fixture being submitted fixtures. A verbal approval will not be given or apply additional time required to verify if submitted fixture indicating equivalency.  Color temperature for all interior luminaires shall be 40.	exact fixture locations are fixture to structure, wan on are not listed on this subspecified fixtures and remitted shall be crossed cuivalent to the specified fixture by VBFA at any the meets all photometric rumous and 3000K for external process.	and ceiling types. Verify exact ceiling types and bring to the and ceiling systems. Refer to mounting details for addition schedule. The prior approvals shall be submitted to the elective wiewed and signed by the principle of the organization that is but. The electrical engineer shall be the final determination if it it it it it is it	ttention of the nal requirement rical engined s submitting f the fixture i	ne architect an ments. Provider (7) workin for approval s equivalent	e all pole bases g days prior to the Provide completor not.	gineer any discrepancies prions as shown on the details. The bid. Prior approvals receive te fixture submittals as lister and contractor shall base the	or to bid. Fixtur wed after this tind d in the specific eir bid on the a	es si me c
3 4 5 6 7 8 9	Refer to the architectural reflected ceiling drawings for match architectural ceiling types.  Provide all fixture support and seismic bracing to secur Prior approval shall be required for all manufactures when shall not be reviewed or approved.  Submittals for prior approval shall be equivalent to the information that does not apply to the fixture being submitted fixtures. A verbal approval will not be given or apply additional time required to verify if submitted fixture indicating equivalency.  Color temperature for all interior luminaires shall be 40 Verify exact fixture finishes with the architect prior to supprovide minimum 5 year warranty on all light fixtures.	exact fixture locations are fixture to structure, wan o are not listed on this subspecified fixtures and remitted shall be crossed outvalent to the specified for proved by VBFA at any to emeets all photometric rubmittal.	Ils and ceiling systems. Refer to mounting details for addition schedule. The prior approvals shall be submitted to the electivities and signed by the principle of the organization that is put. The electrical engineer shall be the final determination if its interest shall be listed in and addendum prior to bid. Light fix time. The requirements shall be paid by the agency requesting approvation luminaires unless noted otherwise in the schedule.	ttention of the nal requirement rical engined s submitting f the fixture i	ne architect an ments. Provider (7) workin for approval s equivalent	e all pole bases g days prior to the Provide completor not.	gineer any discrepancies prions as shown on the details. The bid. Prior approvals receive te fixture submittals as lister and contractor shall base the	or to bid. Fixtur wed after this tind d in the specific eir bid on the a	es some contraction

Provide battery pack for exit signs not tied to an emergency circuit on generator.

			<u> </u>		<b>ELECTRI</b>	CAL		<u> </u>	<u> </u>		OVE	R CURI	RENT PF	ROTECTI	ON	STR	
							WIF	RE		COND	OCPD/		DISCO	NNECT	FUSE	NEMA	
TYPE	DESCRIPTION	VOLT	PHASE	LOAD	FLA	SETS	QTY	SIZE	GND	SIZE	МОСР	TYPE	SIZE	POLE	SIZE	SIZE	REMARKS
WH - 1	WATER HEATER	208	3	15.00 KW	41.6	1	3	6	10	3/4	60	C1	60	3	60	-	1 A
EF - 1	EXHAUST FAN	120	1	3.50 MCA	2.8	1	2	12	12	3/4	20	C1	-	-	-	-	4 A
ABBREVIATION	S:					-					-		-				
<w =="" kilowat<="" p=""></w>	TS		VA = VOL	T AMPERES			DISC :	= DISC	ONNEC	CT		OCPD	= OVER	CURREN	T PROT	ECTIVE D	EVICE
V/PH = VOLTAG	E/PHASE		KVA = KIL	OVOLT AMPER	ES		GND =	GROL	IND			COND	= COND	UIT			
HP = HORSEPC	WER		FLA = FUL	L LOAD AMPE	RES		STR =	STAR	ER			MOCP	= MAXIN	1UM OCF	PD (LIST	ED BY TH	IE MANUFACTURER
N = WATTS			MCA = MI	NIMUM CIRCUI	T AMPACI	ΓΥ	PL = P	OLE									
REMARKS:						REMAR	KS:										
I. NEMA 1 FUSI	ED DISCONNECT SWITCH					A. FURN	IISHED	), INST	ALLED	AND CO	NNECTED	UNDE	R DIVISI	ON 26.			
2. NEMA 1 NON	-FUSED DISCONNECT SWITCH					B. FURN	IISHED	) and i	NSTAL	LED UND	ER ANOT	HER DI	VISION	REQUIR	ING CON	INECTION	N UNDER DIV 26.
B. BREAKER IN						-		_	_		_	_			_	D UNDEF	R DIV 26.
	RTER WITH THERMAL OVERLOAD							,			NNECTED						
	TOR CONTROLLER W/OUT THERMAL OVER	RLOAD				E. FURN	IISHED	) and i	NSTAL	LED UND	ER DIV 2	6 REQU	IIRING C	ONNECT	TION UN	DER ANC	THER DIVISION.
6. MAGNETIC S	·····																
	TR/NON-FUSED DISCONNECT COMBINATION	NC				OCPD T	YPES:										
	TR/FUSED DISCONNECT COMBINATION										BREAKEF	₹					
	SED DISCONNECT SWITCH					C2 = MA	GNET	IC ONL	Y CIRC	CUIT BRE	AKER						
	ON-FUSED DISCONNECT SWITCH																
	REQUENCY DRIVE					NOTES:											
	LE/SPECIAL PURPOSE OUTLET/ETC.										AY INCRE. ELP WITH						MENTAL SIZE TO
13. DIRECT CO	NNECTION					PACILIT	MIE IIV	IO I ALL	ATION	OK IOH		1 IVIA I E	NIAL AV	AILADILI	11/008	1.	
	CTOR IN RETURN AIR DUCT. PROVIDE RE TIE TO FIRE ALARM FOR AUTOMATIC SHU		OL MODUI	_E AND 120V P	OWER AS												
15. CONTROLL	ED WITH LIGHTS																
16. LM-EB DISC	ONNECT W/CNTRL WIRING TO VFD																
17. SPLIT SYST	EM. INDOOR UNIT FED FROM OUTDOOR U	NIT.															
	E: THE EC SHALL COORDINATE ALL REQU									OVED ME	CHANICA	AL SHO	P DRAW	INGS/SU	JBMITTA	LS AND E	RING UP ANY
	S WITH THE ELECTRICAL ENGINEER OF R	ECORD IN I	WEITING	$RIOR\ TO\ ROHO$	H-IN AND	ORDERI	NG OF	MATE	S IAIS								



TERMINAL RENOVATION

A WOOLPERT COMPANY



PKWAY
AH 84790
rge Regional Airport

ISSUE RECORD

O DATE DESCRIPTION
O 12/21/2023 ISSUED FOR BID

1	LW	12/21/2023	ISSUED FOR B

ISSUED FOR BID



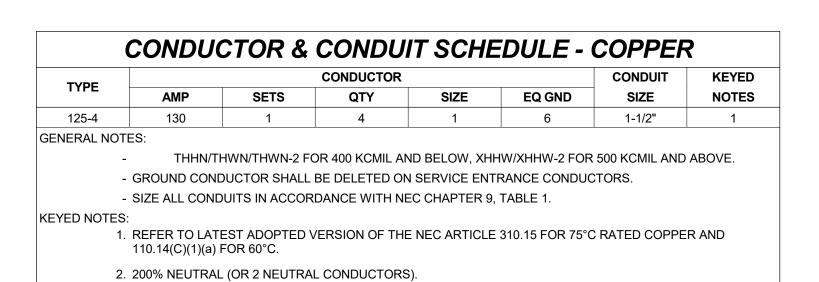
FOR AND ON BEHALF OF JVIATION, INC.

DRAWN: AC CHECKED: RM APPROVED: LW

PROJECT NUMBER: 10016873.00

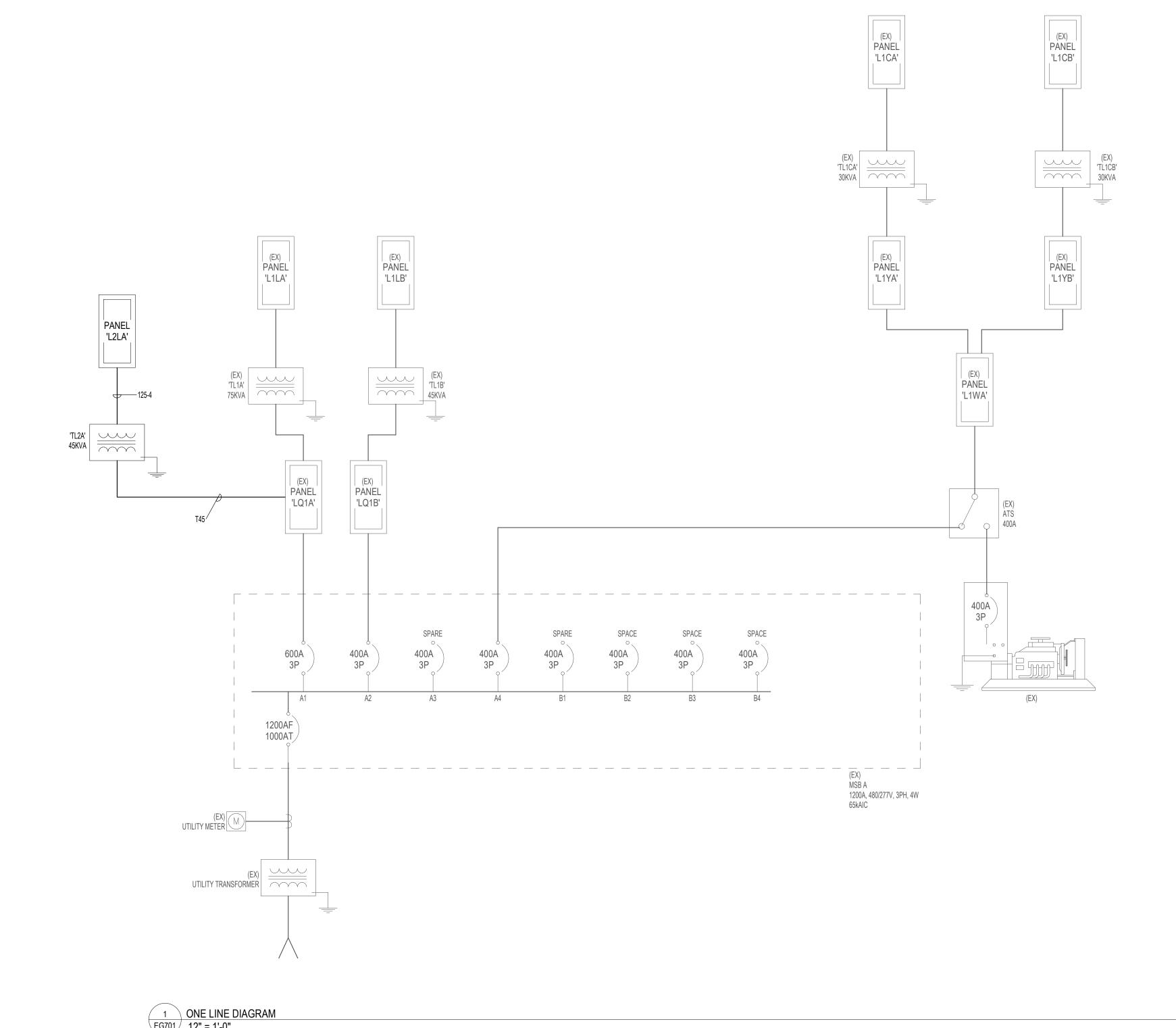
ELECTRICAL

SCHEDULES



3. AMPACITY DERATED BY 80% DUE TO (4-6) CURRENT CARRYING CONDUCTORS AND IS BASED ON NEC 310.16 FOR 90°C RATED COPPER.

TYPE	L/VA	AMPI	ERES	PR	IMARY FEED	ER	CONDUIT	GND EL	ECTRODE
ITPE	KVA	PRIM	SEC	QTY	SIZE	E.G.	SIZE	SIZE	CONDUIT
T045	45	55	124	3	6	8	1"	6	1/2"
	PRIMARY) A	ND 208Y/120	V (WYE SECC	ONDARY), 3 F	PHASE.		IRED TO 480V (	(DELTA	





TERMINAL RENOVATION

**JVIATION**°

A WOOLPERT COMPANY



IERMINAL RENOVATIO
4550 S AIRPORT PKWAY
ST. GEORGE, UTAH 84790

NO	DI	DAIL	DESCRIPTION
1	LW	12/21/2023	ISSUED FOR BID

ISSUED FOR BID



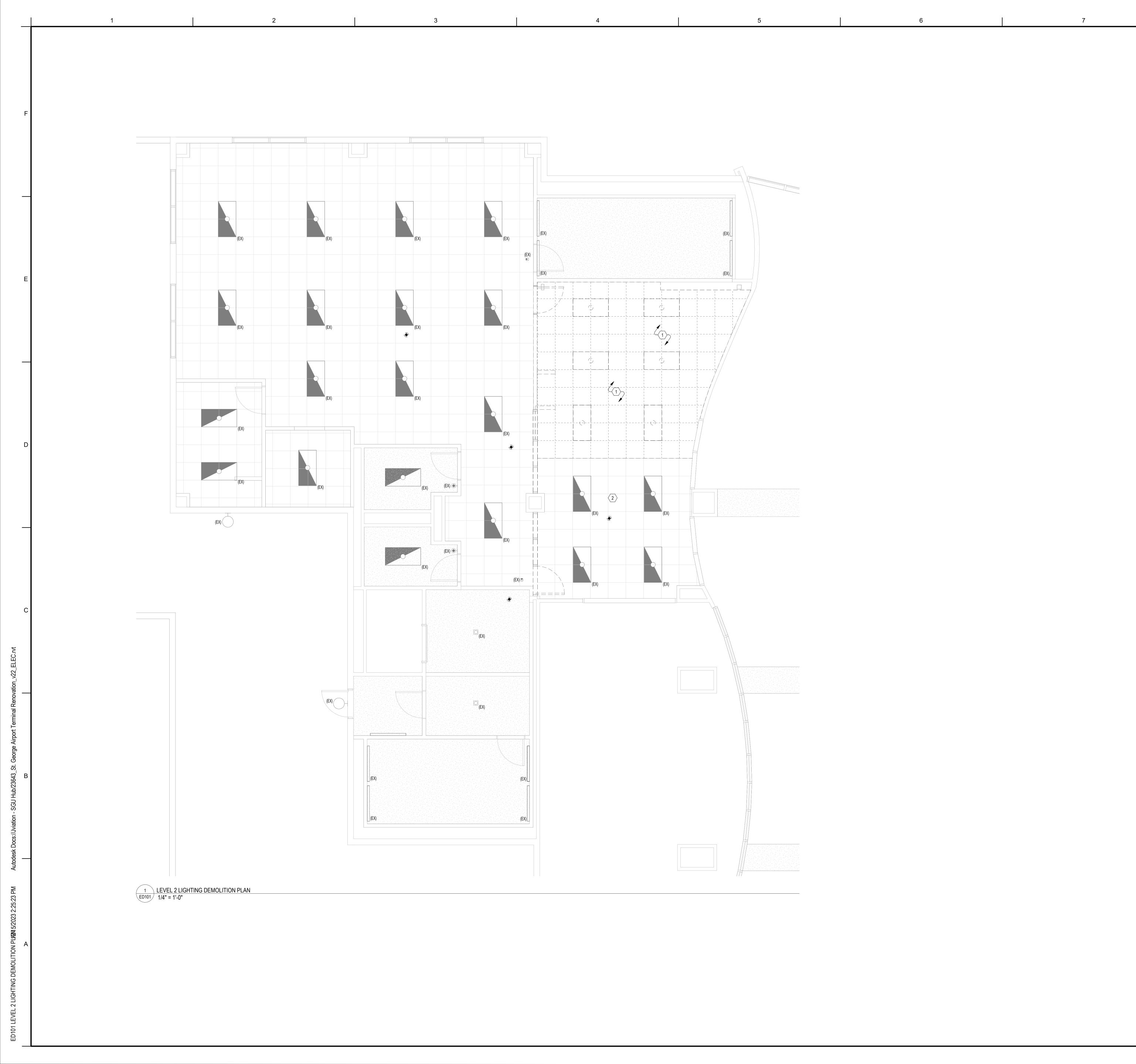
NAME REG. NO. DATE

FOR AND ON BEHALF OF JVIATION, INC.

DRAWN: AC CHECKED: RM APPROVED: LW

PROJECT NUMBER: 10016873.00

ONE LINE DIAGRAM



## **KEYED NOTES**

- 1. DEMOLISH EXISTING FIXTURES. REMOVE CONDUCTORS AND CONDUIT BACK TO A POINT THEY CAN BE EXTENDED DURING NEW CONSTRUCTION PHASE. SEE NEW LIGHTING PLAN FOR MORE INFORMATION.
- 2. EXISTING CIRCUITS AND CONTROLS FEEDING EXISTING LIGHT FIXTURES ARE TO REMAIN

UNLESS OTHERWISE NOTED.

## **GENERAL NOTES**

- A. EC SHALL COORDINATE WITH ALL OTHER TRADES DURING DEMOLITION AND CONSTRUCTION TO FACILITATE TIMELY WORK.
- B. ALL AREAS ARE TO BE KEPT CLEAN AND CLEAR OF DEBRIS AT ALL TIMES. C. CONTRACTOR SHALL PATCH AND REPAIR ALL WALLS, CEILINGS ETC. TO MATCH EXISTING CONDITIONS. PENETRATIONS SHALL BE SEALED WITH FIRE RATED CAULK.
- D. ROUTE ALL CONDUIT IN A NEAT AND ORDERLY FASHION. ALL CONDUIT SHALL BE CONCEALED ABOVE CEILINGS OR IN WALLS OR FINISHED SPACES UNLESS OTHERWISE
- INDICATED ON THE PLANS. E. DEVICES SHOWN ON DEMOLITION SHEETS ARE GATHERED FROM AS-BUILT DRAWINGS AND FIELD INVESTIGATION. NOT ALL DEVICES ARE SHOWN. DEVICE PLACEMENT IS
- SCHEMATIC AND NOT EXACT. CONTRACTOR TO FIELD VERIFY FOR EXACT LOCATIONS AND COORDINATE WORK WITH ALL OTHER DEVICES, EQUIPMENT, CONDUIT, ETC. WHETHER OR NOT SHOWN TO COMPLETE PROJECT.
- F. CONTRACTOR TO COORDINATE WITH OWNER FOR ITEMS TO BE SALVAGED PRIOR TO DEMOLITION. CONTRACTOR RESPONSIBLE FOR DISPOSING OF ANY MATERIAL THAT THE OWNER DOES NOT WANT TO KEEP.
- G. CAP AND LABEL ALL EMPTY CONDUIT TO REMAIN.
  H. DEVICES/EQUIPMENT SHOWN IN GRAY ARE EXISTING TO REMAIN. PRESERVE AND PROTECT. MAINTAIN EXISTING CIRCUIT INTEGRITY.





**TERMINAL RENOVATION** 

**JVIATION** A WOOLPERT COMPANY



ISSUE RECORD

0	BY	DATE	DESCRIPTION
	LW	12/21/2023	ISSUED FOR BID

**ISSUED FOR BID** 



FOR AND ON BEHALF OF JVIATION, INC.

DRAWN: AC CHECKED: RM APPROVED: LW

PROJECT NUMBER: 10016873.00

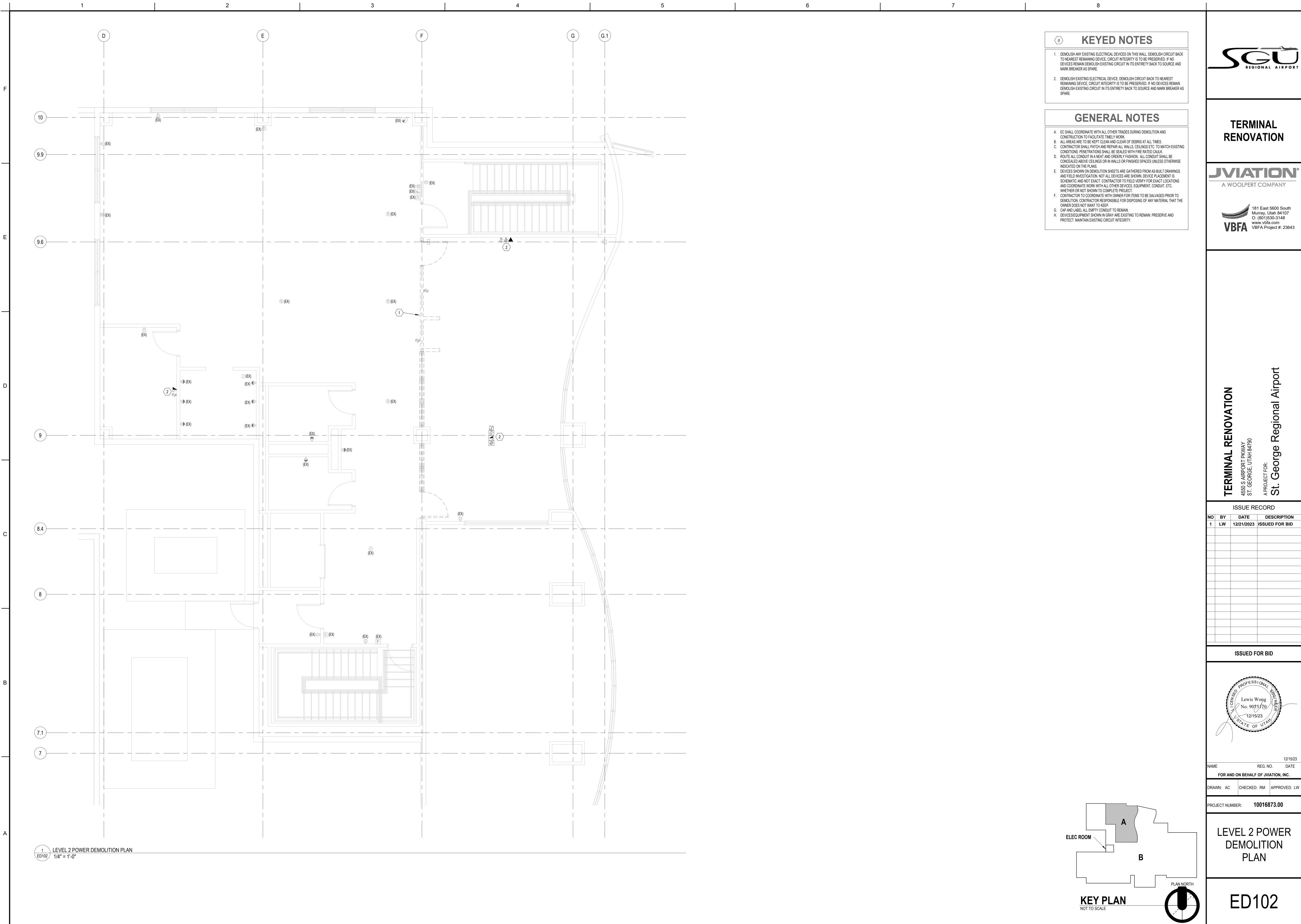
LEVEL 2

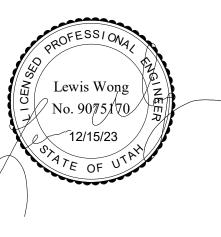
LIGHTING **DEMOLITION** PLAN

ED101

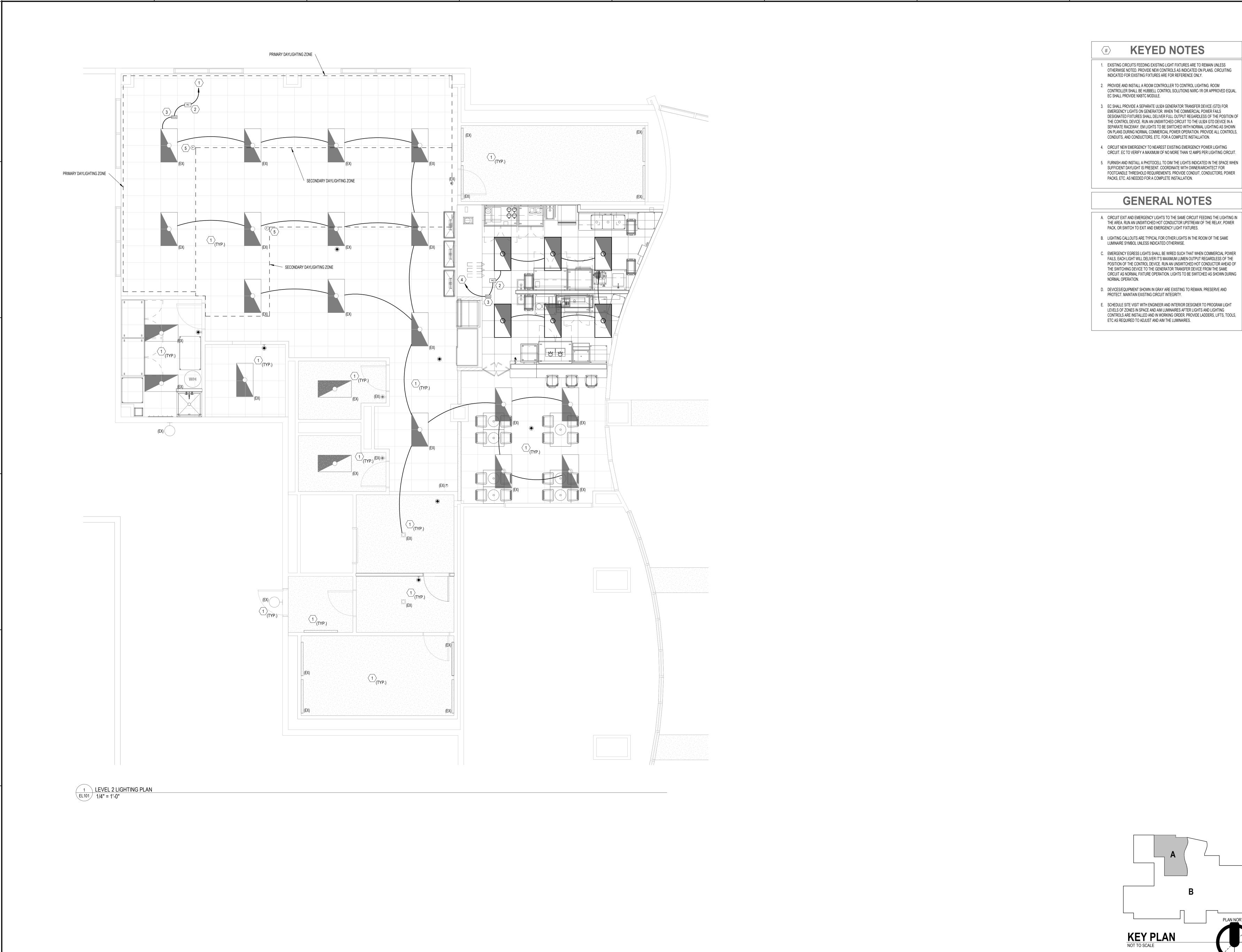
KEY PLAN

NOT TO SCALE





DEMOLITION



- 1. EXISTING CIRCUITS FEEDING EXISTING LIGHT FIXTURES ARE TO REMAIN UNLESS OTHERWISE NOTED. PROVIDE NEW CONTROLS AS INDICATED ON PLANS. CIRCUITING
- 2. PROVIDE AND INSTALL A ROOM CONTROLLER TO CONTROL LIGHTING. ROOM CONTROLLER SHALL BE HUBBELL CONTROL SOLUTIONS NXRC-1R OR APPROVED EQUAL.
- 3. EC SHALL PROVIDE A SEPARATE UL924 GENERATOR TRANSFER DEVICE (GTD) FOR EMERGENCY LIGHTS ON GENERATOR. WHEN THE COMMERCIAL POWER FAILS DESIGNATED FIXTURES SHALL DELIVER FULL OUTPUT REGARDLESS OF THE POSITION OF THE CONTROL DEVICE. RUN AN UNSWITCHED CIRCUIT TO THE UL924 GTD DEVICE IN A
- 4. CIRCUIT NEW EMERGENCY TO NEAREST EXISTING EMERGENCY POWER LIGHTING
- 5. FURNISH AND INSTALL A PHOTOCELL TO DIM THE LIGHTS INDICATED IN THE SPACE WHEN SUFFICIENT DAYLIGHT IS PRESENT. COORDINATE WITH OWNER/ARCHITECT FOR FOOTCANDLE THRESHOLD REQUIREMENTS. PROVIDE CONDUIT, CONDUCTORS, POWER
- THE AREA. RUN AN UNSWTICHED HOT CONDUCTOR UPSTREAM OF THE RELAY, POWER
- B. LIGHTING CALLOUTS ARE TYPICAL FOR OTHER LIGHTS IN THE ROOM OF THE SAME
- C. EMERGENCY EGRESS LIGHTS SHALL BE WIRED SUCH THAT WHEN COMMERCIAL POWER FAILS, EACH LIGHT WILL DELIVER IT'S MAXIMUM LUMEN OUTPUT REGARDLESS OF THE POSITION OF THE CONTROL DEVICE. RUN AN UNSWITCHED HOT CONDUCTOR AHEAD OF THE SWITCHING DEVICE TO THE GENERATOR TRANSFER DEVICE FROM THE SAME
- D. DEVICES/EQUIPMENT SHOWN IN GRAY ARE EXISTING TO REMAIN. PRESERVE AND
- LEVELS OF ZONES IN SPACE AND AIM LUMINAIRES AFTER LIGHTS AND LIGHTING CONTROLS ARE INSTALLED AND IN WORKING ORDER. PROVIDE LADDERS, LIFTS, TOOLS,



**TERMINAL** RENOVATION

**JVIATION** A WOOLPERT COMPANY



ISSUE RECORD LW 12/21/2023 ISSUED FOR BID

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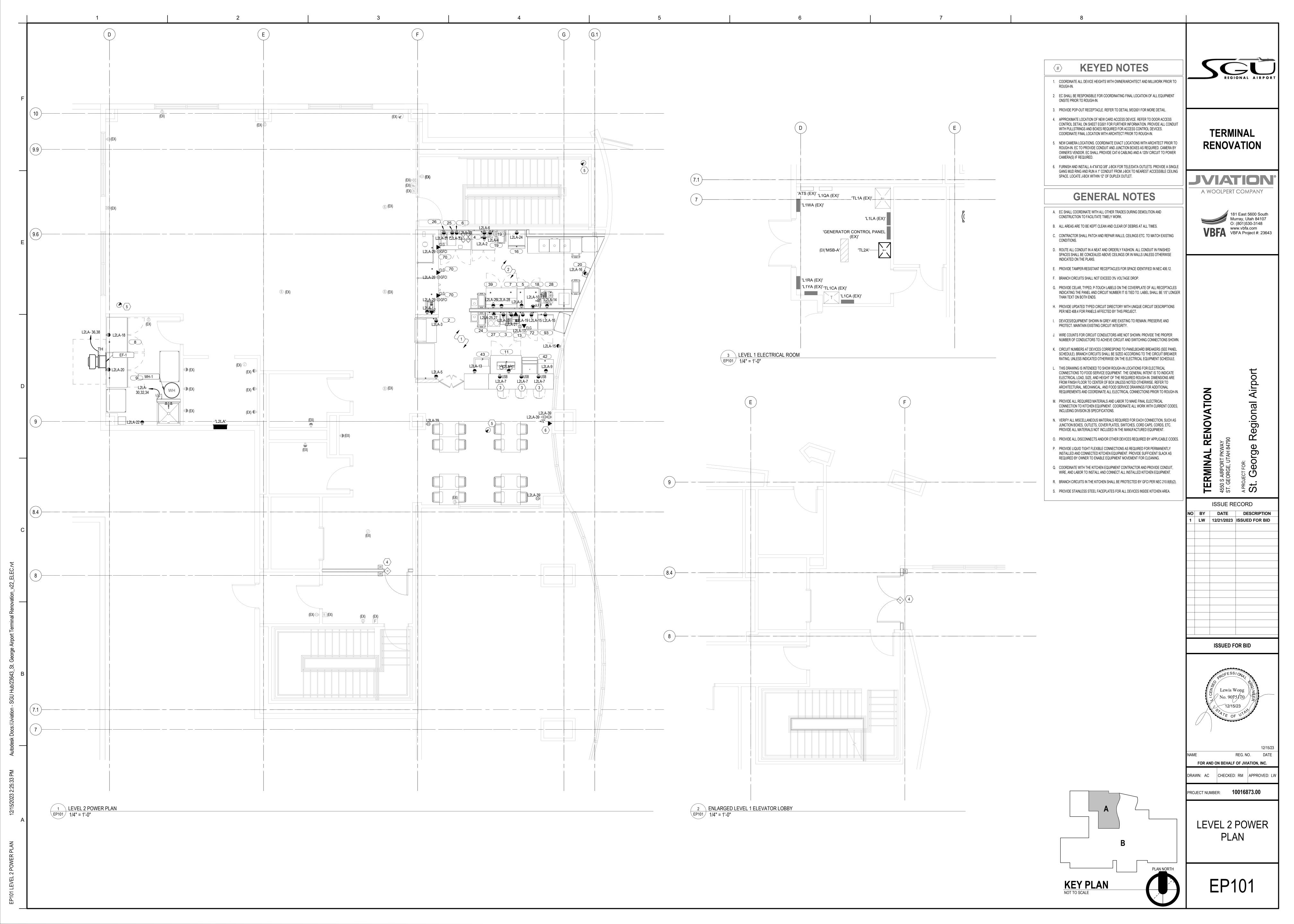
FOR AND ON BEHALF OF JVIATION, INC.

DRAWN: AC CHECKED: RM APPROVED: LW

PROJECT NUMBER: 10016873.00

LEVEL 2 LIGHTING PLAN

EL101



## FY 2025 Budget Retreat City Council - FT Position Priority - General Fund

			Salary &	Equipment & Supply		Council	
Department	Position Title	FT	Benefit Cost	Cost	Total Cost	Priority	Notes
Airport	Airport Operations Specialist	1	52,210		52,210		
Operations - Fleet	Master Technician (Fleet)	1	103,286	9,700	112,986		
Operations - IT	Public Safety Technician (IT)	1	90,137	4,100	94,237		
Parks & Community Services	s Recreation Coordinator	1	74,793	1,332	76,125		
Police	Police Sergeant - Admin/IA	1	158,623	82,950	241,573		
Police	Police Sergeant - Patrol	1	158,623	88,950	247,573		
Police	Police Officer III - Patrol	1	129,455	87,800	217,255		
Police	Police Officer III - Patrol	1	129,455	87,800	217,255		
Police	Police Officer III - Patrol	1	129,455	87,800	217,255		
Police	Police Officer III - Patrol	1	129,455	87,800	217,255		
Police	Police Officer III - Patrol	1	129,455	87,800	217,255		
Police	Police Officer III - K-9	1	129,455	102,500	231,955		
Police	Police Officer III - K-9	1	129,455	102,500	231,955		
Public Works	Equipment Operator I - Concrete Crew	1	72,154	-	72,154		
Public Works	Equipment Operator I - Roadside Crew	1	72,154	-	72,154	¥	
Total General Fund		15	1,688,165	831,032	2,519,197		

Department	Description	Total Cost	Council Priority	Notes
Administrative Services	E-Procurement Software	17,410		
Administrative Services	Gravity - Lease & Financial Reporting Software	24,000		
Communications	Qualtrics	65,000		
Dixie Golf	3 - Club Car Carryalls	36,000		
Dixie Golf	Toro Fairway Mower	94,000		
Dixie Golf	Cart Path Improvements (year 3 of 4)	15,000		
Dixie Golf	Toro Green Mower	51,000		
Facilities	Raquetball Court #3 Walls	75,000		
Facilities	1998 Ford Truck Replacement	55,000		
Fire	Replacement of 1997 KME pumper (Year 2 of 3 payment)	435,512		
Fire	Personal Protective Equipment	183,146		
Fire	Self-Contained Breathing Apparatus	234,844		
Fire	P25 compliant radios	70,911		
Fire	Administrative vehicle - Command staff	81,000		
Fire	Thermal imaging camera (2 new, 10 replacement / upgrade	93,600		
Fleet	Hunter Tire Machine	10,500		
Fleet	John Deere Gator	12,500		
Fleet	Fleet Shop Truck	94,000		
Human Resources	New HR Software	75,000		

Department	Description	Total Cost	Council Priority	Notes
Department	Description	lotal Cost	Priority	Notes
IT	Project THOR	365,000		
IT	Zero Trust Security	99,125		
Motor Pool	New Vehicle	30,000		
Parks	5 Replacment Work Trucks	340,000		
Parks	Replacement Backhoe	160,000		
Police	Replacement Vehicles (20) Replacement Motorcylce (2)	1,514,000		
Police	40 MM Single Shot Launcher - Patrol and SWAT	4,800		
Police	Drone for outdoor operations	6,500		
Police	PIT training bumpers	26,100		
Police	Ballistic plates	10,140		
Police	Repalcement sniper rifles	10,200		
Police	SWAT Drone	25,000		
Police	Patrol equipment locker	15,000		
Recreation	St. George Municipal Swimming Pool Deck Construction	270,000		
Recreation	Little Valley Pickleball Office Expansion	80,000		
Recreation	Outdoor Recreation Truck	55,000		
Southgate Golf	John Deere Pro Gator	49,000		
Southgate Golf	John Deere Greens Mower	56,750		
Southgate Golf	Driving Range Cart	19,200		

			Council	
Department	Description	Total Cost	Priority	Notes
Southgate Golf	Course Restroom Repairs	20,000		
St. George Golf	John Deere Pro Gator	37,500		
St. George Golf	Toro Fairway Mower	88,000		
St. George Golf	Toro Fairway Verticut Heads	13,500		
St. George Golf	Equipment Storage Enclosure	27,000		
Streets	VacCon Replacement	519,000		
Streets	Mechanical Sweeper Replacement	418,900		
Streets	Track Hoe with Fecon Head	347,760		
Streets	Streets Yard Bay (Vac-Truck & Sweeper)	380,000		
Streets	Truck 3/4 ton uiltity bed	76,000		
Streets	Asphalt Roller	83,500		
Streets	Pickup Trucks (2)	87,000		
Streets	Trailer	13,500		
Streets	Laser for Striper Truck	10,000		
Sunbrook Golf Club	1 Ton Dumpt Truck	64,000		
Sunbrook Golf Club	Toro Greens Mower	65,000		
Sunbrook Golf Club	Clubhouse Improvement (2 of 2)	30,000		
Sunbrook Golf Club	Woodbridge Piers	16,000		

Department	Description	Total Cost	Council Priority	Notes



# City Council Goals & Priorities

FY 2025 BUDGET RETREAT

FEBRUARY 15, 2024

Vision, Goals, and Priorities

Strategies
To Implement

Annual Budget

Implementation

## City Mission & Vision

#### Mission

We provide services that focus on people and advance a thriving community.

#### Vision

We are an active community, rich in culture with a diverse and vibrant economy that supports people doing great things.

## 2024 Goals

**Be great at the basics** – Deliver high-quality essential services.

**Deliver exceptional experiences -** Provide services and amenities that make St. George distinctive.

**Support and sustain a strong economy –** Create the environment that attracts and supports a diverse economy.

**Encourage community and connection** – Support opportunities for citizens to engage with the community and each other.

Maintain financial strength— Manage and leverage St. George's assets to ensure sustainability.

**Sustain organizational excellence-** Build and sustain a team and culture that makes St. George a destination employer for people who deliver excellence.



COMMUNITY SAFETY AND SECURITY. CONTINUE THE PUBLIC SAFETY PLAN.



MAINTAIN AND IMPROVE BASIC CORE MUNICIPAL SERVICES.



PRESERVE AND IMPROVE PUBLIC INFRASTRUCTURE AND TRANSPORTATION. IMPROVING TRAFFIC FLOW AND MOBILITY.



STRENGTHEN
COMMUNICATION WITH
CITIZENS, BUSINESSES &
STAKEHOLDERS. FINISH
THE WEBSITE, SHARE
GOOD NEWS, EDUCATE.

## 2024 Council Budget Priorities



FINANCIAL STABILITY
AND RESILIENCY



MAINTAIN THE
INTEGRITY OF EXISTING
NEIGHBORHOODS.
FINISH THE GENERAL
PLAN.



MAINTAIN A HIGHLY
QUALIFIED WORKFORCE



PRESERVE AND EXPAND EXISTING BUSINESSES AND ATTRACT NEW BUSINESSES.



DEVELOP AND IMPROVE
THE CITY'S RECREATION
TRAILS AND
OPPORTUNITIES.

### 2024 Council Budget Priorities

### Other Budget Priorities

- Be responsible and strategic with the use of fund balance (savings). Maintain an appropriate level of savings.
- Complete the capital projects currently underway.
- Continue to find efficiencies in programs and services through the budget process and managed competition process.
- Continually look for non-traditional revenue sources to help pay for the cost of providing service.

#### Other Priorities

- Make it easy for residents get the quality of life they desire and easy for businesses to operate in St. George.
- Continue efforts to attract and retain employees through increased education on city benefits and for top talent evaluating additional incentives.
- Resolve outstanding litigation.
- Be clear about the role municipal government plays in the community. Stick to our job.
- Residents should see City Hall as theirs. We should strive to have residents feel connected to government.

### What Must Go Right/Can't Go Wrong

- Revenue and sales tax must meet projections.
- We must complete the projects on time and on budget.
- Council communication must be clear, timely, and consistent with residents, staff, and each other.
- We must continually cut Red Tape to make it easier for residents and businesses to be here.
- Council must continue to work well together. We can disagree, but we have to be able to work together.
- Council continue to support Department Heads.



Questions?



# Economic & Budget Overview

FY 2025 BUDGET RETREAT

FEBRUARY 15, 2024

### **Budget Process Overview**

#### January to June.

#### **Process Intent:**

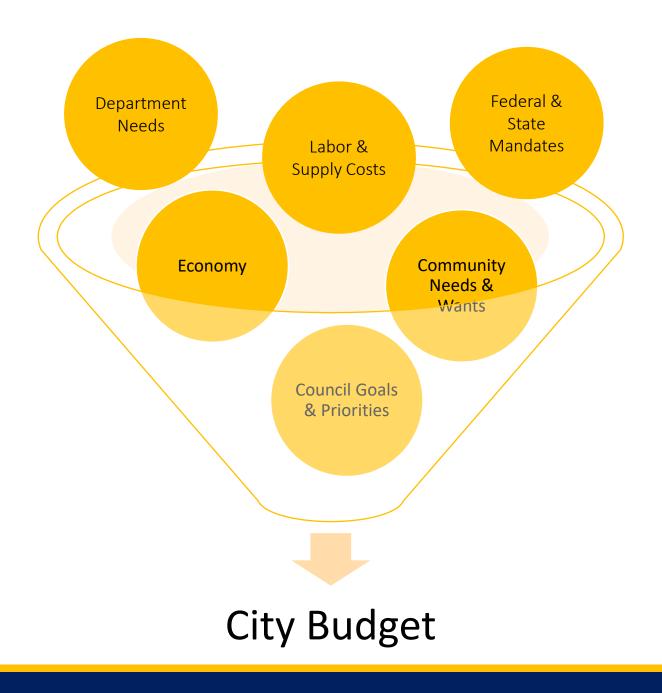
- Determine and prioritize the needs of the community
- Identify the funding available for these needs
- Determine the direction on meeting these needs in the upcoming fiscal year

The budget process is outlined to mirror steps required in state code.

The city must adopt a budget annually by the end of June.

The city budget must be balanced. Meaning revenues = expenditures.





Budget Development Factors

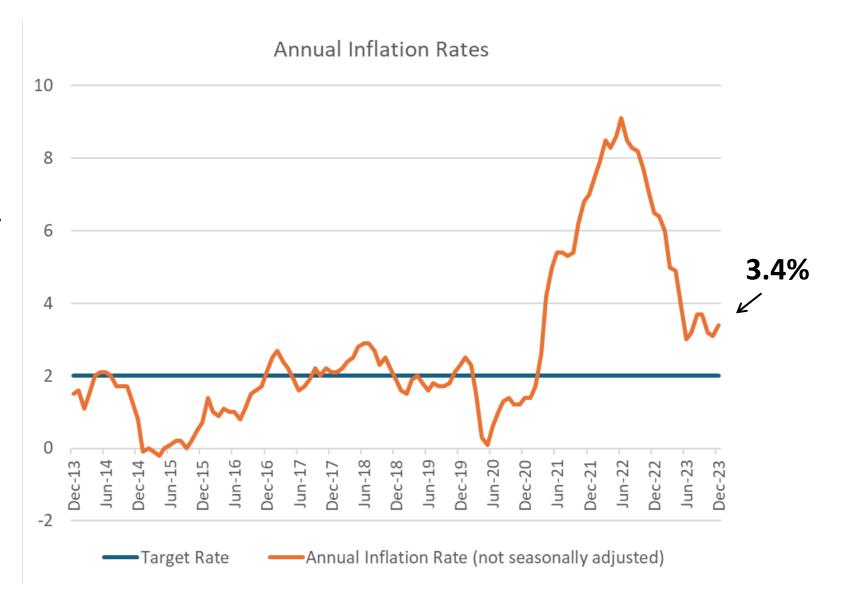


#### Inflation

Still above 2% target rate.

Much better position than last year.

Beginning discussion on Fed rate cuts.



#### Unemployment Rate

The State of Utah & Washington County continue to have a low unemployment rate.

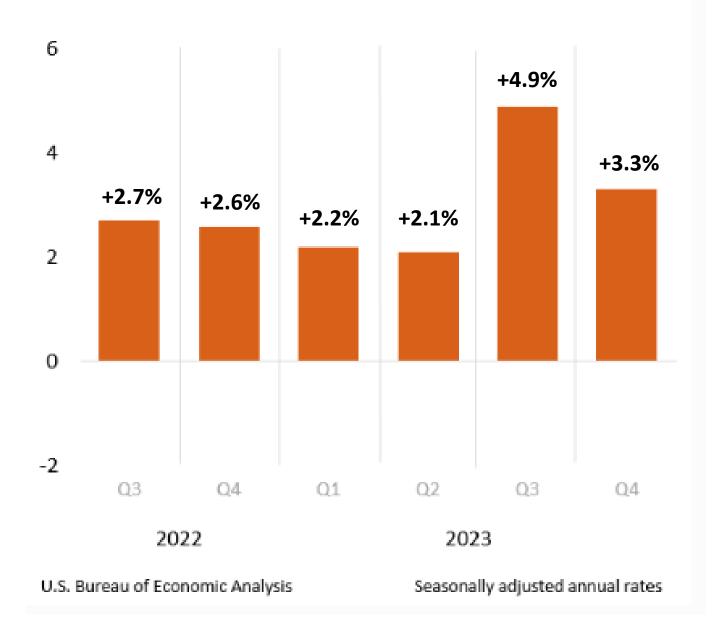
Tight labor market

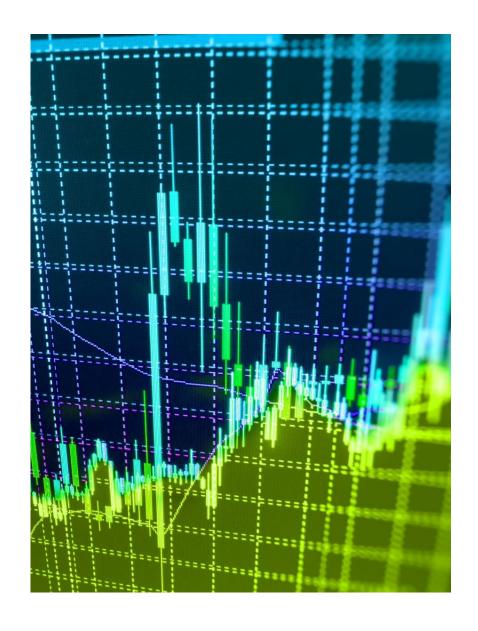
### County Unemployment Rate December 2023 **United States** 3.7% 2.8% State of Utah 2.4% 6.0% 3%

#### GDP

Q3 & Q4 reflected strong growth above the 10-year average

#### Real GDP: Percent change from preceding quarter





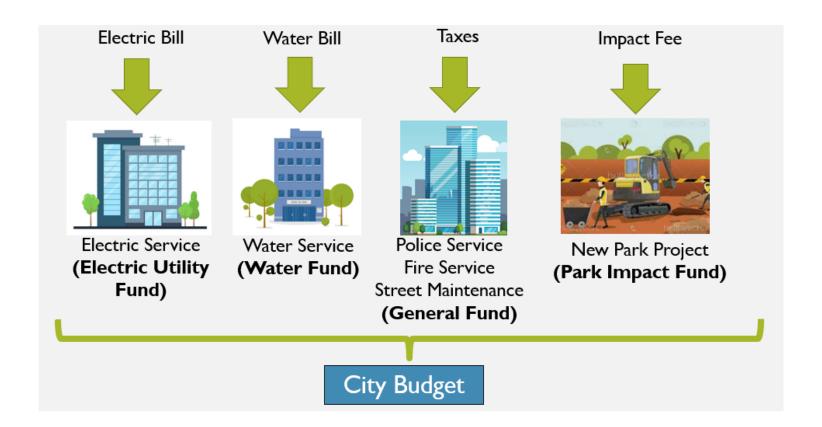
#### Headwinds

- High interest rate environment
- Housing affordability
- Credit cart debt nationally has grown significantly this past year.
- Federal stimulus ended student loan payments restarted
- Sales tax until January was flat with the prior fiscal year.

#### **Economic Overview**

- Headwinds but positive economic indicators overall
- Need to see translate into positive sales tax collections
- Cautiously optimistic for the coming year





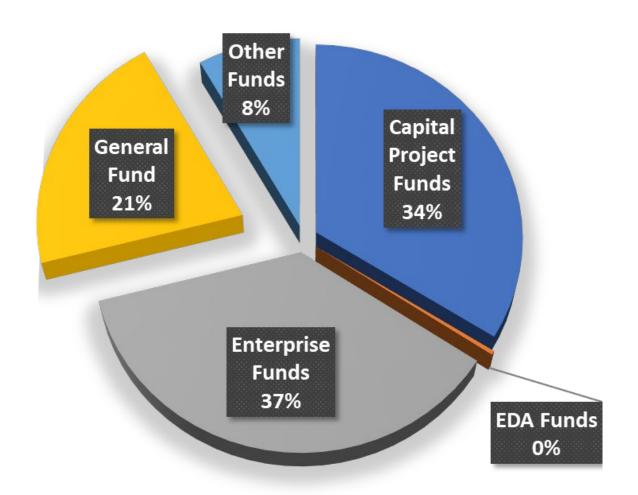
### Fund Accounting

Separate business units.

Established to achieve a specific purpose with own revenues and expenses.

Over 40 different funds in the city's budget.

Often required because of state or federal law.



## City Budget structure

#### **General Fund**

#### **All Other Funds:**

- Enterprise Funds
- Capital Project Funds
- Other Funds
- EDA Funds

#### Unrestricted Fund Balance Overview (Savings Accounts)

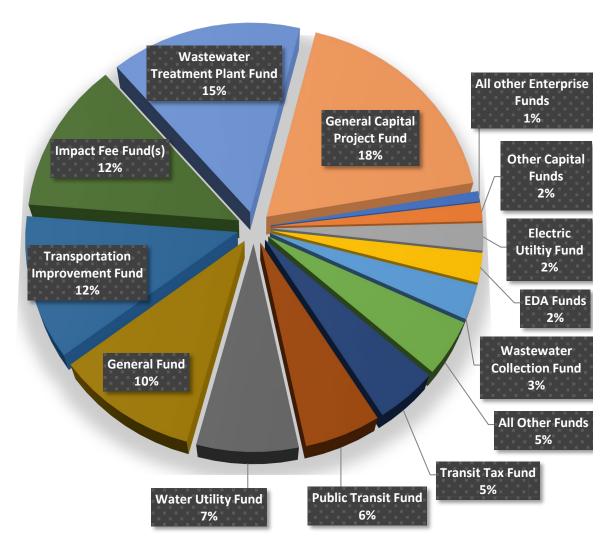
- Savings for "rainy days" and one-time projects.
- Not recommended for recurring expenses.

#### **General Fund**

\$30.4 million (unrestricted) ~28% of current year revenues

**General Capital Project Fund** \$43.2 million (unrestricted/unreserved)

### FY 2024 Beginning Fund Balance \$289.6 Million



#### General Fund Overview

**Primary City fund** 

#### Pays for the Majority of Services:

Police, Fire and 911 Dispatch

Street & Traffic Signal Maintenance

Parks & Trails Maintenance and Parks Programming

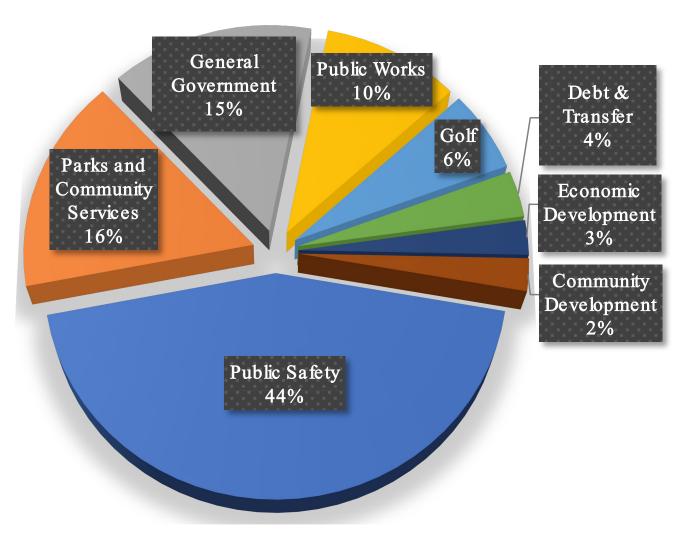
Development review, code enforcement

Golf

Airport

Administration & Support

### FY 2024 Adopted Budget \$107.9 Million



#### General Fund Revenues

#### **Funding sources:**

Property Tax, Sales Tax, Franchise Taxes, Overhead Reimbursements, Charges for service, fines, permits, and other revenues

#### **Top 4 Revenues:**

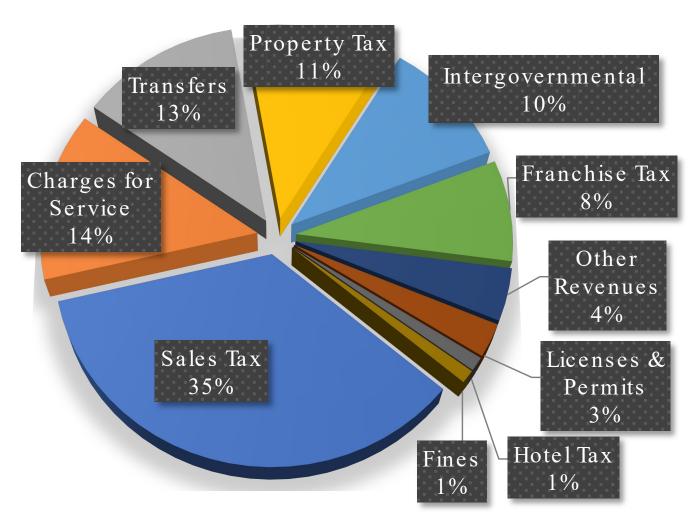
Sales Tax (1% Local Option Tax)

**Property Tax** 

**Charges for Service** 

Transfers (Admin Reimbursements)

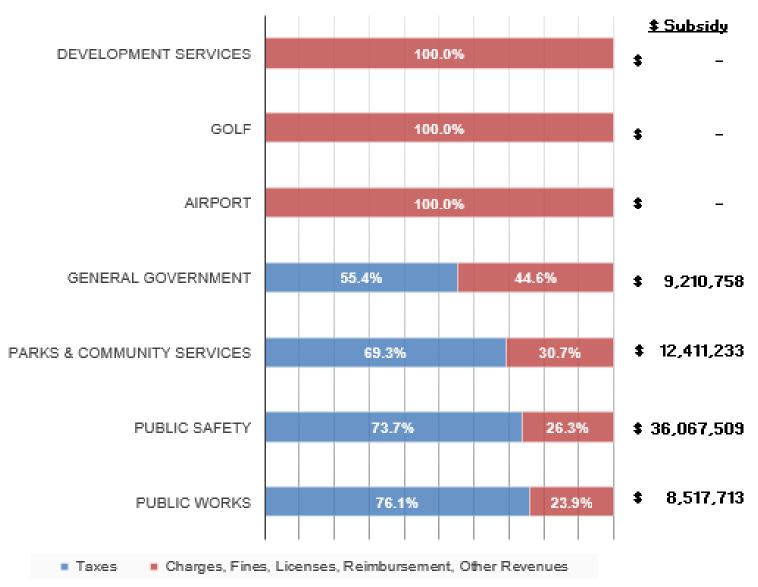
### FY 2024 Adopted Budget \$107.9 Million



#### General Fund Cost Recovery by Service

Based on the FY 2024 Adopted Budget



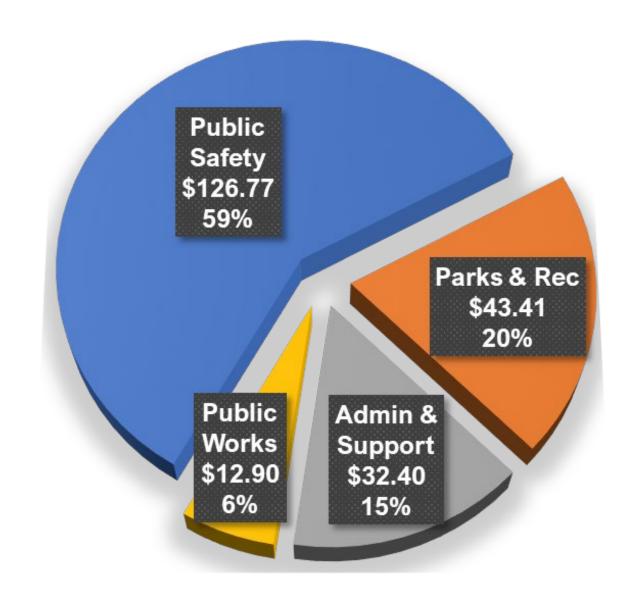


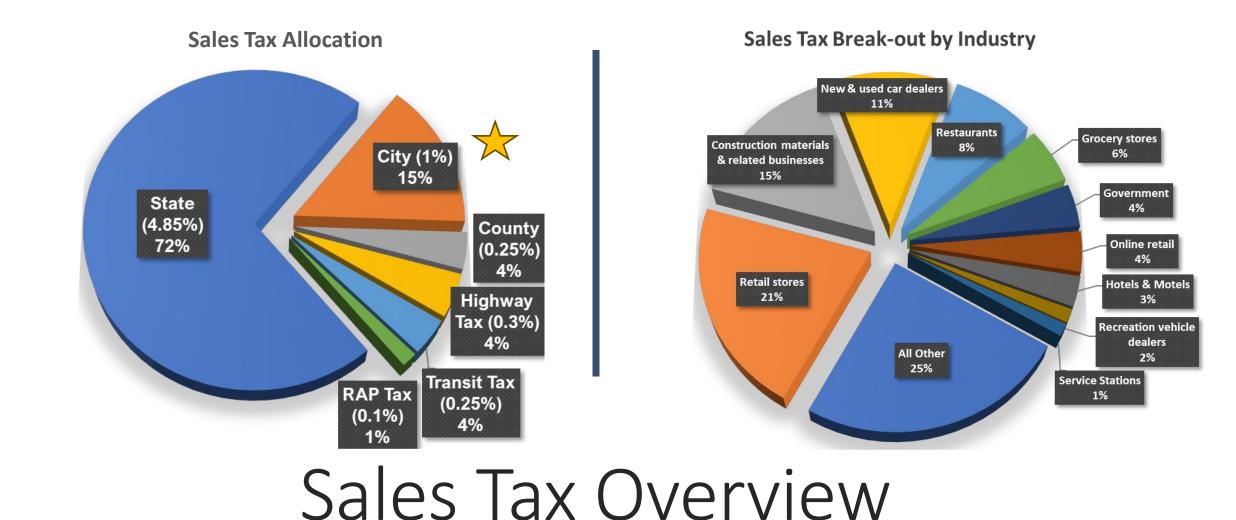
#### How Property Tax Dollars are Allocated:

The average primary homeowner pays \$215.48 per year in property taxes for city services.

Property tax helps pay for:

24/7 police and fire
Parks and Trails maintenance
Street and Traffic Signal
maintenance
Admin & support





Largest revenue source for the General Fund (35%)

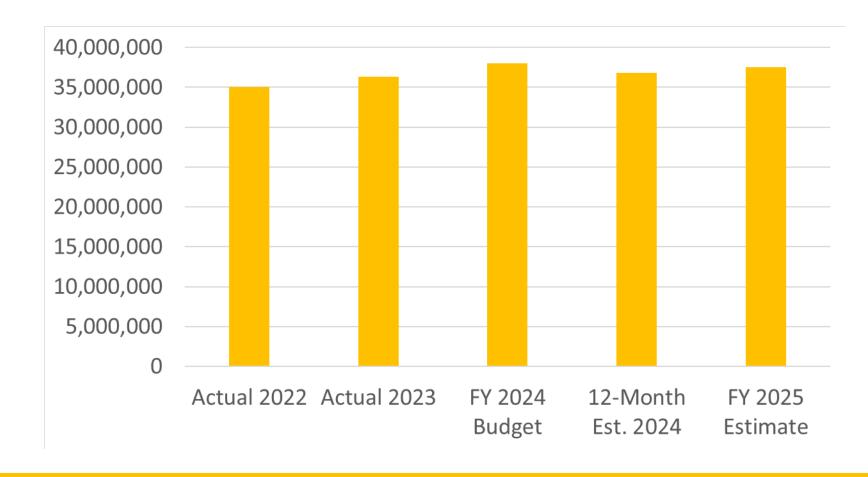
### Preliminary Sales Tax Forecast

#### **Growth Factors:**

Positive economic indicators

#### **Preliminary Estimates:**

FY 23 Actual - \$36.3 mill FY 24 Estimate - \$36.8 mill FY 25 Estimate - \$37.5 mill



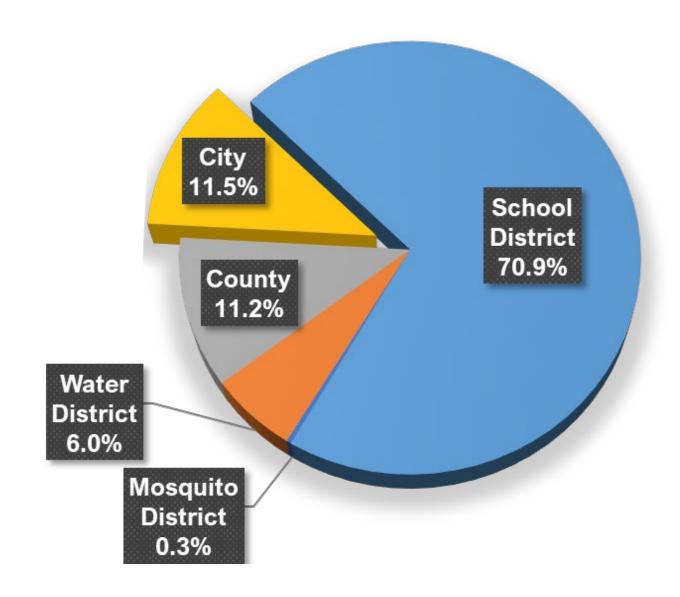
#### Property Tax Overview

4<sup>th</sup> largest source of revenue in the General Fund (11%)

The City receives 11.5% of property tax revenue levied in St. George.

Property tax is assessed on Real Property Personal Property Centrally Assessed

Real Property accounts for ~96% of property tax value in St. George.



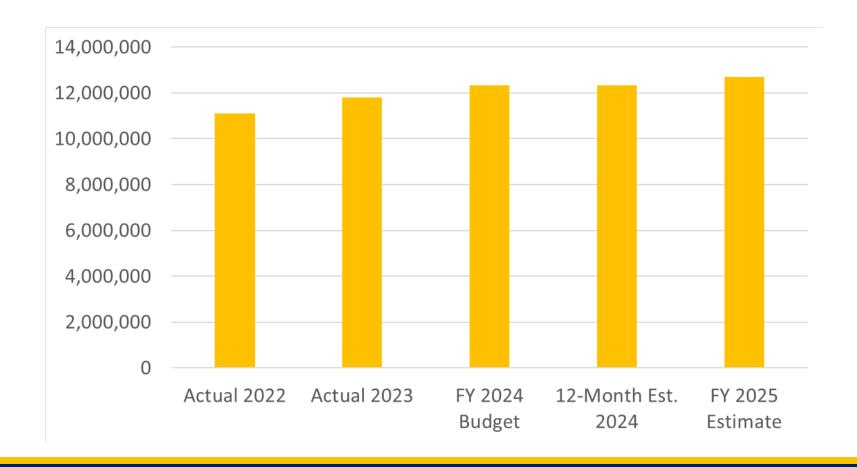
### Preliminary Property Tax Forecast

#### **Growth Factors:**

New development in the City

#### **Preliminary Estimates:**

FY 23 Actual - \$11.8 mill FY 24 Estimate - \$12.3 mill FY 25 Estimate - \$12.7 mill



#### FY 2025 General Priorities







- 1. Safe St. George Year 3
- 2. Continued investment in personnel
- 3. Vehicle and Equipment Replacement

#### **Council Priorities**

- Community Safety and Security
- Maintain and Improve Basic Core Municipal Services
- Maintain a Highly Qualified Workforce



### Safe St. George Year 1 & 2 Recap

5-Year Plan	Qty		FY 2023	FY 2024	Total Funded	%
Staff						
Police sworn	46		8	7	15	33%
Police civilian	22		6	7	13	<b>59%</b>
Fire sworn	34		12	0	12	35%
Fire civilian	2		0	0	0	0%
Total	104		26	14	40	38%
Pay increase						
\$6 hr. Police/\$2 hr. Fire			Funded	Funded	Funded	100%

### Safe St. George Year 1 & 2 Recap

5-Year Plan	Qty	FY 2023	FY 2024	Total Funded	%
Equipment					
Replacement police vehicles New police vehicles New fire trucks New admin vehicle/brush truck  Fire Stations	100 46 5 7	19 10 2 1	23 10 1 1	42 20 3 2	42% 43% 60% 29%
HQ Desert Canyons Tonaquint Ledges		Funded Funded	Funded Funded	Funded Funded	100% 100% 0% 0%

### Other Public Safety Investments Made

#### Other Investments (FY23 & FY24)

#### **Staff**

Fire - 12 new positions for 4-man crew staffing

FY 2024 Market adjustments

#### **Equipment**

SWAT vehicle Fire SCBA replacements

Replacement fire apparatus Fire PPE gear replacement

Full radio replacement Police & Fire Police duty pistol replacement

#### **Facility**

Initial design costs for Police HQ remodel/Old CH remodel

Initial design costs for Animal Shelter remodel

### Continued Investment in Personnel

- Competitive pay & benefits as compared to other municipal entities in Utah.
- Investment in new personnel to meet growing service demands of the community.



### Compensation & Benefits Summary

FY 2025 Early Market & Merit Estimate

On average +5% Market On average +3% Merit

\$2.8M General Fund \$1.0M Other Funds \$3.8M Total FY 2024 Market & Merit Rollover

Average +5.5% Market Average +2.6% Merit

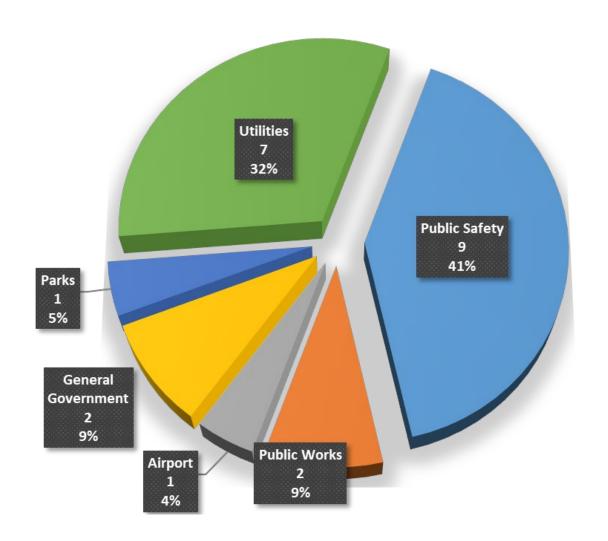
\$2.0M General Fund \$0.5M Other Funds \$2.5M Total FY 2025 Early Health Insurance Estimate

+4% increase

\$153K General Fund \$47K Other Funds \$201K Total

Less one-time transfer to establish fund balance for Self Funded transition -\$765k

Total FY 2025 Impact = +\$5.8 Million



### New Position Summary

22 New Full-Time Position Requests

\$2.2 million - Salary & Benefit Cost

\$965 thousand – Equipment & Supply Cost

\$3.2 million Total Cost

15 or 68% of the requests are in the General Fund

9 or 41% of the requests are Public Safety positions



## Continued investment in Vehicle/Equipment Replacement

661 total city vehicles

252 or 38% score "15-Points" on City Replacement Scale

60 replacement requests for FY 2025 (early estimate)

### FY 2024-25 Upcoming Key Dates

May 2<sup>nd</sup> – Recommended Budget Presented to City Council

May 16<sup>th</sup> – Budget Work Meeting

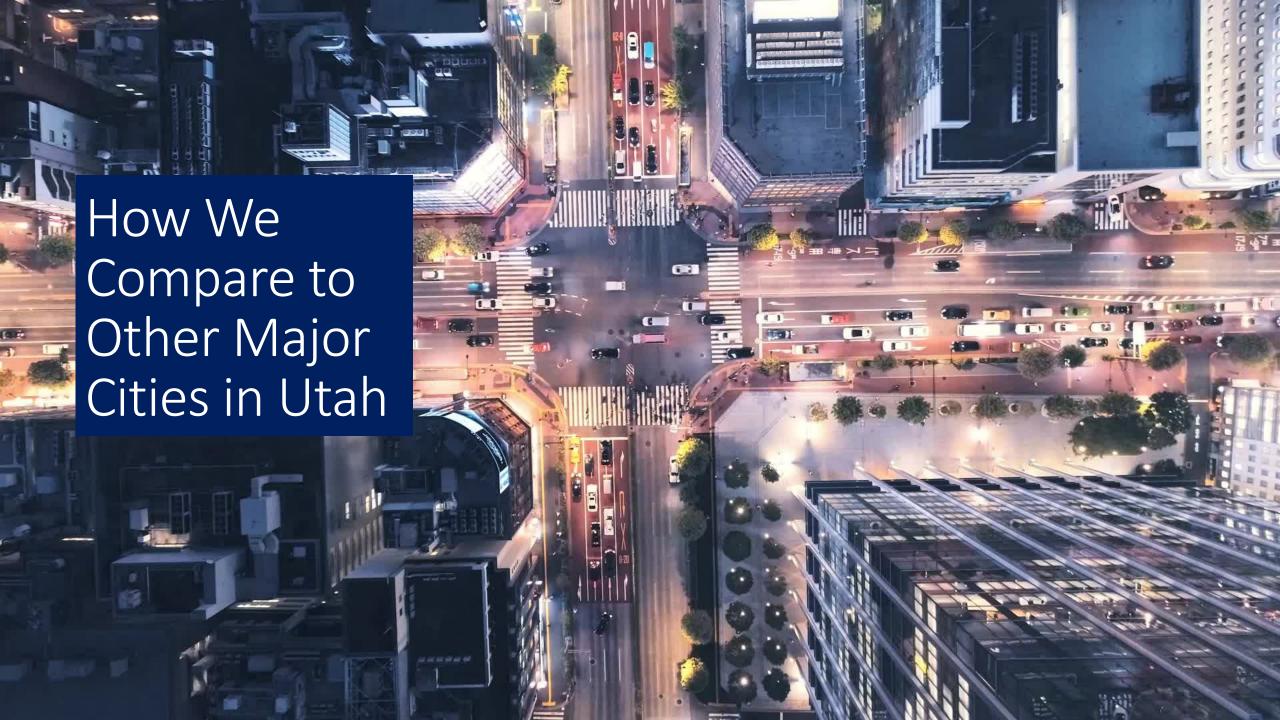
May 23<sup>rd</sup> – City Council Tentatively Adopts the Budget and Sets Public Hearing Dates

May 30<sup>th</sup> – Budget Open House (Tentative)

June 6<sup>th</sup> – First Public Hearing

June 13<sup>th</sup> – Budget Open House (Tentative)

June 20th – Second Public Hearing & Adoption



## Unique Factors for St. George

### St. George is a regional HUB

- Regional airport
- Regional wastewater treatment plant
- Suntran bus service
- 911 Dispatch

**Electric service provider** 

Large service area – 78.5 square miles

High growth community

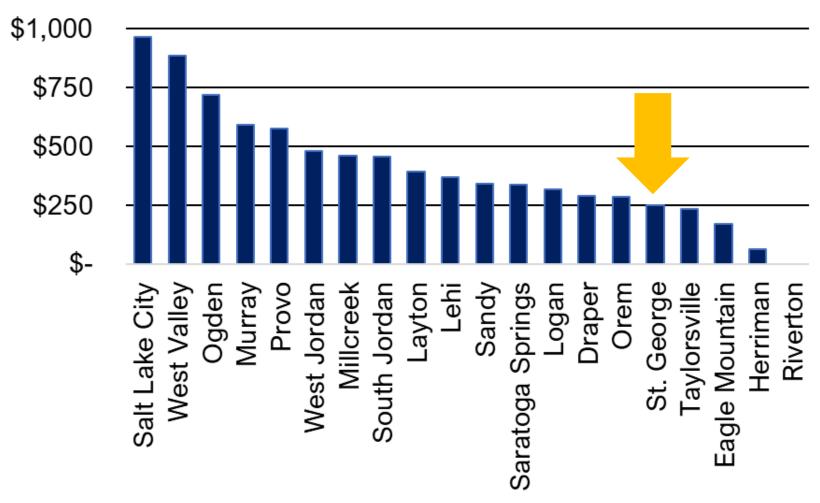
How do city property taxes compare statewide?

5<sup>th</sup> <u>largest</u> population city in the state.

5<sup>th</sup> <u>lowest</u> property tax of the top 20 cities in the state.

2<sup>nd</sup> lowest property tax in Washington County.

## Annual City Property Tax Bill



Based on primary home valued at \$584,000.

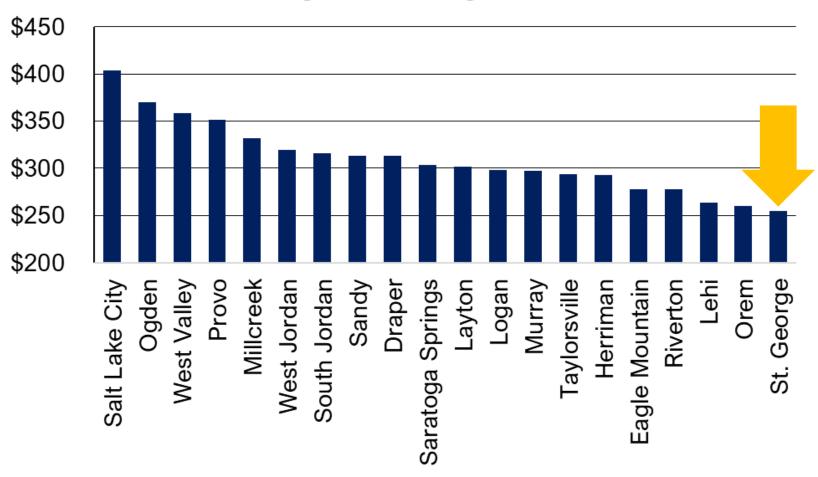
How do city property service costs compare statewide?

5<sup>th</sup> <u>largest</u> population city in the state.

Lowest service cost of the top 20 cities in the state.

Lowest service cost in Washington County.

# Service Cost per Month for Average St. George Home



Based on primary home valued at \$584,000 with monthly usage of 16,525 gallons of water, 7,000 gallons of sewer, and 1,200 kwh of energy



Questions?



# General Government

FY 2025 BUDGET RETREAT

FEBRUARY 15, 2024



# General Government





City Manager Hu
John Willis P



Human Resources Pennie Hancock



City Recorder Christina Fernandez



Legal Shawn Guzman



Budget/Financial Planning Robert Myers



Admin. Services Trevor Coombs



Economic Devel. Chad Thomas



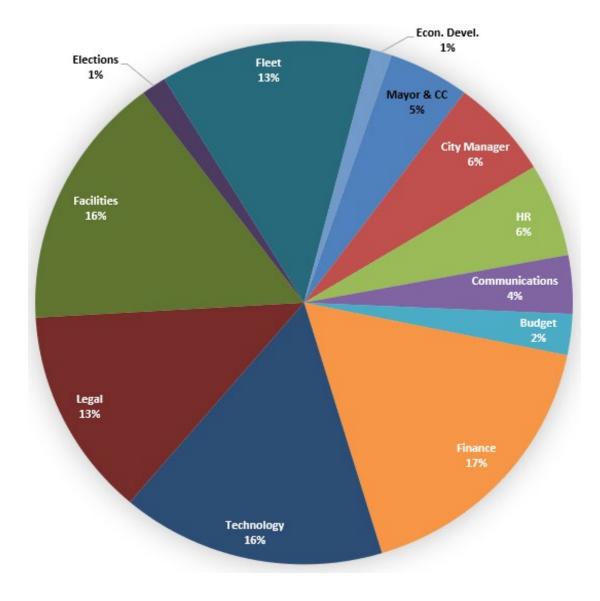
Communications
David Cordero



Operations
Marc Mortensen

# General Government

	Total Adjusted				
Department Name	Budget 2023-24				
Mayor & City Council	802,471				
City Manager	1,006,006				
Human Resources	940,723				
Communications & Marketing	590,456				
Budget & Financial Planning	414,056				
Administrative Services/Finance	2,797,733				
Technology Services	2,600,554				
Legal Services	2,107,611				
Facilities Services	2,570,090				
Elections	245,000				
Fleet Maintenance	2,082,583				
Motor Pool	-				
Economic Development	205,092				
<b>General Government - Administration</b>	9,109,148				
General Government - Operations	7,253,227				
Grand Total	16,362,375				



# Full-Time Employees

Department Name	Full-Time Employees
Mayor & City Council	0
City Manager	4
Human Resources	7
Communications & Marketing	3
Budget & Financial Planning	2
Administrative Services/Finance	22
Technology Services	12
Legal Services	14
Facilities Services	15
Elections	0
Fleet Maintenance	16.5
Motor Pool	0
Economic Development	1
General Government - Administration	53
General Government - Operations	43.5
Grand Total	96.5

## ACCOMPLISHMENTS

Billing Policy and Purchasing Code Updates **Utility Reporting Improvements** GASB 96 Implementation – Reporting of Subscription Based software On-base implemented for the Legal Dept **Budget in Brief Managed Competition** Legal reviewed 840 contracts for various departments Substantial increase in social media post and video content: City at Works, FY 2024 Budget, G.O. bond, communication on events City speaker series Tech Ridge CDA

100 West St. George Boulevard RFQ process

# General Government Challenges:







**TECHNOLOGY** 



**COMMUNICATIONS** 



**GROWTH** 

## FY25 DEPARTMENT PRIORITIES

## **Council Priorities**

- Maintain and improve basic core municipal services
- Strengthen communication with citizens, business community, and other stakeholders
- Maintain a Highly Qualified Workforce

Communications	"City at Work" video series					
& Marketing	Updates in real time on City Website					
	Utilize the City's LinkedIn account to highlight the business community					
Budget	Improved communication – Improved budget document, budget video, implementation of budget in brief					
	Budget Town Halls					
	Continue to maintain a strong financial position for the city					
Administrative Services	Continuing to provide exceptional customer service					
Services -	Maintaining the financial stability of the City and obtain the highest bond rating					
Legal	Training – Keeping up with legislation					
	Civil Case project management system					
<b>Human Resources</b>	Competitive pay and benefits – city wide					
	Evaluating the wellness program					
	Improve internal processes					
Economic	Promote St. George as a premier place to do business					
Development	Support local industry and small businesses					

## FY25 Major Capital Items:



E-procurement Cloud-based Software: Formal bidding process \$17,410



Gravity – Lease & Financial Reporting Software \$24,000



New HR Software \$75,000



Qualtrics – Survey Software

\$65,000

Presentation By Chad Thomas



#### **City Employees**

- Improve employee recruitment, retention, and engagement
- Understand the full employee journey from onboarding to exit
- 360 Employee Feedback



#### **Data Collection and Survey** Governance

- Surveys, Forms, Assessments, etc.
- Standardize & Consolidate Tools
- Eliminate data silos, improve data security, unlock pricing economies of scale

GovXM



#### **Ongoing Resident** Feedback/Communication

- Community Surveys
- Targeted Neighborhood feedback
- Digital city website feedback
- Resident Education
- City Event Registration/Feedback

**Parks and Recreation** 

Park Maintenance Requests

Trail Management requests

Volunteer Management and satisfaction

Panel Creation of residents

**Rec Program Evaluation** 

**Activity Registration** 

Use permission forms

Digital 311



111

#### **Transportation**

- Pothole Submission
- **Public Transportation feedback**
- Street Service Requests
- Closed loop feedback
- **Carbon Footprint initiatives**
- Transportation infrastructure planning
- Accessibility Initiatives



### **Public Safety**

- See something, say something
- Incident follow-up and case management
- Resident and Police force relations/ feedback
- Training and Education evaluation
- Crisis Communication
- Program and Policy Planning and Development



### **City Public Works**

- Service Delivery Feedback
- **Technician Evaluations**
- Service Request Forms
- Closed loop feedback
- Work order ticketing



#### **Economic Development**

- **Business Needs Assessment**
- Permit application
- Resident Economic needs assessments
- Private and Public Partnership initiatives
- Economic development stakeholder communication and education



Questions?



# Police Department

FY 2025 BUDGET RETREAT

FEBRUARY 15, 2024

# Police Department FY 2025 Budget Presentation





# St. George Police Department Overview

### Police Department

### Full Time:

- 169 Employees
- 25 Civilian
- 144 Sworn

### Part Time:

- 24 Crossing Guards
- 2 Records Technician
- 1 Evidence Custodian
- 1 Armorer
- 2 Shelter Technicians
- 1 Shelter Dispatcher
- 27 Volunteers In Public Safety

#### **Communications Center**

#### Full Time:

- 46 Employees
- 1 Center Manager
- 1 Assistant Manager
- 1 E911 Administrator
- 7 Shift Supervisors
- 36 Dispatchers



## St. George Police Department

### **City Council Priorities**

- Community safety and security
- Maintain and improve basic core municipal services
- Strengthen communication with citizens, businesses, and stakeholders
- Maintain a highly qualified workforce
- Maintain the integrity of existing neighborhoods



# St.George

# St. George Police Department Administrative Services Division

Budget
Internal Affairs
Quartermaster
Evidence Room
Records / GRAMA
Grant Management











Recruiting, Hiring,
Background Investigation



PIO / Outreach





# St. George Police Department Patrol

K-9 Officers

Patrol Officers

Community Service
Officers











# **St.George**

**Detectives** 



Traffic



S.V.U.



**School Resource** 



Washington **County TF** 



Drugs

F.O.G. **Focused Operation** Group

**ECHO** 



Victim **Advocates** 



**Property** 

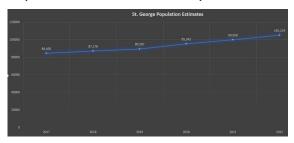


## Challenges:

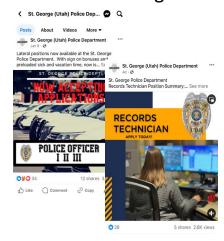
**Traffic Issues** 



### Population Growth & Expectation



## Recruiting, Hiring, Retaining



### Technology







### **Personnel Requests**

	Position	Expense (Salary + Benefits)					
1.	Police Sergeant – I.A	\$158,623					
2.	Police Sergeant – Patrol	\$158,623					
3.	Police Officers (5) – Patrol .	\$129,455 ea.					
4.	Police officers (2) - K-9 Unit	ts \$129,455 ea.					
	9 Total Positions	\$1,223,431					
	***IT position**	**					

Sworn uniforms, duty gear, and equipment (minus veh.) approximately \$12,500

Unmarked Police Vehicle + Upfit (IA Sgt)......\$70,000

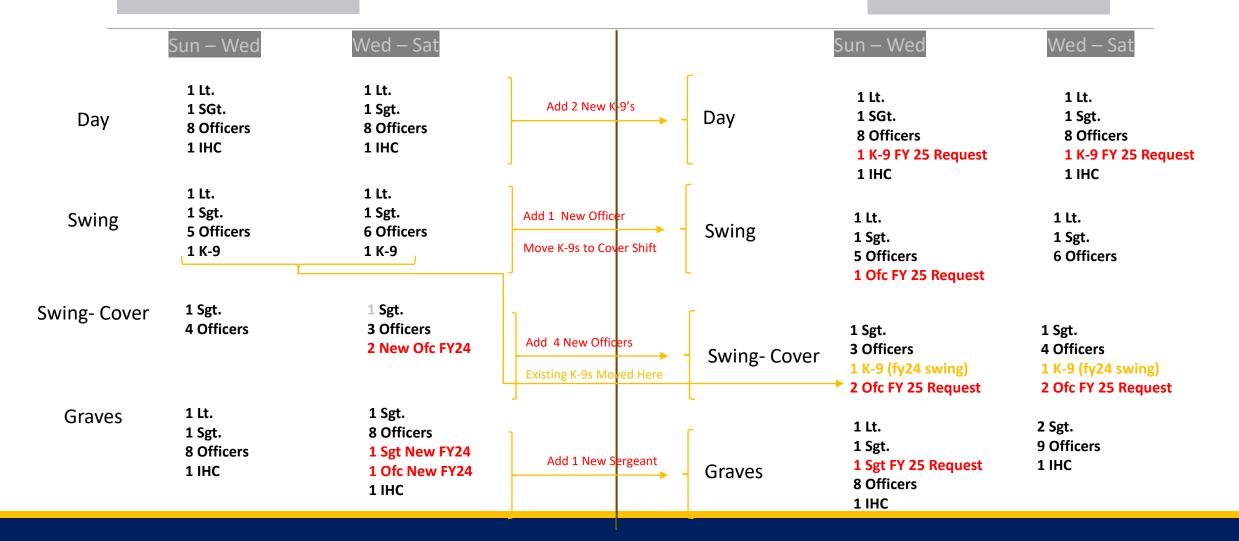
Marked Patrol Vehicle (Officer).....\$75,000

K-9 Unit (Vehicle, Dog, Incidentals).....\$89,700



FY 2024 Patrol Staffing

FY 2025 Patrol Staffing



## Fleet Management



#### **Patrol**

		!	atioi						
Current Status 🗊	ASSET NUMBER IT	Unit -	Vehicle Y/M/M	March 202	4 March 2025	March 2026	March 2027	March 2028	March 202
Back Up	□ 279	B Patrol	2011 DODGE CHARGER	140,749	142,209	143,669	145,129	146,589	148,049
	□ 289	B Patrol	2013 FORD Police Interceptor Sedan	137,355	138,815	140,275	141,735	143,195	144,655
	□ 261	B Patrol	2010 DODGE CHARGER	134,380	135,840	137,300	138,760	140,220	141,680
	■ 438	■ Patrol	2016 FORD Police Interceptor Utility	126,156	127,616	129,076	130,536	131,996	133,456
	■ 435	<b>■ Patrol</b>	2016 FORD Police Interceptor Utility	119,721	121,181	122,641	124,101	125,561	127,021
	■ 401	<b>■ Patrol</b>	2014 DODGE CHARGER	118,658	120,118	121,578	123,038	124,498	125,958
	<b>■ 278</b>	<b>■ Patrol</b>	2011 DODGE CHARGER	111,671	113,131	114,591	116,051	117,511	118,971
	<b>■ 270</b>	<b>■ Patrol</b>	2010 DODGE CHARGER	108,846	110,306	111,766	113,226	114,686	116,146
	<b>■ 290</b>	<b>■ Patrol</b>	2013 FORD Police Interceptor Sedan	107,995	109,455	110,915	112,375	113,835	115,295
	□ 288	<b>■ Patrol</b>	2013 DODGE CHARGER	107,873	109,333	110,793	112,253	113,713	115,173
	<b>■ 463</b>	B K9	2017 FORD Police Interceptor Utility	98,269	99,729	101,189	102,649	104,109	105,569
	<b>9464</b>	B K9	2017 FORD Police Interceptor Utility	89,286	90,746	92,206	93,666	95,126	96,586
■ Primary	<b>■ 409</b>	<b>■ Patrol</b>	2015 FORD Police Interceptor Utility	124,990	126,450	127,910	129,370	130,830	132,290
	<b>■ 445</b>	<b>■ Patrol</b>	2016 FORD Police Interceptor Utility	124,130	125,590	127,050	128,510	129,970	131,430
	⊜ 449	<b>■ Patrol</b>	2016 FORD Police Interceptor Utility	123,105	124,565	126,025	127,485	128,945	130,405
	■ 433	⊕ Patrol	2016 FORD Police Interceptor Utility	119,109	120,569	122,029	123,489	124,949	126,409
	⊜ 427	<b>■ Patrol</b>	2016 FORD Police Interceptor Utility	118,318	119,778	121,238	122,698	124,158	125,618
	<b>■424</b>	■ Patrol	2016 FORD Police Interceptor Utility	117,257	118,717	120,177	121,637	123,097	124,557
	<b>■422</b>	B Patrol	2016 FORD Police Interceptor Utility	114,652	116,112	117,572	119,032	120,492	121,952
	⊜446	B Patrol	2016 FORD Police Interceptor Utility	113,830	115,290	116,750	118,210	119,670	121,130
	<b>∃432</b>	B Patrol	2016 FORD Police Interceptor Utility	112,565	114,025	115,485	116,945	118,405	119,865
	8419	B Patrol	2016 FORD Police Interceptor Utility	110,589	112,049	113,509	114,969	116,429	117,889
	8431	B Patrol	2016 FORD Police Interceptor Utility	109,663	111,123	112,583	114,043	115,503	116,963
	■413	B Patrol	2015 FORD Police Interceptor Utility	107,616	109,076	110,536	111,996	113,456	114,916
	■ 426	⊕ Patrol	2016 FORD Police Interceptor Utility	107,030	108,490	109,950	111,410	112,870	114,330
	⊕ 471	⊕ Patrol	2018 FORD Police Interceptor Utility	101,085	102,545	104,005	105,465	106,925	108,385
	⊜418	B Patrol	2016 FORD Police Interceptor Utility	100,977	102,437	103,897	105,357	106,817	108,277
	⊜ 439	B Patrol	2016 FORD Police Interceptor Utility	97,665	99,125	100,585	102,045	103,505	104,965
	⊕ 442	B Patrol	2016 FORD Police Interceptor Utility	92,283	93,743	95,203	96,663	98,123	99,583
	□ 440	B Patrol	2016 FORD Police Interceptor Utility	86,492	87,952	89,412	90,872	92,332	93,792
	⊕ 437	B Patrol	2016 FORD Police Interceptor Utility	84,899	86,359	87,819	89,279	90,739	92,199
	■ 483	⊕ Patrol	2019 FORD Police Interceptor Utility	82,432	83,892	85,352	86,812	88,272	89,732
	■ 479	⊕ Patrol	2018 FORD Police Interceptor Utility	79,740	81,200	82,660	84.120	85,580	87,040
	⊕ 434	⊕ Patrol	2016 FORD Police Interceptor Utility	78,122	79,582	81,042	82,502	83,962	85,422
	⊕ 425	⊕ Patrol	2016 FORD Police Interceptor Utility	77,928	79,388	80,848	82,302	83,768	85,228
	⊕ 408	⊕ Patrol	2015 FORD Police Interceptor Utility	75,097	76,557	78,017	79,477	80,937	82,397
	□ 447	⊕ Patrol	2016 FORD Police Interceptor Utility	73,660	75,120	76,580	78,040	79,500	
	9447	B Patrol	2018 FORD Police Interceptor Utility	67,383	68,843	70,303	78,040	79,500	80,960 74,683
	9495	⊕ Patrol	2020 FORD Police Interceptor Utility	61,756	63,216	64,676	66,136	67,596	69,056
	■ 493 ■ 493	⊕ Patrol	2020 FORD Police Interceptor Utility	58,049	59,509	60,969	62,429	63,889	65,349
				the state of the state of					
	■ 473 ■ 500	■ ASO ■ Patrol	2018 FORD F-150 Police Responder 2020 FORD Police Interceptor Utility	55,723 53.255	57,183	58,643	60,103 57,635	61,563 59.095	63,023
				The second second	54,715	56,175			60,555
	⊕ 491 □ 497	⊕ Patrol	2020 FORD Police Interceptor Utility	50,479	51,939	53,399	54,859	56,319	57,779
	⊕ 497	⊕ Patrol	2020 FORD Police Interceptor Utility	49,579	51,039	52,499	53,959	55,419	56,879
	□ 482	⊕ Patrol	2019 FORD Police Interceptor Utility	49,445	50,905	52,365	53,825	55,285	56,745
	□ 492	BPatrol	2020 FORD Police Interceptor Utility	48,775	50,235	51,695	53,155	54,615	56,075
	□ 502	■ Patrol	2020 FORD Police Interceptor Utility	47,630	49,090	50,550	52,010	53,470	54,930

#### Administration



Current Status 🛪	ASSET NUMBER IT	Unit	"Y	Vehicle Y/M/M	۳	March 2024	March 2025	March 2026	March 2027	March 2028	March 2029
■ Back Up	8 269	⊞Traffic		2010 DODGE CHARGER		113,333	114,793	116,253	117,713	119,173	120,633
	8 454	■ Invest.		2016 FORD Police Interceptor Utility	У	113,300	114,760	116,220	117,680	119,140	120,600
	8 266	□ Invest.		2010 DODGE CHARGER		110,803	112,263	113,723	115,183	116,643	118,103
	8 230	Bikes		2007 FORD F-150		106,112	107,572	109,032	110,492	111,952	113,412
	≅ 277	■ Invest.		2011 DODGE CHARGER		103,718	105,178	106,638	108,098	109,558	111,018
	■ 281	■Traffic		2011 FORD F-150		96,377	97,837	99,297	100,757	102,217	103,677
	■ 267	■Traffic		2010 DODGE CHARGER		86,744	88,204	89,664	91,124	92,584	94,044
	<b>8 400</b>	■ Invest.		2014 DODGE CHARGER		82,826	84,286	85,746	87,206	88,666	90,126
	8 480	■ Bikes		2018 FORD F-150		37,294	38,754	40,214	41,674	43,134	44,594
■ Primary	8 407	∃Traffic		2014 FORD Police Interceptor Utility	У	133,961	135,421	136,881	138,341	139,801	141,261
	<b>8444</b>	School		2016 FORD Police Interceptor Utility	У	124,520	125,980	127,440	128,900	130,360	131,820
	₿ 436	■ School		2016 FORD Police Interceptor Utility	У	121,047	122,507	123,967	125,427	126,887	128,347
	<b>■ 404</b>	■ Traffic		2014 FORD Police Interceptor Utility	У	119,890	121,350	122,810	124,270	125,730	127,190
	■ 453	■Traffic		2016 FORD Police Interceptor Utility	У	109,505	110,965	112,425	113,885	115,345	116,805
	8 451	■ Invest.		2016 FORD Police Interceptor Utility	У	109,181	110,641	112,101	113,561	115,021	116,481
	8 421	School		2016 FORD Police Interceptor Utility	У	102,668	104,128	105,588	107,048	108,508	109,968
	<b>8 406</b>	∃Traffic		2014 FORD Police Interceptor Utility	У	101,997	103,457	104,917	106,377	107,837	109,297
	<b>8 443</b>	School		2016 FORD Police Interceptor Utility	У	101,717	103,177	104,637	106,097	107,557	109,017
	₩ 412	■ School		2015 FORD Police Interceptor Utility	У	100,443	101,903	103,363	104,823	106,283	107,743
	■ 452	■ School		2016 FORD Police Interceptor Utility	У	99,488	100,948	102,408	103,868	105,328	106,788
	8 423	School		2016 FORD Police Interceptor Utility	У	97,939	99,399	100,859	102,319	103,779	105,239
	8 448	School		2016 FORD Police Interceptor Utility	У	97,683	99,143	100,603	102,063	103,523	104,983
	⊟ 280	∃ Invest.		2012 Chevrolet TAHOE		93,963	95,423	96,883	98,343	99,803	101,263
	⊜ 430	School		2016 FORD Police Interceptor Utility	У	93,212	94,672	96,132	97,592	99,052	100,512
	<b>8414</b>	■ Invest.		2015 GMC YUKON		89,003	90,463	91,923	93,383	94,843	96,303
	■ 405	⊞Traffic		2014 FORD Police Interceptor Utility	У	86,704	88,164	89,624	91,084	92,544	94,004
	■ 462	■ Invest.		2017 FORD F-150		83,476	84,936	86,396	87,856	89,316	90,776
	8 450	■ School		2016 FORD Police Interceptor Utility	У	81,150	82,610	84,070	85,530	86,990	88,450
	8 488	■ Invest.		2019 FORD F-150		69,468	70,928	72,388	73,848	75,308	76,768
	8 467	∃Traffic		2018 FORD Police Interceptor Utility	У	65,337	66,797	68,257	69,717	71,177	72,637
	<b>8470</b>	■ Traffic		2018 FORD Police Interceptor Utility	У	59,228	60,688	62,148	63,608	65,068	66,528
	<b>■ 526</b>	■ School		2021 FORD Police Interceptor Utility	У	56,438	57,898	59,358	60,818	62,278	63,738
	⊜ 503	■ Invest.		2021 DODGE DURANGO		56,112	57,572	59,032	60,492	61,952	63,412
	8 465	■ Invest.		2017 FORD Police Interceptor Utility	У	55,504	56,964	58,424	59,884	61,344	62,804
	8 472	∃Traffic		2018 FORD Police Interceptor Utility	У	55,500	56,960	58,420	59,880	61,340	62,800
	8 468	■ School		2018 FORD Police Interceptor Utility	У	52,533	53,993	55,453	56,913	58,373	59,833

















# Fire Department

**FY 2025 BUDGET RETREAT** 

FEBRUARY 15, 2024



## **City Council Priorities**



Preserve and Improve Public Infrastructure &



Maintain and Improve Basic Core Municipal Services



Financial Stability & Resiliency



Strengthen Communication with Citizens, Businesses & Stakeholders



Develop and Improve the City's Recreational Trails and Opportunities



Community Safety & Security



Preserve and Expand Existing Businesses and Attract New



Maintain a Highly Qualified Workforce



Maintain the Integrity of Existing Neighborhoods

## Mission Statement

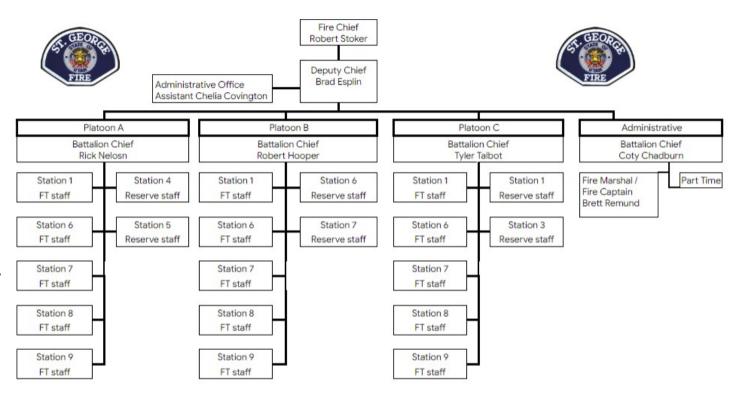
The mission of the St. George Fire Department is to Protect and Preserve life, property, and the environment from fire and disaster, whether it be natural or man-made. We accomplish this through aggressive training, fire prevention and community programs, with a positive attitude towards safety, customer service, and community relations.

## **Quick Facts**

- 68 Full Time Employees
- 11 Part Time Employees
- 40 Reserves (10 open positions)
- 8 Fire Stations with two under construction.
- 13-Fire Engines
- 3-Aerial Ladder Trucks
- 8-Brush Trucks
- 1-Heavy Rescue / Haz-Mat
- 1-Medium Service Squad

Other- Antiques apparatuses, Specialty trailers (TRT, Hazamt, SUSAR deployment, Water evacuation

## Organization chart



# St. George Fire Department will strive to provide a high level of quality care in the delivery of emergency and nonemergency services.



- Maintain adequate staff for safe operations during emergency response.
- Model staffing to meet NFPA National Standard 1710.
- O Strive to meet national standards for response times to provide rapid quality care during all emergency responses.
- Maintain training requirement standards set forth form the National Fire Protection Association (NFPA), Utah Fire & Rescue Academy, Utah Fire Service Certification Council, the National Registry for Emergency Medical Technicians and the Insurance Services Office (ISO).

# Challenges

- Growth
  - Maintaining Insurance Rating (ISO)
    - Fire Stations
      - Locations (ISO)
      - Response times (NFPA)
  - Staffing
    - Recruitment and retention
    - Required trainings to maintain certifications
- Apparatus & Equipment
  - o Delays from manufacturing
  - o Cost

## Growth

- Urban sprawl poses challenges for reasonable response times for essential emergency services in outlying areas within the city.
- Seasonal residents and tourism bring a large influx of individuals to whom we may need to provide a service to such as;
  - o Fires, rescues, EMS, Etc.
- Insurance Service Office (ISO) rating of 3-3x excluding Desert Canyons and the Ledges area. (Desert Canyons class 10, Ledges class 5 Winchester Hills Fire District)
  - Automatic Aid agreement with Winchester Hills Fire District to help with the insurance rating in the ledges.

## STATION 10 - 3270 E FLOWERS WAY





- Construction started
  - o completed September 2024
- Station will be staffed with Full Time Employees



- → Improve insurance ratings for Desert Canyons area
- → Improve service and response times for emergency calls
- → Increased coverage to assist with airport incidents



## STATION 1-Relocation

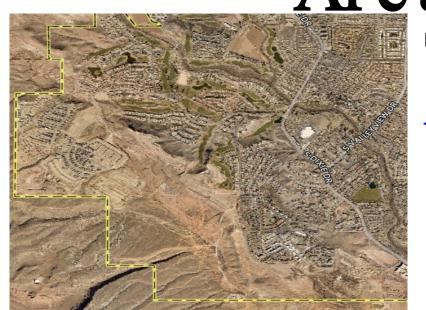


- New headquarters station
- Watts construction awarded construction contract
- Station projected started February 2024
  - Potentially complete June of 2025





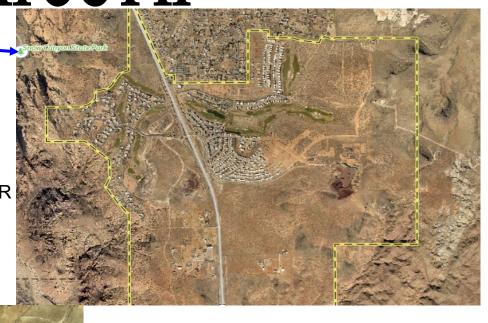
Areas of Concern



LEDGES AREA

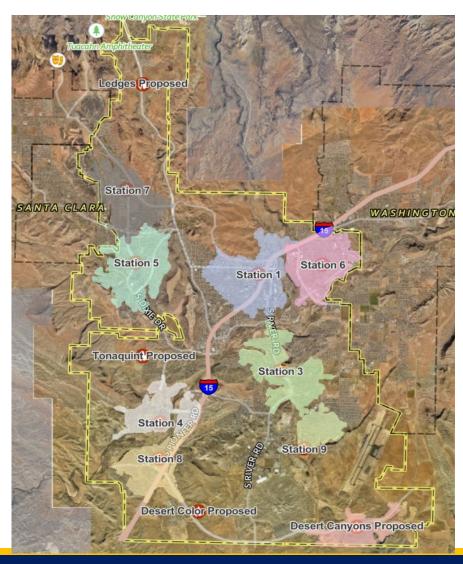
**DIVARIO** 

DESERT COLOR

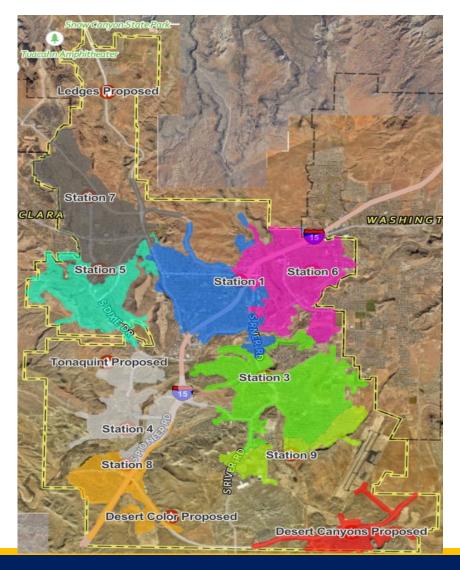


# FIRE STATIONS

#### ISO 1.5 MILES



#### ISO 2.5 MILES

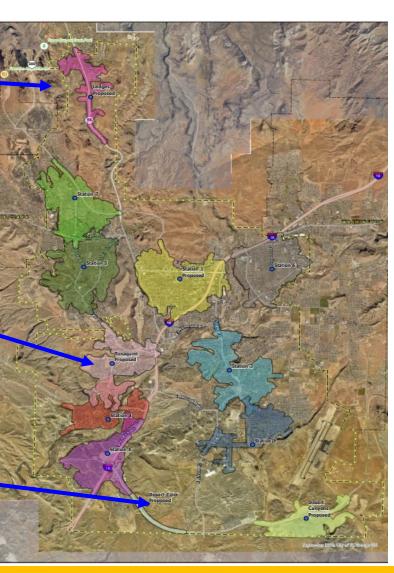


### PROPOSED FIRE STATIONS

LEDGES AREA -

**TONAQUINT** 

DESERT COLOR









### Other Future Stations and Land Purchases

- Tonaquint Acquire land / city owned property (could possibly replace Fire Station 4 in Bloomington)
- Ledges Need to acquire and purchase land, currently there is no infrastructure in place in the area of the proposed station site. The city has had discussions with the developer concerning the fire station
- Station 5 150 North Dixie Dr. Rebuild station 5 possibly on existing site
- Station 3 2315 South River Rd. Relocate, acquire and purchase land
- Desert Color area, has been discussed with developer and city council

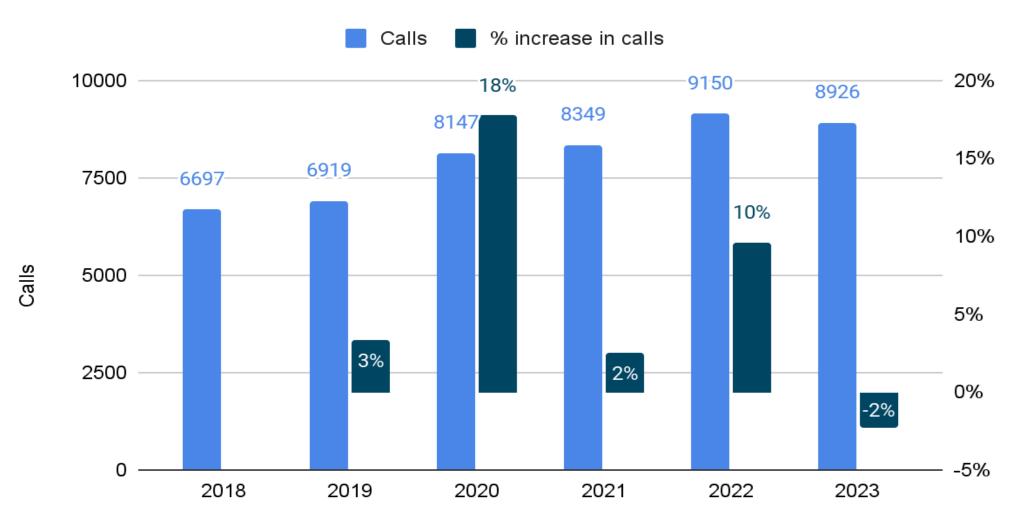
# Challenges with Response Times Due to Growth



- Increased travel times to outlying areas without fire stations located within ISO recommended distances.
- Overlapping calls due to increase call volume.
- Response Challenges on major roadways due to congestion.
- Increased response time due to geographical and man made challenges.
- Some areas will improve as the city continues to build out and road master plans are completed.

### Call Volume Annual Increase

#### Calls









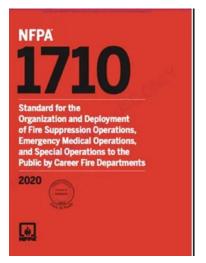


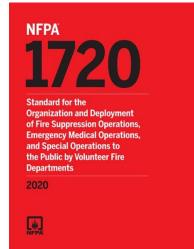


# Staffing



### Challenges





- 2023 Fire Department averaged 2 line staff off per day. (Staff on apparatus)
- Minimum staffing-3 staff members per apparatus. (Worst case scenario min staff 15)
- NFPA minimum response for a Residential Structure. 16-17 Personnel 1710-5.2.4.1(9) 17 platoon members on shift daily (not counting BC) w/only 3 allowed off at one time.
  - o PTO Management/Sick time, Staff Flexing training hours. Staff attending training.
- OSHA policy concerning two in/two out when firefighters are engaged in interior structural firefighting.
- On-going issue of staff leaving to go to other departments

# Recruitment & Retention











# What are we doing?

- Implemented stipends for Firefighters acting in place for Captains & when Captains are acting in place for Battalion Chiefs
- Implemented a career progression for increased salary as fire fighters advance (Fire fighter Levels I, II and III)
  - Allow for career advancement in the firefighter level as the individual gains experience, years of service increase and certifications
- City has increased PTO/Sick Leave hours earned for Battalion Chiefs, Fire Captains and Firefighters working the 48/96 shift schedule
- Additional holiday pay for members scheduled to work holidays
- Market adjustment in salaries
- Possible explorer program with the local high schools and Structural Firefighter Certification program at DXATC.

## Department priorities for FY25 (2024/2025)

#### 1. Apparatus

- 1. Fire Engine Pumper (replacement engine ordered in FY24)
  - 1. FY25 payment-\$435,512
  - 2. FY26 payment-\$91,564
  - 3. FY27 Will need to order equipment for this apparatus (estimate \$170,000)

#### 2. Equipment-

- 1. Self Contained Breathing Apparatus (SCBA's)
  - 1. SCBA packs, cylinders and masks
    - 1. Replace the remaining Honeywell SCBA packs over the next two budget fiscal years. (Parts for the Honeywell packs are no longer available).

#### 3. Stations

- 1. Future sites for fire stations
  - 1. Design fees for Tonaquint Fire Station #2 (Impact fees)

### PROPOSED STAFFING BUDGET CHANGES

- Increase in overtime
  - Overtime for training, and emergency critical staffing (call back).
    - Emergency tool for Battalion Chiefs to avoid short staffing issues.
    - Alleviate requiring staff to flex, wash time or earn comp time for training to avoid staffing issues and keep staff on the apparatus.







## Replacement Apparatus



#### Engine replacement



 3 year payment program that started in FY24. Funds through the Community Development Block Grant (CDBG) program.





Replacement of our 1997 KME pumper

## **EQUIPMENT**

Personal Protective Equipment (PPE)

- Structural turnouts, wildland, Haz-Mat etc
- Self-Contained Breathing Apparatus (SCBA)
  - Replace remaining Honeywell packs to MSA- Honeywell no longer NFPA approved and no longer able to get parts.

P25 compliant radios

- Radios for apparatus on order that will be completed in FY25 Administrative vehicle
  - Command staff vehicle

Thermal imaging camera (TIC)

• New (2) and (10) replacement / upgrade.













### WHAT'S HAPPENING AHEAD?

Construction on Station 10 complete September 2024

Began construction of Fire Station 1

Ongoing SCBA replacement / transition to updated models

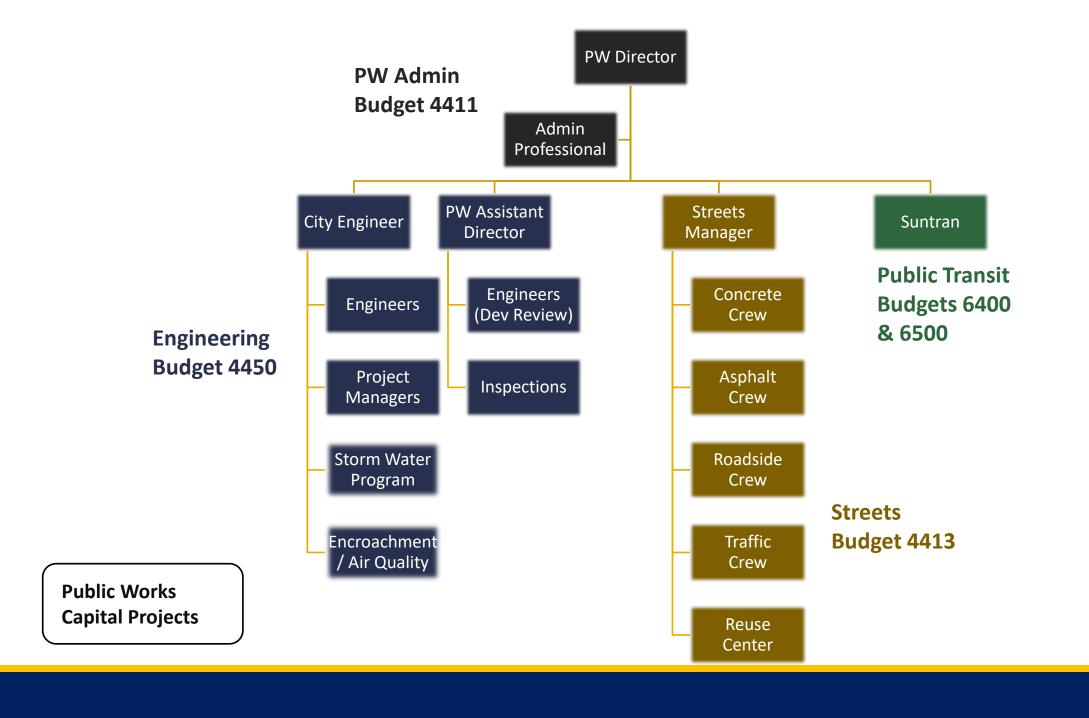
Possible Recruit academy for the new full-time, parttime and reserve staff.



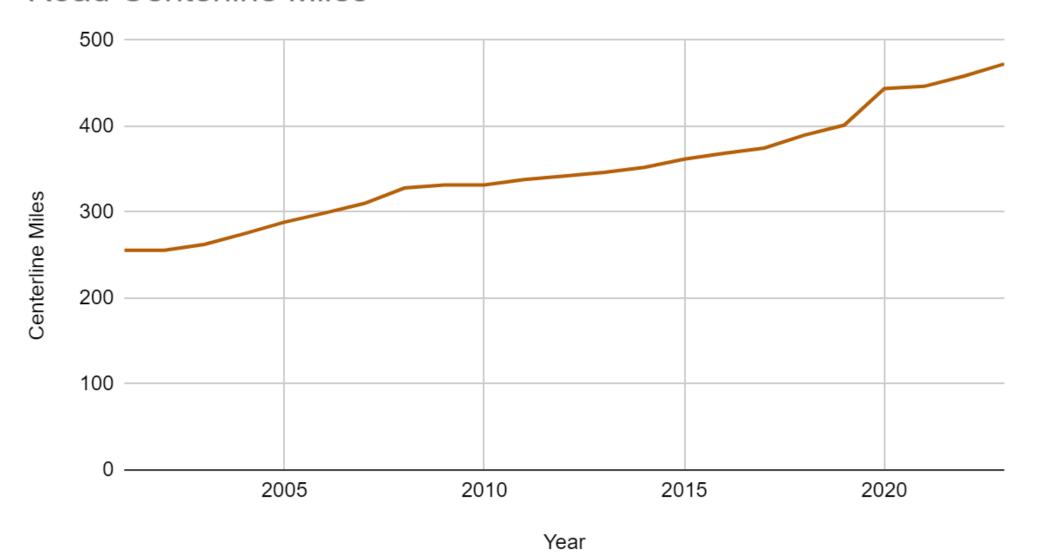
# Public Works

FY 2025 BUDGET RETREAT

FEBRUARY 15, 2024

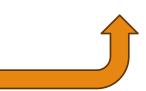


### Road Centerline Miles





#### LOCAL GOVERNMENT PROGRAM ASSISTANCE



Local Public Agency (LPA) projects have the same priority to UDOT as state projects. UDOT and LPAs are partners in the successful completion of LPA projects.

#### **B&C Road Fund Information**

Allocation of B&C Road Funds and Annual Rural Transportation Infrastructure Funds (RTIF)

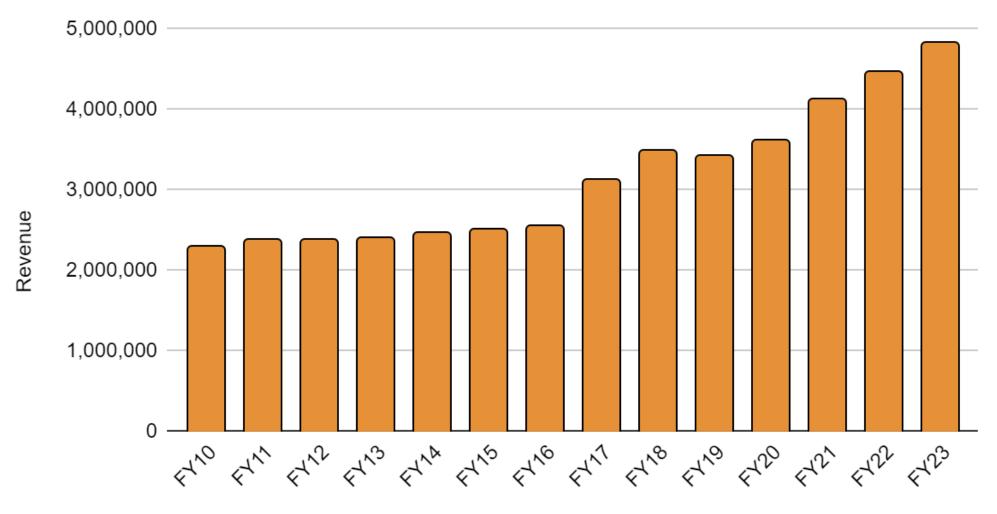
FY2024 Allocations

FY24 Mileage Report	FY24 Annual Summary	FY24 Annual RTIF
1st Payment Jul – Aug	2nd Payment Sep – Oct	3rd Payment Nov – Dec
4th Payment Jan – Feb	5th Payment Mar – Apr	<u>6th Payment May – Jun</u>

FY2023 Allocations

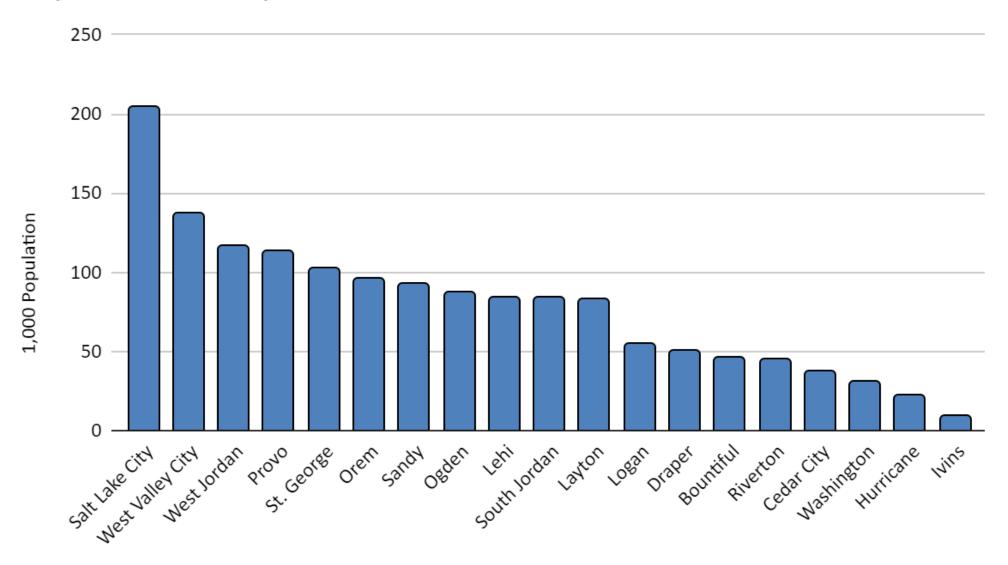
FY2022 Allocation

#### Class C Road Revenue

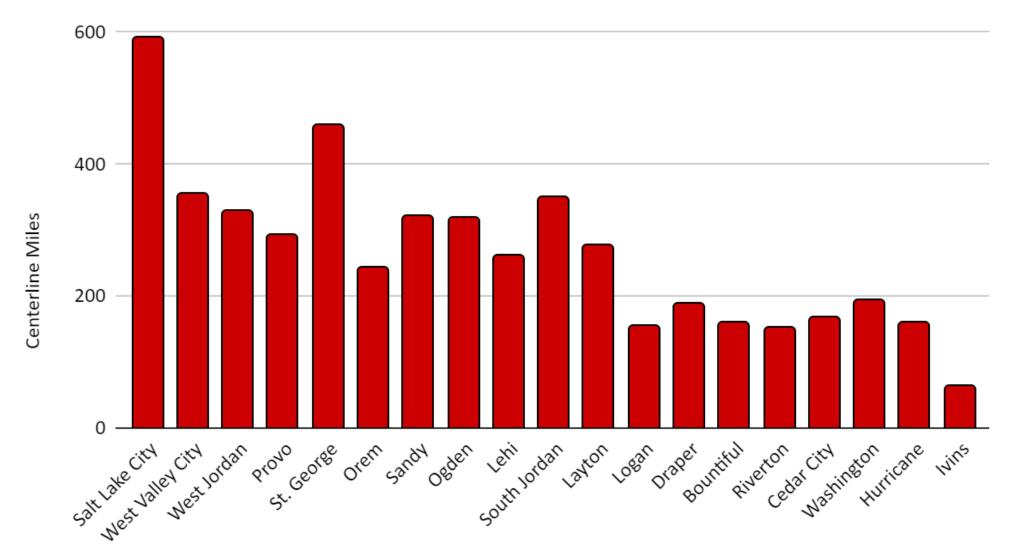


Fiscal End Date

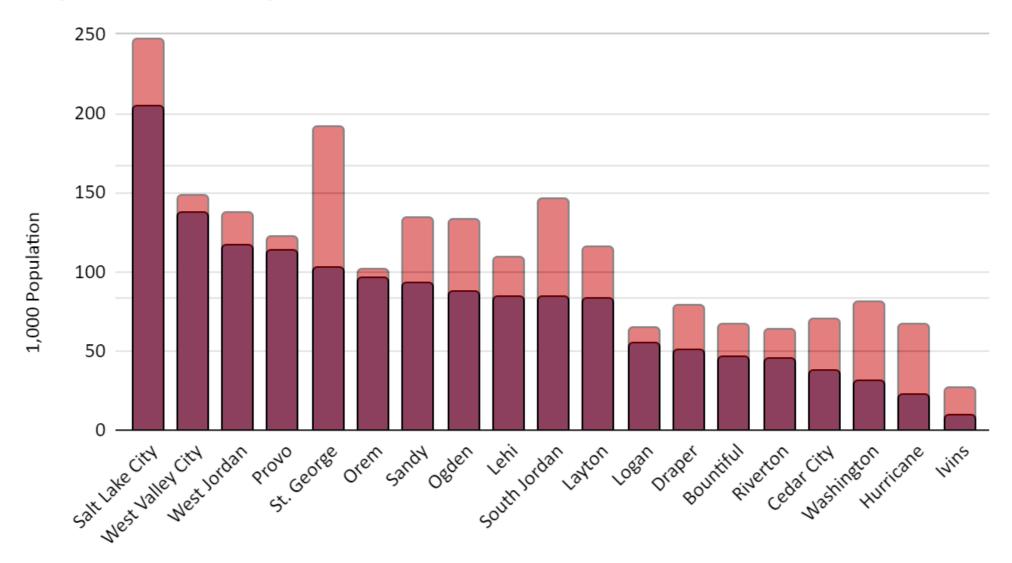
### Population vs. City



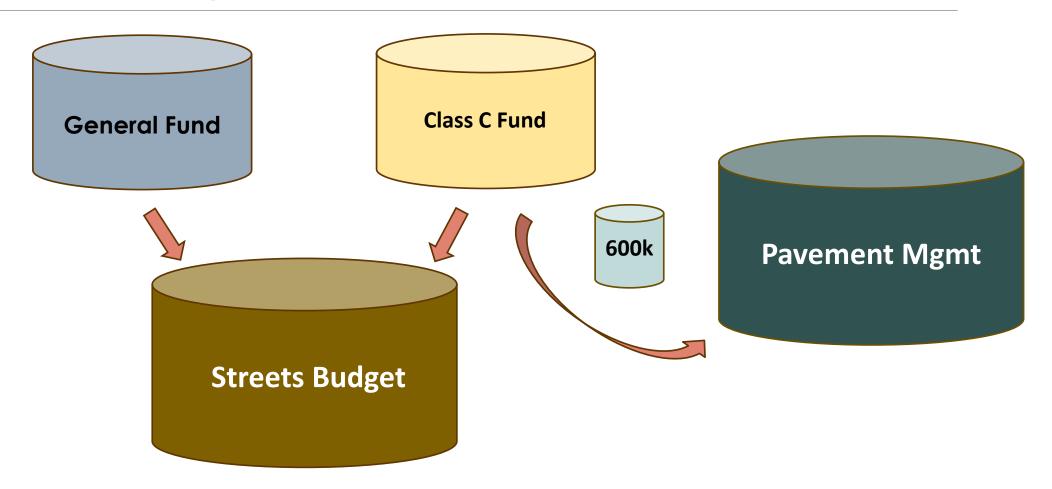
### Centerline Miles vs. City



### Population vs. City



# Streets Budget (10-4413)



# General Fund Requests

#### **Streets**

- VacCon Replacement (Vacuum Truck) \$519,000
- Mechanical Sweeper Replacement \$418,900
- Track Hoe with Fecon Head \$347,760
- Streets Yard Bay (Vac-Truck & Sweeper) \$380,000
- Personnel Requests (2)Concrete CrewRoadside Crew

- (continued)
  - ¾ Ton Utility Bed Truck
  - Pickup Trucks (2)
  - Asphalt Roller
  - Trailer
  - Laser for Striper Truck

VacCon Replacement



Mechanical Sweeper Replacement



Komatsu 210 with Fecon Head Replacement



### Streets Yard Bay



2 Full Time Personnel Requests





Questions?



# Community Development

FY 2025 BUDGET RETREAT

FEBRUARY 15, 2024

## Who We Are

SIGNS

CODEENFORCEMENT



Business License



Planning & Zoning

# Special Events Division

#### **Accomplishments**

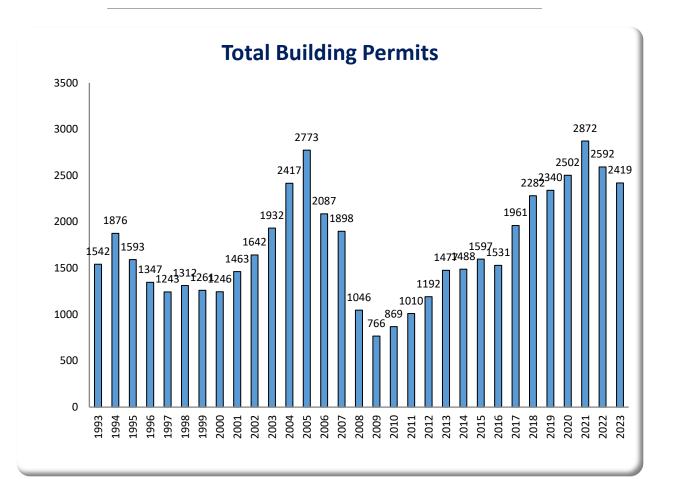
- New code adopted in 2023 for Special Event procedures
- New software for Special Events

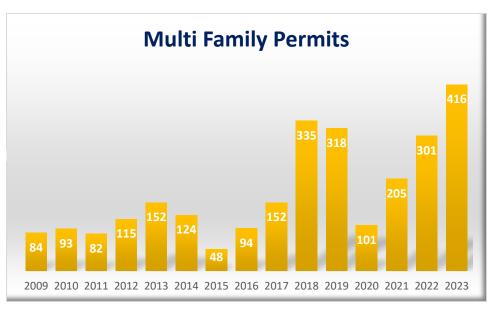
#### **Opportunities/Challenges**

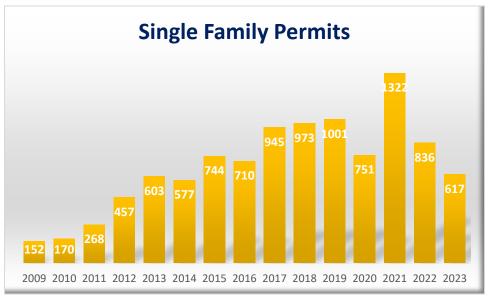
 We are always watching to see how the events are affecting the area and how we can best utilize the space we have



# Building Division







# Building Division

#### Accomplishments

Building Inspections: 9.5 Inspectors are conducting inspections

- $^{\circ}$  ~33 $_{o}$ 225 inspections for the year
- Permits Issued: 2 Permit Technicians issued
   2,419 permits
- Jonah Michaels achieved the Master Code Professional Certificate



Building Inspections has 7 vehicles



- o 6 vehicles are at 15 points, all vehicles have doubled their useful life
- o 1 vehicle was purchased at \$14,621.00 and the city has spent \$28,119.81 on maintenance



# Building Division

#### **Accomplishments**

Building Inspections: 9.5 Inspectors are conducting inspections

 $^{\circ}$  ~33 $_{0}$ 225 inspections for the year

Permits Issued: 2 Permit Technicians issued
 2,419 permits

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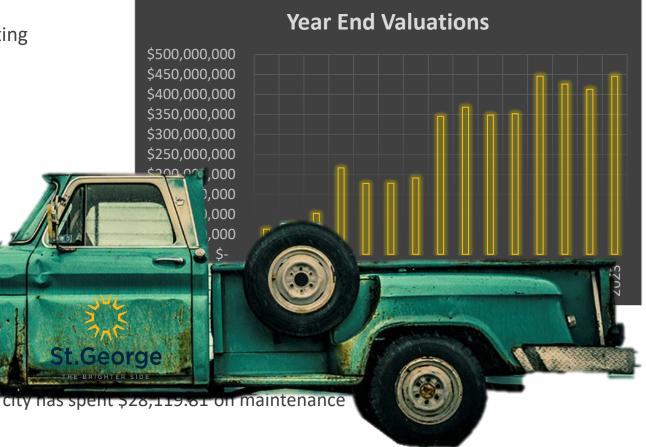
#### **Opportunities/Challenges**

Building Inspections has Z

Age of vehicles range

o 6 vehicles are at 15 pt

1 vehicle was purchased at \$1



### Business License Division

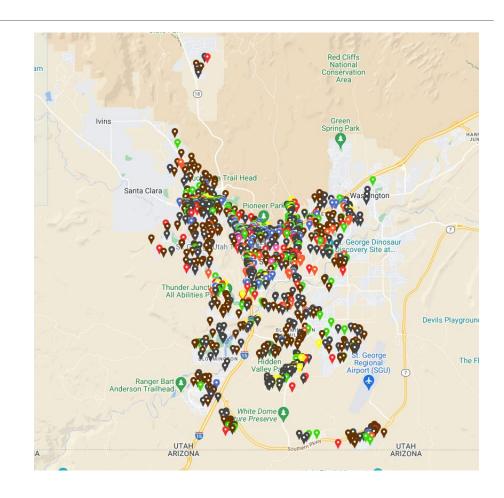
#### **Accomplishments**

Processed ~3066 rental and ~9053 general business licenses

- 1205 new business licenses and 231 new Rental license issued in 2023
- Business license are all obtained online, and renewal periods are staggered

#### **Opportunities/Challenges**

Getting all customers adjusted to online renewals



## Code Enforcement Division

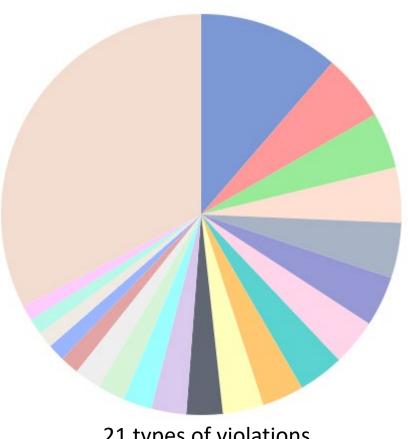
#### **Accomplishments**

Addressed 1,305 Complaints

- 1097 Complaints Complied
- Complaints taken through online portal

#### **Opportunities/Challenges**

Keeping up with the cases



21 types of violations

Violations by Violation Type							
	WEEDS - Plant material maintenance	148	11.3%				
	RENTAL BUSINESS LICENSE req	70	5.4%				
	OUTSIDE STORAGE; Materials & Equipment	59	4.5%				
	JUNK; Offensive conditions on private property	58	4.4%				
	SIGNS - Pennants, motion or inflatable objects	58	4.4%				
	SIGNS - No permit	53	4.1%				
	SIGNS - Posted on Public Property	49	3.8%				
	INOPERABLES - Vehicles & Vessels	48	3.7%				
	BUSINESS License required	44	3.4%				
	SIDEWALK / STREET; Obstruction	43	3.3%				
	ALLOWED USES in a Residential Single Family Zone	38	2.9%				
	PARKING - Development standards	37	2.8%				
	BUILDING PERMIT required (Residential)	30	2.3%				
	Failure to Bring Property Into Compliance	29	2.2%				
	PARKING - Vehicles on front lawns or setbacks	28	2.1%				
	SIGNS Prohibited	20	1.5%				
	PARKING - Display or Commercial vehicles on unimproved lot	18	1.4%				
	DUMPING or DISPOSAL; Prohibited	17	1.3%				
	HOME OCCUPATION Neighborhood Impact	17	1.3%				
	PARKING - (96.0 hr) Overtime Parking	16	1.2%				
	All Others	425	32.6%				

## Planning and Zoning Division

#### **Accomplishments**

- Development Review Project Management has switched from Engineering to Planning
- Established new development review process
- 2 new Planning Commission (PC) members
- $\circ$  Processed 324 land use applications (ZC, ZCA, GPA, CUP, etc.)
- $\circ$  3 planners  $\sim 103$  applications per planner
- o 1 new CDGB planner
- $\circ$  Planning Staff Review (PSR)  $\sim 221$  appointments
- ~123 sign permits issued

#### **Current and Future Projects**

- o General Plan update − 2024
- Annexation Policy update 2024
- Administering new development review process ongoing
- National Historic District designation 2025
- Update Code to reflect Downtown Area Plan 2024-2025

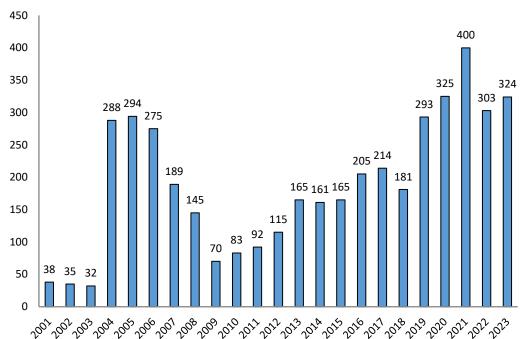
#### **CDBG Projects**

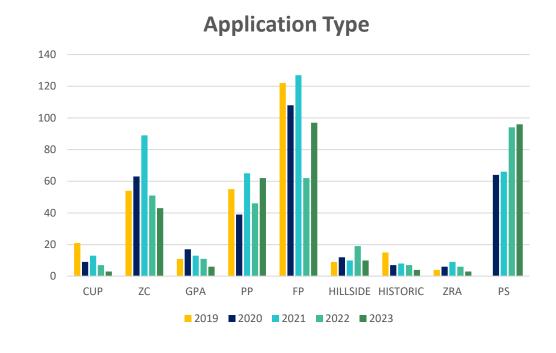
- Create 5-year Consolidated Plan for CDBG May 2024
- Annual Action Plan May 2024
- Analysis of Impediments May 2024
- Consolidated Annual Performance & Evaluation Report – Sept 2024
- Fire Truck 2 years left

## Planning and Zoning Division

#### 3<sup>rd</sup> busiest year









Questions?

## Parks & Community Services



What We Do: We Build Community



Rainbow Bridge



Neuropong



I Heart Pets Race

#### Challenges

Vandalism

We have had 39 graffiti incidents so far in 2024 costing \$20,787

Christmas Lights

Ageing Fleet

School District Gyms

Ageing facilities

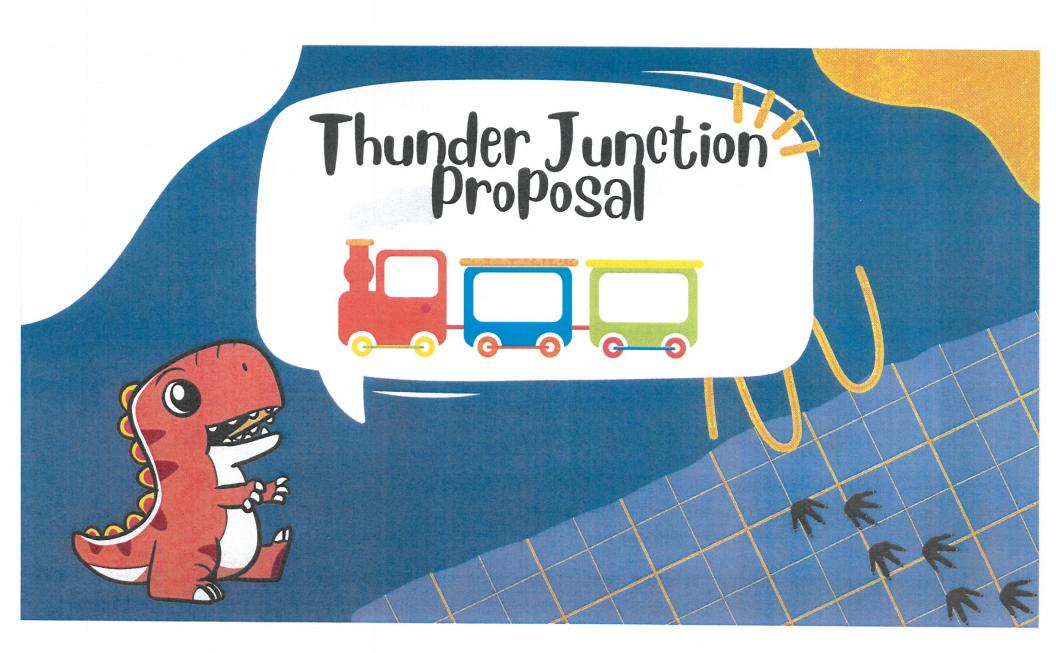
Keeping up with the growing population/ Waitlisted programs

#### Thunder Junction Proposal

- 1) Increase programing by adding more events
  - a) Eggstravaganza
  - b) Last Day of School Luau
  - c) Golden Spike Day
  - d) Pioneer Day
- 2) Increase revenue by adding Corporate and Non Profit Rentals
- 3) Increase train and carousel rides to \$2 dollars.
- 4) Add 1 full time employee and five part time employees.
- 5) Cost of FT and PT \$130,000
- 6) Revenue increase of \$160,000 over last years \$137,000

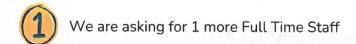
### Capital Equipment Requests

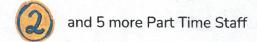
5 Replacement Work Trucks	\$340,000	Parks
Replacement Backhoe	\$160,000	Parks
Pool Deck Construction	\$270,000	Recreation
Little Valley Pickleball Office Expansion	\$80,000	Recreation
Outdoor Recreation Truck	\$55,000	Recreation



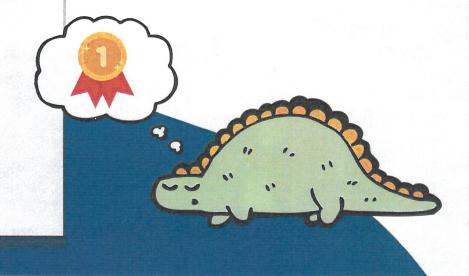
# Goals

Thunder Junction is growing! There is such a huge potential to help serve the community in an even greater capacity- in order to make our dreams come true, we need a team!





We estimate the total cost to be \$120K for both of these requests, here is how we will make up the difference...





# Double Token Price

Last year we made roughly \$137K in train rides alone, if we up the price to \$2 a person that will get us roughly \$274K.

But wait, there's more...

## More Parties!

The North Pole Express and Halloween Spooktrackular sold out in under an hour, there is a need and a want for more of these activities!

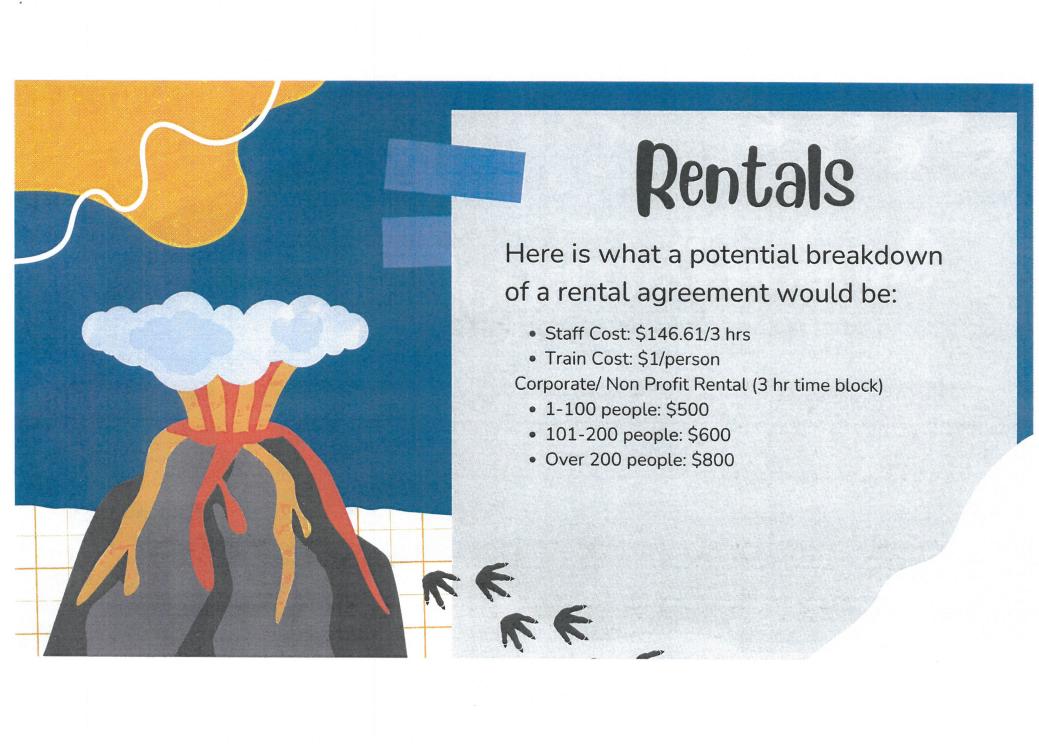
Revenue for North Pole Express:

- \$10 per person, \$27,200 Revenue for Halloween Spooktracular:
  - \$5 per person, \$4,487

With a larger staff, there is greater opportunity to program events, thus creating more opportunities for those in our community to connect. Here are some of our ideas:

- Cottontail Scramble: \$5/person
- Last Day of School Luau: \$5/person
- St. Patrick's Day: \$5/person
- Pioneer Day: \$5/person
- Golden Spike Event: \$5/person

Revenue will be based on how many nights each event will be held and how many people are permitted each night.









St.George

# 

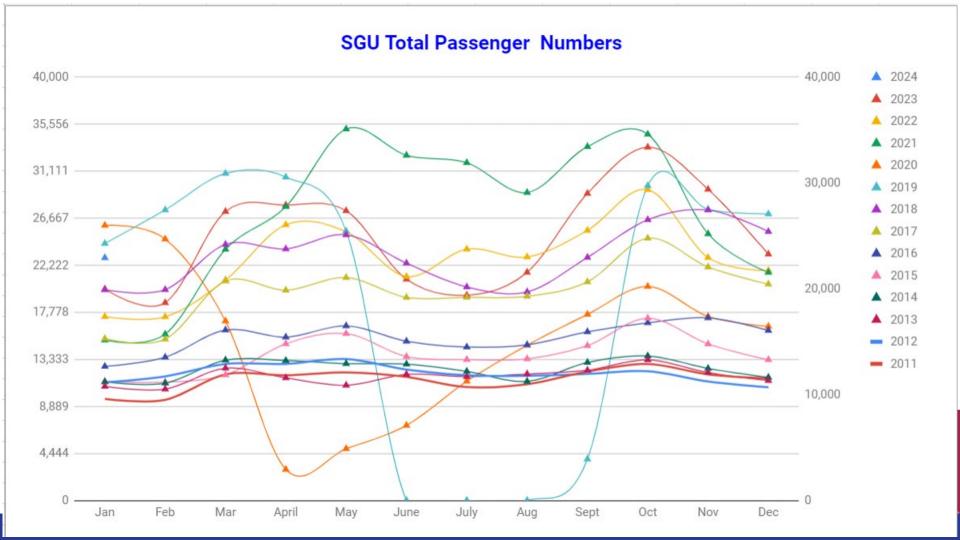


## St. George Regional Airport

BUDGET RETREAT 2024-2025

#### Passenger Numbers Over Time

Year	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	TOTAL
2024	22,931												22,931
2023	19,981	18,680	27,299	27,911	27,370	20,904	19,389	21,556	29,007	33,383	29,398	23,275	298,153
2022	17,371	17,350	20,827	26,054	25,401	21,153	23,749	23,006	25,518	29,374	22,951	21,728	274,482
2021	15,150	15,711	23,731	27,766	35,095	32,612	31,918	29,092	33,431	34,607	25,192	21,548	325,853
2020	25,992	24,700	16,951	2,926	4,885	7,088	11,264	14,662	17,580	20,220	17,384	16,448	180,100
2019	24,280	27,452	30,899	30,549	25,445	0	0	0	3,901	29,744	27,506	27,074	226,850
2018	19,904	19,917	24,191	23,768	25,098	22,422	20,172	19,706	22,962	26,527	27,445	25,408	277,520
2017	15,289	15,240	20,738	19,860	21,059	19,184	19,191	19,287	20,653	24,783	22,054	20,437	237,775
2016	12,666	13,532	16,105	15,430	16,494	15,044	14,495	14,705	15,935	16,790	17,254	16,061	184,511
2015	11,249	11,180	11,858	14,804	15,765	13,594	13,312	13,380	14,623	17,215	14,786	13,300	165,066
2014	11,205	11,085	13,261	13,216	12,927	12,879	12,197	11,252	13,039	13,653	12,473	11,627	148,814
2013	10,778	10,519	12,499	11,585	10,879	11,910	11,699	11,943	12,298	13,287	12,079	11,327	140,803
2012	11,143	11,725	12,899	12,899	13,364	12,367	11,823	11,776	11,959	12,206	11,240	10,698	144,099
2011	9,597	9,506	11,915	11,827	12,100	11,672	10,706	10,981	12,176	12,894	11,911	11,531	136,816



#### Utah's Airports in National Rankings

Rank	State	City	Airport Name	CY 21 Enplanements	CY 20 Enplanements	Change %
1	GA	Atlanta	Hartsfield - Jackson Atlanta International	45,396,001	36,676,010	23.78%
22	UT	Salt Lake City	Salt Lake City International	12,383,843	10,795,906	14.71%
208	UT	St. George	St. George Regional Airport	128,453	153,200	-16.15%
183	UT	Provo	Provo Municipal	211,741	118,740	78.32%

#### Utah's Airports in National Rankings (continued)

Rank	State	City	Airport Name	CY 21 Enplanements	CY 20 Enplanements	Change %
383	UT	Ogden	Ogden-Hinckley	12,024	39,857	-59.73%
337	UT	Moab	Canyonlands Regional	18,841	20,093	-6.23%
381	UT	Cedar City	Cedar City Regional	12,245	12,807	-4.39%
391	UT	Vernal	Vernal Regional	11,071	9,168	20.76%

#### Utah Airports Contribution to the Economy

• Non-hub Utah Airports support annual economic activity estimated at approximately \$1.26 billion. With SLC added the total annual economic activity associated with all airports is estimated at \$12.7 billion.

• Non-hub airports contribute an estimated \$49.8 million in annual state and local tax revenues. SLC contributes another \$585.5 million in annual state and local tax revenues, for a total of \$635.3 million.

#### SGU Airport Contribution to the Economy



#### How the airport is funded

#### Major capital projects

- 90% FAA
- 10% Airport/PFCs

#### Operations & Maintenance

- Airport Use Fees (Parking and Rental Cars, etc.)
- Hangar Rents
- Commercial Leases

#### How the airport is funded

# Operationally funded by those who <u>use</u> it!

#### Proposed Fee Changes

Fee	Current Rate	Proposed Rate	Who it will effect
Special Event Fee	None	\$1000 - \$3000	Corporate & Non- local Aircraft

This would be to recoup maintenance costs and generate funding for additional parking areas for use during PGA, LPGA, and F1 Grand Prix

Estimated Impact of Fee Change + \$215,000 per year

#### New Position Request

- Convert Part-time Admin Pro. III to Full-time Airport Operations Specialist
  - o Salary Range: \$52,210
  - Will be completely certified as an Airport Operations Specialist (Currently ARFF Certified)
  - Airport is growing which changing regulatory requirements
    - TSA oversight is increasing and security regulations are changing
    - To increase commercial operations and cover large events in the community like PGA & LPGA additional personnel are needed to cover public safety/maintenance roles
  - Updated regulatory documents are more critical than ever and records of training and certifications are scrutinized by FAA &TSA
  - Community Safety and Security Council Goal\*

#### Challenges for the coming year

- Special Events PPRs and ramp space for special events in the future
  - o PGA, Grand Prix, LPGA
- Growth
  - Meeting staffing needs for increasing public safety requirements by the FAA &TSA
- Encroachment
  - Residential Development near the airport
- Development
  - Commercial Development to the east and west of the airport
- Passenger Leakage
  - Las Vegas

#### Thank you for your consideration

Questions?





# Operations Budget Overview

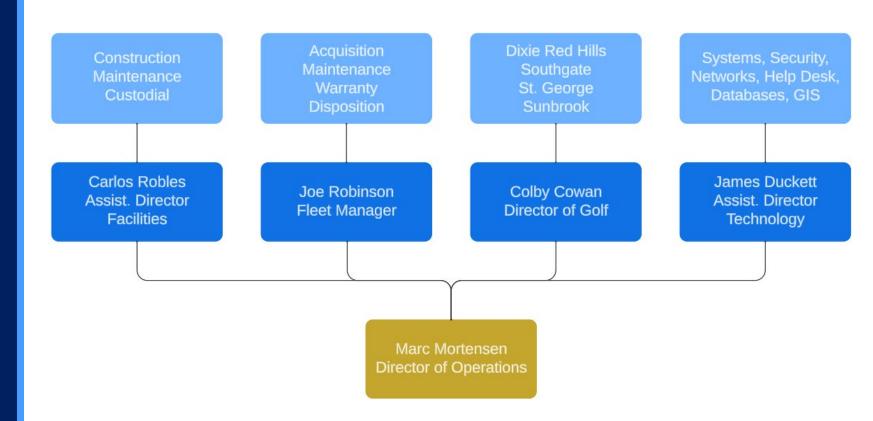
FY 2025 BUDGET RETREAT

FEBRUARY 15, 2024

#### Operations

78 Full time employees
125 Part time employees
36 Volunteers
1 Intern

St.George





# Ownership

NO ONE WASHES A CAR LIKE THE OWNER

#### Golf Division

#### Challenges

- •Equipment manufacturers delivering budget approved equipment in a timely manner
- •Lack of full time Assistant Golf Professionals at Dixie Red Hills and St. George Golf Club

#### Goals

- •Continue to increase revenues through credit card required and prepaid tee time program
- •Provide residents with quality playing conditions at affordable prices



## Golf Revenues

Total Revenues July-January (FY24)

<u>FY23</u> <u>FY24</u>

\$3,075,773 \$3,646,702

<u>Variance</u>

\$570,929

Actual Revenue vs. Estimate FY24

+\$557,330

# Reasons for increase



**Great Weather** 



Course Conditions



Renovated Amenities



Credit Card Policy

# Rate Increases



### FY2020

\$1 increase per 9-hole green fee \$1 increase per 9-hole cart rental fee

### FY2022

\$1 increase per 9-hole on regular rate and loyalty card rate
Eliminated free round with loyalty card per 20 rounds paid
Eliminated shoulder season rate Oct.-Dec. Peak is now Oct.- May
Increase summer pass fee by \$25 per month

### FY2023

Increase regular rack fee by \$3 for 18-holes
Increase cart fee by \$2 per 9-holes
Increase driving range fee from \$3 to \$4 for small bucket and \$6 to \$8 for large
Increase loyalty card fee from \$30 to \$40. Eliminated couple's rate

### FY2025

Prepaid Tee Times
Increase Summer Pass Rates

# Southgate Golf Club

## **Projects and Equipment**

John Deere Pro Gator \$49,000

John Deere Greens Mower \$56,750

Driving Range Cart \$19,200

Course Restroom Repairs \$20,000



# Dixie Red Hills Golf Club

## **Projects and Equipment**

• (3) Club Car Carryalls \$36,000

Toro Fairway Mower \$94,000

• Cart Path Improvements (3 of 4) \$15,000

Toro Greens Mower \$51,000



## Sunbrook Golf Club

## **Projects and Equipment**

• 1 Ton Dump Truck \$64,000

• Toro Greens Mower \$65,000

• Clubhouse Improvements (2 of 2) \$30,000

• Woodbridge Piers \$16,000

\* Future Pump Station Replacement Project on Black Rock & Woodbridge





# St. George Golf Club

## **Projects and Equipment**

John Deere Pro Gator

Toro Fairway Mower

Toro Fairway Verticut Heads

Equipment Storage Enclosure

\$37,500

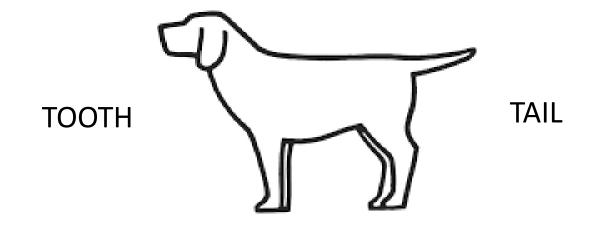
\$88,000

\$13,500

\$27,000

## "Tooth to Tail Ratio"

A military term that refers to the amount of military personnel ("tail") it takes to supply and support each combat soldier ("tooth").





## About Fleet

### Staffing

- •18 fulltime positions
  - Fleet manager, 2 supervisors, administrative assistant
  - 3 parts inventory and scheduling specialists
  - 10 Technicians (apprentice to a master technician)
  - Lube Technician

### 2023 Work Orders and Preventative Maintenance

- •1,106 Total Assets
- •2,903 Work Orders completed
- •1,888 Completed Preventative Maintenance Services















# Fleet Division

### Challenges

- •Finding qualified technicians for the offered wages and benefits and retain those technicians long-term
- •Receiving parts and equipment in a timely manner from suppliers and manufacturers

### Goals

- •Keep our technician's knowledge base current by providing necessary training on the latest technology advances for new and existing equipment
- •Increase turnaround time by 25% for preventive maintenance service which will increase overall turnaround time for more complex services

## **Turn Around Times**

• 0-24 hour 61%

• 24-48 hour\* 11%

• 48+ hour\* 28%

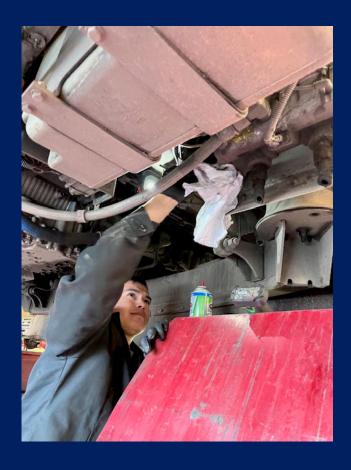
<sup>\*</sup> Typically delayed due to parts availability



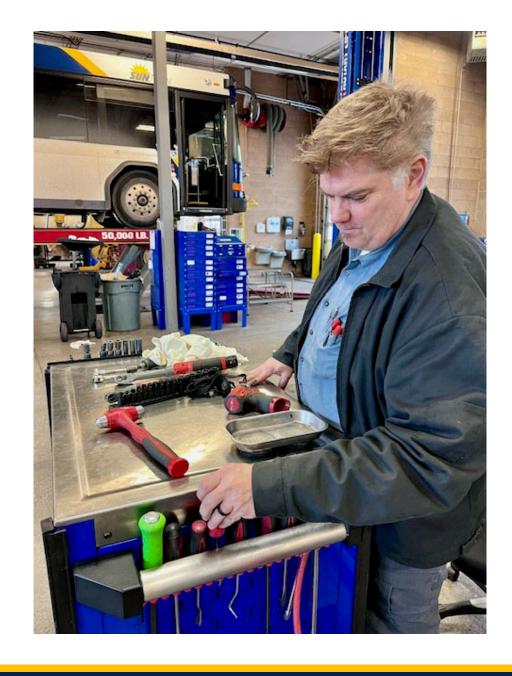
City	Asset Count	Number of Techs	Ratio:1
Ogden	600	7	86
Provo	850	7	121
Sandy	759	7	108
South Jordan	419	4	105
South Salt Lake	348	3	116
West Jordan	550	6	92
Average	588	6	105
St. George	1020	10	102

# Fleet Asset/Tech Comparison

# MRU Table



ASSET TYPE	MRU FACTOR	ASSET COUNT	MRU'S
PASSENGER CARS (NON-POLICE)	1	2	2
PICKUPS, VANS, OTHER LIGHT TRUCKS	1.5	338	507
POLICE PATROL VEHICLES	1.5	190	285
POLICE MOTORCYCLES	0.9	7	6.3
NON-PURSUIT VEHICLES	1	6	6
ANTIQUE FIRE TRUCK	1	2	2
FIRE TRUCKS	7.6	19	144.4
BRUSH TRUCKS	3.9	9	35.1
DUMP TRUCKS	4	13	52
STREET SWEEPERS	14	6	84
FARM TYPE TRACTORS	1.4	5	7
TRANSIT BUSES	7	12	84
OTHER BUSES	4.8	11	52.8
SEWER TRUCKS	3.8	16	60.8
BACKHOES, LOADERS, TRENCHERS	2.7	63	170.1
DOZER, SCRAPERS, PAVERS	3.8	11	41.8
ROLLER	3.5	5	17.5
BUCKET TRUCKS	3.2	18	57.6
DIGGER DERRICKS	4.5	9	40.5
OTHER TRUCKS	3.6	12	43.2
FORKLIFTS	0.9	7	6.3
MOWERS	1	28	28
OTHER MOTORIZED EQUIPMENT (ATVS, CHIPPERS ETC)	0.6	80	48
TRAILERS	0.6	151	90.6
TOTAL	77.8	1020	1872
MAINTENANCE AND REPAIR UNIT (MRU)			
TOTAL MRUS		1,872	
TOTAL HOURS @ 13.3 HOURS PER MRU (1872X13.3)		24,897.60	
IN HOUSE HOURS @ 90 PERCENT IN HOUSE (24,897.60X.9)		22,407.84	
EST NUMBER OF TECHS NEEDED @ 1500 HRS/TECH (22,407.84/1500)		14.94 TECHS	



# Personnel Request

### Fulltime Master Technician

Salary \$65,543

Benefits \$36,942

Equipment & Incentive \$9,700

Total \$113, 185

# Capital Requests

## Equipment

•Hunter Tire Machine \$10,500

•John Deere Gator \$12,500

•Fleet Shop Truck \$94,000







400,000 GB

Of data stored in the City's Google Drive

65,372 Tables

(spreadsheets) within City databases

5,620 Calls & Tickets

Closed and answered by the help desk

1,696 Devices

Managed and maintained by Technology Division

# Technology by the Numbers

# Technology Division

### Challenges

- •Advancing our security and privacy policies, tools, and education to protect the city from security threat actors and those wanting to cause harm to our employees and organization
- •Creating and maintaining a records management system and classifying data within Google Drive for Privacy and Security

### Goals

- •Consolidate mobile device providers to save cost, improve service and simplify management of the program
- •Hire a public safety technician position to better serve public safety departments and free up other technicians to serve the rest of the City

## Personnel

12 Fulltime and 3 Parttime

4.5 Help Desk (Technicians)

3 GIS staff

6 Adimistrators

# Ratios for IT

Technicians to FTE Employees 185:1

IT Staff to FTE Employees 69:1

Industry standard for centralized offices is 70:1 and 45:1 for organizations with multiple operating systems

IT supports 72 physical locations, 833 FTE's, 500 desktop applications, 200 mobile applications and 24/7 assistance

"If you can't get more people, buy software!"



# Personnel Request

Fulltime Public Safety IT Technician

\$56,036

Benefits \$33,372

Equipment \$4,100

Total \$94,405

## Mobile Device Provider Consolidation



- 1. Plan to move carrier to only one carrier (Verizon, T-Mobile, and AT&T)
- 2. New 5G modernized devices City-wide
- 3. Focus on cost savings, device flexibility, security and mobile efficiency
- 4. Projected savings: 30% reduction in current costs or \$90,000 annually

704 City-owned mobile devices

# THOR Phase IV

\$365,000

- Replace all Police Department workstations (largest group)
- Replace up to 20% of all workstations across the City annually
- Decreased downtime
- Increase customer support
- Eliminate unsupported operating systems



## Zero Trust

\$99,125 Annually

- •Reduces the attack surface and risk of a data breach
- Provides granular access control over cloud and container environments
- •Mitigates the impact and severity of successful attacks, reducing cleanup time and cost
- •Supports compliance initiatives



Zero Trust is a strategic approach to cybersecurity that secures an organization by eliminating implicit trust and continuously validating every stage of a digital interaction.

# **About Facilities**

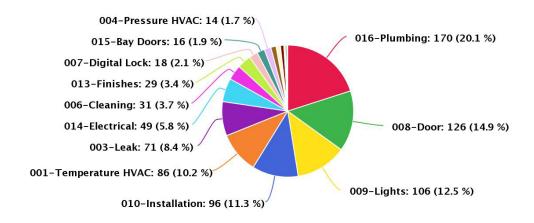
## Staffing

- •12 full-time and 20 part-time
- Maintenance: 1 Maintenance supervisor, 3 Tech Level 4, 1 Tech level 3, Part-time tech
- •Custodians: 1 Custodian supervisor, 1 Custodian III, 5 Custodian 1's, 19 Part-time custodians

### 846 Work Orders in 2023



### WO Count by Problem



# **Facilities Division**

### Challenges

- •Staffing and resource allocation. We are working on both staff retention and recruitment
- •Navigating budgetary constraints, specifically for items that need immediate attention that were unbudgeted or not approved in the fiscal year budget

### Goals

- •Proactively provide a safe and optimal workspace for employees and enhance the overall experience for our colleagues and the public
- •Meticulously guide the City through several major construction and remodel projects to ensure to our citizens get the best value for their investment

Facilities Technician						
Workload Based On Square Footage of Facilities						
Year	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026
Square Feet	729,430	729,430	747,430	747,430	777,430	879,573
Maintenance Staff Size	3	4	4	4	4	4
Sq ft per Technician	243,143	182,358	186,858	186,858	194,358	219,893
*The median number of square feet						
per fulltime technician is 50,000						

# Facilities Ratios

Facilities Custodian						
Workload Based On Square Footage of Facilities						
Year	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026
Square feet	348,471	348,471	351,971	351,971	353,471	458,471
Custodian Staff Size	12	13	13	14	14	14
Sq ft per Custodian Staff	29,000	27,000	27,000	25,000	25,000	33,000
*The median number of square						
feet per fulltime custodian is 28,000						

# Facilities Ratios

# Capital Requests

**Equipment and Projects** 



Racquetball Court #3 Walls \$75,000





1998 Ford Truck Replacement \$55,000





Questions?

# City of St. George Technology

TEAM IDENTITY AND PRINCIPLES 2024



### **Our Vision**

We believe in being a valued and recognized partner for every city organization as they fulfill their strategies, missions and goals



#### **Our Mission**

The technology division provides services that focus on people and advance a thriving organization and community.



### What we Do

We manage technical solutions and projects that focus on Security & Privacy, Digitization, Modernization, Automation, and Policy Enhancements.



#### **Our Team**

Our team consists of:

12 Full-Time | 2 Part-Time | 1 Intern

4 Technicians | 2 Analysts

7 Engineers & Administrators | 3 Managers



### **Our Principles**

Own IT! - take responsibility

Act on IT! - take action



3

### **Our Priorities**

Security & Privacy
Customer Service
Dependability & Availability
Enhancing Operational Efficiency







# City of St. George Technology

TECHNOLOGY BY THE NUMBERS 2024

### Security

- 318 Security Cameras
- 300 Terabytes Security Camera Storage
- 286 Reported Phishing Attempts

# \$0





141 WI-FI Access Points

### **Network**

- 493 Cisco VolP Phones
- 91 Network Switche
- 47 Connected Locations | 26 Remote

### Servers

- 400 Terabytes in Google Drive
- 72 Virtual Server
- 10 Physical Servers

**730** 

Terabytes of Usab Storage





623
Incidents Resolved

### Support

- 1,135 Closed Requests
- 842 Managed Computers
- 1.4 Hours (average) to Clos

### **Email**

- 2,160,000 Emails Received
- **750,000** Emails Sent
- 642,000 Spam Emails Caught

985

City Email Account





19,536

Cityworks Inspections Completed

### GIS

- 12,825 Cityworks Work Orders
- 1,562 Addresses Assigned
- 463 Datasets Maintained

### **Databases**

- 2.531 Gigabytes of Data
- 125 Databases
- 3 Database Servers

65,372

Spreadsheets (Tables





www.sgcity.org/support/technology



## 2018-2023 **PROJECT** HIGHLIGHTS

- · Moved most phones and fax lines to Voiceover-IP (VoIP) and Fax-over-IP (FoIP).
- Moved Cisco Call Manager to the cloud.
- Introduced telework policies and solutions across the city.
- 100% employee badge implementation.
- Full hardware and software inventory.
- Implemented OnBase, the city Enterprise Content Management solution.
- · Report servers and dashboarding options.
- · WiFi improvements.
- Wireless and BYOD policy and technology improvements.
- · Replacement of all switches across the City.
- Moved to Incode X
- · Implementation of monthly technology newsletter.
- Wireless and BYOD policy and process improvements.
- Mandatory Cybersecurity Awareness Training
- New IT Service Management and Asset Management Solution.
- Secure password sharing and management solution.
- · Electronic Signature Solutions.
- · More technology training for technology division staff.
- · More cross-training for technology division staff.
- New, easier, and more secure password policy.
- New position approved and hired: Junior Administrator
- Winner of the Brighter Side Award, January 2021
- Implemented project THOR (See next page)



Of all the accomplishments from the last five years, starting Project THOR has been our most bold and visible. To "bring down the hammer" on the city-wide problem of aging workstations, we proposed Project THOR before the city executives during the February 2020 budget retreat. It was accepted and started in the 2021 budget year.

Technology Hardware **O**ptimized Rotation

Project THOR is a continual initiatives to replace roughly 20% of the workstations across the city every year and repurpose usable machines.

The scope of project THOR increased to allow a focus on the entire workspace experience; not just workstations but also keyboard, monitor, mouse, and other accessories.

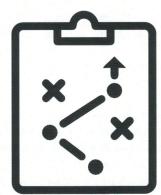
Three years into the project and it has proven to be a success. All unsupported operating systems have been eradicated across the city, workstation downtime is decreased, customer support has increased, and productivity across the city is up.

Several of the proposed projects for the next year have been inspired by Project THOR.



# STRATEGIC INITIATIVES

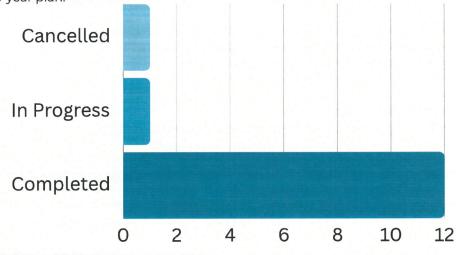
- Priorities
- Customer Service Improvement
  - Mobile Phones
  - Software
  - Printers
- Security
- Policies
- Dependability and Availability
- Miscellaneous Improvements
- New Technology Staff



# **UPDATE ON** 2018-2023 PLAN

The technology division had 14 project categories we wanted to address over the last five years. Of those categories, 1 (web service enhancements) was moved to the Communications Division in 2019, 1 is still in progress (cloud adoption), and 12 were completed.

As detailed later this in brochure, we are looking to address 8 project and initiative categories, with cloud adoption being part of the new Dependability and Availability project. While this may first sound like we're planning to do less, each project will contain a larger scope than the 14 projects from the last 5-year plan.



### **STRENGTHS**

- · A skilled team with a vast diversity of knowledge and experience.
- Executive and elected officials support for cybersecurity initiatives.
- · We excel at making technology fun.
- Low turnover = more consistency.
- The current infrastructure is built on quality and scalability.





- · Artificial Intelligence
- · Expanded set of standards
- Automation and paperless initiatives from OnBase
- · Embracing Zero-Trust Methodologies
- · Expanding the current cybersecurity foundation.

### **OPPORTUNITIES**

8 Information Technology Five Year Plan 2023

### WEAKNESSES

- · Limited funding and staff.
- Large software catalogue.
- · Departments relying on paper-based processes.
- End-of-life software.
  - · Technology training for employees beyond cybersecurity.



- o Cyberattacks and ransomware.
- Multiple single points of failure across infrastructure.
- Private sector competition during recruitment.
- · Business Continuity.
- · Lean staff reduces opportunities to address problems.
- Addressing multiple departments with different needs.

### THREATS

# **PRIORITIES**

- The priorities for the Technology Division for the next five ears include:
- Manage operations, resources, projects, and contracts with technical excellence and fiscal responsibility.
  - · Continual cybersecurity protection improvement, with a focus on:
    - Zero-Trust methodologies and strategies
    - Expansion of Multi-Factor Authentication
    - Awareness Training
    - Continual hardening of city environment
  - Provide exception support to all our customers.
  - Standardize where possible to improve customer experience and streamline deliverables.
  - Collaborate with all city departments to understand their processes and delivery the best technology solutions with a new Technology Guidance Committee.
  - Expand Project THOR to improve the processes in other key areas:
    - Mobile Devices
    - Software Management
    - Printers
  - · Continuous policy updates with focus on mitigating cybersecurity concerns.
  - Reduction of Single-Points-of-Failure
  - Improve technology flexibility and security by moving services to the cloud.
  - Provide more technical and customer service training for Technology staff.
- · Data and Document classification.
- Add two new staff members (Public Safety Tech and ECM Admin)
- Expand GIS functionality across the City for employees and citizens.



# Mobile Device Experience

Currently, the city provides mobile devices and support to employees who need these devices to perform their job duties. We have a process in place to set up and manage services, but there is room for improvement.

This project begins with seeking to lower the overall costs of our mobile devices and plans. This will be done by negotiating the best rates for mobile devices purchases, plans, termination fees,

and more.

Next we'll introduce a new mobile device policy to help streamline getting equipment and getting people off of the "hybrid" plan that is no longer supported.

We'll also introduce ways for employees remote communicate quickly and securely with on-network resources and the Internet.



**Innovation and Efficiency Professional & Personable Service Teamwork Excellence** Fun



Own IT! Act on IT! **Answer for IT!** 



## **MISSION**

The Technology Division provides services that focus on people and advance a thriving organization and community.



## **VISION**



We believe in being a valued and recognized partner for every city organization as they fulfill their strategies, missions, and goals.

# Software Managment

Without software, there would be no reason to own a computer. Each piece of software brings value to how they do work, but each also comes at a price. Not just purchasing it in the first place, but supporting the product, tracking the licenses, ensuring EULA compliance, and more.

Right now, the technology division supports nearly 500 different software titles (not including online services), many of them overlapping in capabilities. For instance, the city currently provides seven different options to view PDF's. Also, there is no clear path for software acquisition, support, and training.



This project hopes to put into place an easier--and more logical--way to acquire software through a central software catalogue that will automate approval, billing, and deployment. It will also offer a central location to obtain support, find training, manage the lifecycle of the software, and ensure employees are getting the most value out of the software they use.

# **Printers Streamline** and Paperless

Printers are still a necessary evil. When used correctly, they can provide value to employees, but oft times they can be a source of headaches. frustrations, and expenses. For technology, they are difficult to monitor for failures and toner levels, especially for desk printers, which can be expensive to maintain, repair, and keep full of toner.

This project will seek to establish guidelines on printer standardization, acquisition, deployment, and support. It will start with establishing one single source of printer support and implement monitoring and preventive maintenance.

The ultimate desired outcome is for the city to realize a cost savings from printing and find opportunities to go paperless.

It is our hope to have most of this in place for the new City Hall grand opening in 2025.



### Assistant Operations Director - Technology

Strategic Direction | Interoffice Relations | Budget



### **Customer Support Manager**

Service, Asset, and Customer Support Management

### IS Technicians



Hardware | Software | Mobile Phones | Printers | Help Desk



### Geographic Information Services

Maps | Addresses | Asset Management | Data | Aerial Photography

### **Security Administrator**



Digital Security | Compliance | Auditing | Cameras



### Systems Engineer

Email Suite | Virtualization | Cloud | Storage

### **Network Engineer**



Networks | Phone Lines | VoIP | UPSes



### **Database Administrator**

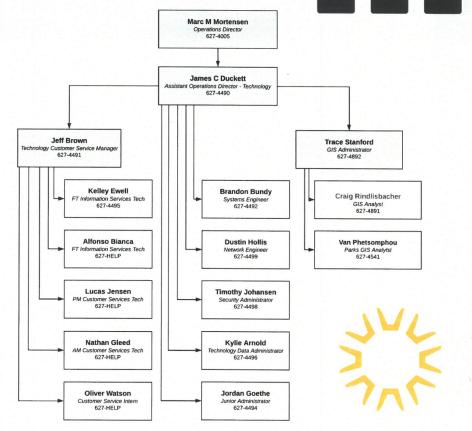
Databases | ECM | Reports | Data Transformation

### Junior Administrator



Assist Engineers and Administrators | IT Documentation

# **Organizational** Structure



# Security Improvements and Initiatives

Digital cybersecurity has been a priority for the Technology Division for years. This will not be a single project, but introduce some key initiatives have identified will improve the cybersecurity defense of the city.

There are multiple avenues the city will continue to pursue to harden the security measures of the city from threats such as 3rd party infiltrations, cloud initiatives, IoT, and more.

> We will continue to provide security awareness training for employees, as they are our first line of defense. We will also expand the use of MFA as they bring immense identity protection for employees.

Finally, many changes will reflect our adoption of Zero-Trust in the city. Zero-Trust is an updated security methodology to provide more protection for city data. devices, and employees, while expanding functionality across the board.



#### Policies Updates and Initiatives

Ironically, the biggest constant in technology is its continual change. As technology continues to advance, security needs continue to expand, and the city continues to adopt technology in all of its processes, the need to update and add policies more frequently becomes more prevalent.

Right now, there are three policies that were written and are managed by the Technology Division: The general technology, mobile device, and remote work policies.

This project looks to update and simplify these policies and introduce six new ones:

- Cvbersecurity
- Acceptable Use
- Technology Governance
- Identity Protection
- Clean Desk
- Pricy

Afterward, the technology will update and add to the policies annually to stay current and relevant.



#### Who We Are What We Do

- Who We Are
  - Organization Structure
  - Responsibilities
  - Mission, Vision, Values, and **Guiding Principles**
  - SWOT Analysis
- 2018-2023 Plan
  - Updates
  - Accomplishments

#### **PURPOSE**

The fundamental purpose of the Technology 5-Year Plan is to create a roadmap of technology improvements that will increase the value of technology for every employee across the City of St. George.

This document first seeks to introduce the Technology Team, including our structure, general responsibilities, a SWOT analysis, mission, vision, values, and guiding principles. A brief review of our last five-year plan is then presented. The rest will focus on the initiatives the Technology Division will focus on for the next five years.

To fulfill our division mission and achieve our vision, the Technology Division must have:

- · Clearly defined roadmap with priorities
- Long-term strategic goals that focus on continual improvement.
- · A coherent, thoughtful, realistic, and memorable plan to achieve these goals with limited expenditure of tax revenue.

This strategic plan defines the primary projects and strategies we will pursue in order to add value to the city, increase efficiencies, and--where possible-save the city's taxpayers money. This document reflects what we have learned from collaborations with other departments across numerous partnerships and projects.

Some of these initiatives will not have an end date, but set a standard the Technology Division will establish and then continue to follow and iterate on a regular basis.

### Technology ependability

Network, server, and storage dependability has always been a priority for the Technology Division. but we can always do better. This set of projects will identify and prioritize risks to technology uptime, move certain services to the cloud, add more focus to business continuity, and add key redundancies across the city's technology infrastructure.

To improve network dependability, the technology division will add more network connections to our existing fiber network, modernize city network

> closets. replace inefficient UPS batteries, and update our fiber connections.



#### Other Initiatives Across the City

There remain a number of projects the Technology Division will pursue to add value to our organization, the city, and its employees.

In our organization, we will pursue plans to improve employee training and expand crosstraining for technology employees.

For the city employees, we want to find more tools to help employees better collaborate, improve projects, and work remotely. We are also working with HR to introduce a new HRMS.

A small handful of modernization projects will also fit in with these projects to increase artificial intelligence use and adoption, automation, and data/document classification.

(Geographic Information Services) will also continue to expand to provide locationbased information for city employees and citizens alike.



#### **Technology** Director's Message

I am honored and excited to present the Technology Division's Strategic 5-Year Plan for 2024-2028. This plan lays out our division's accomplishments, mission, vision, priorities, and strategic initiatives for the next five years. This is also the first time we are formally creating a booklet with plans to update it every two years to focus on the upcoming five years.

As the IT division looks ahead to the next five years, we remain committed to bringing value to the city and every department within. This booklet is a very high level of our goals and initiatives; any employee is welcome to request more detailed information if they'd like to learn more.

As always, I remain thankful to the Technology Division Team for their hard work, continued brilliance, and dedication to making this city a better place to live, work, and play. I hope the commitment, personality, and culture of our division shines through the entirety of this year's 5-year strategy plan..

Sincerely,

James C Duckett Assistant Operations Director - Technology



James C Duckett Assistant Operations Director

"This plan lays out our division's accomplishments, mission, vision, priorities, and strategic initiatives for the next five years."

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#### New Technology Staff

To help improve support and provide assistance with our new projects, Technology seeks to add two new staff members to our team.

#### **Public Safety Technician**

This new staff member will be a dedicated IS technician for Police, Fire, and Dispatch.

This technician will focus on supporting the technology in place for public safety, but also seek out new public safety initiatives and subsidize security camera support and expansion. They will work with the Technology Division to ensure all Technology strategies and priorities are carried out.

#### **ECM Administrator**

This new staff member will work alongside the Database Administrator to further ECM and Paperless projects across the city.

This administrator will be a project manager and work closely with every department to design and implement ECM projects, such as scanning, digital forms, born-digital initiatives, robotic automation, and more This person will be a crucial resource with paperless and other projects.







#### **Technology Division**

220 N 200 East, Suite C St. George, Utah

https://www.sgcity.org/Technology



City of St. George Technology Division

#### FIVE YEAR PLAN





## Energy Services

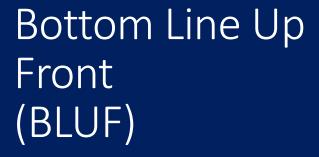
FY 2025 BUDGET RETREAT

FEBRUARY 15, 2024

The real potential of electricity lies not in providing social amenities but in stimulating long-term economic development

**Christopher Flavin** 







SGES has high reliability (the lights come on when you flip the switch)



Our projects are focused on increased reliability and capacity for our ratepayers



Increased transmission costs

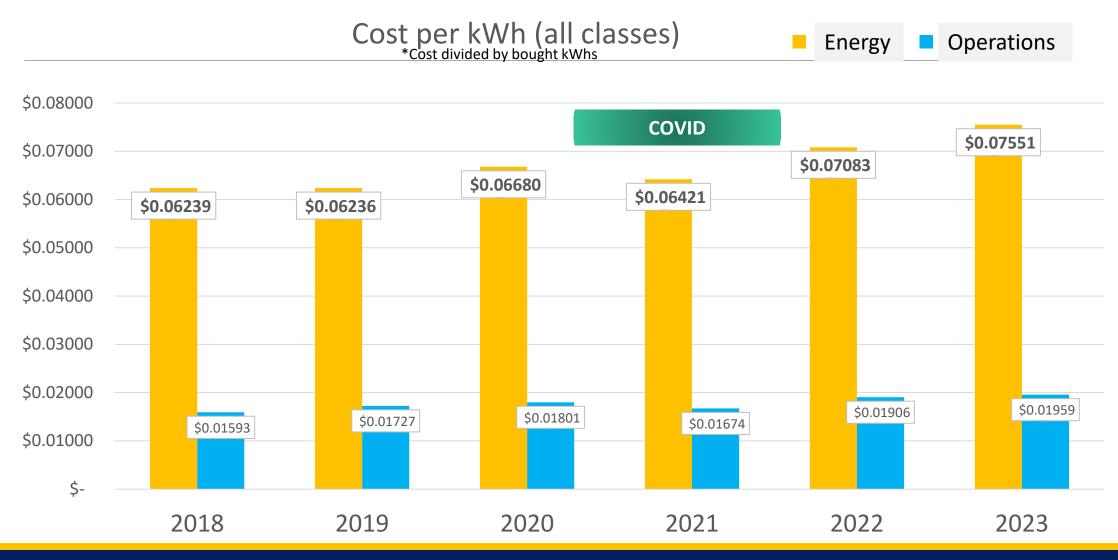


Fluctuating energy markets



Inflation

#### Costs 2018-2023









## Substations &Transmission

Slick Rock Substation (\$1,550,000.00)

Self Supporting Pole Upgrade (\$100,000)

Control Upgrades at Substation (\$100,000)

Green Valley Ring Bus (completion) (\$500,000)

Red Hills Transmission Upgrade (\$130,000)





#### Distribution

Reliability Upgrade Red Hills Area (\$223,000)

Dino Crossing Reliability upgrade (\$175,000)

**Vehicles** 

(Meter Readers/Inspection/Utility Marking/Vac Trailer)

(\$275,000)

AMI Metering (\$500,000)

Dino Crossing Reliability Upgrade

Red Hills Area Reliability Upgrade

Slick Rock Substation

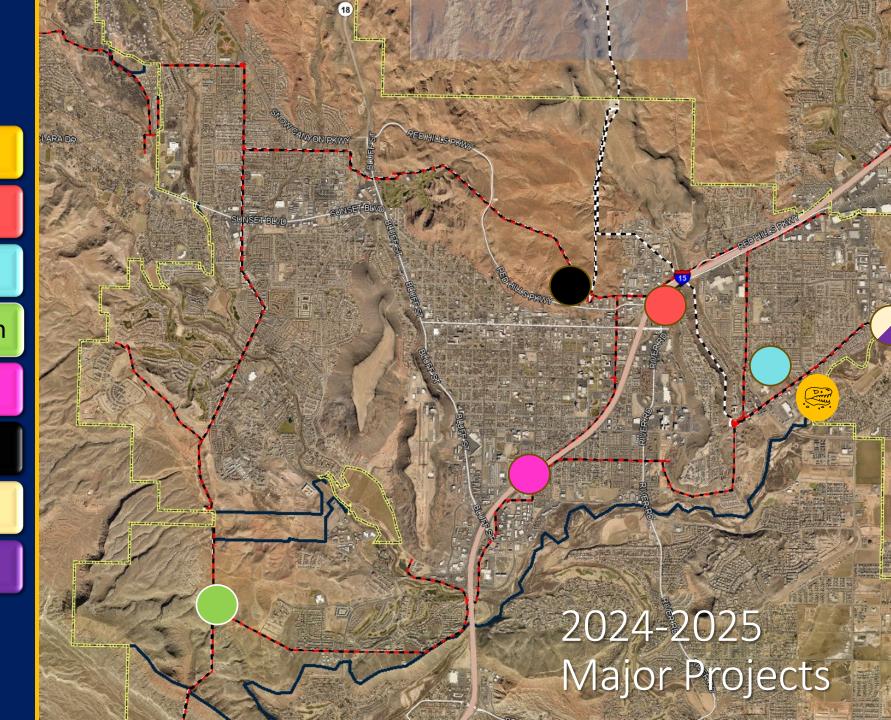
Green Valley Ring Bus Completion

Self Supporting Pole Upgrade

Rebuild Cylinder Head

Air Compressor Replacement

Fan Upgrade





#### Questions?

If it weren't for electricity, we'd all be watching television by candlelight.

George Gobel

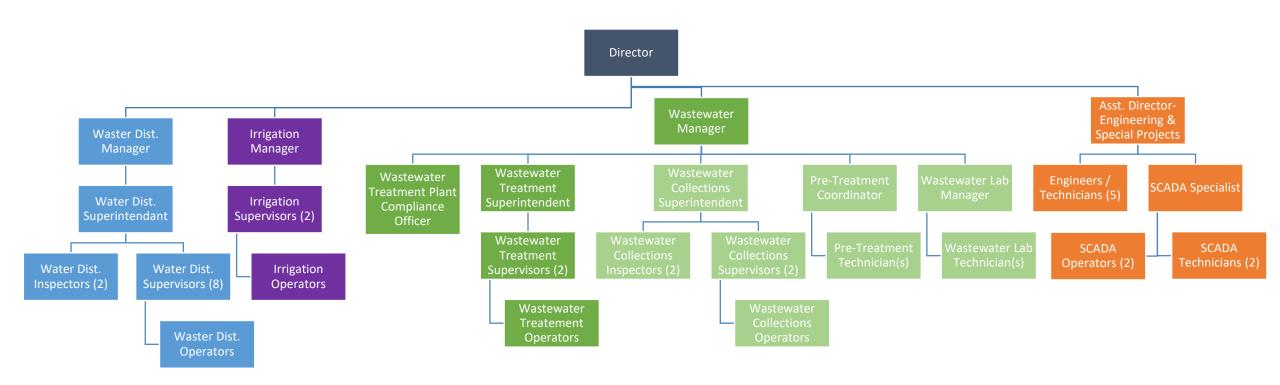


## Water & Wastewater

FY 2025 BUDGET RETREAT

FEBRUARY 15, 2024

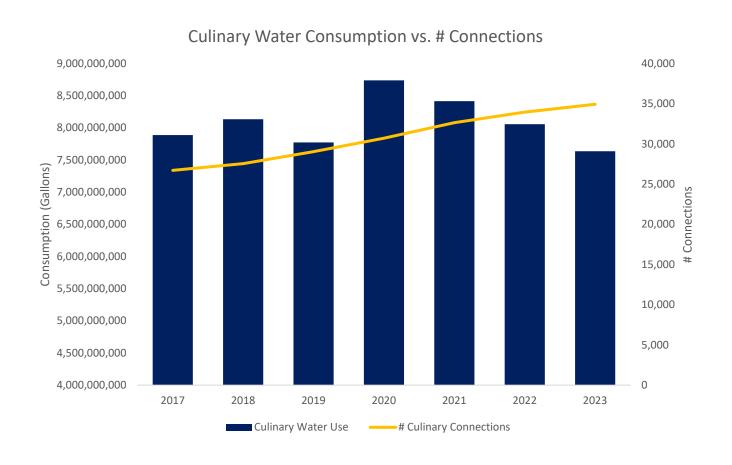
#### Organization



#### Water Services Department Overview

- Delivered 10.7 Billion Gallons of Water in 2023.
  - 1.4 Billion to Other Municipalities
- 24 miles of culinary and irrigation lines added to the system, for a total of 1,039 miles.
- 7 miles of sewer lines added to the system for a total of 533 miles.
- Rehabilitated 85 sewer manholes.
- Treated 4.6 B gallons of sewer

#### Water Conservation Efforts



In comparing 2017 with 2023 the # of connections to our culinary water system has increased by 8,210 (31%), while our overall culinary water use has dropped by 250M gallons (3.2%)

#### Department Challenges

- Size and complexity of projects
- Changing regulations
- Aging infrastructure
- Bidding environment

#### New Position Request



- Since 1999, City has had one video inspection crew and (2) sewer cleaning crews. (230 miles of sewerline)
- Sewer collection system is routinely cleaned and video inspected.
- Sewer cleaning minimizes Sanitary Sewer Overflows (SSOs) by removing debris, FOG, and roots from the collection system.
- Video inspection of the system identifies deficiencies within the system, including corroded pipes, root (or sometimes other utility) intrusions, deteriorating concrete, etc.
- Ideally, sewer cleaning and inspections should be conducted every 14-18 months. Currently, it takes us about 3.5 years (533 miles total)
- Over the past several years, our crews have developed a prioritization plan for sewer cleaning and inspections. Prioritization plan identifies "hot spots" that need more frequent attention, and other areas that are less critical or less problematic.
- Need additional video inspection crew FY24 (2 operators)
- Need additional cleaning crew FY25 (2 operators)

#### New Position Request



- (3) Water Distribution Operators (Immediate Need)
  - Lead Service Line Inventory- Due Oct 2024 (\$100,000 Grant)
  - AMI Metering Project- 2-3 years (\$4,000,000 grants)
  - 5 Senior WD Operators w/ 30+ years.
  - New positions absorbed through attrition over the next 3-4 years
- (1) Wastewater Collections Superintendent
- (1) Wastewater Operator- New Cleaning Truck (rotate WWTP Operators)
- (1) Utility Locator
  - Addition of several miles of water, irrigation, and sewer lines each year.
- (1) Engineer I- Technical Services
  - Project design, Project Management, Planning

#### Major Capital Projects (>\$500K)

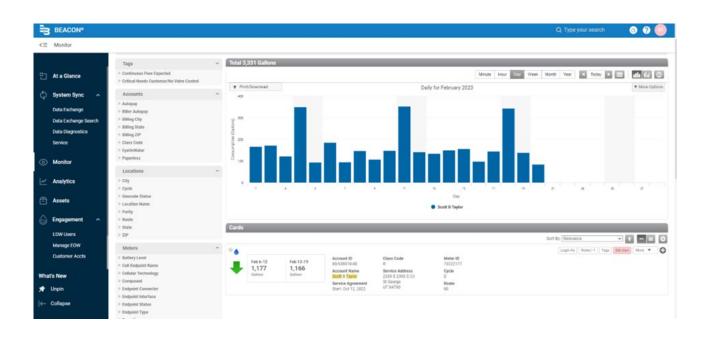
- Graveyard Wash Reservoir
- Virgin River/Bloomington Sewer Replacement (2 phases)
- AMI metering
- Commerce Drive Settling Pond and Desert Color /Desert Canyons Transmission Lines
- Clarifiers 1-4 Rehabilitation
- Waste Water Treatment Admin Building and Lab
- Northern Gap (Divario) Tank
- SGRWRF Storage Pond and Pump Station
- Ft. Pierce Sewer Line Replacement (3 Phases)
- Airport Redevelopment (Tech Ridge ) Tank, Pump Station, and Pipeline
- Commerce Drive Settling Pond, Pump Station, & Pipeline

- (SS8) 1.9 MG Gap Irrigation Tank
- Rotary Fan press-Centrifuge Replacement
- Country Club Tank Replacement
- Santa Clara/Ivins Outfall Line Rehabilitation
- Ledges Storage Tank and Pump Station
- 1.5 MG Stone Cliff Storage Tank
- Sun River Lift Station Upsizing
- Upgrade Existing Reuse Facility
- Gunlock Wells Rehabilitation
- Industrial Tank
- (SC6) Divario 12-inch Transmission Line
- (SC23) 18-inch Fort Pierce Drive Transmission Line
- (SC2) Ledges 10-inch Tank Feed Line
- Sewer Combination Cleaner
- New Little Valley Pump Station and Irrigation Lines

#### Water Distribution Major Capital Projects

- AMI metering
- Northern Gap (Divario) Tank
- Airport Redevelopment (Tech Ridge ) Tank, Pump Station, and Pipeline
- Country Club Tank Replacement
- Gunlock Wells Rehabilitation
- Industrial Tank Replacement

#### **AMI** Metering



- ~35,000 AMI Meters and/or Endpoints to be installed.
- \$3M BOR Grant
- \$1M WCWCD Commitment
- Currently 6,500 installed
- ~\$9M Project over 3-year period



## Storage Reservoirs



Industrial Tank Replacement



**Divario Tank** 

County Club Tank Replacement

#### Gunlock Well Rehab

- Re-Drill Gunlock #6 Well
- Re-equip other Gunlock wells





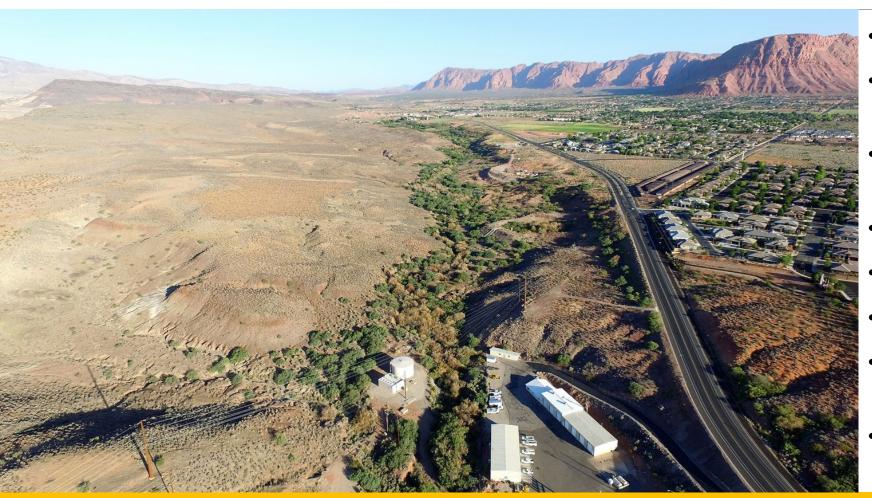




#### Irrigation Capital Projects

- Graveyard Wash Reservoir
- Commerce Drive Settling Pond and Desert Color /Desert Canyons Transmission Lines
- Ledges Storage Tank and Pump Station
- 1.5 MG Stone Cliff Storage Tank
- (SC23) 18-inch Fort Pierce Drive Transmission Line
- (SC2) Ledges 10-inch Tank Feed Line
- New Little Valley Pump Station and Irrigation Lines

#### Graveyard Wash Reservoir Project



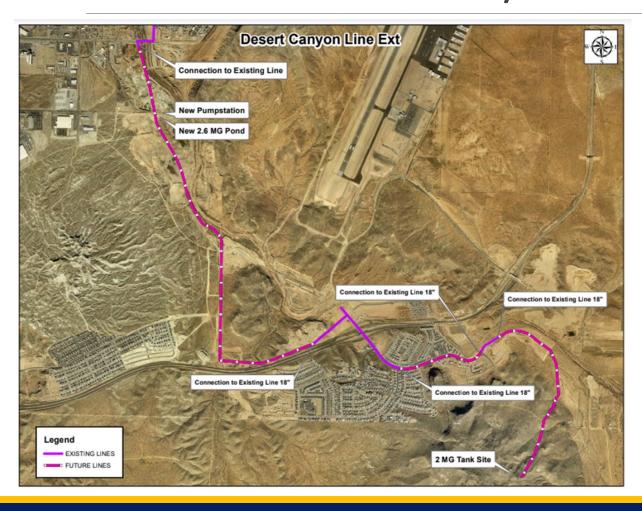
- BLM Permitting Completed
- 3<sup>rd</sup> Party Peer Review Completed and items addressed.
- Groundwater and Surface Water Permit Submitted
- ACOE Permit Submitted
- Property Purchase
- \$21M Estimated Cost
- \$1.9M ARPA Southern Utah Reuse Grant
- \$13.1M Legislation Allocation

# Commerce De-Silting Pond & Pump Stations



XXX

#### Desert Canyons Line Extension



### Storage Reservoirs



Stone Cliff Irrigation Tank

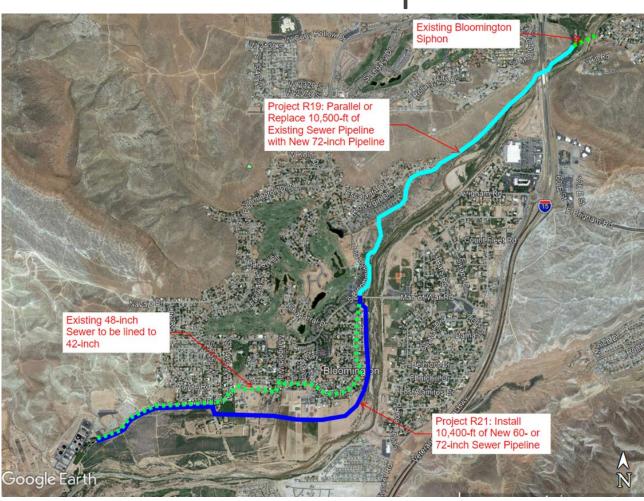


Hidden Valley Irrigation Tank Replacement

# Wastewater Collections & Treatment Major Capital Projects

- Virgin River/Bloomington Sewer Replacement (2 phases)
- Clarifiers 1-4 Rehabilitation
- Waste Water Treatment Admin Building and Lab
- SGRWRF Storage Pond and Pump Station
- Ft. Pierce Sewer Line Replacement (2 Phases)
- Rotary Fan Press-Centrifuge Replacement
- Santa Clara/Ivins Outfall Line Rehabilitation
- Sun River Lift Station Upsizing
- Upgrade Existing Reuse Facility
- Sewer Combination Cleaner
- Millcreek Sewerline Replacement

### Virgin River Sewer Interceptor Line Replacement Project



- Upsize existing line from 48" to 72" diameter
- Two Phase Project
- Working on easement acquisition
- \$27M total project estimate

#### Millcreek Outfall Line Replacement



- Upsize existing line from 48" to 72" diameter
- Two Phase Project
- Working on easement acquisition
- \$27M total project estiamte

#### Ft. Pierce Sewer Line Upsizing



XXX



#### Clarifier 1-4 Rehabilitation



- Existing Clarifier 1-4 Equipment Replacement
- Clarifiers 1&2: 35 yrs old 1989
- Clarifiers 3&4: 28 yrs old 1996
- Uniform and Consistent equipment to minimize parts and maintenance materials.

#### Proposed Rate Changes

- Water Rate Increase \$0.10/1,000 to account for WCWCD Rate Increase
- Wastewater Treatment
  - Increase Waste Hauler from \$48.00/1,000 gallons to \$75.00/1,000 gallons (rate has not increase since 1999)
  - Pre-Treatment Fee- fee covers initial inspection, annual inspection, application review, plan review, permit writing, sampling, and biannual reports.
    - New fee for Industrial User Discharge Permit: \$500 (every 5 years)
    - New Fee for Industrial User Zero Discharge Permit: \$250 (every 5 years)



Questions?



# General Capital Projects Fund

FY 2025 BUDGET RETREAT

FEBRUARY 15, 2024

# Fund Balance Overview

FY 2024 Beginning Fund Balance	52,967,154
Less Dispatch Reserve	(2,181,004)
Less Minimum Reserve	(7,500,000)
FY 2024 Available Fund Balance	43,286,150

Available Beginning Balance	43,286,150
Revenues	
Debt Issuance	10,000,000
Transfers	13,200,000
Other	1,558,122
Total Revenue	24,758,122
<u>Expenses</u>	
City Hall	35,532,224
Fire Station HQ	9,493,972
Safe St. George Transfers	8,552,442
Animal Shelter Expansion	3,901,406
PD & Old CH Remodels	3,300,000
Tonaquint Cemetery Expansion	2,900,000
Facilities Building	1,000,000
Trf for CH Parking & Debt Reserve	1,022,605
Other projects & expenses	1,751,357
Total Expenses	67,454,006
Estimated Ending Balance	590,266

# 5 Year Outlook General Capital Project Fund

# FY 2025 Projects

- City Hall Construction \$15,800,000
- Fire Station HQ \$6,714,824
- Tonaquint Cemetery Expansion \$2,880,604
- Design services for Animal Shelter Expansion \$151,055
- Design services for Police Department remodel and expansion \$150,000



Questions?

# Park Impact RAP G.O. Bond

FY 25

### Capital Projects

#### Park Projects

Construction Cost Estimates:

Las Colinas Park \$2,500,000

Curly Hollow Park \$5,000,000

Redwood Tree Park \$500,000

Little Valley Fields Skate Park \$1,050,000

Desert Vista Park \$750,000

# Capital Projects Replacement

### Playground

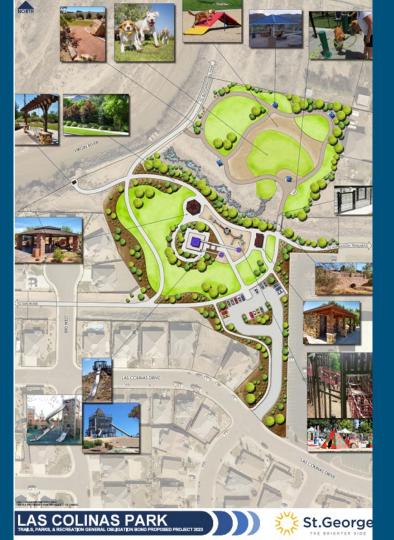
#### Construction:

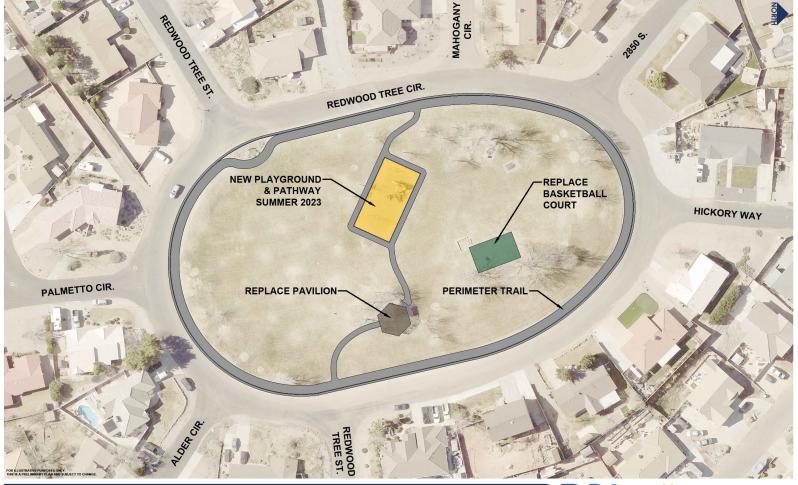
Boots Cox Park	\$700,000
Christensen Park	\$450,000
Dixie Heritage Park	\$400,000
Middleton Park	\$400,000
Sycamore Park	\$400,000

# Funding



## Las Colinas





#### REDWOOD TREE PARK TRAILS, PARKS, & RECREATION GENERAL OBLIGATION BOND PROPOSED PROJECT 2023





# St. George Regional Airport

BUDGET RETREAT 2024-2025

#### Challenges for the coming year

- Special Events PPRs and ramp space for special events in the future
  - o PGA, Grand Prix, LPGA
- Growth
  - Meeting staffing needs for increasing public safety requirements by the FAA &TSA
- Encroachment
  - Residential Development near the airport
- Development
  - Commercial Development to the east and west of the airport
- Passenger Leakage
  - Las Vegas

Request Title	FY 24 Capital Cost	Budgeted Years Capital Cost	Justification
		'	
New Security Gate	\$45,000	\$45,000	At the last count, North gate #2 had over 300,000 operations.  Parts are scarce and at times required to be removed off old equipment. Scarcity contributes to increased cost of finding and replacing parts.  Community Safety and Security
Shade Covers	\$170,000	\$170,000	Shade covers for the car wash vacuum area and parking exit lanes are necessary due to sun damage during the summer and the glare off the exit lane screens. Airport tenants suffer from sunburns and heat exhaustion and screens are difficult for parking customers to read due to glare and sun damage.  Maintain and Improve Basic Core Municipal Services

Request Title	FY 24 Capital Cost	Budgeted Years Capital Cost	Justification
Reconstruct Parallel Taxiway A - Phase One Design	\$825,537	\$825,537	Taxiway A was constructed in 2010 and the center section, <b>5400 ft (approx)</b> , is failing due to moisture induced swell of the subsurface expansive clays. Currently, the pavement evaluation meets specification, but is not representative of the increasingly distressed condition of the asphalt. It represents a FOD hazard to both commercial and general aviation aircraft. The project is funded by federal AIG BIL and local airport funds. <u>Preserve and Improve Public Infrastructure</u>
Fog Seal Runway 1/19	\$1,375,895	\$1,375,895	This is needed to maintain the usefulness and quality of the asphalt at the airport. This project will increase the life of the asphalt and will keep the asphalt from cracking and spalling. Rehabilitation of the asphalt helps prevent Foreign Object Debris (FOD) damage to aircraft. This project will be paid for with FAA Grand Funds and Passenger Facility Charges (PFCs)  Preserve and Improve Public Infrastructure

Request Title	FY 24 Capital Cost	Budgeted Years Capital Cost	Justification
Replacement sliding doors on south terminal building	\$15,100	\$15,100	The south sliding door has over 2,500,000 operations and is perpetually a maintenance issue. This will increase customer satisfaction and the amount of maintenance cost and time currently being expended. In addition, replacing this door will eliminate entrapment and fire hazard.  Preserve and Improve Public Infrastructure & Maintain and Improve Basic Core Municipal Services
Chain barrier around terminal parking lot	\$13,000	\$13,000	To prevent patrons from exiting the paid parking lot through the landscaping or unauthorized locations. This will help increase parking revenue by preventing loss from unauthorized exits.  Community Safety & Security

Request Title	FY 24 Capital Cost	Budgeted Years Capital Cost	Justification
Hyster H60 Forklift	\$50,000	\$50,000	Airport staff are asking to borrow a forklift from other tenants on the field constantly to support the Airport Fire and Rescue (ARFF) when they are tasked to move heavy or bulky supplies. A forklift is needed to prevent injuries. Additionally, food concessions and commercial operations require deliveries to provide services to paying passengers. A forklift would also allow airport staff to move concrete barriers in public parking areas. Community Safety & Security

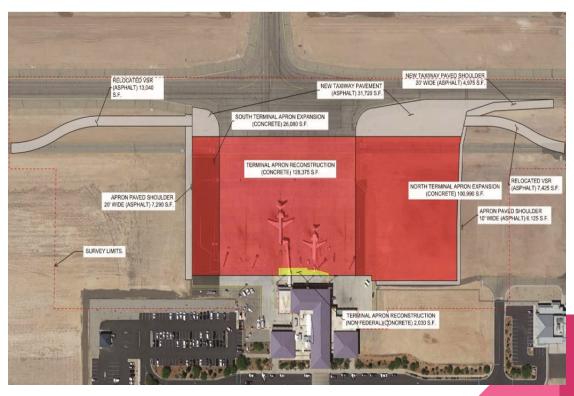
#### Capital Projects - Terminal Apron & Expansion

Request Title	FY 24 Capital Cost	Budgeted Years Capital Cost	Justification	Funding
Terminal Apron Expansion & Reconstruction	\$12,300,000.00	\$12,300,000.00	Repair and expand the existing terminal ramp that was constructed in 2010 and is failing due to moisture induced swell of the subsurface expansive clays. Project will consist of Bidding, Construction Administration, Post-Construction, and On-Site Construction Coordination for the Reconstruction and Expansion of the Terminal Apron.  Safety - This project will eliminate the FOD hazard that is caused by cracking and failing concrete on the terminal ramp. The increased size of the terminal ramp will also help decrease the possibility of collision incidents on the terminal ramp.  Infrastructure & Transportation - Council Goal	<ul> <li>90% FAA AIP Grant</li> <li>10% Passenger Facility Charges -         Money is already procured in a         restricted fund specifically for PFCs</li> </ul>

### Capital Projects - Terminal ramp expansion, Terminal secure area remodel



#### Capital Projects - Terminal Apron & Expansion









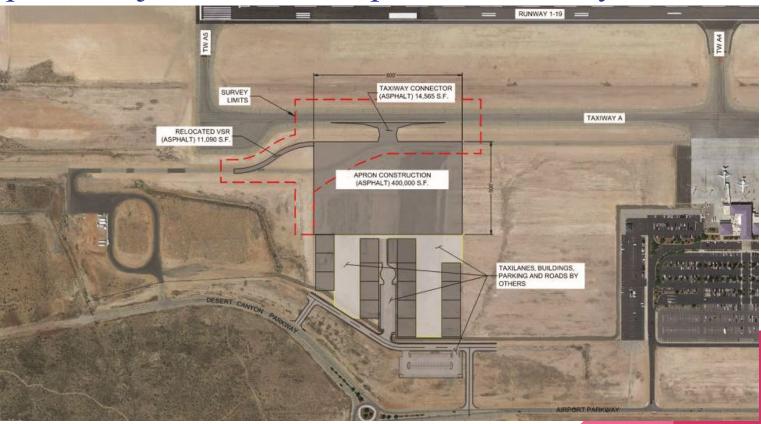








#### Capital Projects - South Apron & Taxiway



#### Capital Projects - South Apron & Taxiway

Request Title	FY 24 Capital Cost	Budgeted Years Capital Cost	Justification	Funding
South Apron & Taxiway Construction	\$5,300,000.00	\$5,300,000.00	This project will consist of constructing a new aircraft parking apron and a new taxiway connector from Taxiway A to the apron. The apron will be 800-feet long by 500-feet wide. The apron and taxiway will provide airside parking and infrastructure for an FBO development. A second FBO has entered into an agreement with the City of St George and has signed a lease on the property to the east of the new apron area. Infrastructure & Transportation - Council Goal	<ul> <li>90% FAA Grant (Bipartisan Infrastructure Legislation - Approx 1.6 million will be received each year, over 5 year period)</li> <li>10% Passenger Facility Charges - Money is already procured in a restricted fund specifically for PFCs</li> </ul>

#### Capital Projects – Airport Parkway Road & Trail

Request Title	FY 24 Capital Cost	Budgeted Years Capital Cost	Justification	Funding
Airport Parkway Road and Trail	\$3,000,000	\$3,000,000	This project will consist of completing the airport parkway from the FBO road (current end to pavement) to the north end of the airport.  Infrastructure & Transportation - Council Goal	State funding – Grant

#### Future SGU Airport Projects

- Remodel and Expansion of the Secure Area in Terminal
  - \$2 million (approx)
- O Tower Siting Study Accepted into Contract Tower Program on July 25, 2022
  - Initial phase cost: \$1 million (approx)
- Land Purchase for future Airport Expansion
  - \$4 million (approx)
- Funding for above projects through Utah State Legislature

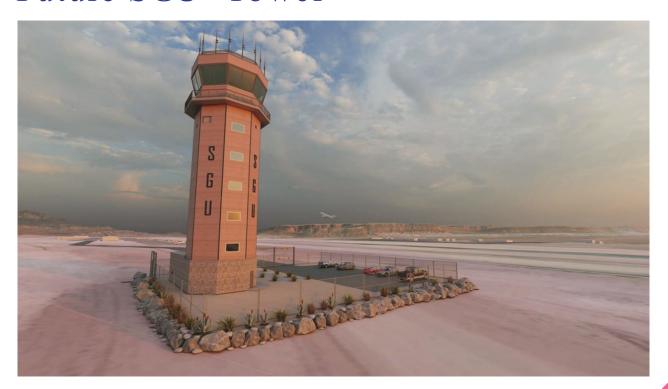
(IGGA - Infrastructure and General Government Appropriations - Subcommittee)

<u>Infrastructure & Transportation/Safety & Security - Council Goal</u>

#### Future SGU - Road & Land



#### Future SGU - Tower



FAA coming to do siting March 26th – 28<sup>th</sup>

Siting and Scope - Phase One

#### Challenges for the coming year

- Special Events PPRs and ramp space for special events in the future
  - o PGA, Grand Prix, LPGA
- Growth
  - Meeting staffing needs for increasing public safety requirements by the FAA &TSA
- Encroachment
  - Residential Development near the airport
- Development
  - Commercial Development to the east and west of the airport
- Passenger Leakage
  - Las Vegas

#### Thank you for your consideration

Questions?





# Public Works Capital Projects

FY 2025 BUDGET RETREAT

FEBRUARY 15, 2024

# Budget 8700

- Transportation Improvement Fund (TIF)
- Street Impact Fund
- Drainage Impact Fund
- Drainage Utility Fund

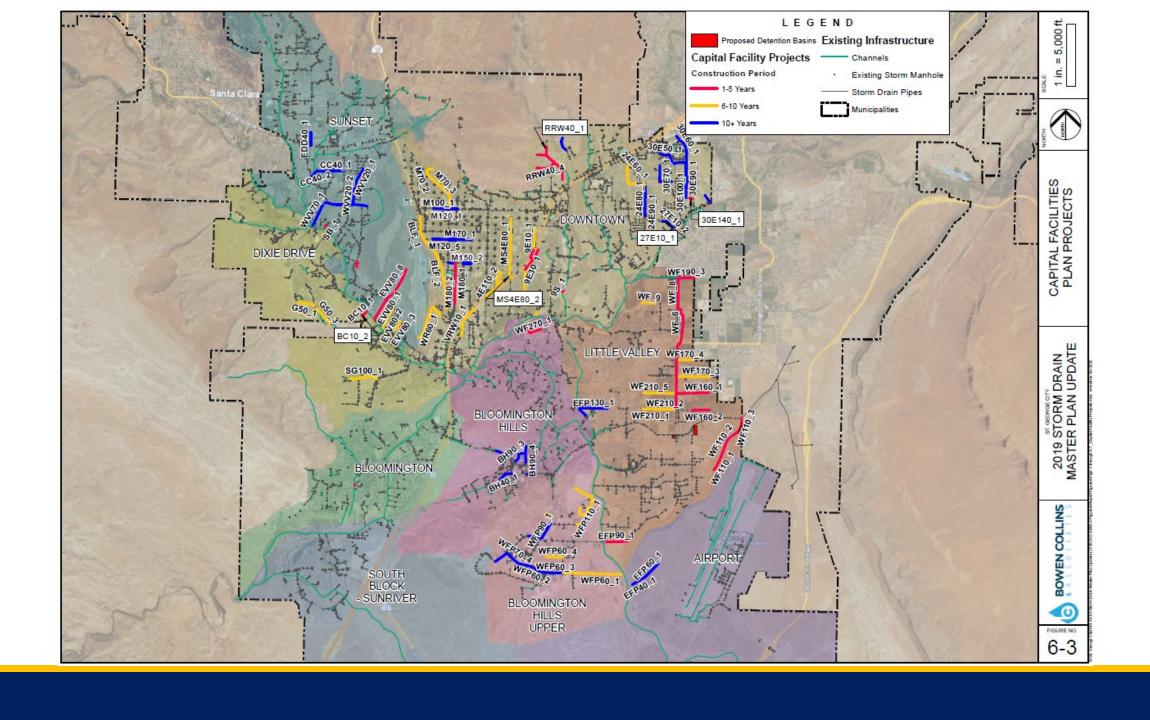
## City of St. George Transportation Improvement Plan Short-Term Mid-Term Long-Term All Projects Find address or place Legend Transportation Projects All Projects LineType, Plan term Short-Term (0-6 Years) Mid-Term (7-15 Years) Long-Term (16-30 Years)

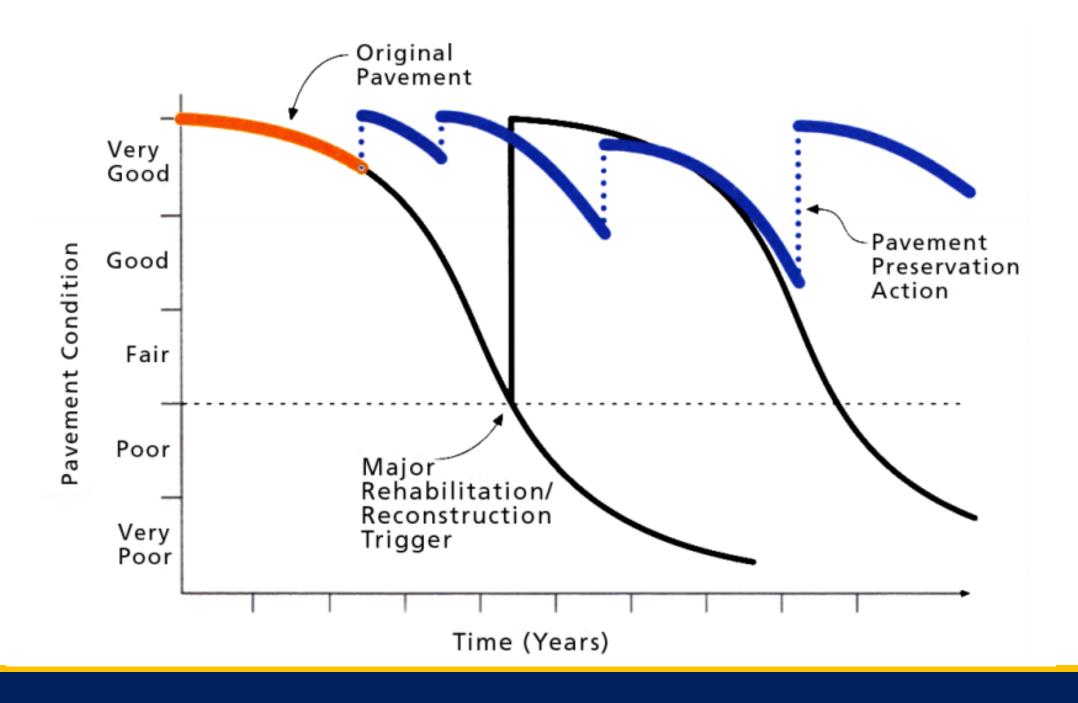


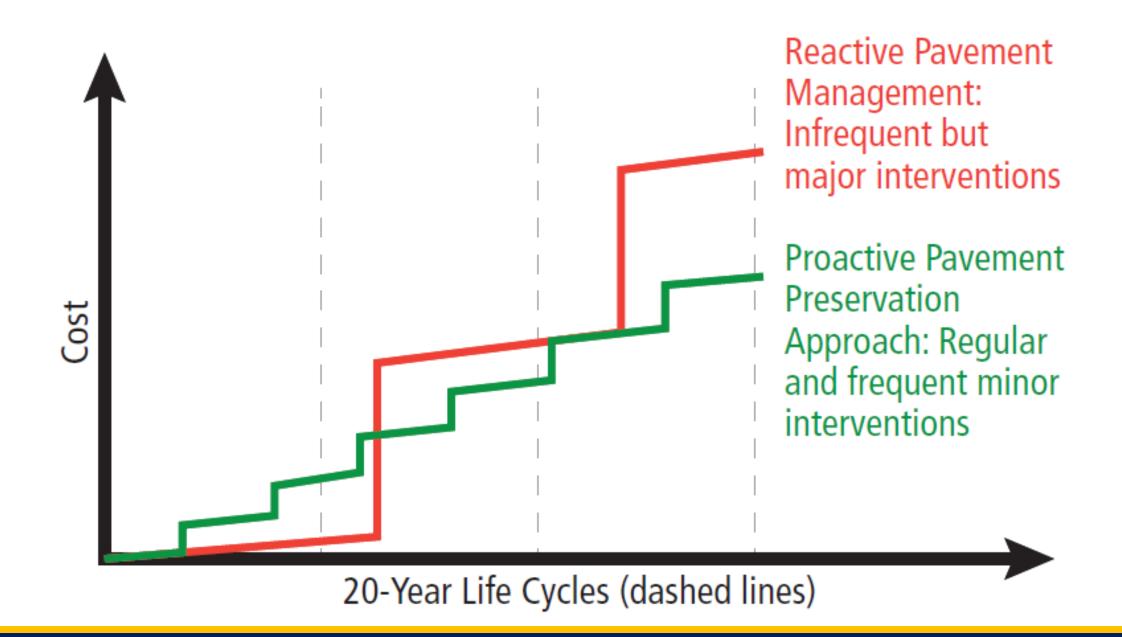
#### Transportation Improvement Plan

One of the main purposes of the Master Traffic & Transportation Study is to recommend a Transportation Improvement Plan (TIP). What is contained in this document is the fully completed TIP that came as a result of combining the outcome of the alternatives evaluations, recommendations, and potential funding sources. The TIP indicates which improvements will be needed at particular times, provides a planning level cost estimate for each improvement, and identifies potential funding sources. If used correctly, this can be a valuable tool to City officials in the budgeting and planning process as it outlines the anticipated timing, costs, and potential funding sources for transportation improvements.

Recommended improvements are separated into the following categories: Short-Term (0-6 years); Mid-Term (7-15 years); and Long-Term (16-30 years). Regardless of improvements or enhancements in alternative transportation modes or autonomous vehicle innovations, the private, single occupant vehicle will remain the predominant form of transportation in St. George for the foreseeable future. As such, most of the recommendations involve improvements to the roadway infrastructure that are







## Pavement Road Treatments

Road Reconstruction (6.00 to 9.00/sf)	20 yrs	Roadway SF
Mill & Re-Pave (6.00 to 7.00/sf)	5-15	- ~97,850,000
Full-Depth Reclamation (6.00/sf)	7-15	
Cold In-Place Recycling (2.50 to 4.00)	7-15	
Micro-Surfacing (0.52/sf)	5-10	
Chip Seal (0.24/sf)	5-10	
Seal Coat (0.24 to 0.30/sf)	2-10	
<ul><li>Slurry Seal (0.16 to 0.20/sf)</li></ul>	2-7	
Fog Seal (0.08/sf)	1-2	

## PWCP 8700

Roads	FY25
3000 East Widening	5.4 M
George Washington Bridge & Pkwy	20 M
Southern Pkwy Exit 5	3.1 M
❖SR-7 Trail	6.3 M
Tech Ridge East Access	5.75 M
Gap Canyon Pkwy	3 M
Pavement Management	3 M
Roadway Repair/Reconstruction	4.825M

## PWCP 8700

Drainage
<u>FY25</u>

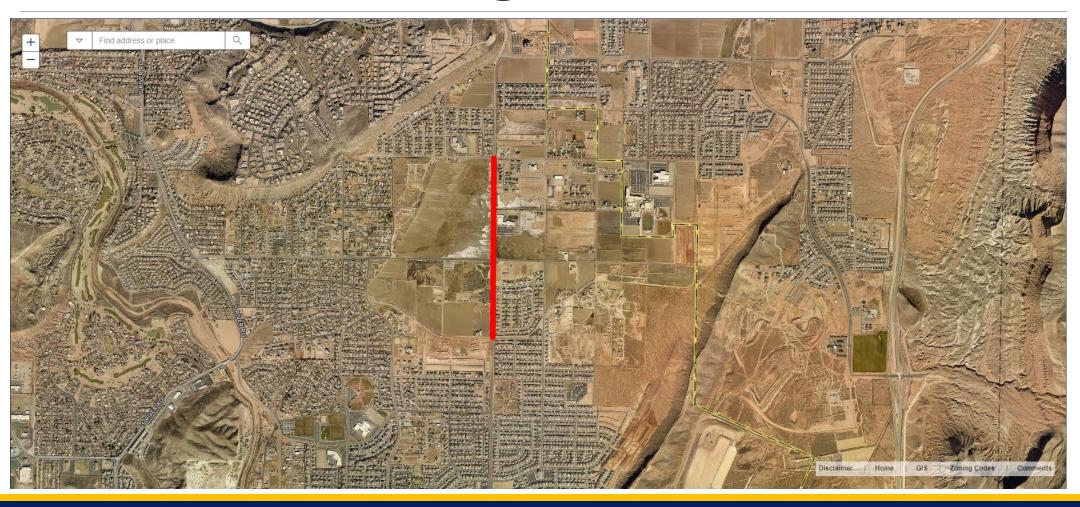
Foremaster Culverts2.1 M

\*Red Hills Drainage & Virgin Rr Sediment 5.2 M

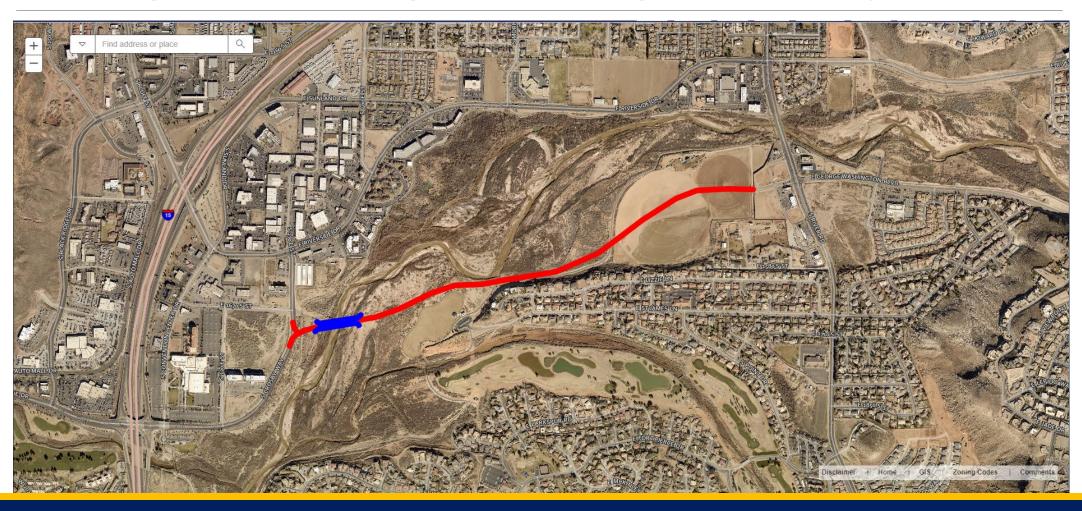
- Traffic Signals
  - Possible locations (400k ea)
    - Pioneer Rd at Smith's
    - Brigham Rd Bloomington Hills Dr
    - 1/2 Sunset Blvd 1300 W
    - ❖ Foremaster Dr 1450 E
    - Riverside Dr 1450 E

- Other locations:
  - ❖ Mall Dr 40 N
  - River Rd 3850 S
  - River Rd Commerce
  - ❖ Pioneer Rd Man O'War
  - ❖ Dixie Dr 100 N, 540 N

# 3000 East Widening



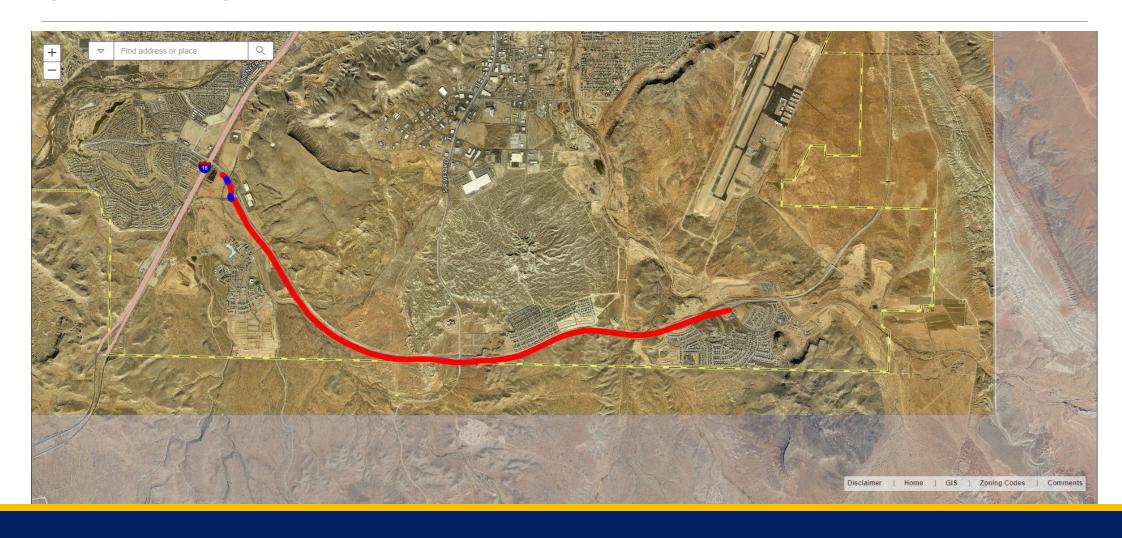
# George Washington Bridge & Pkwy



# Southern Parkway Exit 5 Interchange



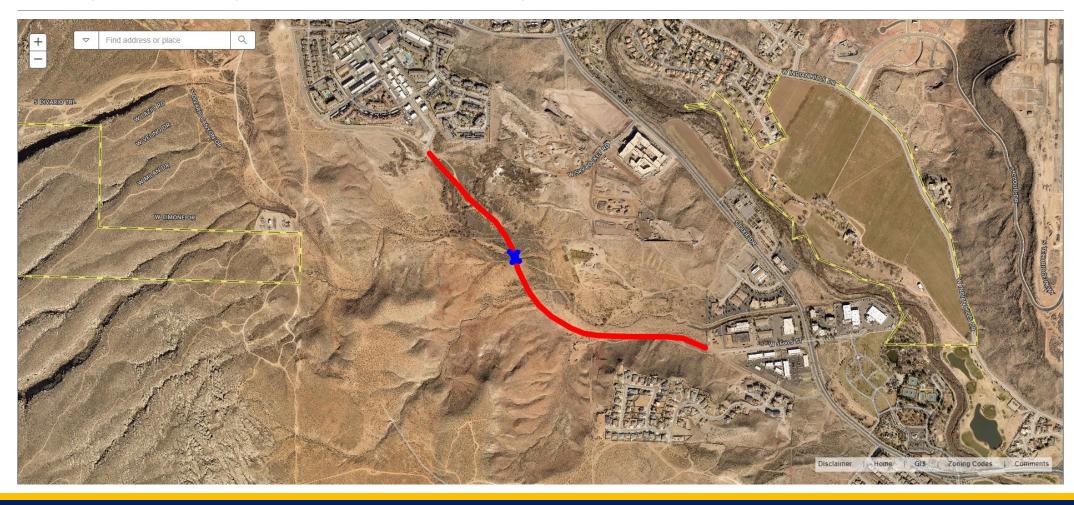
# SR-7 Trail



# Tech Ridge East Access



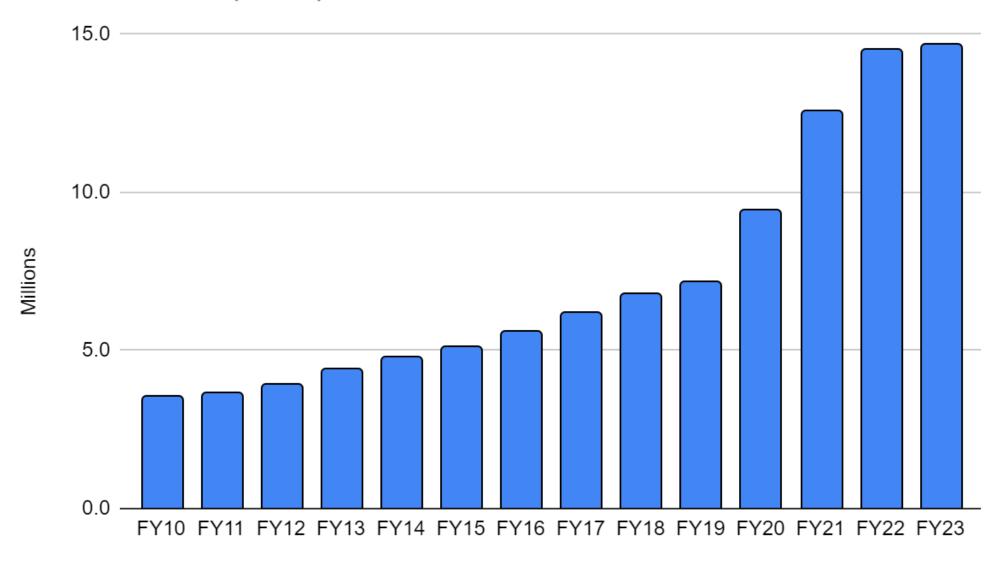
# Gap Canyon Parkway



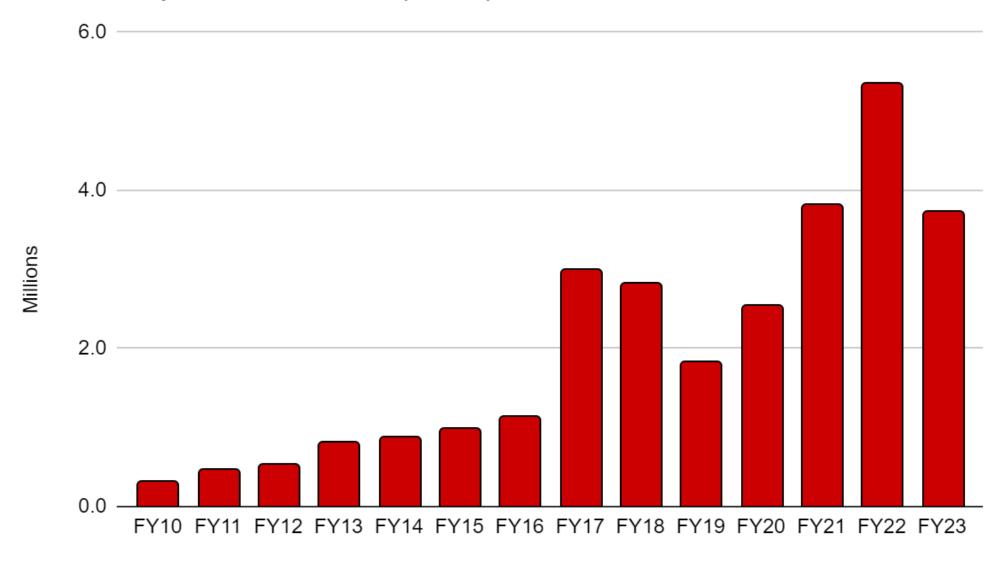
# Foremaster Dr Culvert Repair



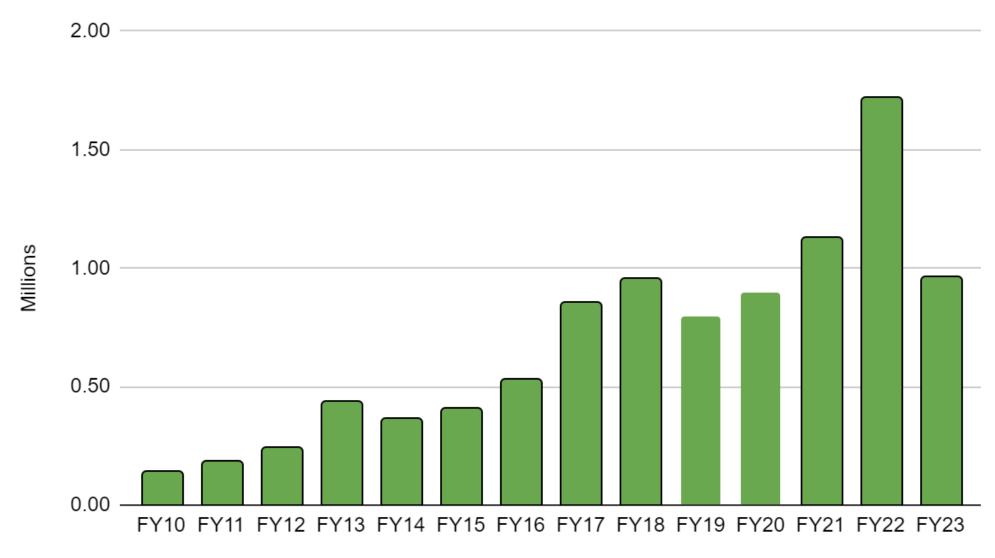
## TIF Revenue (2700)



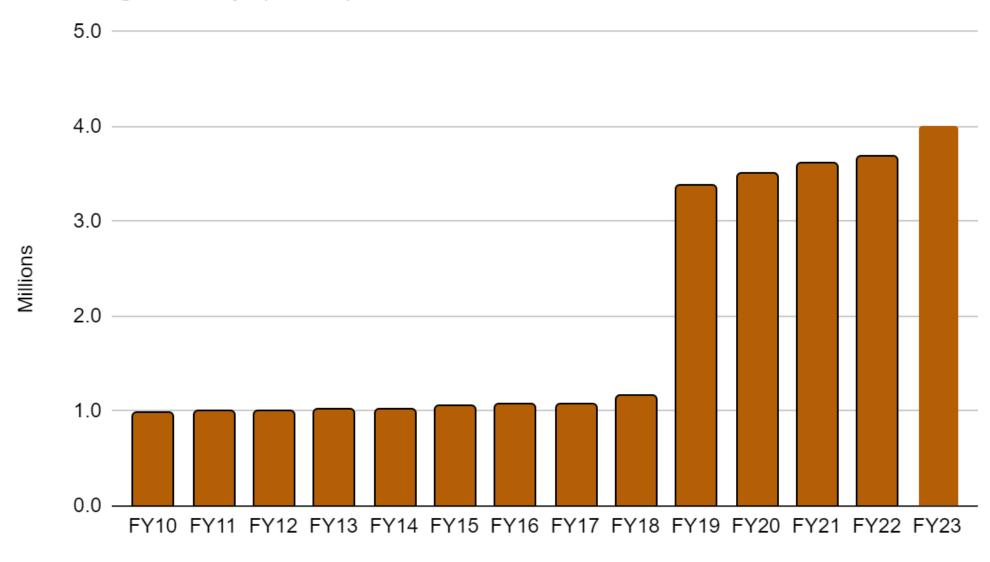
## Street Impact Revenues (4500)

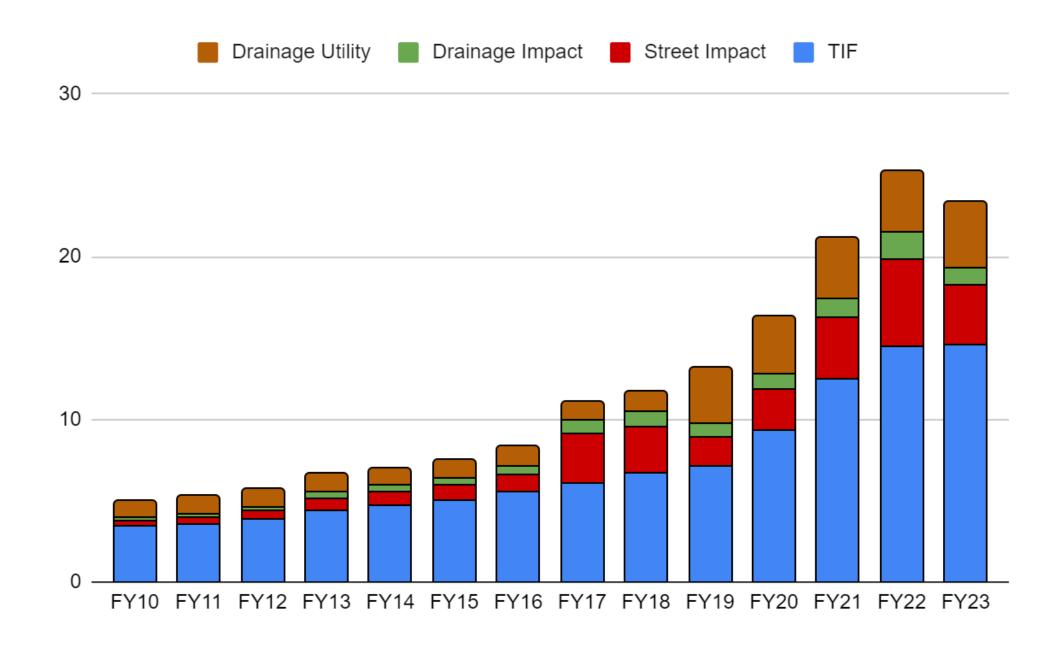


## Drainage Impact Revenues (4700)



## Drainage Utility (5900)







Questions?



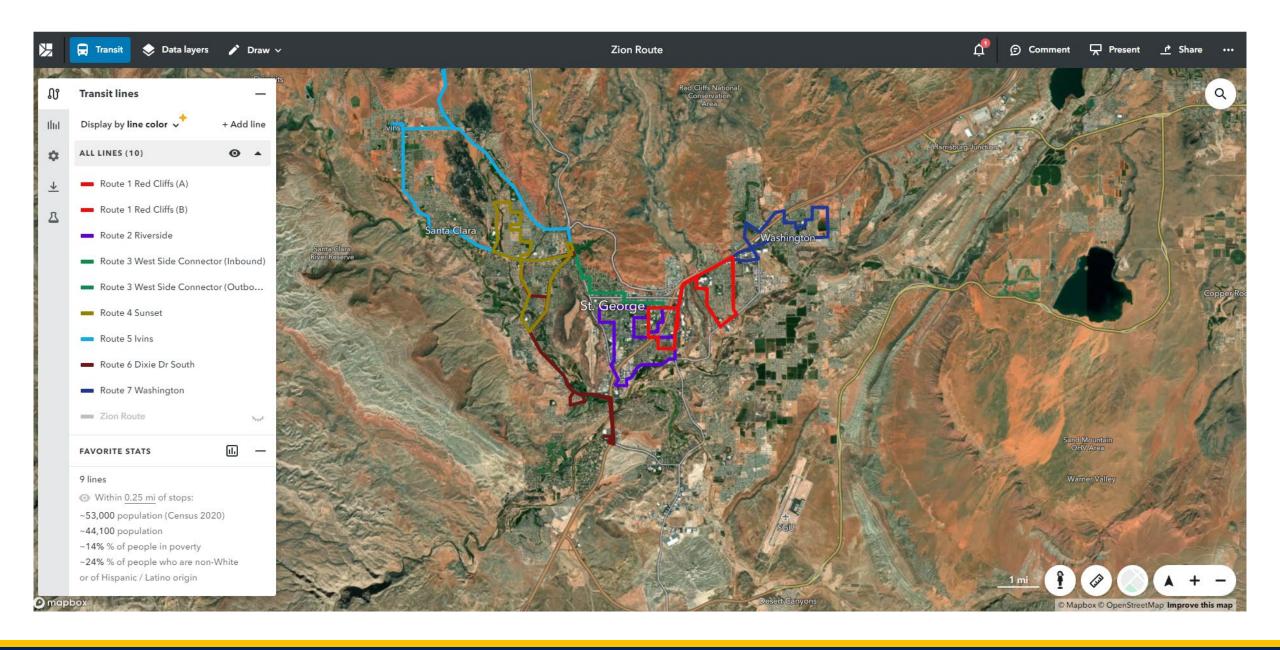
# Public Transit Overview

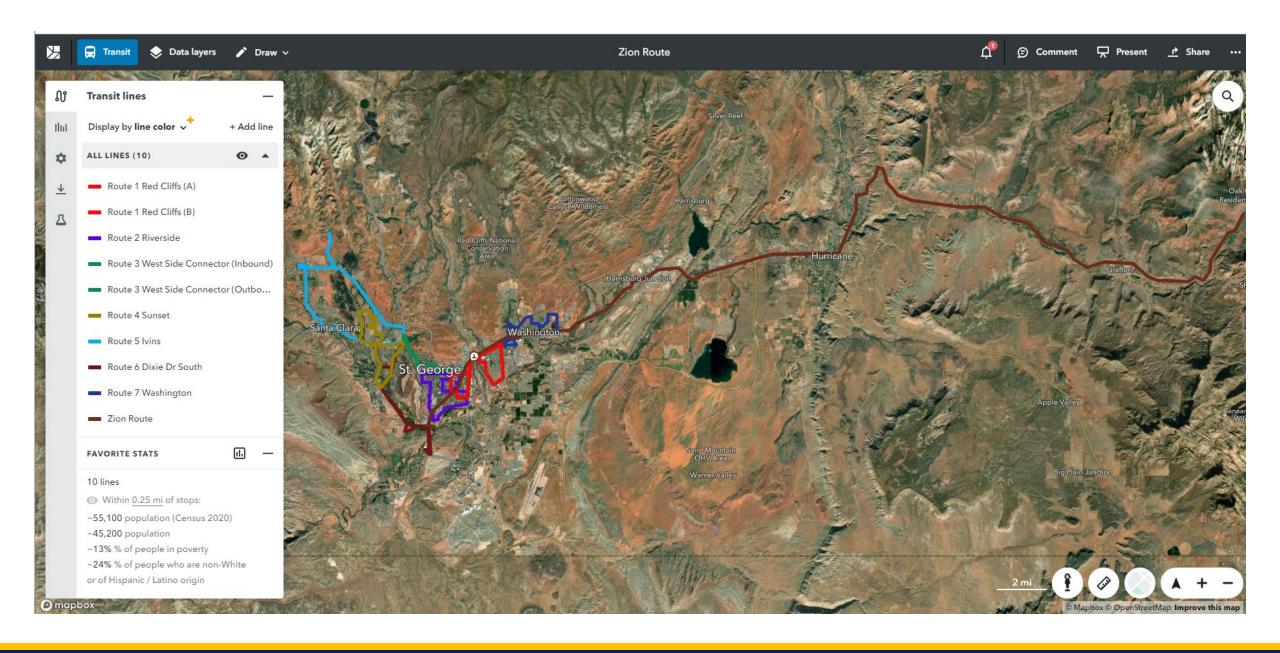
FY 2025 BUDGET RETREAT

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## Transit Budget

- Revenues
  - FTA Grants (2.1M annually)
  - Transit Sales Tax (approx. 3.8M in FY23)
  - Transit Agreements (Ivins, Washington, UTU)
  - Farebox (est. at 160k in FY24)
  - Advertising (approx. 250k annually)
- Budget Funds
  - 6400, 6450
  - **\$** 6500





## Zion Route

- ROW ✓
- Design & Construction
- Bus Order & Purchase ✓



- Personnel
  - Administration
  - Drivers
  - Maintenance

Transit Center Building



## **Expansion Routes**

- Zion Route
  - Administration:
    - Scheduler, Supervisor, Admin Assistant\*
  - Drivers:
    - 8 Full-Time
    - 4 Part-Time
  - Maintenance:
    - Supervisor
    - Parts Tech
    - 3 Mechanics

- Each Expanded Route
  - Administration:
    - Supervisors: 1/6 Drivers
  - Drivers:
    - 2 Full-Time/Route
    - 1 Part-Time/Route (overlap)
  - Maintenance:
    - Mechanics: 1 to 2 (\*buildout)
  - Paratransit (pre-COVID):
    - 1 Bus
    - 1 Driver



Questions?

# BUDGET RETREAT PRIORITY RANKING RECAP

#### PERSONNEL PRIORITY RANKING

#### Priority I

Police Sergeant – I/A (3 votes)

#### Priority 2

Police Sergeant – Patrol (2 votes)

#### Priority 3

Police Officer III – Patrol (2 votes)

#### Priority 4

Police Officer III – Patrol (2 votes)

#### Priority 7

Police Officer III (2 votes)

#### Priority 8

Police Officer III – K-9 (2 votes)

#### Priority 10

Police Officer III (2 votes)

#### Priority 15

Recreation Coordinator (2 votes)

#### GROUPED PRIORITY RANKINGS

#### (Top) Priority Ranked I-5

- Police Sergeant Admin/IA (5)
- Police Sergeant Patrol (5)
- Police Officer III K-9 (4)
- Fleet Master Technician (3)
- Police Officer III Patrol (3)

#### (Mid) Priority Ranked 6-10

- Police Officer III Patrol (4)
- Police Officer III Patrol (4)
- Police Officer III K-9 (4)
- Police Officer III Patrol (3)
- Equipment Operator Concrete Crew (3)

#### • (Low) Priority Ranked 11-15

- Recreation Coordinator (6)
- Police Officer III Patrol (4)
- Equipment Operator Roadside Crew (4)
- Airport Operations Specialist (3)

### CAPITAL REQUEST RANKING

#### **6 Votes**

Police Vehicle Replacements (Police)

#### 4 Votes

- Qualtrics Survey Software (City-wide)
- Self-Contained Breathing Apparatus (Fire)
- 40 MM Single Shot Launcher (Police)
- VacCon Replacement (Public Works)

#### 3 Votes

- Personal Protective Equipment (Fire)
- New Hr Software (HR)
- Project Thor (IT)
- STG Swimming Pool Deck (Parks)
- Mechanical Sweeper Replacement (Public Works)
- Track Hoe with Fecon Head (Public Works)

### CAPITAL REQUEST RANKING

#### 2 Votes

- P25 compliant radios (Police)
- Thermal Imaging cameras (Fire)
- Zero Trust Security (IT)
- Replacement Backhoe (Parks)
- Sniper rifle replacements (Police)

#### **Votes**

- Replacement Work Trucks (Parks)
- Drone for outdoor operations (Police)
- PIT training bumpers (Police)
- Ballistic plates (Police)
- Driving range cart (Golf)
- Course restroom repairs (Golf)
- Streets Yard Bay (Public Works)

## CAPITAL REQUEST RANKING OVERVIEW

Total Cost for all capital items with I+ votes
= \$5.6 Million