	Metal	Masonry
Office Space:	$200/sf	$300/sf
Warehouse Space:	$100/sf	$200/sf
Shade Structures:	$45/sf	
Three sided shade:	$65/sf	

Site Improvements:
Offsite Improvements: $600,000
Onsite Road Improvements: $$150,000 min to $500,000
Yard Grading: $700,000
Perimeter Fencing/Landscaping: $350,000
Yard Utilities: $350,000
Pavement, 50,000 sqft, $200,000
Roadbase, 200,000 sqft, $200,000
Engineering/Contingency: $500,000
Subtotal: $3,050,000

Vertical Improvements:
PW Admin Building, 3000 sf, $600,000 to $900,000
PW Vehicle Bays, 1200 sf, $120,000 to $240,000
PW Equipment Bays & Storage, 6000 sf, $600,000 to $1,200,000
Shade Structures (replace existing): 9000 sf, $400,000
Tailings Storage, 2500 sqft, $112,500
Outdoor Storage: $14,000 sf, $140,000
Engineering/Architecture/Contingency: $400,000
Subtotal: $2,372,500 to $3,392,500

Additional options or future:
Dumpseter Area: $50,000
Move Fleet Operations (Ph1), 2400 sf: $320,000 to $560,000
Add more covered storage, upto 9000 sf, $400,000
Full Fleet Building (Ph2), 2400 sf: add $240,000 to $480,000

PUBLIC GARBAGE
CURRENT: 4 ROLL AWAYS
FUTURE: 8 ROLL AWAYS

FLEET
OFFICE
BATHROOM
SHOWER
BAY
BAY
BAY
SHOP
PARTS

OUTDOOR STORAGE – GENERAL
SEWER / STORM DRAIN
WATER / IRRIGATION

COVERED PARKING
CURRENT: 8
FUTURE: 15
OPEN
3 OFFICES, BREAKROOM, BATHROOMS, SHOWER, LOCKERS
GP VEHICLE
GP VEHICLE
WASHBAY HEATED/ COVERED
HEATED VAC TRUCK
HEATED SWEEPER
SEWER STORAGE
WATER STORAGE
(AC) PW SHOP HEATED

COVERED STORAGE
TRAILER
TRAILER
PIPE
FORMS
SAND BAGS

EQUIPMENT STORAGE
BACKHOE
BACKHOE
MIX EX
SKID STEER
GRADER
ROLLER
DUMP TRUCK
WATER TRUCK
LOADER / PAVER (FUTURE)(FUTURE)

COMPOSTING PILE

TAILINGS STORAGE COVERED

WASTE PILES
ASPHALT
CONCRETE

SAND
GRAVEL
ROAD BASE
ROCK
ROCK RIP RAP

IVINS CITY
IVINS CITY
55 N. Main Street
Ivins, Utah
84738
435-634-0689
435-674-5486
(fax)

SCALE

PAPER UNITS	DRAWING UNITS
1"	300'
0.5"	150'
0.25"	75'
0	0

R&PP CONCEPTUAL PLAN – OPEN PARK CONCEPT

GENERAL LAYOUT (6/29/2022)

DATE: 6/29/2022
DRAWN BY: TJJ
CHECKED BY: CRG

SHEET NO.
1
TOTAL SHEETS: 1