Ivins City Staff Report
City Council Meeting 07/16/2026

Agenda Item: Discuss and consider award of contract and approval of expenditure for the Public Works Yard West Parking Addition Project on 200 West

Submitted by: Thomas Jorgensen, P.E., Public Works Director / City Engineer

Recommended City Council Action:
Approve award of contract and approval of expenditure to Interstate Rock Products for the Public Works Yard West Parking Addition Project on 200 West in the amount of $71,668.75 plus an additional $11,000 for contingency for a total of $82,668.75.

BACKGROUND:

Ivins City has identified the need for additional parking near the Public Works Yard and Animal Shelter on 200 West. The existing Public Works Yard has limited space for equipment, vehicles, materials, and staff operations, and additional parking is also beneficial for the Animal Shelter.

The proposed project includes adding 14 perpendicular parking stalls along the west side of 200 West, across from the Public Works Yard and Animal Shelter. These stalls will help alleviate space constraints within the Public Works Yard while also providing additional parking capacity for Animal Shelter visitors and staff.

The project also includes improvements to the pedestrian route that crosses the Public Works Yard driveway. This route provides the primary pedestrian access to the Animal Shelter. As part of the project, adjustments will be made to the existing ADA ramps and related concrete improvements to provide a more compliant and accessible route to the Animal Shelter.

FINDINGS AND ANALYSIS:

Staff solicited quotes for the project and received the following pricing:

Contractor	Quote Amount
Interstate Rock Products	$71,668.75
Leavitt Excavation, LLC	$77,144.25

Interstate Rock Products provided the lowest quote for the work. Staff recommends awarding the project to Interstate Rock Products in the amount of $71,668.75, with an additional $11,000 for contingency, for a total expenditure authorization of $82,668.75.

SUPPORT MATERIALS:

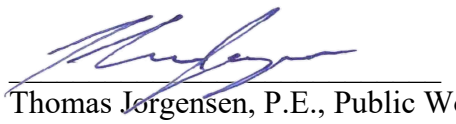
- Quote from Interstate Rock Products
- Quote from Leavitt Excavation, LLC
- Project Site Plan

FINANCIAL IMPACT:

This project was budgeted in FY26 in the amount of $100,000, but the City was unable to complete the project before the end of the fiscal year. No funds were expended for the project in FY26, and the budgeted amount remained in the Capital Projects Fund.

Although the project was not included in the FY27 budget, staff recommends funding the project from the Capital Projects Fund using the funds that were previously budgeted but not expended in FY26.

The recommended expenditure includes the low quote from Interstate Rock Products in the amount of $71,668.75, plus $11,000 for contingency, for a total expenditure authorization of $82,668.75. This amount is within the original FY26 budgeted amount of $100,000.

Respectfully Submitted: 

Thomas Jorgensen, P.E., Public Works Director / City Engineer

INTERSTATE
ROCK PRODUCTS
General Building & Engineering Contractor

42 S 850 W
Hurricane, UT 84737
Phone: 435.635.2628
Fax: 435.635.2177

To:	Ivins City	**Contact:**	Thomas Jorgensen
Address:	55 North Main	**Phone:**	(435) 634-0689
	Ivins, UT 84738	**Fax:**	(435) 656-2286
Project Name:	IVINS 200 WEST ANIMAL SHELTER PARKING EXPANSION	**Bid Number:**	
Project Location:		**Bid Date:**	6/18/2026

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
1	MOBILIZATION	1.00	LS	$4,700.00	$4,700.00
2	SURVEY	1.00	LS	$3,000.00	$3,000.00
3	REMOVE SIDEWALK	1,002.00	SF	$0.75	$751.50
4	REMOVE CURB AND GUTTER	218.00	LF	$2.00	$436.00
5	REMOVE CONCRETE CROSS GUTTER	402.00	SF	$3.00	$1,206.00
6	REMOVE ASPHALT	2,520.00	SF	$0.75	$1,890.00
7	SUPPLY OF ROAD BASE ALLOWANCE	100.00	TON	$26.00	$2,600.00
8	GRADING AND PREP NO ROAD BASE	3,000.00	SF	$2.80	$8,400.00
9	CURB AND GUTTER HAND POURED	206.00	LF	$50.00	$10,300.00
10	3' WATERWAY	505.00	SF	$12.75	$6,438.75
11	ADA RAMPS	3.00	EACH	$3,450.00	$10,350.00
12	CONCRETE APRON CROSS GUTTER	402.00	SF	$16.25	$6,532.50
13	3" THICK ASPHALT	3,016.00	SF	$4.00	$12,064.00
14	TRAFFIC CONTROL	1.00	LS	$1,500.00	$1,500.00
15	PAINT STRIPING ALLOWANCE	1.00	LS	$1,500.00	$1,500.00

Total Bid Price: $71,668.75

Notes:

- Pricing is good for 30 days. After 30 days price is subject to change.
- Mobilization includes project management and transportation of equipment to the project. Should Owner wish to have multiple move-ins to the project, they will be billed as hourly for labor and equipment time.
- Earthwork, Utility, Structural Excavation, Concrete Flatwork, and Asphalt are bid as a Package. Interstate Rock Products does not intend on doing only a portion of this Bid unless otherwise agreed upon.
- The amount of work to be completed and the quantities noted in the bid proposal are estimates and are not to be taken as an expression or implied statement that the actual amount of work or materials will correspond to the estimate. Unit prices are quoted. Final payment for work will be determined by number of units multiplied by the unit price.
- This pricing is based on an agreed construction schedule between the customer and Interstate Rock Products. Scheduling required to insure availability. Scheduled dates subject to approval.
- Earthwork quantities are based on grades as shown on the drawings. If the onsite grades vary from the grades on the plans, Interstate Rock Products reserves the right to adjust our pricing according.
- Asphalt paving based upon current bituminous oil pricing. All asphalt paving prices will be subject to price adjustments should bituminous prices increase or decrease.
- Asphalt mix is for the 1/2" local mix design, unless otherwise noted in the bid.
- All Utilities are bid to within 5' of the building (except on Subdivision/Residential projects unless otherwise discussed & agreed upon).

- The above prices do not include Construction Surveying. If required a cost can be provided upon request.
- The above prices do not include Performance and Payment Bond. Add 1.5% if bond is required.
- The above prices do not include Permits. If required, will add cost plus 10%.
- General Exclusions: SWPPP/NOI Permit/Erosion Control Installation & Inspections, Sweeping for other scopes, saw cutting, traffic Control, Signage & Striping, Engineering, Survey Monuments, Dewatering, Soft Spot Repair/Soil Stabilization, Over-Excavation/Rock Excavation & Trenching, Flowable Fill around pipes, Casings, Electrical/Gas/Communication/Irrigation Trenching & Installation, Utility Sleeves, Shoring & Bracing due to impacts of other scopes, Colored Concrete, Cold weather concrete protection, settling of any items/roadways not prepared by us, and any and all items not specially stated in this bid.

Payment Terms:

Payment Terms: Accounts are due on or before 30 calendar days following the invoice date. All unpaid balances shall be subject to a 1.5% per month (18% annual) finance charge. Seller reserves and may execute its statutory rights as granted under the Utah lien and bond statutes. Customer agrees to pay a reasonable attorney fee and other costs of collection on default accounts. Payment due within 10 days after payment is made by Owner.

ACCEPTED: The above prices, specifications and conditions are satisfactory and are hereby accepted. **Buyer:** _____ **Signature:** _____ **Date of Acceptance:** _____	**CONFIRMED:** **Interstate Rock Products, Inc.** **Authorized Signature:** _____ **Estimator:** Burt Vincelette 435-635-2628 burt.vincelette@interstaterock.com

Leavitt Excavation, LLC
301 N Main St
Veyo, Ut 84782 US
435-668-6866
435-668-7023
leavittex.com
leavittex@gmail.com

PROPOSAL

ADDRESS:
Ivins City Animal Shelter

PROPOSAL NUMBER:	**DATE:**
1608	6/15/2026

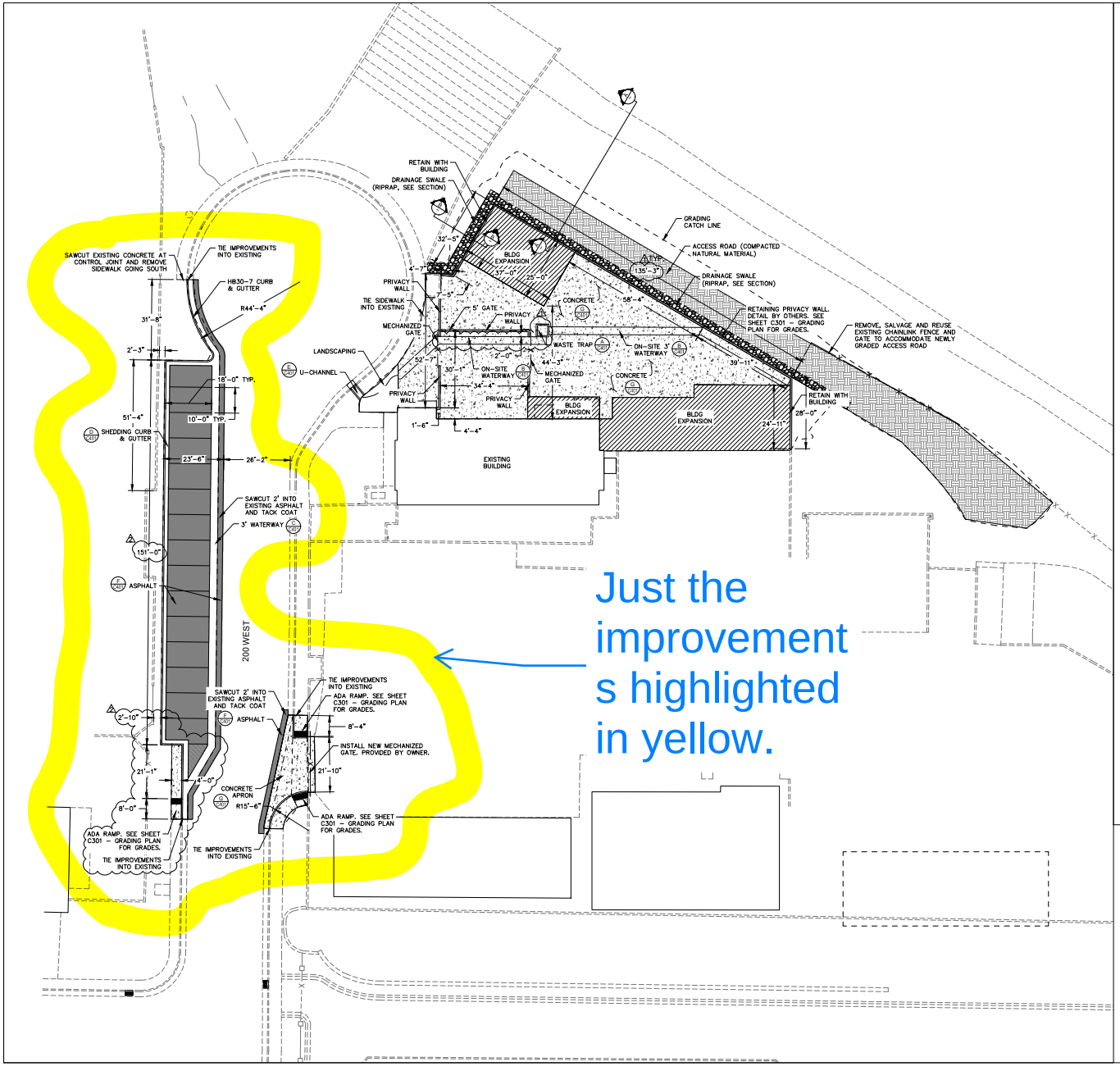
NO.	DESCRIPTION	QTY	RATE	UNIT		AMOUNT
1	Clear & Haul Off Asphalt	4300	$2.50	SQFT		$10,750.00
8	Road Base For Parking Lot	4300	$2.15	SQFT		$9,245.00
10	Site Grading & Subgrade Prep	4300	$3.25	SQFT		$13,975.00
					GRADING	$33,970.00
13	Asphalt Quote # 728(2.5 inch asphalt)	1	$12,709.25	LS		$12,709.25
					DIG FOOTINGS	$12,709.25
50	Concrete Quote# 26AB208	1	$30,465.00	LS		$30,465.00
					MISC	$30,465.00

*THIS DOES NOT INCLUDE ANY DIVISION (32). *Change orders must be approved by all parties. *Does not include any Compaction or Soil testing. *Leavitt does not take responsibility for SWPPP. *No work will commence until this document is signed, it serves as a legal "notice to Proceed" *Leavitt will grade road base for asphalt, and building pad to 1/10" If building pad is required to be closer that is the responsibly of the concrete subcontractor. *Engineering, Material testing is the responsibility of the owner. *This bid is valid for 30 days from the date of the bid.*Leavitt will submit progress payments bi-Weekley, All invoices are due within 30 days of the date of the invoice. In the event that payment is not made, Leavitt Excavation shall be entitled to interest on all past due payments at the rate of 18% per annum from the date payment is due until date payment is received.

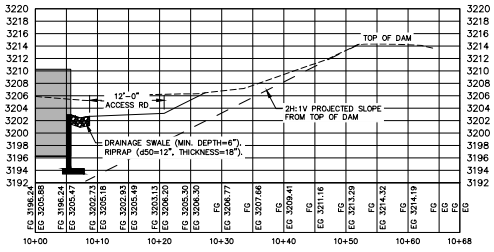
SUBTOTAL:	$77,144.25
TAX:	
TOTAL:	$77,144.25

Accepted By:

Accepted Date:

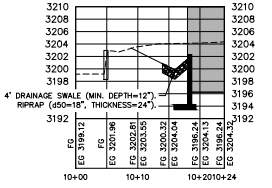


Just the improvements highlighted in yellow.



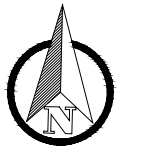
SECTION A–A

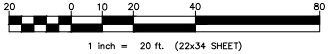
SCALE: 1" = 10' (22x34) NO VERTICAL EXAGGERATION



SECTION B–B

SCALE: 1" = 10' (22x34) NO VERTICAL EXAGGERATION





1 inch = 20 ft. (22x34 SHEET)
1 inch = 40 ft. (11X17 SHEET)

#	DATE	BY	DESCRIPTION
2	12/30/25	JTM	ADDED DIMENSIONS, RELOCATED WASTE TRAP
1	6/1/26	JTM	REVISED LAYOUT AT EXISTING GATE

REVISIONS

REGISTERED PROFESSIONAL ENGINEER
12/17/25
NO. 5834913-2202
JARED T. MADSEN
STATE OF UTAH

SKY ENGINEERING
2925 East 3150 South
St George, Utah 84790
(435) 680-5667

IVINS CITY ANIMAL SHELTER
IVINS, UTAH
REVIEW SET

PROJECT #	022-01
NAME	JTM
DATE	17 DEC 2025
	SITE PLAN
SHEET	C102
	022-01 CMGM.dwg

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