Ivins City Staff Report
City Council Meeting 10/15/2026

Agenda Item: Discuss and consider award of construction contract and approval of expenditure for the Trail Gap Fill Project between Black Desert Resort North Village and Docena Drive.

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

Recommended City Council Action:
Approve award of the construction contract to Suncore Construction in the amount of $45,900, plus an additional $4,590 for contingency, for a total expenditure authorization of $50,490.

BACKGROUND:

The trail system associated with Black Desert Resort, including the North Village development, has now been completed. However, one remaining gap exists along the south side of Snow Canyon Parkway between the North Village development and Docena Drive.

This approximately 460-foot section fronts two existing residential properties and was never constructed as part of the original development. The City is responsible for completing this connection, which will provide a continuous 10-foot-wide asphalt trail along this portion of Snow Canyon Parkway.

In addition to constructing the trail, the project includes importing fill material and regrading the area in front of the eastern property, where the City previously constructed a retaining/fence wall. This grading will direct surface drainage toward Snow Canyon Parkway rather than allowing runoff to flow south toward the residence. The western property does not require the same grading improvements.

FINDINGS AND ANALYSIS:

Staff solicited construction quotes from five contractors for the trail improvements and associated grading work. The quotes received are summarized below:

Contractor	Quoted Amount
Suncore Construction	**$45,900.00**
Leavitt Excavation	$48,960.30
BHI	$57,405.00
Prime Excavating	$62,043.32
Feller Enterprises	$65,310.48

Suncore Construction submitted the lowest quote at $45,900. The proposed work includes grading, road base, asphalt paving, conduit excavation and backfill, minor sign relocations, and approximately 550 cubic yards of imported fill material.

It should be noted that BHI's quote does not include the imported fill required to accommodate the drainage. Therefore, its actual cost to complete the full project would be higher than the amount shown above.

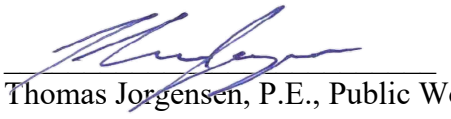
Staff has reviewed the pricing and recommends awarding the contract to Suncore Construction for $45,900, plus a 10% construction contingency of $4,590, for a total of $50,490.

SUPPORT MATERIALS:

- Project Location and Improvement Exhibit
- Contractor Cost Estimates (5)

FINANCIAL IMPACT:

This project is included in the FY2027 budget under account 49-4071.0. The proposed expenditure of $50,490, including 10% contingency, is right at the budgeted amount of $50,000 for the project.

Respectfully Submitted: 

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

Content Review: 

Chuck Gillette, City Manager

SUNCORE
CONSTRUCTION DIVISION
1825 EAST 3650 SOUTH, ST. GEORGE, UTAH 84790 (435) 634-2200

CONTRACT PROPOSAL

Customer:	IVINS CITY	**Contact:**	TOM JORGENSEN
Address:	,		
Project:	IVINS TUACAHN TRAILIMPROVEMENTS	**Addendum:**	
Project Location:		**Date:**	10/7/2026

SUNCORE MAY WITHDRAW THIS PROPOSAL IF WRITTEN ACCEPTANCE IS NOT RECEIVED FROM THE BUYER WITHIN 30 DAYS OF THE PROPOSAL DATE

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
10	MOBILIZATION/SUPERVISION/SAFETY MEETINGS/ETC	1.000	LS	$5,000.00	$5,000.00
20	TRAFFIC CONTROL	1.000	LS	$2,200.00	$2,200.00
30	CLEAR & GRUB 4"	1.000	LS	$ 250.00	$ 250.00
40	SITE GRADING	5,532.000	SF	$ 0.25	$1,383.00
50	6" ROADBASE	5,532.000	SF	$ 1.25	$6,915.00
60	2.5" VOIDLESS ASPHALT TRAIL	4,610.000	SF	$ 2.85	$13,138.50
70	BOLLARD CONDUIT EXCAVATION AND BACKFILL	461.000	LF	$ 3.50	$1,613.50
80	REMOVE AND RELOCATE SIGN	2.000	EA	$ 600.00	$1,200.00
90	POTHOLE UTILITY LOCATE	1.000	LS	$1,000.00	$1,000.00
100	HAUL & PLACE IMPORT MATERIAL	550.000	CY	$ 24.00	$13,200.00
				Grand Total:	**$45,900.00**

NOTES & EXCLUSIONS:

THIS PRICING IS BASED ON AN AGREED UPON CONSTRUCTION SCHEDULE BETWEEN THE CUSTOMER AND SUNCORE.

EARTHWORK, UTILITIES, STRUCTURAL EXCAVATION, AND ASPHALT ARE BID AS A PACKAGE. SUNCORE DOES NOT INTEND ON DOING ONLY A PORTION OF THIS BID UNLESS OTHERWISE AGREED UPON.

ALL UTILITIES ARE BID TO WITHIN 5' OF THE BUILDING (EXCEPT ON SUBDIVISION/RESIDENTIAL PROJECTS UNLESS OTHERWISE DISCUSSED AND AGREED UPON).

EARTHWORK QUANTITIES ARE BASED ON GRADES AS SHOWN ON THE DRAWINGS. IF THE ONSITE GRADES VARY FROM THE GRADES ON THE PLANS, WE RESERVE THE RIGHT TO ADJUST OUR PRICING ACCORDINGLY.

EXCLUDES: SWPPP/NOI PERMIT/EROSION CONTROL INSTALLATION AND INSPECTIONS, SWEEPING FOR OTHER SCOPES, SAW CUTTING, TRAFFIC CONTROL, SIGNAGE & STRIPING, ENGINEERING, SURVEYING, SURVEY MONUMENTS, TESTING, LAYOUT, FEES, PERMITS, BONDS, DEWATERING, SOFT SPOT REPAIR/SOIL STABILIZATION, OVEREXCAVATION, ROCK EXCAVATION/TRENCHING, IMPORT TRENCH BEDDING, FLOWABLE FILL AROUND PIPES,CASINGS, ELECTRICAL/GAS/IRRIGATION TRENCHING & INSTALLATION, SLEEVINGS, PRESSURE REDUCER, BACKFLOW PREVENTER, BOLLARD EXCAVATION/INSTALLATION, VAPOR BARRIER, SHORING, BRACING, COLORED CONCRETE, COLD WEATHER CONCRETE PROTECTION, POOL EXCAVATION, SCREENING & SPREADING OF TOPSOIL, AND ANY AND ALL ITEMS NOT SPECIFICALLY STATED IN THIS PROPOSAL. THIS PRICING IS BASED ON THE WORK SHOWN TO BE DONE WITHIN THE QUOTED PHASES OF WORK, NOT OUTSIDE OF THE PHASE LINE OR PROJECT LIMITS SPECIFICALLY QUOTED (UNLESS OTHERWISE STATED).

ASPHALT NOTES:
THE QUANTITIES QUOTED ARE BASED ON THOSE PROVIDED ON THE PLANS OR VERBALLY BY OTHERS. IF THE ONSITE QUANTITIES VARY FROM THOSE PROVIDED AND QUOTED, WE RESERVE THE RIGHT TO ADJUST OUR PRICING ACCORDINGLY. ALSO, IF QUANTITIES ACTUALLY PLACED VARY FROM THE QUANTITIES QUOTED BY MORE THAN 20%, WE RESERVE THE RIGHT TO ADJUST OUR PRICING.

GRADES/ELEVATIONS OF SUBGRADE OR ROADBASE PREPARED BY OTHERS MUST BE VERIFIED BY SUNCORE AND/OR 3RD PARTY PRIOR TO PLACING ROADBASE OR ASPHALT. IF CUSTOMER DESIRES TO HAVE PAVEMENT PLACED WHEN TEMPERATURES DON'T MEET THE SPECIFICATIONS OF THE CITY WHERE PAVING IS TO BE PLACED, A WAIVER MUST BE SIGNED PRIOR TO PAVING BEING SCHEDULED.

THIS PRICE ALSO EXCLUDES THE PROTECTION OF NEWLY PLACED CONCRETE THAT NEEDS TO BE CROSSED OVER BY EQUIPMENT, PATCHING, COLLARING, PRIME/FOG/SEAL COAT, AND HERBICIDE (UNLESS OTHERWISE STATED).

SUNCORE NOT RESPONSIBLE FOR GRADES LESS THAN 1.5%. THIS PRICE INCLUDES ONE MOBILIZATION UNLESS OTHERWISE STATED.

***THIS BID PROPOSAL IS TO BE INCLUDED WITH THE CONTRACT AGREEMENT BETWEEN SUNCORE AND CUSTOMER. DUE TO UNSTABLE FUEL PRICES THE CONTRACT IS SUBJECT TO A FUEL SURCHARGE PER GALLON FOR FUEL COSTS AND PER TON FOR ALL MATERIALS INCLUDED IN THE CONTRACT. THE BENCHMARK DIESEL FUEL PER GALLON PRICE (ON-HIGHWAY PRICE) DURING THE WEEK WHEN THIS BID IS SUBMITTED WILL BE USED TO CALCULATE ANY APPLICABLE FUEL SURCHARGE PER THE FOLLOWING:

BUYER AGREES TO INCREASES OR DECREASES TO FUEL COSTS (ABOVE OR BELOW THE LISTED BENCH MARK PRICE) AS STATED IN THIS PROPOSAL, WHICH IS CAUSE FOR ADJUSTMENT TO THE CONTRACT. FOR EACH $0.15/GALLON INCREMENT INCREASE/DECREASE TO THE LISTED BENCH MARK PRICE FOR DIESEL FUEL, A PER TON SURCHARGE WILL BE ADDED TO ALL CONTRACT REQUIRED MATERIAL.

ASPHALT: $0.50 PER TON FOR EACH $0.15/GALLON INCREMENT.
AGGREGATE: $0.25 PER TON FOR EACH $0.15/GALLON INCREMENT.

THE BENCH MARK FUEL PRICE IS BASED ON THE AVERAGE RETAIL PRICE OF ROCKY MOUNTAIN NO. 2 DIESEL FUEL LISTED AT:
https://www.eia.gov/dnav/pet/hist/LeafHandler.ashx?n=PET&s=EMD_EPD2D_PTE_NUS_DPG&f=W

THE PRICE OF ASPHALT IS BASED ON UDOT'S OIL INDEX ON THE DATE OF BID. AN INCREASE OF PRICING GREATER THAN 15% WILL RESULT IN ASPHALT AND FUEL ESCALATORS. IN THE EVENT OF THIS PRICE INCREASE, THE CUSTOMER WILL ASSUME ADDITIONAL FUEL AND ASPHALT COSTS AS PART OF THE CONTRACT.

ADDITIONAL TERMS AND CONDITIONS OF AGREEMENT

1. **Purchaser represents to be the record owner or authorized agent of the record owner of the real property that shall be improved pursuant to this Agreement (the "Property") with authority to enter into contractual agreements and to grant SUNCORE authority to perform the work identified herein. The Purchaser agrees that all materials in this Agreement will be used in the construction, alteration, or improvement of the Property. Purchaser shall not use this document to acquire financing.**
2. **This Contract Proposal/Agreement shall only be modified by written change order signed by SUNCORE and Purchaser. Oral requests for change shall not be binding on SUNCORE unless reduced to writing by change order.**
3. **Purchaser shall assume full responsibility for the accuracy of all lines, levels, quantities, locations and measurements and their relation to the work to be performed by SUNCORE. No representation or warranty, express or implied, is made as to the quantities, sizes, grades, specifications, or other matters relating to the needs of the project. In all cases where dimensions are governed by conditions, already established or otherwise, the responsibility for coordination of such conditions as it relates to SUNCORE's work shall rest entirely on the Purchaser. It is the Purchaser's sole responsibility to compare the items on this Contract Proposal/Agreement with plans and specifications for accuracy and completeness. Any variations or modifications from specified lines, grades or dimensions required shall be the responsibility of the Purchaser and subject to a change order should additional work be required of SUNCORE.**
4. **In the event the record owner of the Property sells, mortgages, or otherwise transfers or encumbers the Property, the total amount herein provided shall become immediately due and payable as to any and all amounts then unpaid.**
5. **Purchaser agrees that all alleged defects in work, material or labor shall be made in writing to SUNCORE within ten (10) calendar days of the date of the billing invoice for the work performed. If said writing has not been made within the time period specified herein, Purchaser waives any right to claim defects and/or offsets for these alleged defects. In the event of defective work, SUNCORE's sole and exclusive liability shall be to repair or replace defective work at its discretion. In no event shall SUNCORE be liable for special, incidental, or consequential damages, including, but not limited to, loss of good will, loss of profits, or loss of use.**
6. **In the event that material costs on which this Contract Proposal/Agreement is based rise in excess of fifteen percent (15%) during the course of work, Purchaser agrees that these increased costs, in their entirety, shall be billed to Purchaser as an automatic adjustment to the Contract Proposal/Agreement.**
7. **To the extent that the contracted price is based on a specified unit or square foot price, Purchaser agrees that the number of units or square feet indicated is an approximation, and that SUNCORE shall be paid in full for the actual units or square feet completed as determined by field measurement by SUNCORE.**
8. **SUNCORE shall not be liable for failure of performance or failure of delay in delivery by reason of any event beyond the control of SUNCORE, including, but not limited to, strikes; labor disputes; fire; flood; weather; embargo; war or other hostilities; government authority or regulation; acts of God; shortage of material or fuel; as a result of actions of Purchaser, record owner, or any other person; or as a result of the extension of time granted by Purchaser. Upon the occurrence of such delay, SUNCORE shall receive an equitable extension of time for completion of the Agreement. SUNCORE shall not be entitled to any damages or compensation as a result of said delay except to the extent that said delay was caused by the Purchaser, record owner, or persons employed by the Purchaser or record owner.**
9. **SUNCORE assumes no risk of non-disclosed or unforeseen conditions of the Property, including, but not limited to, hazardous substances (as defined by applicable law). In the event that hazardous substances are present on the Property (other than hazardous substances introduced by SUNCORE), Purchaser agrees to indemnify SUNCORE and its officers, directors, employees, agents, representatives, and subcontractors from and against any and all losses, claims, damages, fines, penalties, liabilities, injuries, costs and expenses (including all attorney fees and costs incurred in any civil, criminal, or administrative proceeding) arising from such hazardous substances, including, but not limited to, the presence or use, generation, storage, treatment, containment, release, threatened release, disposal of, exposure, or threatened exposure.**
10. **Unless otherwise noted, all federal, state, and other taxes of any nature related to this Agreement shall be borne by Purchaser.**
11. **SUNCORE warrants that all materials covered by this Agreement shall conform to industry standards. No implied warranties of fitness or merchantability are given and are expressly disclaimed by SUNCORE.**
12. **The parties agree that the prevailing party in any lawsuit arising from or as a result of this Agreement, whether the action is based on the Agreement's terms and provisions or on any other theory of liability, shall be entitled to an award of attorney fees and costs incurred in said action.**
13. **This Contract Proposal/Agreement is the total agreement and supersedes all negotiations, representations, prior discussions, and preliminary agreements between the Parties hereto, whether oral or written. This Agreement shall be construed and interpreted as if drafted equally by all Parties hereto.**
14. **This Agreement shall be governed by the laws of the Local State where the project resides, without regard to its choice of law provisions.**
15. **PAYMENTS IS TO BE MADE AS FOLLOWS: All accounts due 15th of month following date of billing. In the event payment is not made by the due date, I or we agree to pay if collection is made by suit or otherwise a reasonable attorney's fee, plus a FINANCE CHARGE OF 1½% per month (ANNUAL PERCENTAGE RATE 18%), and hereby waive all rights to claim exemption under state laws. Signature by owner or agent constitutes acceptance of the above.**

ACCEPTED:	**CONFIRMED:**
The above prices and specifications are satisfactory and hereby accepted.	**SUNCORE**
Buyer: _____	**Authorized Signature:** _____
Signature: _____	**Estimator:**
Date of Acceptance: _____	**Estimate #: 26SG323**

BUILDING RELATIONSHIPS
ONE PROJECT AT A TIME

CONSTRUCTION MANAGEMENT > FACILITIES & PIPELINE > CIVIL & EXCAVATION > INSTRUMENTATION & ELECTRICAL > WIRELESS & COMMUNICATIONS

To:	Reef	**Contact:**	Kory Jardine
Address:	2600 N Ashton BLVD, Suite #200 Lehi, UT 84043	**Phone:** **Email:**	(801) 216-8850
Project Name:	25- UT- 27125- North Village West Extension	**Bid Number:**	1
Project Location:	BDR, Ivins, UT	**Bid Date:**	7/28/2026

Line #	Item #	Item Description	Estimated Quantity	Unit
	01	Mobilization / General Conditions	1.00	LS
	02	Traffic Control	7.00	DY
	04	Tree/Vegetation Removal & Disposal	1.00	LS
	05	Subgrade Preparation	5,532.00	SF
	08	6" UTBC Under 10' Asphalt Trail	5,532.00	SF
	09	2.5" Asphalt Pavement 10' Trail	4,610.00	SF
	06	Bollard Excavation & Backfill	461.00	LF
	03	Remove/Relocate Sign	2.00	EACH
	07	Vac Truck (Potholing/Excavation)	2.00	DY

Total Bid Price: $57,405.00

Notes:

- Bid excludes cleaning, striping, seal coat, etc.
- Bid excludes landscaping, irrigation, & shouldering
- Survey and Quality Control Testing to be provided by Owner.
- The above prices do not include any Permits, Fees, and SWPPP.
- This Proposal creates no binding obligations until a written agreement is fully negotiated and executed. This Proposal is valid for 10 days, after which time, BHI retains the right to adjust pricing, delivery or completion dates, and other provisions of this Proposal. This Proposal is submitted taking into consideration the design and contract documents provided as of the date of this Proposal. Changes in the price of materials, time for delivery or availability of materials, price and availability of labor, project schedule and commencement date, fuel and transportation costs, and other changes in the cost of doing business will require an adjustment at the time of final execution of a fully negotiated and binding written agreement. Delays in obtaining plans, drawings, specifications, a final executed contract, or other required project documents or prerequisites will require an adjustment to this Proposal.

Payment Terms:

Payment due within 30 days of date of invoice, regardless of when payment is made by Owner.

ACCEPTED: The above prices, specifications and conditions are satisfactory and hereby accepted. **Buyer:** _____ **Signature:** _____ **Date of Acceptance:** _____	**CONFIRMED:** **BHI** **Authorized Signature:** _____ **Estimator:** Sean Noorda 385-223-2270 snoorda@bhico.com

Feller Enterprises
523 E Sunland Dr. Suite B
St. George, Ut 84790
Phone: 435-628-6706

To:	Tuacahn / Snow Canyon Parkway Small Project	**Contact:**	
Address:	Ivins	**Phone:**	
		Fax:	
Project Name:	Tuacahn / Snow Canyon Parkway Small Project	**Bid Number:**	
Project Location:		**Bid Date:**	

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
1	Mobilization	1.00	LS	$2,500.00	$2,500.00
2	Traffic Control	1.00	LS	$5,100.00	$5,100.00
3	Tree / Vegetation Removal	1.00	LS	$3,600.00	$3,600.00
4	Subgrade Preparation 12' Wide	5,532.00	SF	$0.80	$4,425.60
5	6" UTBC For 10' Trail	5,532.00	SF	$1.96	$10,842.72
6	2.5" Asphalt Pavement 10' Trail	4,610.00	SF	$3.04	$14,014.40
7	Bollard Conduit Excavation And Backfill	461.00	LF	$9.00	$4,149.00
8	Remove And Relocate Sign	2.00	EACH	$551.13	$1,102.26
9	Potholing/Utility Locate Excavation	1.00	LS	$3,500.00	$3,500.00
10	Import Fill	550.00	CY	$29.23	$16,076.50

Bid Price Subtotal: **$65,310.48**

Total Bid Price: **$65,310.48**

Notes:

- Anything not specifically included is excluded.
- ASPHALT OIL COST ADJUSTMENT: This contract is subject to an asphalt oil cost adjustment for all asphalt materials included in the contract. Buyer agrees increases or decreases to asphalt oil costs above or below the listed Bench Mark Price, as stated in this proposal, is cause for adjustment to the contract. The Bench Mark Price is based on UDOTs published Binder Index at the time of this proposal. Each $10.00 change to the UDOT Binder Index (published monthly) will require a contract price adjustment of $0.50 per ton of asphalt mix placed during the monthly index cycle. The binder index can be found by searching "binder Index" at www.udot.utah.gov.
- SWPPP closure & SWPPP maintenance, permanent seeding, or landscaping are excluded.
- Topsoil is from on site, no import. Rough garde landscape areas to within two-theths of a foot.
- No vapor barrier, building under drains, or waterproofing.
- Paved areas to be graded +/- .1 foot for sub-grade.
- No soils testing, surveying, staking, lay-out, permits or bond. No surveyed or engineered "As-Built" drawings.
- Hard rock excavation is not included, Hard rock excavation is defined as Material that cannot be excavated with a CAT 320.
- Onsite soil is presumed to be suitable for bedding and backfill.
- No Winter Protection provisions.
- Price does not include permits
- Unforseen conflicts with new or existing utilities will be addressed at T&M.

ACCEPTED: The above prices, specifications and conditions are satisfactory and hereby accepted. **Buyer:** _____ **Signature:** _____ **Date of Acceptance:** _____	**CONFIRMED:** **Feller Enterprises** **Authorized Signature:** _____ **Estimator:**

Trail Construction Bid Sheet

Item	Description	Quantity	Unit	Unit Price ($)	Amount ($)
1	Mobilization	1.	LS		
2	Traffic Control	1.	LS	$1,000.00	$1,000.00
3	Tree/Vegetation Removal	1.	LS	$1,825.00	$1,825.00
4	Subgrade Preparation, 12' wide	5,532.	SF	$1.15	$6,361.80
5	6" UTBC for 10' Trail, 12' wide	5,532.	SF	$2.25	$12,447.00
6	2.5" Asphalt Pavement for 10' Trail	4,610.	SF	$3.15	$14,521.50
7	Bollard Conduit Excavation and Backfill	461.	LF	$5.00	$2,305.00
8	Remove and Relocate Sign	2.	EA	$500.00	$1,000.00
9	Potholing/Utility Locate Excavation	1.	LS	$1,250.00	$1,250.00
10	Import Fill / Compact	550.	CUYD	$15.00	$8,250.00
				Total	**$48,960.30**
	Item 7: Conduit provided by electrical contractor; bid separately.				

Estimate

PO Box 911494
St. George, UT 84791

Date	Estimate #
10/2/2026	2928

Name / Address	Project	Center Street Trail Improvements
Ivins City	Phone #	Fax #
	435-705-0232	435-986-1294

Item	Description	Rate	Qty	Total
1075 Mobilization	Item #1: Mobilization (LS)	3,000.00	1	3,000.00
1085 Traffic Cntl	Item #2: Traffic Control (LS)	6,000.00	1	6,000.00
3030 Site Clear/Gr...	Item #3: Tree/Vegetation Removal (LS)	1,150.00	1	1,150.00
3121 Sub Grade	Item #4: Subgrade Preparation 12' wide - 5,532 (SF)	0.65	5,532	3,595.80
10091 Asph SG/B...	Item #5: 6" UTBC for 10' Trail 12' wide - 5,532 (SF)	2.01	5,532	11,119.32
10041 2.5" Asph	Item #6: 2.5" Asphalt Pavement for 10' Trail - 4,610 (SF)	2.87	4,610	13,230.70
8030 Joint Utility	Item #7: Bollard Conduit Excavation and Backfill - 461 (LF) (conduit provided by electrical contractor, bid separately)	22.50	461	10,372.50
13020 Sign/Stripe	Item #8: Remove and Relocate Sign - 2 (EA)	100.00	2	200.00
8060 JU Misc	Item #9: Potholing/Utility Locate Excavation - (LS)	1,000.00	1	1,000.00
3146 Imp/Exp Mtl	Item #10: Import Fill / Compact - 550 (CUYD)	22.50	550	12,375.00
	NOTES - Pricing good for 30 days - All scopes and quantities provided by Ivins City, and quoted as such - Compaction testing services by others (unless requested otherwise) - Encroachment permit fees assumed/priced to be waived by Ivins City - No over-excavation of subgrade quoted. Pricing does include: scarification, moisture conditioning, and compaction of subgrade prior to placing UTBC - Bid and performance bond assumed/ not included			

This estimate is good for 30 days.

Total $62,043.32