
WEST POINT CITY CORPORATION

STORM DRAIN CAPITAL FACILITIES AND IMPACT FEE FACILITIES PLAN AMENDED 2023

MAYOR
ERIK CRAYTHORNE

SIGNATURE

DATE

CITY COUNCIL
*JERRY CHATTERTON
ANDY DAWSON
KENT HENDERSON
GARY PETERSEN
ANNETTE JUDD*

CITY ENGINEER
BOYD DAVIS, P.E.



JUNE 30, 2023

Prepared by:
GARDNER ENGINEERING

Table of Contents

SECTION PAGE

I. Narrative..... ii

Appendices

Exhibits Amended 2023

APPENDIX A
CAPITAL FACILITIES PLAN PROJECTS 2023
PROJECT OVERVIEW MAP
PER FOOT COST ESTIMATE - STORM DRAIN

Narrative

Recent experienced construction costs have proven to be greater than those estimated in the West Points City's Capital Facilities Plan and Impact Fee Facilities Plan (IFFP) adopted in 2021. The purpose of this Amendment is primarily to adjust estimated project costs so that the City's Impact Fee Analysis can also be modified. The modification will help the City to collect sufficient impact fees to pay for the actual cost of impact fee-eligible projects.

A secondary purpose for this Amendment is to update the City's Capital Facilities Plan by documenting changes to proposed projects priorities that the City would like to undertake during the next 10 years.

No changes in either existing or proposed levels of service have been made to the IFFP.

The following changes have been made to the City's IFFP through this 2023 Amendment.

SUMMARY OF AMENDED ITEMS

Item in 2021 IFFP	Page in 2021 IFFP PDF	Replaced by Amendment 2023	Page in 2023 Amendment PDF
Appendix A Capital facilities Plan Projects 2021	21	Appendix A Capital facilities Plan Projects 2023	2
Appendix A Per Foot Cost Estimate 2021	23-25	Appendix A Per Foot Cost Estimate 2023	3-5

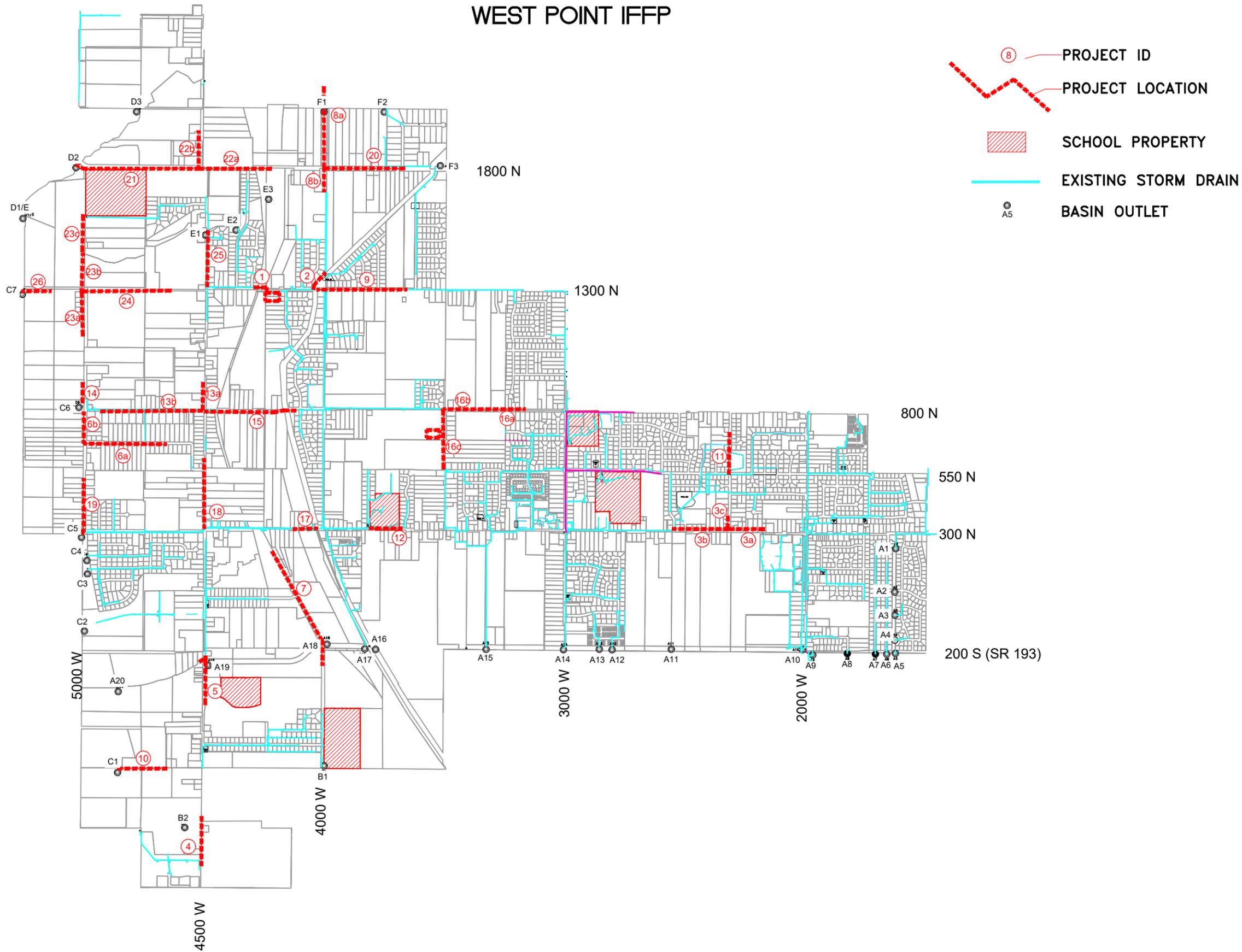
APPENDIX A

Projects

CAPITAL FACILITIES PLAN PROJECTS 2023

Priority Number	Location	Project Description	% Impact Fee Eligible	TOTAL ESTIMATED PROJECT COST						2023 Cost of Impact Fee Eligible Projects	Total cost	length	pipe size	
				2022-2027	2027-2032	2032-2037	2037-2042	2042-2047	2047-2052					2052-2057
1	1300 N (4150 West to 4300 W)	Connection to eliminate retention pond include siphon and piping	50%	\$68,225.01						\$34,112.51	\$68,225.01	400	15	
2	1300 N (west of canal to Existing 48" pipe)	Connect to existing 36" SD under canal tie to existing 48" SD	80%	\$106,767.61						\$85,414.09	\$106,767.61	480	36	
3a	300 North (west of 2000 West to 2300 West)	New Pipe needed to replace storm drain that flows in irrigation pipe	0%	\$139,008.46						\$0.00	\$139,008.46	815	15	
3b	300 North (2300 West to 2550 West)	New Pipe needed to replace storm drain that flows in irrigation pipe	0%	\$216,199.28						\$0.00	\$216,199.28	1220	18	
3c	2300 West	No Storm drain abandon side yard storm drain	0%	\$48,610.32						\$0.00	\$48,610.32	285	15	
4	4500 West (1000 S to 1100 S)	To be determined as land is developed	100%	\$209,592.19						\$209,592.19	\$209,592.19	1085	24	
9	1300 North (3625 West to Layton Canal)	Replace existing ditch with pipe	80%	\$442,640.72						\$354,112.58	\$442,640.72	1990	36	
6a	650 North (4675 West to 5000 West)	New Pipe needed abandon pipe that runs along lot lines Pipe-(165) this pipe is undersized.	0%		\$353,119.38					\$0.00	\$353,119.38	1828	24	
6b	5000 West (650 North to 800 North)	New Pipe needed to connect storm drain from 650 North	0%		\$135,220.77					\$0.00	\$135,220.77	700	24	
7	4200 West (300 N to 200 S)	For future roadway improvements	100%		\$496,195.07					\$496,195.07	\$496,195.07	2800	18	
8a	4000 West (1800 North to outfall)	No road developed at this time	60%		\$572,746.55					\$343,647.93	\$572,746.55	1800	48	
8b	4000 West	Verify there is an existing 48" pipe connect to	70%		\$123,964.11					\$86,774.88	\$123,964.11	520	42	
10	700 South (4700 W to Outfall)	To be determined as land is developed	100%			\$209,592.19				\$209,592.19	\$209,592.19	1085	24	
11	2300 West (550 North to 670 North)	No storm drain in roadway	20%			\$163,921.59				\$32,784.32	\$163,921.59	925	18	
12	300 North at West Point Elementary	Connect existing retention pond to storm drain system	0%			\$129,365.14				\$0.00	\$129,365.14	730	18	
13a	4500 West (875 N to 800 North)	New Pipe needed	80%			\$108,985.70				\$87,188.56	\$108,985.70	615	18	
13b	800 North (Canal to Existing 36" Pipe)	Replace existing pipes with 30" Pipe	80%			\$464,563.18				\$371,650.55	\$464,563.18	2250	30	
14	5000 West (850 North to 950 North)	New Pipe- replace ditch	100%				\$88,086.67			\$88,086.67	\$88,086.67	456	24	
15	800 North (4150 West to Canal)	Tie Paterson Estates development storm drain that runs in a ditch to canal need to pipe along roadway and under canal	80%				\$358,855.36			\$287,084.29	\$358,855.36	2025	18	
16a	800 North (3150 West to Church)	New pipe - replace ditch	95%				\$140,175.11			\$133,166.35	\$140,175.11	791	18	
16b	800 North (Church to 3500 W)	New pipe - replace ditch	95%				\$185,333.43			\$176,066.75	\$185,333.43	1008	21	
16c	3500 West to new detention pond	New pipe - replace ditch	95%				\$136,684.81			\$129,850.57	\$136,684.81	662	30	
16c	3500 West outlet of detention pond to 550 N	Pond is needed to reduce flows for connection to existing storm drain	95%				\$110,183.39			\$104,674.22	\$110,183.39	646	15	
17	New Pipe from 4050 W to 4100 W	Replace old pipe	0%				\$121,225.73			\$0.00	\$121,225.73	545	36	
18	4500 West (300 N to 600 North)	Replace existing 10" pipe it is under sized	70%					\$274,679.41		\$192,275.59	\$274,679.41	1550	18	
19	5000 West (300 North to 550 North)	New Pipe needed to replace ditch (North of 200 South pipe is undersized see model A19)	80%					\$238,568.07		\$190,854.45	\$238,568.07	1235	24	
20	1800 North (3675 West to 4000 West)	No curb and gutter storm water runs in ditch	70%					\$327,275.29		\$229,092.71	\$327,275.29	1780	21	
21	1800 North (4500 West to 5000 West)	Connect to the Howard Slough (combine 25-1 and 25-2)	100%					\$605,016.47		\$605,016.47	\$605,016.47	2720	36	
22a	1800 North (3900 West to 4500 West)	Collect flows east of canal (Part of subbasin D2-1) pipe under canal	100%						\$319,716.04	\$319,716.04	\$319,716.04	1600	27	
22b	4500 West (1800 N to 2000 N)	4500 West new pipe	100%						\$162,264.92	\$162,264.92	\$162,264.92	840	24	
23a	5000 West (925 N to 1300 N)	New Pipe- replace ditch	100%						\$190,274.94	\$190,274.94	\$190,274.94	985	24	
23b	5000 West (1300 North to Howard Slough)	New pipe - replace ditch	100%						\$187,288.19	\$187,288.19	\$187,288.19	842	36	
23c	5000 West (1750 N to Howard Slough)	New pipe - replace ditch	100%						\$159,367.33	\$159,367.33	\$159,367.33	825	24	
24	1300 North (4600 West to 5000 West)	New Pipe replace ditch (begin pipe approx 4750 west with 21" depending on development)	100%						\$407,783.24	\$407,783.24	\$407,783.24	1975	30	
25	4500 West (1300 N to 1550 N)	Existing pipe is undersized upsize to 30"	80%						\$240,499.79	\$192,399.83	\$240,499.79	1245	24	
26	1300 North (5100 West to outfall C7)	New pipe - replace ditch	100%						\$127,493.87	\$127,493.87	\$127,493.87	660	24	
				\$1,231,043.59	\$1,681,245.87	\$1,076,427.80	\$1,140,544.50	\$1,445,539.24	\$1,018,911.42	\$775,776.90	\$5,873,927.59	\$8,369,489.32		
						TOTAL=		\$8,369,489.32						

PROJECT OVERVIEW WEST POINT IFFP



-  PROJECT ID
-  PROJECT LOCATION
-  SCHOOL PROPERTY
-  EXISTING STORM DRAIN
-  BASIN OUTLET

Date:	3-22-21
Scale:	Custom
Designed:	KAN
Drafted:	KAN
Checked:	RC

Revisions	Description
Date	

PROJECT OVERVIEW
WEST POINT IFFP
PROJECT ADDRESS
CITY, COUNTY, UTAH



GARDNER ENGINEERING
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

R:\WEST POINT\STORM DRAIN IFFP\2019 DESIGN DWG WESTPOINTSTORMDRAIN2021_KAN.DWG

Per Foot Cost Estimate - Storm Drain

6/26/2023

12" RCP					
Description	Quantity	Quantity Per Foot of Pipe	Unit Price	Unit	Total Cost Per Foot of Pipe
12" RCP		1	\$ 85.00	LF	\$ 85.00
Catch Basins w/ Laterals	2 per 500 ft	0.004	\$ 3,500.00	EA	\$ 14.00
SD Manhole	1 per 500 ft	0.002	\$ 5,000.00	EA	\$ 10.00
Pipe Bedding Sand	Full Length - 6"D x 3'W	0.075		TON	\$ -
Granular Fill	50% Length - 6"D x 5'W	1.05		TON	\$ -
Asphalt Patch	50% Length - 4"D x 6'W	0.074925	\$ 100.00	TON	\$ 7.49
Signage and Flagging	1 Per 2000 ft	0.0005	\$ 3,500.00	LS	\$ 1.75
Engineering	8%				\$ 9.46
Construction Management	5%				\$ 5.91
Contingency	20%				\$ 23.65
Total					\$ 157.26

15" RCP					
Description	Quantity	Quantity Per Foot of Pipe	Unit Price	Unit	Total Cost Per Foot of Pipe
15" RCP		1	\$ 95.00	LF	\$ 95.00
Catch Basins w/ Laterals	2 per 500 ft	0.004	\$ 3,500.00	EA	\$ 14.00
SD Manhole	1 per 500 ft	0.002	\$ 5,000.00	EA	\$ 10.00
Pipe Bedding Sand	Full Length - 6"D x 3'W	0.075		TON	\$ -
Granular Fill	50% Length - 6"D x 5'W	1.05		TON	\$ -
Asphalt Patch	50% Length - 4"D x 6'W	0.074925	\$ 100.00	TON	\$ 7.49
Signage and Flagging	1 Per 2000 ft	0.0005	\$ 3,500.00	LS	\$ 1.75
Engineering	8%				\$ 10.26
Construction Management	5%				\$ 6.41
Contingency	20%				\$ 25.65
Total					\$ 170.56

18" RCP					
Description	Quantity	Quantity Per Foot of Pipe	Unit Price	Unit	Total Cost Per Foot of Pipe
18" RCP		1	\$ 100.00	LF	\$ 100.00
Catch Basins w/ Laterals	2 per 500 ft	0.004	\$ 3,500.00	EA	\$ 14.00
SD Manhole	1 per 500 ft	0.002	\$ 5,000.00	EA	\$ 10.00
Pipe Bedding Sand	Full Length - 6"D x 3'W	0.075	\$ -	TON	\$ -
Granular Fill	50% Length - 6"D x 5'W	1.05	\$ -	TON	\$ -
Asphalt Patch	50% Length - 4"D x 6'W	0.074925	\$ 100.00	TON	\$ 7.49
Signage and Flagging	1 Per 2000 ft	0.0005	\$ 3,500.00	LS	\$ 1.75
Engineering	8%				\$ 10.66
Construction Management	5%				\$ 6.66
Contingency	20%				\$ 26.65
Total					\$ 177.21

21" RCP					
Description	Quantity	Quantity Per Foot of Pipe	Unit Price	Unit	Total Cost Per Foot of Pipe
21" RCP		1	\$ 105.00	LF	\$ 105.00
Catch Basins w/ Laterals	2 per 500 ft	0.004	\$ 3,500.00	EA	\$ 14.00
SD Manhole	1 per 500 ft	0.002	\$ 5,000.00	EA	\$ 10.00
Pipe Bedding Sand	Full Length - 6"D x 3'W	0.075		TON	\$ -
Granular Fill	50% Length - 6"D x 5'W	1.05		TON	\$ -
Asphalt Patch	50% Length - 4"D x 6'W	0.074925	\$ 100.00	TON	\$ 7.49
Signage and Flagging	1 Per 2000 ft	0.0005	\$ 3,500.00	LS	\$ 1.75
Engineering	8%				\$ 11.06
Construction Management	5%				\$ 6.91
Contingency	20%				\$ 27.65
Total					\$ 183.86

24" RCP					
Description	Quantity	Quantity Per Foot of Pipe	Unit Price	Unit	Total Cost Per Foot of Pipe
24" RCP		1	\$ 110.00	LF	\$ 110.00
Catch Basins w/ Laterals	2 per 500 ft	0.004	\$ 4,000.00	EA	\$ 16.00
SD Manhole	1 per 500 ft	0.002	\$ 5,000.00	EA	\$ 10.00
Pipe Bedding Sand	Full Length - 6"D x 3'W	0.075		TON	\$ -
Granular Fill	50% Length - 6"D x 5'W	1.05		TON	\$ -
Asphalt Patch	50% Length - 4"D x 6'W	0.074925	\$ 100.00	TON	\$ 7.49
Signage and Flagging	1 Per 2000 ft	0.0005	\$ 3,500.00	LS	\$ 1.75
Engineering	8%				\$ 11.62
Construction Management	5%				\$ 7.26
Contingency	20%				\$ 29.05
Total					\$ 193.17

27" RCP					
Description	Quantity	Quantity Per Foot of Pipe	Unit Price	Unit	Total Cost Per Foot of Pipe
27" RCP		1	\$ 115.00	LF	\$ 115.00
Catch Basins w/ Laterals	2 per 500 ft	0.004	\$ 4,000.00	EA	\$ 16.00
SD Manhole	1 per 500 ft	0.002	\$ 5,000.00	EA	\$ 10.00
Pipe Bedding Sand	Full Length - 6"D x 3'W	0.075		TON	\$ -
Granular Fill	50% Length - 6"D x 5'W	1.05		TON	\$ -
Asphalt Patch	50% Length - 4"D x 6'W	0.074925	\$ 100.00	TON	\$ 7.49
Signage and Flagging	1 Per 2000 ft	0.0005	\$ 3,500.00	LS	\$ 1.75
Engineering	8%				\$ 12.02
Construction Management	5%				\$ 7.51
Contingency	20%				\$ 30.05
Total					\$ 199.82

30" RCP					
Description	Quantity	Quantity Per Foot of Pipe	Unit Price	Unit	Total Cost Per Foot of Pipe
30" RCP		1	\$ 120.00	LF	\$ 120.00
Catch Basins w/ Laterals	2 per 500 ft	0.004	\$ 4,000.00	EA	\$ 16.00
SD Manhole	1 per 500 ft	0.002	\$ 5,000.00	EA	\$ 10.00
Pipe Bedding Sand	Full Length - 6"D x 3'W	0.075		TON	\$ -
Granular Fill	50% Length - 6"D x 5'W	1.05		TON	\$ -
Asphalt Patch	50% Length - 4"D x 6'W	0.074925	\$ 100.00	TON	\$ 7.49
Signage and Flagging	1 Per 2000 ft	0.0005	\$ 3,500.00	LS	\$ 1.75
Engineering	8%				\$ 12.42
Construction Management	5%				\$ 7.76
Contingency	20%				\$ 31.05
Total					\$ 206.47

36" RCP					
Description	Quantity	Quantity Per Foot of Pipe	Unit Price	Unit	Total Cost Per Foot of Pipe
36" RCP		1	\$ 130.00	LF	\$ 130.00
Catch Basins w/ Laterals	2 per 500 ft	0.004	\$ 4,500.00	EA	\$ 18.00
SD Manhole	1 per 500 ft	0.002	\$ 5,000.00	EA	\$ 10.00
Pipe Bedding Sand	Full Length - 6"D x 3'W	0.075		TON	\$ -
Granular Fill	50% Length - 6"D x 5'W	1.05		TON	\$ -
Asphalt Patch	50% Length - 4"D x 6'W	0.074925	\$ 100.00	TON	\$ 7.49
Signage and Flagging	1 Per 2000 ft	0.0005	\$ 3,500.00	LS	\$ 1.75
Engineering	8%				\$ 13.38
Construction Management	5%				\$ 8.36
Contingency	20%				\$ 33.45
Total					\$ 222.43

42" RCP					
Description	Quantity	Quantity Per Foot of Pipe	Unit Price	Unit	Total Cost Per Foot of Pipe
42" RCP		1	\$ 140.00	LF	\$ 140.00
Catch Basins w/ Laterals	2 per 500 ft	0.004	\$ 4,500.00	EA	\$ 18.00
SD Manhole	1 per 500 ft	0.002	\$ 6,000.00	EA	\$ 12.00
Pipe Bedding Sand	Full Length - 6"D x 3'W	0.075		TON	\$ -
Granular Fill	50% Length - 6"D x 5'W	1.05		TON	\$ -
Asphalt Patch	50% Length - 4"D x 6'W	0.074925	\$ 100.00	TON	\$ 7.49
Signage and Flagging	1 Per 2000 ft	0.0005	\$ 3,500.00	LS	\$ 1.75
Engineering	8%				\$ 14.34
Construction Management	5%				\$ 8.96
Contingency	20%				\$ 35.85
Total					\$ 238.39

48" RCP					
Description	Quantity	Quantity Per Foot of Pipe	Unit Price	Unit	Total Cost Per Foot of Pipe
48" RCP		1	\$ 200.00	LF	\$ 200.00
Catch Basins w/ Laterals	2 per 500 ft	0.004	\$ 4,500.00	EA	\$ 18.00
SD Manhole	1 per 500 ft	0.002	\$ 6,000.00	EA	\$ 12.00
Pipe Bedding Sand	Full Length - 6"D x 3'W	0.075		TON	\$ -
Granular Fill	50% Length - 6"D x 5'W	1.05		TON	\$ -
Asphalt Patch	50% Length - 4"D x 6'W	0.074925	\$ 100.00	TON	\$ 7.49
Signage and Flagging	1 Per 2000 ft	0.0005	\$ 3,500.00	LS	\$ 1.75
Engineering	8%				\$ 19.14
Construction Management	5%				\$ 11.96
Contingency	20%				\$ 47.85
Total					\$ 318.19