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April 30, 2024

Mr. Nielson

Attached please find a cost analysis that I have performed for the Utility building located up Tollgate Canyon. I didn't feel that a full appraisal would be needed for the subject property, and I hope that this cost approach will be sufficient to meet your needs as well as the Summit County Council.

The cost approach was based on Marshall and Swift Cost Estimator which is a very popular and well-known Cost service used by most if not all appraisers as well as insurance companies. I have inspected the property and concluded that the subject is a class S light industrial utility building. I have provided copies of the pages that I used out of the Marshall and Swift Cost Estimator book, these pages will indicate the price per square foot that was used, the depreciation as well as the regional and local multipliers that will bring the cost per square foot to local value.

If you should have any further questions feel free to reach out to me at the number or email listed below.

Sincerely,



Kenny R Jacobson

Commercial Appraiser
Summit County Assessor's Office
P.O. Box 128 Coalville, UT 84017
435-336-3138
kjacobson@summitcounty.org



SA-143-3-A-1 Tollgate HOA Building









The subject is a 30'x50' Class S Steel building that was constructed in 2016. As noted from the Google Earth map below, the date of the map is July 8, 2016, and you can see that the subject had footings and foundation installed.



Class S buildings are characterized by incombustible construction materials and prefabricated structural members. The exterior walls may be steel studs or an open-steel-skeleton frame with exterior single or sandwich wall coverings of prefabricated panels or sheet siding. Roofs are supported on Steel joists or beams¹.

The subject is a light commercial utility building, it is of low-cost construction (light steel frame with siding), unfinished dirt floor, no electrical service, it does have a small radiant gas heater. Marshall and Swift Cost estimator indicates this type of building today would cost \$19.90 per S.F. See next page for Marshall and Swift Cost estimator breakdown.

¹ Marshall and Swift Cost Estimator Section 1 Page 9 (Feb 2023)

CALCULATOR METHOD

LIGHT COMMERCIAL UTILITY BUILDINGS (471)

CLASS	TYPE	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING & PLUMBING	HEAT	Sq. M.	COST Cu. Ft.	Sq. Ft.
C	Good	Concrete block, low-cost brick, wood rafters, overhead doors	Small office area, light floor, few extras	Good lighting, water service, few fixtures	Electric wall heaters	548.06	5.10	51.00
	Average	Concrete block, light roof, windows	Unfinished, concrete or asphalt floor, some partitioning	Adequate lighting and water outlets	None	302.88	3.65	35.50
D	Good	Heavy wood frame, siding or stucco, overhead doors	Small office area, light floor, few extras	Good lighting, water service, few fixtures	Electric wall heaters	452.00	4.20	42.00
	Average	Open wood frame, exposed siding or stucco, windows	Unfinished, concrete or asphalt floor, some partitioning	Adequate lighting and water outlets	None	301.39	2.80	28.00
	Low cost	Wood frame, board siding	Unfinished, cheap slab/asphalt	Minimum electric service	None	214.20	1.99	19.99
D POLE	Good	Good pole frame, color siding, overhead doors, some trim	Small office area, light floor, few extras	Good lighting, water service, few fixtures	Electric wall heaters	392.88	3.65	36.50
	Average	Pre-engineered pole frame, metal siding, windows	Unfinished, concrete or asphalt floor, some partitioning	Adequate lighting and water outlets	None	261.02	2.43	24.25
	Low cost	Light pole frame, metal siding	Unfinished, cheap slab/asphalt	Minimum electric service	None	184.60	1.72	17.15
S	Good	Good frame, color siding, overhead doors, some trim	Small office area, light floor, few extras	Good lighting, water service, few fixtures	Electric wall heaters	435.94	4.05	40.50
	Average	Pre-engineered frame, metal siding, windows	Unfinished, concrete or asphalt floor, some partitioning	Adequate lighting and water outlets	None	266.01	2.75	27.50
	Low cost	Light steel frame/siding	Unfinished, cheap slab/asphalt	Minimum electric service	None	214.20	1.99	19.99
S SLANT WALL	Good	Good slant frame, color siding, overhead doors, some trim	Small office area, light floor, few extras	Good lighting, water service, few fixtures	Electric wall heaters	403.65	3.75	37.50
	Average	Pre-engineered frame, metal siding, end windows	Unfinished, concrete or asphalt floor, some partitioning	Adequate lighting and water outlets	None	274.48	2.55	25.50
	Low cost	Light steel slant frame, siding	Unfinished, cheap slab/asphalt	Minimum electric service	None	198.06	1.84	18.40

TOOLSHED BUILDINGS (456)

C	Good	Cheap block, windows, hip or gable roof	Unfinished, good slab	One or two lights and outlets, no plumbing	None	382.12	3.55	35.50
D	Good	Good siding and windows, hip or gable roof	Some wainscot, good concrete slab	One or two lights and outlets, no plumbing	None	320.23	2.88	29.75
	Average	Board or metal on exposed studs, windows, gable roof	Unfinished interior, light slab or board floor	None	None	197.52	1.84	18.35
	Low cost	Low-cost board siding on box frame, few openings	Unfinished interior, dirt floor	None	None	121.63	1.13	11.30

NOTES: For secure and light prefabricated storage buildings, see Page 25.

For very small shed structures that are not included in the Floor Area/Perimeter multiplier table (page 60), you must enter the table by factoring the floor area and perimeter to a ratio that is published. See the example to the right.

For other small prefabricated buildings, see Section 64.

EXAMPLE: Good Class D pumphouse tool shed, 10' x 10' x 6' high. Cost are for example

purposes only.	Base cost:	=	20.95
	Height factor:(8 ft.) pg 60	=	.063
Floor area: 10' x 10'	Floor area/perim. mult.:	=	1.844
Published table: @ 500 - 100 (area)	Refined sq. ft. cost:	=	37.25
Perimeter: 40'	100 sq. ft. x \$37.25	=	3725.00
Multiplier: 500 sq. ft. @ 200' perim.		=	1.844

Next, we need to look at what regional cost adjustments would be as well as current cost multipliers and depreciation.

The life expectancy of the subject building is between 20 and 25 years. See table below from Marshall and Swift Cost Estimator.

LIFE EXPECTANCY GUIDELINES

SECTION 97 PAGE 15
December 2022

TYPICAL BUILDING LIVES

OCCUPANCY	CLASS	A	B	C	D	S	OCCUPANCY	CLASS	A	B	C	D	S
SECTIONS 17 & 47, FARM BUILDINGS (Continued)							SECTIONS 17 & 47, COMMERCIAL SHEDS AND UTILITY BUILDINGS (Continued)						
Utility storage/loafing sheds, good					20		Lumber storage buildings, good					25	25
average					15		average					20	20
low cost				15	10	10	low cost					15	15
Vegetable storage buildings, good						35	Lumber storage sheds, good					25	20
low cost and fair						30	low cost and average					15	15
Grain elevator facilities				60		55	Manufacturing, light commercial, good					30	35
Silos					30	25	average					25	30
bunker silos, good					25	20	low cost					20	25
average					20	15	Material storage buildings, good					30	25
low cost					15	10	average					25	20
Shelters, misc. sheds and prefab. outbuildings, good						20	Material storage sheds, average					25	20
average						15	low cost					20	15
low cost						10	Material shelters, good					30	30
COMMERCIAL SHEDS AND UTILITY BUILDINGS							SECTIONS 18 & 48, ELEMENTARY AND SECONDARY SCHOOLS						
Bag fertilizer storage, average					30	30	Schools, Complete plans,						
Boat storage buildings, good						30	Daycare centers, good and excellent			45	40	35	35
average						25	low cost and average		45	45	40	35	35
low cost						20	Elementary, good and excellent		50	50	45	40	40
Boat storage sheds, good						20	average		45	45	45	40	40
low cost and average						15	low cost					40	35
Bulk fertilizer storage, average					35	30	Intermediate (junior high), good and excellent			50	50	45	40
Bulk oil storage, average						30	average		45	45	45	40	40
Cold storage buildings, good					40	35	low cost					40	35
average					35	30	High and alternative schools, good and excellent			50	50	45	40
low cost						25	average		45	45	45	40	40
Commodity warehouse, light commercial, good						35	low cost					40	35
average						30	Vocational schools, good and excellent					50	50
low cost						25	average					45	40
Controlled atmosphere storage, average					35	30	low cost					40	35
Cotton gin buildings, average						30	Administration buildings, excellent			55	55	50	45
low cost						25	good			50	50	45	40
Dehydrator buildings, average						35	average			45	45	45	40
Equipment shop buildings, good						35	low cost					40	35
average						30	Bookstores, good					45	40
low cost						25	average					45	40
Equipment sheds, good						30	low cost					40	35
average						25	Classrooms and special learning, good and excellent					50	50
low cost						20	low cost and average					45	40
Flathouse storage buildings, good						45	cheap					35	30
average						40	Laboratories, good and excellent					50	50
low cost						35	low cost and average					45	40
Golf cart storage buildings, good						35	low cost and average					45	40
average						30	Lecture, good and excellent					50	50
Golf starter booths, excellent						40	low cost and average					45	40
good						35	cheap					35	30
average						25	low cost and average					45	40
low cost						20	low cost and average					45	40
Greenhouses, straight wall, very good and excellent						40	cheap					35	30
good						35	low cost and average					45	40
average						20	low cost and average					45	40
fair						15	low cost and average					45	40
cheap and low cost						10	low cost and average					45	40
hoop structures, very good						35	low cost and average					45	40
good						30	low cost and average					45	40
average						20	low cost and average					45	40
fair						15	low cost and average					45	40
cheap and low cost						10	low cost and average					45	40
Lath shade houses, average						20	low cost and average					45	40
shade shelters, low cost and average						10	low cost and average					45	40

MARSHALL VALUATION SERVICE
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We need to look at depreciation as the subject is roughly 8 years old. The table below shows that the depreciation for the subject at 8 years old to be between 17% and 20% depending on the quality. For the purposes of this report, I have concluded at 18%.

DEPRECIATION

Life-Cycle Depreciation Table 1 (Low finish Type Buildings)

The Life-Cycle depreciation tables are based on framing type and building or occupancy attended usage.
Low finish type buildings would consist of those occupancies with very low interior finishes such as a parking ramps, light and heavy commercial / industrial buildings, airplane hangers, and warehousing

Framing Type D					
Age	Excel	Good	Avg	Poor	V-Poor
1	1	1	4	4	5
2	5	5	9	8	10
3	7	8	12	13	15
4	9	10	14	16	18
5	11	12	15	18	18
6	12	13	17	20	21
7	13	14	18	22	24
8	14	15	19	24	28
9	15	16	20	25	32
10	15	17	20	26	33
11	16	17	21	27	34
12	16	18	22	28	35
13	17	19	23	29	36
14	17	19	23	30	37
15	18	19	23	31	37
16	18	20	24	31	38
17	19	20	24	32	39
18	19	21	24	33	39
19	19	21	25	33	40
20	20	21	25	34	40
21	20	22	26	35	41
22	20	22	26	35	41
23	21	22	26	36	42
24	21	23	27	36	42
25	21	23	27	36	43
26	21	23	27	37	43
27	22	23	27	37	44
28	22	24	28	38	44
29	22	24	28	38	44
30	22	24	28	39	45
31	23	24	28	39	45
32	23	25	29	39	45
33	23	25	29	40	46
34	23	25	29	40	46
35	23	25	29	40	46
36	24	25	29	41	47
37	24	26	30	41	47
38	24	26	30	41	47
39	24	26	30	41	47
40	24	26	30	42	48
41	24	26	30	42	48
42	25	26	30	42	48
43	25	27	31	43	48
44	25	27	31	43	49
45	25	27	31	43	49
46	25	27	31	43	49
47	25	27	31	44	49
48	25	27	31	44	50
49	26	27	32	44	50
50	26	28	32	44	50

Framing Type C & S					
Age	Excel	Good	Avg	Poor	V-Poor
1	0	1	3	4	5
2	5	5	8	6	9
3	7	8	10	10	14
4	9	10	12	13	16
5	11	12	13	16	22
6	12	13	15	17	24
7	13	14	16	19	25
8	14	15	17	20	26
9	14	15	17	21	27
10	15	16	18	22	28
11	16	17	19	23	29
12	16	17	19	24	30
13	17	18	20	25	30
14	17	18	20	26	31
15	18	19	21	26	32
16	18	19	21	27	32
17	19	20	21	28	33
18	19	20	22	28	33
19	19	20	22	29	34
20	20	21	22	29	34
21	20	21	23	30	35
22	20	21	23	30	35
23	21	22	23	31	35
24	21	22	24	31	36
25	21	22	24	32	36
26	21	23	24	32	36
27	22	23	24	32	37
28	22	23	25	33	37
29	22	23	25	33	37
30	22	24	25	33	38
31	22	24	25	34	38
32	23	24	26	34	38
33	23	24	26	34	38
34	23	24	26	35	39
35	23	25	26	35	39
36	23	25	26	35	39
37	24	25	26	35	39
38	24	25	27	36	40
39	24	25	27	36	40
40	24	25	27	36	40
41	24	26	27	36	40
42	24	26	27	37	41
43	25	26	27	37	41
44	25	26	28	37	41
45	25	26	28	37	41
46	25	26	28	38	41
47	25	27	28	38	42
48	25	27	28	38	42
49	25	27	28	38	42
50	26	27	28	38	42

Framing Type A & B					
Age	Excel	Good	Avg	Poor	V-Poor
1	0	0	1	2	4
2	4	4	6	7	9
3	7	7	9	11	13
4	8	9	11	13	16
5	10	11	12	14	16
6	11	12	13	16	20
7	12	13	14	17	21
8	13	14	15	18	22
9	13	15	16	18	24
10	14	15	17	20	25
11	14	16	17	20	25
12	15	17	18	21	26
13	15	17	18	22	27
14	16	18	19	22	28
15	16	18	19	23	28
16	17	19	20	23	29
17	17	19	20	24	30
18	17	19	20	24	30
19	18	20	21	25	31
20	18	20	21	25	31
21	18	21	22	25	32
22	18	21	22	26	32
23	19	21	22	26	32
24	19	21	22	26	33
25	19	22	23	27	33
26	19	22	23	27	34
27	20	22	23	27	34
28	20	22	23	27	34
29	20	23	24	28	35
30	20	23	24	28	35
31	21	23	24	28	35
32	21	23	24	28	36
33	21	24	24	29	36
34	21	24	25	29	36
35	21	24	25	29	36
36	21	24	25	29	37
37	22	24	25	30	37
38	22	25	25	30	37
39	22	25	26	30	37
40	22	25	26	30	38
41	22	25	26	30	38
42	22	25	26	30	38
43	22	25	26	31	38
44	23	26	26	31	39
45	23	26	27	31	39
46	23	26	27	31	39
47	23	26	27	31	39
48	23	26	27	32	39
49	23	26	27	32	40
50	23	26	27	32	40

Regional multipliers for the area have been decreasing since building materials peaked during covid in 2020. At their high point in 2020 multipliers for building materials skyrocketed to 1.497. Since that time multipliers have diminished and as of July of 2023 they had leveled off and we're back to 1.00. No Regional multiplier was applied as they were at 1.00 for 2023. See table below.

COMPARATIVE COST MULTIPLIERS

WESTERN DISTRICT – MOUNTAIN CITIES

BUILDING CLASSES	INDEX	CURRENT QUARTER																				
		07/2023	04/2023	01/2023	10/2022	07/2022	04/2022	01/2022	10/2021	07/2021	04/2021	01/2021	10/2020	07/2020	04/2020	01/2020	10/2019	07/2019	04/2019	01/2019	10/2018	
BILLINGS, MT																						
A. Prefinished steel frame	4423.6	1.000	1.024	1.015	1.023	1.019	1.022	1.133	1.162	1.218	1.343	1.343	1.362	1.355	1.330	1.336	1.403	1.437	1.371	1.387	1.387	1.387
B. Reinforced concrete frame	4108.9	1.000	1.014	1.013	1.024	1.013	1.016	1.112	1.126	1.143	1.210	1.245	1.289	1.259	1.243	1.244	1.312	1.358	1.373	1.359	1.351	1.353
C. Masonry bearing walls	4323.9	1.000	1.024	0.999	0.983	0.992	1.003	1.001	1.084	1.096	1.223	1.233	1.261	1.268	1.311	1.313	1.378	1.329	1.328	1.307	1.307	1.307
D. Wood frame	4145.9	1.000	0.995	0.987	0.994	0.979	1.011	1.037	1.082	1.073	1.219	1.227	1.262	1.268	1.314	1.319	1.332	1.332	1.320	1.307	1.307	1.308
S. Metal frame and walls	3367.3	1.000	1.002	0.994	0.966	0.965	1.029	1.100	1.138	1.138	1.252	1.210	1.301	1.334	1.349	1.359	1.374	1.376	1.373	1.351	1.352	1.352
GREAT FALLS, MT																						
A. Prefinished steel frame	4272.5	1.000	1.030	1.009	1.018	1.041	1.039	1.141	1.175	1.295	1.308	1.329	1.339	1.369	1.367	1.352	1.357	1.366	1.352	1.369	1.359	1.374
B. Reinforced concrete frame	4224.1	1.000	1.036	1.014	1.018	1.019	1.012	1.125	1.130	1.253	1.203	1.201	1.220	1.201	1.220	1.212	1.259	1.273	1.313	1.287	1.278	1.278
C. Masonry bearing walls	4270.9	1.000	1.024	0.998	0.998	1.003	1.006	1.044	1.083	1.227	1.204	1.250	1.261	1.340	1.342	1.345	1.341	1.344	1.348	1.356	1.356	1.356
D. Wood frame	4044.5	1.000	0.998	0.989	0.985	0.997	1.025	1.112	1.060	1.203	1.211	1.211	1.218	1.252	1.263	1.252	1.348	1.344	1.348	1.353	1.353	1.353
S. Metal frame and walls	3910.6	1.000	1.002	0.996	0.987	0.999	1.010	1.113	1.114	1.232	1.209	1.311	1.330	1.364	1.371	1.371	1.357	1.363	1.367	1.370	1.370	1.385
CASPER, WY																						
A. Prefinished steel frame	4403.3	1.000	1.014	1.020	1.019	1.030	1.003	1.149	1.179	1.253	1.348	1.366	1.430	1.442	1.453	1.456	1.456	1.479	1.483	1.462	1.474	1.474
B. Reinforced concrete frame	4103.7	1.000	1.004	1.005	1.004	1.012	1.019	1.121	1.124	1.158	1.261	1.281	1.341	1.353	1.372	1.372	1.353	1.367	1.379	1.378	1.378	1.378
C. Masonry bearing walls	4216.0	1.000	1.036	0.988	0.979	0.976	1.003	1.049	1.089	1.226	1.209	1.225	1.301	1.330	1.342	1.345	1.351	1.350	1.351	1.359	1.359	1.359
D. Wood frame	4070.6	1.000	0.989	0.977	0.964	0.964	1.013	1.093	1.095	1.081	1.167	1.156	1.337	1.336	1.352	1.352	1.351	1.361	1.353	1.358	1.358	1.358
S. Metal frame and walls	3054.1	1.000	0.996	0.990	0.974	0.973	1.067	1.103	1.106	1.138	1.203	1.281	1.354	1.389	1.401	1.403	1.418	1.414	1.404	1.390	1.370	1.350
CHEYENNE, WY																						
A. Prefinished steel frame	4518.3	1.000	1.022	1.009	1.013	1.049	1.069	1.149	1.210	1.294	1.342	1.341	1.365	1.366	1.378	1.383	1.397	1.401	1.383	1.386	1.386	1.386
B. Reinforced concrete frame	4327.8	1.000	1.016	1.004	1.008	1.043	1.051	1.126	1.148	1.237	1.252	1.269	1.341	1.361	1.366	1.372	1.353	1.363	1.364	1.354	1.354	1.354
C. Masonry bearing walls	4311.0	1.000	0.997	0.988	0.981	0.983	1.006	1.065	1.087	1.185	1.248	1.248	1.323	1.344	1.351	1.359	1.370	1.359	1.370	1.359	1.341	1.341
D. Wood frame	4169.7	1.000	0.991	0.978	0.968	0.973	1.006	1.091	1.090	1.172	1.244	1.248	1.333	1.353	1.364	1.372	1.352	1.357	1.361	1.353	1.353	1.353
S. Metal frame and walls	4109.4	1.000	0.999	0.994	0.963	0.967	1.083	1.137	1.108	1.217	1.282	1.384	1.354	1.378	1.379	1.367	1.397	1.398	1.376	1.370	1.370	1.370
SALT LAKE CITY, UT																						
A. Prefinished steel frame	5090.2	1.000	1.016	1.007	1.009	1.040	1.094	1.154	1.293	1.303	1.412	1.416	1.496	1.501	1.505	1.520	1.546	1.574	1.547	1.558	1.558	1.558
B. Reinforced concrete frame	2717.1	1.000	1.008	1.002	1.009	1.036	1.106	1.146	1.152	1.241	1.289	1.302	1.375	1.418	1.418	1.432	1.456	1.458	1.441	1.447	1.455	1.455
C. Masonry bearing walls	4316.0	1.000	1.001	0.987	0.987	1.008	1.065	1.120	1.097	1.201	1.247	1.247	1.307	1.308	1.312	1.347	1.387	1.388	1.412	1.434	1.457	1.455
D. Wood frame	4369.8	1.000	0.999	0.975	0.969	0.974	1.000	1.108	1.092	1.182	1.211	1.211	1.302	1.306	1.304	1.408	1.422	1.421	1.425	1.431	1.431	1.431
S. Metal frame and walls	4315.0	1.000	0.999	0.975	0.969	0.974	1.000	1.108	1.092	1.182	1.211	1.211	1.302	1.306	1.304	1.408	1.422	1.421	1.425	1.431	1.431	1.431
DENVER, CO																						
A. Prefinished steel frame	4239.4	1.000	1.014	1.012	1.013	1.026	1.087	1.155	1.211	1.273	1.315	1.324	1.356	1.378	1.383	1.397	1.431	1.445	1.449	1.477	1.480	1.480
B. Reinforced concrete frame	4429.5	1.000	1.005	1.004	1.003	1.016	1.102	1.145	1.145	1.215	1.264	1.264	1.303	1.312	1.328	1.338	1.358	1.358	1.367	1.373	1.366	1.366
C. Masonry bearing walls	4454.1	1.000	0.995	0.989	0.983	0.989	1.079	1.123	1.091	1.193	1.219	1.219	1.302	1.307	1.323	1.335	1.354	1.362	1.367	1.374	1.360	1.360
D. Wood frame	4386.3	1.000	0.993	0.984	0.973	0.974	1.073	1.098	1.095	1.153	1.211	1.211	1.297	1.316	1.328	1.342	1.364	1.364	1.378	1.385	1.385	1.385
S. Metal frame and walls	4148.5	1.000	0.995	0.989	0.971	0.972	1.072	1.119	1.123	1.202	1.239	1.258	1.331	1.341	1.355	1.358	1.351	1.403	1.408	1.419	1.429	1.429
GRAND JUNCTION, CO																						
A. Prefinished steel frame	4271.0	1.000	0.995	1.005	1.003	1.029	1.084	1.139	1.168	1.205	1.312	1.313	1.364	1.423	1.429	1.429	1.433	1.437	1.459	1.462	1.491	1.491
B. Reinforced concrete frame	4364.5	1.000	0.987	0.979	0.973	0.976	1.027	1.103	1.108	1.214	1.264	1.312	1.355	1.384	1.383	1.382	1.353	1.373	1.391	1.391	1.391	1.391
C. Masonry bearing walls	4362.9	1.000	0.980	0.984	0.977	0.989	1.076	1.123	1.115	1.191	1.268	1.264	1.325	1.358	1.358	1.354	1.354	1.353	1.376	1.369	1.369	1.369
D. Wood frame	4321.5	1.000	0.973	0.974	0.963	0.967	1.057	1.115	1.096	1.153	1.260	1.260	1.311	1.308	1.308	1.355	1.371	1.389	1.391	1.391	1.391	1.391
S. Metal frame and walls	4155.4	1.000	0.977	0.961	0.967	0.987	1.082	1.132	1.140	1.195	1.314	1.315	1.366	1.405	1.405	1.407	1.410	1.419	1.431	1.418	1.418	1.435
ALBUQUERQUE, NM																						
A. Prefinished steel frame	4384.7	1.000	1.008	1.002	1.018	1.036	1.096	1.152	1.248	1.371	1.408	1.422	1.430	1.435	1.419	1.408	1.443	1.437	1.430	1.443	1.452	1.452
B. Reinforced concrete frame	4027.8	1.000	1.003	0.999	1.010	1.028	1.104	1.145	1.168	1.214	1.262	1.311	1.353	1.383	1.347	1.335	1.351	1.353	1.363	1.365	1.367	1.370
C. Masonry bearing walls	4096.1	1.000	0.994	0.982	0.985	0.991	1.079	1.127	1.099	1.201	1.203	1.314	1.337	1.341	1.338	1.329	1.344	1.353	1.350	1.370	1.369	1.369
D. Wood frame	3997.9	1.000	0.990	0.973	0.970	0.978	1.069	1.098	1.093	1.112	1.191	1.191	1.260	1.264	1.264	1.348	1.354	1.351	1.357	1.355	1.352	1.352
S. Metal frame and walls	3711.5	1.000	0.983	0.976	0.970	0.991	1.079	1.122	1.129	1.202	1.334	1.317	1.370	1.373	1.368	1.357	1.368	1.376	1.369	1.369	1.369	1.381
SANTA FE, NM																						
A. Prefinished steel frame	4463.6	1.000	1.008	1.005	1.003	1.024	1.085	1.131	1.161	1.217	1.309	1.309	1.368	1.376	1.384	1.400	1.417	1.410	1.407	1.439	1.434	1.434
B. Reinforced concrete frame	4088.5	1.000	1.000	0.998	1.002	1.024	1.085	1.132	1.160	1.212	1.262	1.272	1.296	1.312	1.318	1.333	1.340	1.351	1.340	1.336	1.336	1.336
C. Masonry bearing walls	4196.5	1.000	0.995	0.987	0.979	0.991	1.079	1.116	1.099	1.203	1.241	1.241	1.289	1.302	1.318	1.324	1.338	1.335	1.320	1.312	1.312	1.312
D. Wood frame	4118.2	1.000	0.989	0.977	0.964	0.971	1.058	1.113	1.081	1.093	1.206	1.206	1.266	1.264	1.264	1.348	1.354	1.351	1.352	1.352	1.352	1.352
S. Metal frame and walls	3637.9	1.000	0.995	0.984	0.955	0.959	1.071	1.113	1.112	1.135	1.275	1.269	1.326	1.342								

LOCAL MULTIPLIERS

Apply to costs brought up-to-date from preceding pages. Do not apply to Section 98 or any other indexes.

UNITED STATES

CLASS	A	B	C	D	S	CLASS	A	B	C	D	S	CLASS	A	B	C	D	S
RHODE ISLAND						TEXAS (Continued)						WASHINGTON					
Newport	1.10	1.11	1.12	1.11	1.09	Laredo	0.77	0.79	0.79	0.78	0.78	Bellingham	1.13	1.16	1.15	1.14	1.16
Providence	1.07	1.08	1.09	1.06	1.05	Longview	0.93	0.94	0.94	0.93	0.93	Clallam County	1.13	1.17	1.16	1.15	1.16
Wanwick	1.13	1.14	1.15	1.16	1.13	Lubbock	0.88	0.88	0.89	0.88	0.90	Everett	1.17	1.23	1.19	1.21	1.22
SOUTH CAROLINA						Marshall	0.89	0.91	0.89	0.92	0.90	Island County	1.15	1.20	1.19	1.19	1.21
Anderson	0.92	0.91	0.91	0.91	0.91	Midland	0.85	0.86	0.87	0.87	0.85	Kitsap County	1.13	1.19	1.17	1.17	1.17
Charleston	0.91	0.92	0.89	0.90	0.91	Odessa	0.89	0.89	0.92	0.90	0.89	Longview	1.12	1.13	1.13	1.09	1.14
Columbia	0.90	0.92	0.93	0.92	0.92	Port Arthur	0.87	0.87	0.90	0.91	0.87	Olympia	1.15	1.20	1.21	1.21	1.21
Florence	0.92	0.89	0.89	0.89	0.89	San Angelo	0.82	0.84	0.83	0.85	0.82	Pasco (Tri-cities)	1.11	1.13	1.11	1.12	1.14
Greenville	0.93	0.94	0.92	0.89	0.90	San Antonio	0.83	0.85	0.85	0.83	0.83	Seattle	1.17	1.23	1.21	1.21	1.22
Myrtle Beach	0.94	0.93	0.92	0.92	0.94	Texas City	0.92	0.89	0.91	0.90	0.90	Spokane	1.10	1.14	1.12	1.09	1.14
Rock Hill	0.93	0.90	0.91	0.91	0.92	Tyler	0.87	0.88	0.88	0.89	0.87	Tacoma	1.17	1.21	1.21	1.21	1.22
Spartanburg	0.91	0.91	0.91	0.92	0.91	Victoria	0.79	0.80	0.80	0.81	0.79	Vancouver	1.12	1.13	1.12	1.10	1.12
SOUTH DAKOTA						Waco	0.88	0.85	0.86	0.87	0.88	Walla Walla	1.11	1.11	1.10	1.11	1.11
Aberdeen	0.92	0.97	0.95	0.94	0.95	Wichita Falls	0.88	0.89	0.87	0.89	0.87	Wenatchee	1.08	1.11	1.08	1.09	1.10
Brookings	0.92	0.97	0.95	0.94	0.96	UTAH						Yakima	1.10	1.11	1.11	1.10	1.12
Huron	0.91	0.98	0.95	0.94	0.95	1.01	1.04	1.02	1.03	1.01	WEST VIRGINIA						
Mitchell	0.93	0.98	0.95	0.93	0.95	Cedar City	0.93	0.99	0.96	0.98	0.95	1.04	1.03	1.02	1.03	1.04	
Pierre	0.92	0.95	0.95	0.92	0.93	Ogden	1.05	1.05	1.05	1.07	1.05	Bluefield	1.06	1.05	1.04	1.05	1.05
Rapid City	0.94	0.98	0.98	0.95	0.95	Orem	1.04	1.06	1.03	1.05	1.04	Charleston	1.03	1.03	1.03	1.02	1.04
Sioux Falls	0.91	0.99	0.97	0.97	0.96	Provo	1.04	1.05	1.03	1.05	1.04	Clarksburg	1.05	1.04	1.02	1.03	1.02
Vermillion	0.93	0.95	0.94	0.93	0.95	Salt Lake City	1.07	1.08	1.06	1.05	1.06	Fairmont	1.05	1.04	1.04	1.04	1.02
Watertown	0.91	0.97	0.95	0.93	0.95	St. George	0.93	0.98	0.95	0.97	0.94	Huntington	1.03	1.03	1.02	1.02	1.04
Yankton	0.92	0.96	0.93	0.93	0.94	VERMONT						Morgantown	1.05	1.03	1.01	1.03	1.02
TENNESSEE						1.00	1.01	1.04	1.01	0.99	Parkersburg	1.01	1.00	1.00	1.00	1.01	
Bristol	0.92	0.93	0.91	0.91	0.92	Barre	1.00	1.01	1.05	1.00	0.99	Wheeling	1.00	1.01	1.02	1.01	1.02
Chattanooga	0.95	0.97	0.94	0.95	0.99	Brattleboro	1.00	1.02	1.01	1.00	1.00	WISCONSIN					
Columbia	0.90	0.92	0.89	0.87	0.88	Burlington	1.02	1.01	1.04	1.02	1.01	1.04	1.05	1.05	1.05	1.03	1.01
Jackson	0.90	0.90	0.90	0.90	0.91	Montpelier	1.00	1.01	1.05	1.01	0.99	Beloit	1.05	1.05	1.08	1.07	1.03
Johnson City	0.91	0.89	0.86	0.86	0.88	Rutland	1.00	1.02	1.04	1.02	0.97	Eau Claire	1.02	1.07	1.05	1.04	1.05
Kingsport	0.95	0.94	0.93	0.92	0.94	VIRGINIA						Fond du Lac	1.01	1.02	1.00	1.01	0.98
Knoxville	0.91	0.92	0.91	0.92	0.93	0.96	0.96	0.96	0.96	0.95	Green Bay	1.01	1.03	1.03	1.02	1.02	
Memphis	0.93	0.95	0.93	0.93	0.93	Alexandria	1.03	1.07	1.03	1.00	1.02	Janesville	1.02	1.05	1.05	1.05	1.01
Nashville	0.95	0.95	0.93	0.94	0.95	Arlington	1.04	1.07	1.04	1.01	1.01	Kenosha	1.10	1.10	1.12	1.08	1.10
TEXAS						Charlottesville	0.91	0.93	0.93	0.92	0.92	La Crosse	1.04	1.06	1.04	1.06	1.05
Abilene	0.88	0.88	0.89	0.89	0.88	Chesapeake	0.93	0.94	0.93	0.93	0.92	Madison	1.04	1.07	1.05	1.07	1.04
Amarillo	0.88	0.90	0.92	0.91	0.92	Danville	0.95	0.92	0.90	0.91	0.93	Manitowoc	1.03	1.06	1.05	1.08	1.05
Austin	0.88	0.87	0.85	0.85	0.86	Fredericksburg	1.00	1.03	1.01	1.00	1.01	Milwaukee	1.05	1.05	1.05	1.07	1.05
Baytown	0.91	0.87	0.89	0.89	0.90	Hampton	0.93	0.93	0.95	0.95	0.95	Oshkosh	1.02	1.02	1.02	1.02	1.01
Beaumont	0.89	0.89	0.91	0.91	0.89	Lynchburg	0.93	0.92	0.91	0.92	0.93	Racine	1.05	1.07	1.07	1.05	1.05
Cameron County	0.78	0.80	0.79	0.78	0.79	Newport News	0.93	0.95	0.95	0.95	0.95	Sheboygan	1.04	1.05	1.05	1.04	1.04
Corpus Christi	0.85	0.87	0.89	0.88	0.89	Norfolk	0.94	0.95	0.94	0.93	0.94	Superior	1.06	1.10	1.09	1.05	1.09
Dallas	0.93	0.93	0.94	0.94	0.92	Petersburg	0.94	0.98	0.96	0.96	0.90	Wausau	1.02	1.03	1.02	1.02	1.00
El Paso	0.87	0.89	0.89	0.89	0.88	Portsmouth	0.93	0.94	0.93	0.93	0.92	WYOMING					
Fort Worth	0.91	0.92	0.92	0.92	0.90	Richmond	0.98	1.02	0.99	1.00	1.01	0.97	0.99	0.97	0.96	1.00	
Galveston	0.92	0.89	0.91	0.89	0.89	Roanoke	0.97	0.97	0.95	0.95	0.95	Casper	0.95	0.98	0.95	0.93	0.97
Hidalgo County	0.77	0.80	0.79	0.78	0.78	Virginia Beach	0.94	0.96	0.94	0.95	0.95	Cheyenne	0.95	1.00	0.98	0.96	1.01
Houston	0.94	0.90	0.92	0.91	0.92	Winchester	0.98	1.01	0.99	0.98	1.02	Cody	0.91	0.93	0.93	0.90	0.94

In conclusion we need to price the subject property based on the before mentioned costs and multipliers.

Indicated price per S.F. \$19.90

Regional Multiplier 1.00

Local Multiplier 1.06

Indicated price per S.F. \$21.09

Indicated replacement cost. 1,500 S.F. x \$21.09 = \$31,635

Depreciation 18%

\$31,635 x 18% = \$5,694

Estimated Replacement Cost \$31,635 - \$5,694 = \$25,941

Concluded value estimate \$25,941.

Tollgate Warehouse
Expense Worksheet

Strat-O-Span Bldgs. Inc	\$ 8,938.00	Steel Framing Deposit
Strat-O-Span Bldgs. Inc	\$ 10,578.00	Steel Framing Final Payment
Hone Propane	\$ 2,519.22	1,000 Gal Propane Tank installed
Sibson Associates	\$ 2,000.00	Survey
SVO Enterprises	\$ 2,496.40	Drain Rock and Road Base
Greg Pack	\$ 3,200.00	Concrete Work
Geneva Rock	\$ 1,884.07	Concert
Superior Buck & Steel	\$ 957.00	Steel for the Footings
Larry's Concrete Pumping	\$ 496.00	Footings
Park Engineering	\$ 750.00	Structure Engineering
Labor	\$ 7,342.50	
Supplies		
Paid 10/27	\$ 589.04	
Paid 11/27	\$ 637.63	
Allen Powell	\$ 637.63	
Sue Smith	\$ 115.56	

Total Building Expenses \$ 43,141.05



October 12, 2023

**Re: Offer to Purchase NSFD Owned Metal Building
Located on Summit County Parcel SS-143-3-A1**

Dear North Summit Fire District (NSFD) Administrative Control Board:

The Pine Meadow Ranch HOA (PMRHOA) Board has voted on and approved a \$5,000 purchase offer for the metal building owned by NSFD and located on Summit County Parcel SS-143-3-A1, which is owned by the PMRHOA.

We are now extending this offer to the NSFD ACB and respectfully request the ACB to review its merits.

Reason for Offer:

The PMRHOA is taking steps to improve year-round accessibility to the Tollgate community. In September of this year, the HOA purchased a 2018 John Deere 624K-II loader (see Exhibit 1) and has ordered a Sawtooth L36 self-contained snow blower (see Exhibit 2) capable of moving 2,000 tons of snow per hour.

Our plan is to use this equipment to keep our main roads open during the winter (Tollgate Canyon Road, Forest Meadow Road, and the connector Arapaho Drive) as well as other roads as we better understand our internal capabilities with the new equipment. During the L36's 300-day production, the HOA will be renting a used self-contained blower for the '23-'24 Snow Season.

Unfortunately, the HOA does not own a facility to store or work on this equipment during the winter. If it is allowed to purchase the metal building, however, PMRHOA would invest approximately \$20,000 to add a concrete floor, expand electrical, and eventually add an office area for our Ranch Manager.

NSFD's Continued Use:

Through this offer, the PMRHOA also invites NSFD to continue to use the metal building to stage and store firefighting equipment within the Tollgate community.

Purchase Agreement:

We would be willing to review a counter proposal with the goal of reaching a collaborative purchase agreement. Recognizing these are simple terms, we ask the ACB to consider the

positive impact that our access to this building would provide to the community and hopefully to NSFD's ability to access the community during the winter.

Thank you for reviewing this offer and we look forward to a response.

Sincerely,

DocuSigned by:
George Sears
35CADCD2E962413...
George Sears, President

DocuSigned by:

B278AAD0EE5B4C7...
John Adams, Vice President

Exhibit 1:



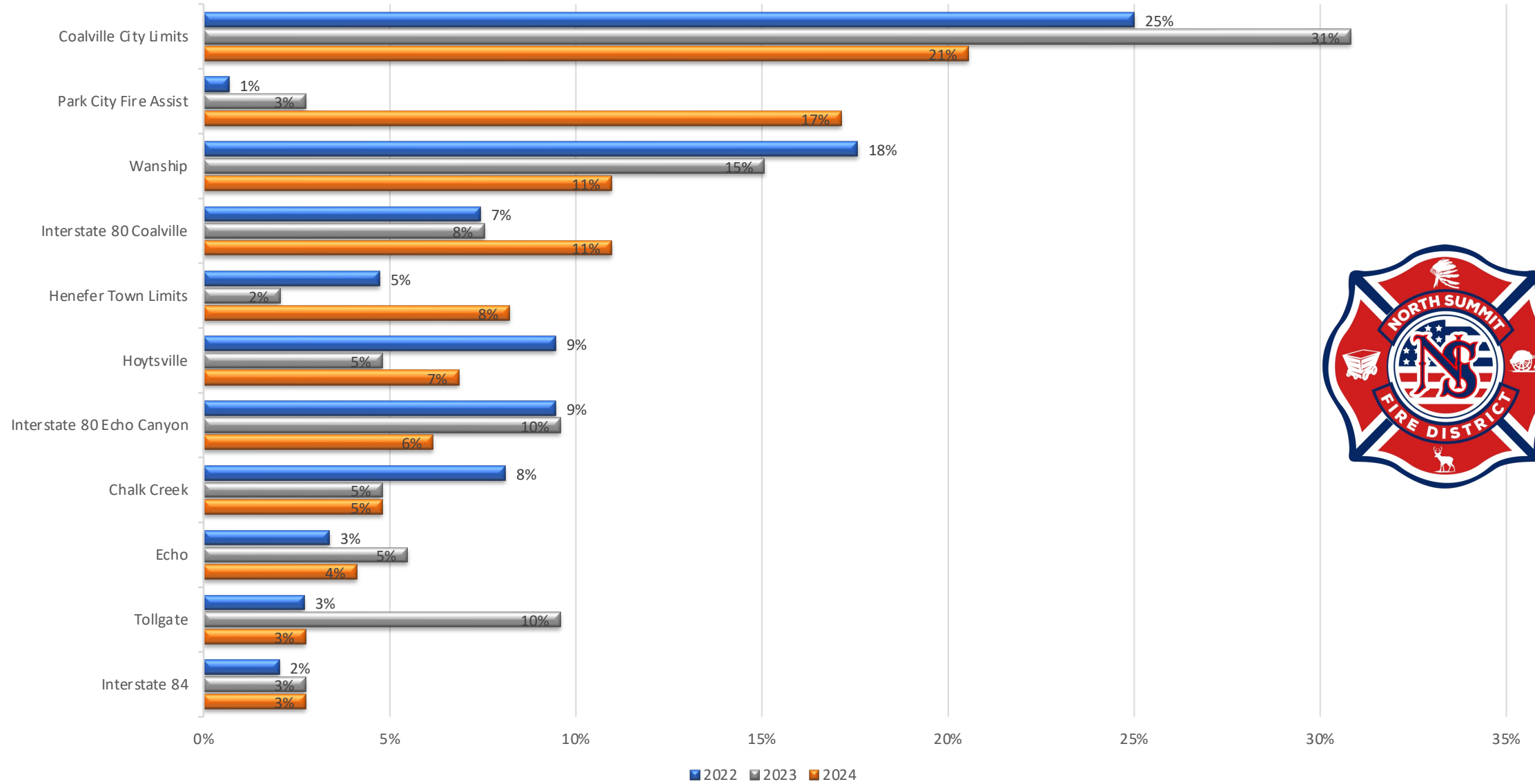
Exhibit 2:



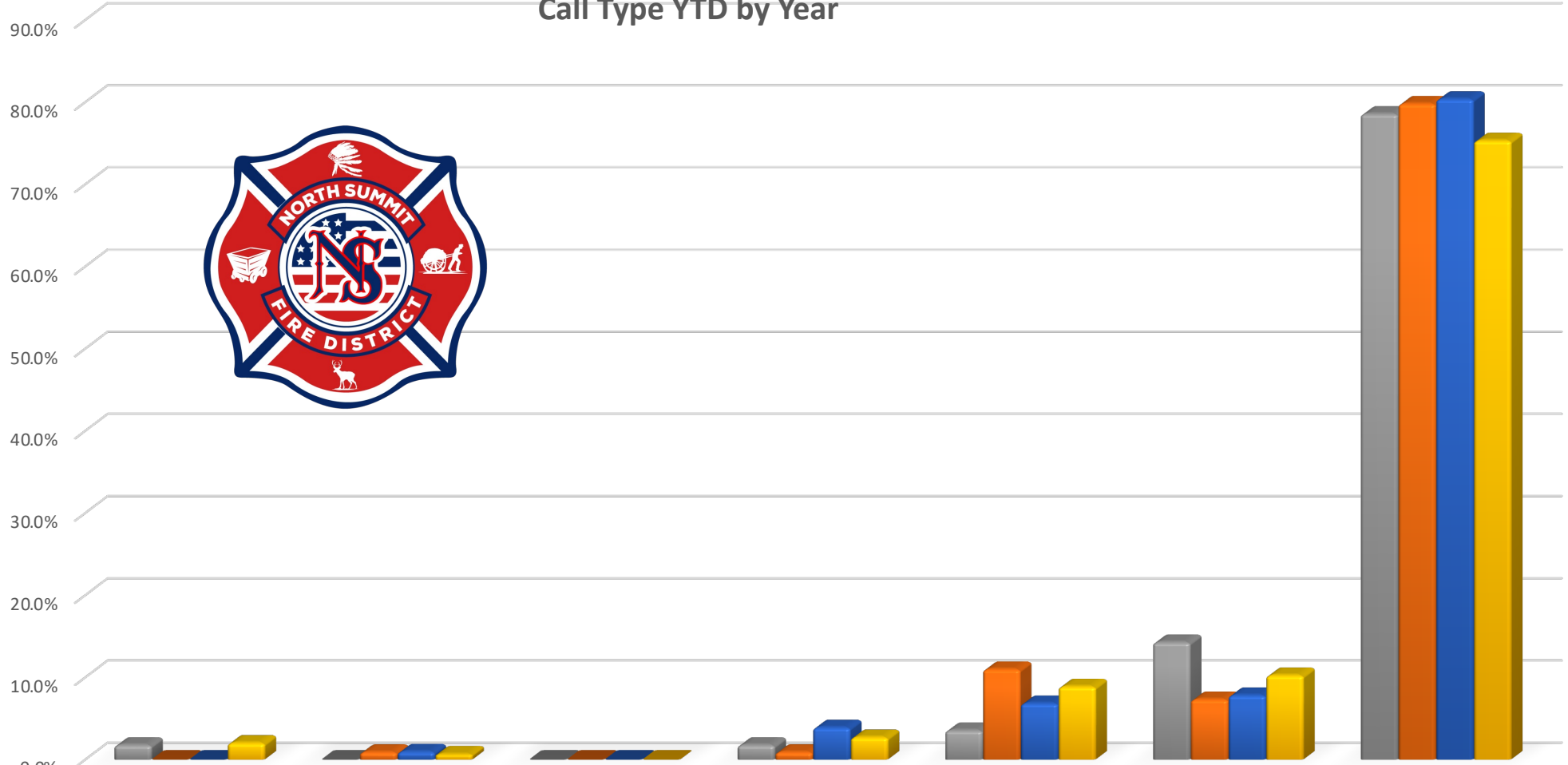


Monthly Statistics
January-April 2024

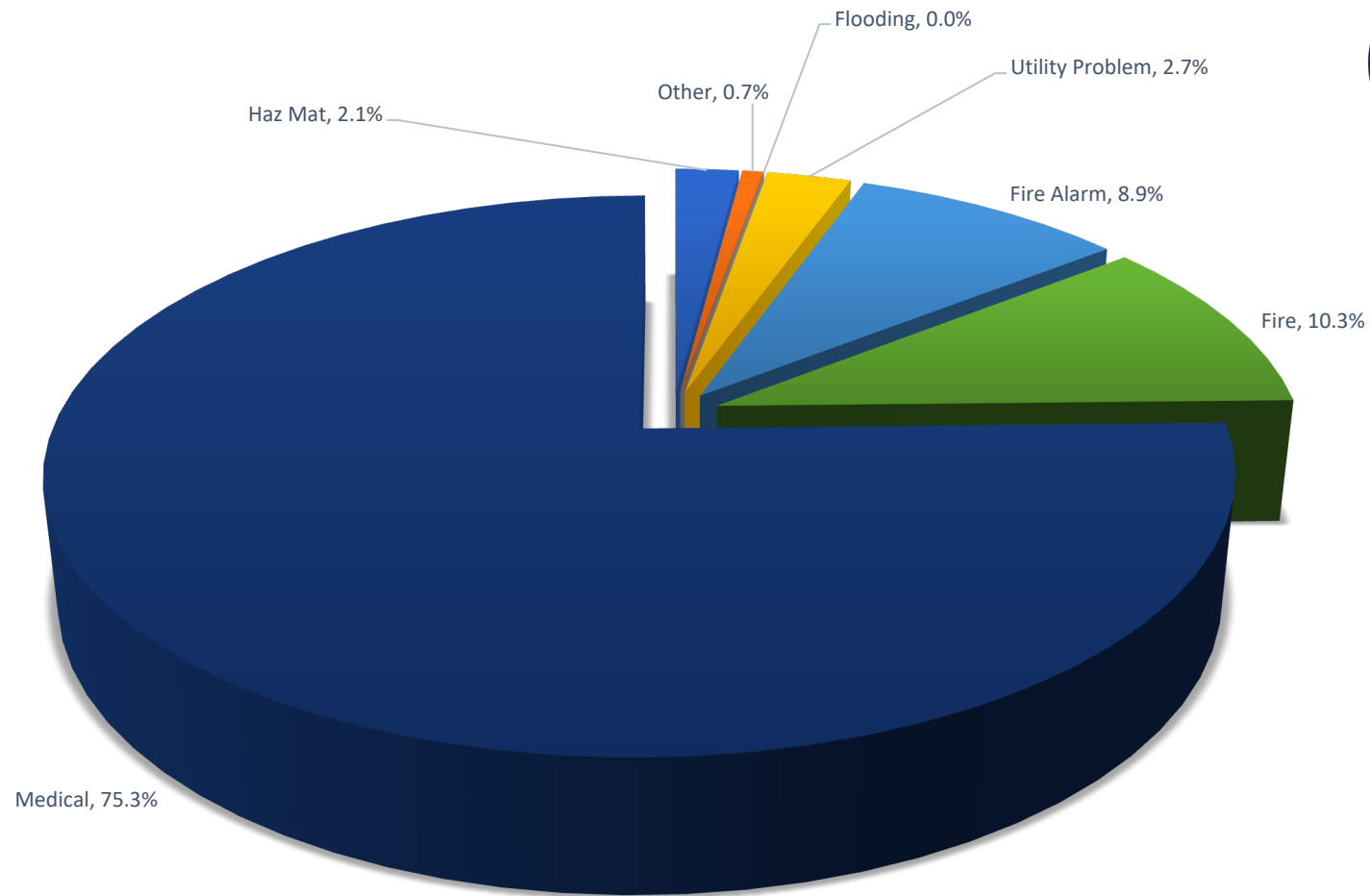
Calls by Area



Call Type YTD by Year



	Haz Mat	Other	Flooding	Utility Problem	Fire Alarm	Fire	Medical
2021	1.8%	0.0%	0.0%	1.8%	3.6%	14.3%	78.6%
2022	0.0%	0.9%	0.0%	0.9%	11.0%	7.3%	79.8%
2023	0.0%	1.0%	0.0%	3.9%	6.9%	7.8%	80.4%
2024	2.1%	0.7%	0.0%	2.7%	8.9%	10.3%	75.3%



■ Haz Mat ■ Other ■ Flooding ■ Utility Problem ■ Fire Alarm ■ Fire ■ Medical

Public Comment Instructions

If you would like to make public comment, please email publiccomments@northsummitfire.org by 12:00p.m. on the day of the meeting. Your comments will be made part of the meeting record.

If you are participating via Zoom, and wishing to interact with the Board during the public comment, please:

1. Go to <https://us02web.zoom.us/j/82555909958>
2. Enter meeting ID: 825 5590 9958
3. Type in your full name, so you are identified correctly.
4. Set up your audio preferences.
5. You will be muted upon entering the meeting.
6. If you would like to comment, press the “Raise Hand” button at the bottom of the chat window.
7. When it is your turn to comment, the moderator will unmute your microphone. You will then be muted again after you are done speaking.

North Summit Fire District
Accounts Payable
April 2024

Date	Num	Memo	Account	Amount
Adobe Acropro				
04/08/2024		ANNUAL SUBSCRIPTON	6519 · Su...	257.03
Total Adobe Acropro				257.03
All West Communications				
04/01/2024	383100	FAX SERVICE	6509.1 · ...	44.61
04/01/2024	383100	INTERNET SERVICE	6509.2 · I...	422.55
Total All West Communications				467.16
Amazon Business				
04/03/2024	19TN...	PAPER TOWELS	6510.3 · ...	140.64
04/04/2024	11XHG...	2 MASTER LOCK KEY LOCK BOX	6515 · Mi...	60.80
04/09/2024	17WD...	1 MASTER LOCK KEY BOX	6515 · Mi...	30.40
04/17/2024	11HW...	FLOOR SQUEEGEES	6510.3 · ...	95.96
04/17/2024	11HW...	ANT BAIT	6510.2 · ...	19.64
04/19/2024	14LC3...	USB C ETHERNET ADAPTER	6515 · Mi...	17.95
04/19/2024	14LC3...	SWIFFER WETJET	6510.3 · ...	12.94
04/25/2024	1LP1D...	WATER MACHING AND REFILLABLE BOTTLES	6510 · Bu...	355.04
04/25/2024	1LP1D...	SEAT COVERS FOR R21	6512 · Fle...	32.98
04/26/2024	1R47L...	COPY PAPER	6518 · Off...	165.97
Total Amazon Business				932.32
Ameritas Life Insurance Corp				
04/01/2024	010602...	VISION INSURANCE	2400.9 · ...	205.88
Total Ameritas Life Insurance Corp				205.88
Bound Tree				
04/29/2024	853308...	EMS SUPPLIES	6524 · E...	231.09
Total Bound Tree				231.09
BRD Pest Solutions				
04/02/2024		STATION PEST CONTROL	6510.2 · ...	149.99
04/10/2024		STATION 21 PEST CONTROL	6510.2 · ...	149.99
Total BRD Pest Solutions				299.98
Burt Brothers				
04/12/2024	124003...	OIL CHANGE B21	6512 · Fle...	139.48
Total Burt Brothers				139.48
ChatGPT				
04/26/2024		CHATGPT MEMBERSHIP	6519 · Su...	21.43
Total ChatGPT				21.43

North Summit Fire District
Accounts Payable
April 2024

Date	Num	Memo	Account	Amount
CLINTON VELOCITY CAR WASH				
04/10/2024		CAR WAS	6512 · Fle...	10.00
04/19/2024		CAR WASH	6512 · Fle...	10.00
Total CLINTON VELOCITY CAR WASH				20.00
Convergent Technologies LLC				
04/12/2024	IN0017...	ANNUAL DOOR CONTROL SYSTEM FEE	6519 · Su...	480.00
Total Convergent Technologies LLC				480.00
Crown Promotions				
04/12/2024	B8F0A...	W. OSBORNE UNIFORM	6513 · PP...	67.00
04/12/2024	B8F0A...	W. SPIVEY UNIFORM	6513 · PP...	422.00
04/12/2024	B8F0A...	S. GARCIA UNIFORM	6513 · PP...	62.00
04/12/2024	B8F0A...	T. LEAVITT UNIFORM	6513 · PP...	216.00
04/12/2024	B8F0A...	R. HOGWOOD UNIFORM	6513 · PP...	187.00
04/12/2024	B8F0A...	N. PARKER UNIFORM	6513 · PP...	251.00
04/12/2024	B8F0A...	B. WOODS UNIFORM	6513 · PP...	404.00
04/12/2024	B8F0A...	M. WILCOX UNIFORM	6513 · PP...	134.00
04/12/2024	B8F0A...	B. BAVACQUA UNIFORM	6513 · PP...	287.00
04/12/2024	B8F0A...	D. DAVIES UNIFORM	6513 · PP...	51.48
Total Crown Promotions				2,081.48
Dominion Energy				
04/04/2024	723483...	GAS SERVICE STA. 23	6509.4 · ...	385.39
04/04/2024	599360...	GAS SERVICE STA 22	6509.4 · ...	282.90
04/04/2024	741602...	GAS SERVICE STA 21	6509.4 · ...	858.95
Total Dominion Energy				1,527.24
Fuel Network				
04/03/2024	F2409...	FUEL	6511 · Fuel	2,702.07
Total Fuel Network				2,702.07
Google				
04/01/2024		EMAILS	6509.3 · ...	27.37
Total Google				27.37
Graham Fire Apparatus Sales and Service				
04/24/2024	587	ANNUAL SERVICE AND PUMP TEST E23	6512 · Fle...	1,392.52
Total Graham Fire Apparatus Sales and Service				1,392.52

**North Summit Fire District
Accounts Payable
April 2024**

Date	Num	Memo	Account	Amount
Health Equity				
04/12/2024	ACH	HEALTH SAVINGS PAYROLL ENDING 03.29.24	2400.9 · ...	1,184.00
04/26/2024	ACH	HEALTH SAVINGS PAYROLL ENDING 04.12.24	2400.9 · ...	1,184.00
Total Health Equity				2,368.00
Home Depot				
04/16/2024		STATION HOSE RILLS AND NOW HOSE	6510 · Bu...	523.35
04/20/2024		THERMOSTATE GUARDS	6510 · Bu...	109.90
Total Home Depot				633.25
Intermountain Health				
04/16/2024	EAP-0...	Q1 EAP PROGRAM	6505.5 · ...	330.60
04/23/2024	143-00...	DR. SMITH MEDICAL DIRECTOR Q1 2024	6505.2 · ...	594.75
Total Intermountain Health				925.35
KHSA				
04/10/2024	134737	MONTHLY QUICKBOOKS HOSTING	6502 · Ac...	50.00
Total KHSA				50.00
Les Olson Company				
04/12/2024	MNS43...	IT SERVICES	6505.4 · I...	630.00
04/29/2024	EA140...	COPAY MACHINE	6518 · Off...	30.26
Total Les Olson Company				660.26
Life-Assist				
04/30/2024	1410833	LOCKING DRUG BOXES	6524 · E...	236.00
Total Life-Assist				236.00
Mister Clucker				
04/01/2024	02624...	WASATH BACK CHIEFS BREAKFAST	6517 · E...	207.20
Total Mister Clucker				207.20
Oxygen Utah, LLC				
04/01/2024	18393	MEDICAL OXYGEN	6524 · E...	129.49
Total Oxygen Utah, LLC				129.49
Paylogics				
04/11/2024	ACH	PAYROLL ENDING 03.29.24	2500 · Ac...	65,354.73
04/25/2024	ACH	PAYROLL ENDING 04.12.24	2500 · Ac...	69,716.98
Total Paylogics				135,071.71

**North Summit Fire District
Accounts Payable
April 2024**

Date	Num	Memo	Account	Amount
Peopletrial				
04/01/2024	63521	DRUG AND BACKGROUND CEHCKS	6506 · Ba...	79.99
Total Peopletrial				79.99
Republic Service				
04/26/2024	086400...	TRASH SERVICE STA 23	6510.1 · ...	124.91
04/26/2024	086400...	TRASH SERVICE STA 21	6510.1 · ...	128.72
Total Republic Service				253.63
Rocky Mountain Power				
04/01/2024	356437...	POWER SERVICE STA 23	6509.5 · ...	215.82
04/02/2024	345821...	POWER SERVICE STA 21	6509.5 · ...	443.67
04/03/2024	352472...	POWER SERVICE STA 22	6509.5 · ...	184.29
04/30/2024	356437...	POWER SERVICE STA 23	6509.5 · ...	214.31
Total Rocky Mountain Power				1,058.09
Siddons-Martin Emergncy Group				
04/01/2024	321-00...	REPAIR T21 TO BE DRIVEABLE	6512 · Fle...	5,814.41
04/03/2024	321-00...	FIX POWER STEERING LEAK WT221	6512 · Fle...	425.00
Total Siddons-Martin Emergncy Group				6,239.41
Staples				
04/08/2024		BINDERS FOR TASK BOOKS AND OTHER NEEDS	6518 · Off...	49.90
Total Staples				49.90
Streamline				
04/01/2024	30A37...	WEBSITE HOSTING	6505.3 · ...	249.00
Total Streamline				249.00
Summit Auto Repair				
04/11/2024	8805	2402 AMBULANCE OIL CHANGE	6512 · Fle...	110.95
04/11/2024	8804	2041 AMBULANCE MAINTENANCE	6512 · Fle...	2,519.62
Total Summit Auto Repair				2,630.57
Summit County Health Insurance				
04/01/2024	582026...	EMPLOYEE PAID BENIFIT	2400.9 · ...	45.60
04/16/2024	582026...	DENTAL	2400.9 · ...	1,140.00
04/16/2024	582026...	HEALTH	2400.9 · ...	18,870.00
04/29/2024	582026...	AFLAC	2400.9 · ...	45.60
Total Summit County Health Insurance				20,101.20

**North Summit Fire District
Accounts Payable
April 2024**

Date	Num	Memo	Account	Amount
Summit Merc.				
04/01/2024	011519...	FOIL PANS TO PUT KITCHEN SUPPLIES IN	6510 · Bu...	8.38
04/04/2024	011520...	FOOD FOR OFFICERS MEETING	6517 · E...	9.96
04/10/2024	011523...	STORAGE HOOKS	6510 · Bu...	7.77
04/11/2024	021750...	HOSE CONNECTOR	6512 · Fle...	5.59
04/22/2024	021756...	RETURN HOSE CONNECTOR PARTS	6510 · Bu...	-5.59
Total Summit Merc.				26.11
Sun Life				
04/14/2024	246849...	LIFE INSURANCE	2400.9 · ...	782.58
Total Sun Life				782.58
Tracy Givan				
04/30/2024		WORK ON STATION 21 REPAIRS	6510 · Bu...	5,236.00
Total Tracy Givan				5,236.00
URS				
04/12/2024	ACH	RETIRMENT PAYROLL ENDING 03.29.24	2400.9 · ...	11,127.13
04/26/2024	ACH	RETIRMENT PAYROLL ENDING 04.12.24	2400.9 · ...	11,285.47
Total URS				22,412.60
Utah Local Governments Trust				
04/16/2024	1612441	WORKERS COMP INSURANCE	6501.2 · ...	46,512.49
Total Utah Local Governments Trust				46,512.49
Vehicle Lighting Solutions, Inc.				
04/08/2024	14488	MAGNETIC MIC KIT	6512 · Fle...	73.90
04/15/2024	14514		6512 · Fle...	0.00
04/15/2024	14514	Emergency Wringing Equipment SO 13031	23.04 · 20...	8,566.05
04/15/2024	14514	Cargo Glide and Tanneau Cover	6512 · Fle...	2,774.23
04/15/2024	14514	additional items added	6512 · Fle...	2,267.32
04/22/2024	14570	LIGHTS FOR WINDOW THAT WERE MISSED ON ORIGINAL QUOTE	6512 · Fle...	1,517.90
Total Vehicle Lighting Solutions, Inc.				15,199.40
Verizon Wireless				
04/01/2024	996045...	M2M DATA	6509.2 · I...	20.04
04/02/2024	996057...	M2M DATA	6509.2 · I...	75.12
04/02/2024	996057...	OFFICE PHONE SYSTEM	6509.1 · ...	207.29
04/02/2024	996057...	IPAD & VEHICLE DATA	22.09 · Int...	356.49
Total Verizon Wireless				658.94

**North Summit Fire District
Accounts Payable
April 2024**

Date	Num	Memo	Account	Amount
Walmart				
04/30/2024		EAP TRAINING	6517 · E...	110.71
Total Walmart				110.71
Wanship Irrigation Company #2				
04/18/2024	197	ANNUAL IRRIGATION FEES	6509.6 · ...	135.00
Total Wanship Irrigation Company #2				135.00
Weidner Fire				
04/08/2024	68395	4 sections 2.5" x 50' Double Jacket Attack Hose	6513 · PP...	1,020.00
04/08/2024	68393	4 sections of Yellow 2.5" x 50' Double Jacket Attack Hose	6513 · PP...	760.00
04/08/2024	68394	2 sections of White 1.5" x 100' Single Jacket Hose	6513 · PP...	800.01
04/25/2024	68551	GEARWASH INSPECTION FOR INSURANCE CLAIM	6513 · PP...	200.28
04/25/2024	68549	7 NEW SETS OF TURNOUTS	6513 · PP...	22,555.29
04/30/2024	68577	ONE SET OF TURNOUTS	6513 · PP...	3,230.40
Total Weidner Fire				28,565.98
Whites Auto Parts				
04/03/2024	374540	OIL FILTER & OIL	6512 · Fle...	29.10
04/03/2024	374533	FUEL FILTERS	6512 · Fle...	9.30
04/25/2024	375645	DEF	6511 · Fuel	76.96
Total Whites Auto Parts				115.36
Zions Bank First National Bank				
04/01/2024		REFUND SERVICE FEE	6519 · Su...	-15.00
Total Zions Bank First National Bank				-15.00
TOTAL				301,468.27

Minutes

North Summit Fire Service District
Administrative Control Board
Regular Meeting

Executive Conference Room
60 N Main St

Coalville, UT 84017

March 13, 2024

1 Vice Chair Donaldson called the meeting to order at 6:10 PM

2 **Board Members Present**

3 Chair Roger Armstrong – Remote 6:16 PM

4 Vice Chair Don Donaldson - Remote

5 Treasurer Ari Ioannides

6 Louise Willoughby

7 Chris Robinson - Remote

8 John Adams - Excused

9 Steven Dallin - Excused

Staff Present

Ben Nielson, Fire Chief

Nick Jarvis, Deputy Fire Chief

Tyler Rowser, District Clerk

Ryan Stack, Deputy County Attorney

Public Present – Electronic

12 **Item 2 Roll Call**

13 A quorum was present.

14 **Item 3 Closed session in compliance with Utah Code §52-4-205(1) as** 15 **needed, to discuss:**

16 a. Purchase, exchange, or lease of real property

17 b. Pending or reasonably imminent litigation

18 c. Personnel – to discuss the character, competence, or physical or mental
19 health of an individual

20 No members called for a closed session.

21 **Item 4 Reconvene in Open Meeting**

23 **Item 5 Pledge of Allegiance**

24 Vice Chair Donaldson lead the board and public in the pledge of allegiance.

25 **Item 6 Work Session**

27 a. **Welcome Steven Dallin to the board as the Henefer Town**
28 **Council representative.**

29 Table

30 b. **Chief's Report. Discussion of current operational status.**

31 a. **Buildings**

32 Chief Neilson updated the board on the mold issue at
33 Station 21. Alpine conducted a post-mitigation sampling,
34 and the mold was removed. Alpine will send us the
35 documentation for cleaning the building for use.

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b. Apparatus

After having the ladder truck from Ogden inspected, it was determined that it would be too expensive to fix it so that it would be operational.

The Mini Pumper is getting the equipment put on it to be ready to put into service.

c. Training

Firefighters have completed 300 hours of training in February.

Firefighters and a few other agencies participated in Ice rescue training at Echo State Park.

3 personnel attended fire investigation training in Windover to keep up their certification.

d. Operations (Medical/Fire)

Review the attached monthly statistics.

e. Misc.

Assistance to Firefighters Grant (AFG) is a 95/5 grant; we applied for money to buy firefighters a second set of turnouts. We will have to put up a 5% match.

f. Insurance Services Office (ISO) rating change.

We lacked training records and other records to prove pump testing, we are now 5/5X down from 6/6X.

Item 7 Public Input

none

Item 8 Consent Agenda

d. Accounts Payable January & February 2024

e. Minutes of January 11 & February 8, 2024

Board Member Willoughby motioned to approve the consent agenda; Vice Chair Donaldson seconded the motion, a vote was called all ayes, and the motion passed.

Item 9 Consideration of Approval

Chief Neilson explained to the board that due to an accident of not recording the February 8, 2024 meeting, we are bringing the voted-on items back to the board to be ratified to keep things transparent with the public.

a. Discussion and possible appointment of Auditor for the 2023 financial year.

The board discussed the matter. Board Member Willoughby motioned to ratify the motion from the February 8th meeting. Board Member Robinson seconded the motion. A vote was called; all ayes and the motion passed.

79 **b. Discuss and possible approval to enter into a purchase**
80 **agreement for a mini pumper and set a maximum amount for**
81 **purchasing the mini pumper and necessary equipment.**
82 The board discussed the purchase of the mini pumper. Treasure
83 Ioannides motioned to ratify the motion from the February 8th meeting;
84 Board Member Robinson seconded the motion; a vote was called, all
85 ayes and the motion passed.

86 **c. Discussion and possible approval of surplus property**
87 The board discussed the truck to be surplus. Board Member
88 Willoughby motioned to ratify the motion from the February 8th
89 meeting; Board Member Robinson seconded the motion, a vote was
90 called, all ayes, and the motion passed.

91 **Item 10 Board Comments.**

92 Board Member Willoughby asked that we look into doing a mailer to the citizens
93 and what that would cost to keep them up to date on the district's events.
94 Treasurer Ioannides is concerned about not having the last meeting recorded and
95 what we can do to ensure it does happen.

96 **Item 11 Adjourn.**

97 Board Member Willoughby motioned to adjourn; Board Member Robinson seconded
98 the motion, a vote was called, and all ayes adjourned at 7:15 PM.

Minutes

North Summit Fire Service District
Administrative Control Board
Regular Meeting
Executive Conference Room
60 N Main St
Coalville, UT 84017

April 11, 2024

1 In the absence of the chair and vice chair, Board Member Willoughby motioned to
2 make Board Member Robinson; April 11, 2024, meeting; Board Member Adams
3 seconded the motion, and a vote was called; all ayes, and the motion passed. The
4 meeting called to order at 6:05 PM

5 **Board Members Present**

6 Chair Roger Armstrong – Remote 6:08 PM
7 Vice Chair Don Donaldson - Excused
8 Treasurer Ari Ioannides - Excused
9 Louise Willoughby
10 Chris Robinson - Remote
11 John Adams
12 Steven Dallin – Excused at 6:41 PM

Staff Present

Ben Nielson, Fire Chief
Nick Jarvis, Deputy Fire Chief
Tyler Rowser, District Clerk
Ryan Stack, Deputy County Attorney

13 **Public Present – Electronic**

14 **Item 2 Roll Call**

15 A quorum was present.

16 **Item 3 Closed session in compliance with Utah Code §52-4-205(1) as** 17 **needed, to discuss:**

- 18 a. Purchase, exchange, or lease of real property
19 b. Pending or reasonably imminent litigation
20 c. Personnel – to discuss the character, competence, or physical or mental
21 health of an individual
22 No members called for a closed session.

23 **Item 4 Reconvene in Open Meeting**

24 **Item 5 Pledge of Allegiance**

25 Acting Chair Robinson lead the board and public in the pledge of allegiance.

26 **Item 6 Work Session**

- 27 a. **Welcome Steven Dallin to the board as the Henefer Town**
28 **Council representative.**
29 Board Member Dallin introduced himself and gave the board a little
30 information about himself and that he is looking forward to working
31 with them.
32 b. **Chief's Report. Discussion of current operational status.**
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a. Buildings

Chief Nielson updated the board on the mold issue and what is being covered by insurance.

Acting Chair Robinson requested that we get a specific chapter and verse that they are denying the coverage on.

b. Apparatus

Chief Nielson updated the board on a brush truck that is down. The aging fleet and the new mini pumper is in service as of yesterday.

c. Training

Employee completed 403 hours of training wildland training on the topic this year. Working on a Swift water training. We have our annual training with Dr. Smit and the staff at Park City Hospital coming up.

d. Operations (Medical/Fire)

We are down 1 full-time paramedic and are actively trying to hire a replacement.

e. Misc.

We were awarded \$35,000 in a mental health grant from the Department of Public Safety and \$5,000 in a state EMS grant. We applied for another \$20,000 from the SHSP grant for the swift water rescue program.

Item 7 Public Input

none

Item 8 Consent Agenda

a. Accounts Payable March 2024

b. Minutes of March 14, 2024

Board Member Willoughby asked what we use chat gpt is for?

We use it for staff reports and grant writing.

Board Member Adams asked what image trend is. We use this software for our incident reports and other information tracking.

Board Member Willoughby motioned to approve accounts payable; Board Member Adams seconded the motion, a vote was called all ayes, and the motion passed.

The minutes of March 14, 2024, were tabled until the next meeting due to not having a quart of who was present at the meeting.

Item 9 Consideration of Approval

None

Item 10 Board Comments.

DRAFT

80 Louise brought the flyer for the making main street meeting in Coalville and asked
81 that everyone who could attend please do so.

82

83 **Item 11 Adjourn.**

84 Board Member Willoughby motioned to adjourn; Board Member Adams seconded
85 the motion, a vote was called, all ayes the meeting was adjourned at 7:04 PM.

DRAFT



Staff Report

To: Administrative Control Board

From: Benjamin L. Nielson, Fire Chief

Subject: Recommendation to the County Council for Adoption of the 2021 International Fire Code (IFC) and Applicable Appendices

Introduction

The North Summit Fire District consistently aims to enhance the safety and well-being of our community through stringent adherence to fire prevention and control standards. A cornerstone of our regulatory framework is the International Fire Code (IFC), which is internationally recognized for establishing comprehensive fire safety and prevention practices. This report advocates for the adoption of the latest edition of the IFC (2021) and its Appendices B, C, and D. This recommendation is presented to the North Summit Administrative Control Board for consideration and approval.

Background

The International Fire Code is updated triennially by the International Code Council (ICC) to incorporate the latest advancements in fire safety, technology, and research findings. These updates ensure that fire prevention and safety standards reflect current knowledge, technologies, and practices, thus providing maximum protection to the public and property from fire hazards.

Current Status

The North Summit Fire District currently adheres to an earlier edition of the IFC. But there is no record of which version. However, with the projected growth and evolving nature of construction practices, materials, and fire hazards, it is imperative to update our regulatory framework to align with the most recent standards and recommendations with every new IFC cycle.

Recommendation: Adoption of the 2021 IFC and Appendices B, C, D

1. 2021 International Fire Code (IFC)

The 2021 edition of the IFC introduces comprehensive updates that address modern fire safety challenges, emerging technologies, and new materials used in construction. Adopting the 2021 IFC will ensure our regulations are at the forefront of fire safety, providing our community with the highest level of protection.

2. Appendix B: Fire-Flow Requirements for Buildings ([click here to view Appendix B](#))

Appendix B offers guidelines for determining fire-flow requirements for buildings, essential for ensuring that fire suppression capabilities are adequate for the protection of new and existing structures. Adopting this appendix will enhance our ability to assess and mandate sufficient fire-flow to combat fires effectively.

3. Appendix C: Fire Hydrant Locations and Distribution ([click here to view Appendix C](#))

Appendix C outlines standards for the placement and distribution of fire hydrants, a critical component of our fire response infrastructure. The adoption of this appendix will guide the strategic placement of hydrants to optimize accessibility and functionality during fire emergencies.

4. Appendix D: Fire Apparatus Access Roads ([click here to view Appendix D](#))

Appendix D provides specifications for the design and construction of access roads for fire apparatus. Ensuring these roads meet the latest standards is vital for the safe and rapid response of firefighting vehicles and personnel to emergency sites.

Benefits of Adoption

- Enhanced Safety: Adoption of the 2021 IFC and selected appendices will significantly improve fire safety standards, directly benefiting the community's well-being.
- Regulatory Alignment: Aligning with the latest IFC ensures our practices are consistent with international standards, facilitating cooperation and mutual aid with neighboring jurisdictions, along with contractors that are expected to follow these standards.
- Future-Proofing: Regular updates to the fire code position the North Summit Fire District to readily adapt to future challenges and innovations in fire safety. This will also assist with having standards in place as the growth hits in the next couple of years.

Conclusion

The North Summit Fire District has a responsibility to uphold the highest standards of fire safety. By adopting the 2021 International Fire Code and Appendices B, C, and D, we are committing to a proactive stance on fire prevention, preparedness, and response capabilities. We strongly recommend that the North Summit Administrative Control Board approve the adoption of these updates to ensure the continued protection and safety of our community.

Action Requested

The North Summit Fire District staff requests that the North Summit Administrative Control Board review and recommend the adoption of the 2021 International Fire Code, along with Appendices B, C, and D, as the governing fire safety standards for our jurisdiction.

This report has been prepared for the consideration of the North Summit Administrative Control Board. Your support in recommending the adoption of these will significantly contribute to our ongoing efforts to ensure a safe and secure environment for all residents and properties within our district.