



Memorandum

To: Mayor, Town Council
From: Dawn Brecke
Date: March 8, 2019
Re: **March 13, 2019 Town Council Meeting**
Young Family Trust Concrete Request
Water Main Break at Zion Park Motel - 865 Zion Park Blvd.

On January 20, 2019, the Town experienced a break in a main water line in front of the Zion Park Motel. This break resulted in water damage of Zion Park Motel, Springdale Candy Company, Birkenstock, and Canyon Outfitters. The damage included lifting, cracking and breaking of the concrete areas around the building. Travelers Insurance has been handling the claim on behalf of the Town, and has been working with the property owners and their insurance company to minimize the impact to the affected businesses.

This brings us to the issue at hand. The property owner's insurance will cover the water damage with the exception of the exterior concrete. Travelers Insurance has limited payment to the business owners and property owner to \$5,000, which represents the no-fault payment under the liability policy.

The Town took the lead on obtaining concrete bids because there was a significant amount of damage to the Town's concrete as well. Robert George received two bids to replace the affected concrete on the Young's property: one of the bids is \$20,139; the other bid is \$15,290. I should note that Travelers adjustor estimated the work at approximately \$6,200. There is obviously a large disparity between the contractor's estimates and the adjustor's estimate. Some of this is due to the need for fast-drying concrete to minimize the driveway closure. It may also be indicative of the general inability to pull contractors up the canyon for repair jobs.

Kris Young has been working with the Town and with the Town's insurance company (Travelers) for more than a month on this claim. She requested to be added to the Town Council agenda because she feels that she shouldn't be responsible for the difference between the no-fault insurance payment of \$5,000 and the concrete cost of \$15,290. Please let me know if you have questions regarding the claim process.

Thank you.

Genesis Construction LLC
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ESTIMATE

ADDRESS

Town Of Springdale
Zion Park Motel

ESTIMATE # 1019

DATE 02/19/2019

EXPIRATION DATE 03/19/2019

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Demolition	Cut and remove approximately 980 square feet of concrete marked red in picture	980	5.50	5,390.00
Concrete	9 yards of colored concrete. with fast strengthening	15	231.3333333	3,470.00
Excavation	excavation where wet soil is found or soft sub base. 12 inches below and replaced with road base	12	250.00	3,000.00
Pour Concrete	pouring of concrete to be done in 2 sections to keep access open to hotel	980	3.50	3,430.00

in this estimate we will remove the existing highlited concrete sections that belong to Zion park motel. areas where soil is too wet we will excavate 12 inches and fill in with road base and compact .We will also pour concrete to match existing slopes. it will be poured in colored concrete and high early mix so it hardens faster. we will pour in two sections to leave an access open to the motel at all times

TOTAL

\$15,290.00

Accepted By

Accepted Date