

City of Elko)
County of Elko)
State of Nevada)

SS May 14, 2019

The City Council of the City of Elko, State of Nevada met for a regular meeting beginning at 4:00 p.m., Tuesday, May 14, 2019.

This meeting was called to order by Mayor Reece Keener.

CALL TO ORDER

ROLL CALL

Mayor Present: Reece Keener

Council Present: Councilwoman Mandy Simons
 Councilman Robert Schmidlein *arrived at 4:22 p.m.*
 Councilman Chip Stone
 Councilman Bill Hance

City Staff Present: Curtis Calder, City Manager
 Scott Wilkinson, Assistant City Manager
 Ryan Limberg, Utilities Director
 Kelly Wooldridge, City Clerk
 Michele Rambo, Development Manager
 Jeff Ford, Building Official
 Bob Thibault, Civil Engineer
 Candi Quilici, Accounting Manager
 Dennis Strickland, Public Works Director
 Ben Reed Jr., Police Chief
 Ty Trouten, Police Captain
 Susie Shurtz, Human Resources Manager
 James Wiley, Parks and Recreation Director
 Jim Foster, Airport Manager
 John Holmes, Fire Marshal
 Cathy Laughlin, City Planner
 Dale Johnson, Water Superintendent
 Dean Cernick, Assistant Water Superintendent
 Dave Stanton, City Attorney
 Diann Byington, Recording Secretary

PLEDGE OF ALLEGIANCE

COMMENTS BY THE GENERAL PUBLIC

Pursuant to N.R.S. 241, this time is devoted to comments by the public, if any, and discussion of those comments. No action may be taken upon a matter raised under this item

on the agenda until the matter itself has been specifically included on a successive agenda and identified as an item for possible action. **ACTION WILL NOT BE TAKEN**

Councilman Stone said tonight was the Elko High School Jazz Festival at the Convention Center, starting at 7:30 p.m.

APPROVAL OF MINUTES: April 23, 2019 **Regular Session**

** **A motion was made by Councilwoman Simons, seconded by Councilman Hance, to approve the minutes.**

The motion passed unanimously. (4-0 Councilman Schmidlein was absent.)

I. PRESENTATIONS

- A. Reading of a proclamation by the Mayor in recognition of the American Cancer Society's Relay for Life of Elko, and matters related thereto. **INFORMATION ONLY – NON ACTION ITEM**

Mayor Keener read the proclamation.

Angela West, 3650 E. Idaho Street, said a few words about the upcoming event, which will be held beginning Saturday at noon, at the Main City Park.

Mayor Keener thanked them for all that they do.

- B. Reading of a proclamation by the Mayor declaring May 18, 2019 as Kids to Parks Day, and matters related thereto. **INFORMATION ONLY – NON ACTION ITEM**

Mayor Keener read the proclamation.

- C. Acknowledgement of six (6) City of Elko employees who were recently awarded "Road Scholar" Certificates through the Nevada Local Technical Assistance Program (LTAP), and matters related thereto. **INFORMATION ONLY – NON ACTION ITEM**

Dennis Strickland, Public Works Director, explained the LTAP program and that six of his employees have obtained the Road Scholar Certification.

Mayor Keener gave out the certificates to the following Street Department employees: Paul Algerio, Levi Bengoechea, Victor Garcia, Steve Schroeder, Pat Flowers and Doug Standley.

- D. Presentation by Mr. Brock Polish, regarding plans for an attraction in Elko, targeting youth ages 2-12, and matters related thereto. **INFORMATION ONLY – NON ACTION ITEM**

Brock Polish, 101 Spruce Road, Apt. C104, gave a presentation for a splash park (Exhibit "A").

Councilman Schmidlein arrived at 4:22 p.m.

Mayor Keener asked if he had presented to the DBA yet. (no). The Parks and Recreation Advisory Board would be a good place to start.

Mr. Polish said he wondered where to start and people told him to start with Council because they are the ones that make the final decision.

Scott Wilkinson, Assistant City Manager, said there has been some discussion about a splash pad being incorporated into the Centennial Park.

Councilwoman Simons said they have talked about this before. She has had people ask why we didn't put one in Angel Park where they took out the tennis courts. It would be popular.

Councilman Stone said the small splash pad next to Pet Co is always busy in the summer. He thought it was a great idea.

Mayor Keener encouraged Mr. Polish to keep working to make the project a reality. He also suggested he talk to James Wiley, Parks and Recreation Director.

II. CONSENT AGENDA

- A. Review and possible approval of an agreement between the City of Elko and Erika Johnson, D.V.M., for the provision of independent contractor services on behalf of the City of Elko Animal Shelter, and matters related thereto. **FOR POSSIBLE ACTION**

The City of Elko and Dr. Erika Johnson desire to renew the annual Veterinarian Contract. Under this contract, LASSO reimburses the City of Elko for all fees paid.
CC

- B. Review and possible approval of an agreement between the City of Elko and William Wright, D.V.M., for the provision of independent contractor services on behalf of the City of Elko Animal Shelter, and matters related thereto. **FOR POSSIBLE ACTION**

The City of Elko and Dr. William Wright desire to renew the annual Veterinarian Contract. Under this contract, LASSO reimburses the City of Elko for all fees paid.
CC

** **A motion was made by Councilwoman Simons, seconded by Councilman Stone, to approve the Consent Agenda.**

The motion passed unanimously. (5-0)

III. PERSONNEL

A. Employee Introductions:

- 1.) Frank Zaga, Landfill Equipment Operator, Public Works Department
Present and introduced.

VI. PETITIONS, APPEALS, AND COMMUNICATIONS

A. Review, consideration, and possible approval of a request from Double Dice RV Park (Lori Vavak) for reimbursement of water damage related expenses due to higher than normal water pressure at Double Dice RV Park, and matters related thereto. **FOR POSSIBLE ACTION**

On July 25, 2018, the pressure at Double Dice RV Park was checked in response to a customer request. It was 110 psi. Typical pressure here is in the 65-85 psi range. The root cause of the high pressure was a faulty City Pressure Reducing Valve, which was promptly repaired.

In the attached backup documents, Double Dice RV Park claims this has been an ongoing problem for over 2 years. City Staff refute this claim. City insurance (Alternative Service Concepts) has denied coverage of this claim and suggested Double Dice RV Park install “proper equipment” and “prevention measures” such as their own pressure reducing valve. Uniform Plumbing Code section 608.2 requires customers to install and maintain their own pressure reducing valve when the water pressure exceeds 80 psi. RL

Ryan Limberg, Utilities Director, explained the backup information was in the packet. Perhaps one suggestion would be to allow Mr. Vavak to speak and present his case, then he could make his comments.

Dean Vavak, 3730 E. Idaho Street, Double Dice RV Park, explained this all started a couple of years ago. He called the Water Department then and the problem was fixed. The repairs were reimbursed by the City, just like he was told the City would. It started again and there was more extensive damage. He called the Water Department again. They came out and the pressure was high. There was a lot of damage that he had to fix himself. He was told that the City would take care of the expenses and he was asking that the City reimburse him for the damages. He keeps a clean business and never has any problems. He brings a lot of business into town. If he broke something that belonged to someone else, he would take care of it and not expect them to try to get reimbursed by their insurance company.

Mr. Limberg said they did have an issue several years back with high pressure and similar results. Using the overhead, he demonstrated the waterline system and explained what happened. There are two different codes that require that when the pressure is above 80psi, the customer is required to install their own pressure reducing device. That is in the Uniform Plumbing Code, Section 608.2. He tracked that back all the way to the 1980's where almost the exact same verbiage was in there in 1985 that is in there today. It is also in Nevada Administrative Code 445A.6711.

Mayor Keener asked what is an acceptable pressure range for a line to a business as this.

Mr. Limberg said the NAC talks about 100psa as the high spec. If you are above that you need to install something. He explained further about what happened. He doesn't know who said the city would take care of this. There are other customers on the same line. We don't have issues with them because they have their own pressure reducing valves installed.

Mayor Keener asked if the Vavaks installed their own pressure reducing valves on their property when there was the last incident a couple of years ago.

Mr. Limberg answered no. If there had been a device, we wouldn't have this issue now. The city has their two devices, and we maintain those devices, but things break and malfunction. You cannot predict when that would happen even in spite of regular maintenance.

Mayor Keener said he understood there was only one point of shut-off for the trailer park. If there was some type of water leak they could only shut it off at one spot, is that right?

Mr. Limberg said he would like to refute that. In the backup documents, there is a map attached that Mr. Vavak drew up. It says "broke due to 135psi, won't shut off." It shows a sketch of a vault. That vault is a meter valve that does work but you have to turn it about 20 times to get it to close. That is how all of those valves are. There are additional valves that can be turned and closed to shut off. The City valve should not be touched by customers but it can be shut off. If it can't be turned off there are more valves in that vault that can be shut off.

Mr. Vavak said he knows how to turn off a valve, but there was one valve for their park, one for the Vitality Center and another for the Hilton. There was a time there was a really high water bill. He paid over \$10,000 for a vault to be put in. After a few months of getting a lower water bill the water rates increased. He only has to turn off the water if there is a break and there were several breaks in as many days. No one ever told him he needed a pressure reducer valve. Now that it broke he is being told to do it. If he had been told he would have done it. He doesn't want this to happen again so he will look into putting one on.

Councilman Stone asked Mr. Vavak what he wanted out of this.

Mr. Vavak answered he wanted reimbursement in the amount of about \$9,800.

Councilman Stone asked if he felt there was some shared responsibility with the City.

Mr. Vavak said he did the work. It was not shared. When he put in the vault no one told him to put in the pressure reducing valve.

Councilman Schmidlein asked Mr. Limberg why the City took responsibility for the \$1,900 the last time.

Mr. Limberg answered the City reimburse that but he wasn't sure why. He doesn't recall the Council discussion on that. He would have to research that.

Mr. Vavak said he sent all the stuff to the City and they took care of it. Then when all this happened he said the City insurance would take care of it. He was not told he needed the pressure reducing valve even then. This is the first he heard of it.

Mayor Keener said he doesn't remember that ever being on an agenda. He can't imagine a pressure reducing valve not being added to the mix on that.

Curtis Calder, City Manager, explained that often times the City will pay a claim outright if a claim is below the \$5,000 deductible amount. It probably wasn't turned over to the insurance carrier. In this case, with the amount as it is, it was turned over to the insurance carrier and they denied it because when they looked into it, it didn't meet the code. That is what brought it to our attention.

Mayor Keener spoke about tabling this to see if there was any discussion the last time on a pressure reducing valve. He asked Mr. Vavak to sit down while the board had some discussion about the issue.

Councilman Schmidlein said he would like to understand why we reimbursed before. If we took responsibility some years ago, he assumes the City felt they had some sort of liability. Also, it was mentioned that the pressure was at 135psi when City staff went up there to verify. Was that correct?

Mr. Limberg stated the pressure was at 110psi. He, Dale and Mr. Vavak signed it. We noticed that when Mr. Vavak would put on the pressure gauge, he would put it on and turn the faucet on, and there is air in there. The air compresses and will show the pressure is reading higher. It was explained that he needed to let the air bleed off to get a more accurate measurement.

Councilman Schmidlein stated the code clearly states that Mr. Vavak is responsible for the pressure on his property. It is difficult for him to jump on board and say we will reimburse this. Does the City have liability for this if he is getting sharp bumps?

Mayor Keener said the big finding with that is the neighboring properties were not affected by the pressure bump.

Councilman Schmidlein said that is correct because they all have pressure reducing valves.

Mayor Keener wanted to go back to the record when this was before Council before and understand if there was any discussion about the pressure reducing valves.

Councilman Stone agreed. If there was liability then, and it is stated that he needed a pressure reducing valve, then that is something that needs to be considered.

Councilwoman Simons wasn't sure if that is going to change what the code says. It says that all the way back to the 1980's.

Mr. Limberg stated that law was in place when the RV Park was developed.

Mr. Vavak said he didn't come in here to lie or make anything up. He saw the pressure at 135 and so did Dean Cernick with his pressure valve. The first time he was told they were trying to get

water to the 3rd floor of the Hilton. They came in and his toilets were blowing up. That was \$1,900 and he was told to turn it into the insurance. He did it and there was nothing said. Even after he put in that vault, he wasn't told he needed a pressure reducing valve. If he had been told he would have put one on.

** **A motion was made by Councilman Schmidlein, seconded by Councilman Hance, to table this item and direct staff to go ahead and check into the allegations of where we reimbursed Mr. Vavak, two years ago or six years ago, whatever it is, and he would like to know a little bit of the basis behind it, whether the Council made the decision, whether City Staff made the decision, and Mr. Vavak, he suggested he get a pressure reducing valve put in as soon as possible so this reoccurrence doesn't continue to move forward.**

The motion passed unanimously. (5-0)

Mayor Keener explained to Mr. Vavak that he would be notified when this will be on a future agenda.

V. UNFINISHED BUSINESS

A. Review, consideration, and possible action to conditionally approve Final Plat No. 11-18, filed by Parrado Partners LP., for the development of a subdivision entitled Great Basin Estates, Phase 3 involving the proposed division of approximately 9.650 acres of property into 38 lots for residential development within the R (Single Family and Multiple Family Residential) Zoning District, and matters related thereto. **FOR POSSIBLE ACTION**

Subject property is located generally northeast of Flagstone Drive between Opal Drive and Clarkson Drive (APN 001-633-030). Preliminary Plat was recommended to Council to conditionally approve by Planning Commission May 3, 2016 and conditionally approved by Council May 24, 2016. The Planning Commission considered this item on September 6, 2018, and took action to forward a recommendation to Council to conditionally approve Final Plat 11-18. MR

Michele Rambo, Development Manager, gave an update on the project and NDEP approval. She is hopeful this will be the last time this item is tabled.

** **A motion was made by Councilwoman Simons, seconded by Councilman Stone, to table.**

The motion passed unanimously. (5-0)

IV. APPROPRIATIONS

A. Review and possible approval of Warrants, and matters related thereto. **FOR POSSIBLE ACTION**

** **A motion was made by Councilwoman Simons, seconded by Councilman Stone, to approve the general warrants.**

Mayor Keener asked about a \$56,000 payment to Cashman Equipment for a new engine replacement.

Dennis Strickland, Public Works Director, explained it has been a difficult year for equipment at the Landfill. That was the motor on the loader because the grader has not been fixed yet, and the compactor was the transmission.

Councilman Stone seconded the motion.

The motion passed unanimously. (5-0)

- B. Review and possible approval of Print n' Copy Warrants, and matters related thereto. **FOR POSSIBLE ACTION**

** **A motion was made by Councilwoman Simons, seconded by Councilman Hance, to approve the Print 'N Copy warrants.**

The motion passed. (4-0 Mayor Keener abstained.)

VIII. REPORTS

- A. Mayor and City Council

Mayor Keener had the opportunity to go to Ammon, ID with Troy Poncin and met with officials regarding delivering broadband to their community. They built their own fiber network and the users are very pleased with it. They are looking at that kind of model to see if that is something they want to pursue.

- B. City Manager

- C. Assistant City Manager

- D. Utilities Director - New Shop Estimate

Ryan Limberg gave an update on the Combined Shop Costs. He handed out some paperwork (Exhibit "B"). It is down from \$11.5 million to \$9.1 million. He had no update yet on the Pershing County lawsuit. Mayor Keener said he saw some correspondence with cost estimates on the lift station at Exit 298 and he thought it looked heftier than he anticipated. Mr. Limberg thought that was close to what they were estimating.

- E. Public Works – Take Pride Report

Dennis Strickland gave a report for the Take Pride – Clean up Green Up event. He would like to discuss different ways to handle this event in future years.

- F. Airport Manager

- G. City Attorney

- H. Fire Chief

- I. Police Chief – Police Captain Ty Trouten, Executive Certificate

Chief Reed announced that Ty Trouten, Police Captain, received his Executive Certificate from POST last week. That is the highest certificate you can get from POST.

J. City Clerk – Legislative Update

Kelly Wooldridge reported as of today, the Assembly had 337 bills and the Senate had 363. May 17 is the next deadline for passage out of House Committee. May 24 is the next deadline for Second House Passage. It looks like the prevailing wage bills are going through with some changes. There are some public records requests bills and an open meeting bill that has been amended. We have filed two liens against the Shilo Inn for delinquent room taxes. Another lien was filed against the Thunderbird Motel. Shilo Inn was on a payment plan but they have not followed through with it. She hopes to get them back on a payment plan. She has not had any communication from the Thunderbird.

K. City Planner

Cathy Laughlin reminded Council there will be an RDA meeting next Tuesday at 4:00 p.m. It will start with a joint meeting with the RAC and the Mayor will present the 2019 Recognition Awards to eleven recipients.

L. Development Manager

M. Administrative Services Director

N. Parks and Recreation Director

James Wiley reported the Pool Project is going well, on time and on budget. Mayor Keener asked if June 1 is when the Sports Complex construction is supposed to start again. Mr. Wiley answered yes and they are looking at schedules from contractors.

O. Civil Engineer

Bob Thibault said June 3 is the start date of the Sports Complex Phase 1. There is some work happening at the Fire Department. That is the last phase of the driveway rehab.

P. Building Official

Jeff Ford said Komatsu is moving along ahead of schedule. The hotel on Ruby Vista is moving along after a little hiccup. They will be putting together a presentation on Komatsu soon.

VII. 5:30 P.M. PUBLIC HEARINGS

- A. Review, consideration, and possible action to conditionally approve Tentative Map No. 5-19, filed by Granite Holdings LLC., for the development of a subdivision entitled Orchard Cove Phase 2 involving the proposed division of approximately 6.947 acres of property into 19 residential lots and 1 remainder lot within the R (Single Family and Multiple Family Residential) Zoning District, and matters related thereto. **FOR POSSIBLE ACTION**

Subject property is located south of the intersection of Colt Drive and Winchester Drive (APN 001-928-004). The Tentative Map was recommended to Council to conditionally approve by Planning Commission at their meeting of April 2, 2019.
MR

Michele Rambo, Development Manager, gave a presentation (Exhibit "C").

Mayor Keener asked if the remaining lot will be developed at a later date. Yes.

Mayor Keener called for public comment without a response.

** **A motion was made by Councilman Schmidlein, seconded by Councilman Stone, to conditionally approve Tentative Map No. 5-19, for the Orchard Grove Phase 2 Subdivision, subject to the findings and conditions as recommended by the Planning Commission, including the modification of standards for Lot 8. The City Council determines that the property can be divided based on the findings required in Section 3-3-5E(2) of the Municipal Code.**

The motion passed unanimously. (5-0)

- B. Review and consideration of submitted data and/or arguments and determination as to whether the proposed ordinance No. 839 “an ordinance amending Title 2, 3, 4, 5, 6, 7, 8, and 13 of the Elko City Code entitled “Building Regulations” by adding “2018 International Code, and corresponding amendments, as well as matters related thereto.” will impose a direct and significant burden upon a business or directly restrict the formation, operation, or expansion of a business.

Pursuant to NRS 237.080 the City of Elko notified owners and officers of businesses which may be affected by the ordinance. Staff has prepared a Business Impact Statement for Ordinance No. 839, and matters related thereto. **FOR POSSIBLE ACTION**

On August 28, 2018, Council approved initiation of Ordinance No. 839, and directed Staff to prepare a Business Impact Statement. Pursuant to NRS 237.090. A Business Impact Statement has been prepared, and must be considered by the City Council prior to the public hearing, and adoption of the ordinance. KW

Kelly Wooldridge, City Clerk, explained the City Clerk’s office mailed out the Business Impact Statement to about 3200 businesses, advertised once a week for three weeks in the Free Press and the newspaper wrote a story on it. There was one comment forwarded to her from the City Manager’s office. A representative from WC3 was present to explain anything further.

Chris Kimble, WC3, 908 W. Gordon Ave, Layton, Utah, helped the City prepare the codes for adoption. The City’s insurance carrier was worried about the old codes used and the ISO, the rating system used. Northern Nevada has adopted the 2018 codes. Elko County is also looking at going to the 2018 codes. Most business owners think that going to the new codes means more money. That isn’t always the case. Some things will cost more but some restrictions are being reduced. For owners of existing buildings, the costs to keep the buildings safe can be less. There are other costs that will be going down, such as occupancy counts. There are a lot of good significant changes with minimal cost increases.

Mayor Keener called for public comment without a response.

Ms. Wooldridge said the finding here is there aren’t any adverse impacts to businesses.

** **A motion was made by Councilman Stone, seconded by Councilman Schmidlein, to approve the Business Impact Statement pursuant to NRS 237. Ordinance 839 does not**

impose a direct or significant economic burden on a business, or directly restrict the formation, operation or expansion of a business.

The motion passed unanimously. (5-0)

- C. Review and consideration of submitted data and/or arguments and determination as to whether the proposed Ordinance No. 840, an ordinance amending Title Six (6), Chapter One (1) of the Elko City Code entitled "Fire Code", and matters related thereto" will impose a direct and significant burden upon a business or directly restrict the formation, operation, or expansion of a business.

Pursuant to NRS 237.080 the City of Elko notified owners and officers of businesses which may be affected by the ordinance. Staff has prepared a Business Impact Statement for Ordinance No. 840, and matters related thereto. **FOR POSSIBLE ACTION**

Pursuant to NRS 237.090, a Business Impact Statement has been prepared and must be considered by the City Council prior to the public hearing and adoption of the ordinance. KW

Ms. Wooldridge explained this was mailed out at the same as the Building Code. This Ordinance also added amendments to the International Code. The amendments are the same throughout the Northern Nevada Fire Departments. She found no adverse effects.

Mayor Keener called for public comment without a response.

** **A motion was made by Councilman Hance, seconded by Councilwoman Simons, to approve the Business Impact Statement pursuant to NRS 237.090. Ordinance No. 840 does not impose a direct or significant economic burden on a business, or directly restrict the formation, operation or expansion of a business.**

The motion passed unanimously. (5-0)

IX. LABOR NEGOTIATIONS

- A. Closed session to discuss ongoing labor negotiations with the Elko Police Officers Protective Association, IUPA and matters related thereto. **INFORMATION ONLY–NO ACTION REQUIRED**

Note: This portion of the meeting may be closed pursuant to NRS 288; therefore the Council may move to adjourn the meeting prior to consideration of this item.

Mayor Keener asked Mr. Stanton if he could do public comments before going to closed session.

Dave Stanton, City Attorney, said because it is a closed session and there is no restriction on the number of public comment periods, you can have a public comment period now. Then, to tie things up at the end, have another brief public comment period. Put it on the record and then you are done.

Mayor Keener called for public comment.

John Holmes, Fire Marshal, thanked Kelly Wooldridge for her work on the codes changes.

Mayor Keener called for a recess and then went to Closed Session.

Mayor Keener left at 6:30 p.m.

Councilman Stone left at 7:00 p.m.

COMMENTS BY THE GENERAL PUBLIC

Pursuant to N.R.S. 241, this time is devoted to comments by the public, if any, and discussion of those comments. No action may be taken upon a matter raised under this item on the agenda until the matter itself has been specifically included on a successive agenda and identified as an item for possible action. **ACTION WILL NOT BE TAKEN**

There were no public comments.

There being no further business, Mayor Pro Tempore Robert Schmidlein adjourned the meeting.

Mayor Reece Keener

Kelly Wooldridge, City Clerk

City of Elko Splash Park



Brock Polish



What is a Splash Park?









- Does not start until a certain time and will not keep going after a certain time (9am-8pm)
- No lifeguard-play at your own risk/ must have guardian
- 18 month-12 years

Splash Park-Fund 23 in FY2006

Splash Park Demo/Prep	2358.5
Engineering/Design	8924.8
Splash Park Building	118119.69
Splash Park Infrastructure	100253.4
Splash Park Pumps	6248.75
Splash Park Shade Shelter	8841.78
Splash Park Shower	3074.53
Splash Park Playground Equipment	97470.42
Actual Cost	\$ 345,291.87
	Today's Cost Based on Index
	\$479,921

Money

- \$136,350
- \$750,000
- Summer Kickoff
- Fall Bash
- Pavillion

Why?

In 24 hours on One Social Media Page

- +1300 Reactions
- +400 comments
- Multiple personal Messages
- Phone calls



The face you make that might happen in Elko



“[Sammie](#) Absolutely yes! I have twins who are 17 months old. Going to a body of water with them in the summer isn't doable by myself. They both run in opposite directions. Their older brothers deserve to play in the water and having a splash park would give our family the option to get outside and cool down without worrying about my toddlers getting away from me and drowning.”

Elko Water and Water Reclamation Facility (WRF) Shop				DATE PREPARED	SHEET NO.
PROJECT Water and WRF Shop & Storage Building Budget				4/29/2019	1
LOCATION 1600 Sewer Treatment Plant Road Elko, Nevada 89801				<input type="checkbox"/>	CODE A (CONCEPTUAL)
CONSULTING ENGINEERS				<input type="checkbox"/>	CODE B (DESIGN DEVELOPMENT)
				<input checked="" type="checkbox"/>	CODE C (FINAL DESIGN)
				<input type="checkbox"/>	OTHER (SPECIFY)
DRAWING NO.	ESTIMATOR PMW	CHECKED BY			
DESCRIPTION	UNIT	QUAN.	UNIT COST		SUBTOTAL
Off-Site Construction					
Water Main Exten. by Others	LF	250			\$0
Water Main Exten. by Contr.	LF	102	\$ 110		\$11,220
UPRR Crossing/Boring	LS	1	\$ 86,000		\$86,000
STP Road Cut & Patch	LS	1	\$ 52,000		\$52,000
STP Road Curb/Gutter/Sidewalk	LF	206	\$ 50		\$10,300
				Subtotal	\$ 159,520
Site Development					
Demo, Clear & Grub	LS	1	\$ 16,000.00		\$16,000
Imported Structural Fill	CY	10,800	\$ 12.00		\$129,600
Site Improvements (Front)	SF	31,000	\$ 8.50		\$263,500
Site Improvements (Rear)	SF	65,000	\$ 4.00		\$260,000
Perimeter Fencing	LF	1,200	\$ 30.00		\$36,000
				Subtotal	\$705,100
Shop Building (includes mezzanines)					
Architecture - Office Core	SF	7,000	\$ 250.00		\$1,750,000
Architecture - Shop	SF	18,864	\$ 150.00		\$2,829,600
HVAC	SF	25,864	\$ 20.00		\$517,280
Plumbing	SF	25,864	\$ 15.00		\$387,960
Fire Sprinkler System	SF	25,864	\$ 4.25		\$109,922
Fire Alarm System	SF	25,864	\$ 2.50		\$64,660
Power	SF	25,864	\$ 11.00		\$284,504
Lighting	SF	25,864	\$ 7.00		\$181,048
Special Systems	SF	25,864	\$ 4.25		\$109,922
				Subtotal	\$6,234,896
Storage Building					
PEMB + Erection	LS	1	\$ -		\$0
Concrete Foundations & Slab	LS	1	\$ -		\$0
HVAC	SF	4,116	\$ -		\$0
Plumbing	SF	4,116	\$ -		\$0
Power	SF	4,116	\$ -		\$0
Lighting	SF	4,116	\$ -		\$0
				Subtotal	\$0
				Construction Cost Subtotal	\$7,099,516
General Contractor's General Conditions @ 4%					\$283,981
General Contractor's Overhead & Profit @ 10%					\$738,350
Cost Escalation for 2020 Start @ 3%					\$243,655
				Construction Cost Total	\$8,365,502
Bidding and Construction Contingency @ 3%					\$250,965
				Total Direct Construction Costs	\$8,616,467

Connections & Plant Fees					
NV Energy Eng. & Install	LS	1	\$ 75,000.00		\$75,000
Southwest Gas	no cost				\$0
Sewer Plant & Conn. Fee	LS	1	\$ 18,128.00		\$18,128
Water Plant & Conn. Fee	LS	1	\$ 12,513.00		\$12,513
2" Water Meter	LS	1	\$ 1,090.00		\$1,090
Owner's Telecom Vendor	HRS	40	\$ 100.00		\$4,000
				Subtotal	\$110,731
Miscellaneous Soft Costs					
Furniture	LS	1	\$ -		\$0
Breakrm & Laundry Appliances	LS	1	\$ -		\$0
IT Equipment	LS	1	\$ -		\$0
Shop Equipment	LS	1	\$ -		\$0
City of Elko Plan Review	LS	1	\$ 5,400		\$5,400
City of Elko Building Permit	LS	1	\$ 13,000		\$13,000
Testing & Special Inspections	LS	1	\$ 35,000		\$35,000
A & E Fees - Redesign	LS	1	\$ 196,000		\$196,000
A & E Fees - Permit/Bid/CA	LS	1	\$ 133,848		\$133,848
				Subtotal	\$383,248
				Total Indirect Project Costs	\$493,979
TOTAL PROJECT COST					\$9,110,446



ARCHITECTS AND PLANNERS Chartered

408 E. Parkcenter Blvd. - Suite 205 Boise, Idaho 83706 (208) 345-8872 Fax 343-7162

Elko Water and Water Reclamation Facility (WRF) Shop				DATE PREPARED	SHEET NO.
PROJECT Water and WRF Shop & Storage Building Budget				1/28/2019	1
LOCATION 1600 Sewer Treatment Plant Road Elko, Nevada 89801				<input type="checkbox"/>	CODE A (CONCEPTUAL)
CONSULTING ENGINEERS				<input type="checkbox"/>	CODE B (DESIGN DEVELOPMENT)
				<input checked="" type="checkbox"/>	CODE C (FINAL DESIGN)
				<input type="checkbox"/>	OTHER (SPECIFY)
DRAWING NO.	ESTIMATOR PMW	CHECKED BY			
DESCRIPTION	UNIT	QUAN.	UNIT COST	SUBTOTAL	
Off-Site Construction					
Water Main Exten. by Others	LF	250		\$0	
Water Main Exten. by Contr.	LF	102	\$ 110	\$11,220	
UPRR Crossing/Boring	LS	1	\$ 86,000	\$86,000	
STP Road Cut & Patch	LS	1	\$ 52,000	\$52,000	
STP Road Curb/Gutter/Sidewalk	LF	206	\$ 50	\$10,300	
				Subtotal	\$ 159,520
Site Development					
Demo, Clear & Grub	LS	1	\$ 16,000.00	\$16,000	
Imported Structural Fill	CY	10,800	\$ 12.00	\$129,600	
Site Improvements	SF	118,900	\$ 8.50	\$1,010,650	
Perimeter Fencing	LF	1,200	\$ 30.00	\$36,000	
				Subtotal	\$ 1,192,250
Shop Building (includes mezzanines)					
Architecture	SF	25,864	\$ 200.00	\$5,172,800	
HVAC	SF	25,864	\$ 20.00	\$517,280	
Plumbing	SF	25,864	\$ 15.00	\$387,960	
Fire Sprinkler System	SF	25,864	\$ 4.25	\$109,922	
Fire Alarm System	SF	25,864	\$ 2.50	\$64,660	
Power	SF	25,864	\$ 12.00	\$310,368	
Lighting	SF	25,864	\$ 7.00	\$181,048	
Special Systems	SF	25,864	\$ 4.25	\$109,922	
				Subtotal	\$ 6,853,960
Storage Building					
PEMB + Erection	LS	1	\$ 120,000.00	\$120,000	
Concrete Foundations & Slab	LS	1	\$ 70,000.00	\$70,000	
HVAC	SF	4,116	\$ 5.00	\$20,580	
Plumbing	SF	4,116	\$ 3.00	\$12,348	
Power	SF	4,116	\$ 4.00	\$16,464	
Lighting	SF	4,116	\$ 4.50	\$18,522	
				Subtotal	\$ 257,914
				Construction Cost Subtotal	\$ 8,463,644
General Contractor's General Conditions @ 6%					\$507,819
General Contractor's Overhead & Profit @ 12%					\$1,076,576
Cost Escalation for 2020 Start @ 5%					\$502,402
				Construction Cost Total	\$10,550,440
Bidding and Construction Contingency @ 5%					\$527,522
				Total Direct Construction Costs	\$11,077,962
Connections & Plant Fees					
NV Energy Eng. & Install	LS	1	\$ 75,000.00	\$75,000	
Southwest Gas	no cost			\$0	
Sewer Plant & Conn. Fee	LS	1	\$ 18,128.00	\$18,128	
Water Plant & Conn. Fee	LS	1	\$ 12,513.00	\$12,513	
2" Water Meter	LS	1	\$ 1,090.00	\$1,090	
Owner's Telecom Vendor	HRS	40	\$ 100.00	\$4,000	
				Subtotal	\$110,731

Miscellaneous Soft Costs						
Furniture	LS	1	\$ 85,000		\$85,000	
Breakrm & Laundry Appliances	LS	1	\$ 8,000		\$8,000	
IT Equipment	LS	1	\$ 20,000		\$20,000	
Shop Equipment	LS	1	\$ -		\$0	
City of Elko Plan Review	LS	1	\$ 5,400		\$5,400	
City of Elko Building Permit	LS	1	\$ 13,000		\$13,000	
Testing & Special Inspections	LS	1	\$ 35,000		\$35,000	
A & E Fees - Permit/Bid/CA	LS	1	\$ 168,807		\$168,807	
				Subtotal		\$335,207
				Total Indirect Project Costs		\$445,938
TOTAL PROJECT COST						\$11,523,900



ARCHITECTS AND PLANNERS Chartered

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