

MINUTES OF THE HUNTSVILLE TOWN COUNCIL MEETING
Tuesday, August 30, 2022, 7:00 p.m.
Huntsville Town Maintenance Office, 165 South 7500 East, Huntsville, UT

Name	Title	Status
Richard L. Sorensen	Mayor	Present
Bruce Ahlstrom	Council Member	Present
Kevin Anderson	Council Member	Present
Sandy Hunter	Council Member	Present
Artie Powell	Council Member	Present
Beckki Endicott	Clerk	Present
William Morris	Legal Counsel	Excused

Zoom: Shane Sanders, Wendy McKay

Citizens: Clark Wangsgard

1-Mayor Sorensen called the meeting to order. There is a full quorum present.

2-Pledge of Allegiance led by

3-Opening Ceremony given by Beckki Endicott.

4-Public Comments: **Clark Wangsgard** wanted the Town Council to know that he had experienced unneighborly conduct from a Town Council member.

5-Discussion and/or action on Town Council work session minutes July 21, 2022. (See Attachment #1) **TCM Bruce Ahlstrom motioned to approve the amended work session minutes for the July 21, 2022.** TCM Sandy Hunter seconded the motion. All votes Aye. Motion passed.

6-Discussion and/or action on Town Council meeting minutes July 21, 2022. (See Attachment #2) **TCM Bruce Ahlstrom motioned to approve the amended Town Council meeting minutes for July 21, 2022.** TCM Sandy Hunter seconded the motion. All votes Aye. Motion passed.

7-Discussion and/or action on Town Council regular meeting minutes July 28, 2022. (See Attachment #3) **TCM Sandy Hunter motioned approve the amended Town Council meeting minutes for July 28, 2022.** TCM Anderson seconded the motion. All votes Aye. Motion passed.

8-Discussion and/or action on Town Council work session minutes for July 28, 2022. TCM **Bruce Ahlstrom motioned to table the minutes for the work session on July 28, 2022.** TCM Sandy Hunter seconded the motion. All votes Aye. Motion passed.

9-Discussion and/or action on Huntsville Town Community Building Design/Preconstruction Proposal. (See Attachment #4 The Town Council received a bid and

estimate for the Huntsville Town Community Building in the past week. Town Council members had questions prior to approving the bid and signing a contract. The questions were emailed to the Wadman/Sanders team. Shane Sanders is here tonight to answer questions regarding the bid. Shane Sanders went through the questions one by one. He described the phases of the design and the construction; schematic design (SD), design development (DD) and construction documents (CD).

Mayor Sorensen asked about landscaping and Shane Sanders responded they will bring someone else on their team to design sprinklers and such. Shane Sanders stated if Huntsville had someone in mind, Huntsville could bring them on to work with them.

TCM Artie Powell asked about what was before them tonight. What is the Town Council approving. Beckki stated to treat the bid like another other bid, for example roads. Shane Sanders stated that it would be \$125,000 to get through the design phase of the building. He stated the Town could stop at any time. If the cost is too much, then the process will stop, and you would pay for the services received. Shane Sanders stated the \$125,000 would get Huntsville Town all the way through the design.

The cost estimates for the building will come at the end of the schematic design phase. As the design development phase starts, the estimate will be updated again. The estimate will also be done during the construction documents phase. Huntsville Town will start to know the costs at every phase of the design. TCM Artie Powell wanted to know when the Town Council will approve the design. Shane Sanders stated at the completion of schematic design the renderings will be available. Regular meetings during the design phase will help to have consensus on the project by the end of this phase.

Shane Sanders stated they will work with the floor plan requirements and then the community will have several choices about what the outside will look like. TCM Powell is concerned that the building look like the tradition of Huntsville. Shane Sanders stated that they would be happy to be available for a work session where he can present a couple of ideas and get feedback.

TCM Anderson asked Shane Sanders for a breakdown in the costs for each phase of the design phase. Sanders and Wadman will provide this breakdown to the Town Council. TMC Anderson wanted to know if the Town Council could approve the costs one phase at a time.

TCM Artie Powell motioned to approve the Huntsville Town Community Center budget as submitted by Wadman Corporation and Shane Sanders for \$125,000 subject to the terms and conditions of the contract that would allow the Town to cancel or terminate the contract at each of the three stages; schematic design, design development and construction documents phase. TCM Bruce Ahlstrom seconded the motion. Roll Call Vote. All votes Aye. Motion passed.

VOTES	AYE	NAY	ABSTAIN	EXCUSED
Mayor Richard L. Sorensen	X			
CM Bruce Ahlstrom	X			
CM Kevin Anderson	X			
CM Sandy Hunter	X			
CM Artie Powell	X			

TCM Artie Powell wanted to make sure the Town work with Shane to schedule a meeting with the residents to received feedback on the designs. He would also like the funding secured for the building.

10-Department Updates.

Mayor Sorensen opened discussion on any issues that are currently outstanding with the PC. There was discussion about the possibility and process of vacating 6700 East, south of 100 South. TCM Sandy Hunter reported that there is a new home going up there and the survey markers outline the boundary line. She went to look at the access to the lake and there is no access on the south side of the property. She stated that there is a drop off towards the lake and it would be very difficult to use that "Town road" as public access.

TCM Artie Powell wanted the Planning Commission to readdress the outstanding ordinances for structure change in the PC and Appeals Authority. TCM Sandy Hunter took note of this request.

An update of the Development Agreement with Sage Development was given. The Planning Commission recommended approval of the Final Plat and the Development Agreement with four or five conditions which include the approval of the design of the sewer system from Weber Morgan Health Department and approval of the delineation report from Army Corp of Engineers.

Sage Development is on the Town Council agenda for the middle of September. The Town Council will consider Final Plat and the Development Agreement at the next Town Council meeting.

TCM Sandy Hunter is anticipating a upcoming Pineview Community meeting. She hopes to learn more about the Forest Service plans. She is working on inviting those interested and also representatives for Huntsville Town to the September 29th Forest Service meeting at the library. Sean Harwood has been asked to update residents on the project and access that would affect residents of Huntsville Town.

TCM Anderson and TCM Hunter were asked to participate in the judicial nomination process for the Uintah Courts. They were able to recommend their selections to Mayor Sorensen who will in turn vote for the candidates for the court judge.

The Town Council members talked about the possibility of purchasing additional water shares from the monastery. Recently, the safe yield was released by the State for the Wishing Well. Bill White is not sure there is enough yield to accommodate the amount that Huntsville Town would

like to purchase. The Town Council members would like to purchase enough water connections to satisfy the build out of Huntsville Town as the boundaries stand currently.

TCM Bruce Ahlstrom motioned to close the meeting. TCM Anderson seconded the motion. All Votes Aye. **Meeting is adjourned at 8:44 p.m.**


Beckki Endicott, Town Clerk

WORK SESSION – Thursday, July 21, 2022, 6:00 p.m.

Minutes of the Huntsville Town Council work session held at the Ogden Valley Library at 131 South 7400 East, Huntsville, Utah at 6:00 p.m. The work session was held to discuss the proposed Bill & Michaelene Wangsgard subdivision. The subdivision was recommended by the Planning Commission but tabled by the Town Council in a previous meeting.

Attending: Bill and Michaelene Wangsgard, Beckki Endicott – Clerk, Mayor Richard Sorensen, TCM Artie Powell, TCM Sandy Hunter, TCM Kevin Anderson

Mayor Sorensen welcomed those in attendance and then turned the time over to Michaelene Wangsgard for a presentation on why they should be able to subdivide their property. She referred to minutes for a PC meeting dated June 25, 2009, pages 3 & 4. In the minutes Jeff Holt is question the Planning Commission chair about building on a right of way that had not been accepted by the Town **(See Attachment #1 & 2)**

Michaelene stated that 15.6.5 states “Every dwelling shall be located and maintained on a “lot” as defined in this ordinance; such lot shall have the required frontage on a public street or on a right-of-way which has been approved by Huntsville Town.” In 1990 the Town approved their right-of-way in order for them to build their home. She stated they could not have built their home without the right-of-way.

On September 13, 1990, Jim Hasenyager wrote a letter to the Town Council stating that the Wangsgard’s be issued a building permit as soon as possible. The letter also states that Mr. Wangsgard has agreed to deed to the town a 45 ft. right of way running along the south edge of the property from 6800 E. to the end if the town decides to put a street at that location.

In 2004 Michaelene Wangsgard met with Rex Harris about the process of deeding the right of way to the town. Rex wrote two very supportive letters to the Town Council, and they put the issue on the agenda. The night of the meeting, the item was taken off the agenda for personal reasons. The Wangsgard’s were upset because their neighbors had been allowed to subdivide on the road but Bill and Michaelene were being prevented from taking the same action. In addition, Bill and Michaelene were allowing the neighbors access on the right of way they owned.

Michaelene went on to say that their family has a valuable building lot. They would like one of their children to build on this family land. Their land is now in a trust. Their son, Joshua Wangsgard would have to be the one who deeds the right of way over to the town. The right of way is valued at \$9.00 per square feet. The total right of way the trust holds is valued at \$157,000. They believe they could work with their trust to deed over the land to the town, but they would need a guarantee that the right of way would be recognized

an approved frontage for their building lot. Michaelene stated they have been working on this project for a long time. If neighbors were able to use their right of way for approved frontage for a road, then Michealene believes that they should have the right to have that approved frontage as well.

Michaelene stated that she didn't want to hurt the Town and she does not want to have bad feelings with the neighbors. She feels that this would be a win-win for everyone involved. Her family would be able to build on a conforming lot which would be family property. The Town would be able to loop the roads and the water system.

She wanted to close her presentation by reminding the Town Council that years ago her father-in-law, Harold Wangsgard, annexed his entire piece of property into the Town of Huntsville because he wanted the Town to profit from his property taxes that their family has paid for many years. Michaelene asked the Town Council to help make this right of way a public right of way and a legal building lot for their family.

TCM Sandy Hunter motioned to adjourn the meeting. TCM Bruce Ahlstrom seconded the motion. All votes Aye. Motion passed.

Meeting adjourned at 8:19 p.m.

Beckki Endicott, Huntsville Town Clerk

MINUTES OF THE HUNTSVILLE TOWN COUNCIL MEETING
Thursday, July 21, 2022
Ogden Valley Library Auditorium
131 South 7400 East, 6:45 p.m.

Name	Title	Status
Richard L. Sorensen	Mayor	Present
Bruce Ahlstrom	Council Member	Present
Kevin Anderson	Council Member	Present
Sandy Hunter	Council Member	Present
Artie Powell	Council Member	Present
Beckki Endicott	Clerk	Present
William Morris	Legal Counsel	Excused

Citizens: Bill Wangsgard, Michaeline Wangsgard, Trish Painter, Ron Gault, Michelle White, Tommy Christie, Todd Meyers, David Reed – Fire Marshall, Lt. Ryan

1-Mayor Sorensen called the meeting to order. There is a full quorum present.

2-Pledge of Allegiance led by Fire Marshall Reed.

3-Opening Ceremony given by TCM Bruce Ahlstrom

4-Public Comments. There were none.

5-Presentation from David Reed, Weber County Fire Marshall. (See Attachment #1)
David Reed thanked the TC for the opportunity to meet at the Town Council Meeting. Marshall Reed commented on the recent closures of Weber County to fireworks and other fire restrictions on the 24th of July. He had requested closing Huntsville Town to such restrictions. The TC voted to keep Huntsville Town open to fireworks on the 24th of July. He believes that this was a miscommunication with the Town Council. The TC commented they were following the Utah State Statute. Marshall Reed answered questions regarding the Utah State Code. The TC stated they were sympathetic to the Fire Marshall's cause. They expressed that Marshall Reed could not be at the meeting where required to make the decision to limit fire and fireworks. Marshall Reed wanted the Town County he wants to work with the TC and would gladly back them in their decisions when working together.

Beckki stated she asked Marshal Reed to this meeting to provide input and answers to the question of the Sage Development Road redesign. TCM Anderson asked Marshall Reed to address the question of whether the Weber County Fire Department approved of this road design and how it complies with the Utah State Fire Code. The road is approximately 2400 feet, and the State Code allows for 750 feet.

Fire Marshall Reed explained that the State is very construction friendly. He explained that when a road is longer than 750 feet, the city engineer and fire marshall must

approve of the design. Fire Marshall Reed stated he works with six cities and his background is retired Ogden City Fire Department. He tries to come to cities with a lot of knowledge and experience regarding these kinds of issues.

Marshall Reed stated the reason for the code specifying 750 feet is to avoid cars and buses from having to go all the way to the end of the road to turn around. Fire Marshall Reed asked the engineer for CW Lands to provide a turnaround every 750 feet along the road. The design programming that is provided by the engineer show the tracking of a fire ladder truck. The road accommodates all fire department vehicles. The fire hydrants are the appropriate distance apart. In addition, the road is wider than 20 feet. The road was expanded to 26 feet. No parking will be allowed on the road.

TCM Anderson asked about the provision of the State Fire Code that allows this road design and approval. Marshall Reed responded it is in the appendices. It is in appendix D. He stated the table provides that after 750 feet, the determination is by special permits. TCM Anderson also asked about the two distinct "Y" shaped driveways. Marshall Reed responded the "Y"s meet the state code also in appendix D.

Mayor Sorensen asked about the distance between the fire hydrants. Marshall Reed stated he measures the hydrants not from engineering circles but as the hose would lay from fire hydrant to the door. The hydrants layout is designed to have overlap. There are two hydrants that would reach each home.

6-Sheriff's Report. Lt. Ryan reported that Huntsville had 10 calls for service in June. Most of the citations issued were for parking. Weber County stats on the flock cameras. There are 16 cases attributed to flock cameras. Of the 16 cases, 15 are recovered stolen vehicles with an estimated value of \$267,000. There has been recovered as stolen property in the amount of \$3,000. They have recovered one stolen gun and 10 grams of meth. There have been 13 felony arrests attributed to these cases. These arrests are made from the vehicle because they WC Sheriff's were alerted by the flock cameras. There was one vehicle that was linked to over 21 vehicle burglaries. These statistics are from the April to July.

Lt Ryan reported there is still a high number of "smash and grab" burglaries at Wheeler Creek and the pull out's that access Pineview.

7-Discussion and/or action on approval of minutes for work session on June 2, 2022.
(See Attachment #2) TCM Sandy Hunter motioned to approve the amended minutes for work session June 2, 2022. TCM Bruce Ahlstrom seconded the motion. All votes Aye. Motioned passed.

8-Discussion and/or action approval of minutes for Town Council Meeting June 2, 2022.
TCM Bruce Ahlstrom motioned to table the minutes for Town Council meeting June 2, 2022. TCM Artie Powell seconded the motion. All votes Aye. Motioned passed.

9-Discussion and/or action on approval of the minutes for emergency session June 30, 2022. (See Attachment #3) TCM Sandy Hunter motioned to approve the minutes for emergency session on June 30, 2022. TCM Artie Powell seconded the motion. All votes Aye. Motion passed.

10-Discussion and/or action on approval of the minutes for Town Council Meeting July 14, 2022. (See Attachment #4) TCM Sandy Hunter motioned to approve the minutes for Town Council Meeting July 14, 2022. TCM Bruce Ahlstrom seconded the motion. All votes Aye. Motion passed.

11-Discussion and/or action on approval of the minutes for Town Council Work Session July 14, 2022. (See Attachment #5) TCM Sandy Hunter motioned to approve the amended minutes for Town Council Work Session. TCM Artie Powell seconded the motion. All votes aye. Motion passed.

12-Discussion and/or action on September Event for Mountain Arts. (See Attachment #6) Trish Painter introduced herself and gave some background about the solar system garden which originates at the Compass Rose with the scaled sculpture of the sun. The project is funded by R.A.M.P. and many organizations and individuals are involved in the Valley wide project.

When the sculptures are installed across the valley, the Mountain Arts Organization would like to do a free concert in the park. The combined Weber School District orchestra will be playing some music from Apollo 13 and The Space Odyssey. They would like to use the stage and close off the road between the Compass Rose and Huntsville Park. In addition, the Chordettes will be playing "Fly Me to the Moon" and "Here Comes the Sun." The choral director for St. Francis is composing a song specifically for this event.

There was discussion about the closing of 200 South between 7400 East and 7500 East. TCM Ahlstrom suggested just closing 200 south from 7400 East to halfway east of the block. Trish Painter agreed to the change. Mayor Sorensen requested additional Honey Buckets be added to help relieve the traffic to restrooms. There will be approximately 300 people.

TCM Artie Powell motioned to approve the application of Mountain Arts and Music to use the park and block the roadway as was discussed on September 24th from approximately noon to six p.m. and that we charge the group a \$500 fee with \$250 to be refundable depending on the condition of the park facilities after the concert. TCM Sandy Hunter seconded the motion. Mayor Sorensen suggested the motion should include Honey Buckets.

TCM Artie Powell amended his motion to include the Honey Buckets. TCM Anderson seconded the amended motion. Roll Call Votes. All votes Aye. Motion passed. Votes are reflected below.

VOTES	AYE	NAY	ABSTAIN	EXCUSED
Mayor Richard L. Sorensen	X			
CM Bruce Ahlstrom	X			
CM Kevin Anderson	X			
CM Sandy Hunter	X			
CM Artie Powell	X			

13-Discussion and/or action on expenditure of ARPA funds for backup generator for the water plant. **(See Attachment #7)** Ron Gault wanted to update the Town Council on the status and concerns of the culinary water treatment plant. He prepared a power point with a presentation. The power point slides report the points made by Ron Gault.

14-Discussion and/or action on purchase of flow meter for the water plant. **(See Attachment #8)** TCM Anderson motioned to approve the payment to Aqua Environmental and Siemons in the amount of \$6000 for routine water maintenance. TCM Ahlstrom seconded the motion. Roll Call Vote. All votes Aye. Motion Passed. The votes are reflected below.

VOTES	AYE	NAY	ABSTAIN	EXCUSED
Mayor Richard L. Sorensen	X			
CM Bruce Ahlstrom	X			
CM Kevin Anderson	X			
CM Sandy Hunter	X			
CM Artie Powell	X			

15-Discussion and/or action on Resolution 2022-7-21: Adopting Agreement for funds to the Children's Justice Center. **TCM Powell motioned to table items 15 and 17 due to the time constraints.** TCM Hunter seconded the motion. All votes Aye. Motion Passed.

16-Discussion and/or action on Bill and Michaelene Wangsgard subdivision application. **(See Attachment #9)** Mayor Sorensen stated there was a lengthy discussion regarding this issue during the work session earlier in the day. **TCM Anderson motioned to approve the Bill Wangsgard subdivision subject to:**

1) Bill and Michaelene Wangsgard trust to deed the right of way to the Town as per the road requirement.

2) The neighbor to the South should they choose to develop and have access to their property from 400 North, the neighbor would need to dedicate the remaining right of way so that it is 66 feet as a city standard.

3) If the neighbors to the South would like to develop and have access, they would need to dedicate the north corners of their property to Huntsville Town in order to connect 6900 East and also provide additional property to accommodate the turning radius at 6800 East and 400 North.

TCM Hunter seconded the motion. TCM Artie Powell motioned to amend the motion with an additional requirement.

4) The Bill and Michalene Wangsgard's will dedicate a temporary easement on the east end of their roadway on the privately owned parcel to allow property for a 60-foot turn around at the time another structure is built off of 400 North. This easement can be vacated if the road on 6900 East is connected to 400 North.

TCM Hunter seconded the amended motion. Roll Call vote. All votes Aye. Motion passed. Motions are reflected below.

VOTES	AYE	NAY	ABSTAIN	EXCUSED
Mayor Richard L. Sorensen	X			
CM Bruce Ahlstrom	X			
CM Kevin Anderson	X			
CM Sandy Hunter	X			
CM Artie Powell	X			

17-Discussion and/or action on conditional use determination for Jon Herring Building.
Motion was tabled. See item 15.

TCM Artie Powell motioned to adjourn the meeting. TCM Hunter seconded the motion. All votes Aye.

Meeting Adjourned at 9:00 p.m.

Beckki Endicott, Huntsville Town Clerk

MINUTES OF THE HUNTSVILLE TOWN COUNCIL MEETING
Thursday, July 28, 2022
Ogden Valley Library Auditorium
131 South 7400 East, 5:00 p.m.

Name	Title	Status
Richard L. Sorensen	Mayor	Phone
Bruce Ahlstrom	Council Member	Present
Kevin Anderson	Council Member	Present
Sandy Hunter	Council Member	Present
Artie Powell	Council Member	Present
Beckki Endicott	Clerk	Present
William Morris	Legal Counsel	Excused

Citizens: None

1-Mayor Pro Temp Kevin Anderson welcomed those in attendance. There is a full quorum present.

2-Discussion and/or action on appointments to the Appeals Committee. TCM Artie gave some background on being a member of the Variance Board. The Variance Board needs two members. Both TCM Artie Powell and TCM Bruce Ahlstrom have serve on the Variance Board for a long period of time. The candidates for this position need to be willing to read and study about variances and how each case is individually applied. The point was emphasized that a variance could not be granted solely based on economic circumstances.

Beckki reviewed the Huntsville Town Code for the Appeals Committee. She reviewed the number of members on the committee, terms, vacancies and having Town Council representatives. The code in 15.5.2.E which states that a TC member should be at the appeal hearing to explanation the decision of the Town Council.

TCM Anderson asked if the current matter before the appeals committee had been heard at the Planning Commission and Town Council. TCM Hunter explained that the letter received by Tom Freeman's attorney asked for a determination of a buildable lot. It cited 15.5.4.C which states, "The Huntsville Town Appeal Authority may make determinations regarding the existence, expansion, or modification of nonconforming uses under the Huntsville Town Land Use Titles."

The letter is addressed to the appeals authority chair. TCM Hunter stated the code says, "may make determinations" not "should make determinations." The code seems to imply the appeal authority could make the determination or they could decide to send the applicant back to the Planning Commission to submit for a Land Use Permit. This would be denied based on the lack of frontage on a public road and a lot that is less than three acres. TCM Ahlstrom pointed out that the Freeman's can only ask for a Variance right now, not an appeal. There is nothing to appeal because they have not applied for anything. The only thing that the appeals authority could consider is a variance. The variance rules would need to be applied to this case. The Freeman's have not applied for a variance. They have applied for a determination of a nonconforming lot.

There was a discussion about the definition of a nonconforming lot. TCM Anderson stated under the state code that a lot that is nonconforming is a lot that at one time was legally conforming. Through changes of the law over time the lot keeps the same use becomes legally nonconforming. At some time, the lot was legal as zoned. The Town Council discussed more of the history of the parcels in question. The parcels were created in Weber County and not annexed into Huntsville Town until 2015. The Town Council discussed whether the parcels in question were ever legally conforming.

TCM Anderson stated the Huntsville Town Appeals Board could entertain whether they wanted to make a determination on the status of the parcels. The Town Council needs to make appointments to the committee to reconstitute the board.

Several names were suggested by Town Council members. The names were reviewed for experience and circumstances that would let them serve at this time. Mayor Sorensen stated he had the chance to visit with all the TC members to receive their input. He called and asked James Truett and Brent Ahlstrom if they would be willing to serve on the Appeals Board.

TCM Artie Powell motioned to appoint Brent Ahlstrom and Jim Truett to the Variance Board. TCM Hunter seconded the motion.

There was a suggestion to amend the motion to reflect the name of the committee as the Appeals Authority.

TCM Artie Powell amended his motion to appoint Brent Ahlstrom and Jim Truett to the Huntsville Appeals Authority. TCM Hunter seconded the motion. For votes Aye. TCM Bruce Ahlstrom abstained. Motion passed. Votes are reflected below.

VOTES	AYE	NAY	ABSTAIN	EXCUSED
Mayor Richard L. Sorensen	X			
CM Bruce Ahlstrom			X	
CM Kevin Anderson	X			
CM Sandy Hunter	X			
CM Artie Powell	X			

TCM Hunter suggested all Town Council members study the proposed A-3 ordinance that both the Planning Commission and Town Council have been revising. The A-3 zone is mentioned in the Development Agreement with Sage. She also suggested looking over the Development Agreement prior to their next meeting.

TCM Sandy Hunter motioned to adjourn the meeting. TCM Ahlstrom seconded the motion. All votes Aye.

Meeting Adjourned at 5:32 p.m.

Beckki Endicott, Huntsville Town Clerk

DRAFT



HUNTSVILLE TOWN RECREATION & MUNICIPAL BUILDING

DESIGN / PRE CONSTRUCTION PROPOSAL

Beckki Endicott
Huntsville Town Clerk
801-745-3420
7381 East 200 South
bendicott@huntsvilletown.com

08/08/2022

Wadman Corporation hereby proposes our proposed costs for the services outlined below.

Design & Architectural Meetings

Services will include bi-weekly pre-construction meeting attendance which would include one or all of the following people (Spencer Bradley, Bradon Martin, and Others as necessary)

COST BUDGETING:

Cost Budgeting & Preconstruction Services \$ 6,700.00

- Estimates at SD, DD, and CD drawings

DESIGN FEES:

Architectural	
Programming / Architectural Design	\$ 65,000.00
Bidding / City Plan Review	\$ 3,000.00
Construction Administration	\$ 13,500.00
Structural Design	\$ 9,000.00
Mechanical/Plumbing Design	\$ 8,500.00
Electrical/Technology Design	\$ 8,500.00
Site Design provided by City	Not Included
Landscape Planting & Sprinkler	\$ 5,000.00
Geotechnical Report (City may order this direct)	\$ 5,800.00

TOTAL \$125,000.00

Sincerely,

A handwritten signature in blue ink that reads 'Bradon Martin'.

Bradon Martin
Chief Estimator
bmartin@wadman.com