CITY OF KETCHUM, IDAHO
CITY COUNCIL
Thursday, June 11, 2026, 5:30 PM
191 5th Street West, Ketchum, Idaho 83340

AGENDA

PUBLIC PARTICIPATION INFORMATION
Public information on this meeting is posted outside City Hall.
We welcome you to watch Council Meetings via live stream.
You will find this option on our website at www.ketchumidaho.org/meetings.

If you would like to comment on a public hearing agenda item, please select the best option for your participation:

- Join us via Zoom *(please mute your device until called upon)*
  Join the Webinar: https://ketchumidaho-org.zoom.us/j/87622707299
  Webinar ID:876 2270 7299

- Address the Council in person at City Hall.

- Submit your comments in writing at participate@ketchumidaho.org (by noon the day of the meeting)

This agenda is subject to revisions. All revisions will be underlined.

CALL TO ORDER: By Mayor Pete Prekeges

ROLL CALL: Pursuant to Idaho Code Section 74-204(4), all agenda items are action items, and a vote may be taken on these items.

PUBLIC COMMENT:
1. In-Person/Virtual
2. Previously Submitted

COMMUNICATIONS FROM MAYOR AND COUNCILORS:

CONSENT AGENDA:
ALL ACTION ITEMS - The Council is asked to approve the following listed items by a single vote, except for any items that a Councilmember asks to be removed from the Consent Agenda and considered separately.
3. Recommendation to approve minutes of City Council, May 28, 2026 - City Clerk Trent Donat

4. Authorization and approval of the payroll register - Director of Finance Brent Davis
5. Authorization of disbursement of funds from the City's Treasury for the payment of bills - Director of Finance Brent Davis
6. Recommendation to appoint Arts & Heritage Commission members – Director of Community Engagement Daniel Hansen
7. Recommendation to approve change order for ESI Construction related to Solids Dewatering Project at Treatment Plant – Director of Public Works Ben Whipple
8. Recommendation to reappoint Tim Carter to the Planning & Zoning Commission – Mayor Pete Prekeges
9. Recommendation to approve renewal of contract 26140 with FD Ventures, LLC for event and community engagement support - Director of Community Engagement Daniel Hansen

PUBLIC HEARING:

10. Recommendation to approve Mary's Place subdivision plat amendment for 430 and 440 Wood River Drive and adopt findings of fact/conclusion of law – Senior Planner Allison Kennedy
11. Recommendation to conduct first reading of Ordinance 1277, repeal and replace Title 5 - Chapter 5.09 related to Short-Term Rental Permits - City Administrator Jade Riley

NEW BUSINESS:

12. Recommendation to approve right-of-way encroachment agreement for Observatory (Viceroy) Hotel – Director of Public Works Ben Whipple
13. November reauthorization vote for Original Local Option Tax – City Administrator Jade Riley and Director of Finance Brent Davis

ADJOURNMENT:

Dawn Hofheimer

From: James Hungelmann <jim.hungelmann@gmail.com>
Sent: Sunday, May 31, 2026 2:17 AM
To: Peter Prekeges; Tripp Hutchinson; Matthew McGraw; Randy Hall; Spencer Cordovano; Participate
Subject: Public Submission - STRAIT TALKING/ May 31, 2026
Attachments: STRAIT_TALKING_May_2026 .pdf

Dear Mayor and Council Members:

Attached for inclusion in the public record of the next Ketchum City Council meeting is a commentary titled “STRAIT TALKING” dated May 31, 2026 (with Arabic translation).

The piece concerns observable commercial shipping conditions, energy-market behavior, evidentiary scrutiny, and the importance of distinguishing between publicly amplified geopolitical narratives and independently observable operational realities.

The commentary is submitted in the spirit of encouraging disciplined public inquiry, evidentiary caution, and thoughtful civic discussion during a period of intense international media saturation and geopolitical messaging.

Thank you for your consideration.

James Hungelmann
Ketchum

BREAKING NEWS — May 31, 2026:

STRAIT TALKING

1. Senior U.S. officials and some allied governments have collectively participated in constructing and amplifying through Western media institutions a coordinated public narrative surrounding the Iran crisis that is materially inconsistent with observable conditions on the ground, including the continued uninterrupted flow of commercial shipping, stable energy exports, and the absence of severe global oil-market dislocation.

2. The "war" involving Iran since its announcement by President Trump on February 28, 2026, appears in substantial part to resemble a media-driven geopolitical spectacle — in essence a "Wag the Dog"-style orchestration — rather than a major conventional military conflict, with the observable level of sustained air strikes, infrastructure destruction, casualties, and battlefield disruption remaining quite limited or, at times, effectively nonexistent relative to the scale and intensity of the surrounding public narrative.

3. While limited military, intelligence, cyber, or proxy operations may well be occurring, observable commercial, maritime, and energy-market conditions do not presently resemble those associated with a major sustained regional war or systemic interruption of Persian Gulf energy flows.

4. While it may serve the strategic interests of both the United States and Iran to project the existence of a significant Iranian nuclear-weapons capability, the publicly observable evidence regarding the immediacy, scope, and operational reality of such capability remains highly disputed. There are intelligence analysts who insist that the evidence overwhelmingly suggests that Iran has never possessed a demonstrated operational nuclear-weapons capability, and that the threat narrative presented publicly over many years has far exceeded the actual strategic reality as is well understood within portions of the intelligence community.

5. Publicly available evidence has not independently confirmed claims that Ali Khamenei, the Supreme Leader of Iran, died in any drone strike as reported, and independent verification surrounding the event remains extremely limited and contested.

6. Western reporting of statements from the Iranian government has been heavily filtered through U.S. and allied information channels and is often exaggerated or otherwise inconsistent with observable conditions inside Iran. Much of the resulting coverage appears heavily narrative-driven and often resembles political theater or strategic messaging more than rigorous independent investigative reporting or evidentiary scrutiny.

7. The real news in Iran appears to reflect conditions closer to business as usual, with the United States and Israel continuing practices that Iranian political rhetoric has long characterized as deceptive or manipulative geopolitical conduct.

8. Anti-government protests inside Tehran and elsewhere in Iran have been overstated and do not appear materially beyond levels of political unrest commonly observed in many Western countries, including the United States.

9. Throughout the entire duration of the "troubles" over the last three months, the Strait of Hormuz has remained open, with continued commercial shipping activity and ongoing energy exports occurring at or near normal levels.

10. Even during the Iran–Iraq "Tanker War" of the 1980s between Iran and Iraq (allied with and supported by the United States) — involving direct attacks on ships and prolonged regional warfare with casualties approaching one million — the Strait of Hormuz ultimately remained open to global oil flows.

11. China, India, Japan, and South Korea — nations that together consume roughly two-thirds of all oil and gas transiting the Strait and rely heavily on Persian Gulf supplies — have continued to receive uninterrupted and unimpeded deliveries throughout the entire period. None has experienced a significant supply shortfall, nor have they been compelled to draw meaningfully upon strategic reserves or secure major alternative sources of supply.

12. Japan and South Korea are particularly vulnerable to any interruption in Persian Gulf energy flows because they possess limited domestic oil and gas reserves and have few practical large-scale alternative supply options. Yet throughout the past three months, their normal Gulf supply has continued uninterrupted, undiminished, and fully sufficient to meet ongoing demand.

13. Global commercial and strategic petroleum inventories collectively represent roughly several weeks to a few months of world oil consumption, with many major economies generally maintaining combined inventory levels broadly equivalent to approximately 60–75 days of consumption under normal conditions.

14. The most significant global spare oil-production capacity remains concentrated among Persian Gulf producers, whereas other major exporters, including Russia, possess comparatively limited excess production capacity.

15. Saudi Arabia possesses pipeline infrastructure capable of bypassing the Strait by redirecting a portion of its exports to Red Sea ports that principally serve Europe and Mediterranean markets. However, that excess bypass capacity is only a fraction of the total volume of oil that normally transits the Strait of Hormuz — roughly on the order of about 20% — and doing so involves materially higher logistical and transportation costs compared with the standard high-volume Persian Gulf export system that relies heavily upon supertanker infrastructure.

16. Oil markets remain highly sensitive to geopolitical risk, and the fear of potential supply disruption is continually reflected within global commodity pricing.

17. Over the last three months, global oil prices have remained relatively stable when compared with prior major geopolitical or supply crises, fluctuating from a low of approximately $72 per barrel to a high of roughly $115, with current prices remaining in the low-to-mid-$90 range. At no point have pricing patterns reflected the type of severe systemic supply disruption historically associated with prolonged physical interruptions in global oil flows.

18. While current oil prices are somewhat elevated by historical standards, they remain far below the most extreme levels observed during prior global energy shocks when adjusted for inflation. The 2008 oil-price spike, expressed in today's dollars, would equate to roughly $190 per barrel — approximately 100% higher than present levels. In real inflation-adjusted terms, current pricing is more consistent with the elevated but still manageable market conditions experienced during portions of the 2022 Russia–Ukraine energy crisis than with any genuine, severe dislocation.

19. Throughout the entirety of the last three months since the onset of the conflict:

    a. Iran has not materially or systematically impeded commercial shipping traffic transiting the Strait in any sustained manner, whether through the placement of naval mines, attacks upon commercial vessels, tolling mechanisms, or the blockade of regional ports.

    b. The United States military has not attacked commercial shipping vessels or imposed any blockade upon Iranian ports located along the Persian Gulf or Gulf of Oman.

    c. Commercial port activity throughout the Persian Gulf region — including Iranian oil, gas, freight, container, and general shipping operations — has continued substantially uninterrupted and largely unabated, with normal loading, unloading, export, import, and vessel-transit functions generally remaining operational throughout the period at or near normal levels.

20. The possibility cannot be entirely excluded that certain elements within the Iranian government are operating in a manner more strategically compatible with United States and Israeli interests than is publicly acknowledged, while continuing to maintain an outward public posture of opposition for domestic, regional, or broader geopolitical reasons.

21. The cumulative observable evidence presented above appears materially inconsistent with the portrayal of a severe or sustained regional military crisis as reflected throughout much of the surrounding public narrative.

James Hungelmann

The White Room LLC

May 2026

1. يبدو أن مسؤولين كبارًا في الولايات المتحدة وبعض الحكومات الحليفة قد شاركوا بصورة جماعية في بناء وتضخيم، عبر مؤسسات الإعلام الغربي، رواية عامة منسقة حول الأزمة الإيرانية تتعارض ماديًا مع الظروف القابلة للملاحظة على أرض الواقع، بما في ذلك استمرار التدفق غير المنقطع لحركة الشحن التجاري، واستقرار صادرات الطاقة، وغياب أي اضطراب خطير في أسواق النفط العالمية.
2. تبدو "الحرب" المتعلقة بإيران منذ الإعلان عنها من قبل الرئيس ترامب في 28 فبراير 2026، إلى حد كبير، أقرب إلى استعراض إعلامي وجيوسياسي مصمم لصناعة الانطباعات العامة أكثر منها نزاعًا عسكريًا تقليديًا واسع النطاق، حيث ظل المستوى الملحوظ للغارات الجوية المستمرة، وتدمير البنية التحتية، والخسائر البشرية، واضطراب ساحات القتال محدودًا للغاية أو، في بعض الأحيان، شبه معدوم مقارنة بحجم وشدة الرواية العامة المحيطة بالأحداث.
3. وبينما قد تكون هناك بالفعل عمليات عسكرية أو استخباراتية أو سيبرانية أو عمليات بالوكالة محدودة النطاق، فإن الظروف التجارية والبحرية وظروف أسواق الطاقة القابلة للملاحظة لا تشبه في الوقت الحاضر تلك المرتبطة بحرب إقليمية واسعة ومستدامة أو بانقطاع منهجي في تدفقات الطاقة عبر الخليج العربي.
4. وبينما قد يخدم المصالح الاستراتيجية لكل من الولايات المتحدة وإيران إظهار وجود قدرة إيرانية كبيرة في مجال الأسلحة النووية، فإن الأدلة المتاحة علنًا بشأن مدى وفورية وواقعية تلك القدرة لا تزال موضع نزاع كبير. وهناك محللون استخباراتيون يصرّون على أن الأدلة تشير بقوة إلى أن إيران لم تمتلك قط قدرة فعلية ومثبتة على إنتاج سلاح نووي، وأن الرواية المتعلقة بالتهديد قد تجاوزت، على مدى سنوات طويلة، الواقع الاستراتيجي الفعلي كما تفهمه بعض الدوائر داخل مجتمع الاستخبارات.
5. لم تؤكد الأدلة المتاحة علنًا بصورة مستقلة الادعاءات المتعلقة بوفاة علي خامنئي، المرشد الأعلى لإيران، في أي ضربة بطائرة مسيّرة كما تم تداوله، ولا يزال التحقق المستقل من الحدث محدودًا للغاية ومثارًا للجدل.
6. لقد جرى ترشيح ونقل التصريحات الصادرة عن الحكومة الإيرانية بصورة مكثفة عبر قنوات معلومات أمريكية وحليفة، وغالبًا ما يتم تضخيمها أو عرضها بطريقة لا تنسجم مع الظروف القابلة للملاحظة داخل إيران. ويبدو أن جزءًا كبيرًا من التغطية الناتجة يعتمد على السرديات السياسية، وأحيانًا يشبه الاستعراض السياسي أو الرسائل الاستراتيجية أكثر مما يشبه التحقيق الصحفي المستقل أو التدقيق القائم على الأدلة.
7. تبدو الأخبار الفعلية داخل إيران أقرب إلى ظروف الحياة الاعتيادية، مع استمرار الولايات المتحدة وإسرائيل في ممارسات وصفتها الخطابات السياسية الإيرانية منذ زمن طويل بأنها سلوك جيوسياسي خادع أو تلاعبي.
8. لقد جرى تضخيم حجم الاحتجاجات المناهضة للحكومة داخل طهران وأماكن أخرى في إيران، ولا تبدو متجاوزة بشكل مادي لمستويات الاضطراب السياسي التي تُشاهد عادة في العديد من الدول الغربية، بما في ذلك الولايات المتحدة.
9. طوال مدة "الاضطرابات" خلال الأشهر الثلاثة الماضية، ظل مضيق هرمز مفتوحًا، مع استمرار حركة الشحن التجاري وصادرات الطاقة عند مستويات طبيعية أو قريبة من الطبيعية.
10. حتى خلال "حرب الناقلات" بين إيران والعراق في ثمانينيات القرن الماضي — والتي تضمنت هجمات مباشرة على السفن وحربًا إقليمية طويلة مع خسائر بشرية قاربت المليون — ظل مضيق هرمز في النهاية مفتوحًا أمام تدفقات النفط العالمية.
11. واصلت الصين والهند واليابان وكوريا الجنوبية — وهي دول تستهلك مجتمعة نحو ثلثي النفط والغاز العابرين عبر المضيق وتعتمد بشكل كبير على إمدادات الخليج العربي — تلقي الإمدادات بصورة متواصلة ودون عوائق طوال الفترة بأكملها. ولم تتعرض أي من هذه الدول لنقص كبير في الإمدادات، كما لم تضطر إلى الاعتماد بشكل ملموس على احتياطياتها الاستراتيجية أو البحث عن مصادر بديلة رئيسية.
12. تُعد اليابان وكوريا الجنوبية عرضة بشكل خاص لأي انقطاع في تدفقات الطاقة القادمة من الخليج العربي بسبب محدودية احتياطياتهما المحلية من النفط والغاز وافتقارهما إلى بدائل واسعة النطاق وعملية. ومع ذلك، استمرت إمداداتهما الطبيعية من الخليج خلال الأشهر الثلاثة الماضية دون انقطاع أو تراجع وبصورة كافية لتلبية الطلب المستمر.
13. تمثل المخزونات التجارية والاستراتيجية العالمية من النفط، مجتمعة، ما يعادل تقريبًا عدة أسابيع إلى بضعة أشهر من الاستهلاك العالمي، حيث تحتفظ العديد من الاقتصادات الكبرى بمستويات مخزون تعادل تقريبًا 60 إلى 75 يومًا من الاستهلاك في الظروف الطبيعية.

14. لا تزال أكبر طاقة فائضة لإنتاج النفط العالمي متركزة لدى منتجي الخليج العربي، في حين تمتلك دول مصدّرة رئيسية أخرى، بما في ذلك روسيا، قدرات فائضة محدودة نسبيًا.
15. تمتلك المملكة العربية السعودية بنية تحتية من خطوط الأنابيب تتيح تجاوز المضيق عبر تحويل جزء من صادراتها إلى موانئ البحر الأحمر التي تخدم بصورة رئيسية الأسواق الأوروبية والمتوسطية. ومع ذلك، فإن تلك القدرة البديلة لا تمثل سوى جزء محدود من الحجم الإجمالي للنفط الذي يعبر عادة مضيق هرمز — في حدود تقارب 20% تقريبًا كما أن استخدامها ينطوي على تكاليف لوجستية ونقل أعلى بكثير مقارنة بالنظام التقليدي عالي الحجم المعتمد — على ناقلات النفط العملاقة في الخليج العربي.
16. تظل أسواق النفط شديدة الحساسية للمخاطر الجيوسياسية، كما أن الخوف من احتمال تعطل الإمدادات ينعكس باستمرار في تسعير السلع العالمية.
17. خلال الأشهر الثلاثة الماضية، ظلت أسعار النفط العالمية مستقرة نسبيًا مقارنة بالأزمات الجيوسياسية أو أزمات الإمداد الكبرى السابقة، حيث تراوحت بين نحو 72 دولارًا و115 دولارًا للبرميل، مع بقاء الأسعار الحالية ضمن نطاق التسعينات المنخفضة إلى المتوسطة. ولم تعكس أنماط التسعير في أي وقت نوع الاضطراب المنهجي الحاد المرتبط تاريخيًا بانقطاعات مادية مطولة في تدفقات النفط العالمية.
18. وعلى الرغم من أن أسعار النفط الحالية مرتفعة نسبيًا مقارنة بالمعايير التاريخية، فإنها لا تزال أقل بكثير من المستويات القصوى التي شهدتها صدمات الطاقة العالمية السابقة عند احتساب التضخم. فارتفاع أسعار النفط عام 2008، إذا ما عُبّر عنه بقيمة الدولار الحالية، يعادل تقريبًا 190 دولارًا للبرميل — أي ما يقارب 100% أعلى من المستويات الحالية. ومن حيث القيمة الحقيقية المعدلة بالتضخم، تبدو الأسعار الحالية أكثر اتساقًا مع الظروف المرتفعة ولكن القابلة للإدارة التي شهدتها بعض مراحل أزمة الطاقة المرتبطة بالحرب الروسية–الأوكرانية عام 2022، وليس مع أي اضطراب حقيقي وحاد.
19. طوال الأشهر الثلاثة الماضية منذ بداية النزاع:

أ. لم تعرقل إيران بصورة مادية أو منهجية حركة الشحن التجاري العابرة للمضيق بشكل مستدام، سواء عبر زرع الألغام البحرية، أو مهاجمة السفن التجارية، أو فرض رسوم عبور، أو حصار الموانئ الإقليمية.

ب. لم يهاجم الجيش الأمريكي السفن التجارية ولم يفرض أي حصار على الموانئ الإيرانية الواقعة على الخليج العربي أو خليج عمان.

ج. استمرت الأنشطة التجارية في موانئ منطقة الخليج العربي — بما في ذلك عمليات النفط والغاز والشحن والحاويات والنقل البحري الإيراني — بصورة متواصلة إلى حد كبير ودون انقطاع يُذكر، مع استمرار عمليات التحميل والتفريغ والتصدير والاستيراد وعبور السفن عند مستويات طبيعية أو قريبة من الطبيعية طوال الفترة.

20. لا يمكن استبعاد احتمال أن بعض العناصر داخل الحكومة الإيرانية تعمل بطريقة أكثر انسجامًا مع المصالح الأمريكية والإسرائيلية مما هو معلن علنًا، مع الاستمرار في الحفاظ على موقف علني معارض لأسباب داخلية أو إقليمية أو جيوسياسية أوسع.
21. يبدو أن مجمل الأدلة القابلة للملاحظة الواردة أعلاه يتعارض ماديًا مع تصوير الأزمة بوصفها أزمة عسكرية إقليمية شديدة أو مستدامة كما ينعكس في جزء كبير من الرواية العامة المحيطة بالأحداث.

جيمس هونغيلمان
ذا وايت روم LLC
مايو 2026

Dawn Hofheimer

From: HP Boyle <boylehp@yahoo.com>
Sent: Tuesday, June 2, 2026 3:29 AM
To: Participate
Cc: Sarah Lurie; Andrew Theophilus
Subject: PUBLIC COMMENT for Council on Budget

As you begin the next budget, I ask that you consider whether taxpayers should pay for certain items and whether Ketchum residents are receiving value for those expenditures. This is especially true for county-wide expenditures that no other city in the WRV will pay for.

You conducted this type of evaluation when you made big changes to the KPD and BCHA, for which I commend you. I ask you to carry that logic through the rest of the budget.

The biggest issue is the new fire district. The district is objectively harmful to Ketchum residents. It was a massive tax increase, a gift of our fire station, and a total loss of control over service quality and funding accountability. You recently brought housing and the police department back in-house to gain more control over the budget and service levels. This was a great step for your constituents. I urge you to apply the same logic and do the same for one of our most important public services, fire. I realize that will take a referendum. I hope you move toward that process.

The second area where we receive no value for our money is the Blaine County Sustainability Commission. I am all for sustainability, but only for substantive, not performative, expenditures. BCSC is funded half by the County and half by Ketchum. No other city in Blaine County contributes. What does Ketchum get for its money? According to BCSC, greenhouse gas emissions per capita and in aggregate are increasing. Similarly, the aquifer continues to decline over the long term—we have water curtailment almost every year, not just during drought years. Our community is thus becoming measurably less sustainable, and BCSC has had no impact on sustainability. We have wonderful non-profits such as WRLT and BWP that are far more effective. There is no reason to continue throwing good money after bad for the BCSC.

Finally, the budget includes funding for a variety of non-profits that have been pet projects for various council members. It is inappopriate for Council members to direct public funding for their personal priorities. It is not a proper function of city government to fund local non-profits with tax dollars.

Thank you,

Perry Boyle
Ketchum

Dawn Hofheimer

From: Mel Jackson <mel@sunvalleyeconomy.org>
Sent: Tuesday, June 2, 2026 4:32 PM
To: Peter Prekeges; Participate
Subject: SVED Thoughts on Original LOT
Attachments: COK Original LOT - SVED Letter.pdf

Dear Mayor and City Council Members – Attached letter submitted respectfully.

See you in the Star Chamber soon!

Regards,
Mel

Mel Jackson
(208) 350-0539
Sun Valley Economic Development
www.SunValleyEconomy.com

SVED
ECONOMIC VITALITY

SUN VALLEY ECONOMIC DEVELOPMENT

June 2, 2026

To: The Honorable Mayor of Ketchum Pete Prekeges
Cc: Ketchum City Council

Re: Original LOT – Analysis for Nov 2026 Ballot Initiative

Dear Mayor and City Council Members,

Understanding that (i) original Local Option Tax ("LOT") needs to be renewed later this year, (ii) the City of Ketchum ("the City") has the ability to modify the LOT percentages that are applied against the various categories, and (iii) the City is generally in favor of raising overall sources of funds for deployment into Capital Improvement projects and other city priorities, I write you today to ask you to consider an approach to the LOT allocation make-up that is an alternative to the one that was put forward in earlier city meetings.

The genesis for this letter comes from outreach I've received from those in the lodging industry within Ketchum city limits, whether hotels or short-term rentals. There is a genuine fear that a 4-5% increase in the Lodging LOT rate (making the overall lodging tax 15-16%) would make our properties less competitive when compared to both our immediate neighbors (Sun Valley and Hailey) and regional resort cities. A specific concern is the potential loss of business, convention and other group travel, which – beneficially - oftentimes come during "soft spots" in the calendar. There is a general desire to see if we can hover around the bulk of cities and resorts in the 11-13% total tax range and not be an outlier like Sandpoint (in Idaho) or Crested Butte, CO (regionally).

An example of how a much higher Lodging LOT rate could hurt the Ketchum economy:

A $250k piece of convention business (rooms x multiple nights, plus associated event space and F&B), normally yielding 5k in Original LOT, would potentially climb to 15k-17.5k, a difference of 10-12.5k. That is a meaningful amount of money that someone representing that group simply cannot overlook, potentially prompting a move elsewhere. [Indeed, this is backed up by a 2021 article and study by Tourism Economics.[1]] It's also worth pointing out that Ancillary Spending in other LOT categories (Retail and Liquor by the Drink) occurs when visitors stay in Ketchum.

When considering alternative approaches, what's compelling is that due to the volume of sales that flows through the Retail category, it only requires an increase of a fraction of 1% to achieve the same kind of "fund-raising" goals the city is seeking in total.

SVED assembled the table below based on City LOT data for FY25 as posted on the city website.

For illustrative purposes, we used a 4% increase in Lodging LOT in Scenario A. In Scenario B we used only a 2% increase in Lodging but added a 0.5% increase in Retail.

Total LOT Receipts - FY 2025		
Total Base LOT	$	3,945,006
Lodging	$	820,358
Retail	$	2,242,418
Bldg Mtls	$	507,760
Scenario A:		
Lodging increased from 2% to 6%	$	2,461,074
Building Materials increased from 1% to 2%	$	1,015,520
Total LOT:	$	6,093,482
Change:	$	2,148,476
		up 54%
Scenario B:		
Lodging increased from 2% to 4%	$	1,640,716
Building Materials increased from 1% to 2%	$	1,015,520
Retail increased from 1% to 1.5%	$	3,363,627
Total LOT:	$	6,394,333
Change:	$	2,449,327
		up 62%

(In case you are wondering, the exact break-even point for an increase in the Retail % to offset the decrease in the Lodging % – in the example above – would be 1.365%.)

So, Scenario B would have the combined benefits of keeping Lodging Tax "in the neighborhood" of other jurisdictions - total lodging tax of 13% - while offering slightly more LOT overall to the city's coffers (roughly $300k for the year in the example above).

Purely from a fairness perspective, it seems that all categories should chip in to help raise funds for projects and services that – frankly – they will all benefit from. Retailers will benefit from CIP-funded projects aimed at improving city infrastructure.

And the impact of an additional 0.5% LOT added to that $10 beer at Grumpy's or $10 wrap at Wrapcity? 5 cents.

[While my first draft of this letter pre-dated your May 28th meeting, I note in the Agenda Packet for City Council from that date, on Slide 209, that folks responding to the City Survey also mention "too high", "too expensive", and "less competitive" as reasons not to be in favor of a big increase in the Lodging rate. I also greatly appreciate Finance Director Brent Davis's presentation on "other options" for LOT at the very end of that City Council meeting, which, regrettably, I was unable to attend.]

Ultimately, you will make the decision that you feel best serves the city, its residents and its businesses. And there are admittedly many permutations in play. My goal here is simply to bring data and analysis for you to consider as you march down the path of assembling language for the upcoming ballot.

Respectfully,



Mel Jackson

Executive Director

Sun Valley Economic Development

www.sunvalleyeconomy.org

E-Mail: mel@sunvalleyeconomy.org

Mobile: +1 (208) 350 0539

Address: P.O. Box 3893 | Ketchum, ID | 83340 | USA

Sources Cited

1 "The Effect of Lodging Tax Increases on US destinations" – Tourism Economics - 2021

Dawn Hofheimer

From: James Hungelmann <jim.hungelmann@gmail.com>
Sent: Tuesday, June 2, 2026 9:54 PM
To: Peter Prekeges; Randy Hall; Matthew McGraw; Spencer Cordovano; Tripp Hutchinson; Participate
Subject: Public Record Submission: The Return of the Outbreak Narrative.
Attachments: Return_Outbreak_Narrative_June_2026.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mayor and Council Members,

Attached for inclusion in the public record of the next Ketchum City Council meeting is a short commentary titled *The Return of the Outbreak Narrative*.

Although focused on current public-health narratives, the larger theme concerns evidentiary scrutiny, due process, and the preservation of independent judgment in periods of institutional pressure and emergency messaging.

Thank you,

James Hungelmann

The Return of the Outbreak Narrative

June 1, 2026

This is not merely a commentary about Ebola, Hantavirus, COVID, or the latest outbreak narrative. It is a commentary about the unresolved legacy of COVID itself and the profound rupture in public trust that followed. Every subsequent epidemic warning and emergency declaration is now filtered through that unresolved experience, and increasing numbers of people are no longer willing to surrender judgment, liberty, or bodily autonomy without demanding far greater evidentiary scrutiny.

Today, warnings about Ebola outbreaks, Hantavirus deaths, new variants, and emerging threats are once again filling headlines and media cycles.

The familiar language has returned. So too has the familiar institutional response. Which is precisely why it is time to step back and examine the larger pattern itself.

A disease threat emerges somewhere in the world. Authorities announce a new variant. Media amplification follows. Government agencies issue warnings. Pharmaceutical manufacturers unveil new interventions.

And once again, the public is expected to suspend evidentiary scrutiny and trust institutional authority.

But something fundamental has changed. Increasing numbers of ordinary people no longer instinctively trust pronouncements issued by government agencies, international bureaucracies, pharmaceutical conglomerates, sprawling "nonprofit" hospital systems, and media structures operating in near-total narrative synchronization.

What was once presented as temporary emergency management increasingly appears to many citizens as a recurring cycle of fear amplification, institutional dependency, and commercial opportunity. The names may change. The script increasingly does not.

Authorities can travel to international conferences, stand beside NGOs and global health agencies, hold emergency summits, and repeat that "we have seen this before." They can fly to the Congo or elsewhere and once again present the familiar institutional cast arriving supposedly to rescue humanity at precisely the opportune moment.

Perhaps that performance still works on some populations somewhere.

But increasing numbers of people are no longer persuaded by institutional messaging alone.

The public has now lived through emergency declarations, censorship, coerced conformity, rapidly shifting narratives, and pressure campaigns surrounding masks, injections, and social behavior. Many people have concluded that institutional authority itself is no substitute for transparent evidence subjected to genuine adversarial scrutiny.

Perhaps the deepest unresolved problem of the COVID era was the extent to which society was asked — and often pressured — to treat foundational premises as conclusively established while meaningful scrutiny was marginalized or suppressed. Questions surrounding transmission, attribution of causation, effectiveness of interventions, statistical modeling, emergency authority, and long-term consequences were frequently treated not as matters open to rigorous examination, but as settled conclusions requiring immediate compliance.

Yet due process exists precisely to guard against mass error, institutional overreach, panic-driven decision-making, and the human tendency to confuse repetition, authority, and consensus messaging with verified truth.

Due process is not merely a courtroom technicality. It is a civilizational safeguard intended to preserve freedom, rationality, bodily autonomy, and ultimately social sanity itself.

The erosion of due process during the COVID era did not merely affect civil liberties and public discourse. It also narrowed the range of permissible medical viewpoints and approaches to human health.

A highly centralized allopathic framework — intertwined with pharmaceutical interests, regulatory agencies, sprawling "nonprofit" hospital systems, emergency-management structures, and institutional media networks — was elevated as the singular authoritative model. Meanwhile, age-old preventative, nutrition-based, immunity-oriented, and nature-based approaches to human health were often marginalized, ridiculed, or excluded from meaningful public consideration.

Whether one ultimately agrees or disagrees with alternative approaches is not the central issue. The deeper issue is that genuine due process requires open inquiry, competing viewpoints, adversarial scrutiny, and the ability of populations to hear differing perspectives before sweeping medical and social mandates are imposed upon society.

Healthy societies do not preserve freedom or public trust by monopolizing health care, suppressing dissent, or collapsing legitimate debate into a single institutionally approved narrative.

Authorities can hold press conferences, issue warnings, roll out dashboards and graphics, and unleash every form of institutional spectacle imaginable. But until they actually put the case on — openly, transparently, and under meaningful evidentiary scrutiny — the public has every right to turn the channel and pay no heed whatsoever.

The burden is upon those making the claims—not upon free citizens to blindly submit.

Before any person is asked to mask, isolate, inject, or surrender bodily autonomy, the premises supporting those demands must be capable of withstanding rigorous public examination.

Put the evidence on. Allow independent examination. Permit challenge and cross-examination. Allow competing experts to be heard.

That is due process—the dividing line between lawful public health and institutional overreach.

No government agency, international body, pharmaceutical company, hospital system, media network, or public-health official has the right to demand obedience merely by announcement.

And trust, once broken, is not restored through louder messaging.

Political leaders may theatrically announce that a nation has "withdrawn" from an international health organization. Yet if governments, universities, corporations, media outlets, and domestic agencies continue treating that organization's pronouncements as authoritative, then nothing substantive has changed.

One does not truly "pull out" while continuing to psychologically and institutionally submit to the same authority structure.

In that sense, the public was not "pulled out." Instead, the public was drawn further into a system where institutional declarations substitute for transparent evidentiary debate, skepticism becomes stigmatized, dissent is marginalized, and the same institutions benefiting from fear repeatedly position themselves as indispensable saviors.

This is therefore a warning to the bureaucratic machinery itself — to the CDC, the WHO, the NGO networks, pharmaceutical interests, hospital systems, emergency-management structures, and media amplifiers that repeatedly arrive offering prepackaged solutions to crises from which they derive institutional, political, or financial advantage.

The public is no longer psychologically captive merely because authority speaks. People are increasingly prepared to say:

If there is a real emergency, prove it. If there is a real threat, demonstrate it. If there is a real necessity, establish it through evidence rather than repetition, intimidation, and institutional pressure.

What happened during COVID — the censorship, coercion, social pressure, isolation, and punishment of dissent — must never happen again.

The public now understands the pattern. It understands how fear can narrow thinking and pressure populations into surrendering independent judgment.

The next time the machinery bellows, the answer must be simple:

America is not going down this way.

We are not surrendering our minds.
We are not surrendering our bodies.
We are not surrendering our rights.

Put the evidence on.

James Hungelmann

The White Room LLC

The Return of the Outbreak Narrative

June 1, 2026

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We are not surrendering our bodies.
We are not surrendering our rights.

Put the evidence on.

James Hungelmann

The White Room LLC

Dawn Hofheimer

From: Lolo D <larissaddehaas@gmail.com>
Sent: Wednesday, June 3, 2026 10:22 PM
To: Participate
Subject: light ordinance

Follow Up Flag: Follow up
Flag Status: Flagged

185 Bald Mountain Road has had Christmas tree lights on for months now.

Here is a photo of their tree.
1. has been on past hours the entire night during allowed winter times. (nov- march)
2. Has still be on since march when they are no longer allowed.
3. The light is so bright it trespasses onto private and public property. It is obnoxious and should not be allowed even during the nov-march “holiday” allowances.

The city and county have been slacking on enforcement. I would like to see fines that are a percentage of the property taxes and accrue every day the allowance is ignored.

I let this house know earlier this evening that their lightening is illegal. (I finally got the chance as they were finally home long enough for me to be neighborly and educate them). Instead of thanking me for the knowledge they yelled at me for “being on private property” when I was only in their driveway. And now, over 20 minutes later (and after 10pm as the winter ordinance section for holiday lights states. their tree is still on with zero disregard for the concerns of their neighbors).

Their behavior is extremely discouraging. As a local who understands small town dynamics, I would rather let them know about our local ordinances first hand than simply report.

However,
It is obvious, that they, as wealthy part time transplants, do not care about neighborly conduct, or our amazing dark sky reserve.

I would appreciate if city council followed Mayor Prekeges statement during the dark sky week proclamation, and actually create an adherence structure that forces the rich, multi million dollar tourist home owners to obey our ordinances.

If they can afford a 20,000$ lighted tree, they can afford a 10,000$ fine for ignoring laws for over three months.

- a concerned citizen worried about our loss of dark sky reserve status as multi millions build egregious mansions with zero regard for anyone but their own ego builds

Dawn Hofheimer

From: Wendolyn Holland <W@wendolyn.com>
Sent: Thursday, June 4, 2026 1:24 PM
To: Participate
Subject: Arts & Heritage Commission submission

Follow Up Flag: Follow up
Flag Status: Completed

Dear Mayor, Council, Staff & Members of the newly constituted Arts & Heritage Commission,

Thank you for this opportunity to weigh in on an exciting new program the City is sponsoring. This note is not an offer to serve on Ketchum's Arts & Heritage Commission (AHC), but instead more of a response to a request for information, from a member of the "sister" body for 6 years: Ketchum's Historic Preservation Commission (HPC).

I live in the City's Area of Impact and offer a few points.

1. Please consider the appropriate role of government in writing, recording, and communicating history. Commissioners may want to consider what types of governments normally write their own history, rather than leave the task to trained, professional historians. I am confident these types of questions arise in the adjacent humanities domain of art. Perhaps the long-standing Arts Commissioners may have insight to share.
2. Another topic to consider is the role that City government can or ought to play in recording its own history. It is unclear whether this topic would align with the HPC, AHC, or both.
3. Further, we collectively may want to consider if the two Commissions can or should ever collaborate. I invite you all to review the meeting packet from Council's May 14, 2025 meeting, containing the Commission's proposed work plan for 2026. The one-page table provides easy reference and a walk-through of our duties in the ordinance, A through L.

Separately, I will add that in my "civilian" role, I have founded a new nonprofit here in the Valley, *The History Project*. *The History Project* is the Valley's first nonprofit solely dedicated to the active preservation and celebration of our shared historic past as a function of current and future economic development. I look forward to exploring potential partnerships with your new organization.

Lastly, I will share that should real or perceived conflicts arise between my role as a public servant and that as head of a private-sector nonprofit, I will happily excuse myself from public service.

I am hopeful in both roles I can support you all in this new & exciting endeavor.

Best regards,
Wendolyn

Dawn Hofheimer

From: lroquet@lizzysfreshcoffee.com
Sent: Friday, June 5, 2026 10:16 AM
To: Participate
Cc: 'KBAC Board'
Subject: Concerns Regarding Proposed Increase to Retail Local Option Tax

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mayor, Council Members, and City Staff,
CC: KBAC

I am writing as the owner of Lizzy's Fresh Coffee in Ketchum to express my concern regarding the proposal to increase the retail portion of the Local Option Tax by an additional 1%.

Lizzy's Fresh Coffee has proudly served the Wood River Valley for the past 18 years. As a woman-owned business, we employ a local workforce, serve local residents and businesses, purchase goods and services locally, and contribute extensively to the community through donations and support of organizations including BCRD, SVSEF, the Wood River Trails Coalition, youth hockey programs, local schools, fundraisers, and many more other community events.

While our packaged coffee is exempt as a grocery item, all of the products we sell are directly affected by retail sales tax, including all specialty coffee beverages, coffee brewing equipment and accessories. The hardgood products are also widely available online, often with lower pricing and fewer barriers to purchase.

As a local retailer, we already face the challenge of competing against national online sellers. An increase in retail sales tax further widens that gap. While the tax may appear modest on paper, it contributes to the perception that local businesses are more expensive than online alternatives. For some customers, that additional cost becomes part of the purchasing decision and can encourage them to buy elsewhere.

The impact extends beyond tourists. Local residents, second homeowners, and visitors alike ultimately bear the additional cost. Every increase in retail tax places more financial burden on customers while making it harder for local businesses to compete in an increasingly online marketplace.

Local businesses like ours provide far more than products. We create jobs, support nonprofit organizations, sponsor youth programs, contribute to community events, occupy commercial space year-round, and help maintain the character and vitality of Ketchum. When local retail sales decline, the effects ripple throughout the broader local economy.

Independent retailers are already navigating significant cost increases from labor, health insurance, utilities, freight, rent, and other operating expenses. Unlike large online retailers and national chains, small local businesses do not have the scale or margins to easily absorb these pressures. Each additional factor that increases the final cost to consumers makes it more difficult for local businesses to remain competitive.

My concern is that increasing the retail tax asks independent businesses and their customers to shoulder a disproportionate share of the burden for addressing the City's funding needs. While I understand the importance of funding capital improvement projects and housing initiatives, **I respectfully urge the City to carefully consider the unintended consequences that an additional retail tax may have on local businesses that are already facing substantial competitive and economic pressures.**

My family lives here, works here, spends money here, and enjoys the Sun Valley lifestyle alongside our employees and customers. We have invested nearly two decades into building a business that serves this community, employs local residents, and contributes meaningfully to the quality of life in Ketchum. We care deeply about the long-term success of our town and appreciate the difficult decisions facing City leadership.

However, I do not support increasing the retail Local Option Tax and encourage the City to explore alternatives that do not further disadvantage local retailers and the customers who choose to support them.

Thank you for your consideration.

Sincerely,
Liz Roquet
Owner, Lizzy's Fresh Coffee
Ketchum, Idaho

Liz Roquet
lroquet@lizzysfreshcoffee.com
P 208.806.0212
www.lizzysfreshcoffee.com

CITY OF KETCHUM
MINUTES OF THE CITY COUNCIL
Thursday, May 28, 2026
191 5th Street West, Ketchum, ID

CALL TO ORDER: *(00:00:15 in video)*
Mayor Pete Prekeges called the Ketchum City Council meeting to order at 5:30 p.m.

ROLL CALL CITY COUNCIL:
Matthew McGraw
Randy Hall
Tripp Hutchinson
Spencer Cordovano

ALSO PRESENT:
Allison Kennedy—Senior Planner
Ben Whipple—Director of Public Works
Brent Davis—Director of Finance
Daniel Hansen—Director of Community Engagement
Jade Riley—City Administrator
Matt Johnson—City Legal Counsel (remote)
Morgan Landers—Director of Planning and Building
Rian Rooney – Housing Policy & Program Strategist (remote)
Trent Donat—City Clerk and Business Manager

PUBLIC COMMENT
- Public comment opened (*00:01:12 in video)*
- Public comment closed (*00:01:35 in video)*

COMMUNICATIONS FROM MAYOR AND COUNCILORS:
Comments by the Mayor and Council (*00:01:40 in video)*
Spencer Cordovano pulled Consent Agenda item #8 for discussion (*00:03:20 in video)*
Comments by the Mayor, Council, and staff (*00:03:35 in video)*

CONSENT AGENDA:
Comments and discussion by Council and staff (*00:08:33 in video)*

Motion to approve Consent Agenda Items #3-10, excluding #8 (*00:10:24 in video)*
MOVER: Tripp Hutchinson
SECONDER: Matthew McGraw
AYES: Tripp Hutchinson, Matthew McGraw, Spencer Cordovano, Randy Hall
RESULT: Motion Passes

8. Recommendation to approve Heidi Schernthanner to the Planning & Zoning Commission (*00:10:40 in video*)

Motion to approve Heidi Schernthanner to the Planning & Zoning Commission (00:14:21 in video)
MOVER: Spencer Cordovano
SECONDER: Tripp Hutchinson
AYES: Spencer Cordovano, Tripp Hutchinson, Matthew McGraw, Randy Hall
RESULT: Motion Passes

PUBLIC HEARING:

11. Recommendation to conduct the first reading of Ordinance 1277, repealing Title 5- Chapter 5.09 related to Short-Term Rental Permits
    - Presented by: Jade Riley (*00:15:39 in video)*
    - Comments and questions by the Council and staff (*00:18:40 in video)*
    - Council recommended staff conduct the first reading of Ordinance 1277 and come back to Council at the next meeting (*00:35:00 in video)*

NEW BUSINESS:

12. Briefing regarding Floor Area Ratio (FAR) Exceedance program
    - Presented by: Rian Rooney (*00:38:25 in video)*
    - Comments and questions by the Council and staff (*01:06:09 in video)*
    - Public comment opened (*01:49:22 in video)*
    - Public comment closed (*01:49:50 in video)*

13. Briefing regarding May 12 public open house/online survey
    - Presented by: Daniel Hansen (*01:51:10 in video)*
    - Comments and questions by the Council and staff (*02:02:12 in video)*
    - Public comment opened (*02:03:25 in video)*
    - Public comment closed (*02:03:36 in video)*

14. Fiscal Year 2027 Draft Budget
    - Presented by: Brent Davis (*02:04:27 in video)*
    - Comments and questions by the Council and staff (*02:29:12 in video)*
    - Public comment opened (*02:30:13 in video)*
    - Public comment closed (*02:30:22 in video)*

15. Potential revisions to reauthorization vote for Original Local Option Tax
    - Presented by: Brent Davis (*02:30:25 in video)*
    - Comments and questions by the Council and staff (*02:47:58 in video)*
    - Public comment opened (*03:00:00 in video)*
        - Jerry Sieffert (*03:18:41 in video)*
        - Amy Weyler (*03:22:38 in video)*
        - Andy Ross (*03:25:10 in video)*
        - Heidi Schernthanner (*03:29:28 in video)*
    - Public comment closed (*03:30:19 in video)*
    - Comments and questions by the Council and staff (*03:30:20 in video)*

16. Update on Blaine County Housing Authority contract transition
    - Presented by: Mayor Pete Prekeges and Jade Riley (*04:02:14 in video)*
    - Comments and questions by the Council and staff (*04:06:00 in video)*

EXECUTIVE SESSION

17. Idaho Code 74-206(1)(a)(f): To consider hiring a public officer, employee, staff member, or individual agent, and to communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but are imminently likely to be litigated.

Motion to go into Executive Session, Idaho Code 74-206(1)(a)(f): To consider hiring a public officer, employee, staff member, or individual agent, and to communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but are imminently likely to be litigated. (*04:14:57 in video)*
MOVER: Matthew McGraw
SECONDER: Spencer Cordovano
AYES: Matthew McGraw, Spencer Cordovano, Tripp Hutchinson, Randy Hall
RESULT: Motion Passes

No formal action taken in Executive Session (*04:15:52 in video)*

Motion to adjourn. *(04:15:59 in video)*
MOVER: Spencer Cordovano
SECONDER: Tripp Hutchinson
AYES: Matthew McGraw, Tripp Hutchinson, Spencer Cordovano, Randy Hall
RESULT: Adjourned

_____
Pete Prekeges, Mayor

ATTEST:

_____
Trent Donat, City Clerk

Report Criteria:
Invoices with totals above $0 included.
Paid and unpaid invoices included.
[Report].GL Account Number = "0110000000"-"9700000000","9910000000"-"9911810000"
Invoice Detail.Voided = No,Yes

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
GENERAL FUND					
01-3200-1410 SHORT TERM RENTAL LICENSES					
MOUNTAIN VIEW PROPERTY SO	060126	Applicaton Refund - A000376	519.36		0
Wendy Reilly	060126	Application Refund	519.36		0
Jane Goicoechea	060126	Application Refund - A000187	519.36		0
Suzanne Cooper	060126	Application Refund - A000167	519.36		0
Total :			2,077.44		
ADMINISTRATIVE SERVICES					
01-4150-3100 OFFICE SUPPLIES & POSTAGE					
Gem State Paper & Supply	1161272	Bath tissue and trash liners	171.47		0
01-4150-4200 PROFESSIONAL SERVICES					
Cintas	4270507068	Rental and cleaning of floor mats and coveralls	31.94		0
Enourato, Lisa	129	Miscellaneous Administrative Services	3,102.50	26082	0
01-4150-4800 DUES, SUBSCRIPTIONS & MEMBERSH					
ICCTFOA	052826	Statement for 2025-2026 dues	20.00		0
01-4150-5200 UTILITIES					
City of Ketchum	FEBMARCHA	208 - City Hall	1,365.33		0
City of Ketchum	FEBMARCHA	360 - 171 E River St	192.06		0
City of Ketchum	FEBMARCHA	772 - 131 E River St	226.74		0
Idaho Power	2203990334 05	2203990334 131 E River St, 296 N 1st Ave Light Center	59.62		0
Idaho Power	2206570869 05	2206570869 171 E River St	15.80		0
Idaho Power	2224128120 05	2224128120 191 W 5th St	934.17		0
Idaho Power	2260077785 05	2260077785 180 E 1st St Whse	166.12		0
Total ADMINISTRATIVE SERVICES:			6,285.75		

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
CITY CLERK					
01-4152-5110 COMPUTER NETWORK					
ClearMindGraphics	7731	Monthly WordPress security updates and vertical scaling services	225.00		0
Total CITY CLERK:			225.00		
FINANCE					
01-4156-4200 PROFESSIONAL SERVICES					
BLAINE COUNTY SHERIFF'S DEP	05292026	Service Letter	60.00		0
BLAINE COUNTY SHERIFF'S DEP	05292026	Service Letter	60.00		0
AWSI/DISA	697648	Annual membership renewal fee for FMCSA Consortium.	401.03		0
Total FINANCE:			521.03		
PLANNING & BUILDING					
01-4170-4200 PROFESSIONAL SERVICES					
Mattison, Robyn	2026.05	Engineering services for May 2026 including plan reviews and ROW encroachment agreements	7,323.75		0
01-4170-4220 PROF SVCS-FLOOD PLAIN PROG REM					
Harmony Design & Engineering	26238	Professional engineering services for KETCHUM SAP REVIEW and floodplain permits	1,755.00		0
01-4170-4970 TRAINING/TRAVEL/MTG-P&Z COMM					
Atkinsons' Market	06948199	Snacks for PZC meeting	63.45		0
Total PLANNING & BUILDING:			9,142.20		
FACILITY MAINTENANCE					
01-4194-4200 PROFESSIONAL SERVICES					
EVANS PLUMBING INC	177111	Plumbing repair at Ketchum Rotary Park flushometer valve	390.30		0
IRISH ELECTRIC	50626	EV charger troubleshooting and breaker replacement	654.00		0
WINNS COMPOST	220098	Green waste composted and screened	508.80		0
01-4194-4210 PROFESSIONAL SERVC-CITY TREES					
Arbor Care	052926	2026 Plant Healthcare	150.00	26123	0
Arbor Care	21580	2026 Plant Healthcare	150.00	26123	0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
Arbor Care	21581	2026 Plant Healthcare	410.00	26123	0
Arbor Care	21584	2026 Plant Healthcare	90.00	26123	0
Arbor Care	21585	2026 Plant Healthcare	265.00	26123	0
Arbor Care	21587	2026 Plant Healthcare	1,500.00	26123	0
Arbor Care	21588.1	2026 Plant Healthcare	90.00	26123	0
Arbor Care	21591.1	2026 Plant Healthcare	170.00	26123	0
Arbor Care	21592.1	2026 Plant Healthcare	285.00	26123	0
Arbor Care	21596.1	2026 Plant Healthcare	225.00	26123	0
Arbor Care	21598.1	2026 Plant Healthcare	795.00	26123	0
Arbor Care	21600	2026 Plant Healthcare	60.00	26123	0
Arbor Care	21612	2026 Plant Healthcare	90.00	26123	0
Arbor Care	21613	2026 Plant Healthcare	70.00	26123	0
Arbor Care	21616	2026 Plant Healthcare	1,350.00	26123	0
Arbor Care	21715	Pruning - tree pruning, cleanup & disposal of debris at Ketchum Town Square	162.24		0
Arbor Care	21793	2026 Plant Healthcare	315.00	26123	0
01-4194-5200 UTILITIES					
City of Ketchum	FEBMARCHA	532 - Forest Service Park	197.61		0
City of Ketchum	FEBMARCHA	560 - Edelweiss Park	48.12		0
City of Ketchum	FEBMARCHA	1245 - Lucy Loken	143.97		0
City of Ketchum	FEBMARCHA	9991 - Town Square	205.89		0
City of Ketchum	FEBMARCHA	9996 - Rotary Park	192.09		0
City of Ketchum	FEBMARCHA	456 - Skate Park	48.12		0
City of Ketchum	FEBMARCHA	536 - St Scape / Planter Boxes	144.36		0
City of Ketchum	FEBMARCHA	1127 - Ore Wagon / Little Park	48.12		0
City of Ketchum	FEBMARCHA	1650 - Forest Service Park Museum	192.09		0
City of Ketchum	FEBMARCHA	9995 - Facilities Maintenance	144.36		0
Clear Creek Disposal	0001909992	Liquid waste, portable restroom service and rent for Skate Park	234.85		0
Clear Creek Disposal	0001909993	Portable restroom delivery, rental and service and waste removal services	410.60		0
Clear Creek Disposal	0001909994	Waste removal and portable restroom services	260.99		0
Clear Creek Disposal	0001909996	Portable restroom rental and service	383.00		0
Idaho Power	2201272487 05	2201272487 480 E 4th St Rest	81.97		0
Idaho Power	2203538992 05	2203538992 480 E 4th St Event	64.10		0
Idaho Power	2206452274 05	2206452274 900 N 3rd Pmp	134.54		0
Idaho Power	2206452274 05	2206452274 571 5th St Spkr	26.34		0
Idaho Power	2208579470 05	2208579470 215 Lewis St Compactor	125.36		0
Idaho Power	2208794558 05	2208794558 505 N Main St EV Charger	45.29		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
01-4194-5300 CUSTODIAL & CLEANING SERVICES					
Western Building Maintenance, Inc	0153231-IN	Monthly janitorial services for various city buildings and parks	4,637.43		0
01-4194-5900 REPAIR & MAINTENANCE-BUILDINGS					
Sentinel Fire & Security, Inc	123965	AES fire alarm monitoring services for Atkinson Park Building	107.99		0
SCHINDLER ELEVATOR	4607483381	Elevator preventive maintenance services from June to August 2026	1,294.89		0
01-4194-5910 REPAIR & MAINT-491 SV ROAD					
Cintas	4269870269	Rental and cleaning of floor mats and coveralls	46.84		0
Cintas	4270507247	Rental and cleaning of floor mats and coveralls	46.84		0
City of Ketchum	FEBMARCHA	192 - Starbucks	1,174.14		0
Clear Creek Disposal	0001909997	Monthly garbage collection and recycling services	954.51		0
Clear Creek Land Co. LLC	0000054567	Monthly mobile storage rent for June 2026	115.50		0
Idaho Power	2202522062 05	2202522062 491 E Sun Valley Rd	474.90		0
Thornton Heating	72155	HVAC filter replacement and labor	258.00		0
01-4194-5950 REPAIR & MAINT-WARM SPRINGS PR					
Clear Creek Disposal	0001909995	Waste removal and portable restroom services	343.33		0
Idaho Power	2209233309 05	2209233309 200 Lopey Ln	113.32		0
01-4194-6950 MAINTENANCE					
A.C. Houston Lumber Co	2605-509252	Epoxy, hardware	63.60		0
A.C. Houston Lumber Co	2605-509282	Lumber	277.29		0
A.C. Houston Lumber Co	2605-509570	Screws, Lumber	40.57		0
A.C. Houston Lumber Co	2605-509590	Bit set	15.99		0
A.C. Houston Lumber Co	2605-509619	Lumber for Skate Park	12.49		0
A.C. Houston Lumber Co	2605-510851	Lag bolts	8.08		0
A.C. Houston Lumber Co	2605-513353	Wood screws, epoxy, glue	41.48		0
Chateau Drug Center	3160463	Miscellaneous supplies	9.35		0
Chateau Drug Center	3161234	Miscellaneous hardware	3.19		0
Chateau Drug Center	3161248	Cable ties	32.28		0
Chateau Drug Center	3163784	Cable tie	30.39		0
Chateau Drug Center	3168584	Bowl brush and plunger	23.73		0
Chateau Drug Center	3169136	Miscellaneous repair items	4.40		0
Chateau Drug Center	3170783	Hose barb	6.26		0
Chateau Drug Center	3170989	Padlock	9.49		0
Pipeco, Inc.	S6364035.001	Irrigation supplies	76.98		0
Pipeco, Inc.	S6386578.001	Hose end timer and falcon rotors	138.61		0
Webb Landscaping	K-IN-213571	Weed & grass killer	32.95		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
Total FACILITY MAINTENANCE:			21,256.93		
POLICE					
01-4210-3610 PARKING OPS PROCESSING FEES					
Data Ticket Inc	193308	Citation processing and delinquent collection services for April 2026	949.29		0
01-4210-4200 PROFESSIONAL SERVICES					
IRISH ELECTRIC	40426 2	Electrical circuits installation for CSO Break Room including materials and labor	1,972.00		0
Total POLICE:			2,921.29		
STREET					
01-4310-3200 OPERATING SUPPLIES					
Chateau Drug Center	3171434	Counter sunk plug	6.82		4310047
D & B Supply	104664	Credit for Overpayment	34.98-		4310047
Treasure Valley Coffee Inc	2160:11465293	Coffee	125.00		4310047
Warm Springs Auto Parts LLC	215773	Paint Supplies	32.25		4310044
Warm Springs Auto Parts LLC	216003	Streets Supplies	9.90		4310044
01-4310-3500 MOTOR FUELS & LUBRICANTS					
Valley Wide Cooperative	U2510784	Unleaded gas	1,475.33		4310044
01-4310-5200 UTILITIES					
City of Ketchum	FEBMARCHA	9993 - Street Dept	346.98		0
City of Ketchum	FEBMARCHA	9999 - Street Dept 2nd Building	309.64		0
Idaho Power	2204882910 05	2204882910 200 E 10th, 260 E 10th	667.78		4310047
01-4310-6100 REPAIR & MAINT--MACHINERY & EQ					
Grainger, Inc., W.W.	9921683976	Batteries and trailer jack	158.64		4310044
Grainger, Inc., W.W.	9925725492	Ground plug shutoff cock valves for Oshkosh equipment	114.29		4310044
Napa Auto Parts	260070	Hydraulic spin-on	28.61		4310044
01-4310-6910 OTHER PURCHASED SERVICES					
Cintas	5337429102	First aid cabinet service and safety supplies	95.00		4310047
Norco	0046914832	Cylinder rental	271.25		4310044
SAFETY-KLEEN CORP.	99840844	Solvent service, chemistry and recovery fees	286.22		4310044
Miovision Technologies, Inc	113967	Miovision Scout Plus/Explore annual subscription	800.00		4310052

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
01-4310-6920 SIGNS & SIGNALIZATION					
Econo Signs LLC	10-1002759	Speed zone ahead symbol signs	226.10		4310040
01-4310-6930 STREET LIGHTING					
Idaho Power	2200749261 05	2200749261 Misc Street Lights	327.90		4310050
Idaho Power	2201013857 05	2201013857 160 W 6th St Light	32.38		4310050
Idaho Power	2201174667 05	2201174667 6th St & Main	1.92		4310050
Idaho Power	2202627564 05	2202627564 411 N Main St Light	27.55		4310050
Idaho Power	2203855230 05	2203855230 291 N Walnut Ave Light	57.02		4310050
Idaho Power	2204535385 05	2204535385 420 E 4th St Light	49.24		4310050
Idaho Power	2204882910 05	2204882910 41C Lights, Street Lights, Traffic Lights	577.87		4310050
Idaho Power	2205963446 05	2205963446 421 N Leadville Ave Light	31.90		4310050
Idaho Power	2206773224 05	2206773224 600 E 2nd St Lights	28.51		4310050
Idaho Power	2207487501 05	2207487501 560 N 1st Ave Lites	27.84		4310050
Idaho Power	2208316659 05	2208316659 391 N 1st Ave Lites	30.03		4310050
Idaho Power	2208791562 05	2208791562 1st St & Main Light	37.99		4310050
Idaho Power	2209078647 05	2209078647 Sun Valley Rd & Main St Lights	44.91		4310050
01-4310-6950 MAINTENANCE & IMPROVEMENTS					
A.C. Houston Lumber Co	2605-509893	Sprayer	32.99		4310030
A.C. Houston Lumber Co	2605-510501	Concrete adhesive	111.96		4310030
Chateau Drug Center	3167842	Plumbing hardware	40.60		4310030
Idaho Hydrojetting, Inc	14975	2026 Hydrojetting	5,850.00	26151	4310031
Walker Sand and Gravel	1627761	Imported clean granular fill	98.93		4310030
TV PIPE LLC	56648	Galvanized perforated pipe	2,164.80		4310031
Total STREET:			14,493.17		
RECREATION					
01-4510-3300 RESALE ITEMS-CONCESSION SUPPLY					
Atkinsons' Market	04159542	Baking supplies and snacks	16.97		0
Atkinsons' Market	04162676	Baking and concession supplies	76.55		0
Atkinsons' Market	06948209	Apples, bananas, and sugar	13.73		0
Atkinsons' Market	06949893	Apples and bananas	18.31		0
01-4510-5200 UTILITIES					
City of Ketchum	FEBMARCHA	9994 - Parks Dept	678.48		0
Idaho Power	2206452274 05	2206452274 900 N 3rd Rec	308.13		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
Total RECREATION:			1,112.17		
Total GENERAL FUND:			58,034.98		
WAGON DAYS FUND					
WAGON DAYS EXPENDITURES					
02-4530-4240 CONCERT					
Brown, Susie	060126	Wagon Days Performance - Down Payment	2,000.00		0
Total WAGON DAYS EXPENDITURES:			2,000.00		
Total WAGON DAYS FUND:			2,000.00		
GENERAL CAPITAL IMPROVEMENT FD					
GENERAL CIP EXPENDITURES					
03-4193-7110 DOWNTOWN CORE SIDEWALK (P)					
Enourato, Lisa	129	Downtown Core Sidewalk Project Support	658.75	26038	0
Lunceford Excavation, Inc.	19444	H&P Sidewalk	45,150.00	26126	711002
Chavez Engineering	26.17.00-02	Engineering services - 1st & 5th retaining wall (Project #26.17.00)	300.00		711004
Chavez Engineering	26.26.00-02	Engineering services Huck and Paddle Sidewalk Infill Project (May 2026)	225.00		711002
03-4193-7199 LONG-TERM PLANNING & DESIGN					
Enourato, Lisa	129	Miscellaneous CIP Work	1,041.25	26083	0
03-4193-7501 PUBLIC PARKING OPTIONS (P)					
IRISH ELECTRIC	42126	Electrical Work for Cleverciti Sensor Install	2,351.90	26152	0
IRISH ELECTRIC	42226	Electrical Work for Cleverciti Sensor Install	4,423.00	26152	0
03-4193-7611 PAVEMENT MANAGEMENT PROG (P)					
Enourato, Lisa	129	Pavement Management Program Support	510.00	26040	0
Total GENERAL CIP EXPENDITURES:			54,659.90		
FACILITY MAINT CIP EXPENDITURE					
03-4194-7161 VISITOR CENTER BUIDLING R&M					
Enourato, Lisa	129	Visitor Center R&M Project Support	21.25	26042	0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
03-4194-7162 TOWN SQUARE REMODEL PHASE I					
Enourato, Lisa	129	Town Square Remodel Project Support	191.25	26039	0
03-4194-7177 CITY HALL 3RD FLOOR					
IRISH ELECTRIC	40526	Electrical Wiring for 3rd Floor Remodel	2,321.00		0
Total FACILITY MAINT CIP EXPENDITURE:			2,533.50		
Total GENERAL CAPITAL IMPROVEMENT FD:			57,193.40		
ORIGINAL LOT FUND					
ORIGINAL LOT TAX					
22-4910-6060 EVENTS/PROMOTIONS					
Will Caldwell Productions	052126	2026 Operations and Production Costs for Jazz in the Park	23,500.00		491006
HATTON, SEAN	060126	Ketch'em Alive Performance	3,611.25		491005
Christensen, Chad	060126	Ketchum Alive Performance	1,807.50		491005
The Last Wild Buffalo LLC	060126	Ketch'em Alive Performance	2,182.50		0
Total ORIGINAL LOT TAX:			31,101.25		
Total ORIGINAL LOT FUND:			31,101.25		
COMMUNITY HOUSING					
COMMUNITY HOUSING EXPENSE					
54-4410-4200 PROFESSIONAL SERVICES					
AGNEW BECK CONSULTING INC	20795	Housing Affordability Support 2025-2026	2,250.00	26003	0
Placemate, Inc	1982	Monthly Rooted Renters Program Support for May 2026	3,000.00		0
54-4410-4225 DEED RESTRICTIONS					
Placemate, Inc	1959	Monthly Rooted Renters Program support for March 2026	3,000.00		0
54-4410-4250 LIFT TOWER LODGE PROFF SVCS					
Office Bright Inc	2336	Cleaning services for Lift Tower Lodge for May	280.00		0
54-4410-4260 EVERGREEN PROF SVCS					
Alpine Tree Service	76256	Willow tree removal service at 141 Bird Drive	1,500.00		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
54-4410-5200 LIFT TOWER LODGE UTILITIES					
City of Ketchum	FEBMARCHA	59 - Lift Tower Lodge	2,133.42		0
Idaho Power	2208260063 05	2208260063 703 S Main St	318.45		0
Idaho Power	2226910376 05	2226910376 702 S Main St	430.58		0
54-4410-5210 291 N 2ND AVE UTILITIES					
City of Ketchum	FEBMARCHA	855 - Hyperborean	576.27		0
Idaho Power	2227900418 05	2227900418 291 N 2nd Ave	234.82		0
54-4410-5215 EVERGREEN UTILITIES					
City of Ketchum	FEBMARCHA	293 - Evergreen	2,247.81		0
Clear Creek Disposal	0001909998	Monthly waste removal and recycling services	223.31		0
Idaho Power	2228126898 05	2228126898 141 Bird Dr Utl	256.71		0
54-4410-5900 LIFT TOWER LDG REPAIR & MAINT					
Chateau Drug Center	3168080	Microwave	123.49		0
Clear Creek Disposal	0001909991	Monthly service and rent for Lift Tower Lodge	552.44		0
Sentinel Fire & Security, Inc	124549	Monitoring services for Lift Tower Lodge	104.85		0
54-4410-5915 EVERGREEN REPAIR & MAINTENANCE					
Chateau Drug Center	3171341	Garbage disposal	90.24		0
Chateau Drug Center	3171363	Plumber's putty	6.26		0
Total COMMUNITY HOUSING EXPENSE:			17,328.65		
Total COMMUNITY HOUSING:			17,328.65		
WATER FUND					
WATER EXPENDITURES					
63-4340-3200 OPERATING SUPPLIES					
A.C. Houston Lumber Co	2605-513325	Straps, funnel	34.76		0
A.C. Houston Lumber Co	2606-513753	Graphite dry lube	3.99		0
Chateau Drug Center	3160321	Flashlights, head lamp, and AAA batteries	82.62		0
Chateau Drug Center	3171638	Storage tote	48.42		0
Chateau Drug Center	3173121	Torch and glue sticks	48.99		0
Gem State Paper & Supply	1161154	Paper towels, tissue, and hand soap	362.33		0
Pipeco, Inc.	S6334839.001	Econo test plugs	9.74		0
63-4340-3250 LABORATORY/ANALYSIS					
Magic Valley Labs, Inc.	38593	Drinking water bacteria testing and cooler return services	133.00		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
63-4340-3500 MOTOR FUELS & LUBRICANTS					
Valley Wide Cooperative	U2510726	Unleaded gas	858.94		0
63-4340-5100 TELEPHONE & COMMUNICATIONS					
Verizon Wireless	6143503372	Monthly wireless business communication services and plan charges	117.39		0
63-4340-5200 UTILITIES					
Idaho Power	2202458903 05	2202458903 110 River Ranch Rd Optc	688.05		0
Idaho Power	2203658592 05	2203658592 Wells and Boosters	9,004.18		0
Idaho Power	2206786259 05	2206786259 110 River Ranch Rd Admn	31.15		0
63-4340-6000 REPAIR & MAINT-AUTO EQUIP					
Warm Springs Auto Parts LLC	215484	BATTERY	99.90		0
Warm Springs Auto Parts LLC	215834	Battery	219.95		0
63-4340-6100 REPAIR & MAINT-MACH & EQUIP					
Lunceford Excavation, Inc.	19461	Excavate, fix, and backfill for water leak at Elkhorn Light and Weyyakin Back Road including equipment, parts, and after-hours labor	3,722.99		0
Total WATER EXPENDITURES:			15,466.40		
Total WATER FUND:			15,466.40		
WATER CAPITAL IMPROVEMENT FUND					
WATER CIP EXPENDITURES					
64-4340-7650 WATER METERS					
Ferguson Enterprises, LLC	0957347	Water meters	4,422.45		0
Total WATER CIP EXPENDITURES:			4,422.45		
Total WATER CAPITAL IMPROVEMENT FUND:			4,422.45		
WASTEWATER FUND					
WASTEWATER EXPENDITURES					
65-4350-3200 OPERATING SUPPLIES					
Chateau Drug Center	3170813	Line trimmer and metal wheel	27.15		0
D & B Supply	134644	Credit for Overpayment	19.99-		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
D & B Supply	906	Workwear	91.17		0
65-4350-3500 MOTOR FUELS & LUBRICANTS					
Valley Wide Cooperative	U2510727	Dyed diesel #2	4,605.14		0
65-4350-3800 CHEMICALS					
Thatcher Company, Inc	2026100106582	T-Chlor 12.5 chemical	1,813.16		0
Thatcher Company, Inc	2026100106858	Aluminum sulfate	11,111.82		0
65-4350-5200 UTILITIES					
Idaho Power	2202158701 05	2202158701 110 River Ranch Rd	14,063.76		0
Idaho Power	2202703357 05	2202703357 1001 Chief Joseph Ct	56.76		0
Idaho Power	2206786259 05	2206786259 110 River Ranch Rd Admn	31.15		0
65-4350-6000 REPAIR & MAINT-AUTO EQUIP					
Les Schwab	11701002172	Tire replacement and repair	395.48		0
65-4350-6100 REPAIR & MAINT-MACH & EQUIP					
INTEGRITY PUMP SOLUTIONS, I	Y26M3-196	Pump parts	560.00		0
INTEGRITY PUMP SOLUTIONS, I	Y26M3-196	Pump parts	160.00		0
Total WASTEWATER EXPENDITURES:			32,895.60		
Total WASTEWATER FUND:			32,895.60		
WASTEWATER CAPITAL IMPROVE FND					
WASTEWATER CIP EXPENDITURES					
67-4350-7818 ROTARY DRUM THICK & DEWATERING					
ENGINEERED STRUCTURES, INC	PAYAPP11	Dewatering Improvements Project Construction	272,898.60	25119	0
Total WASTEWATER CIP EXPENDITURES:			272,898.60		
Total WASTEWATER CAPITAL IMPROVE FND:			272,898.60		
PARKS/REC DEV TRUST FUND					
PARKS/REC TRUST EXPENDITURES					
93-4900-7700 WATCH ME GROW GARDEN					
MOSS GARDEN CENTER	243418	Gloves	19.99		0
Webb Landscaping	B-IN-214509	Compost	51.50		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
93-4900-7950 WARM SPRINGS PRESR-RESTORATION					
BluePrinting	21479	WSP Parking Signs	192.00		101
Enourato, Lisa	129	Warm Springs Preserve Restoration - Project Support	1,105.00	26044	0
Nested Strategies	1310	Warm Springs Preserve Restoration Support	5,250.00	26045	0
Total PARKS/REC TRUST EXPENDITURES:			6,618.49		
Total PARKS/REC DEV TRUST FUND:			6,618.49		
Grand Totals:			497,959.82		

Report Criteria:
Invoices with totals above $0 included.
Paid and unpaid invoices included.
[Report].GL Account Number = "0110000000"-"9700000000","9910000000"-"9911810000"
Invoice Detail.Voided = No,Yes

City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date:	6-11-2026	Staff Member/Dept:	Peter Prekeges, Mayor

Agenda Item: Recommendation to approve Resolution 26-014 to confirm appointments to the Arts and Heritage Commission.

Recommended Motion:

"I move to approve Resolution 26-014 to appoint Kristin Poole, Meredith Skillman, Sophie Sawyers, Kristine Bretall, Mylan Chacon, Rebecca Larson, and Melissa Rivelo to the Arts and Heritage Commission."

Reasons for Recommendation:

- The creation of the new Arts and Heritage Commission requires that all commission seats be filled from scratch. Appointees will have staggered terms so they do not expire at the same time.
- There are nine total available positions. Each of the seven recommended appointees submitted their interest when the open solicitation was conducted and participated in the interview process.
- Additional interviews to fill the two remaining positions are underway, and recommendations will be coming to the City Council at a later date.
- The following recommended appointees were already serving as Ketchum Arts Commission members:
    - Kristin Poole
    - Meredith Skillman
    - Sophie Sawyers
    - Mylan Chacon
    - Rebecca Larson
- Melissa Rivelo is currently serving on Ketchum's Historic Preservation Commission. She intends to continue serving on this commission while serving on the new Arts and Heritage Commission as well.
- Kristine Bretall has an extensive background in art and history, including as Programs Director for the Sun Valley Museum of Art and Museum Community Engagement Manager at Wood River Museum of History + Culture.

Policy Analysis and Background (non-consent items only):

Sustainability Impact:

None.

Financial Impact:

None OR Adequate funds exist in account:	None

Attachments:

1. Resolution 26-014
2. City Boards & Commissions | Members & Terms

RESOLUTION 26-014

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KETCHUM, IDAHO, APPOINTING KRISTIN POOLE, MEREDITH SKILLMAN, SOPHIE SAWYERS, KRISTINE BRETALL, MYLAN CHACON, REBECCA LARSON, AND MELISSA RIVELO TO THE KETCHUM ARTS AND HERITAGE COMMISSION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a new commission, the Ketchum Arts and Heritage Commission was formed; and

WHEREAS, an open solicitation was publicized, and an interview and selection process was conducted by City staff; and

NOW, **THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KETCHUM, IDAHO**: Kristin Poole, Meredith Skillman, Sophie Sawyers, Kristine Bretall, Mylan Chacon, Rebecca Larson, and Melissa Rivelo are appointed to the Ketchum Arts and Heritage Commission effective on the 11th day of June 2026.

This Resolution will be in full force and effect upon its adoption this 11th day of June 2026.

_____

Pete Prekeges, Mayor

ATTEST:

_____

Trent Donat, City Clerk

CITY COUNCIL				
NAME	TITLE	Term Limit	Term Began	Term Ends
PETE PREKEGES	MAYOR	4 YEARS	01.05.26	01.05.30
SPENCER CORDOVANO	PRESIDENT	4 YEARS	01.02.24	01.04.28
RANDY HALL	COUNCILMEMBER	4 YEARS	01.05.26	01.05.30
TRIPP HUTCHINSON	COUNCILMEMBER	4 YEARS	01.02.24	01.04.28
MATTHEW MCGRAW	COUNCILMEMBER	4 YEARS	01.05.26	01.05.30

PLANNING AND ZONING COMMISSION (P&Z)				
NAME	TITLE	Term Limit	Term Began	Term Ends
TIM CARTER	COMMISSIONER	3 YEARS	04.03.23	04.03.26*
HANNAH HARRIS	COMMISSIONER	3 YEARS	12.15.25	12.15.28
BRENDA MOCZYGEMBA	COMMISSIONER	3 YEARS	09.08.25	09.08.28*
HEIDI SCHERNTHANNER	COMMISSIONER	3 YEARS	12.15.25	12.15.28
JOEY STEVENSON	COMMISSIONER	3 YEARS	12.15.25	12.15.28

HISTORIC PRESERVATION COMMISSION (HPC)				
NAME	TITLE	Term Limit	Term Began	Term Ends
JAKUB GALYCZNSKI	COMMISSIONER	3 YEARS	03.15.24	03.15.27
WENDOLYN HOLLAND	COMMISSIONER	3 YEARS	03.15.24	03.15.27
CLYDE HOLT	CHAIR	3 YEARS	01.11.24	03.15.27
MELISSA RIVELO	COMMISSIONER	3 YEARS	09.06.25	09.06.28
OPEN				

KETCHUM ARTS AND HERITAGE COMMISSION (AHC)				
NAME	TITLE	Term Limit	Term Began	Term Ends
KRISTINE BRETALL	COMMISSIONER	3 YEARS	06.18.26	06.17.28
MYLAN CHACON	COMMISSIONER	3 YEARS	06.18.26	06.18.27
REBECCA LARSON	COMMISSIONER	3 YEARS	06.18.26	06.17.29
KRISTIN POOLE	COMMISSIONER	3 YEARS	06.18.26	06.17.28
SOPHIE SAWYERS	COMMISSIONER	3 YEARS	06.18.26	06.18.27
MEREDITH SKILLMAN	COMMISSIONER	3 YEARS	06.18.26	06.17.28
MELISSA RIVELO	COMMISSIONER	3 YEARS	06.18.26	06.17.29
OPEN				
OPEN				

KETCHUM URBAN RENEWAL AGENCY (KURA)				
NAME	TITLE	Term Limit	Term Began	Term Ends
TRIPP HUTCHINSON	COUNCIL LIAISON	4 YEARS	2.04.26	01.02.28
RANDY HALL	COUNCIL LIAISON	4 YEARS	2.04.26	02.04.30
MASON FREDERICKSON	COMMISSIONER	4 YEARS	01.02.24	01.02.28
TRACIE SMITH	COMMISSIONER	4 YEARS	2.04.26	01.02.28
DILLON WITMER	COMMISSIONER	4 YEARS	2.04.26	02.04.30
CASEY BURKE	COMMISSIONER	4 YEARS	01.03.25	01.03.29
TYLER DAVIS-JEFFERS	COMMISSIONER	4 YEARS	8.15.22	08.05.26

* = end of 2nd term | ** = end of 3rd term

BLAINE COUNTY HOUSING AUTHORITY (BCHA)	
KEITH PERRY	JENNIFER RANGEL
SARAH SEPPA	ANA TORRES
DARYL FAUTH	
LIAISONS	
TRIPP HUTCHINSON	LISA HOROWITZ
MUFFY DAVIS	BRIAN PARKER

FLY SUN VALLEY ALLIANCE (FSVA)	
MATTHEW MCGRAW	JACOB GREENBERG
TIM BURKE	MICHELLE GRIFFITH
DICK FENTON	LINDSAY MOLLINEAX

KETCHUM COMMUNITY DEVELOPMENT CORPORATION (KCDC)	
PETE PREKEGES	TRAVIS JONES
CHARLES FRIEDMAN	JAMES SATTLE

MOUTAIN RIDES TRANSIT AUTHORITY (MRTA)	
PETE PREKEGES	MUFFY DAVIS
TOM BLANCHARD	KRISTIN DERRIG
MARTHA BURKE	PETER HENDRICKS
GRADY BURNETT	MELODY MATTSON

SUN VALLEY AIR SERVICE BOARD (ASB)	
PETE PREKEGES	PETER HENDRICKS
MARTHA BURKE	

SUN VALLEY ECONOMIC DEVELOPMENT (SVED)	
SPENCER CORDOVANO	MIKE HIGGS
TATUM CLARK	JIM KEATING
MUFFY DAVIS	KAZ THEA

KETCHUM TRAFFIC AUTHORITY (TA)	
RANDY HALL	JADE RILEY (CHAIR)
RAMSY HOEHN	WES WHITESELL

KETCHUM SUSTAINABILTY ADVISORY COMMITTEE (KSAC)	
REBECCA BUNDY	SCOTT LEWIS
TORY CANFIELD	EVE PREUCIL
COURTNEY HAMILTON	BETSY SIZELL

* = end of 2nd term | ** = end of 3rd term

City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date:	6-11-2026	Staff Member/Dept:	Ben Whipple / Public Works

Agenda Item: Solids Dewatering Improvements – Change Order

Recommended Motion:

" I motion to approve change order #4 to ESI for the Solids Dewatering Improvements Project"

Reasons for Recommendation:

- The contract documents were designed around a different screw press manufacturer than what was selected by the project team.
- Modifications to the design were required to accommodate the selected system
- With this change order accounted for, the lower bid contractor (Andritz) remains lower cost solution than what alternative bidders submitted
- Details of design shanges can be found in the change order description included in this packet
- Our partners at SVWSD has approved of this change order

Policy Analysis and Background (non-consent items only):

Sustainability Impact:

N/A

Financial Impact:

None OR Adequate funds exist in account:	Sufficient funds exist in the

Attachments:

1. Change Order 4

CHANGE ORDER NO.: 04

Owner:	City of Ketchum / Sun Valley Water & Sewer District (SVWSD)	Owner's Project No.:	
Engineer:	HDR	Engineer's Project No.:	10397974
Contractor:	ESI	Contractor's Project No.:	
Project:	Solids Dewatering Improvements		
Contract Name:			
Date Issued:	April 29, 2026	Effective Date of Change Order:	May 14, 2026

The Contract is modified as follows upon execution of this Change Order:

Description:

Reasons for Change:

1. The contract documents were designed around a different screw press manufacturer (FKC) than selected by the Owner (Andritz) based upon low-bid ($794,557 vs. $1,147,508). Modifications to the design were required to accommodate the selected system. The modifications are found in Change Proposal Request (CPR) #01
2. Lowering of truck load-out bay to accommodate Andritz screw press conveyor allowed lessening of grade adjacent to the building. Modifications described in CPR #01
3. Design improvements:
    a. Included additional hose connections in load-out bay for washdown. CPR #01
    b. Included power for Owner furnished air compressor (ease of maintenance). CRP #01
    c. Included dry-well to address stormwater drainage on south side of the plant grounds (as required as a condition of the building permit). WCD #04
    d. Revised electrical related to overhead doors. WCD #04

Description of Changes:

1. C-104, C-403: Minor asphalt addition in NW and SW areas of Dewatering Building and associated grade revisions. Manhole elevation revisions were made based upon grade revisions.
2. S-102, S-103, S-301, S-501, S-502, S-503, S-506, Section 05 50 00: Truck bay floor elevation was lowered, new aluminum stairs into building were added, new concrete stairs and handrail were added to screw press floor level, concrete floor depression was added for inclined conveyor, and portions of the trench covers were changed from FRP to checkered plate.
3. S-401: Lowering of MAU pad and canopy elevations aligned with revised grading plan.
4. ~~A-101: Yellow safety stripe was added to the dewatering room floor (remaining floor areas still coated as specified).~~
5. A-201, A-202, A-501, A-901: Revision were made to lessen the lower CMU veneer and EIFS lowered to stem wall.
6. G-006, D-101, D-102, D-301, D-302: Revision were made to screw press and polymer system layouts to accommodate Owner selected screw press system.
7. M-102, M-301, M-302: Revisions were made to ductwork based upon lowered MAU pad and lowered truck bay elevation.
8. P-102, P-701, P-702: New drain line added to route water from conveyor floor depression and reroutes of floor drain and vent piping for truck bay lowering, hose bibbs added to truck-side of interior columns.
9. E-005: Revised breaker and conduit/conductor size to SCP-701-LCP.

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10. E-006: Revised Panelboard DWH and DWL schedules (polymer systems revised from 120V to 480V per screw press submittal, inclusion of power to Owner-furnished, Owner-installed air compressor).
11. E-104: Revised electrical plan for screw press and polymer system scope of supply and power for Owner-furnished, Owner-installed air compressor (air compressor installed by Owner, electrical installed by Contractor).
12. Y-002, Y-003: Revised P&IDs to align with system modifications and screw press and polymer system scope of supply.

Attachments:

HDR Change Proposal Request (CPR) #01 and attachments.

HDR Work Change Directive (WCD) #04 and attachments.

Net Change to Contract Price/Time for CO #4:

ESI Change Order Request (COR) #4 - Summary Page (attached).

Allowance Authorization for Changes to Work (attached).

Base contract with ESI included a $100,000 allowance for changes to work. This allowance will be used in full with Change Order No. 04.

ESI COR #4 – Cost detail sheets (attached).

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Change in Contract Price	Change in Contract Times [Number of days]
Original Contract Price: $ 9,284,600.00	Original Contract Times: NTP – July 14, 2025 Substantial Completion: 670 (May 15, 2027) Ready for final payment: 730 (July 14, 2027)
Increase/Decrease from previously approved Change Orders No. 1, 2, and 3: $ 8,930.91	**Increase/Decrease** from previously approved Change Order No. 1, 2, and 3: Substantial Completion: 0 Ready for final payment: 0
Contract Price prior to this Change Order: $ 9,293,530.91	Contract Times prior to this Change Order: Substantial Completion: 670 (May 15, 2027) Ready for final payment: 730 (July 14, 2027)
Increase this Change Order: $ 335,757.69	**Increase** this Change Order: Substantial Completion: 14 days Ready for final payment: 0 days
Contract Price incorporating this Change Order: $ 9,629,288.60	Contract Times with all approved Change Orders: Substantial Completion: 684 (May 29, 2027) Ready for final payment: 730 (July 14, 2027)

	Recommended by Engineer: HDR	Accepted by Contractor: ESI
By:		
Name:	Bradley Bjerke, PE	Steve Craig
Title:	Project Manager	Project Manager
Date:	04/28/2026	04/29/2026
	Authorized by Owner: City of Ketchum	Authorized by Owner: SVWSD
By:		
Name:	Pete Prekeges	Peter Hendricks
Title:	Mayor	Board Chairman
Date:		

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HDR CHANGE PROPOSAL REQUEST (CPR) #01 AND ATTACHMENTS

Change Proposal Request
No. 01 Revision

Project Name:	Ketchum / SVWSD WRF Solids Dewatering Improvements	Owner's Project No. (if applicable): N/A	
Project Owner:	City of Ketchum / Sun Valley Water & Sewer District	Regulatory Agency Project No. (if applicable): N/A	
HDR Project No.	10397974	Initiated by: ☒ Engineer	☐ Contractor
Contractor:	ESI	Date: February 16, 2026	

Attention:

The following change in the contract on this project is proposed. Please provide your proposed price for the cost of this change.

- A breakdown of cost shall be provided upon request by the Owner or Engineer.
- Work shall not commence until authorized by the Owner.

Reasons for Change

1. The contract documents were designed around a different manufacturer than selected by the Owner (based upon low-bid). Modifications to the design were required to accommodate the selected system.
2. This CPR 01 revision is intended to supplement the original CPR 01 issued on 2/16/2026.

Description of Proposed Change:

1. E-009: revised cable schedules based upon screw press system scope of supply (ADD to overall CPR 01).
2. E-104: revisions to CPR 01 issuance of sheet, correcting instrumentation scope of supply for screw press system (REPLACE original E-104 CPR 01 version with this sheet).

Attachments:

1. E-009
2. E-104

BY: Brad Bjerke

HDR Engineering

All work shall be in accordance with the terms, stipulations, and conditions of the original Contract Documents. If the work herein provided for is Approved by Change Order, the time of completion will be:

☐ Increased ☐ Decreased ☐ Unchanged

by calendar days. _____ _____ _____

This change will: ☐ Add ☐ Deduct ☐ No Change

$ _____

General Contractor

Date

HDR Recommendation:

☐ Recommend Acceptance

☐ Do Not Recommend Acceptance

By: HDR Engineering, Inc.

Date

Owner's Action:

☐ Accepted ☐ Not Accepted

By: Owner

Date

CABLE SCHEDULE

INSTRUMENT/EQUIPMENT TAG	SERVICE	CONNECTION TO	CONDUCTORS / CABLE IN 3/4"C (MIN)
FCV-602-E	AEROBIC DIGESTER 01 AIR SUPPLY CONTROL VALVE 01		
	POSITION FEEDBACK/CONTROL	DW-PLC-001	2#18TSP
FCV-603-E	AEROBIC DIGESTER 01 AIR SUPPLY CONTROL VALVE 02		
	POSITION FEEDBACK/CONTROL	DW-PLC-001	2#18TSP
FCV-607-E	AEROBIC DIGESTER 02 AIR SUPPLY CONTROL VALVE 01		
	POSITION FEEDBACK/CONTROL	DW-PLC-001	2#18TSP
FCV-608-E	AEROBIC DIGESTER 02 AIR SUPPLY CONTROL VALVE 02		
	POSITION FEEDBACK/CONTROL	DW-PLC-001	2#18TSP
FV-601-E	AEROBIC DIGESTER 01 INFLUENT CONTROL VALVE		
	OPEN/CLOSED STATUS	DW-PLC-001	4#14,1#14G
	OPEN/CLOSE COMMAND	DW-PLC-001	4#14
FV-604-E	AEROBIC DIGESTER 01 EFFLUENT CONTROL VALVE 01		
	OPEN/CLOSED STATUS	SCP-701-LCP	4#14,1#14G
	OPEN/CLOSE COMMAND	SCP-701-LCP	4#14
FV-605-E	AEROBIC DIGESTER 01 EFFLUENT CONTROL VALVE 02		
	OPEN/CLOSED STATUS	SCP-701-LCP	4#14,1#14G
	OPEN/CLOSE COMMAND	SCP-701-LCP	4#14
FV-606-E	AEROBIC DIGESTER 02 INFLUENT CONTROL VALVE		
	OPEN/CLOSED STATUS	DW-PLC-001	4#14,1#14G
	OPEN/CLOSE COMMAND	DW-PLC-001	4#14
FV-609-E	AEROBIC DIGESTER 02 EFFLUENT CONTROL VALVE 01		
	OPEN/CLOSED STATUS	SCP-701-LCP	4#14,1#14G
	OPEN/CLOSE COMMAND	SCP-701-LCP	4#14
FV-610-E	AEROBIC DIGESTER 02 EFFLUENT CONTROL VALVE 02		
	OPEN/CLOSED STATUS	SCP-701-LCP	4#14,1#14G
	OPEN/CLOSE COMMAND	SCP-701-LCP	4#14
LE/LT-601	AEROBIC DIGESTER 01 LEVEL		
	LEVEL	LI-601	1#18 TSP
LI-601	AEROBIC DIGESTER 01 LEVEL INDICATOR		
	LEVEL	DW-PLC-001	1#18 TSP
LE/LIT-602	AEROBIC DIGESTER 02 LEVEL		
	LEVEL	LI-602	1#18 TSP
LI-602	AEROBIC DIGESTER 02 LEVEL INDICATOR		
	LEVEL	DW-PLC-001	1#18 TSP
AE-601	AEROBIC DIGESTER 01 ORP LEVEL SENSOR		
	ORP LEVEL	AIT-601	MFR. CABLE
AE-602	AEROBIC DIGESTER 02 ORP LEVEL SENSOR		
	ORP LEVEL	AIT-601	MFR. CABLE
AIT-601	AEROBIC DIGESTER 02 ORP LEVEL		
	COMMS	DW-PLC-001	1#CAT6A
	POWER	DW-PLC-001	2#14,1#14G
FE/FIT-601	AEROBIC DIGESTER 01 AIR SUPPLY FLOW METER		
	COMMS	DW-PLC-001	1#CAT6A
	POWER	DW-PLC-001	2#14,1#14G
FE/FIT-602	AEROBIC DIGESTER 02 AIR SUPPLY FLOW METER		
	COMMS	DW-PLC-001	1#CAT6A
	POWER	DW-PLC-001	2#14,1#14G
FE/FIT-603	AEROBIC DIGESTERS 01 & 02 AIR BLOWOFF FLOW METER		
	COMMS	DW-PLC-001	1#CAT6A
	POWER	DW-PLC-001	2#14,1#14G
SCP-701-LCP	SCREW PRESS LOCAL CONTROL PANEL		
	COMMS	DW-PLC-001	1#CAT6A
SCP-701-VFD	SCREW PRESS VFD		
	COMMS	SCP-701-LCP	1#CAT6A
LSH-701	SCREW PRESS BIOSOLIDS LEVEL HIGH 1		
	STATUS	SCP-701-LCP	2#14
LSH-702	SCREW PRESS BIOSOLIDS LEVEL HIGH 2		
	STATUS	SCP-701-LCP	2#14
SV-701-E	SCREW PRESS WATER SUPPLY SOLENOID VALVE		
	CONTROL	SCP-701-LCP	2#14
SV-702-E	ANGLED BIOSOLIDS CONVEYOR WATER SUPPLY SOLENOID VALVE		
	CONTROL	SCP-701-LCP	2#14
SV-703-E	SCREW PRESS AIR SUPPLY SOLENOID VALVE		
	CONTROL	SCP-701-LCP	2#14
ZSS-701	SCREW PRESS ZERO SPEED SWITCH 1		
	STATUS	SCP-701-LCP	2#14
ZSS-702	SCREW PRESS ZERO SPEED SWITCH 2		
	STATUS	SCP-701-LCP	2#14
SCVR-701-MS	ANGLED BIOSOLIDS CONVEYOR MOTOR STARTER		
	STATUS/CONTROL	SCP-701-LCP	8#14
ZS-701	ANGLED BIOSOLIDS CONVEYOR EMERGENCY PULL CORD		
	STATUS	SCP-701-LCP	2#14
ZSS-703	ANGLED BIOSOLIDS CONVEYOR ZERO SPEED SWITCH		
	STATUS	SCP-701-LCP	2#14
SCVR-702-MS	HORIZONTAL BIOSOLIDS CONVEYOR MOTOR STARTER		
	STATUS/CONTROL	SCP-701-LCP	8#14
ZS-702	HORIZONTAL BIOSOLIDS CONVEYOR EMERGENCY PULL CORD		
	STATUS	SCP-701-LCP	2#14
ZSS-704	HORIZONTAL BIOSOLIDS CONVEYOR ZERO SPEED SWITCH		
	STATUS	SCP-701-LCP	2#14
SLG-701-E	HORIZONTAL BIOSOLIDS CONVEYOR PORT 1 CONTROL VALVE		
	POSITION FEEDBACK/CONTROL	SCP-701-LCP	2#18TSP
SLG-702-E	HORIZONTAL BIOSOLIDS CONVEYOR PORT 2 CONTROL VALVE		
	POSITION FEEDBACK/CONTROL	SCP-701-LCP	2#18TSP
MXR-701-VFD	SCP FLOCCULATION MIXER VFD		
	COMMS	SCP-701-LCP	1#CAT6A
PSH-705	SCP FLOCCULATION TANK PRESSURE HIGH		
	STATUS	SCP-701-LCP	2#14

CABLE SCHEDULE (CONT.)

INSTRUMENT/EQUIPMENT TAG	SERVICE	CONNECTION TO	CONDUCTORS / CABLE IN 3/4"C (MIN)
P-701-VFD	SCP FEED PUMP 01 VFD		
	COMMS	DW-PLC-001	1#CAT6A
TSH-701	SCP FEED PUMP 01 MOTOR TEMP HIGH		
	STATUS	P-701-VFD	2#14
TSH-704	SCP FEED PUMP 01 STATOR TEMP HIGH		
	STATUS	P-701-VFD	2#14
PSH-701	SCP FEED PUMP 01 LINE PRESS HIGH		
	STATUS	P-701-VFD	2#14
P-702-VFD	SCP FEED PUMP 02 VFD		
	COMMS	DW-PLC-001	1#CAT6A
TSH-702	SCP FEED PUMP 02 MOTOR TEMP HIGH		
	STATUS	P-702-VFD	2#14
TSH-705	SCP FEED PUMP 02 STATOR TEMP HIGH		
	STATUS	P-702-VFD	2#14
PSH-702	SCP FEED PUMP 02 LINE PRESS HIGH		
	STATUS	P-702-VFD	2#14
(F)P-703-VFD	FUTURE RDT FEED PUMP VFD		
	COMMS	DW-PLC-001	1#CAT6A
(F)TSH-703	FUTURE RDT FEED PUMP MOTOR TEMP HIGH		
	STATUS	(F)P-703-VFD	2#14
(F)TSH-706	FUTURE RDT FEED PUMP STATOR TEMP HIGH		
	STATUS	(F)P-703-VFD	2#14
(F)PSH-703	FUTURE RDT FEED PUMP LINE PRESS HIGH		
	STATUS	(F)P-703-VFD	2#14
FE/FIT-701	SCP INFLUENT FLOW METER		
	COMMS	SCP-701-LCP	1#CAT6A
	POWER	SCP-701-LCP	2#14,1#14G
PBS-801-LCP	POLYMER BLENDING SYSTEM 01 CONTROL PANEL		
	STATUS/CONTROL	SCP-701-LCP	8#14
	SPEED FEEDBACK/CONTROL	SCP-701-LCP	2#18TSP
	FLOW SWITCH	PBS-801-LCP	2#14
	DIFFERENTIAL PRESSURE SWITCH	PBS-801-LCP	2#14
SV-801-E	PBS 01 POLYMER INJECTION SOLENOID VALVE		
	CONTROL	PBS-801-LCP	2#14
PBS-802-LCP	POLYMER BLENDING SYSTEM 02 CONTROL PANEL		
	STATUS/CONTROL	SCP-701-LCP	8#14
	SPEED FEEDBACK/CONTROL	SCP-701-LCP	2#18TSP
	FLOW SWITCH	PBS-802-LCP	2#14
	DIFFERENTIAL PRESSURE SWITCH	PBS-802-LCP	2#14
SV-802-E	PBS 02 POLYMER INJECTION SOLENOID VALVE		
	CONTROL	PBS-802-LCP	2#14
LSHH-701	SUMP LEVEL HIGH ALARM		
	ALARM	DW-PLC-001	2#14
LE/LT-803	PLANT DRAIN PUMP STATION LEVEL		
	LEVEL	LI-803	1#18 TSP
LI-803	PLANT DRAIN PUMP STATION LEVEL INDICATOR		
	LEVEL	ELEC. BLD. PLC	1#18 TSP
LSL-804	PLANT DRAIN PUMP STATION LEVEL LOW ALARM		
	ALARM	ELEC. BLD. PLC	2#14
LSH-804	PLANT DRAIN PUMP STATION LEVEL HIGH ALARM		
	ALARM	ELEC. BLD. PLC	2#14
P-803-VFD	PLANT DRAIN PUMP 01 VFD		
	COMMS	ELEC. BLD. PLC	1#CAT6A
	MOTOR PROTECTION RELAY (MPR) STATUS	P-803-MPR	4#14, 1#14G
	DISCONNECT EARLY BREAK	P-803 DISC.	2#14
P-803-MPR	PLANT DRAIN PUMP 01 SEAL FAIL/OVERTEMP		
	SEAL FAIL/OVERTEMP STATUS	ELEC. BLD. PLC	4#14
P-804-VFD	PLANT DRAIN PUMP 02 VFD		
	COMMS	ELEC. BLD. PLC	1#CAT6A
	MOTOR PROTECTION RELAY (MPR) STATUS	P-804-MPR	4#14, 1#14G
	DISCONNECT EARLY BREAK	P-804 DISC.	2#14
P-804-MPR	PLANT DRAIN PUMP 02 SEAL FAIL/OVERTEMP		
	SEAL FAIL/OVERTEMP STATUS	ELEC. BLD. PLC	4#14
LE/LT-805	PRESSATE PUMP STATION LEVEL		
	LEVEL	LI-805	1#18 TSP
LI-805	PRESSATE PUMP STATION LEVEL INDICATOR		
	LEVEL	DW-PLC-001	1#18 TSP
LSL-806	PRESSATE PUMP STATION LEVEL LOW ALARM		
	ALARM	DW-PLC-001	2#14
LSH-806	PRESSATE PUMP STATION LEVEL HIGH ALARM		
	ALARM	DW-PLC-001	2#14
P-805-VFD	PRESSATE PUMP 01 VFD		
	COMMS	DW-PLC-001	1#CAT6A
	MOTOR PROTECTION RELAY (MPR) STATUS	P-805-MPR	4#14, 1#14G
	DISCONNECT EARLY BREAK	P-805 DISC.	2#14
P-805-MPR	PRESSATE PUMP 01 SEAL FAIL/OVERTEMP		
	SEAL FAIL/OVERTEMP STATUS	DW-PLC-001	4#14
P-806-VFD	PRESSATE PUMP 02 VFD		
	COMMS	DW-PLC-001	1#CAT6A
	MOTOR PROTECTION RELAY (MPR) STATUS	P-806-MPR	4#14, 1#14G
	DISCONNECT EARLY BREAK	P-806 DISC.	2#14
P-806-MPR	PRESSATE PUMP 02 SEAL FAIL/OVERTEMP		
	SEAL FAIL/OVERTEMP STATUS	DW-PLC-001	4#14
MAU-701	SCREENING ROOM MAKEUP AIR HIGH SPEED		
	CONTROL	DW-PLC-001	2#14
FSL-701	MAKEUP AIR FLOW LOW		
	STATUS	DW-PLC-001	2#14

CABLE SCHEDULE (CONT.)

INSTRUMENT/EQUIPMENT TAG	SERVICE	CONNECTION TO	CONDUCTORS / CABLE IN 3/4"C (MIN)
AIT-701A/B	DEWATERING BUILDING LEL / H2S LEVEL		
	LEL / H2S LEVEL	DW-PLC-001	2#18 TSP
ALM-701 - 705	DEWATERING BUILDING GO/NO-GO HORN & LIGHTS		
	ALARM	DW-PLC-001	10#14
AIT-702A/B	DEWATERING BUILDING NO2 / CO LEVEL		
	NO2 / CO LEVEL	DW-PLC-001	2#18 TSP
ALM-706	DEWATERING BUILDING NO2 / CO HORN & LIGHT		
	ALARM	DW-PLC-001	8#14
FACU	FIRE ALARM CONTROL UNIT		
	ALARM/STATUS	DW-PLC-001	6#14
PM-DWDP	DEWATERING BUILDING PANEL 'DWDP' POWER MONITOR		
	COMMS	DW-PLC-001	1#CAT6A
DW-PLC-001	DEWATERING BUILDING CONTROL PANEL		
	COMMS	(E)DIG. BLR. PLC	1#CAT6A
EF-701-MS	SCREENING ROOM EXHAUST FAN		
	COMMS	DW-PLC-001	1#CAT6A
FSL-702	EXHAUST AIR FLOW LOW		
	STATUS	DW-PLC-001	2#14
FSH-701	SAFETY SHOWER FLOW		
	STATUS	DW-PLC-001	2#14
PE/PIT-701	SCP FLOCCULATION TANK EFFLUENT PRESSURE		
	PRESSURE	SCP-701-LCP	1#18 TSP
PSH-706	SCREW PRESS WASHWATER PRESSURE HIGH		
	STATUS	SCP-701-LCP	2#14
P-706-MS	SCREW PRESS WASHWATER MOTOR STARTER		
	STATUS/CONTROL	SCP-701-LCP	8#14
B-701-MS	SCREW PRESS COMPRESSOR MOTOR STARTER		
	STATUS/CONTROL	SCP-701-LCP	8#14

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HDR ENGINEERING, INC. | CA0443AE
412 E. PARKCENTER BLVD., STE. 100
BOISE, ID 83706
(208) 387-7000

ISSUE	DATE	DESCRIPTION
1	02/13/2026	CHANGE PROPOSAL REQUEST 01
	02/07/2025	ISSUED FOR BID AND CONSTRUCTION

PROJECT MANAGER	B. BJERKE
CIVIL	K. THOMAS
STRUCTURAL	M. HERRERA
ARCHITECTURAL	K. THOMAS
PROCESS	K. THOMAS
MECHANICAL	K. SUTTON
ELECTRICAL	J. BARRUTIA
INSTRUMENTATION	N. QUIGLEY
PROJECT NUMBER	10397974

PRELIMINARY
NOT FOR CONSTRUCTION OR RECORDING

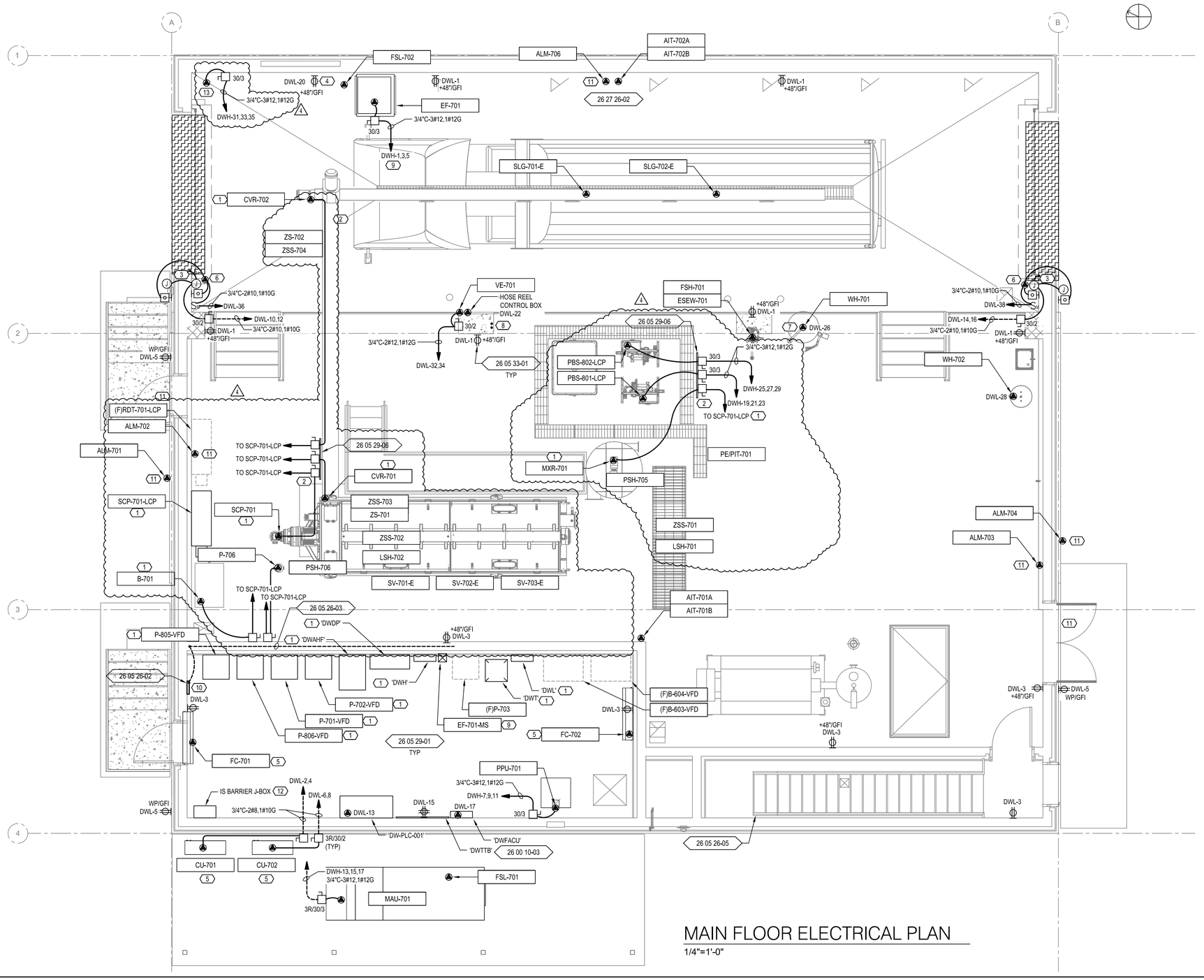
KETCHUM / SVSWD WATER RECLAMATION FACILITY

SOLIDS DEWATERING IMPROVEMENTS

ELECTRICAL
CONTROL CABLE SCHEDULES

FILENAME E-009.dwg
SCALE N.T.S.
0 1" 2"

SHEET
E-009



MAIN FLOOR ELECTRICAL PLAN

1/4"=1'-0"

GENERAL NOTES

1. SEE STANDARD DETAIL 26 05 26-01 FOR GENERAL GROUNDING.

KEYNOTES (##)

1. SEE ONE-LINE DIAGRAM ON SHEET E-005 FOR CONDUIT AND CONDUCTORS.
2. PROVIDE DISCONNECT WITH AUX CONTACTS FOR EARLY BREAK VFD SHUTDOWN. PROVIDE 3/4" CONDUIT WITH 2#14 AND 1#14 GROUND TO VFD.
3. PROVIDE AND INSTALL SNOW MELT SYSTEM WITH HEATING CABLE INSTALLED IN CONCRETE SLAB IN CROSSHATCHED AREA. RAYCHEM #EM2-XR SERIES, 208V, 40W/LF SELF REGULATING CABLE. PROVIDE JUNCTION BOX WITH STATUS LIGHT, NEMA 3R/30/2 DISCONNECT SWITCH, RAYCHEM #AMC-1A AMBIENT SENSING T-STAT OR PER MANUFACTURERS RECOMMENDATIONS. HEATED AREA EXTENDS FROM DOOR OUT TO EDGE OF SLAB AND FROM DOOR INTO BUILDING INTERIOR 12 INCHES. CROSSHATCHED PATTERN DOES NOT REPRESENT HEAT CABLE PATTERN. ROUTE BOTH ENDS OF EMBEDDED CABLE INTO JUNCTION BOX VIA CONDUIT STUBBED INTO HEATED AREA OF SLAB. TERMINATE CABLE AND INTERFACE WITH POWER BRANCH CIRCUIT AND THERMOSTAT.
4. PROVIDE DEDICATED CIRCUIT FOR TRUCK HEATER.
5. 3/4" CONDUIT BETWEEN INDOOR AND OUTDOOR SPLIT SYSTEM UNITS. INDOOR POWER UNIT POWERED FROM OUTDOOR UNIT. WIRING BY MECHANICAL.
6. MAKE ELECTRICAL CONNECTIONS TO MOTORIZED OVERHEAD DOOR PER MANUFACTURERS RECOMMENDATIONS. PROVIDE CONDUIT AND CONDUCTORS AS REQUIRED.
7. PROVIDE 120V CONNECTION FOR WATER HEATING ELEMENT.
8. PROVIDE (2)1" CONDUITS TO PLC FOR FUTURE USE.
9. ROUTE CIRCUIT VIA MOTOR STARTER LOCATED IN ELECTRICAL ROOM. SEE SHEET E-008.
10. PROVIDE GROUND BUS BAR FOR GROUND TERMINATIONS.
11. GO NO/GO SIGNAGE PER STANDARD DETAIL 26 05 53-03 AT NOTIFICATION LOCATIONS.
12. PROVIDE TERMINAL JUNCTION BOX FOR INTRINSICALLY SAFE BARRIERS. SIZE ENCLOSURE AS REQUIRED TO ACCOMMODATE ALL BARRIERS. PROVIDE DIN RAIL, TERMINAL BLOCKS AND ALL APPURTENANCES FOR A COMPLETE AND FUNCTIONAL SYSTEM.
13. MAKE ELECTRICAL CONNECTIONS FOR OWNER FURNISHED AIR COMPRESSOR. COORDINATE LOCATION PRIOR TO ROUGH-IN.

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BOISE, ID 83706
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ISSUE	DATE	DESCRIPTION
4	02/13/2026	CHANGE PROPOSAL REQUEST 01
3	12/04/2025	WORK CHANGE DIRECTIVE 04
2	09/25/2025	WORK CHANGE DIRECTIVE 02
1	04/04/2025	ADDENDUM NO. 4
	02/07/2025	ISSUED FOR BID AND CONSTRUCTION

PROJECT MANAGER	B. BJERKE
CIVIL	K. THOMAS
STRUCTURAL	M. HERRERA
ARCHITECTURAL	K. THOMAS
PROCESS	K. THOMAS
MECHANICAL	K. SUTTON
ELECTRICAL	J. BARRUTIA
INSTRUMENTATION	N. QUIGLEY
PROJECT NUMBER	10397974

PRELIMINARY NOT FOR CONSTRUCTION OR RECORDING

KETCHUM / SUN VALLEY WATER AND SEWER DISTRICT

KETCHUM / SVSWD WATER RECLAMATION FACILITY

SOLIDS DEWATERING IMPROVEMENTS

ELECTRICAL DEWATERING BUILDING MAIN FLOOR ELECTRICAL PLAN

FILENAME E-104.dwg
SCALE N.T.S.
0 1" 2"

SHEET E-104

Change Proposal Request
No. 01
(Not a Change Order)

Project Name:	Ketchum / SVWSD WRF Solids Dewatering Improvements	Owner's Project No. (if applicable): N/A	
Project Owner:	City of Ketchum / Sun Valley Water & Sewer District	Regulatory Agency Project No. (if applicable): N/A	
HDR Project No.	10397974	Initiated by: ☒ Engineer	☐ Contractor
Contractor:	ESI	Date: February 13, 2026	

Attention:

The following change in the contract on this project is proposed. Please provide your proposed price for the cost of this change.

- A breakdown of cost shall be provided upon request by the Owner or Engineer.
- Work shall not commence until authorized by the Owner.

Reasons for Change

1. The contract documents were designed around a different manufacturer than selected by the Owner (based upon low-bid). Modifications to the design were required to accommodate the selected system.

Description of Proposed Change:

1. C-104, C-403: Minor asphalt addition in NW and SW areas of Dewatering Building and associated grade revisions. Manhole elevation revisions were made based upon grade revisions.
2. S-102, S-103, S-301, S-501, S-502, S-503, S-506, Section 05 50 00: Truck bay floor elevation was lowered, new aluminum stairs into building were added, new concrete stairs and handrail were added to screw press floor level, concrete floor depression was added for inclined conveyor, and portions of the trench covers were changed from FRP to checkered plate.
3. S-401: Lowering of MAU pad and canopy elevations aligned with revised grading plan.
4. A-101: Yellow safety stripe was added to the dewatering room floor (remaining floor areas still coated as specified).
5. A-201, A-202, A-501, A-901: Revision were made to lessen the lower CMU veneer and EIFS lowered to stem wall.
6. G-006, D-101, D-102, D-301, D-302: Revision were made to screw press and polymer system layouts to accommodate Owner selected screw press system.
7. M-102, M-301, M-302: Revisions were made to ductwork based upon lowered MAU pad and lowered truck bay elevation.
8. P-102, P-701, P-702: New drain line added to route water from conveyor floor depression and reroutes of floor drain and vent piping for truck bay lowering.
9. E-005: Revised breaker and conduit/conductor size to SCP-701-LCP.
10. E-006: Revised Panelboard DWH and DWL schedules (polymer systems revised from 120V to 480V per screw press submittal, inclusion of power to Owner-furnished, Owner-installed air compressor).
11. E-104: Revised electrical plan for screw press and polymer system scope of supply and power for Owner-furnished, Owner-installed air compressor (air compressor installed by Owner, electrical installed by Contractor).
12. Y-002, Y-003: Revised P&IDs to align with system modifications and screw press and polymer system scope of supply.

Attachments:

1. G-006
2. C-104
3. C-403
4. S-102
5. S-103
6. S-301
7. S-401
8. S-501
9. S-502
10. S-503
11. S-506 (new sheet)
12. A-101
13. A-201
14. A-202
15. A-501
16. A-901
17. D-101
18. D-102
19. D-301
20. D-302
21. M-102
22. M-301
23. M-302
24. P-102
25. P-701
26. P-702
27. E-005
28. E-006
29. E-104
30. Y-002
31. Y-003
32. Section 05 50 00 - Metal Fabrications

BY: Brad Bjerke

HDR Engineering

All work shall be in accordance with the terms, stipulations, and conditions of the original Contract Documents. If the work herein provided for is Approved by Change Order, the time of completion will be:

☐ Increased ☐ Decreased ☐ Unchanged

by calendar days. _____ _____ _____

This change will: ☐ Add ☐ Deduct ☐ No Change

$

General Contractor

Date

HDR Recommendation:

☐ Recommend Acceptance

☐ Do Not Recommend Acceptance

By: HDR Engineering, Inc.

Date

Owner's Action:

☐ Accepted ☐ Not Accepted

By: Owner

Date

EQUIPMENT LIST									
EQUIPMENT NAME	LOCATION	PROCESS AREA	EQUIPMENT NUMBER	DESIGN CONDITION	NEW OR EXISTING?	OWNER-FURNISHED?	HP	POWER (V/PH)	VFD OR...
DIGESTER BLOWER 01	DIGESTER BLOWER BUILDING	AEROBIC DIGESTERS	B-601	1300 SCFM @ 6.3 PSIG	EXISTING	-	100	480V/3	CONSTANT
DIGESTER BLOWER 02	DIGESTER BLOWER BUILDING	AEROBIC DIGESTERS	B-602	1300 SCFM @ 6.3 PSIG	EXISTING	-	100	480V/3	CONSTANT
DIGESTER BLOWER 01 (FUTURE REPLACEMENT)	*DIGESTER BLOWER BUILDING*	*AEROBIC DIGESTERS*	*B-601*	*1600 SCFM*	*FUTURE*	-	*100*	*480V/3*	*VFD*
DIGESTER BLOWER 02 (FUTURE REPLACEMENT)	*DIGESTER BLOWER BUILDING*	*AEROBIC DIGESTERS*	*B-602*	*1600 SCFM*	*FUTURE*	-	*100*	*480V/3*	*VFD*
DIGESTER BLOWER 03 (FUTURE)	*DEWATERING BUILDING*	*AEROBIC DIGESTERS*	*B-603*	*1600 SCFM*	*FUTURE*	-	*100*	*480V/3*	*VFD*
1 *DIGESTER BLOWER 04 (FUTURE)*	*DEWATERING BUILDING*	*AEROBIC DIGESTERS*	*B-604*	*1600 SCFM*	*FUTURE*		*100*	*480V/3*	*VFD*
SCREW PRESS COMPRESSOR	*DEWATERING BUILDING*	*SOLIDS THICKENING & DEWATERING*	*B-701*	*20 GAL*	*NEW*	*OWNER-FURNISHED*	*2 HP*	*480V/3*	*CONSTANT*
SLUDGE TRANSFER PUMP 01	DEWATERING BUILDING	SOLIDS THICKENING & DEWATERING	P-701	75 - 125 GPM @ 7.9 PSIG	NEW	CONTRACTOR-FURNISHED	7.5	480V/3	VFD
SLUDGE TRANSFER PUMP 02	DEWATERING BUILDING	SOLIDS THICKENING & DEWATERING	P-702	75 - 125 GPM @ 7.9 PSIG	NEW	CONTRACTOR-FURNISHED	7.5	480V/3	VFD
RDT FEED PUMP (FUTURE)	*DEWATERING BUILDING*	*SOLIDS THICKENING & DEWATERING*	*P-703*	-	*FUTURE*	-	*10*	*480V/3*	*VFD*
THK RECIRCULATION PUMP (FUTURE)	*DEWATERING BUILDING*	*SOLIDS THICKENING & DEWATERING*	*P-704*	-	*FUTURE*	-	*10*	*480V/3*	*VFD*
1 BASEMENT SUMP PUMP	DEWATERING BUILDING	SOLIDS THICKENING & DEWATERING	P-705	84 GPM @ 12.9 FT TDH	NEW	CONTRACTOR-FURNISHED	0.5	120V/1	CONSTANT
SCREW PRESS WASHWATER PUMP	DEWATERING BUILDING	SOLIDS THICKENING & DEWATERING	P-706	XX GPM @ XX.X FT TDH	NEW	OWNER-FURNISHED	3 HP	480V/3	CONSTANT
SCREW PRESS FLOC TANK MIXER	DEWATERING BUILDING	SOLIDS THICKENING & DEWATERING	MXR-701	-	NEW	OWNER-FURNISHED	2	480V/3	VFD
RDT FLOC TANK MIXER (FUTURE)	*DEWATERING BUILDING*	*SOLIDS THICKENING & DEWATERING*	*MXR-702*	-	*FUTURE*	-	*1*	*480V/3*	*VFD*
ROTARY DRUM THICKENER (FUTURE)	*DEWATERING BUILDING*	*SOLIDS THICKENING & DEWATERING*	*RDT-701*	-	*FUTURE*	-	*1*	*480V/3*	*VFD*
SCREW PRESS	DEWATERING BUILDING	SOLIDS THICKENING & DEWATERING	SCP-701	916 LB/HR @ 1.5 - 2.5% TSS	NEW	OWNER-FURNISHED	7.5	480V/3	VFD
ANGLED BIOSOLIDS CONVEYOR	DEWATERING BUILDING	SOLIDS THICKENING & DEWATERING	CVR-701	916 LB/HR	NEW	OWNER-FURNISHED	5	480V/3	CONSTANT
HORIZONTAL BIOSOLIDS CONVEYOR	DEWATERING BUILDING	SOLIDS THICKENING & DEWATERING	CVR-702	916 LB/HR	NEW	OWNER-FURNISHED	5	480V/3	CONSTANT
MAKEUP AIR UNIT	DEWATERING BUILDING	SOLIDS THICKENING & DEWATERING	MAU-701	7,900 CFM, 763.0 MBH HEATING	NEW	CONTRACTOR-FURNISHED	5.8	480V/3	VFD
ELECTRICAL ROOM COOLING UNIT 01	DEWATERING BUILDING	SOLIDS THICKENING & DEWATERING	FC-701	611 CFM, 23,120 BTUH COOLING, 21,240 BTUH HEATING	NEW	CONTRACTOR-FURNISHED	58 W	208V/1	CONSTANT
ELECTRICAL ROOM COOLING UNIT 02	DEWATERING BUILDING	SOLIDS THICKENING & DEWATERING	FC-702	611 CFM, 23,120 BTUH COOLING, 21,240 BTUH HEATING	NEW	CONTRACTOR-FURNISHED	58 W	208V/1	CONSTANT
DEWATERING EXHAUST FAN 01	DEWATERING BUILDING	SOLIDS THICKENING & DEWATERING	EF-701	7,900 CFM	NEW	CONTRACTOR-FURNISHED	2.3	480V/3	CONSTANT
POSITIVE PRESSURIZATION UNIT	DEWATERING BUILDING	SOLIDS THICKENING & DEWATERING	PPU-701	1,025 CFM	NEW	CONTRACTOR-FURNISHED	2	480V/3	CONSTANT
PLANT DRAIN PUMP 01	PLANT DRAIN PUMP STATION	CHEMICAL DOSING & PLANT DRAIN	P-803	200 GPM @ 19 FT TDH	NEW	CONTRACTOR-FURNISHED	5	480V/3	VFD
PLANT DRAIN PUMP 02	PLANT DRAIN PUMP STATION	CHEMICAL DOSING & PLANT DRAIN	P-804	200 GPM @ 19 FT TDH	NEW	CONTRACTOR-FURNISHED	5	480V/3	VFD
PRESSATE PUMP 01	PRESSATE PUMP STATION	CHEMICAL DOSING & PLANT DRAIN	P-805	200 GPM @ 23.1 FT TDH	NEW	CONTRACTOR-FURNISHED	5	480V/3	VFD
PRESSATE PUMP 02	PRESSATE PUMP STATION	CHEMICAL DOSING & PLANT DRAIN	P-806	200 GPM @ 23.1 FT TDH	NEW	CONTRACTOR-FURNISHED	5	480V/3	VFD
POLYMER BLENDING SYSTEM 01	DEWATERING BUILDING	CHEMICAL DOSING & PLANT DRAIN	PBS-801	9.16 LB/HR @ 20 LB/DRY TON	NEW	OWNER-FURNISHED	-	120V/1	-
POLYMER BLENDING SYSTEM 02	DEWATERING BUILDING	CHEMICAL DOSING & PLANT DRAIN	PBS-802	9.16 LB/HR @ 20 LB/DRY TON	NEW	OWNER-FURNISHED	-	120V/1	-

ACTUATED VALVE & GATE SCHEDULE						
TAG NUMBER	P&ID	VALVE DESCRIPTION	SERVICE DESIGNATION	SERIVCE SIZE	VOLTAGE PHASE (V/PH)	ACTUATOR TYPE*
FV-601-E	Y-001	DIGESTER 01 INFLUENT VALVE	WAS	6"	480V/3	O/C
FCV-602-E	Y-001	DIGESTER 01 AIR FLOW CONTROL VALVE	ALP	6"	480V/3	MOD
FCV-603-E	Y-001	DIGESTER 01 BLOWOFF FLOW CONTROL VALVE	ALP	4"	480V/3	MOD
FV-604-E	Y-001	DIGESTER 01 EAST QUADRANT EFFLUENT VALVE	SL	6"	480V/3	O/C
FV-605-E	Y-001	DIGESTER 01 WEST QUADRANT EFFLUENT VALVE	SL	6"	480V/3	O/C
FV-606-E	Y-001	DIGESTER 02 INFLUENT VALVE	WAS	6"	480V/3	O/C
FCV-607-E	Y-001	DIGESTER 02 AIR FLOW CONTROL VALVE	ALP	6"	480V/3	MOD
FCV-608-E	Y-001	DIGESTER 02 BLOWOFF FLOW CONTROL VALVE	ALP	4"	480V/3	MOD
FV-609-E	Y-001	DIGESTER 02 WEST QUADRANT EFFLUENT VALVE	SL	6"	480V/3	O/C
FV-610-E	Y-001	DIGESTER 02 EAST QUADRANT EFFLUENT VALVE	SL	6"	480V/3	O/C
SLG-701-E**	Y-002	HORIZONTAL CONVEYOR DROP CHUTE GATE 01	SL	10-1/2"L x 10-1/4"W	480V/3	MOD
SLG-702-E**	Y-002	HORIZONTAL CONVEYOR DROP CHUTE GATE 02	SL	10-1/2"L x 10-1/4"W	480V/3	MOD

* MOD = MODULATING; O/C = OPEN/CLOSE
** OWNER-FURNISHED.

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HDR ENGINEERING, INC.| CA0443AE
1917 S. 67TH STREET
OMAHA, NE 68106
(402) 399-1000

ISSUE	DATE	DESCRIPTION
1	02/13/2026	CHANGE PROPOSAL REQUEST 01
	02/07/2025	ISSUED FOR BID AND CONSTRUCTION

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STRUCTURAL	M. HERRERA
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PROCESS	K. THOMAS
MECHANICAL	K. SUTTON
ELECTRICAL	M. PRIDE
INSTRUMENTATION	N. QUIGLEY
PROJECT NUMBER	10397974

KETCHUM / SUN VALLEY WATER AND SEWER DISTRICT

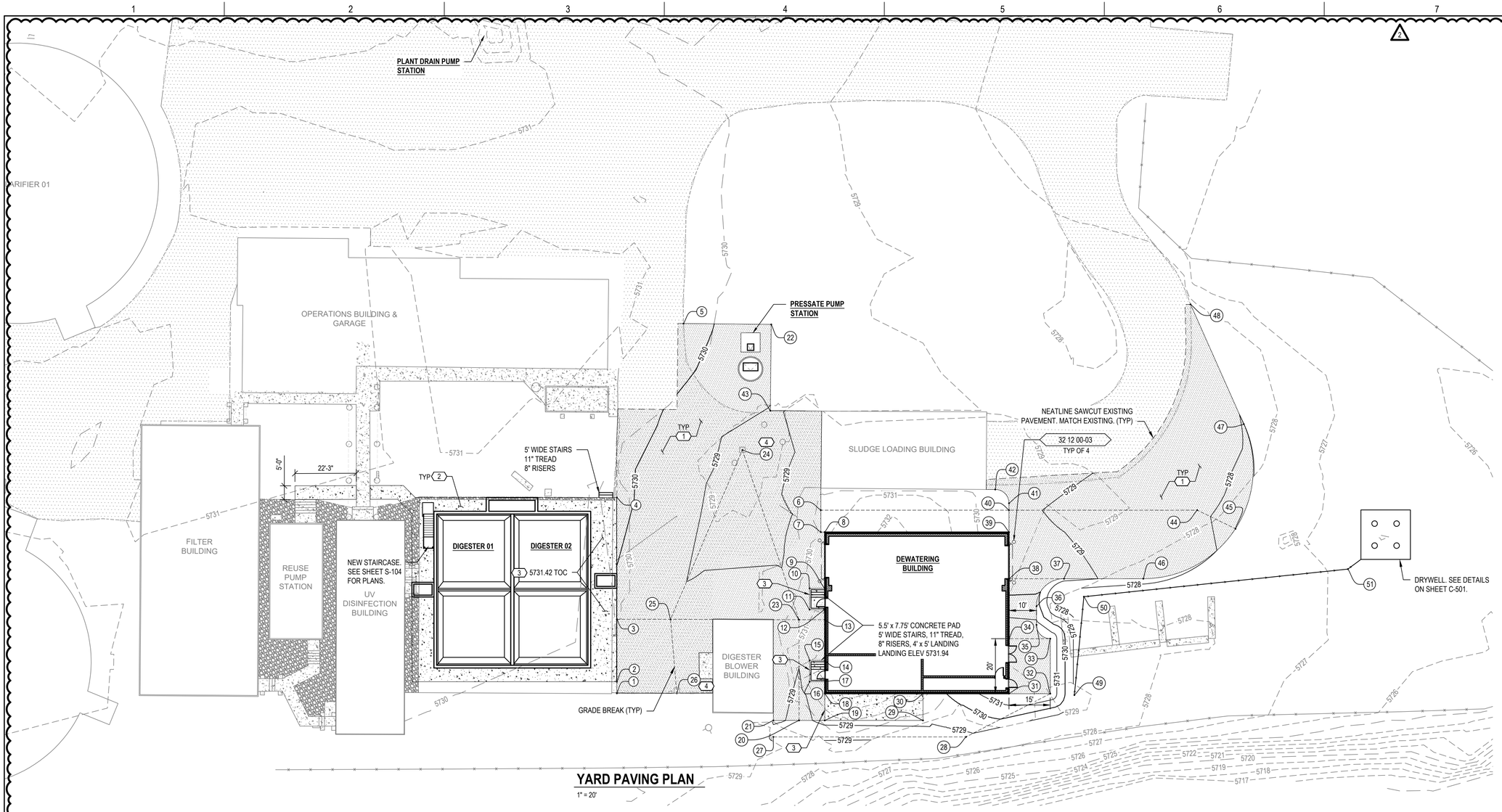
KETCHUM / SVSWD WATER RECLAMATION FACILITY

SOLIDS DEWATERING IMPROVEMENTS

GENERAL
EQUIPMENT AND ACTUATED VALVE SCHEDULE

FILENAME
SCALE
0 1" 2"

SHEET
G-006



YARD PAVING PLAN

1" = 20'

GENERAL NOTES

1. CONTRACTOR SHALL PROVIDE TEMPORARY CONTROLS IN ACCORDANCE WITH SPECIFICATION SECTION 01 57 05.
2. RESTORE ALL DISTURBED AREAS TO PRE-CONSTRUCTION CONDITIONS UNLESS OTHERWISE NOTED AS ASPHALT, CONCRETE, OR GRAVEL.
3. CONTRACTOR TO RESTORE DISTURBED ASPHALT TO ORIGINAL CONDITION IN ACCORDANCE WITH STANDARD DETAIL 32 12 00-02.
4. CONTRACTOR TO PROTECT ALL EXISTING FACILITIES DURING CONSTRUCTION. IF DAMAGED BY CONSTRUCTION ACTIVITIES, CONTRACTOR SHALL RESTORE FACILITIES TO ORIGINAL CONDITION AT NO COST TO OWNER.
5. PROVIDE REQUIRED SUBGRADE WHERE INSTALLING NEW CONCRETE OR ASPHALT IN PREVIOUSLY NATIVE SOIL. WHERE REPAIRING EXISTING CONCRETE OR ASPHALT, INSPECT EXISTING SUBGRADE TO ENSURE IT IS SUITABLE FOR NEW CONCRETE OR ASPHALT.
6. AT INTERFACE BETWEEN NEW ASPHALT/CONCRETE AND EXISTING CONCRETE, EXISTING ASPHALT, AND STRUCTURES FIELD VERIFY EXISTING ELEVATIONS AND PROVIDE SMOOTH TRANSITIONS BETWEEN SURFACES.
7. CONTRACTOR SHALL PROVIDE UNIFORM SLOPES FROM OUTER EDGES OF PAVING TO EXISTING STORM DRAINS.

KEYNOTES (##)

1. NEW PAVING PER STANDARD DETAIL 32 12 00-01. SLOPE PAVING TO EXISTING STORM DRAINS.
2. NEW CONCRETE SIDEWALK PER STANDARD DETAIL 32 16 23-01. SIDEWALK SHALL EXTEND TO EXISTING NORTH FOOTING FOR DIGESTER BUILDING.
3. PROVIDE THICKENED EDGE WHERE CONCRETE INTERFACES WITH ASPHALT. EXTEND CONCRETE AND BASE SECTION SUCH THAT BOTTOM OF STRUCTURAL BASE IS AT THE SAME ELEVATION AS THE BOTTOM OF THE ASPHALT PAVEMENT STRUCTURAL SECTION.
4. RETAIN AND PROTECT EXISTING CATCH BASIN. SLOPE NEW ASPHALT TO MATCH EXISTING RIM ELEVATION.

SHEET LEGEND

- NEW CONCRETE SURFACES
- NEW ASPHALT SURFACES
- EXISTING CONCRETE SURFACES
- EXISTING ASPHALT SURFACES

(X) GRADE POINT TABLE

POINT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	727360.07	1546882.61	5729.72	TOA
2	727361.79	1546886.47	5729.80	TOA
3	727371.01	1546907.19	5729.80	TOA
4	727389.04	1546947.68	5730.26	TOA
5	727392.64	1547015.35	5730.51	TOA
6	727319.40	1546973.65	5729.18	TOA
7	727316.15	1546966.35	5729.26	TOA
8	727314.86	1546966.93	5729.27	TOA
9	727306.54	1546948.25	5729.27	TOC
10	727311.57	1546946.01	5729.22	TOC

(X) GRADE POINT TABLE

POINT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
11	727308.41	1546938.93	5729.22	TOC
12	727303.39	1546941.17	5729.27	TOC
13	727301.90	1546937.82	5729.27	TOA
14	727295.88	1546924.29	5729.27	TOC
15	727300.90	1546922.05	5729.22	TOC
16	727297.75	1546914.97	5729.22	TOC
17	727292.72	1546917.21	5729.27	TOC
18	727290.96	1546913.26	5729.27	TOC
19	727287.00	1546904.36	5729.17	TOC
20	727295.54	1546900.56	5728.81	FL

(X) GRADE POINT TABLE

POINT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
21	727304.07	1546896.76	5729.17	TOA
22	727363.36	1547028.02	5729.49	TOA
23	727310.46	1546934.00	5729.18	FL
24	727354.38	1546982.06	5728.60	FL
25	727353.17	1546915.14	5729.12	FL
26	727340.14	1546891.48	5729.02	FL
27	727301.63	1546891.28	5728.50	FL
28	727237.63	1546919.77	5728.75	FL
29	727254.36	1546918.90	5729.17	TOC
30	727258.32	1546927.79	5729.27	TOC

(X) GRADE POINT TABLE

POINT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
31	727229.75	1546940.51	5731.94	TOA
32	727216.05	1546946.61	5731.79	TOA
33	727224.18	1546964.88	5731.79	TOA
34	727237.88	1546958.78	5731.94	TOA
35	727230.79	1546967.42	5731.23	TOA
36	727233.55	1546973.61	5730.40	TOA
37	727228.48	1546986.81	5729.27	TOA
38	727246.74	1546978.68	5729.27	TOA
39	727253.66	1546994.18	5729.27	TOA
40	727256.90	1547001.47	5729.19	TOA

(X) GRADE POINT TABLE

POINT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
41	727257.93	1547003.77	5729.27	TOA
42	727264.53	1547006.31	5729.50	TOA
43	727350.91	1546999.26	5728.96	TOA
44	727194.39	1547029.30	5728.12	FL
45	727178.92	1547028.80	5727.77	FL
46	727202.16	1546998.53	5728.64	TOA
47	727191.64	1547064.78	5727.98	TOA
48	727227.04	1547096.71	5728.23	TOA
49	727207.83	1546949.70	5729.13	FL
50	727219.22	1546983.79	5727.84	FL

(X) GRADE POINT TABLE

POINT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
51	727135.62	1547032.02	5726.78	FL

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03/08/2024 10:57:56 AM

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HDR ENGINEERING, INC. | CA0443AE
412 E. PARKCENTER BLVD., STE. 100
BOISE, ID 83706
(208) 387-7000

ISSUE	DATE	DESCRIPTION
2	02/13/2026	CHANGE PROPOSAL REQUEST 01
1	10/01/2025	WORK CHANGE DIRECTIVE 03
	02/07/2025	ISSUED FOR BID AND CONSTRUCTION

PROJECT MANAGER	B. BJERKE
CIVIL	K. THOMAS
STRUCTURAL	M. HERRERA
ARCHITECTURAL	K. THOMAS
PROCESS	K. THOMAS
MECHANICAL	K. SUTTON
ELECTRICAL	J. BARRUTIA
INSTRUMENTATION	N. QUIGLEY
PROJECT NUMBER	10397974

KETCHUM / SUN VALLEY WATER AND SEWER DISTRICT

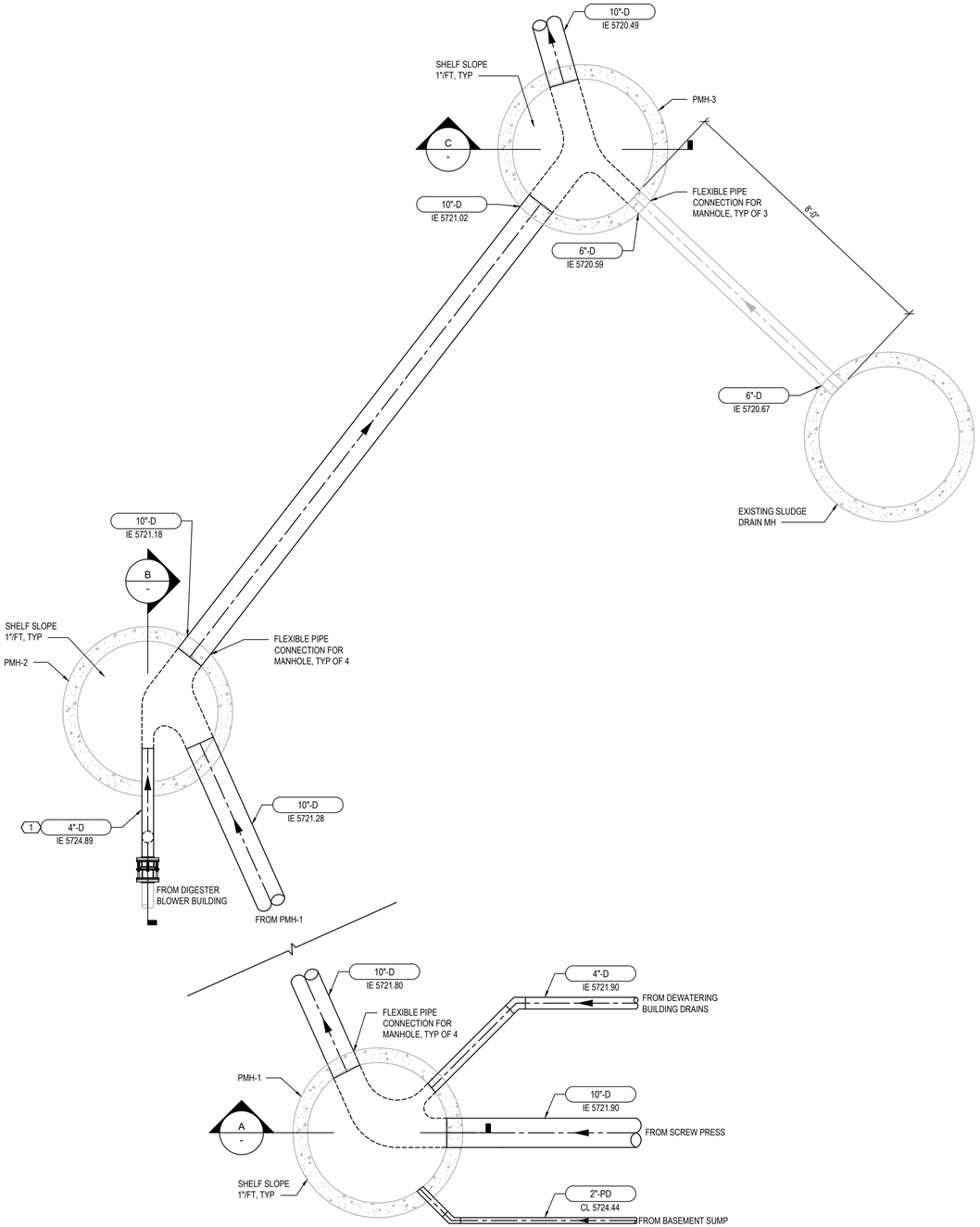
KETCHUM / SVSWD WATER RECLAMATION FACILITY

SOLIDS DEWATERING IMPROVEMENTS

CIVIL
YARD PAVING PLAN

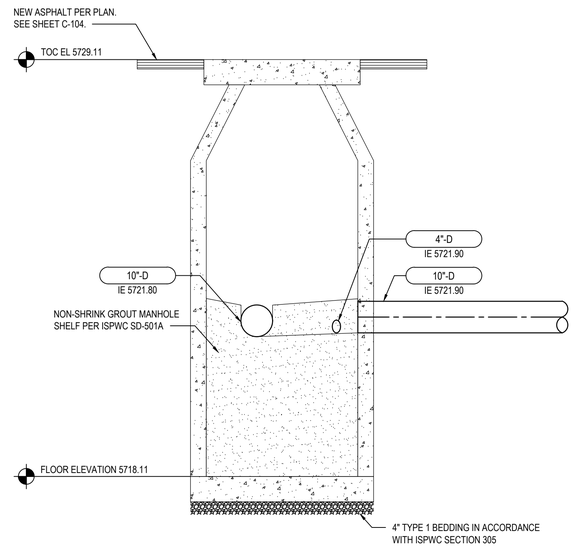
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SCALE AS NOTED
0 1" 2"

SHEET C-104



PRESSATE MANHOLE 1, 2, & 3 ENLARGED PLAN

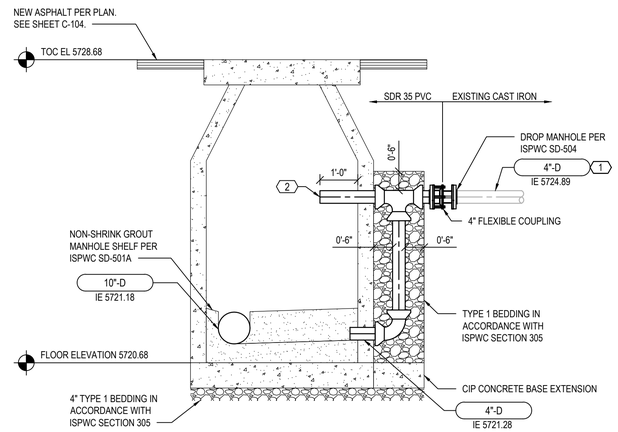
1/2" = 1'-0"



A
-

PMH-1 SECTION

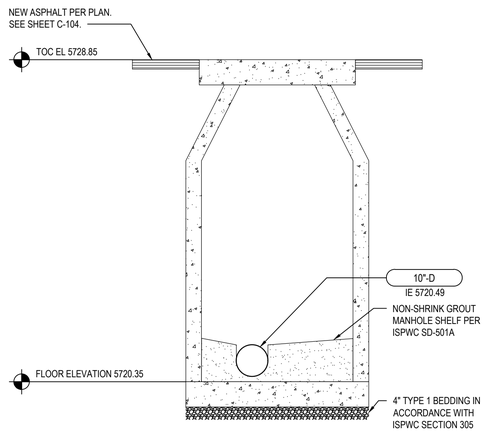
1/2" = 1'-0"



B
-

PMH-2 SECTION

1/2" = 1'-0"



C
-

PMH-3 SECTION

1/2" = 1'-0"

GENERAL NOTES

1. PMH-1 AND PMH-2 PER STANDARD DETAIL 33 05 16-01 AND IN ACCORDANCE WITH ISPWC SD-501 WITH CAST-IN-PLACE OR PRECAST BASES.
2. SLOPE PMH-1 AND PMH-2 FLOORS AND CONSTRUCT MH SHELVES WITH NON-SHRINK GROUT IN ACCORDANCE WITH ISPWC SD-501.
3. FIELD VERIFY ELEVATION OF EXISTING 4"-D INTO NEW PMH-1 AND EXISTING 6"-D INTO NEW PMH-2.
4. SEE SPECIFICATION SECTION 33 05 16 FOR ADDITIONAL REQUIREMENTS FOR PRECAST CONCRETE MANHOLES.
5. SEE SPECIFICATION SECTION 01 73 20 FOR ADDITIONAL REQUIREMENTS FOR FLEXIBLE PIPE CONNECTIONS FOR MANHOLES.

KEYNOTES (##)

1. DROP MANHOLE PIPE CONFIGURATION FOR EXISTING 4"-D PER ISPWC SD-504.
2. FIELD CUT UPPER HALF OF 4"-D INSIDE PMH-1 AFTER INSTALLATION IN ACCORDANCE WITH ISPWC SD-504.

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BOISE, ID 83706
(208) 387-7000

ISSUE	DATE	DESCRIPTION
3	02/13/2026	CHANGE PROPOSAL REQUEST 01
2	08/20/2025	FIELD ORDER 03
1	07/11/2025	FIELD ORDER 01
	02/07/2025	ISSUED FOR BID AND CONSTRUCTION

PROJECT MANAGER	B. BJERKE
CIVIL	K. THOMAS
STRUCTURAL	M. HERRERA
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PROJECT NUMBER	10397974

KETCHUM / SUN VALLEY WATER AND SEWER DISTRICT

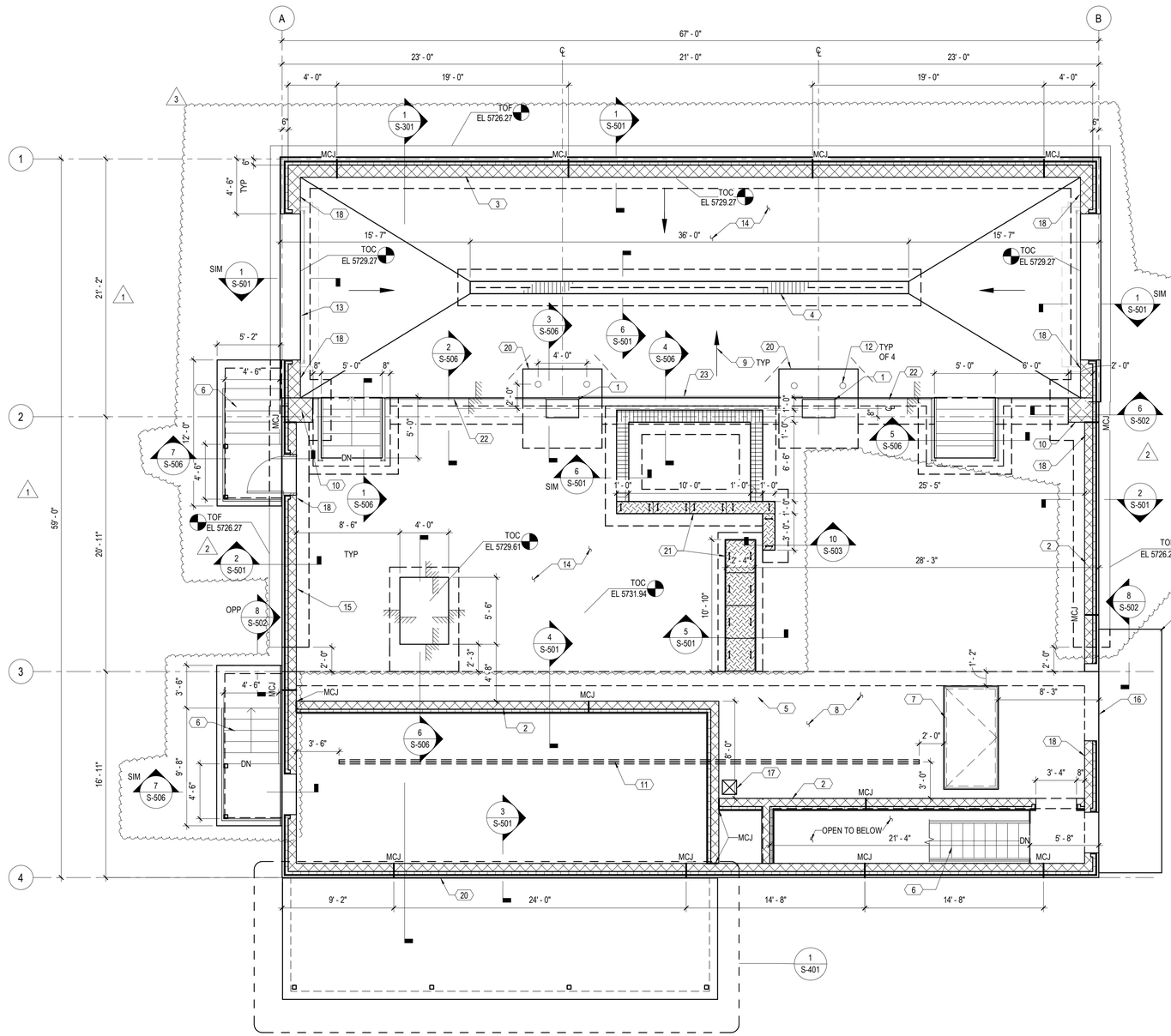
KETCHUM / SVSWD WATER RECLAMATION FACILITY

SOLIDS DEWATERING IMPROVEMENTS

CIVIL
PRESSATE MANHOLES ENLARGED PLAN AND SECTIONS

FILENAME C-403.dwg
SCALE NONE
0 1" 2"

SHEET C-403



1 MAIN FLOOR FOUNDATION PLAN

3/16" = 1'-0"

GENERAL NOTES

A. FOR STRUCTURAL LOCATION SEE CIVIL DRAWINGS.

B. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS FOR ELEVATIONS AND OPENINGS. COORDINATE ALL OPENING SIZES WITH ARCHITECTURAL.

C. ALL FOUNDATIONS SHALL BE PLACED OVER COMPACTED STRUCTURAL FILL PER SPECIFICATIONS. ADDITIONALLY, THE FLOOR SLAB ON GRADE SHALL BE PLACED OVER 6" AGGREGATE BASE PER SPECIFICATIONS.

D. APPLICABLE TYPICAL DETAILS INCLUDE, BUT ARE NOT LIMITED TO:

1. 03 21 00-05 & 05A: EXTRA REINFORCING AROUND OPENINGS
2. 03 21 00-06: REINFORCEMENT AT CORNERS AND INTERSECTIONS
3. 03 21 00-07: EQUIPMENT PAD
4. 03 21 00-08: REBAR MECHANICAL COUPLERS
5. 03 31 31-03: CONSTRUCTION JOINTS (CJ)
6. 03 31 31-05: ADDITIONAL SLAB REINFORCING
7. 03 31 31-09: ISOLATION JOINTS
8. 03 31 31-10: BLOCKOUT AT COLUMN DETAIL
9. 04 22 00-01 & 01A: CMU REINFORCING SCHEDULE
10. 04 22 00-02: CMU REINFORCING ELEVATION
11. 04 22 00-03: CMU REINFORCING DETAILS
12. 04 22 00-04: CMU REINFORCING LAP SCHEDULE
13. 04 22 00-05: CMU LINTEL REINFORCING
14. 04 22 00-07: REINFORCING AT CMU PIERS
15. 04 22 00-08: STEPPED BOND BEAM

KEYNOTES (##)

1 C-1 CONCRETE COLUMN. SEE SCHEDULE SHEET S-504. FOUNDATION PER DETAIL 2/S-501.

2 8" CMU WALL, SEE DIV 04 TYPICAL DETAILS FOR REINFORCING.

3 12" CMU WALL, SEE DIV 04 TYPICAL DETAILS FOR REINFORCING.

4 H-20 RATED GRATING TRENCH COVER PER SPECIFICATION.

5 1 1/2" FRP GRATING PER SPECIFICATIONS.

6 ALUMINUM STAIRS AND RAILING PER SPECIFICATIONS. REFER TO DIV 05 TYPICAL DETAILS.

7 8'x4' ACCESS HATCH PER SPECIFICATIONS.

8 12" ELEVATED SLAB, WITH #6@6" T&B SPANNING BETWEEN GRIDS 3 & 4 AND #5@12" T&B PERPENDICULAR. TOC=5731.94.

9 SLOPE SLAB IN TRUCK LOADING BAY TO TRENCH AT 1/8"/FT MINIMUM.

10 2'-0" SQUARE CMU PILASTER. SEE DETAIL 2/S-503.

11 S8X23 0.5-TON MONORAIL BEAM BELOW SLAB. SEE DETAIL 1/S-503.

12 SURFACE MOUNTED BOLLARD, PER TYPICAL DETAIL 05 50 00-06.

13 SEE SILL DETAILS 8 & 9/S-503 AT ROLL UP DOOR, TYPICAL.

14 12" SLAB-ON-GRADE, WITH #5@12" T&B, EACH WAY. PLACE BARS RUNNING BETWEEN GRIDS 1 & 3 IN OUTER MAT. TOC=5731.94.

15 ML-2 OVER SINGLE DOORS PER DETAIL 04 22 00-05.

16 ML-3 OVER DOUBLE DOOR PER DETAIL 04 22 00-05.

17 OPENING FOR MECHANICAL DUCT. PROVIDE LINTEL PER TYPICAL DETAIL 04 22 00-05. COORDINATE WITH MECHANICAL DRAWINGS FOR SIZE AND LOCATION.

18 SEE TYPICAL DETAIL 04 22 00-7 FOR SPECIAL REINFORCING AT CMU PIER.

19 SIDEWALK, SEE CIVIL DRAWINGS.

20 1/2" ISOLATION JOINT.

3 21 MIN 1/4" THICK GALV STEEL CHECKERED PLATE DESIGNED FOR LIVE LOAD OF 250 PSF OR POINT LOAD OF 4,500 LBS OVER A 4"X4" AREA. DEFLECTION LIMIT OF L/240. REFER TO DETAIL 13/S-503 AND SPECIFICATION 05 50 00. PROVIDE REMOVABLE SECTIONS W/ (2) FLUSH LIFTING HANDLES EACH.

22 TOP MOUNTED ALUMINUM RAILING.

23 REMOVABLE SECTION OF SIDE MOUNTED ALUMINUM RAILING BETWEEN COLUMNS. MAX WIDTH OF REMOVABLE SECTION SHALL BE 4'-0".

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ELECTRICAL	M. PRIDE
INSTRUMENTATION	N. QUIGLEY
PROJECT NUMBER	10397974

KETCHUM / SUN VALLEY WATER AND SEWER DISTRICT

KETCHUM / SVSWD WATER RECLAMATION FACILITY

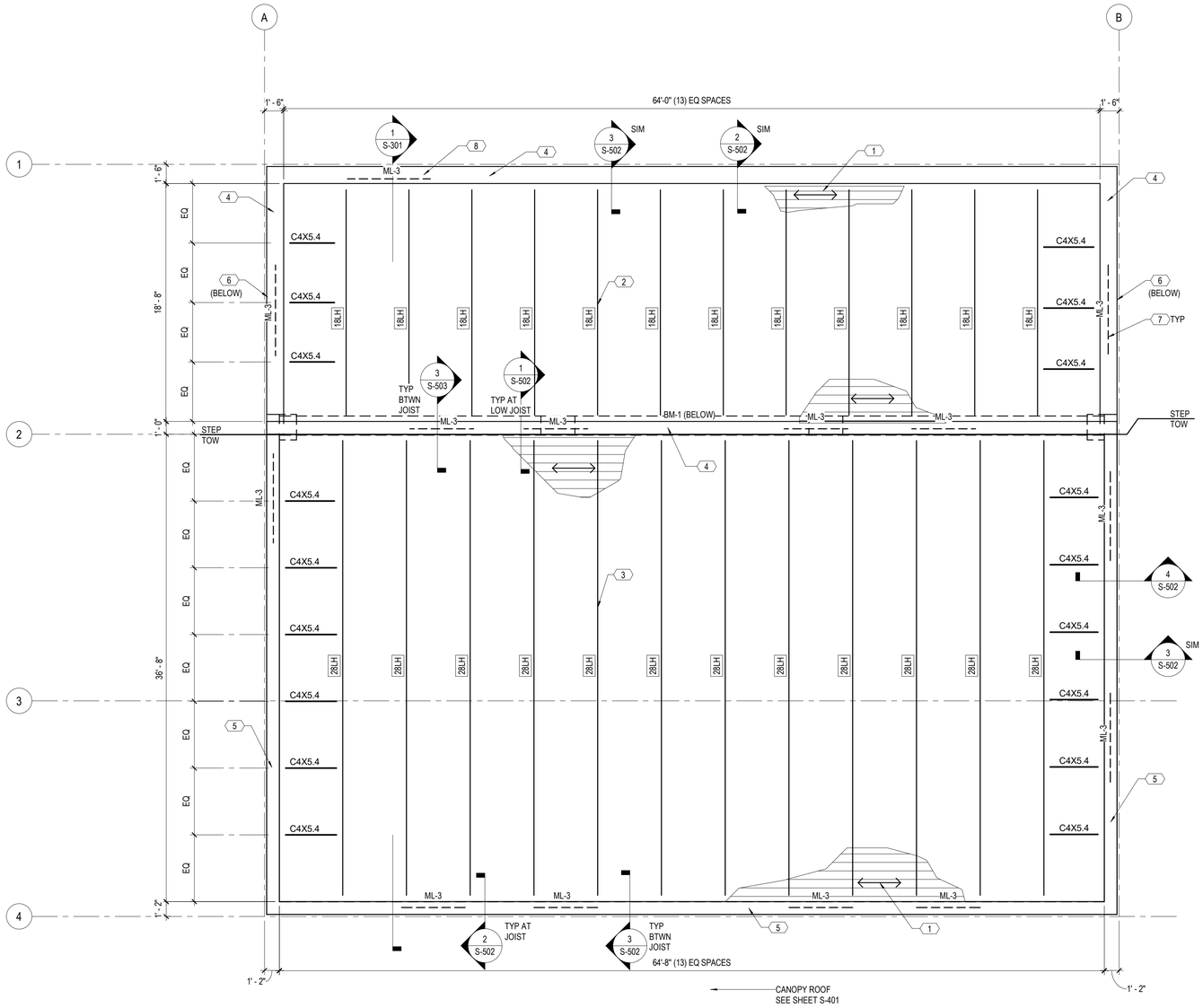
SOLIDS DEWATERING IMPROVEMENTS

DEWATERING BUILDING MAIN FLOOR FOUNDATION PLAN

FILENAME
SCALE 3/16" = 1'-0"

SHEET S-102

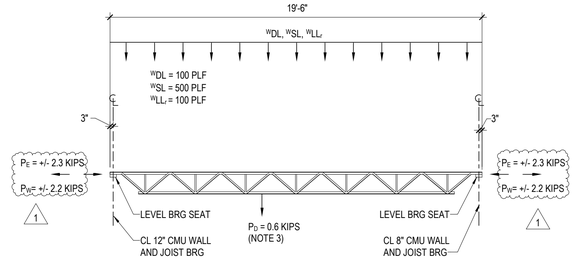
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1 ROOF FRAMING PLAN

3/16" = 1'-0"

(12) 18LH STEEL OPEN WEB JOISTS WITH THE FOLLOWING LOADING CONDITION:



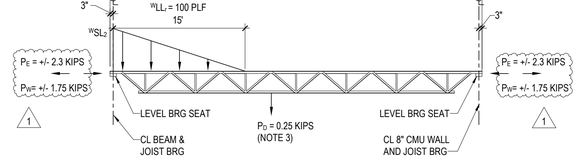
JOIST LOAD DIAGRAM NOTES:

1. THE LOADS SHOWN IN THIS DETAIL SHALL BE COMBINED PER THE REQUIREMENTS OF THE 2018 IBC AND ASCE 7-16.
2. WIND LOAD PRESSURES SHALL BE APPLIED TO THE JOIST TOP CHORD PER THE REQUIREMENTS OF ASCE 7-16 USING THE WIND DESIGN CRITERIA DEFINED ON SHEET S-001.
3. JOIST SHALL BE DESIGNED FOR ADDITIONAL POINT LOAD FOR WEIGHT OF SCREW CONVEYOR SHOWN AS P_D ON DIAGRAM. VERIFY WITH PROCESS DRAWINGS FOR LOCATION.

2 OPEN WEB STEEL LOAD DIAGRAMS

12" = 1'-0"

(12) 28LH STEEL OPEN WEB JOISTS WITH THE FOLLOWING LOADING CONDITION:



JOIST LOAD DIAGRAM NOTES:

1. THE LOADS SHOWN IN THIS DETAIL SHALL BE COMBINED PER THE REQUIREMENTS OF THE 2018 IBC AND ASCE 7-16.
2. WIND LOAD PRESSURES SHALL BE APPLIED TO THE JOIST TOP CHORD PER THE REQUIREMENTS OF ASCE 7-16 USING THE WIND DESIGN CRITERIA DEFINED ON SHEET S-001.
3. JOIST SHALL BE DESIGNED FOR ADDITIONAL POINT LOAD FOR WEIGHT OF MECHANICAL DUCTWORK SHOWN AS P_D ON DIAGRAM. VERIFY WITH MECHANICAL DRAWINGS FOR LOCATION.

3 OPEN WEB STEEL LOAD DIAGRAMS

12" = 1'-0"

GENERAL NOTES

A. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS FOR ELEVATIONS AND OPENINGS. COORDINATE ALL OPENING SIZES WITH ARCHITECTURAL.

B. PROVIDE HORIZONTAL BRIDGING AND X-BRACING OF STEEL JOISTS PER SJI SPECIFICATIONS. DESIGN OF JOISTS BY JOIST MANUFACTURER. REFER TO DELEGATED DESIGN REQUIREMENTS ON 00S001.

C. UNDERSIDE OF DECK AND ALL STEEL JOISTS SHALL BE COATED IN ACCORDANCE WITH SPECIFICATION 09 96 00. CONSIDERING INDOOR CORROSIVE ATMOSPHERE. CONSTRACTOR SHALL NOT STORE STEEL OUTDOORS DURING CONSTRUCTION UNLESS IN WATER-TIGHT SEAL.

D. PROVIDE CMU LINTELS OVER ALL OPENINGS NOT SHOWN IN PLAN IN ACCORDANCE WITH TYPICAL DETAIL 04 22 00-05.

E. APPLICABLE TYPICAL DETAILS INCLUDE, BUT ARE NOT LIMITED TO:

1. 04 22 00-01 & 01A: CMU REINFORCING SCHEDULE
2. 04 22 00-02: CMU REINFORCING ELEVATION
3. 04 22 00-03: CMU REINFORCING DETAILS
4. 04 22 00-04: CMU REINFORCING LAP SCHEDULE
5. 04 22 00-05: CMU LINTEL REINFORCING
6. 04 22 00-07: REINFORCING AT CMU PIERS
7. 04 22 00-08: STEPPED BOND BEAM
8. 05 30 00-01 THROUGH 05: TYPICAL METAL DECK DETAILS

KEYNOTES (##)

1 1.5B 18GA GRADE 50 GALVANIZED ROOF DECK. TYPICAL DECK ATTACHMENT: HILTI X-HSN-24 OR SIMILAR AT 36/7 PATTERN FASTENING AT SUPPORTS AND #10 SCREWS AT 12-INCH SPACING AT SIDE LAPS.(UNFACTORED DIAPHRAGM SHEAR = 780 PLF)

2 18LH OPEN WEB STEEL JOIST. REFER TO JOIST LOADING DIAGRAM 2.

3 28LH OPEN WEB STEEL JOIST. REFER TO JOIST LOADING DIAGRAM 3.

4 TOP OF CMU: 5755.94'.

5 TOP OF CMU: 5750.60'.

6 LINTEL AT OVERHEAD DOOR, SEE DETAIL 11/S-503.

7 LINTEL OVER WINDOW. SEE ARCHITECTURAL DRAWINGS. REFER TO TYPICAL LINTEL DETAIL 04 22 00-05.

8 OPENING FOR MECHANICAL DUCT. PROVIDE LINTEL PER TYPICAL DETAIL 04 22 00-05. COORDINATE WITH MECHANICAL DRAWINGS FOR SIZE AND LOCATION.

HDR ENGINEERING, INC.| CA0443AE
1917 S. 67TH STREET
OMAHA, NE 68106
(402) 399-1000

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PROJECT MANAGER	B. BJERKE
CIVIL	K. THOMAS
STRUCTURAL	M. HERRERA
ARCHITECTURAL	K. THOMAS
PROCESS	K. THOMAS
MECHANICAL	K. SUTTON
ELECTRICAL	M. PRIDE
INSTRUMENTATION	N. QUIGLEY
PROJECT NUMBER	10397974

KETCHUM / SVSWD WATER RECLAMATION FACILITY

SOLIDS DEWATERING IMPROVEMENTS

DEWATERING BUILDING
ROOF FRAMING PLAN

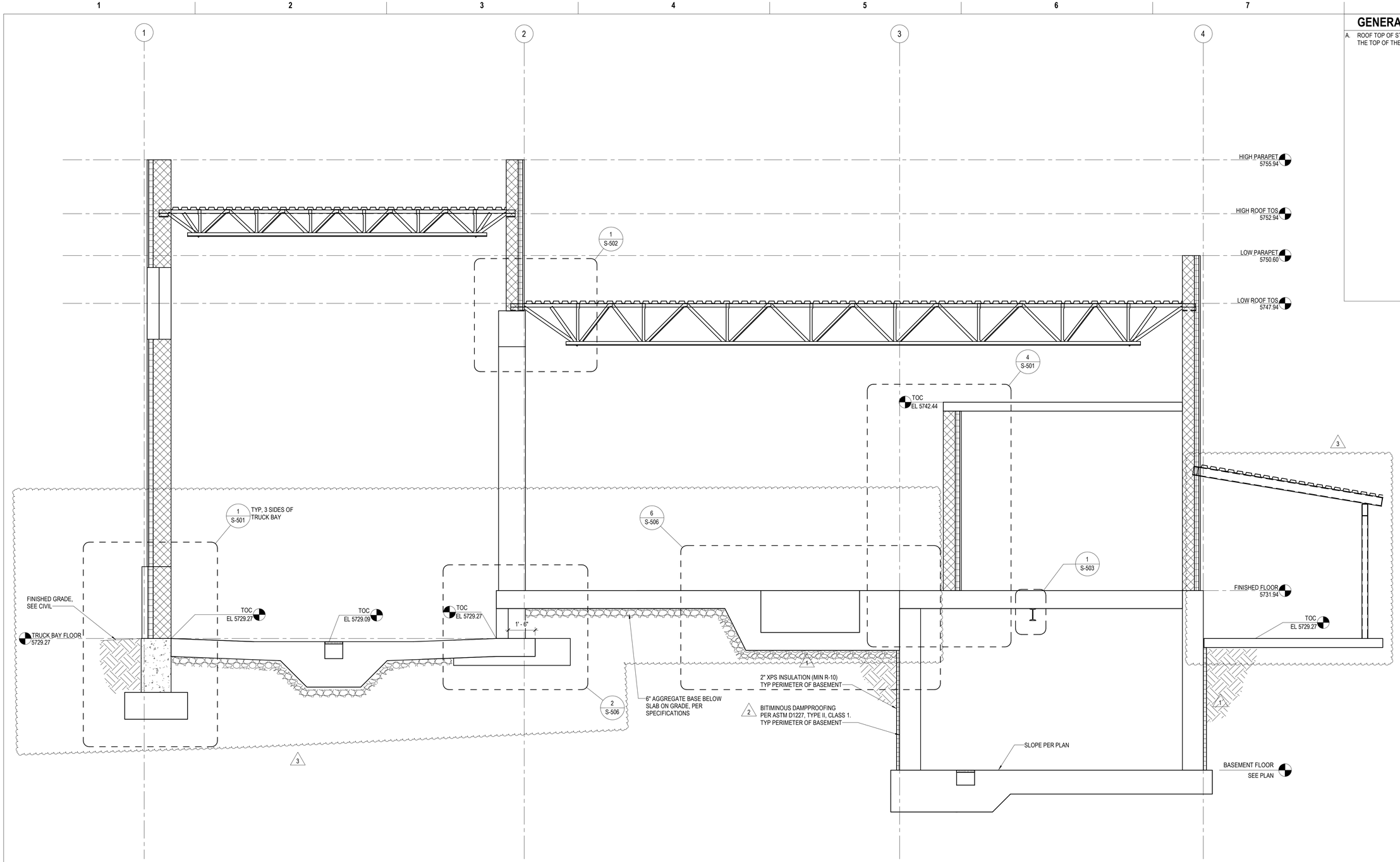
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SHEET S-103

Autodesk Docs://7024_City_of_Ketchum_Solids_Handling_2024/10397974_Ketchum_Dewatering Building_S.rvt
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GENERAL NOTES

A. ROOF TOP OF STEEL (TOS) NOTED IS THE ELEVATION AT THE TOP OF THE ROOF JOIST CHORD.



1 S-101 OVERALL SECTION

3/8" = 1'-0"

Autodesk Docs://7024_City_of_Ketchum_Solids_Handling_20241/10397974_Ketchum_Dewatering Building_S.rvt
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1917 S. 67TH STREET
OMAHA, NE 68106
(402) 399-1000

ISSUE	DATE	DESCRIPTION
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KETCHUM / SUN VALLEY WATER AND SEWER DISTRICT

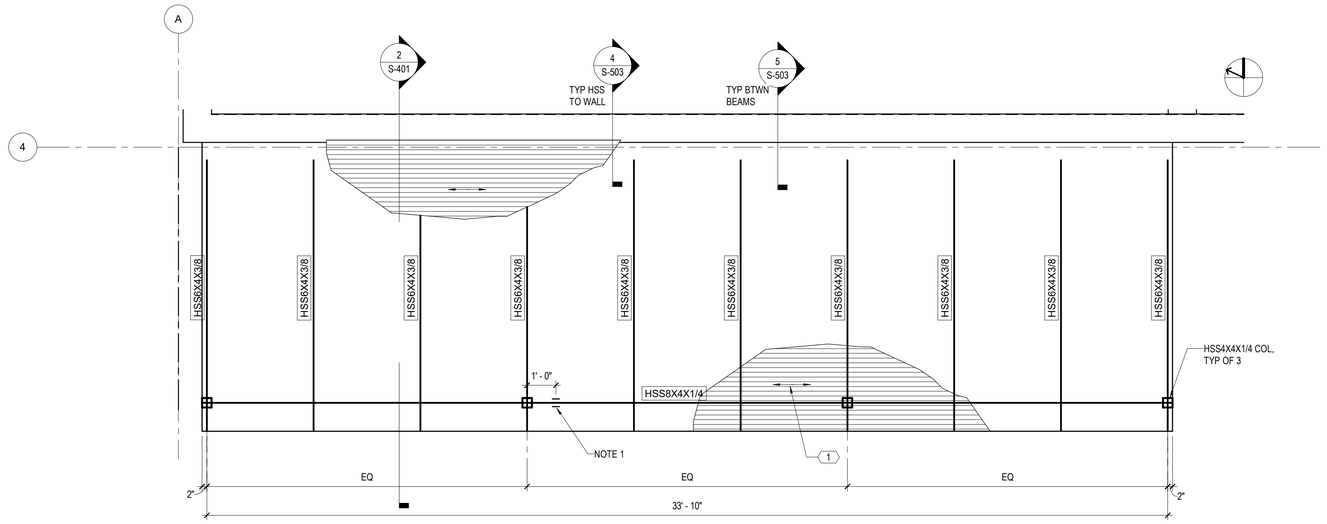
KETCHUM / SVSWD WATER RECLAMATION FACILITY

SOLIDS DEWATERING IMPROVEMENTS

DEWATERING BUILDING OVERALL SECTION

FILENAME
SCALE 3/8" = 1'-0" (0, 1", 2")

SHEET S-301



1 S-102 ENLARGED CANOPY PLAN

3/8" = 1'-0"

2 S-401 CANOPY SECTION

1/2" = 1'-0"

GENERAL NOTES

A. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS FOR ELEVATIONS AND OPENINGS. COORDINATE ALL OPENING SIZES WITH ARCHITECTURAL.

B. PROVIDE CMU LINTELS OVER ALL OPENINGS IN ACCORDANCE WITH TYPICAL DETAILS.

C. ALL EXTERIOR STEEL SHALL BE COATED IN ACCORDANCE WITH SPEC 09 96 00 CONSIDERING TO CORROSIVE EXTERIOR ATMOSPHERE. FINAL COAT COLOR SELECTION BY OWNER. CONTRACTOR SHALL NOT STORE STEEL OUTDOORS DURING CONSTRUCTION UNLESS IN WATER-TIGHT SEAL.

D. APPLICABLE TYPICAL DETAILS INCLUDE, BUT ARE NOT LIMITED TO:

1. 05 30 00-01 THROUGH 05: TYPICAL METAL DECK DETAILS

KEYNOTES (##)

1 1.5B 20GA GRADE 50 GALVANIZED ROOF DECK. ATTACHMENT TYPE B PER TYPICAL DETAIL 05 30 00-01

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KETCHUM / SUN VALLEY WATER AND SEWER DISTRICT

KETCHUM / SVSWD WATER RECLAMATION FACILITY

SOLIDS DEWATERING IMPROVEMENTS

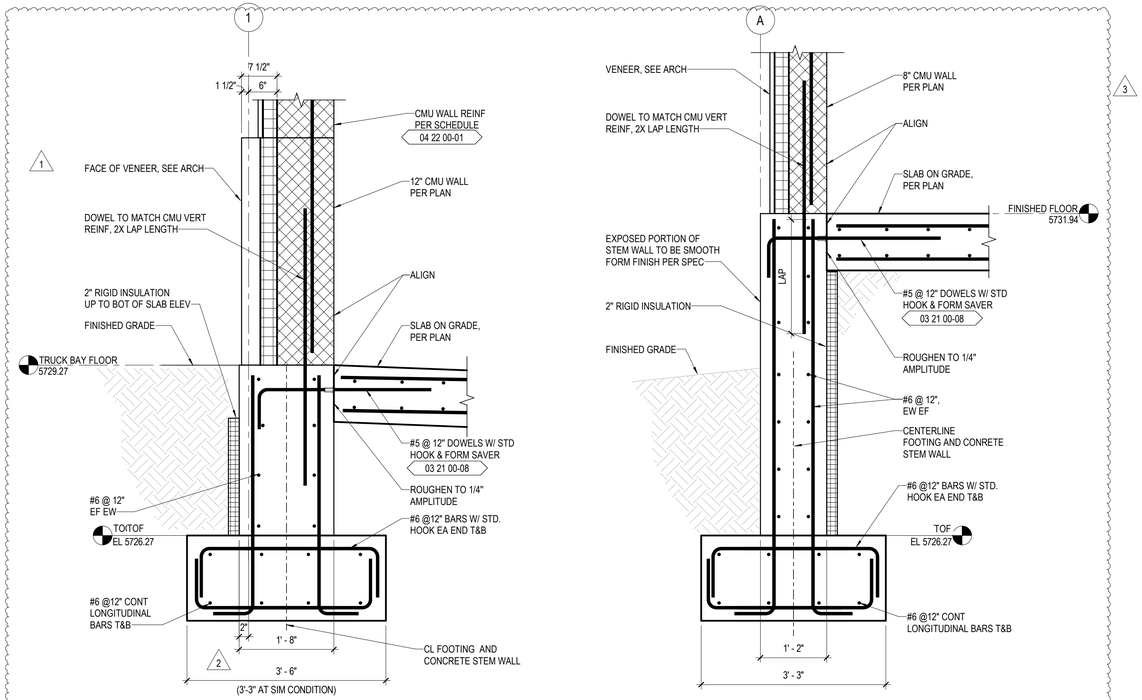
DEWATERING BUILDING ENLARGED PLANS AND SECTIONS

FILENAME
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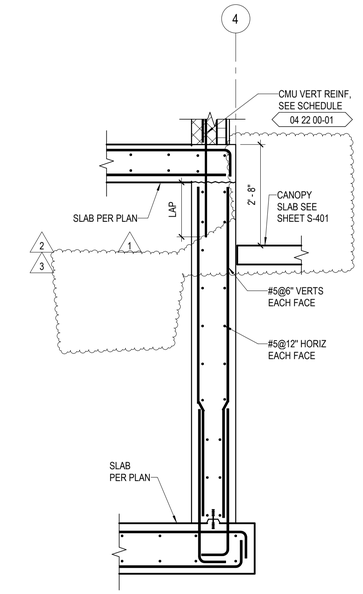
SHEET S-401

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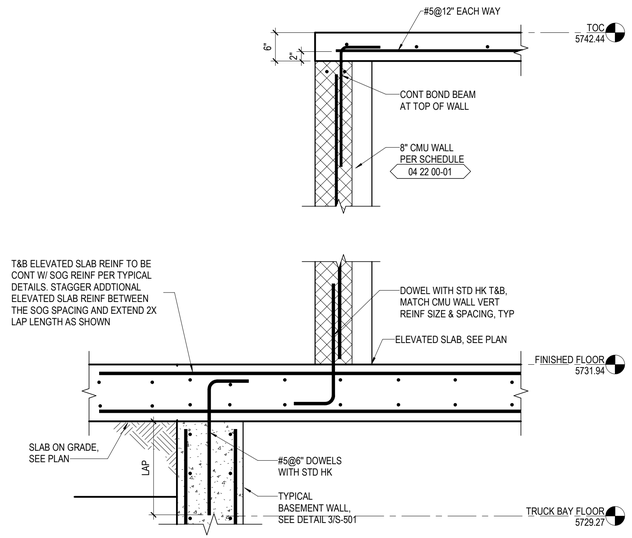


1 S-102 TYPICAL PERIMETER WALL FOOTING AT TRUCK BAY
3/4" = 1'-0"

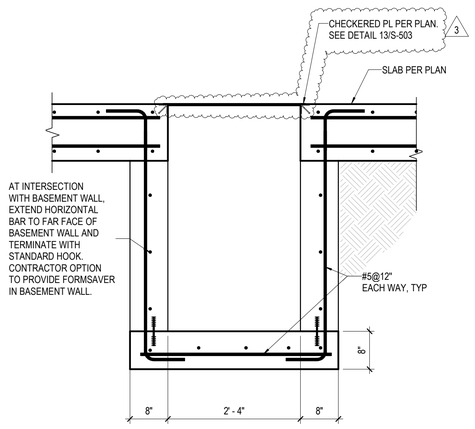
2 S-102 TYPICAL PERIMETER WALL FOOTING
3/4" = 1'-0"



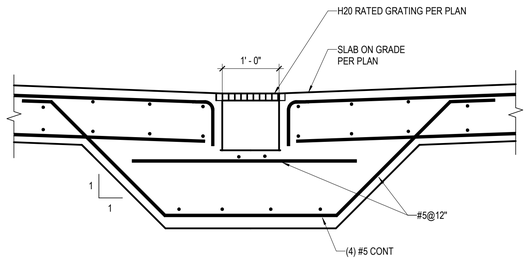
3 S-101 TYPICAL BASEMENT WALL
1/2" = 1'-0"



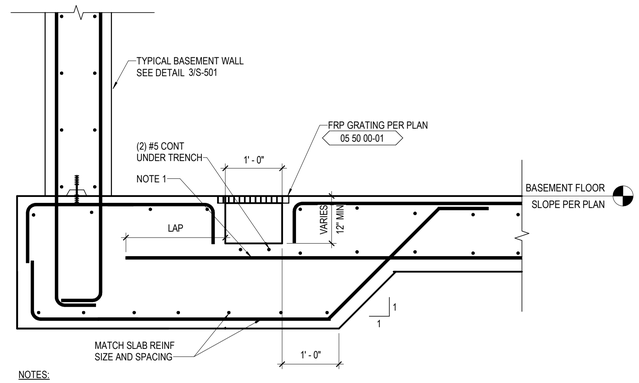
4 S-102 INTERIOR WALL SECTION
3/4" = 1'-0"



5 S-102 SECTION AT PIPE CHANNEL
3/4" = 1'-0"



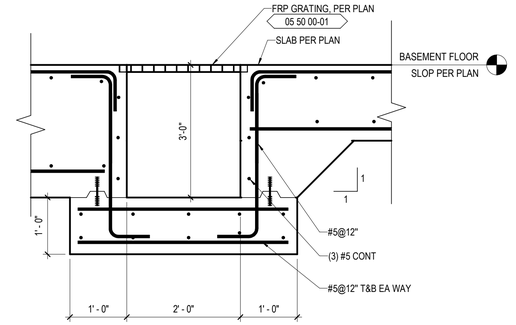
6 S-102 SECTION AT TRENCH
3/4" = 1'-0"



NOTES:

1. SLAB BOT MAT CONT UNDER TRENCH WHERE POSSIBLE. WHERE TRENCH DEPTH EXCEEDS DEPTH TO REINF, TERMINATE BOT MAT BAR AND PROVIDE #5@6" AT 2" CLR UNDER TRENCH. EXTEND THE #5 BAR LAP LENGTH PAST TRENCH EA SIDE.

7 S-101 SECTION AT TRENCH
3/4" = 1'-0"



8 S-101 SECTION AT SUMP
3/4" = 1'-0"

Autodesk Docs://7024_City_of_Ketchum_Solids_Handling_20241/10397974_Ketchum_Dewatering Building_S.rvt
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HDR ENGINEERING, INC.| CA0443AE
1917 S. 67TH STREET
OMAHA, NE 68106
(402) 399-1000

ISSUE	DATE	DESCRIPTION
3	02/13/2026	CHANGE PROPOSAL REQUEST 01
2	12/04/2025	WORK CHANGE DIRECTIVE 04
1	09/05/2025	WORK CHANGE DIRECTIVE 01
	02/07/2025	ISSUED FOR BID AND CONSTRUCTION

PROJECT MANAGER	B. BJERKE
CIVIL	K. THOMAS
STRUCTURAL	M. HERRERA
ARCHITECTURAL	K. THOMAS
PROCESS	K. THOMAS
MECHANICAL	K. SUTTON
ELECTRICAL	M. PRIDE
INSTRUMENTATION	N. QUIGLEY
PROJECT NUMBER	10397974

KETCHUM / SUN VALLEY WATER AND SEWER DISTRICT

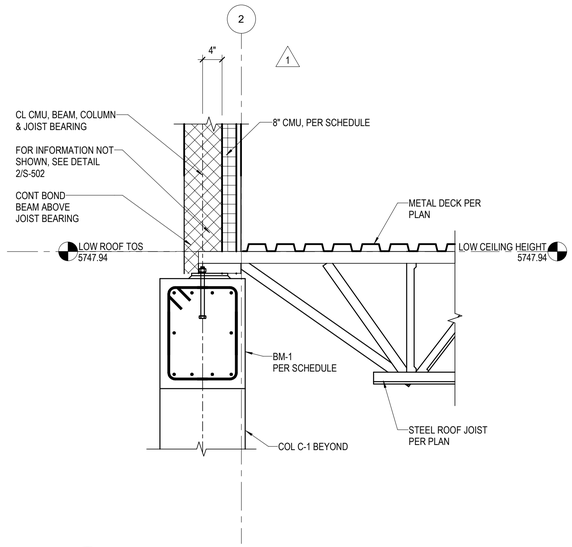
KETCHUM / SVSWD WATER RECLAMATION FACILITY

SOLIDS DEWATERING IMPROVEMENTS

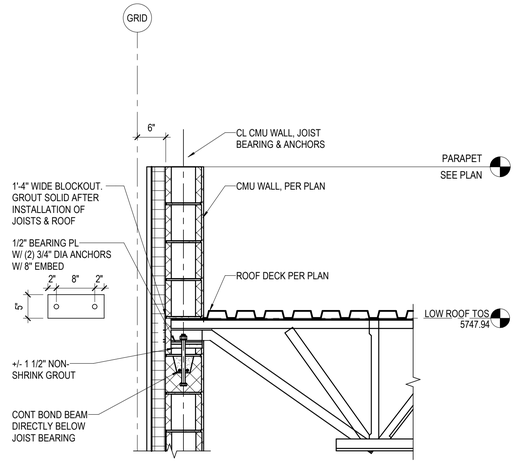
DEWATERING BUILDING SECTIONS AND DETAILS 1

FILENAME
SCALE As indicated
0 1" 2"

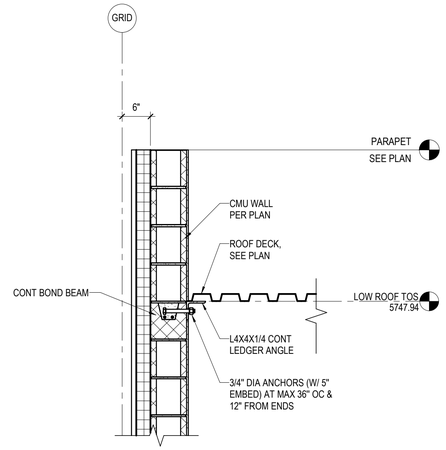
SHEET
S-501



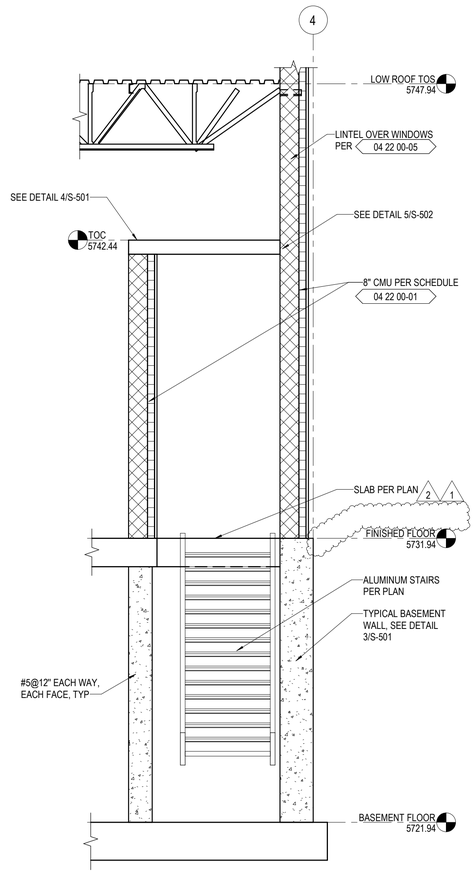
1 S-103 JOIST BEARING AT BEAM
3/4" = 1'-0"



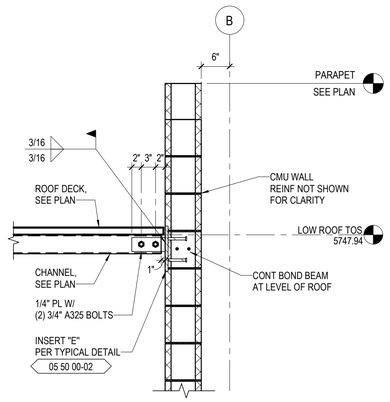
2 S-103 TYPICAL JOIST BEARING AT WALL
3/4" = 1'-0"



3 S-103 TYPICAL SECTION BETWEEN JOISTS
3/4" = 1'-0"

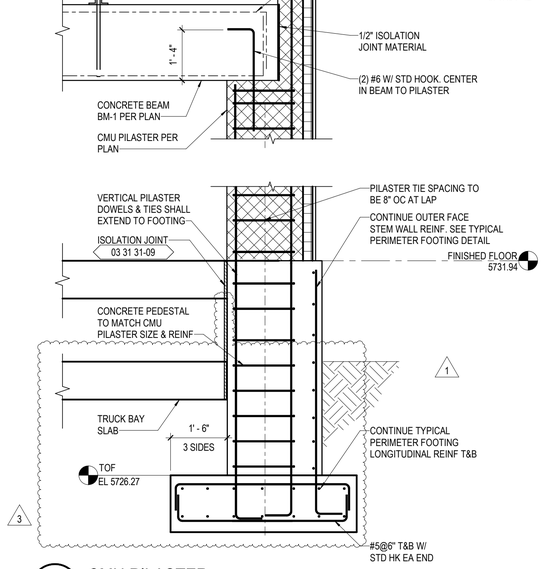


7 S-101 SECTION THRU STAIRWELL
3/8" = 1'-0"

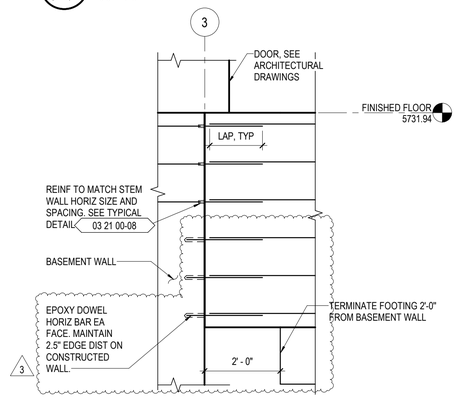


4 S-103 TYPICAL DETAIL AT TOW BRACE
3/4" = 1'-0"

5 1" = 1'-0"
CONCRETE ROOF TO WALL



6 S-1022 CMU PILASTER
1/2" = 1'-0"



8 S-102 STEM WALL TO BASEMENT
1/2" = 1'-0"

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PROCESS	K. THOMAS
MECHANICAL	K. SUTTON
ELECTRICAL	M. PRIDE
INSTRUMENTATION	N. QUIGLEY
PROJECT NUMBER	10397974

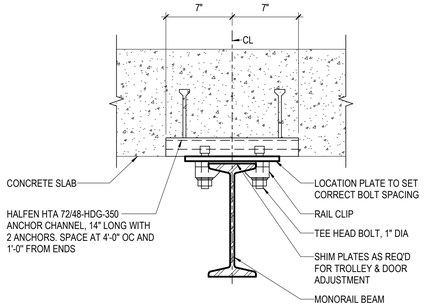
KETCHUM / SVSWD WATER RECLAMATION FACILITY

SOLIDS DEWATERING IMPROVEMENTS

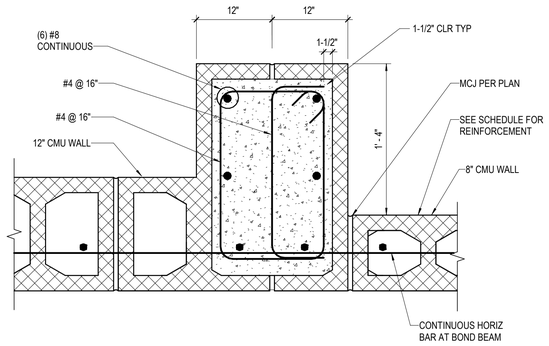
DEWATERING BUILDING SECTIONS AND DETAILS 2

FILENAME
SCALE As indicated
0 1" 2"

SHEET S-502

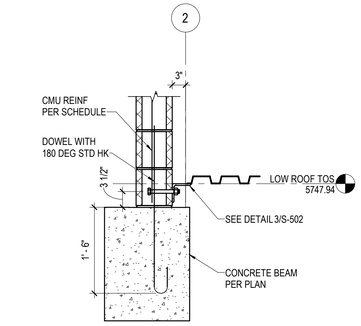


1 S-301 **MONORAIL BEAM**
1 1/2" = 1'-0"

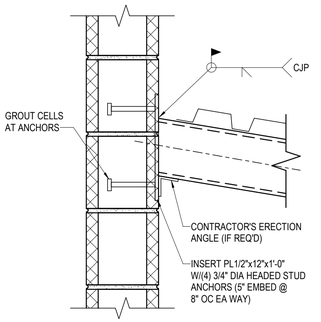


2 S-401 **CMU PILASTER**
1 1/2" = 1'-0"

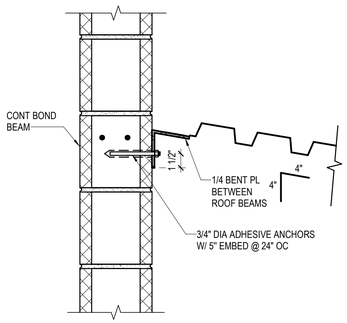
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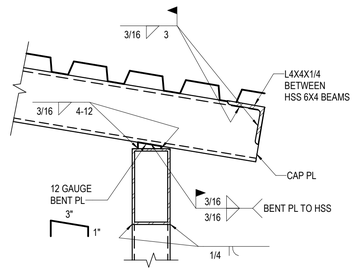
3 S-103 **DECK BEARING AT BEAM**
3/4" = 1'-0"



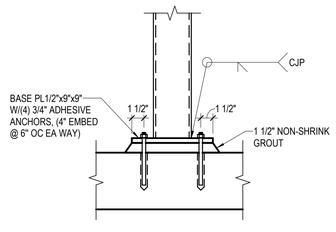
4 S-401 **CANOPY HSS TO CMU**
1 1/2" = 1'-0"



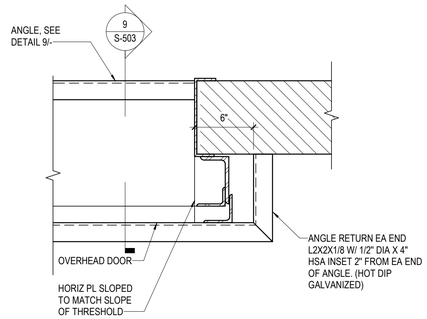
5 S-401 **CANOPY DECK TO CMU**
1 1/2" = 1'-0"



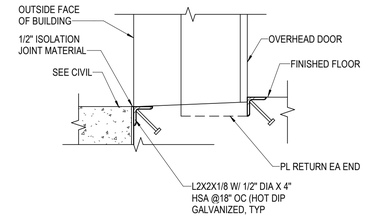
6 S-401 **DETAIL**
1 1/2" = 1'-0"



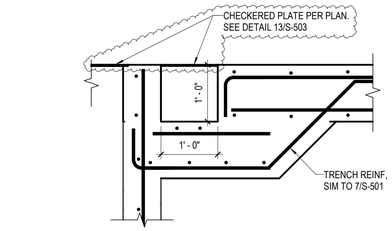
7 S-401 **CANOPY BASE**
1 1/2" = 1'-0"



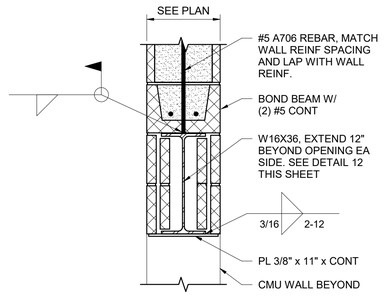
8 **DETAIL - SILL END PLAN**
1 1/2" = 1'-0"



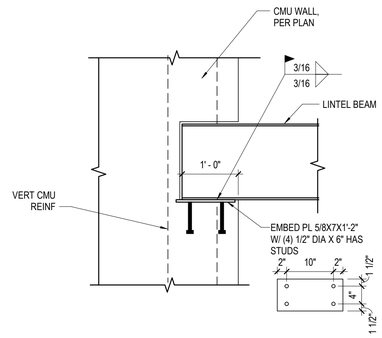
9 S-503 **DETAIL - SILL SECTION**
1 1/2" = 1'-0"



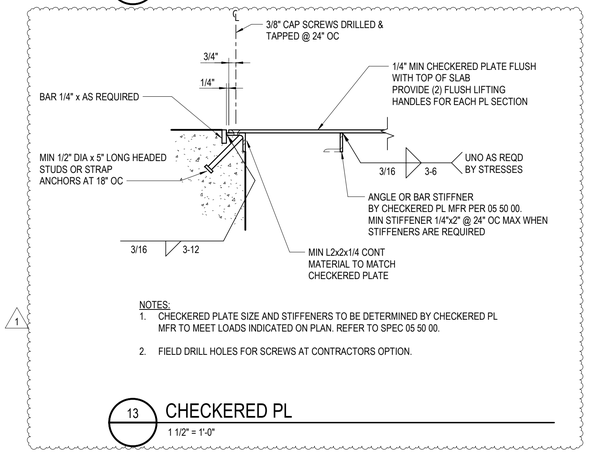
10 S-102 **SECTION**
3/4" = 1'-0"



11 S-103 **LINTEL AT ROLL UP DOOR**
1" = 1'-0"



12 **ROLL UP DOOR LINTEL BEARING**
3/4" = 1'-0"



13 **CHECKERED PL**
1 1/2" = 1'-0"

Autodesk Docs://7024_City_of_Ketchum_Solids_Handling_20241/10397974_Ketchum_Dewatering Building_S.rvt
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1917 S. 67TH STREET
OMAHA, NE 68106
(402) 399-1000

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ARCHITECTURAL	K. THOMAS
PROCESS	K. THOMAS
MECHANICAL	K. SUTTON
ELECTRICAL	M. PRIDE
INSTRUMENTATION	N. QUIGLEY
PROJECT NUMBER	10397974

KETCHUM / SUN VALLEY WATER AND SEWER DISTRICT

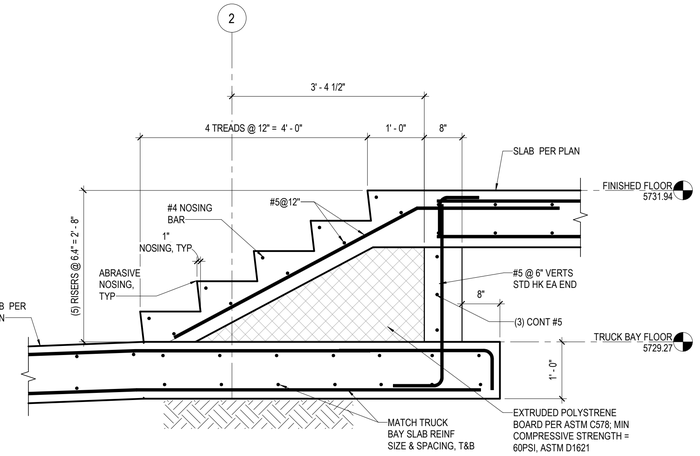
KETCHUM / SVSWD WATER RECLAMATION FACILITY

SOLIDS DEWATERING IMPROVEMENTS

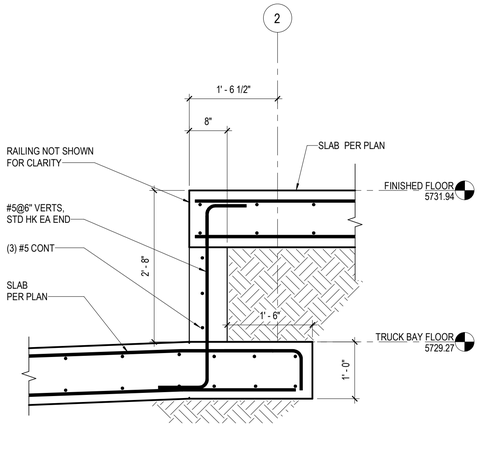
DEWATERING BUILDING SECTIONS AND DETAILS 3

FILENAME
SCALE As indicated
0 1" 2"

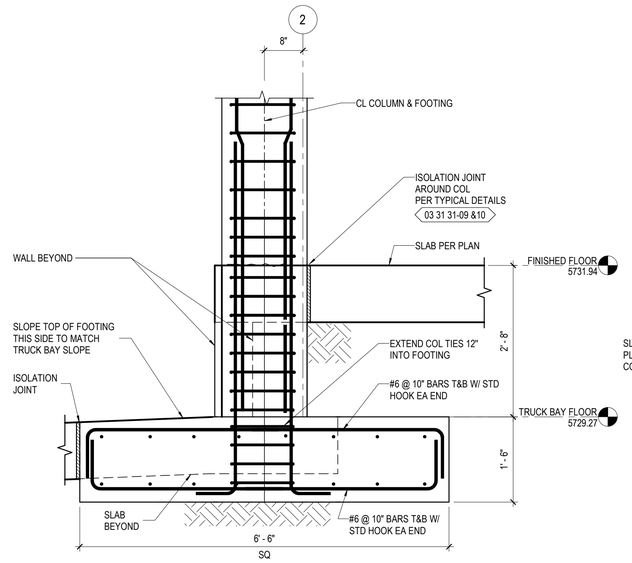
SHEET **S-503**



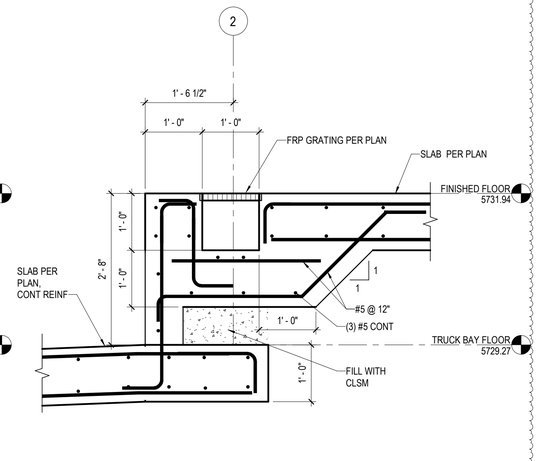
1 S-102 TYPICAL SECTION THRU INTERIOR STAIR
3/4" = 1'-0"



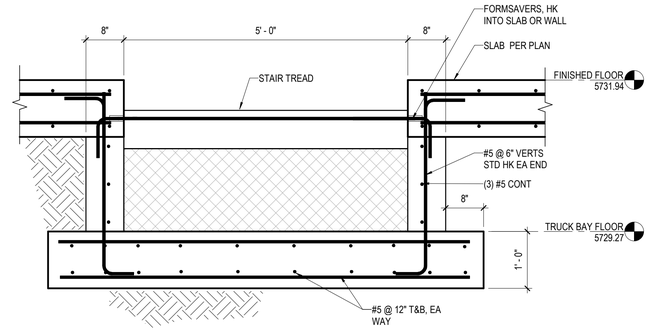
2 S-102 TYPICAL INTERIOR TRUCK BAY WALL SECTION
3/4" = 1'-0"



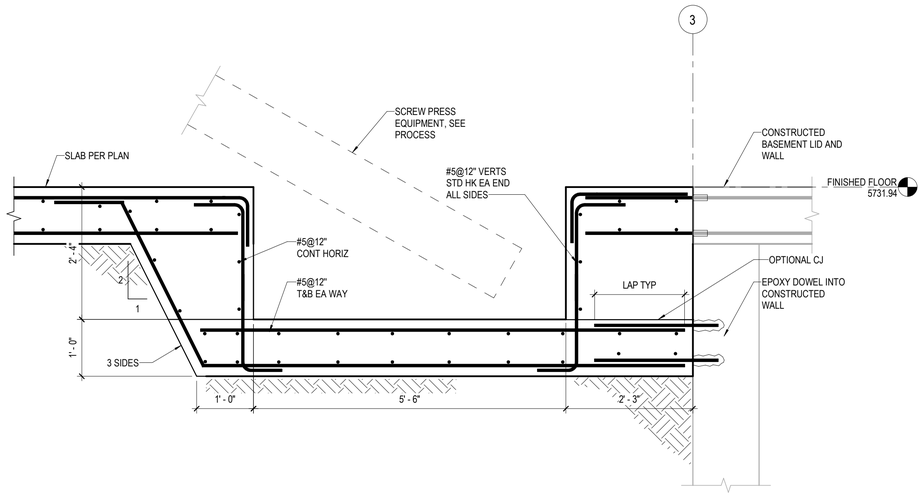
3 S-102 COLUMN FOOTING
3/4" = 1'-0"



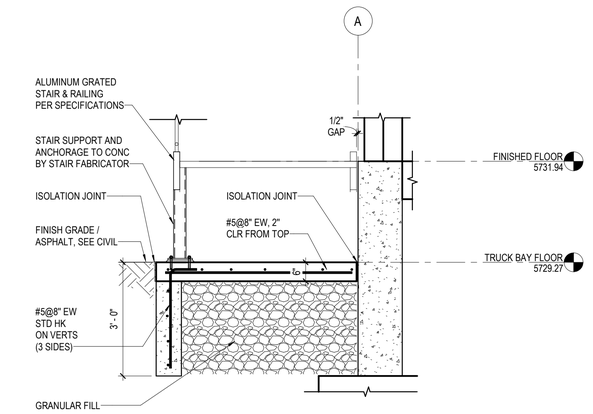
4 S-102 INT TRUCK BAY WALL AND TRENCH SECTION
3/4" = 1'-0"



5 S-102 SECTION THRU INTERIOR STAIR
3/4" = 1'-0"



6 S-102 TYPICAL SCREW PRESS EQUIPMENT TRENCH
3/4" = 1'-0"



7 S-101 SECTION AT EXTERIOR STAIR
1/2" = 1'-0"

1

Autodesk Docs://7024_City_of_Ketchum_Solids_Handling_2024/10397974_Ketchum_Dewatering Building_S.rvt
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HDR ENGINEERING, INC.| CA0443AE
1917 S. 67TH STREET
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PROJECT MANAGER	B. BJERKE
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KETCHUM / SUN VALLEY WATER AND SEWER DISTRICT

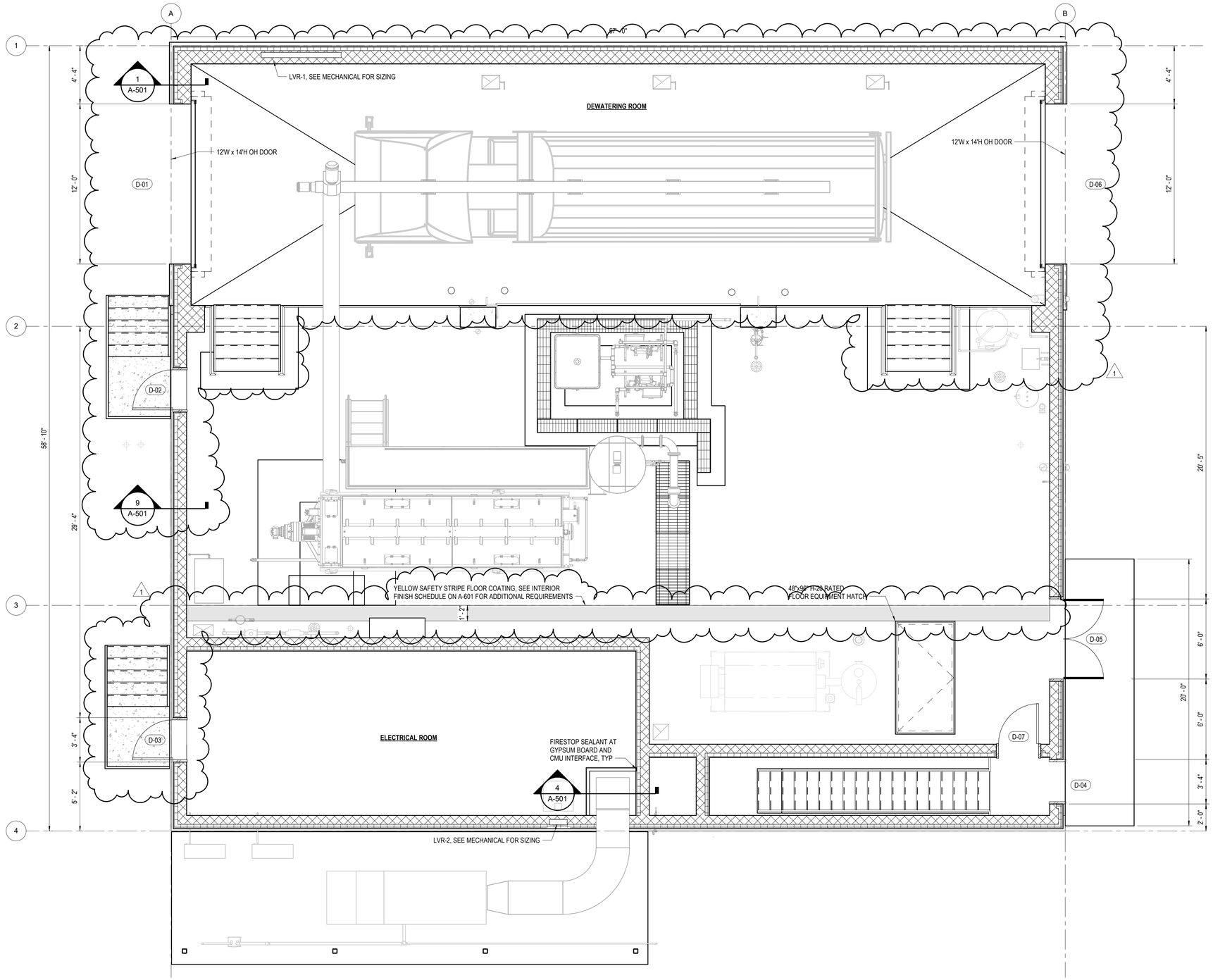
KETCHUM / SVSWD WATER RECLAMATION FACILITY

SOLIDS DEWATERING IMPROVEMENTS

DEWATERING BUILDING SECTIONS AND DETAILS 4

FILENAME
SCALE As indicated
0 1" 2"

SHEET S-506
1



Autodesk Docs://7024_City_of_Ketchum_Solids_Handling_2024/10397974_Ketchum_DEWATERING BUILDING_D.rvt
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KETCHUM / SUN VALLEY WATER AND SEWER DISTRICT

KETCHUM / SVSWD WATER RECLAMATION FACILITY

SOLIDS DEWATERING IMPROVEMENTS

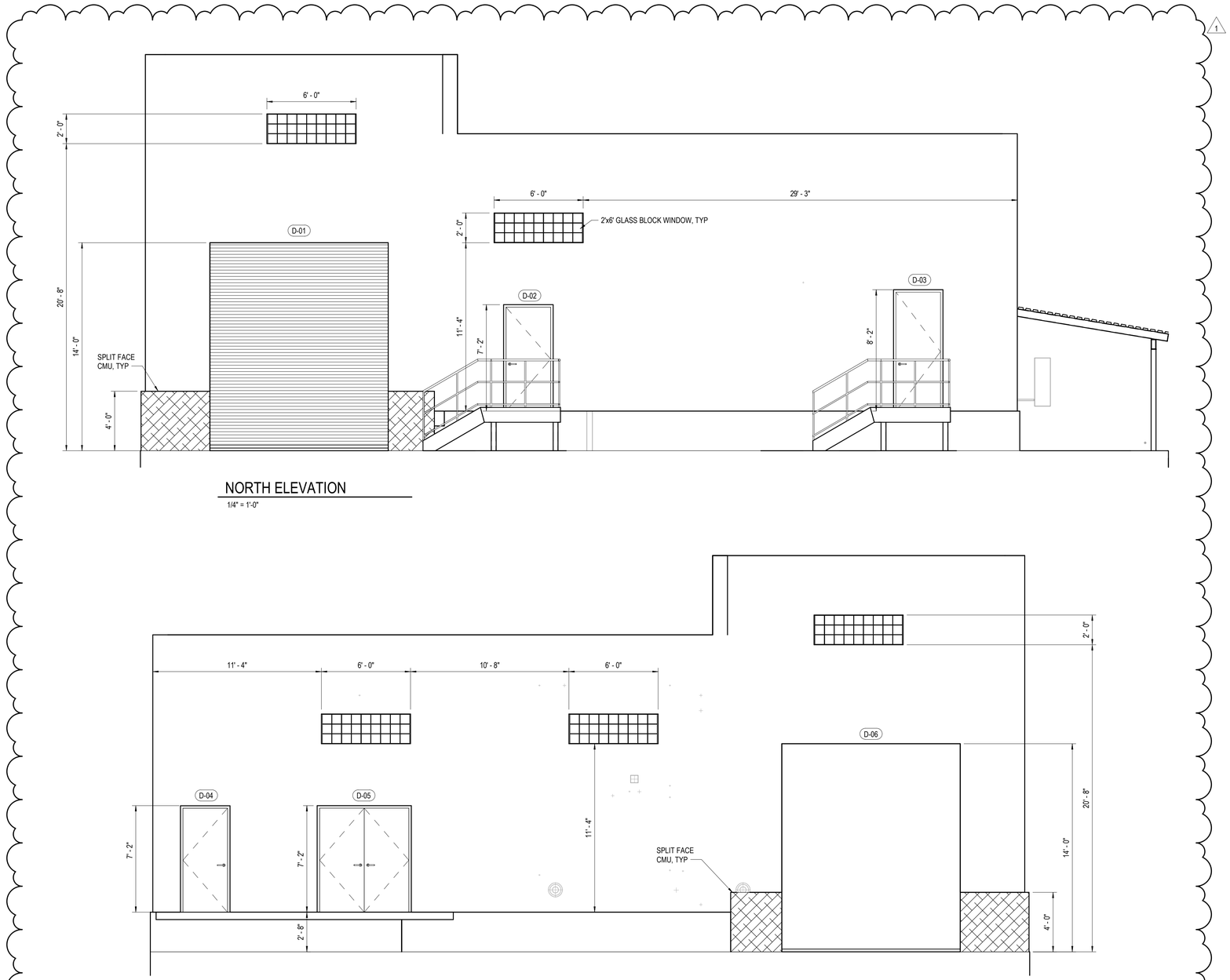
ARCHITECTURAL
DEWATERING BUILDING MAIN FLOOR PLAN

FILENAME
SCALE 1/4" = 1'-0"
0 1" 2"

SHEET A-101

GENERAL NOTES

1. REFER TO STRUCTURAL DRAWINGS FOR LINTEL DETAILS AT OPENINGS.



NORTH ELEVATION

1/4" = 1'-0"

SOUTH ELEVATION

1/4" = 1'-0"

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KETCHUM / SVSWD WATER RECLAMATION FACILITY

SOLIDS DEWATERING IMPROVEMENTS

ARCHITECTURAL
EXTERIOR ELEVATIONS NORTH / SOUTH

FILENAME
SCALE 1/4" = 1'-0"

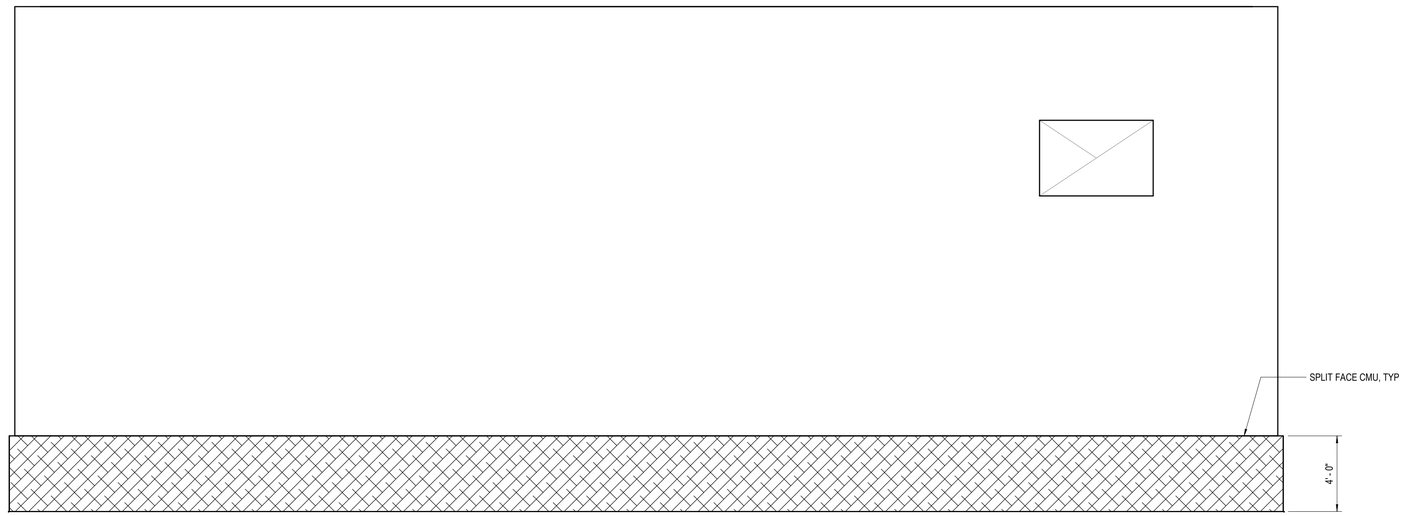
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SHEET A-201

Autodesk Docs://7024_City_of_Ketchum_Solids_Handling_2024/10397974_Ketchum_DEWATERING BUILDING_D.rvt
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GENERAL NOTES

1. REFER TO STRUCTURAL DRAWINGS FOR LINTEL DETAILS AT OPENINGS.



EAST ELEVATION

1/4" = 1'-0"

WEST ELEVATION

1/4" = 1'-0"

Autodesk Docs://7024_City_of_Ketchum_Solids_Handling_2024/10397974_Ketchum_DEWATERING BUILDING_D.rvt
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KETCHUM / SUN VALLEY WATER AND SEWER DISTRICT

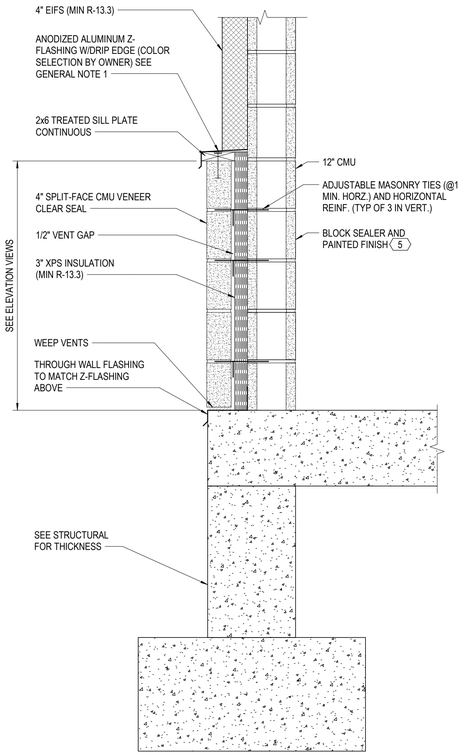
KETCHUM / SVSWD WATER RECLAMATION FACILITY

SOLIDS DEWATERING IMPROVEMENTS

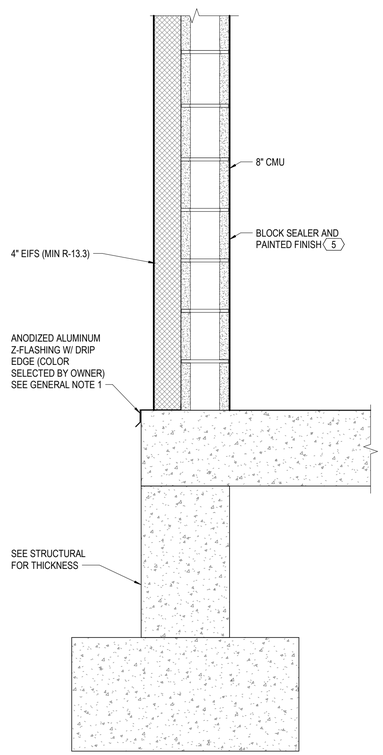
ARCHITECTURAL
EXTERIOR ELEVATIONS EAST / WEST

FILENAME
SCALE 1/4" = 1'-0"
0 1" 2"

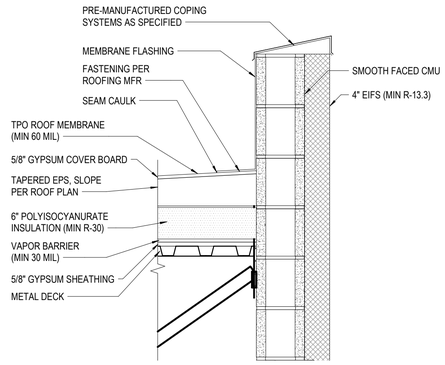
SHEET
A-202



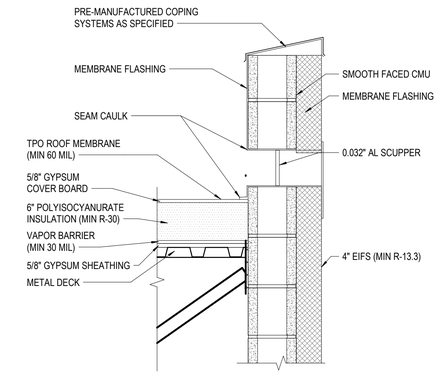
1 A-101 SPLIT-FACE VENEER WALL DETAIL
NTS



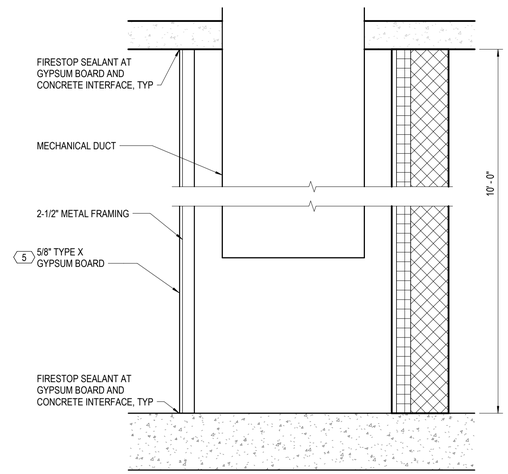
9 A-101 EIFS WALL DETAIL
NTS



2 A-103 ROOF DETAIL
1" = 1'-0"



3 A-103 SCUPPER DETAIL
1" = 1'-0"



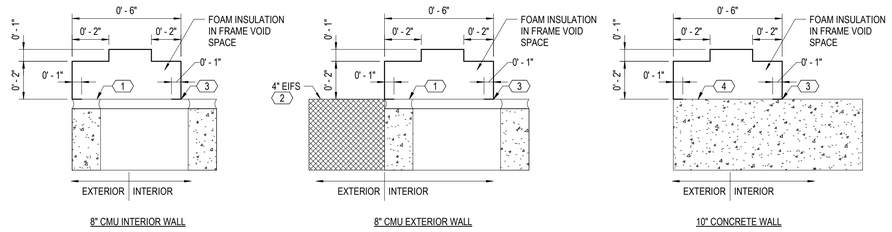
4 A-101 ELECTRICAL ROOM DUCT WALL DETAIL
3/4" = 1'-0"

GENERAL NOTES

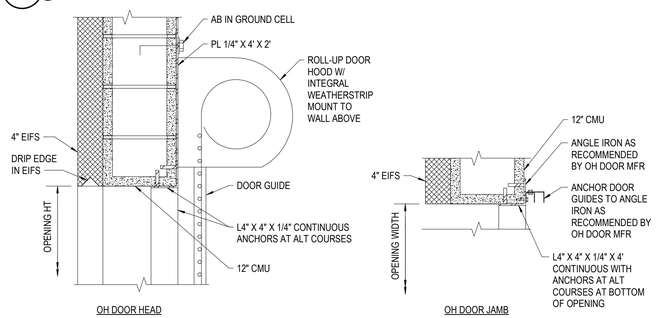
1. PROVIDE PRE-MANUFACTURED END CAPS. MITERED CORNERS ARE NOT ACCEPTABLE.
2. INSTALL EXPANSION/CONTROL JOINTS ON VENEER COINCIDENT WITH JOINTS IN CMU WALL.
3. EIFS SYSTEM AS SPECIFIED IN SECTION 07 24 13.
4. INSTALL CMU LINTELS ABOVE ALL OPENINGS FOR DOORS, GLASS BLOCK WINDOWS, AND LOUVERS. MATCH CMU LINTEL THICKNESS TO WALL, COORDINATE WITH STRUCTURAL.
5. PROVIDE COATING ON ALL ANGLE IRON AT OPENINGS AS SPECIFIED IN SECTION 09 96 00. MATCH COATING COLOR TO DOOR COLOR SELECTED BY OWNER

KEYNOTES (##)

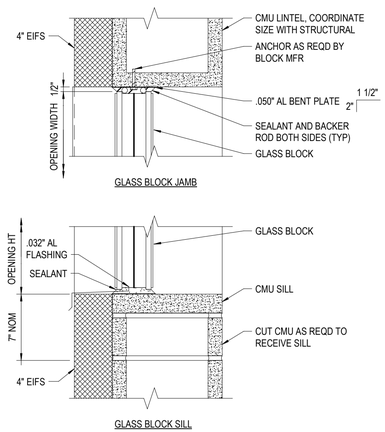
1. WIRE MASONRY WALL ANCHORS FOR HM DOOR FRAMES, TYP OF D-02, D-03, D-04, D-05, AND D-07.
2. INSTALL DRIP EDGE IN EIFS AT DOOR HEAD FOR EXTERIOR DOORS.
3. FIRESTOP SEALANT AS SPECIFIED IN SECTION 07 84 00 AROUND DOOR FRAME PERIMETER, TYP INTERIOR AND EXTERIOR.
4. CAST HM DOOR FRAME INTO CONCRETE WALL, TYP OF D-08.
5. SEE INTERIOR FINISH SCHEDULE ON A-601 AND SPECIFICATION SECTION 09 96 00 FOR INTERIOR CMU AND INTERIOR GYPSUM BOARD COATING REQUIREMENTS.



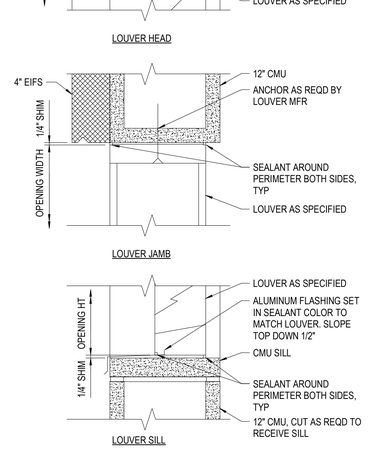
5 HM DOOR FRAME DETAILS
3" = 1'-0"



6 OVERHEAD DOOR CONNECTION DETAIL
1" = 1'-0"



7 GLASS BLOCK TRANSITION DETAIL
1 1/2" = 1'-0"



8 LOUVER PENETRATION DETAIL
1 1/2" = 1'-0"

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ISSUE	DATE	DESCRIPTION
1	02/13/2026	CHANGE PROPOSAL REQUEST 01
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STRUCTURAL	M. HERRERA
ARCHITECTURAL	K. THOMAS
PROCESS	K. THOMAS
MECHANICAL	K. SUTTON
ELECTRICAL	M. PRIDE
INSTRUMENTATION	N. QUIGLEY
PROJECT NUMBER	10397974

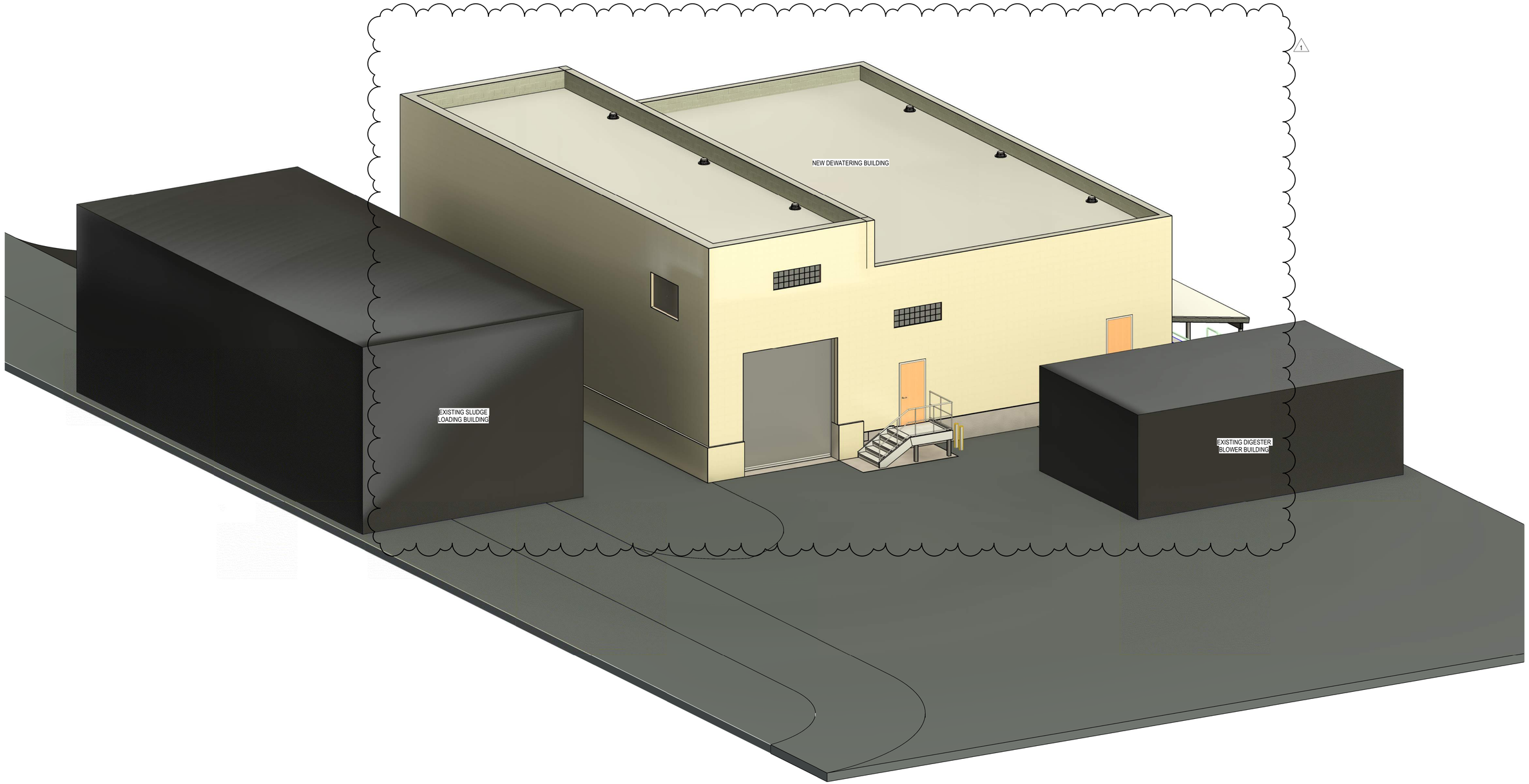
KETCHUM / SVSWD WATER RECLAMATION FACILITY

SOLIDS DEWATERING IMPROVEMENTS

ARCHITECTURAL
DEWATERING BUILDING WALL DETAILS

FILENAME
SCALE As indicated
0 1" 2"

SHEET A-501



Autodesk Docs://7024_City_of_Ketchum_Solids_Handling_2024/10397974_Ketchum_DEWATERING BUILDING_D.rvt
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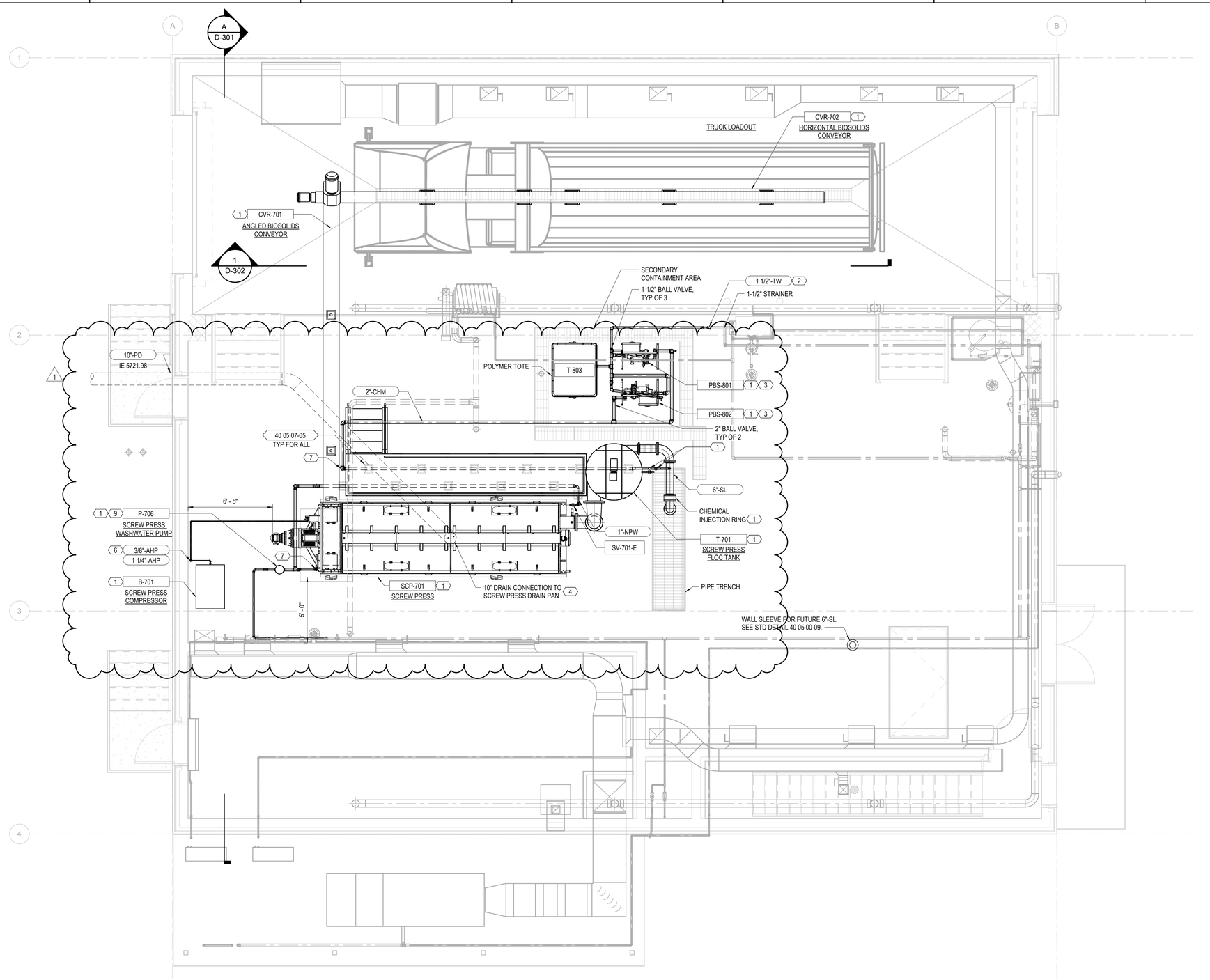
KETCHUM / SVSWD WATER RECLAMATION FACILITY

SOLIDS DEWATERING IMPROVEMENTS

ARCHITECTURAL
DEWATERING BUILDING ISOMETRIC

FILENAME
SCALE
0 1" 2"

SHEET
A-901



GENERAL NOTES

1. FLOC TANK ACCESS STAIRS AND PLATFORM BY OWNER-FURNISHED SCREW PRESS MANUFACTURER.
2. SCREW PRESS MANUFACTURER SHALL DESIGN SUPPORTS FOR FLOC TANK AND SCREW PRESS TO AVOID CONFLICTS WITH TRENCHES.
3. AHP TUBING SHALL BE 3/8" OD POLYURETHANE TUBING WITH MINIMUM 145 PSI PRESSURE RATING WITH COMPRESSION FITTINGS. PROVIDE ADAPTERS AS REQUIRED.

KEYNOTES (##)

1. OWNER-FURNISHED EQUIPMENT.
2. SUPPORT 1-1/2"-TW AND 2"-CHM FROM BEAMS IN ACCORDANCE WITH STANDARD DETAILS 40 05 07-09 AND 40 05 07-10.
3. INSTALL PBS ISOLATING BALL VALVES AT POINT OF CONNECTION, TYPICAL FOR WATER INLET, NEAR POLYMER INLET, AND SOLUTION DISCHARGE CONNECTIONS.
4. UTILIZE THREE 10" MJ LONG-RADIUS ELBOWS FOR SCREW PRESS DRAIN TRAP.
5. ROUTE NPW PIPING OVERHEAD AND REDUCE PIPING TO INLET WASHWATER SUPPLY PER MANUFACTURER, TYPICAL. SUPPORTS IN ACCORDANCE WITH STANDARD DETAILS 40 05 07-09 AND 40 05 07-10.
6. INSTALL 3/8" OD AHP TUBING IN 1-1/4" PVC CARRIER PIPE IN VERTICAL ALONG WALL, ACROSS JOISTS, AND DOWN TO PNEUMATIC PANEL. TERMINATE CARRIER PIPE TO PROVIDE ACCESSIBILITY TO PNEUMATIC PANEL CONNECTION. SUPPORTS SIMILAR TO 40 05 07-07, 40 05 07-09, AND 40 05 07-10 AS APPLICABLE.
7. SUPPORT ALP, CHM, AND NPW OVERHEAD LINES IN ACCORDANCE WITH STANDARD DETAILS 40 05 07-09 AND 40 05 07-10. SUPPORT ALP, CHM, AND NPW LINES BELOW PRESS IN ACCORDANCE WITH STANDARD DETAIL 40 05 07-05.

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STRUCTURAL	M. HERRERA
ARCHITECTURAL	K. THOMAS
PROCESS	K. THOMAS
MECHANICAL	K. SUTTON
ELECTRICAL	M. PRIDE
INSTRUMENTATION	N. QUIGLEY
PROJECT NUMBER	10397974

KETCHUM / SUN VALLEY WATER AND SEWER DISTRICT

KETCHUM / SVSWD WATER RECLAMATION FACILITY

SOLIDS DEWATERING IMPROVEMENTS

PROCESS
DEWATERING BUILDING MAIN FLOOR PIPING PLAN

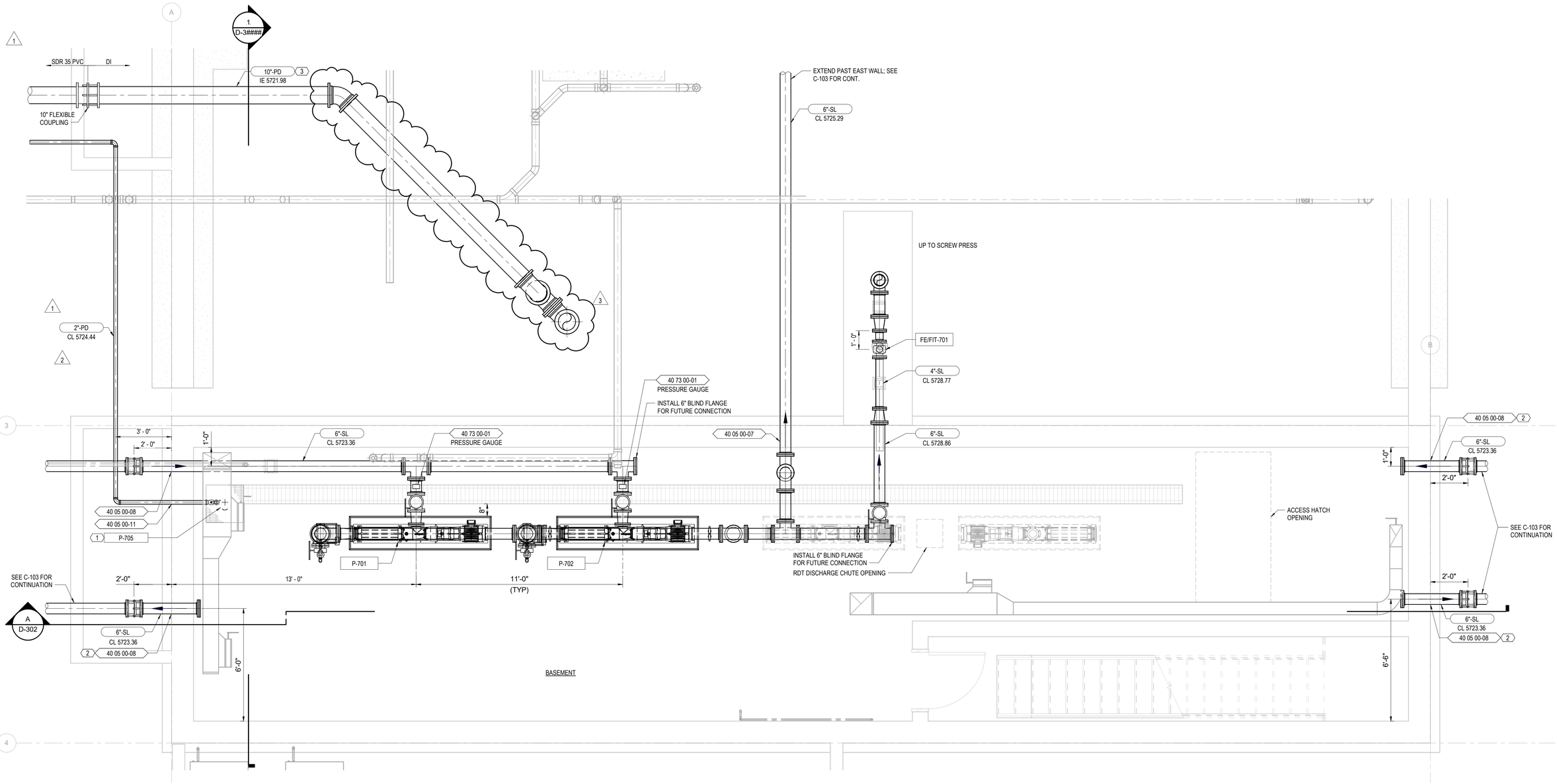
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SHEET D-101

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2/12/2026 2:22:16 PM

KEYNOTES (##)

1. BASEMENT SUMP PUMP PER STANDARD DETAIL 43 25 13-01.
2. INSTALL MJ CAP ON WALL PIPE FOR FUTURE CONNECTIONS.
3. MINIMUM 1% SLOPE.



Autodesk Docs://7024_City_of_Ketchum_Solids_Handling_2024/10397974_Ketchum_DEWATERING BUILDING_D.rvt
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ISSUE	DATE	DESCRIPTION
3	02/13/2026	CHANGE PROPOSAL REQUEST 01
2	08/20/2025	FIELD ORDER 03
1	07/11/2025	FIELD ORDER 01
	02/07/2025	ISSUED FOR BID AND CONSTRUCTION

PROJECT MANAGER	B. BJERKE
CIVIL	K. THOMAS
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ARCHITECTURAL	K. THOMAS
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ELECTRICAL	M. PRIDE
INSTRUMENTATION	N. QUIGLEY
PROJECT NUMBER	10397974

KETCHUM / SUN VALLEY WATER AND SEWER DISTRICT

KETCHUM / SVSWD WATER RECLAMATION FACILITY

SOLIDS DEWATERING IMPROVEMENTS

PROCESS
DEWATERING BUILDING BASEMENT PIPING PLAN

FILENAME
SCALE 3/8" = 1'-0"

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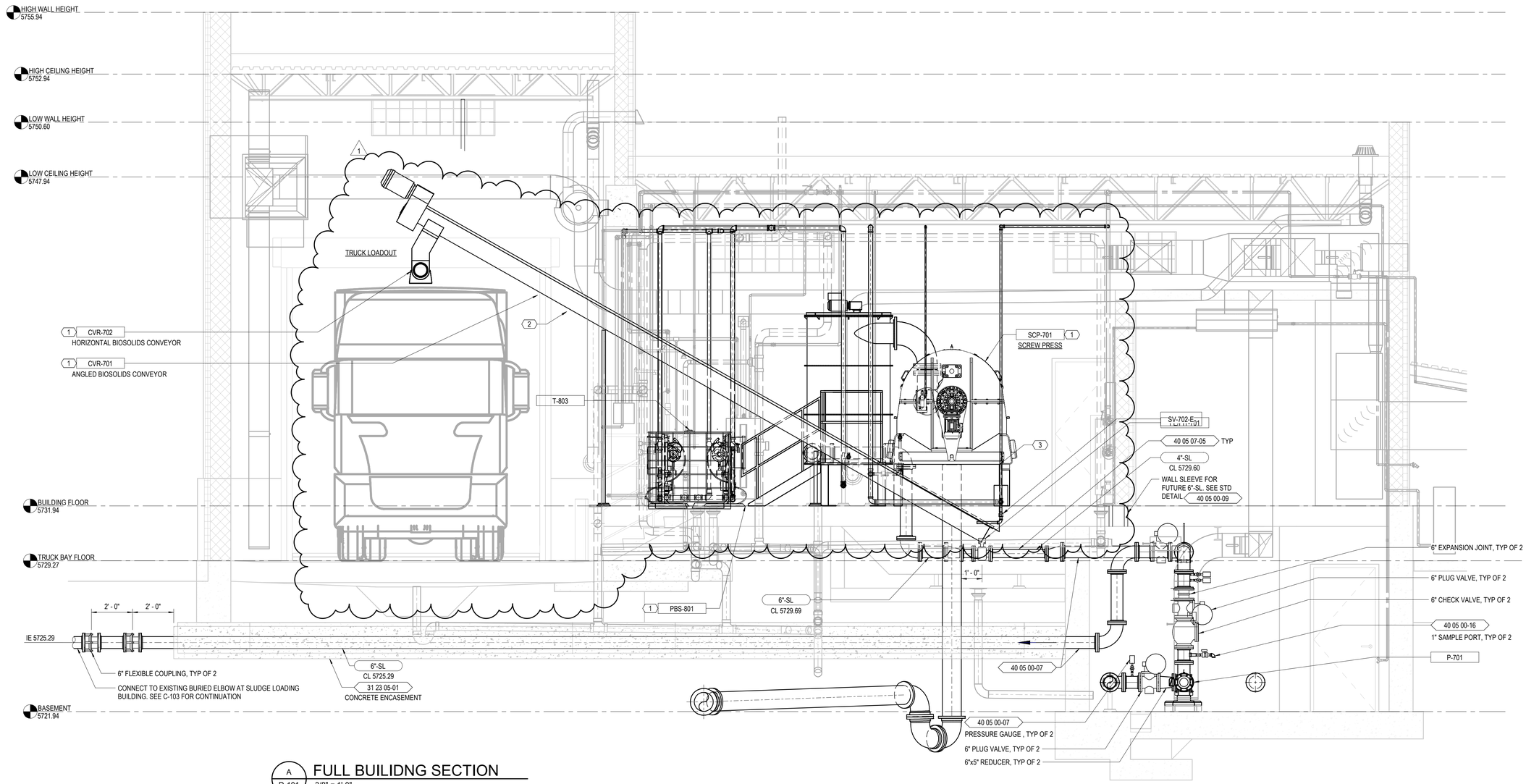
SHEET
D-102

GENERAL NOTES

1. CONVEYOR SUPPORTS BY OWNER-FURNISHED SCREW PRESS MANUFACTURER.

KEYNOTES (##)

1. OWNER-FURNISHED EQUIPMENT.
2. ENSURE FLOOR SUPPORTS FOR ANGLED BIOSOLIDS CONVEYOR ARE INSTALLED WEST OF CONCRETE EDGE FOR TRUCK ACCESS.
3. MACHINE CHUTE BY SCREW PRESS MANUFACTURER.



A D-101 FULL BUILIDNG SECTION
3/8" = 1'-0"

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(402) 399-1000

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ELECTRICAL	M. PRIDE
INSTRUMENTATION	N. QUIGLEY
PROJECT NUMBER	10397974

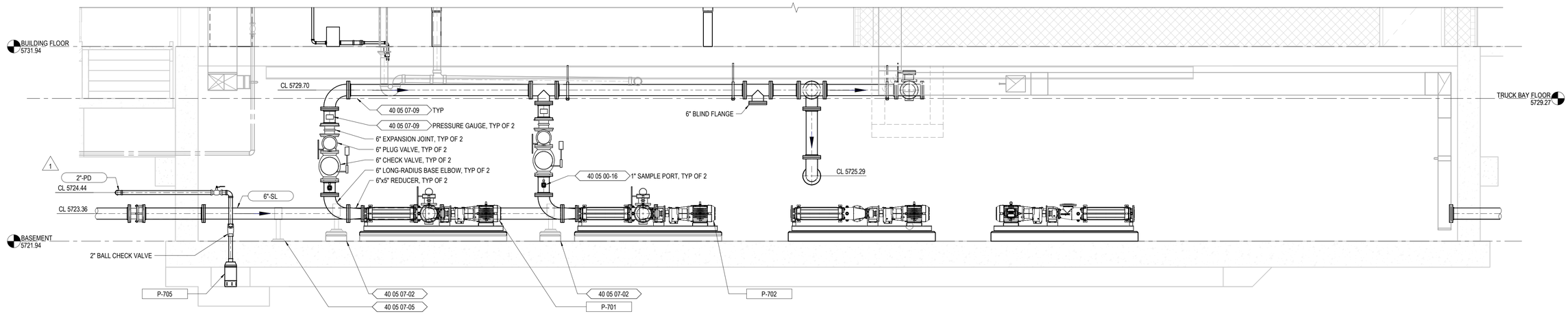
KETCHUM / SVSWD WATER RECLAMATION FACILITY

SOLIDS DEWATERING IMPROVEMENTS

PROCESS
DEWATERING BUILDING FULL BUILDING SECTION

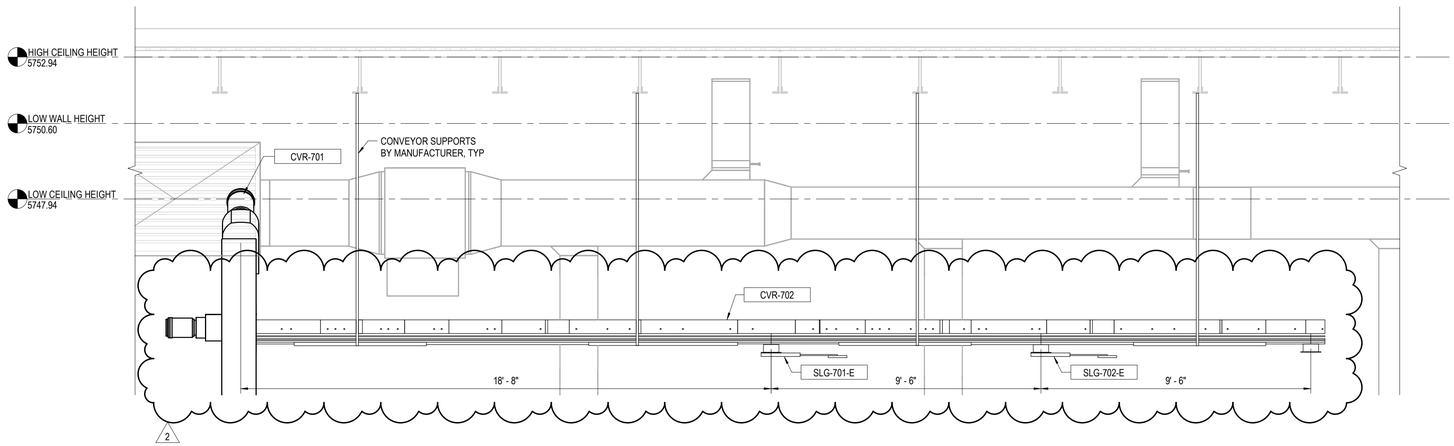
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0 1" 2"

SHEET
D-301



A D-102 THICKENED SLUDGE TRANSFER PUMPS EAST SECTION

3/8" = 1'-0"



1 D-101 HORIZONTAL BIOSOLIDS CONVEYOR SECTION

3/8" = 1'-0"

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1	08/20/2025	FIELD ORDER 03
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KETCHUM / SVSWD WATER RECLAMATION FACILITY

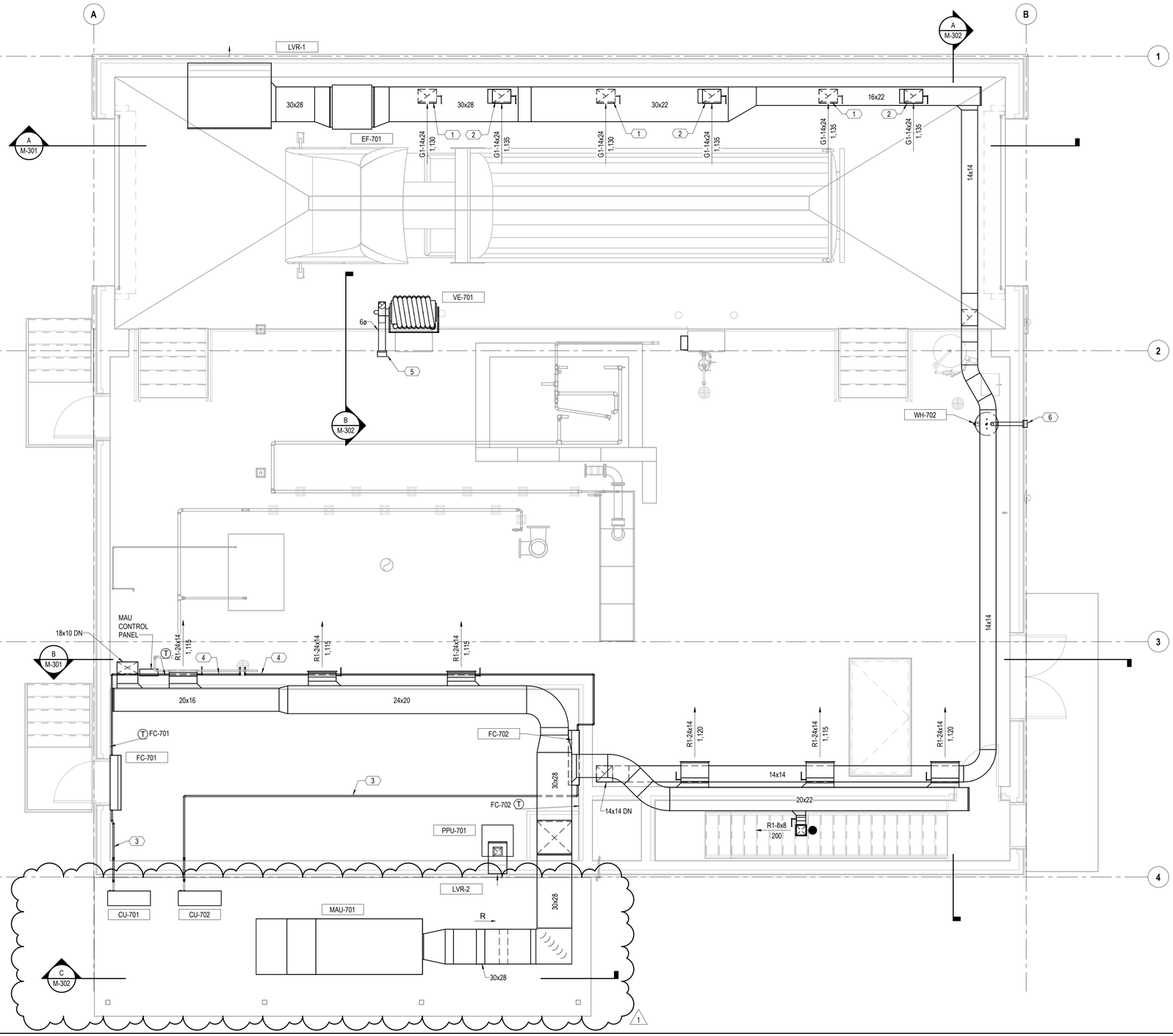
SOLIDS DEWATERING IMPROVEMENTS

PROCESS
SLUDGE TRANSFER PUMPS SECTION

FILENAME
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SHEET D-302

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KEYNOTES (##)

1	MOUNT BOTTOM OF GRILLE 12" AFF AND MOUNT VOLUME DAMPER IN VERTICAL 36" ABOVE GRILLE.
2	MOUNT TOP OF GRILLE 12" BELOW STRUCTURE AND MOUNT VOLUME DAMPER IN VERTICAL.
3	SIZE AND ROUTE REFRIGERANT PIPING PER MANUFACTURER'S RECOMMENDATIONS.
4	ROUTE 3/4" CD TO FLOOR DRAIN.
5	ROUTE 6" EXHAUST DUCT THROUGH HIGH WALL TO MANUFACTURER'S WALL CAP. SEE SECTION B/M-302.
6	ROUTE 3" EXHAUST VENT THROUGH HIGH WALL TO MANUFACTURER'S WALL CAP.

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KETCHUM / SVSWD WATER RECLAMATION FACILITY

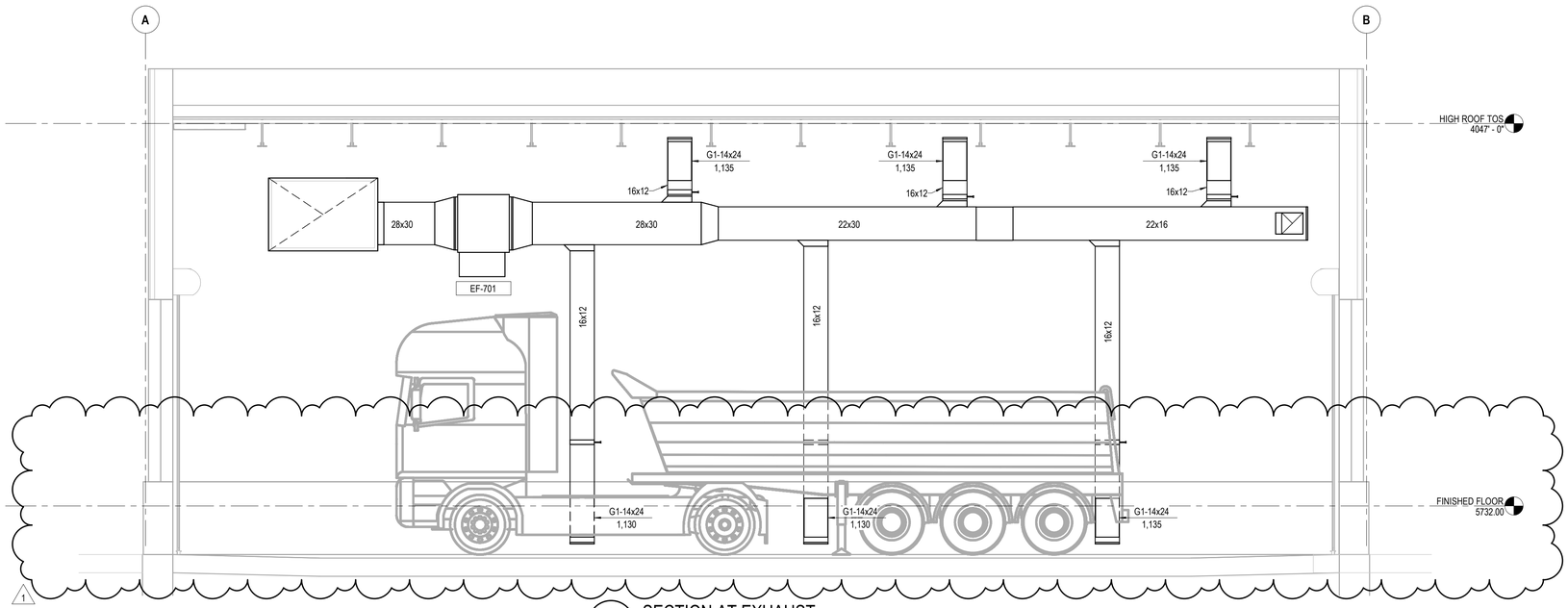
SOLIDS DEWATERING IMPROVEMENTS

DEWATERING BUILDING
MAIN FLOOR HVAC PLAN

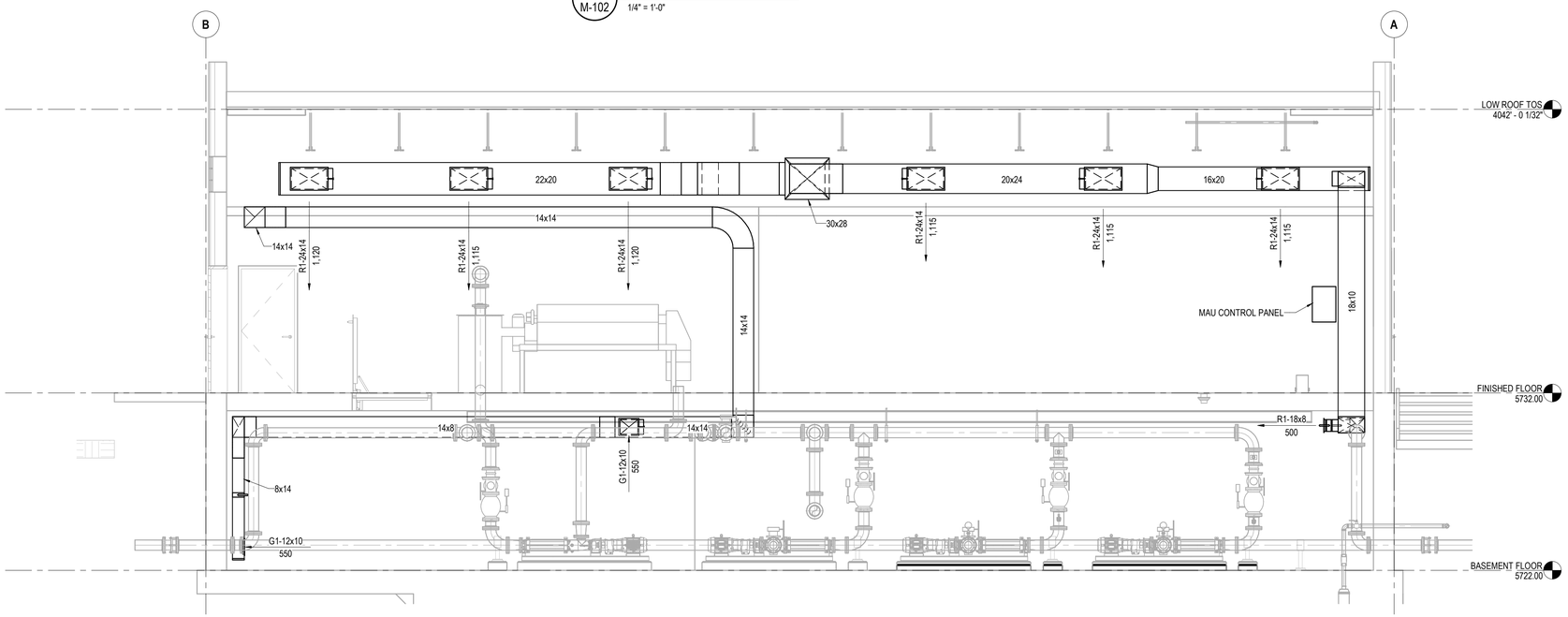
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0 1" 1'-0" 2"

SHEET
M-102



A M-102 SECTION AT EXHAUST
1/4" = 1'-0"



B M-101 SECTION AT SUPPLY
1/4" = 1'-0"

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KETCHUM / SVSWD WATER RECLAMATION FACILITY

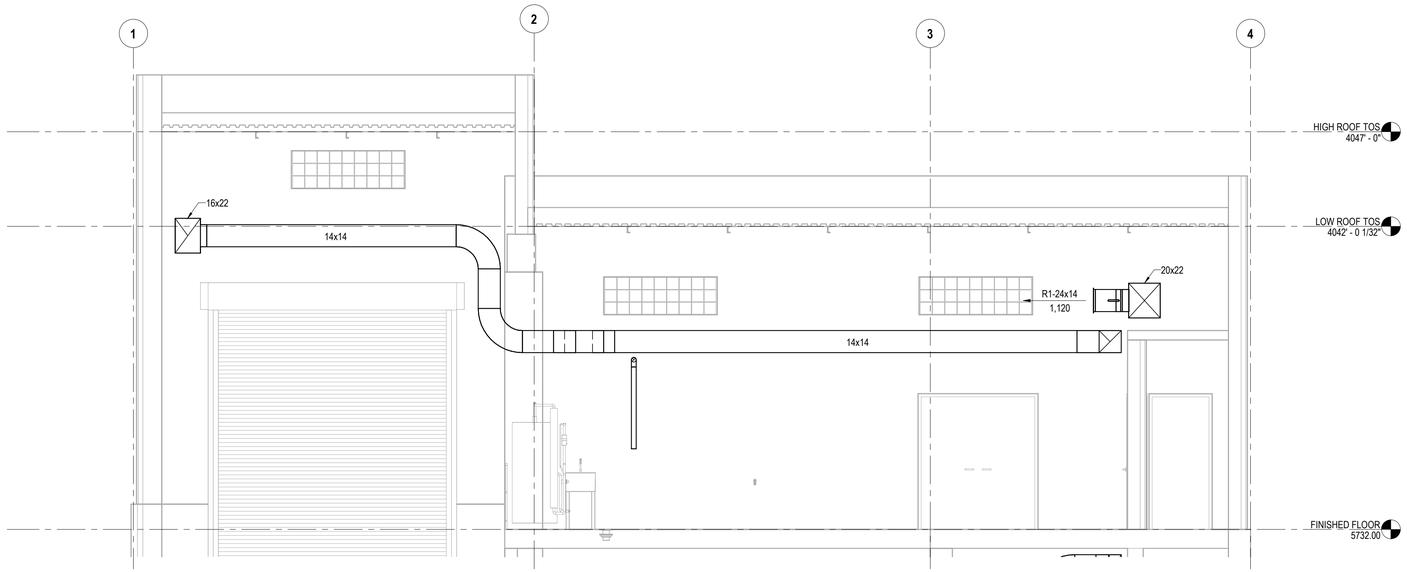
SOLIDS DEWATERING IMPROVEMENTS

DEWATERING BUILDING
HVAC SECTIONS

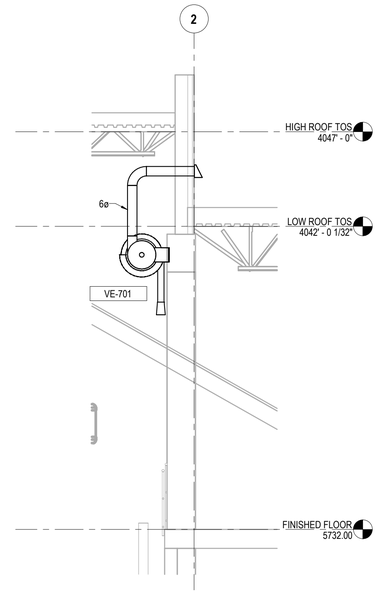
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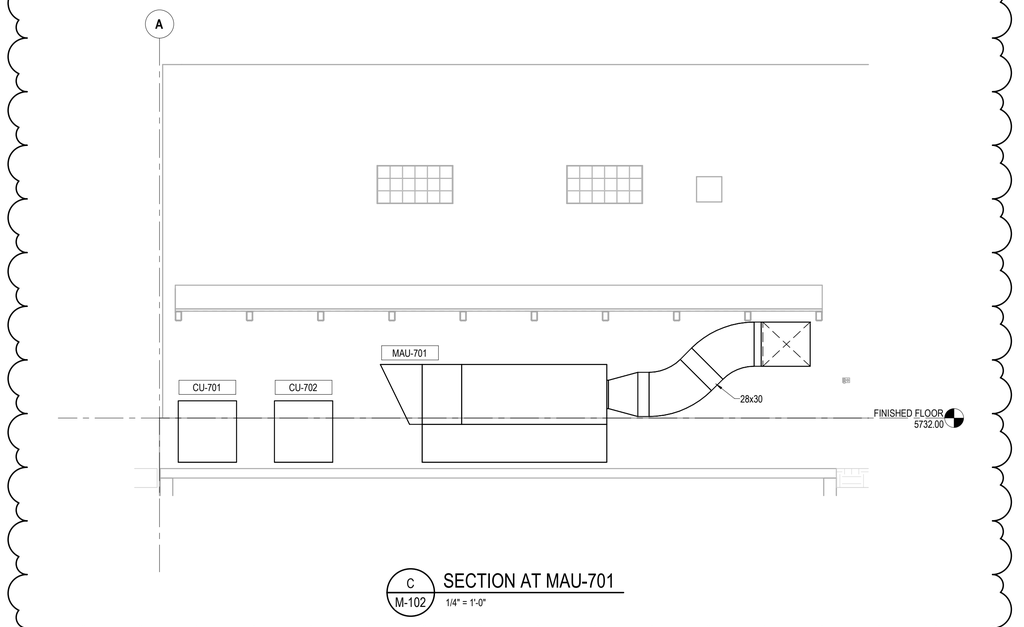
SHEET
M-301



A M-102 SECTION
1/4" = 1'-0"



B M-102 SECTION AT VE-1
1/4" = 1'-0"



C M-102 SECTION AT MAU-701
1/4" = 1'-0"

1

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KETCHUM / SVSWD WATER RECLAMATION FACILITY

SOLIDS DEWATERING IMPROVEMENTS

DEWATERING BUILDING
HVAC SECTIONS

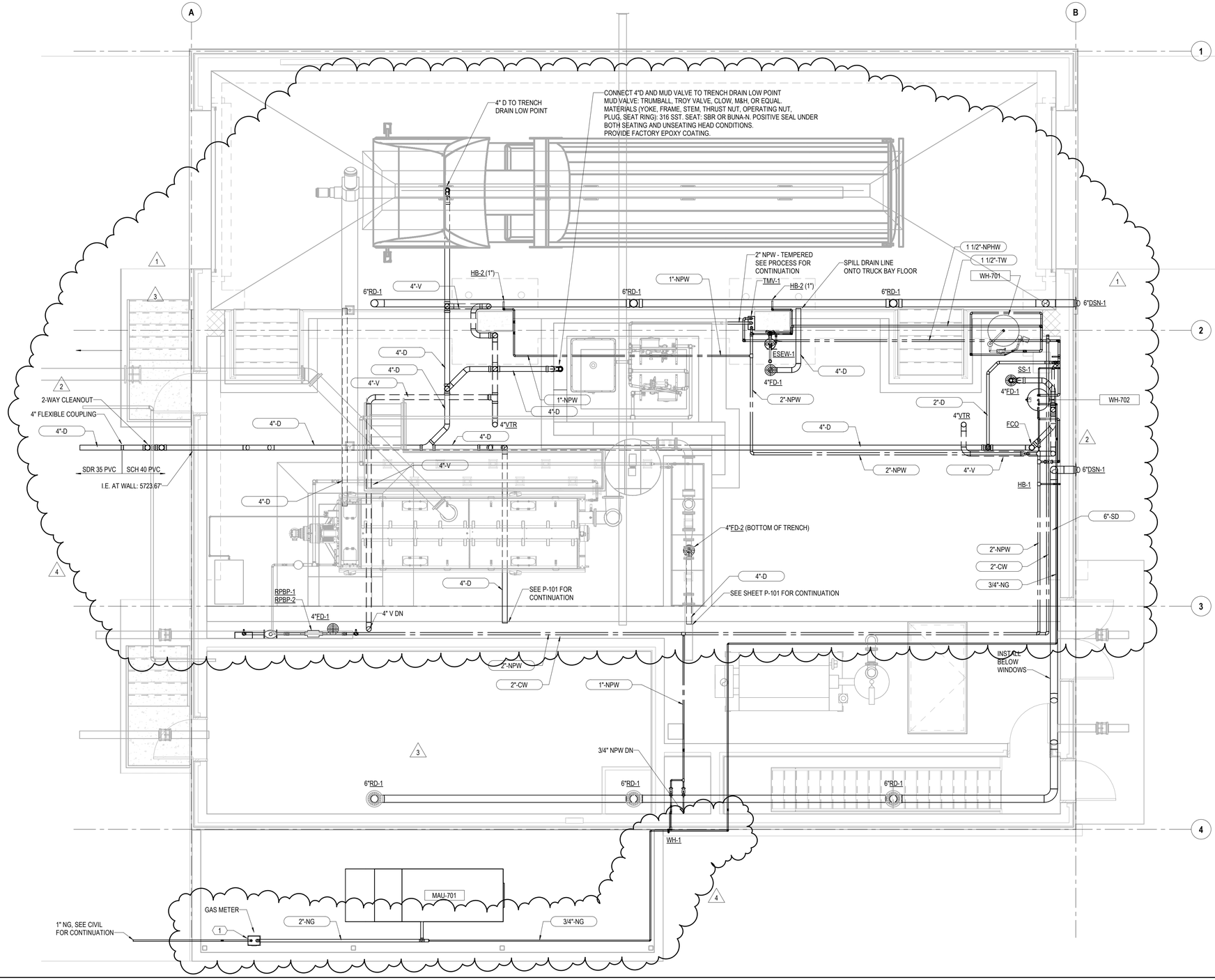
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SHEET
M-302

KEYNOTES (##)

1 NATURAL GAS METER AND REGULATOR, 55 PSI INLET TO 14" W.C. OUTLET, 839 MBH.



Autodesk Docs://7024_City_of_Ketchum_Solids_Handling_2024/10397974_Ketchum_Dewatering Building_MEP.rvt
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ISSUE	DATE	DESCRIPTION
4	02/13/2026	CHANGE PROPOSAL REQUEST 01
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2	07/10/2025	FIELD ORDER 01
1	04/02/2025	ADDENDUM NO. 03
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KETCHUM / SUN VALLEY WATER AND SEWER DISTRICT

KETCHUM / SVSWD WATER RECLAMATION FACILITY

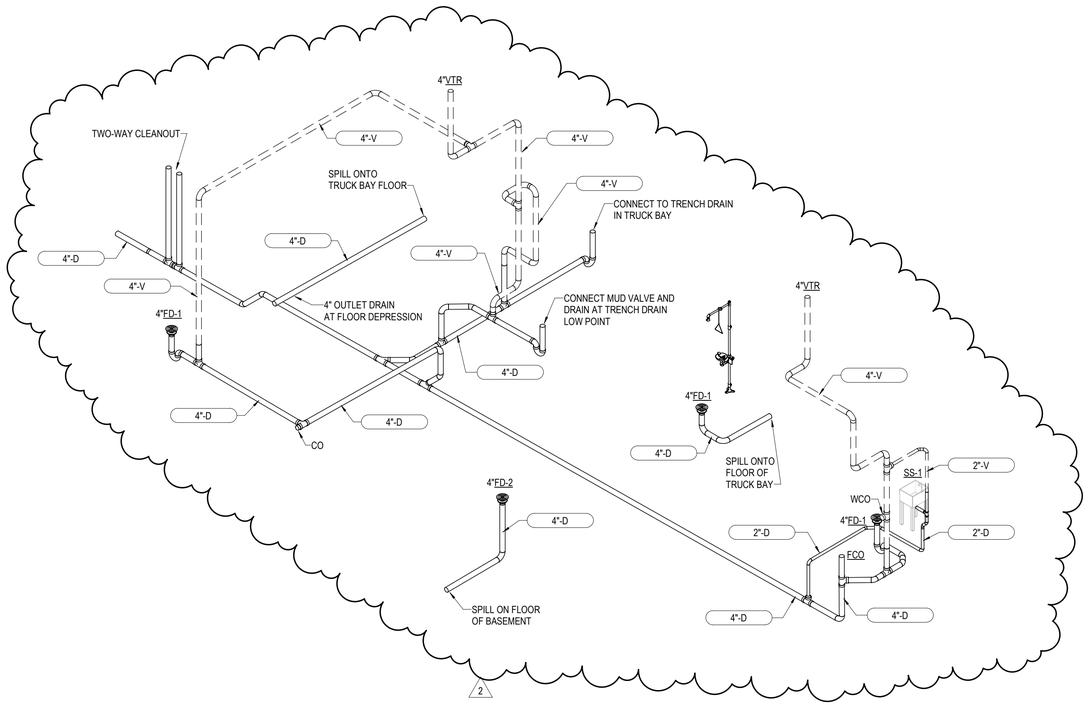
SOLIDS DEWATERING IMPROVEMENTS

DEWATERING BUILDING MAIN FLOOR PLUMBING PLAN

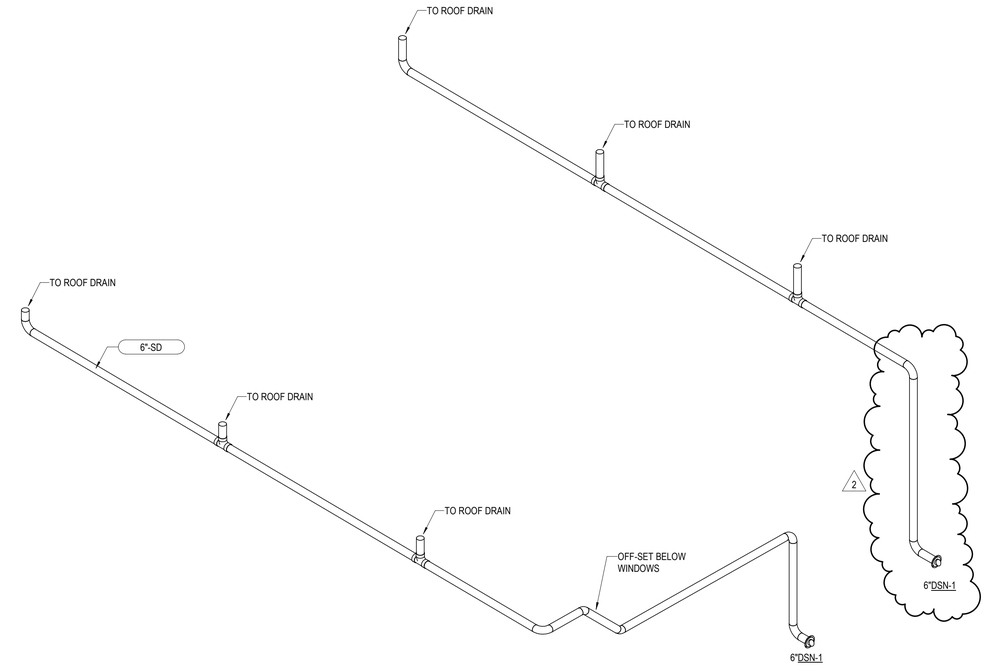
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SHEET P-102



1 SANITARTY RISER



2 STORM RISER

1

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OMAHA, NE 68106
(402) 399-1000

ISSUE	DATE	DESCRIPTION
2	02/13/2026	CHANGE PROPOSAL REQUEST 01
1	08/20/2025	FIELD ORDER 03
	02/07/2025	ISSUED FOR BID AND CONSTRUCTION

PROJECT MANAGER	B. BJERKE
CIVIL	K. THOMAS
STRUCTURAL	M. HERRERA
ARCHITECTURAL	K. THOMAS
PROCESS	K. THOMAS
MECHANICAL	K. SUTTON
ELECTRICAL	M. PRIDE
INSTRUMENTATION	N. QUIGLEY
PROJECT NUMBER	10397974

KETCHUM / SUN VALLEY WATER AND SEWER DISTRICT

KETCHUM / SVSWD WATER RECLAMATION FACILITY

SOLIDS DEWATERING IMPROVEMENTS

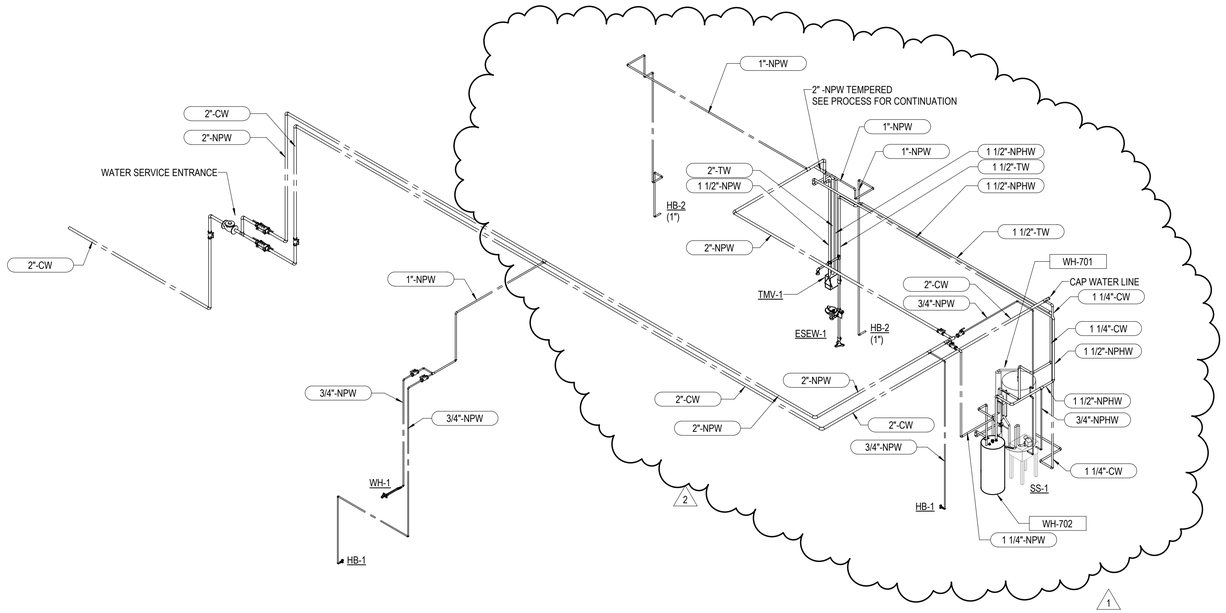
DEWATERING BUILDING RISER DIAGRAMS

FILENAME
SCALE

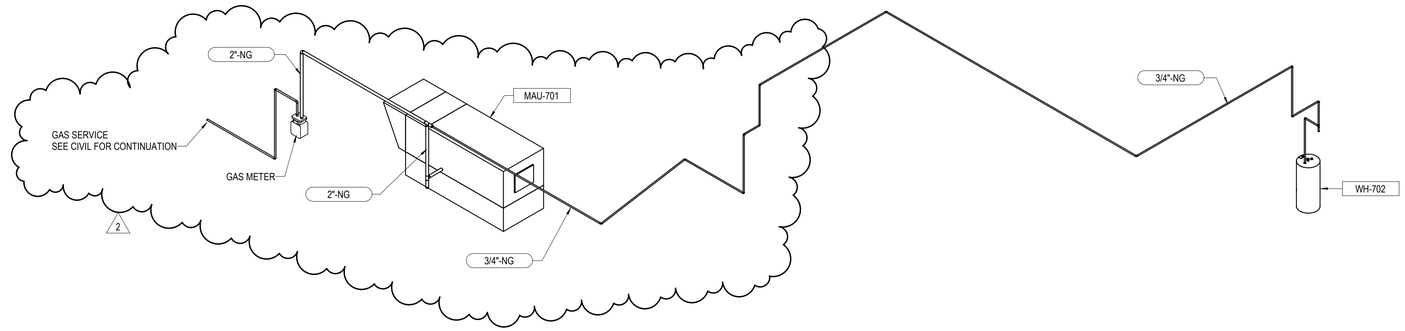
0 1" 2"

SHEET
P-701

80



1 WATER RISER



2 GAS RISER

Autodesk Docs://7024_City_of_Ketchum_Solids_Handling_2024/10397974_Ketchum_Dewatering Building_MEP.rvt
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HDR ENGINEERING, INC.| CA0443AE
1917 S. 67TH STREET
OMAHA, NE 68106
(402) 399-1000

ISSUE	DATE	DESCRIPTION
2	02/13/2026	CHANGE PROPOSAL REQUEST 01
1	07/10/2025	FIELD ORDER 01
	02/07/2025	ISSUED FOR BID AND CONSTRUCTION

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KETCHUM / SUN VALLEY WATER AND SEWER DISTRICT

KETCHUM / SVSWD WATER RECLAMATION FACILITY

SOLIDS DEWATERING IMPROVEMENTS

DEWATERING BUILDING RISER DIAGRAMS

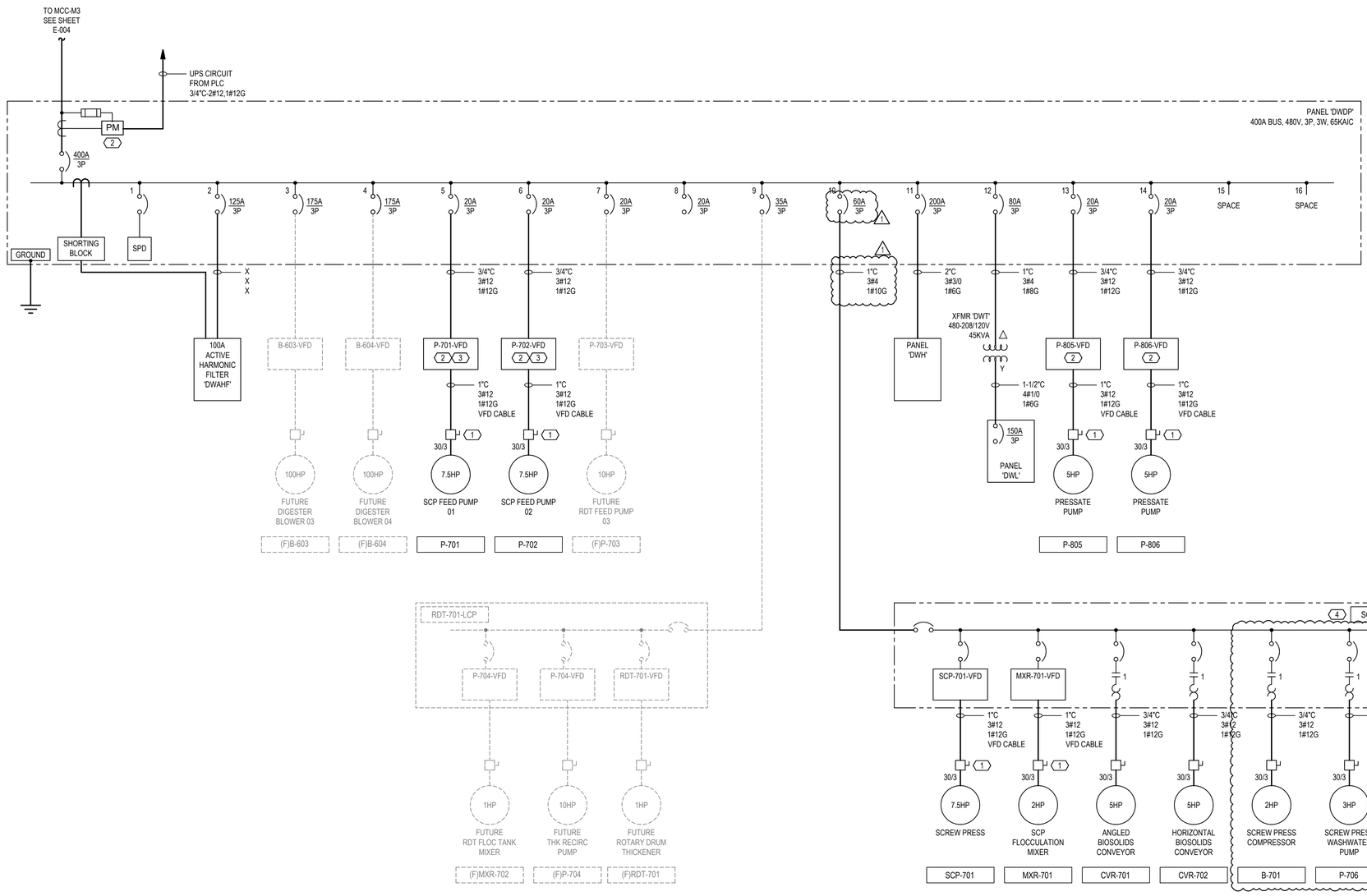
FILENAME
SCALE
0 1" 2"

SHEET
P-702

B1

KEYNOTES (##)

1. PROVIDE DISCONNECT WITH AUX CONTACTS FOR EARLY BREAK VFD SHUTDOWN. PROVIDE 3/4" CONDUIT WITH 2#14 AND 1#14 GROUND TO VFD.
2. PROVIDE CONDUITS AS REQUIRED FOR ETHERNET CABLES FROM NETWORK SWITCH TO STARTERS, VFDS, AND METER. CONTRACTOR TO INSTALL ETHERNET CABLE BETWEEN DEVICES AND NETWORK SWITCH.
3. SCP VFDS ARE TO BE CONSTANT TORQUE RATED.
4. OWNER FURNISHED.



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412 E. PARKCENTER BLVD., STE. 100
BOISE, ID 83706
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ISSUE	DATE	DESCRIPTION
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	02/07/2025	ISSUED FOR BID AND CONSTRUCTION

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PROCESS	K. THOMAS
MECHANICAL	K. SUTTON
ELECTRICAL	J. BARRUTIA
INSTRUMENTATION	N. QUIGLEY
PROJECT NUMBER	10397974

KETCHUM / SVSWD WATER RECLAMATION FACILITY

SOLIDS DEWATERING IMPROVEMENTS

ELECTRICAL
ONE-LINE DIAGRAM 2

FILENAME E-005.dwg
SCALE N.T.S.
0 1" 2"

SHEET
E-005

DISTRIBUTION PANEL 'DWDP' CONNECTED LOAD SUMMARY

CKT	TAG	DESCRIPTION	HP	CONTROLS	A	B	C	VA	KVA	AMPS
1		SPD						0	0.0	0.0
2		AHF						0	0.0	0.0
3	B-603	FUTURE BLOWER	100	VFD	34348	34348	34348	103044	103.0	124.0
4	B-604	FUTURE BLOWER	100	VFD	34348	34348	34348	103044	103.0	124.0
5	P-701	SOLIDS TRANSFER PUMP	7.5	VFD	3047	3047	3047	9141	9.1	11.0
6	P-702	SOLIDS TRANSFER PUMP	7.5	VFD	3047	3047	3047	9141	9.1	11.0
7	P-703	FUTURE RDT FEED PUMP	10	VFD	3878	3878	3878	11634	11.6	14.0
8		SPARE						0	0.0	0.0
9	RDT-701-LCP	FUTURE ROTARY DRUM CONTROL PANEL			7507	7507	7507	22521	22.5	27.1
10	SCP-701-LCP	SCREW PRESS CONTROL PANEL			5900	5900	5900	17700	17.7	21.3
11		PANEL DWH			11130	11130	11130	33390	33.4	40.2
12		PANEL DWL			15670	11468	11644	38782	38.8	46.7
13	P-805	PRESSATE PUMP	5	VFD	2105	2105	2105	6315	6.3	7.6
14	P-806	PRESSATE PUMP	5	VFD	2105	2105	2105	6315	6.3	7.6
15		SPACE						0	0.0	0.0
16		SPACE						0	0.0	0.0
					123085	118883	119059	361027	361.0	434.4

SCP-701-LCP CONNECTED LOAD SUMMARY

	SCP-701	SCREW PRESS	7.5	VFD	3047	3047	3047	9141	9.1	11.0
	MXR-701	SCP FLOC TANK MIXER	1	VFD	582	582	582	1746	1.7	2.1
	CVR-701	ANGLED BIOSOLIDS CONVEYOR	3	SIZE 1	1330	1330	1330	3990	4.0	4.8
	CVR-702	HORIZONTAL BIOSOLIDS CONVEYOR	2	SIZE 1	941	941	941	2823	2.8	3.4
					5900	5900	5900	17700	17.7	21.3

FUTURE RDT-701-LCP CONNECTED LOAD SUMMARY

	RDT-701	ROTARY DRUM THICKENER	1	VFD	3047	3047	3047	9141	9.1	11.0
	P-704	FUTURE THK RECIRC PUMP	10	VFD	3878	3878	3878	11634	11.6	14.0
	MXR-702	RDT FLOC TANK MIXER	1	VFD	582	582	582	1746	1.7	2.1
					7507	7507	7507	22521	22.5	27.1

PANELBOARD SCHEDULE

PANEL: DWH | PROJECT:
VOLTAGE: 480V | PHASE: 3 | WIRE: 3 | AMPERE RATING: 200A | SC RATING: | MAIN: MLO
ENTRY: BOTTOM | MOUNTING: SURFACE
LOADS: Amps VA — PHASE A: 40 11130 | PHASE B: 40 11130 | PHASE C: 40 11130 | TOTAL: 33390
LOAD TYPES: 1 = LIGHTING, 2 = RECEPTACLES, 3 = MISC, 4 = MOTOR, 5 = KITCHEN
REMARKS:

LOAD (VA)	LOAD SERVED	NOTE	LOAD TYPE	AMPS/ POLES		CKT NO	PHASE	CKT NO	AMPS/ POLES		LOAD TYPE	NOTE	LOAD SERVED	LOAD (VA)
1330			4			1	A	2			4			400
1330	EF-701		4	20	3	3	B	4	20	3	4		BFV VALVES - AERATION DIGESTER 01	400
1330			4			5	C	6			4			400
942			4			7	A	8			4			300
942	PRU-701		4	20	3	9	B	10	20	3	4		PV VALVES - AERATION DIGESTER 01	300
942			4			11	C	12			4			300
3047			4			13	A	14			4			400
3047	MAU-701		4	20	3	15	B	16	20	3	4		BFV VALVES - AERATION DIGESTER 02	400
3047			4			17	C	18			4			400
582			4			19	A	20			4			300
582	PBS-801-LCP		4	20	3	21	B	22	20	3	4		PV VALVES - AERATION DIGESTER 02	300
582			4			23	C	24			4			300
582			4			25	A	26			4			200
582	PBS-802-LCP		4	20	3	27	B	28	20	3	4		SLG-701-E, SLG-702-E	200
582			4			29	C	30			4			200
3047			4			31	A	32						
3047	OWNER FURNISHED AIR COMPRESSOR		4	20	3	33	B	34					SPACE	
3047			4			35	C	36						
						37	A	38						
	SPACE					39	B	40					SPACE	
						41	C	42						

LOADING BY TYPE		CONNECTED	NEC CODE	DEMAND FACTOR	DEMAND
LIGHTING		0 VA	210-19	125%	0 VA
RECEPTACLES		0 VA	220-44	10kVA @ 100%, ELSE @ 50%	0 VA
MISC.		0 VA	220-60	100%	0 VA
MOTOR	LARGEST MOT.: 1200	33390 VA	220-50	100% + LARGEST x 25%	33690 VA
KITCHEN	# OF KIT. UNITS:	0 VA	220-56		0 VA
TOTAL		40 A			41 A

NOTES:
1. COORDINATE BREAKER WITH SUPPLIER

PANELBOARD SCHEDULE

PANEL: DWL | PROJECT:
VOLTAGE: 208/120V | PHASE: 3 | WIRE: 4 | AMPERE RATING: 150A | SC RATING: | MAIN: 150A MCB
ENTRY: BOTTOM | MOUNTING: SURFACE
LOADS: Amps VA — PHASE A: 131 15670 | PHASE B: 96 11468 | PHASE C: 97 11644 | TOTAL: 38782
LOAD TYPES: 1 = LIGHTING, 2 = RECEPTACLES, 3 = MISC, 4 = MOTOR, 5 = KITCHEN
REMARKS:

LOAD (VA)	LOAD SERVED	NOTE	LOAD TYPE	AMPS/ POLES		CKT NO	PHASE	CKT NO	AMPS/ POLES		LOAD TYPE	NOTE	LOAD SERVED	LOAD (VA)
1080	REC - DEWATERING BLDG NORTH		2	20	1	1	A	2	40	2	4		CU-701	3000
900	REC - DEWATERING BLDG SOUTH		2	20	1	3	B	4			4			3000
540	REC - DEWATERING BLDG - EXTERIOR		2	20	1	5	C	6	40	2	4		CU-702	3000
1080	REC - DEWATERING BLDG - BASEMENT		2	20	1	7	A	8			4			3000
1320	LIGHTING - DEWATERING BLDG		1	20	1	9	B	10	30	2	4	1	OVERHEAD DOOR SLAB HEAT TRACE	2000
1208	LIGHTING - BASEMENT, ELEC ROOM		1	20	1	11	C	12			4	1		2000
500	DWI-PLC-001		3	20	1	13	A	14	30	2	4	1	OVERHEAD DOOR SLAB HEAT TRACE	2000
500	DWTTB		3	20	1	15	B	16			4	1		2000
500	DWELCP		3	20	1	17	C	18	20	1	3	1	ROOF HEAT TRACE	800
	SPARE			20	1	19	A	20	20	1	2		REC - TRUCK HEATER	1200
	SPARE			20	1	21	B	22	20	1	3		VE-701 CONTROL BOX	500
500	LIGHTING CONTACTOR		3	20	1	23	C	24	20	1	4		R-705	1178
642	POLE LIGHTING & REC AT DIGESTER		1	20	1	25	A	26	20	1	3		WATER HEATER WH-701	600
	SPACE					27	B	28	20	1	3		WATER HEATER WH-702	600
	SPACE					29	C	30	20	1			SPACE	
	SPACE					31	A	32	20	2	4		VE-701	648
	SPACE					33	B	34			4			648
	SPACE					35	C	36	30	1	4		NORTH OVERHEAD DOOR	1920
	SPACE					37	A	38	30	1	4		SOUTH OVERHEAD DOOR	1920
	SPACE					39	B	40					SPACE	
	SPACE					41	C	42					SPACE	

LOADING BY TYPE		CONNECTED	NEC CODE	DEMAND FACTOR	DEMAND
LIGHTING		3170 VA	210-19	125%	3963 VA
RECEPTACLES		4800 VA	220-44	10kVA @ 100%, ELSE @ 50%	4800 VA
MISC.		4500 VA	220-60	100%	4500 VA
MOTOR	LARGEST MOT.: 6000	26312 VA	220-50	100% + LARGEST x 25%	27812 VA
KITCHEN	# OF KIT. UNITS:	0 VA	220-56		0 VA
TOTAL		108 A			114 A

NOTES:
1. 30mA GFP BREAKER FOR HEAT TRACE.

LUMINAIRE SCHEDULE

TAG	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	LAMPS	WATTS	VOLTS	MOUNTING	NOTES
A1	ENCLOSED GASKETED	LITHONIA	DMW2-L24-3000LM-ACL-MD-MVOLT-GZ10-50K-80CRI	LED	27	120	SEE PLANS	
A1E	ENCLOSED GASKETED, EMERGENCY	LITHONIA	DMW2-L24-3000LM-ACL-MD-MVOLT-GZ10-50K-80CRI-E10WCP	LED	27	120	SEE PLANS	
B1	STRIPLIGHT	LITHONIA	ZL1D-L48-5000LM-FST-MVOLT-50K-80CRI-WH	LED	41	120	SURFACE	
B1E	STRIPLIGHT, EMERGENCY	LITHONIA	ZL1D-L48-5000LM-FST-MVOLT-50K-80CRI-WH-E7W	LED	41	120	SURFACE	
C1	WALL BRACKET	LITHONIA	CLX-L24-2500LM-SEF-FDL-MVOLT-GZ10-50K-80CRI-WH	LED	19	120	SEE PLANS	
C1E	WALL BRACKET, EMERGENCY	LITHONIA	CLX-L24-2500LM-SEF-FDL-MVOLT-GZ10-50K-80CRI-WH-E10WLCP	LED	19	120	SEE PLANS	
P1	POLE FIXTURE	LITHONIA	DSX0 LED-P1-50K-80CRI-T5M-MVOLT-SPA-DDBXD	LED	34	120	POLE	
	SQUARE STRAIGHT STEEL POLE	LITHONIA	SSA-12-4C-DM19AS-VD-EHH4B-DDBXD	NA	NA	NA	POLE BASE	1
W1	WALL PACK	LITHONIA	RSX1 LED-P2-30K-MVOLT-WBA-DDBXD	LED	72	120	ABOVE DOOR	
X1	EXIT SIGN	LITHONIA	LQM-S-W-3-R-MVOLT-ELN	LED	0.71	N/A	ABOVE DOOR	

NOTES
1. PROVIDE EXTRA HANDHOLE AT 4' FOR WEATHERPROOF LINE VOLTAGE SWITCH TO CONTROL LIGHT FIXTURE.

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BOISE, ID 83706
(208) 387-7000

ISSUE	DATE	DESCRIPTION
4	02/13/2026	CHANGE PROPOSAL REQUEST 01
3	12/04/2025	WORK CHANGE DIRECTIVE 04
2	09/25/2025	WORK CHANGE DIRECTIVE 02
1	04/04/2025	ADDENDUM NO. 4
	02/07/2025	ISSUED FOR BID AND CONSTRUCTION

PROJECT MANAGER	B. BJERKE
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KETCHUM / SUN VALLEY WATER AND SEWER DISTRICT

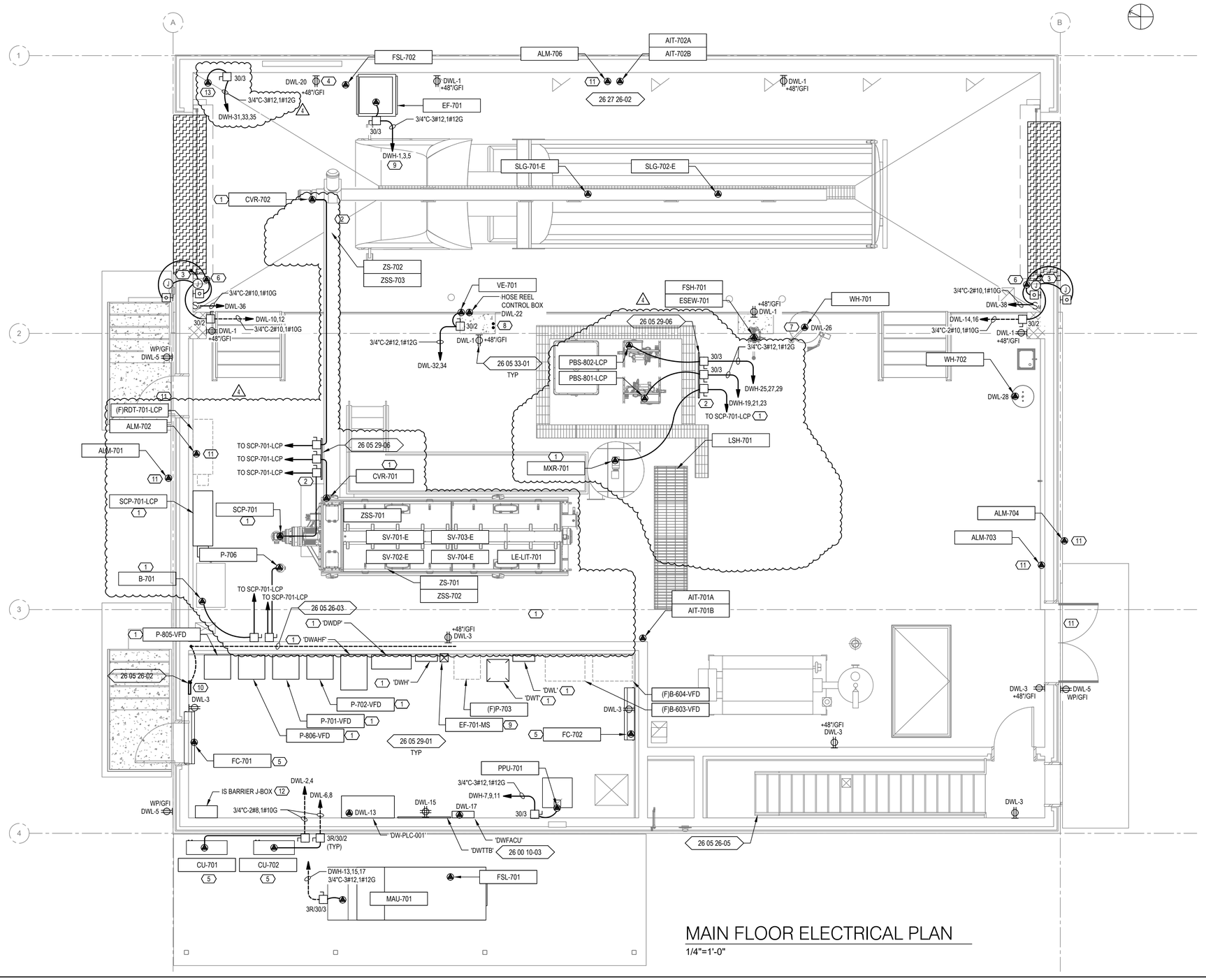
KETCHUM / SVSWD WATER RECLAMATION FACILITY

SOLIDS DEWATERING IMPROVEMENTS

ELECTRICAL SCHEDULES

FILENAME E-006.dwg
SCALE N.T.S. 0 1" 2"

SHEET E-006



MAIN FLOOR ELECTRICAL PLAN

1/4"=1'-0"

GENERAL NOTES

1. SEE STANDARD DETAIL 26 05 26-01 FOR GENERAL GROUNDING.

KEYNOTES (##)

1. SEE ONE-LINE DIAGRAM ON SHEET E-005 FOR CONDUIT AND CONDUCTORS.
2. PROVIDE DISCONNECT WITH AUX CONTACTS FOR EARLY BREAK VFD SHUTDOWN. PROVIDE 3/4" CONDUIT WITH 2#14 AND 1#14 GROUND TO VFD.
3. PROVIDE AND INSTALL SNOW MELT SYSTEM WITH HEATING CABLE INSTALLED IN CONCRETE SLAB IN CROSSHATCHED AREA. RAYCHEM #EM2-XR SERIES, 208V, 40W/LF SELF REGULATING CABLE. PROVIDE JUNCTION BOX WITH STATUS LIGHT, NEMA 3R/30/2 DISCONNECT SWITCH, RAYCHEM #AMC-1A AMBIENT SENSING T-STAT OR PER MANUFACTURERS RECOMMENDATIONS. HEATED AREA EXTENDS FROM DOOR OUT TO EDGE OF SLAB AND FROM DOOR INTO BUILDING INTERIOR 12 INCHES. CROSSHATCHED PATTERN DOES NOT REPRESENT HEAT CABLE PATTERN. ROUTE BOTH ENDS OF EMBEDDED CABLE INTO JUNCTION BOX VIA CONDUIT STUBBED INTO HEATED AREA OF SLAB. TERMINATE CABLE AND INTERFACE WITH POWER BRANCH CIRCUIT AND THERMOSTAT.
4. PROVIDE DEDICATED CIRCUIT FOR TRUCK HEATER.
5. 3/4" CONDUIT BETWEEN INDOOR AND OUTDOOR SPLIT SYSTEM UNITS. INDOOR POWER UNIT POWERED FROM OUTDOOR UNIT. WIRING BY MECHANICAL.
6. MAKE ELECTRICAL CONNECTIONS TO MOTORIZED OVERHEAD DOOR PER MANUFACTURERS RECOMMENDATIONS. PROVIDE CONDUIT AND CONDUCTORS AS REQUIRED.
7. PROVIDE 120V CONNECTION FOR WATER HEATING ELEMENT.
8. PROVIDE (2)1" CONDUITS TO PLC FOR FUTURE USE.
9. ROUTE CIRCUIT VIA MOTOR STARTER LOCATED IN ELECTRICAL ROOM. SEE SHEET E-008.
10. PROVIDE GROUND BUS BAR FOR GROUND TERMINATIONS.
11. GO NO/GO SIGNAGE PER STANDARD DETAIL 26 05 53-03 AT NOTIFICATION LOCATIONS.
12. PROVIDE TERMINAL JUNCTION BOX FOR INTRINSICALLY SAFE BARRIERS. SIZE ENCLOSURE AS REQUIRED TO ACCOMMODATE ALL BARRIERS. PROVIDE DIN RAIL, TERMINAL BLOCKS AND ALL APPURTENANCES FOR A COMPLETE AND FUNCTIONAL SYSTEM.
13. MAKE ELECTRICAL CONNECTIONS FOR OWNER FURNISHED AIR COMPRESSOR. COORDINATE LOCATION PRIOR TO ROUGH-IN.

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PROJECT NUMBER	10397974

KETCHUM / SVSWD WATER RECLAMATION FACILITY

SOLIDS DEWATERING IMPROVEMENTS

ELECTRICAL
DEWATERING BUILDING
MAIN FLOOR ELECTRICAL PLAN

FILENAME E-104.dwg
SCALE N.T.S.
0 1" 2"

SHEET E-104

GENERAL NOTES

1. DEWATERING SYSTEM COMPONENTS DEPENDENT ON SELECTED VENDOR.

SCADA

P-701-VFD
P-702-VFD
(F)P-703-VFD

SOFTWARE I/O
AUTO STATUS
RUN STATUS
ENABLE STATUS
START COMMAND
STOP COMMAND
SPEED COMMAND
SPEED FEEDBACK
FAULT ALARM
MOTOR TEMP HIGH
STATOR TEMP HIGH
LINE PRESS HIGH

HMI DISPLAY

FIT-701 FLOW	SCR-701 SPEED FB	SCREEN FAULT
MXR-701 RUN STATUS	SCR-701 LOCAL/REMOTE STATUS	FV-604-E & 605-E OPEN/CLOSE STATUS
MXR-701 FAULT	SCR-701 START	FV-604-E & 605-E FAIL TO OPEN
3 SV-701-E - 702-E & 703-E OPEN/CLOSE STATUS	SCVR-701 & 702 LOCAL/REMOTE STATUS	FV-609-E & 610-E OPEN/CLOSE STATUS
PBS-801 & 802 LOCAL/REMOTE STATUS	SCVR-701 & 702 RUN STATUS	FV-609-E & 610-E FAIL TO OPEN
PBS-801 & 802 RUN STATUS	SCVR-701 & 702 FAULT	P-701 & 702 FAULT
PBS-801 & 802 FAULT	SCVR-701 & 702 E-STOP	P-701 & 702 SPEED FB
PBS-801 & 802 SPEED FB	SLG-701 & 702-E POSITION STATUS	P-701 & 702 RUN CMD
SCR-701 RUN STATUS	SLG-701 & 702-E TIMER	P-701 & 702 SPEED CMD
SCR-701 FAULT	SLG-701 & 702-E FAULT	P-706 & B-701 RUN CMD 3

DW-PLC-001

P-701-VFD
P-702-VFD
(F)P-703-VFD
UU ETHERNET/IP MULTI

SOFTWARE I/O

FIT-701 FLOW	SCR-701 SPEED FB	SCREEN FAULT
MXR-701 RUN STATUS	SCR-701 LOCAL/REMOTE STATUS	FV-604-E & 605-E OPEN/CLOSE STATUS
MXR-701 FAULT	SCR-701 START	FV-604-E & 605-E FAIL TO OPEN
3 SV-701-E - 702-E & 703-E OPEN/CLOSE STATUS	SCVR-701 & 702 LOCAL/REMOTE STATUS	FV-609-E & 610-E OPEN/CLOSE STATUS
PBS-801 & 802 LOCAL/REMOTE STATUS	SCVR-701 & 702 RUN STATUS	FV-609-E & 610-E FAIL TO OPEN
PBS-801 & 802 RUN STATUS	SCVR-701 & 702 FAULT	P-701 & 702 FAULT
PBS-801 & 802 FAULT	SCVR-701 & 702 E-STOP	P-701 & 702 SPEED FB
PBS-801 & 802 SPEED FB	SLG-701 & 702-E POSITION STATUS	P-701 & 702 RUN CMD
SCR-701 RUN STATUS	SLG-701 & 702-E TIMER	P-701 & 702 SPEED CMD
SCR-701 FAULT	SLG-701 & 702-E FAULT	P-706 & B-701 RUN CMD 3

PROCESS

SCREW PRESS DEWATERING SYSTEM (OWNER FURNISHED)

SCP-701-LCP
480 VAC
SCREW PRESS CONTROL PANEL SOFTWARE I/O
LIT-701 LEVEL
P-701, 702, & (F)703 CALL TO RUN

FROM POTABLE WATER SYSTEM

P-701-VFD
P-702-VFD
(F)P-703-VFD
VFD 480V/3Ø

B-701-MS
B-701 SCREW PRESS COMPRESSOR
P-706-MS
MXR-701-VFD
3/8"-AHP
SCP-701-VFD
SCVR-701-MS
SCVR-702-MS
EMERGENCY PULL CORD ZS-701
EMERGENCY PULL CORD ZS-702

2"-NPW
FROM POTABLE WATER SYSTEM
2"-CHM
P-706 SCREW PRESS WASHWATER PUMP
PSH 706
1"-NPW
SV-702-E
SV-701-E
SV-703-E

CHM C Y-003 FROM POLYMER DOSING SYSTEM

SL A Y-001 FROM DIGESTER 01 & 02

8"-SL
6"-SL
TSH 704
PSH 701
TSH 701
P-701 SLUDGE TRANSFER PUMP 01
1" SP
FIT 701
FE 701
FE/FIT-701
4"-SL
8"-SL
TSH 705
PSH 702
TSH 702
P-702 SLUDGE TRANSFER PUMP 02
1" SP
8"-SL
TSH 706
PSH 703
TSH 703
P-703 RDT FEED PUMP (FUTURE)
1" SP
TANKER

MXR-701
PSH 705
PE 701
PIT 701
LSH 701
ZSS 701
LSH 702
ZSS 702
SCP-701 SCREW PRESS
2" SP
10"-SL
12"-SL
1"-SL
1"-CHM
T-701 SCREW PRESS FLOC TANK
CHEMICAL INJECTION RING

ZSS 703
CVR-701 ANGLED BIOSOLIDS CONVEYOR
ZSS 704
SLG-701-E
SLG-702-E
CVR-702 HORIZONTAL BIOSOLIDS CONVEYOR
DUMP TRUCK

10"-D
D D Y-004 TO PRESSATE PUMP STATION

WAS B Y-001 FROM DIGESTER BYPASS
6"-WAS BYPASS
TO FUTURE RDT

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HDR ENGINEERING, INC. | CA0443AE
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BOISE, ID 83706
(208) 387-7000

ISSUE	DATE	DESCRIPTION
3	02/13/2026	CHANGE PROPOSAL REQUEST 01
2	10/04/2025	WORK CHANGE DIRECTIVE 04
1	08/20/2025	FIELD ORDER 03
	02/07/2025	ISSUED FOR BID AND CONSTRUCTION

PROJECT MANAGER	B. BJERKE
CIVIL	K. THOMAS
STRUCTURAL	M. HERRERA
ARCHITECTURAL	K. THOMAS
PROCESS	K. THOMAS
MECHANICAL	K. SUTTON
ELECTRICAL	J. BARRUTIA
INSTRUMENTATION	N. QUIGLEY
PROJECT NUMBER	10397974

KETCHUM / SUN VALLEY WATER AND SEWER DISTRICT

KETCHUM / SVSWD WATER RECLAMATION FACILITY

SOLIDS DEWATERING IMPROVEMENTS

INSTRUMENATION & CONTROLS
SOLIDS PUMPING & DEWATERING

FILENAME Y-002.dwg
SCALE NONE
0 1" 2"

SHEET Y-002

SCADA

DW-PLC-001

SCP-701-LCP

- SI — AI SPEED FEEDBACK PBS-801
- SC — AO SPEED COMMAND PBS-801
- YI — DI FAULT STATUS PBS-801
- YI — DI RUN STATUS PBS-801
- YC — DO RUN COMMAND PBS-801
- YI — DI LOCAL/ REMOTE PBS-801
- SI — AI SPEED FEEDBACK PBS-802
- SC — AO SPEED COMMAND PBS-802
- YI — DI FAULT STATUS PBS-802
- YI — DI RUN STATUS PBS-802
- YC — DO RUN COMMAND PBS-802
- YI — DI LOCAL/ REMOTE PBS-802

PROCESS

POLYMER STORAGE TOTE 01
T-802

POLYMER FEED PUMP
P-803

1/2"X2"-CHM

TO CLARIFIER SPLITTER BOX

TO TERTIARY FILTERS

PBS-801-LCP

POLYMER BLENDING SYSTEM CONTROL PANEL

480 VAC

1

SCREW PRESS DEWATERING SYSTEM (OWNER FURNISHED)

1-1/2"-TW

FROM POTABLE WATER SYSTEM

2"-CHM

POLYMER STORAGE TOTE 02
T-803

1"-CHM

1"-CHM

PRIMING PORT

FS

THERMAL FLOW SWITCH

P-801
POLYMER BLEND PUMP 01

FI

FE/FIT-801

MXR-801
POLYMER MIXER 01

SET AT 100 PSI

S

SV-801-E

N.C.

FI

FE/FIT-802

PBS-801
POLYMER BLENDING SYSTEM 01

1-1/2"-CHM

2"-CHM

CHM
C | Y-002
TO SCREW PRESS FLOC TANK

D

1-1/2"-CHM

P-802
POLYMER BLEND PUMP 02

SV-802-E

FE/FIT-803

FE/FIT-804

MXR-802
POLYMER MIXER 02

PBS-802
POLYMER BLENDING SYSTEM 02

PBS-802-LCP

1

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HDR ENGINEERING, INC. | CA0443AE
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BOISE, ID 83706
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ISSUE	DATE	DESCRIPTION
1	02/13/2026	CHANGE PROPOSAL REQUEST 01
	02/07/2025	ISSUED FOR BID AND CONSTRUCTION

PROJECT MANAGER	B. BJERKE
CIVIL	K. THOMAS
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INSTRUMENTATION	N. QUIGLEY
PROJECT NUMBER	10397974

KETCHUM / SVSWD WATER RECLAMATION FACILITY

SOLIDS DEWATERING IMPROVEMENTS

INSTRUMENATION & CONTROLS
POLYMER DOSING SYSTEM

FILENAME Y-003.dwg
SCALE NONE
0 1" 2"

SHEET
Y-003

SECTION 05 50 00
METAL FABRICATIONS

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:
1. Custom fabricated metal items and certain manufactured units not otherwise indicated to be supplied under work of other Specification Sections.
   a. Bollards
   b. Abrasive Stair Nosings
   c. Aluminum Grating
   d. Heavy-Duty Castings, Trench Covers, and Accessories
   e. Access Cover
2. Design of all temporary bracing not indicated on Drawings.
3. Delegated design systems and components, including but not limited to:
   a. Metal Stairs and associated landings.
   b. Steel checkered plate.
   c. Modular framing system.

B. Related Specification Sections include but are not necessarily limited to:
1. Section 01 35 73 – Delegated Design Procedures.
2. Section 03 00 05 - Concrete.
3. Section 03 15 19 - Anchorage to Concrete.
4. Section 03 31 30 - Concrete, Materials and Proportioning.
5. Section 05 12 00 - Structural Steel.
6. Section 06 82 00 - Fiberglass Reinforced Plastic Fabrication.
7. Section 09 96 00 - High Performance Industrial Coatings.

1.2 REFERENCES

A. Definitions
1. Fasteners: As defined in ASTM F1789.
2. Galvanizing: Hot-dip galvanizing per ASTM A123/A123M or ASTM A153/A153M with minimum coating of 2.0 oz of zinc per square foot of metal (average of specimens) unless noted otherwise or dictated by standard.
3. Hardware: As defined in ASTM A153/A153M.
4. Installer or Applicator:
   a. Installer or applicator is the person actually installing or applying the product in the field at the Project site.
   b. Installer and applicator are synonymous.
5. PQR: Procedure Qualification Record
6. MIC: Microbiologically induced corrosion.

B. Referenced Standards: Standards referenced in this section include, but are not necessarily limited to, the following:
1. Aluminum Association (AA):
   a. ADM 1, Aluminum Design Manual.
2. American Association of State Highway and Transportation Officials (AASHTO):
   a. HB, Standard Specifications for Highway Bridges.
3. American Institute of Steel Construction (AISC):
   a. 325, Manual of Steel Construction.
   b. 360, Specifications for Structural Steel Buildings (referred to herein as AISC Specification).
4. The American Ladder Institute (ALI):
   a. A14.3, Ladders - Fixed - Safety Requirements.

5. American Society of Civil Engineers (ASCE):
   a. 7, Minimum Design Loads for Buildings and Other Structures.
6. ASTM International (ASTM):
   a. A6, Standard Specification for General Requirements for Rolled Structural Steel Bars, Plates, Shapes, and Sheet Piling.
   b. A36, Standard Specification for Carbon Structural Steel.
   c. A47, Standard Specification for Ferritic Malleable Iron Castings.
   d. A48, Standard Specification for Gray Iron Castings.
   e. A53, Standard Specification for Pipe, Steel, Black and Hot-Dipped, Zinc-Coated, Welded and Seamless.
   f. A108, Standard Specification for Steel Bar, Carbon and Alloy, Cold Finished.
   g. A123/A123M, Standard Specification for Zinc (Hot-Dip Galvanized) Coatings on Iron and Steel Products.
   h. A153/A153M, Standard Specification for Zinc Coating (Hot-Dip) on Iron and Steel Hardware.
   i. A197, Standard Specification for Cupola Malleable Iron.
   j. A269, Standard Specification for Seamless and Welded Austenitic Stainless Steel Tubing for General Service.
   k. A276, Standard Specification for Stainless Steel Bars and Shapes.
   l. A307, Standard Specification for Carbon Steel Bolts and Studs, 60,000 psi Tensile Strength.
   m. A312, Standard Specification for Seamless, Welded, and Heavily Cold Worked Austenitic Stainless Steel Pipes.
   n. A380/A380M, Standard Practice for Cleaning, Descaling, and Passivation of Stainless Steel Parts, Equipment, and Systems.
   o. A500, Standard Specification for Cold-Formed Welded and Seamless Carbon Steel Structural Tubing in Rounds and Shapes.
   p. A501, Standard Specification for Hot-Formed Welded and Seamless Carbon Steel Structural Tubing.
   q. A536, Standard Specification for Ductile Iron Castings.
   r. A554, Standard Specification for Welded Stainless Steel Mechanical Tubing.
   s. A572, Standard Specification for High-Strength Low-Alloy Columbium-Vanadium Structural Steel.
   t. A563, Standard Specification for Carbon and Alloy Steel Nuts.
   u. A666, Standard Specification for Annealed or Cold-Worked Austenitic Stainless Steel Sheet, Strip, Plate, and Flat Bar.
   v. A668, Standard Specification for Steel Forgings, Carbon and Alloy, for General Industrial Use.
   w. A780, Standard Practice for Repair of Damaged and Uncoated Areas of Hot-Dip Galvanized Coatings.
   x. A786, Standard Specification for Hot-Rolled Carbon, Low-Alloy, High-Strength Low-Alloy, and Alloy Steel Floor Plates.
   y. A992, Standard Specification for Steel for Structural Shapes.
   z. A1064, Standard Specification for Steel Wire and Welded Wire Reinforcement, Plain and Deformed, for Concrete.
   aa. A1011, Standard Specification for Steel, Sheet and Strip, Hot-Rolled, Carbon, Structural, High-Strength Low-Alloy, High-Strength Low-Alloy with Improved Formability, and Ultra-High Strength.
   bb. B26, Standard Specification for Aluminum-Alloy Sand Castings.
   cc. B209, Standard Specification for Aluminum and Aluminum-Alloy Sheet and Plate.
   dd. B221, Standard Specification for Aluminum and Aluminum-Alloy Extruded Bars, Rods, Wire, Profiles, and Tubes.
   ee. B308, Standard Specification for Aluminum-Alloy 6061-T6 Standard Structural Profiles.
   ff. B429, Standard Specification for Aluminum-Alloy Extruded Structural Pipe and Tube.
   gg. B632, Standard Specification for Aluminum-Alloy Rolled Tread Plate.
   a.
   b. F436, Standard Specification for Hardened Steel Washers Inch and Metric Dimensions.
   c. F467, Standard Specification for Nonferrous Nuts for General Use.

d. F468, Standard Specification for Nonferrous Bolts, Hex Cap Screws, and Studs for General Use.
e. F593, Standard Specification for Stainless Steel Bolts, Hex Cap Screws, and Studs.
f. F835, Standard Specification for Alloy Steel Socket Button and Flat Countersunk Head Cap Screws.
g. F879, Standard Specification for Stainless Steel Socket Button and Flat Countersunk Head Cap Screws.
h. F1789, Standard Terminology for F16 Mechanical Fasteners.
i. F3125, Standard Specification for High Strength Structural Bolts, Steel and Alloy Steel, Heat Treated, 120 ksi (830 MPa) and 150 ksi (1040 MPa) Minimum Tensile Strength, Inch and Metric Dimensions.

7. American Welding Society (AWS):
   a. A5.1/A5.1M, Specification for Carbon Steel Electrodes for Shielded Metal Arc Welding.
   b. D1.1, Structural Welding Code - Steel.
   c. D1.2, Structural Welding Code - Aluminum.
   d. D1.6/D1.6M, Structural Welding Code - Stainless Steel.
8. National Association of Architectural Metal Manufacturers (NAAMM):
   a. AMP 510, Metal Stairs Manual.
   b. AMP 555, Code of Standard Practice for the Architectural Metal Industry (Including Miscellaneous Iron).
   c. MBG 531, Metal Bar Grating Manual.
9. NACE International (NACE).
10. Nickel Development Institute (NiDI):
    a. Publication 11 007, Guidelines for the Welded Fabrication of Nickel-Containing Stainless Steels for Corrosion Resistant Services.
11. Occupational Safety and Health Administration (OSHA):
    a. 29 CFR 1910, Occupational Safety and Health Standards, referred to herein as OSHA Standards.

1.3 SUBMITTALS

A. Action Submittals: Submit the following:
   1. Shop Drawings:
      a. Fabrication and/or layout drawings and details:
         1) Submit drawings for all fabrications and assemblies.
            a) Include erection drawings, plans, sections, details and connection details.
         2) Identify materials of construction, shop coatings and third party accessories.
   2. Product technical data (for fabrications not delegated design) including:
      a. Acknowledgement that products submitted meet requirements of standards referenced.
      b. Manufacturer's installation instructions.
      c. Provide manufacturer's standard allowable load tables for the following:
         1) Grating and checkered plate.
         2) Castings, trench covers and accessories.
         3) Modular framing systems.
   3. Delegated Design Professional's "Instruments of Service" Submittals:
      a. Design drawings sealed and signed by delegated design professional, including:
         1) Design drawings deemed appropriate and necessary by delegated design professional.
         2) Show or indicate necessary details establishing the method of fastening throughout system and attachments to supporting primary structure including anchorage to concrete as required.
         3) Coordinate drawings and details with delegated design professional's calculations required in this Section.
         4) At option of Contractor or fabricator, design drawings may be combined with the Shop Drawings required in this Section, although delegated design professional's seal and signature is required on the Shop Drawings in the event of a combined Submittal.
      b. Design specifications, sealed and signed by delegated design professional.
      c. Certification of compliance in accordance with Section 01 35 73 - Delegated Design Procedures, including:

1) List of design loads and load combinations used to design structural systems and components.
2) List of loads transmitted to the supporting structural elements.
3) Compliance with project performance and design criteria specified in the Contract Documents.
4) Expressly indicate where structural element reaction forces to Engineer-designed supporting elements or existing construction differ from reaction forces indicated in the Contract Documents.

B. Informational Submittals:
1. Certifications
a. NACE certification of surface preparation.
b. NACE certification of paint application.
2. Supplier's Instructions:
a. Fabricator's instructions for handling, storing, and installing structural elements furnished.
b. Galvanizing repair paint manufacturer's installation instructions.
3. Qualifications Statements:
a. NACE inspector qualifications.
b. Delegated design professional.
c. Fabricator, when requested by Engineer, including:
1) Qualifications and experience.
2) Qualifications of welders to be employed in fabricating the structural elements for the Project.
3) Qualifications of welders to be employed during erection of the structural elements for the Project.
d. Installer, when requested by Engineer, including fabricator's approval of installer.
4. Delegated design Shop Drawings approved by delegated design professional:
a. Detailed structural elements erection drawings, shop details, erection detail.
b. Indicate member type, location, spacing, size, and gauge of members; method of attachment to supporting members; and necessary erection details.
c. Show and indicate supplemental bracing, strapping, splices, bridging, accessories, and details necessary for proper installation.
d. Structural element Placement Diagram: Diagram showing and indicating assumed location of each structural element and references the corresponding structural element design drawing.
5. Delegated design product data approved by delegated design professional:
a. Fabricator's published product data for each type of structural element and accessory required.
b. Expressly indicate compliance with applicable reference standards. If not addressed in fabricator's published information, submit as special certification addressing compliance with reference standards indicated in this Section.
c. Published product data for galvanizing repair paint.
6. Delegated design calculations in accordance with Section 01 35 73 - Delegated Design Procedures:
a. Complete set of design calculations, indicating:
1) Basis of design, including a list of codes and standards used for design.
2) List of design loads and load combinations.
3) Design moments, shear forces, and axial compression/tension forces.
4) Design of connections, including splices, if required.
5) Bridging and bracing design, including attachments to trusses and anchorage to supporting structural elements, if required.
6) Special requirements, if any.

1.4 QUALITY ASSURANCE

A. Regulatory Requirements:
1. Applicable construction codes including building code, are indicated in Section 01 42 00 - References.

B. Qualifications:

1. Qualify welding procedures and welding operators in accordance with AWS.
    a. All welders shall be qualified in all positions that will be utilized during welding. Welders shall utilize qualified PQR for testing.
    b.
2. Fabricator shall have minimum of 10 years of experience in fabrication of metal items specified.
3. Engineer for contractor-designed systems and components: Professional structural engineer licensed in the State of Idaho.
4. NACE certified inspector shall have minimum of two years of experience performing inspections as indicated.
    a. Have a current Level III coating inspector certification.

1.5 DELIVERY, STORAGE, AND HANDLING

A. Deliver and handle fabrications to avoid damage.

B. Store above ground on skids or other supports to keep items free of dirt and other foreign debris and to protect against corrosion.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Subject to compliance with the Contract Documents, the following manufacturers are acceptable:
1. Headed studs and deformed bar anchors:
    a. Nelson Stud Welding Div., TRW Inc.
    b. Stud Welding Products, Inc.
2. Mechanical anchor bolts:
    a. See Section 03 15 19.
3. Epoxy adhesive anchor bolts:
    a. See Section 03 15 19.
4. Concrete screw anchors:
    a. See Section 03 15 19.
5. Castings, trench covers and accessories:
    a. Neenah Foundry Co.
    b. Deeter Foundry Co.
    c. Barry Craft Construction Casting Co.
    d. McKinley Iron Works.
6. Galvanizing repair paint:
    a. Aervoe Industries, Inc.
    b. ZRC Products.
7. Modular framing system:
    a. Unistrut Building Systems.
    b. B-Line Systems.
    c. Kindorf.
    d. Superstrut.

2.2 MATERIALS

A. Steel:
1. Structural:
    a. W-shapes and WT-shapes: ASTM A992, Grade 50.
    b. All other plates and rolled sections: ASTM A36.
2. Pipe: ASTM A53, Types E or S, Grade B or ASTM A501.
3. Structural tubing:
    a. ASTM A618 or ASTM A500, Grade C (50 ksi minimum yield).
4. Bolts, high strength:
    a. ASTM F3125, Grade A325.
5. Nuts, high strength:

a. ASTM A563.
6. Washers (hardened):
a. ASTM F436.
b. Provide two (2) washers with all bolts.
7. Bolts and nuts (unfinished):
a. ASTM A307, Grade A.
8. Welding electrodes: AWS D1.1, E70 Series.
9. Steel forgings: ASTM A668.

B. Iron:
1. Ductile iron: ASTM A536.
2. Gray cast iron: ASTM A48 (minimum 30,000 psi tensile strength).
3. Malleable iron: ASTM A47, ASTM A197.

C. Stainless Steel:
1. Stainless steel in welded applications: Low carbon 'L' type.
2. Minimum yield strength of 30,000 psi and minimum tensile strength of 75,000 psi.
a. Bars, shapes: ASTM A276, Type 304.
b. Tubing and pipe: ASTM A269, ASTM A312 or ASTM A554, Type 304 or 316.
c. Strip, plate and flat bars: ASTM A666, Type 304 or 316.
d. Bolts and nuts: ASTM F593, Type 304 or 316.
3. Minimum yield strength of 25,000 psi and minimum tensile strength of 70,000 psi.
a. Strip, plate and flat bar for welded connections, ASTM A666, Type 304L or 316L.
4. Welding electrodes: In accordance with AWS for metal alloy being welded.

D. Aluminum:
1. Alloy 6061-T6 or Alloy 6061-T6, 32,000 psi tensile yield strength minimum.
a. ASTM B221 and ASTM B308 for shapes including beams, channels, angles, tees and zees.
b. Weir plates, baffles and deflector plates, ASTM B209.
2. Alloy 6063-T5 or T6, 15,000 psi tensile yield strength minimum.
a. ASTM B221 and ASTM B429 for bars, rods, wires, pipes and tubes.
3. ASTM B26 for castings.
4. ASTM F468, alloy 2024 T4 for bolts.
5. ASTM F467, alloy 2024 T4 for nuts.
6. Electrodes for welding aluminum: AWS D1.2, filler alloy 4043 or 5356.

E. Washers: Same material and alloy as found in accompanying bolts and nuts.

F. Embedded Anchor Bolts:
1. See Specification Section 03 15 19.

G. Mechanical Anchor Bolts and Adhesive Anchor Bolts:
1. See Specification Section 03 15 19.

H. Headed Studs: ASTM A108 with a minimum yield strength of 50,000 psi and a minimum tensile strength of 60,000 psi.

I. Deformed Bar Anchors: ASTM A1064 with a minimum yield strength of 70,000 psi and a minimum tensile strength of 80,000 psi.

J. Iron and Steel Hardware: Galvanized in accordance with ASTM A153/A153M when required to be galvanized.

K. Galvanizing Repair Paint:
1. High zinc dust content paint for regalvanizing welds and abrasions.
2. ASTM A780.
3. Zinc content: Minimum 92% in dry film.
4. ZRC "ZRC Cold Galvanizing" or Aervoe " Crown Cold Galvanize Coating 93% Zine Rich."

L. Dissimilar Materials Protection: See Specification Section 09 96 00.

2.3 MANUFACTURED UNITS

A. Stair

B. Bollards:
   1. 8 inches diameter extra strength steel pipe, ASTM A53.
      a. Galvanized.
      b. See Specification Section 09 96 00 for painting requirements.

C. Metal Stairs and Landings:
   1. Treads: Grating as specified.
      a. Provide integral corrugated non-slip nosing.
   2. Risers:
      a. Grating treads:
         1) Solid plate welded to trailing edge of tread or landing.
         2) Minimum 3/16 inches thick by 4 inches high.
      b. Checkered plate treads: Solid checkered plate riser integral with tread.
   3. Landings:
      a. Grating
      b. Provide integral corrugated non-slip nosing at edge acting as stair tread/nosing.
   4. Design live load for landing platform and supporting structure:
      a. 100 PSF, uniform load.
      b. 300 LBS concentrated load on 4 inches square area.
      c. All components to be adequate for the uniform load or the concentrated load, whichever requires the stronger component.
      d. Maximum deflection: 1/300 of span under a superimposed live load of 100 psf.
   5. Design, fabricate, and install in compliance with NAAMM and applicable codes.
      a. NAAMM AMP 510:
         1) Exterior at site structures and equipment: Industrial Class.
         2) Interior or exterior at buildings: Service Class.
   6. Handrails and guardrails: Refer to Specification Section 05 52 46.
   7. Material:
      a. Aluminum.

D. Steel Checkered Plate:
   1. Provide galvanized checkered plate and edge supports.
   2. Provide factory prime painted checker plate and edge supports.
   3. Conform to ASTM A786.
      a. Diamond pattern: No.3 (large) or No.4 (medium).
      b. Use one pattern throughout Project.
      c. Material: 36 ksi minimum yield strength.
   4. Design live load: See Drawings
      a. Maximum deflection: 1/300 of span under a superimposed live load of 50 psf.
   5. Reinforce as necessary with steel angles welded to underside of checkered plate.
   6. Plate sections:
      a. Maximum 3 feet wide.
      b. Minimum 1/4 inches thick.
      c. Maximum 100 pounds per section if required to be removable.
   7. Provide joints at center of all openings unless shown otherwise.
      a. Reinforce joints and openings with additional angles to provide required load carrying capacity.
   8. Unless shown otherwise, frame for opening with steel checkered plate cover:
      a. Steel support angles:
         1) 3 by 2 by 1/4 inches minimum size with long leg vertical.
         2) 5/8 inches diameter adhesive anchor bolts spaced at maximum of 24 inches on-center along each side with not less than two anchor bolts per side.
      b. Steel concrete insert seats:
         1) 2 by 2 by 1/4 inches minimum size.

2) Auto-welded studs or strap anchors, ASTM A108 at 18 inches on-center with not less than two studs or anchors per side.

c. Drill and tap frame to receive 3/8 inches diameter fasteners at not more than 24 inches on-center with not less than two fasteners per side.

1) Fasteners: Flat countersunk cap screws, ASTM F835.

a) Galvanized, ASTM A153/A153M.

E. Aluminum Checkered Plate:

1. Conform to ASTM B632.
   a. Diamond pattern: Use one pattern throughout Project.
   b. Material: Type 6061-T6 or 6005-T6.
2. Design live load:
   a. 100 psf, uniform load.
   b. 300 pounds concentrated load on 4 inches square area.
   c. All components to be adequate for the uniform load or the concentrated load, whichever requires the stronger component.
   d. Maximum deflection: 1/300 of span under a superimposed live load of 50 psf.
3. Reinforce as necessary with aluminum angles.
4. Plate sections:
   a. Maximum 3 feet wide.
   b. Minimum 1/4 inches thick.
   c. Maximum 100 pounds per section if required to be removable.
5. Provide joints at center of all openings unless shown otherwise.
   a. Reinforce joints and openings with additional angles to provide required load carrying capacity.
6. Unless shown otherwise, frame for openings with aluminum checkered plate cover:
   a. Aluminum support angles:
      1) 3 by 2 by 1/4 inches minimum size with long leg vertical.
      2) 5/8 inches diameter adhesive anchor bolts spaced at maximum of 24 inches on-center along each side with not less than two anchor bolts per side.
   b. Aluminum concrete insert seats:
      1) 2 by 2 by 1/4 inches minimum size.
      2) Auto-welded studs or strap anchors at 18 inches on-center with not less than two studs or anchored per side.
   c. Drill and tap frame to receive 3/8 inches diameter fasteners at not more than 24 inches on-center with not less than two fasteners per side.
      1) Fasteners: Stainless steel flat countersunk cap screws: ASTM F879.

F. Aluminum Grating:

1. NAAMM MBG 531.
2. Minimum depth: 1-1/2 inches.
3. Minimum rectangular bearing bar size:
   a. 3/16 inches thick.
   b. Maximum 1-3/16 inches on-center spacing.
4. Minimum I-bar flange width: 1/4 inches.
5. Design live load:
   a. 100 psf, uniform load.
   b. 300 pounds concentrated load on 4 inches square area.
   c. All components to be adequate for the uniform load or the concentrated load, whichever requires the stronger component.
   d. Maximum deflection: 1/300 of span under a superimposed live load of 50 psf.
6. Cross bars:
   a. Welded, swaged or pressure locked to bearing bars.
   b. Maximum 4 inches on-center spacing.
7. Top edges of bars: Grooved or serrated.
8. Standard mill finish.
9. Ends and perimeter edges: Banded.

10. Openings through grating: Reinforced to provide required load carrying capacity and banded with 4 inches high toe plate.
11. Provide openings at joints between individual grating sections.
12. Clips and bolts: Stainless steel.
13. Seat angles: Aluminum.
14. At Contractor's option, aluminum plank type grating with skid-resistant surface may be used.
    a. Grating to have a minimum 35% up to a maximum of 45% open area and meet the design loads and deflection specified in this Specification Section.

G. Heavy-Duty Castings, Trench Covers, and Accessories:
1. Prefabricated, cast iron ASTM A48 or ductile iron ASTM A536
2. Design load: AASHTO HS-20 wheel loading for indicated span.
3. Machine horizontal mating surfaces.

H. Access Cover:
1. Tank type manhole frame and solid lid: ASTM A48 or ASTM A536, cast iron.
2. Unless shown otherwise, design of cover shall be such that top of frame extends several inches above slab to prevent surface water from entering tank.
3. Equip lid with four stainless steel screws to secure lid to frame.

I. Modular Framing System:
1. Materials:
    a. Steel: ASTM A1011, carbon steel, Grade 33.
        1) Hot-dipped galvanized, ASTM A123 or ASTM A153.
    b. Aluminum: ASTM B221 or ASTM B209.
    c. Stainless steel: ASTM A666.
    d. Fiberglass: See Specification Section 06 82 00.
2. Channels and inserts:
    a. Steel or stainless steel: Minimum 12 GA.
    b. Aluminum: Minimum 0.080 inches.
    c. Channels to have one side with a continuous slot with in-turned lips.
        1) Width: 1-5/8 inches.
        2) Depth and configuration as necessary for loading conditions.
3. Fittings: Same material as system major components.
4. Fasteners:
    a. Nuts: Toothed groves in top of nuts to engage the in-turned lips of channel.
    b. Bolts: Hex-head cap screws.
    c. Same material as system major components.
5. End caps:
    a. At each exposed end of each piece mounted on walls, or guardrails, or suspended from framing 7 feet or less above the floor or platform.
        a) Plastic for all exposed ends 7 feet or more above floor or platform.
        b) Plastic or metallic for all other exposed ends.
6. Schedule:
    a. All areas: Hot-dipped galvanized steel.
7. Provide dissimilar materials protection in accordance with Specification Section 09 96 00.
8. Repair all cut ends or otherwise damaged areas of galvanized steel in accordance with ASTM A780.

2.4 FABRICATION

A. Verify field conditions and dimensions prior to fabrication.

B. Form materials to shapes indicated with straight lines, true angles, and smooth curves.
1. Grind smooth all rough welds and sharp edges.
    a. Round all corners to approximately 1/16 inches nominal radius.

C. Provide drilled or punched holes with smooth edges.
1. Punch or drill for field connections and for attachment of work by other trades.

D. Weld Shop Connections:
   1. Stainless steel connections subject to corrosive environments or immersion service will be subject to the following enhanced visual and welding requirements:
      a. Fabricator
         1) Fabricator shall have QC program and procedures in place to avoid cross contamination with carbon steel products and material.
      b. Weld Procedures
         1) Weld procedures shall be qualified for all positions that will be welded, qualified by testing in accordance with applicable welding code AWS D1.6 requirements.
         2) Procedure Qualification Record (PQR) shall document all essential variables to perform consistent quality welds. PQR shall include maximum heat input per pass and shall be tested for CVN properties, macro hardness, and macro/micro hardness testing.
   2. Welds shall be continuous fillet type unless indicated otherwise.
   3. Full penetration butt weld at bends in stair stringers and ladder side rails.
   4. Weld structural steel in accordance with AWS D1.1 using Series E70 electrodes conforming to AWS A5.1/A5.1M.
   5. Weld aluminum in accordance with AWS D1.2.
   6. Weld stainless steel in accordance with AWS D1.6 and NiDI 11 007.
   7. All headed studs to be welded using automatically timed stud welding equipment.
   8. Grind smooth welds that will be exposed.

E. Make provisions to prevent carbon steel/free iron contamination of stainless steel surfaces (i.e., contact between carbon steel or iron and stainless steel component). Do not use cutting/grinding/drilling tools, wire brushes, or wire wheels on stainless steel that have been previously used on carbon steel or iron. Do not support or hang stainless steel weldments or fixtures with carbon steel cables or dunnage.

F. Passivate stainless steel items and stainless steel welds after they have been ground smooth, in accordance with ASTM A380/A380M.

G. Passivation Requirements:
   1. For components/assemblies to be used only in dry air service environments:
      a. No post-fabrication passivation treatments are required for external corrosion control.

H. Conceal fastenings where practicable.

I. Fabricate work in shop in as large assemblies as is practicable.

J. Tolerances:
   1. Rolling:
      a. ASTM A6.
      b. When material received from the mill does not satisfy ASTM A6 tolerances for camber, profile, flatness, or sweep, the Contractor is permitted to perform corrective work by the use of controlled heating and mechanical straightening, subject to the limitations of the AISC Specification.
   2. Fabrication tolerance:
      a. Member length:
         1) Both ends finished for contact bearing: 1/32 inches.
         2) Framed members:
            a) 30 feet or less: 1/16 inches.
            b) Over 30 feet: 1/8 inches.
      b. Member straightness:
         1) Compression members: 1/1000 of axial length between points laterally supported.
         2) Non-compression members: ASTM A6 tolerance for wide flange shapes.
      c. Specified member camber (except compression members):
         1) 50 feet or less: -0/+1/2 inches.
         2) Over 50 feet: -0/+1/2 inches (+1/8 inches per 10 feet over 50 feet).
         3) Members received from mill with 75% of specified camber require no further cambering.

4) Beams/trusses without specified camber shall be fabricated so after erection, camber is upward.
5) Camber shall be measured in fabrication shop in unstressed condition.

d. At bolted splices, depth deviation shall be taken up by filler plates.
1) At welded joints, adjust weld profile to conform to variation in depth.
2) Slope weld surface per AWS requirements.

e. Finished members shall be free from twists, bends and open joints.
1) Sharp kinks, bends and deviation from above tolerances are cause for rejection of material.

K. Fabricate grating, checkered plate, stairs, ladders and accessories using aluminum unless shown otherwise on Drawings.
1. Finish:
a. Mill, unless noted otherwise.
b. Coat surfaces in contact with dissimilar materials.
1) See Specification Section 09 96 00.

L. Fabricate grating in accordance with NAAMM MBG 531.
1. Maximum tolerance for difference in depth between grating depth and seat or support angle depth: 1/8 inches.
2. Distance between edge of grating and face of embedded seat angle or face of wall or other structural member: 1/4 inches.
a. Tolerance: NAAMM MBG 531.
3. Removable sections: Not wider than 3 feet and not heavier than 100 pounds.
4. Ends and perimeter edges: Banded, with alternate bearing bars welded to band.
a. Provide full depth banding unless noted otherwise.
b. Banding at trenches and sumps to be 1/4 inches less than grating depth to allow for drainage.
5. Openings through grating: Reinforced to provide required load carrying capacity and banded with 4 inches high toe plate.
6. Provide joints at openings between individual grating sections.
7. Fabricate grating so that bearing bars and cross bars in adjacent sections are aligned.

M. Fabricate checkered plate and miscellaneous metals in accordance with NAAMM AMP 555.
1. Workmanship: Class 2 unless noted otherwise.

N. See Specification Section 09 96 00 for preparation and painting of ferrous metals and other surfaces.

2.5 SOURCE QUALITY CONTROL

A. Surface Preparation:
1. Refer to Specification Section 09 96 00 for surface preparation requirements.
1. All miscellaneous metal fabrication item surfaces shall be observed and approved, prior to application of shop-applied coatings, by a NACE Certified Coatings Specialist (CIP-3) with at least 4 years of experience in similar inspections.
a. Inspection shall be performed to determine depth of blast profile and cleanliness of surface.
b. Fabricator shall reblast and or re-clean surfaces as required until acceptable.

B. Shop Applied Coating Application:
1. Refer to Specification Section 09 96 00 for coating requirements.
2. After surface has been accepted in writing by NACE certified coatings inspector, fabricator may proceed with application of coatings.
3. Application of coatings shall be observed and certified by NACE certified coatings inspector.

C. Shop Inspection and Testing:
1. Owner will employand pay for the services of a qualified independent testing agency to inspect and test all structural steel work for compliance with Contract Documents.
2. Contractor responsible for testing to qualify shop and field welders and as needed for Contractor's own quality control to ensure compliance with Contract Documents.
3. Independent testing agency shall have a minimum of five years performing similar work and shall be subject to Owner's approval.

D. Responsibilities of Testing Agency:
   1. Inspect shop and field welding in accordance with AWS Code including the following non-destructive testing:
      a. Visually inspect all welds.
      b. In addition to visual inspection, test 50% of full penetration welds and 20% of fillet welds with liquid dye penetrant or mag particle.
      c. Test 20% of liquid dye penetrant tested full penetration welds with ultrasonic or radiographic testing.
      d. For all surfaces intended to be immersed or intended to be water tight:
         1) 100% of all fillet welds shall be PT tested to ensure water-tight surfaces are free of surface defects that would create areas for MIC.
         2) 100% of all completed SS welds and material shall be passivated in accordance with ASTM A380/A380M.
   2. Inspect high-strength bolting in accordance with the RCSC Specification for Structural Joints Using High-Strength Bolts, Section 9.
      a. Verify direct tension indicator gaps, if applicable.
   3. Inspect structural steel which has been erected.
   4. Inspect stud welding in accordance with AWS Code.
   5. Prepare and submit inspection and test reports to Engineer.
      a. Assist Engineer to determine corrective measures necessary for defective work.

PART 3 - EXECUTION

3.1 PREPARATION

A. Provide items to be built into other construction in time to allow their installation.
   1. If such items are not provided in time for installation, cut in and install.

B. Prior to installation, inspect and verify condition of substrate.

C. Correct surface defects or conditions which may interfere with or prevent a satisfactory installation.
   1. Field welding aluminum is not permitted unless approved in writing by Engineer.

3.2 INSTALLATION

A. Set metal work level, true to line, plumb.
   1. Shim and grout as necessary.

B. Meet structural requirements of Specification Section 05 12 00 for erecting items of structural nature:
   1. Tolerances.
   2. Inspection and testing.

C. Contractor is solely responsible for safety.
   1. Construction means and methods and sequencing of work is the prerogative of the Contractor.
   2. Take into consideration that full structural capacity of many structural members is not realized until structural assembly is complete; e.g., until slabs, decks, and diagonal bracing or rigid connections are installed.
   3. Partially complete structural members shall not be loaded without an investigation by the Contractor.
   4. Until all elements of the permanent structure and lateral bracing system are complete, temporary bracing for the partially complete structure will be required.

D. Adequate temporary bracing to provide safety, stability and to resist all loads to which the partially complete structure may be subjected, including construction activities and operation of equipment is the responsibility of the Contractor.
   1. Plumb, align, and set structural steel members to specified tolerances.
   2. Use temporary guys, braces, shoring, connections, etc., necessary to maintain the structural framing plumb and in proper alignment until permanent connections are made, the succeeding work is in place, and temporary work is no longer necessary.

3. Use temporary guys, bracing, shoring, and other work to prevent injury or damage to adjacent work or construction from stresses due to erection procedures and operation of erection equipment, construction loads, and wind.
4. Contractor shall be responsible for the design of the temporary bracing system and must consider the sequence and schedule of placement of such elements and effects of loads imposed on the structural steel members by partially or completely installed work, including work of all other trades.
    a. If not obvious from experience or from the Drawings, confer with the Engineer to identify those structural steel elements that must be complete before the temporary bracing system is removed.
5. Remove and dispose of all temporary work and facilities off-site.

E. Examine work-in-place on which specified work is in any way dependent to ensure that conditions are satisfactory for the installation of the work.
1. Report defects in work-in-place which may influence satisfactory completion of the work.
2. Absence of such notification will be construed as acceptance of work-in-place.

F. Field Measurement:
1. Take field measurements as necessary to verify or supplement dimensions indicated on the Drawings.
2. Contractor responsible for the accurate fit of the work.

G. Check the elevations of all finished footings or foundations and the location and alignment of all anchor bolts before starting erection.
1. Use surveyor's level.
2. Notify Engineer of any errors or deviations found by such checking.

H. Framing member location tolerances after erection shall not exceed the frame tolerances listed in the FIELD QUALITY CONTROL Article in PART 3 of this Specification Section.

I. Erect plumb and level; introduce temporary bracing required to support erection loads.

J. Use light drifting necessary to draw holes together.
1. Drifting to match unfair holes is not allowed.

K. Welding:
1. Comply with AWS D1.1, AWS D1.2, and AWS D1.6 (as applicable for the material welded) and requirements of this Section's "Fabrications" Article in "Part 2 - Products".
2. When joining two sections of steel of different ASTM designations, welding techniques shall be in accordance with a qualified AWS D1.1 procedure.
3. 100% of all completed stainless steel welds and material shall be passivated in accordance with ASTM A380/A380M.

L. Shore existing members when unbolting of common connections is required.
1. Use new bolts for rebolting connections.

M. Clean stored material of all foreign matter accumulated prior to the completion of erection.

N. Bolt Field Connections: Where practicable, conceal fastenings.

O. Field Welding:
1. Follow AWS procedures.
2. Grind welds smooth where field welding is required.
3. 100% of all completed stainless steel welds and material shall be passivated in accordance with ASTM A380/A380M.

P. Field cutting grating or checkered plate to correct fabrication errors is not acceptable.
1. Replace entire section.

Q. Remove all burrs and radius all sharp edges and corners of miscellaneous plates, angles, framing system elements, etc.

R. Unless noted or specified otherwise:

1. Connect steel members to steel members with 3/4 inches diameter ASTM F3125, Grade A325 high strength bolts.
2. Connect aluminum to aluminum with 3/4 inches diameter stainless bolts.
3. Connect aluminum to structural steel using 3/4 inches diameter stainless steel bolts.
    a. Provide dissimilar metals protection.
4. Connect aluminum and steel members to concrete and masonry using stainless steel mechanical anchor bolts or adhesive anchor bolts unless shown otherwise.
    a. Provide dissimilar materials protection.
5. Provide washers for all bolted connections.
6. Where exposed, bolts shall extend a maximum of 3/4 inches and a minimum of 1/2 inches above the top of installed nut.
    a. If bolts are cut off to required maximum height, threads must be dressed to allow nuts to be removed without damage to the bolt or the nuts.

S. Install and tighten ASTM F3125, Grade A325 high-strength bolts in accordance with the AISC 325, Allowable Stress Design (ASD).
    1. Provide hardened washers for all Grade A325 bolts.
        a. Provide the hardened washer under the element (nut or bolt head) turned in tightening.
        b. Provide bearing type connection.

T. After bolts are tightened, upset threads of ASTM A307 bolts or anchor bolts to prevent nuts from backing off.

U. Secure metal to wood with lag screws of adequate size with appropriate washers.

V. Do not field splice fabricated items unless said items exceed standard shipping length or change of direction requires splicing.
    1. Provide full penetration welded splices where continuity is required.

W. Provide each fabricated item complete with attachment devices as indicated or required to install.

X. Anchor such that work will not be distorted nor fasteners overstressed from expansion and contraction.

Y. Set beam and column base plates accurately on nonshrink grout as indicated on Drawings.
    1. See Division 03 Specification Sections for non-shrink grout and anchorage.
    2. Set and anchor each base plate to proper line and elevation.
        a. Use metal wedges, shims, or setting nuts for leveling and plumbing columns and beams.
            1) Wedges, shims and setting nuts to be of same metal as base plate they support.
            2) Tighten nuts on anchor bolts.
        b. Fill space between bearing surface and bottom of base plate with nonshrink grout.
            1) Fill space until voids are completely filled and base plates are fully bedded on wedges, shims, and grout.
        c. Do not remove wedges or shims.
            1) Where they protrude, cut off flush with edge of base plate.
        d. Fill sleeves around anchor bolts solid with non-shrink grout.

Z. Tie anchor bolts in position to embedded reinforcing steel using wire.
    1. Tack welding prohibited.
        a. Coat projecting bolt threads and nuts with heavy coat of clean grease.
    2. Anchor bolt location tolerance:
        a. Per Section 03 15 19.

AA. Install bollards as detailed on Drawings.
    1. Fill pipe with concrete and round off at top.

BB. Accurately locate and place frames for openings before casting into floor slab so top of plate is flush with surface of finished floor.
    1. Keep screw holes clean and ready to receive screws.

CC. Attach grating to end and intermediate supports with grating saddle clips and bolts.

1. Maximum spacing: 2 feet on-center with minimum of two per side.
2. Attach individual units of aluminum grating together with clips at 2 feet on-center maximum with a minimum of two clips per side.

DD. Coat aluminum surfaces in contact with dissimilar materials in accordance with Specification Section 09 96 00.

EE. Repair damaged galvanized surfaces in accordance with ASTM A780.
1. Prepare damaged surfaces by abrasive blasting or power sanding.
2. Apply galvanizing repair paint to minimum 6 mils DFT in accordance with manufacturer's instructions.
3. .

3.3 FIELD QUALITY CONTROL

A. Tolerances shall meet structural requirements of Specification Section 05 12 00 for erecting items of structural nature.
   a. .

3.4 CLEANING

A. After fabrication, erection, installation, or application, clean all miscellaneous metal fabrication surfaces of all dirt, weld slag and other foreign matter.

B. Provide surface acceptable to receive field applied paint coatings specified in Specification Section 09 96 00.

END OF SECTION

HDR CHANGE PROPOSAL REQUEST (WCD) #04 AND ATTACHMENTS

WORK CHANGE DIRECTIVE NO.: 04

Owner:	City of Ketchum/Sun Valley Water & Sewer District (SVWSD)	Owner's Project No.:	N/A
Engineer:	HDR	Engineer's Project No.:	10397974
Contractor:	ESI	Contractor's Project No.:	Q106
Project:	Ketchum / SVWSD WRF		
Contract Name:	Solids Dewatering Improvements		
Date Issued:	December 8, 2025	Effective Date of Work Change Directive:	December 4, 2025

Contractor is directed to proceed promptly with the following change(s):

Description:

Yard piping modifications are required due to changes in construction sequencing and to aid in owner's operations during construction. Veneer support design has been altered from Work Change Directive 01 to reduce cost in coordination with Contractor's pricing recommendations. Drywell design has been modified from Work Change Directive 03 to reflect appropriate sizing based on infiltration rate testing performed by Strata. Design adjustments have also been included to align drawings with RFI and submittal review comments.

- C-103: Revised pipe routing for 6"-SL from digesters to Dewatering Building and inclusion of temporary connection plans to facilitate planned sequence of construction. — NO COSTS REQUESTED
- C-104; C-501: Revised drywell sizing based on infiltration testing data provided by Contractor's material tester.
    - In effect, drywell modifications in this WCD completely override any changes to the Contract Price or Time for WCD 03; any change to the Contract Price or Time for the drywell should be based on this WCD 04. — COR #4
- S-102: Call out sim condition for shallow footing along grids A & B.
- S-301: Revised drawing to include dampproofing requirement as identified in RFI 019 and approved in Change Order Request 02.
- S-501; S-502: Revised drawing to remove galvanized bent plate from main floor perimeter stem wall footings and include thicker stem wall to support veneer. Revised details for galvanized bent plate to support veneer for basement walls only. — NO LONGER CDs, REVISED IN CPR 01
- E-006: Revised breaker sizes for the North and South overhead doors as identified in submittal 08 33 23-001 review comments.
- E-104: Revised location of overhead door control stations and revisions to conductor and ground sizing as identified in submittal 08 33 23-001 review comments. — COR #4 (CREDIT)
- ~~Y-002: Revised P&ID based on yard piping plan modifications.~~

Attachments:

C-103 Yard Piping Plan

C-104 Yard Paving Plan

C-501 Details

EJCDC® C-940, Work Change Directive.
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S-301 Dewatering Building Overall Section

S-501 Dewatering Building Sections and Details 1

S-502 Dewatering Building Sections and Details 2

E-006 Schedules

E-104 Dewatering Building Main Floor Electrical Plan

Y-002 Solids Pumping & Dewatering

Purpose for the Work Change Directive:

Due to construction sequencing changes to start with Dewatering Building construction rather than Transfer Pump Building demolition and digester modifications, the yard piping from the digesters to the Dewatering Building require revisions. Temporary tie-ins were included to aid in operations during construction.

Revised Work Change Directive 01 veneer support designs to include thicker stem walls at main floor level (no additional reinforcement) and adjusted details to require bent plate around basement walls.

Contractor's material tester, Strata, performed infiltration testing at the proposed drywell location to verify sizing. The drywell design has been modified from WCD 03 to reflect the updated data.

Additional coordination items (dampproofing, overhead door electrical requirements) to align design sheets with RFI and submittal review comments.

Directive to proceed promptly with the Work described herein, prior to agreeing to change in Contract Price and Contract Time, is issued due to:

☐ Non-agreement on pricing of proposed change. ☒ Necessity to proceed for schedule or other reasons.

Estimated Change in Contract Price and Contract Times (non-binding, preliminary):

Contract Price: $ TBD

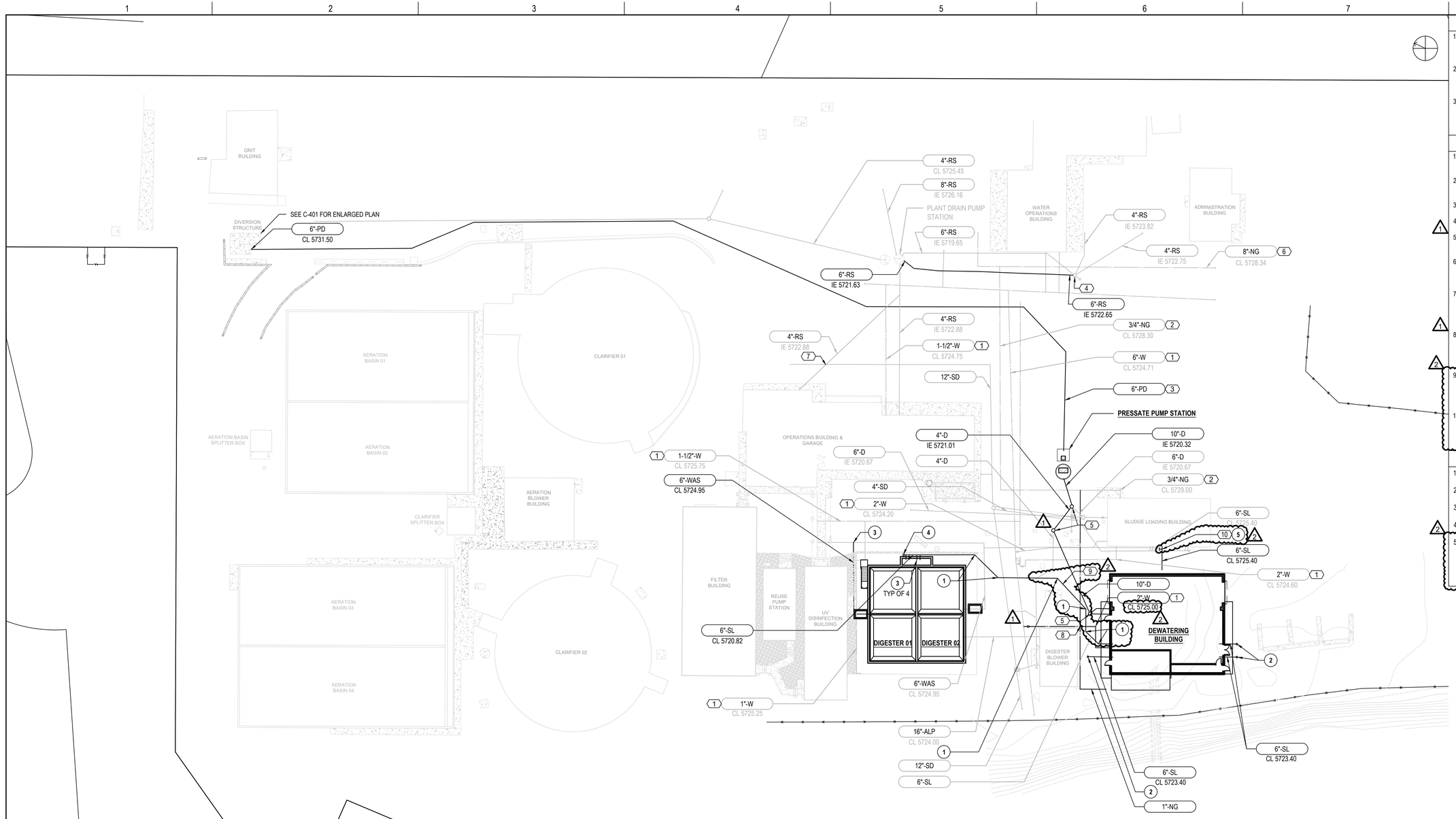
Contract Time: 0 days

Basis of estimated change in Contract Price:

☐ Lump Sum ☐ Unit Price ☒ Cost of the Work ☐ Other

	Recommended by Engineer	Authorized by Owner
By:	Bradley Bjerke, PE	
Title:	Project Manager	
Date:	December 8, 2025	

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YARD PIPING PLAN

1" = 30'

GENERAL NOTES

1. REMOVE AND REPLACE ASPHALT PAVING AS NEEDED FOR YARD PIPING EAST OF SLUDGE LOADING BUILDING AND AS SHOWN ON SHEET C-104. SEE STD DETAIL 32 12 00-02.
2. REFER TO SPECIFICATION SECTION 31 23 05 AND STANDARD DETAILS 31 23 05-01, 31 23 05-02, AND 31 23 05-03 FOR TRENCHING REQUIREMENT.
3. CONFIRM LOCATION OF ALL EXISTING BURIED PIPE AND UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. CONTACT IDAHO DIGLINE AT (800) 342-1585 MINIMUM OF 2 BUSINESS DAYS PRIOR TO EXCAVATION.

KEYNOTES (##)

1. WATER LINE BURY DEPTH APPROXIMATELY 5 FEET BELOW GRADE. FIELD VERIFY.
2. NATURAL GAS LINE BURY DEPTH APPROXIMATELY 2 FEET BELOW GRADE. FIELD VERIFY.
3. SEE SHEET C-301 AND SHEET C-302 FOR 6"-PD PROFILE.
4. SEE ENLARGED PLAN ON C-402 FOR SUMH MODIFICATIONS.
5. SEE ENLARGED PLAN ON SHEET C-403 FOR PMH-1, PMH-2, AND PHM-3.
6. 8"-NG HIGH PRESSURE MAIN FOR THE CITY OF KETCHUM AND SUN VALLEY. BURY DEPTH APPROXIMATELY 12 INCHES BELOW GRADE. FIELD VERIFY.
7. CAMERA-INSPECT EXISTING 4"-RS FROM CONTROL BUILDING AND FIELD VERIFY LOCATION OF EXISTING LOW POINT. INSTALL APPROXIMATELY 7 FEET NEW CONCRETE BEDDING PER STANDARD DETAIL 31 23 05-01 TO FLATTEN PIPELINE.
8. C900 PIPE SLEEVE INSTALLED AROUND 2"-W WHERE 6-FOOT HORIZONTAL AND/OR 18-INCH VERTICAL SEPARATIONS CANNOT BE MAINTAINED. CONTRACTOR OPTION FOR BURIED WATER LINE TO BE HDPE WITH ID NO LESS THAN 2" COPPER.
9. PROVIDE TEMPORARY CONNECTION TO EXISTING 6"-SL SUCTION FROM TRANSFER PUMP BUILDING. REMOVE TEMPORARY FITTINGS AND INSTALL PERMANENT CONNECTIONS WHEN DEWATERING BUILDING EQUIPMENT IS READY FOR SERVICE.
10. REMOVE FITTINGS AND CUT PIPE AS REQUIRED TO INSTALL FITTING 5. REMOVE TEMPORARY PLUG VALVE AND INSTALL RESTRAINED M.J. PLUG ON TEE BRANCH AFTER DEWATERING BUILDING EQUIPMENT IS READY FOR SERVICE.

VALVE & FITTING SCHEDULE (##)

1. 6" DI M.J. 45° ELB WITH M.J. RESTRAINT.
2. 6" DI MJ CAP. INSTALL CAP 10' FROM WALL.
3. 6" DI M.J. TEE.
4. 6" DI M.J. CLEANOUT. SEE STANDARD DETAIL 40 05 00-06.
5. 6" DI M.J. TEE WITH M.J. RESTRAINT. INSTALL TEMPORARY 6" DIRECT-BURY M.J. PLUG VALVE ON BRANCH LINE TO NORTH TO MAINTAIN OPERATIONS. INSTALL PERMANENT 6" DIRECT-BURY M.J. PLUG VALVE WITH VALVE BOX ON WESTERN RUN FROM DEWATERING BUILDING.

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ISSUE	DATE	DESCRIPTION
2	12/04/2025	WORK CHANGE DIRECTIVE 04
1	07/11/2025	FIELD ORDER 01
	02/07/2025	ISSUED FOR BID AND CONSTRUCTION

PROJECT MANAGER	B. BJERKE
CIVIL	K. THOMAS
STRUCTURAL	M. HERRERA
ARCHITECTURAL	K. THOMAS
PROCESS	K. THOMAS
MECHANICAL	K. SUTTON
ELECTRICAL	J. BARRUTIA
INSTRUMENTATION	N. QUIGLEY
PROJECT NUMBER	10397974

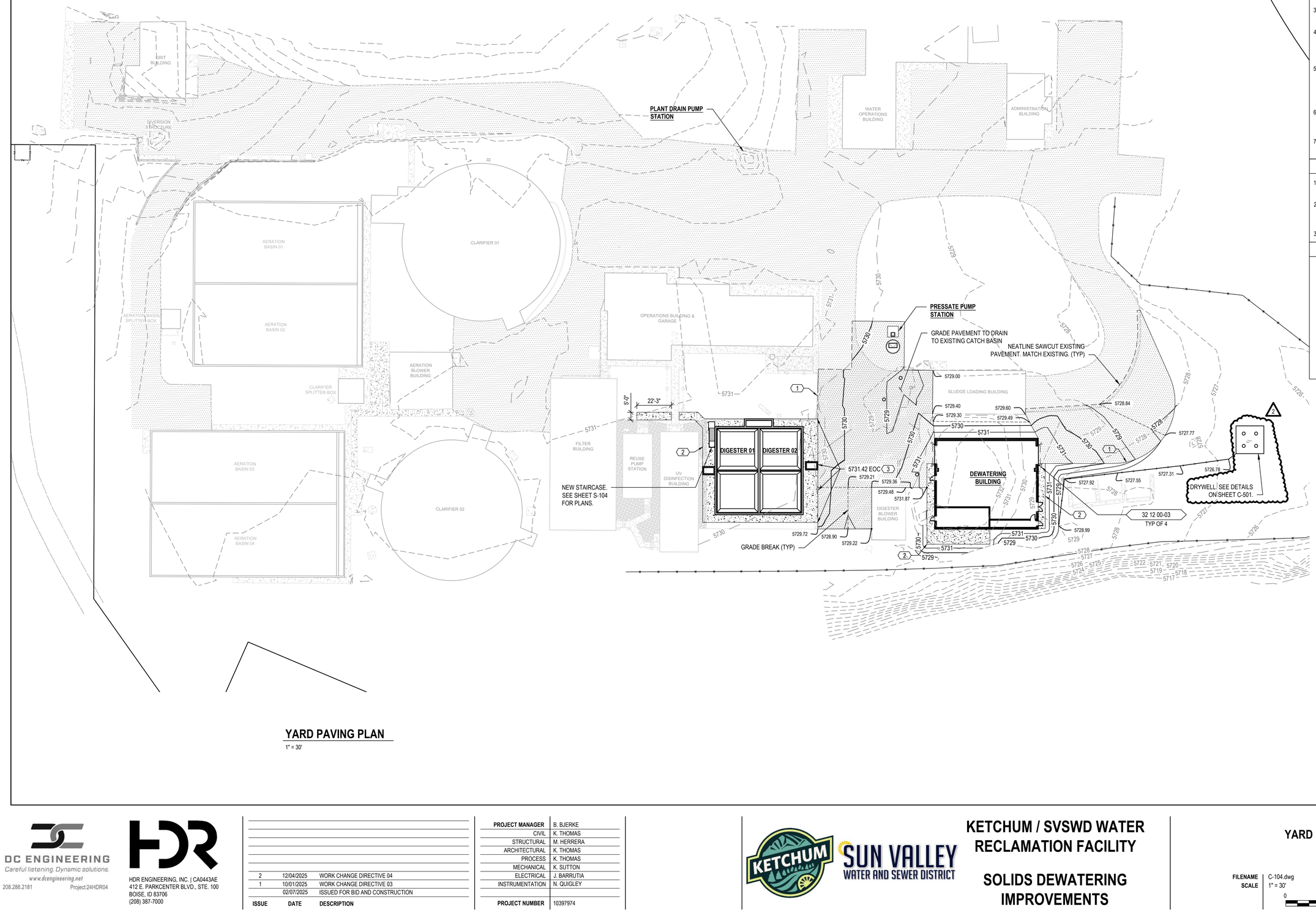
KETCHUM / SVSWD WATER RECLAMATION FACILITY

SOLIDS DEWATERING IMPROVEMENTS

CIVIL
YARD PIPING PLAN

FILENAME C-103.dwg
SCALE 1" = 30'
0 1" 2"

SHEET C-103



YARD PAVING PLAN

1" = 30'

GENERAL NOTES

1. CONTRACTOR SHALL PROVIDE TEMPORARY CONTROLS IN ACCORDANCE WITH SPECIFICATION SECTION 01 57 05.
2. RESTORE ALL DISTURBED AREAS TO PRE-CONSTRUCTION CONDITIONS UNLESS OTHERWISE NOTED AS ASPHALT, CONCRETE, OR GRAVEL.
3. CONTRACTOR TO RESTORE DISTURBED ASPHALT TO ORIGINAL CONDITION IN ACCORDANCE WITH STANDARD DETAIL 32 12 00-02.
4. CONTRACTOR TO PROTECT ALL EXISTING FACILITIES DURING CONSTRUCTION. IF DAMAGED BY CONSTRUCTION ACTIVITIES, CONTRACTOR SHALL RESTORE FACILITIES TO ORIGINAL CONDITION AT NO COST TO OWNER.
5. PROVIDE REQUIRED SUBGRADE WHERE INSTALLING NEW CONCRETE OR ASPHALT IN PREVIOUSLY NATIVE SOIL. WHERE REPAIRING EXISTING CONCRETE OR ASPHALT, INSPECT EXISTING SUBGRADE TO ENSURE IT IS SUITABLE FOR NEW CONCRETE OR ASPHALT.
6. AT INTERFACE BETWEEN NEW ASPHALT AND EXISTING CONCRETE OR EXISTING ASPHALT, FIELD VERIFY EXISTING ELEVATIONS AND PROVIDE SMOOTH TRANSITIONS BETWEEN SURFACES.
7. CONTRACTOR SHALL PROVIDE UNIFORM SLOPES FROM OUTER EDGES OF PAVING TO EXISTING STORM DRAINS.

KEYNOTES (##)

1. NEW PAVING PER STANDARD DETAIL 32 12 00-01. SLOPE PAVING TO EXISTING STORM DRAINS.
2. NEW CONCRETE SIDEWALK PER STANDARD DETAIL 32 16 23-01. SIDEWALK SHALL EXTEND TO EXISTING NORTH FOOTING FOR DIGESTER BUILDING.
3. EOA EL. 5730.63 AT SIDEWALK INTERFACE, TYP.

SHEET LEGEND

- NEW GRAVEL ROAD
- NEW CONCRETE SURFACES
- NEW ASPHALT SURFACES
- EXISTING CONCRETE SURFACES
- EXISTING ASPHALT SURFACES

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208.288.2181 Project:24HDR04

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412 E. PARKCENTER BLVD., STE. 100
BOISE, ID 83706
(208) 387-7000

ISSUE	DATE	DESCRIPTION
2	12/04/2025	WORK CHANGE DIRECTIVE 04
1	10/01/2025	WORK CHANGE DIRECTIVE 03
	02/07/2025	ISSUED FOR BID AND CONSTRUCTION

PROJECT MANAGER	B. BJERKE
CIVIL	K. THOMAS
STRUCTURAL	M. HERRERA
ARCHITECTURAL	K. THOMAS
PROCESS	K. THOMAS
MECHANICAL	K. SUTTON
ELECTRICAL	J. BARRUTIA
INSTRUMENTATION	N. QUIGLEY
PROJECT NUMBER	10397974

KETCHUM / SUN VALLEY WATER AND SEWER DISTRICT

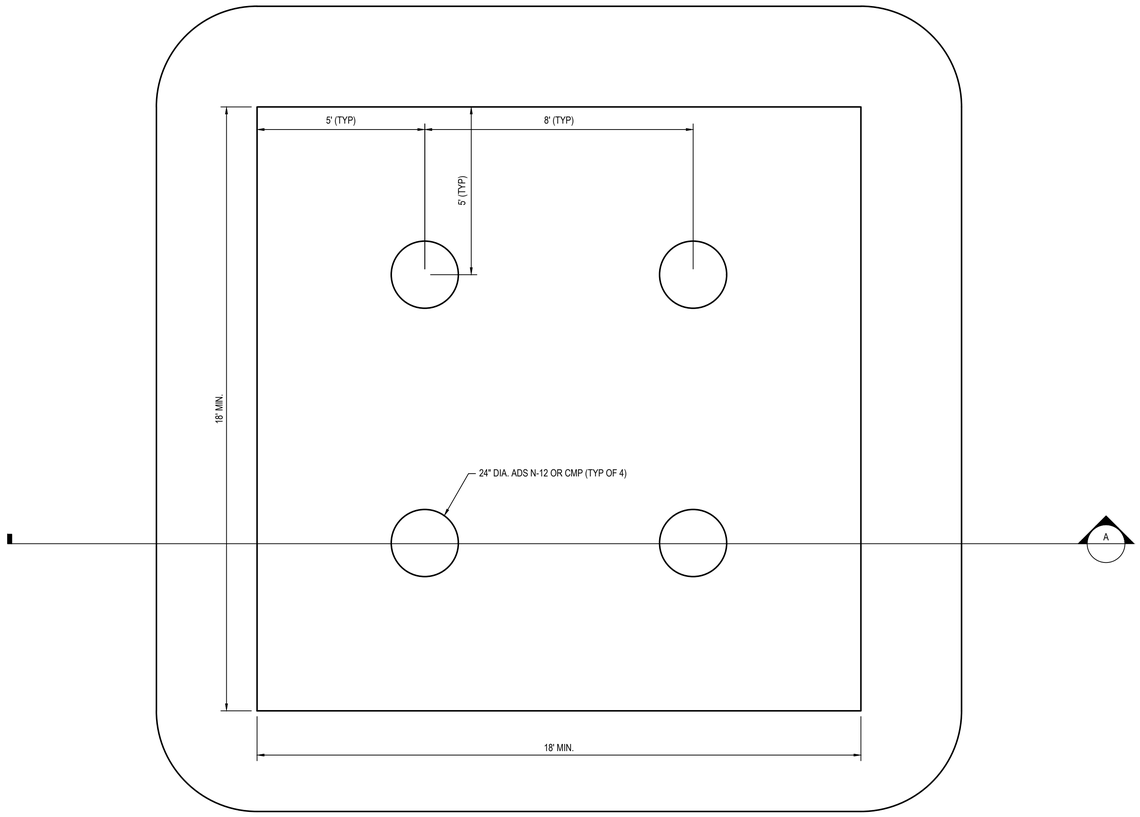
KETCHUM / SVSWD WATER RECLAMATION FACILITY

SOLIDS DEWATERING IMPROVEMENTS

CIVIL
YARD PAVING PLAN

FILENAME C-104.dwg
SCALE 1" = 30'
0 1" 2"

SHEET C-104



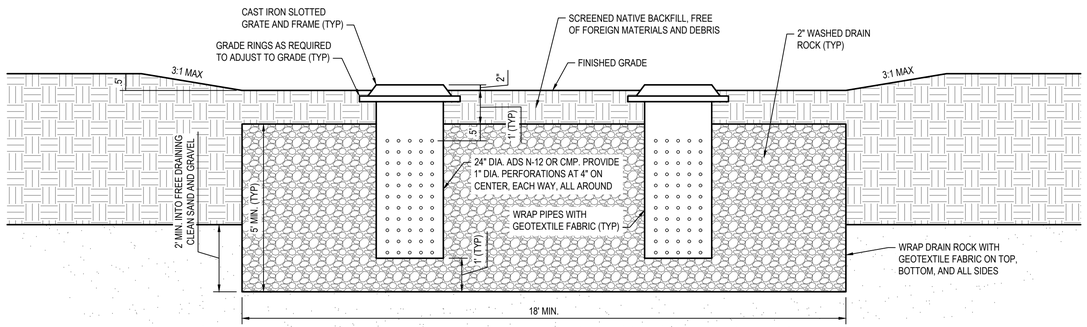
1 **DRYWELL PLAN VIEW**
NOT TO SCALE

DRYWELL DESIGN CRITERIA

DESIGN STORM: 25-YR
TIME OF CONCENTRATION: 10 MIN
RAINFALL INTENSITY: 3.52 IN/HR
INFILTRATION RATE: 8 IN/HR (PER STRATA GEOTECH)
DRYWELL VOID SPACE: 40%

NOTES

1. GEOTEXTILE FABRIC SHALL BE MIRAFI 140N (4 OZ.) OR APPROVED EQUAL.
2. CONTRACTOR SHALL NOTIFY ENGINEER IF CLEAN SAND AND GRAVEL IS NOT ENCOUNTERED WITHIN DESIGN DEPTH.



A **SECTION A**
NOT TO SCALE

C:\PW\WORKING\WEST01\0368392\C-104.DWG
03/08/2024 10:57:56 AM

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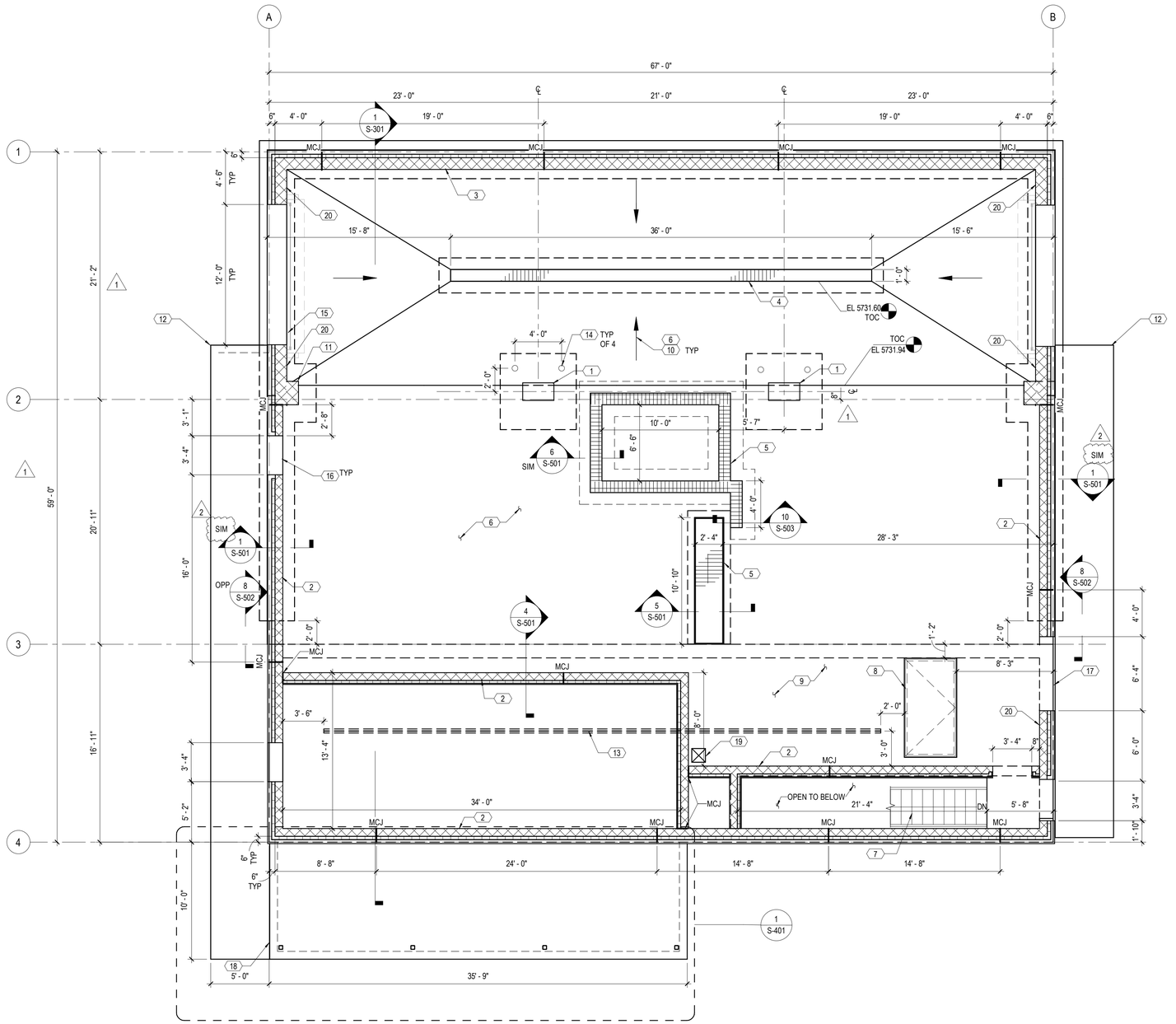
KETCHUM / SVSWD WATER RECLAMATION FACILITY

SOLIDS DEWATERING IMPROVEMENTS

CIVIL DETAILS

FILENAME C-104.dwg
SCALE 1" = 30'
0 1" 2"

SHEET C-501



1 MAIN FLOOR FOUNDATION PLAN

3/16" = 1'-0"

GENERAL NOTES

A. FOR STRUCTURAL LOCATION SEE CIVIL DRAWINGS.

B. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS FOR ELEVATIONS AND OPENINGS. COORDINATE ALL OPENING SIZES WITH ARCHITECTURAL.

C. ALL FOUNDATIONS SHALL BE PLACED OVER COMPACTED STRUCTURAL FILL PER SPECIFICATIONS. ADDITIONALLY, THE FLOOR SLAB ON GRADE SHALL BE PLACED OVER 6" AGGREGATE BASE PER SPECIFICATIONS.

D. APPLICABLE TYPICAL DETAILS INCLUDE, BUT ARE NOT LIMITED TO:

1. 03 21 00-05 & 05A: EXTRA REINFORCING AROUND OPENINGS
2. 03 21 00-06: REINFORCEMENT AT CORNERS AND INTERSECTIONS
3. 03 21 00-07: EQUIPMENT PAD
4. 03 21 00-08: REBAR MECHANICAL COUPLERS
5. 03 31 31-03: CONSTRUCTION JOINTS (CJ)
6. 03 31 31-05: ADDITIONAL SLAB REINFORCING
7. 03 31 31-09: ISOLATION JOINTS
8. 03 31 31-10: BLOCKOUT AT COLUMN DETAIL
9. 04 22 00-01 & 01A: CMU REINFORCING SCHEDULE
10. 04 22 00-02: CMU REINFORCING ELEVATION
11. 04 22 00-03: CMU REINFORCING DETAILS
12. 04 22 00-04: CMU REINFORCING LAP SCHEDULE
13. 04 22 00-05: CMU LINTEL REINFORCING
14. 04 22 00-07: REINFORCING AT CMU PIERS
15. 04 22 00-08: STEPPED BOND BEAM

KEYNOTES (##)

1 C-1 CONCRETE COLUMN. SEE SCHEDULE SHEET S-504. FOUNDATION PER DETAIL 2/S-501.

2 8" CMU WALL, SEE DIV 04 TYPICAL DETAILS FOR REINFORCING.

3 12" CMU WALL, SEE DIV 04 TYPICAL DETAILS FOR REINFORCING.

4 H-20 RATED GRATING TRENCH COVER PER SPECIFICATION.

5 1 1/2" FRP GRATING PER SPECIFICATIONS.

6 12" SLAB-ON-GRADE, WITH #5@12" T&B, EACH WAY. PLACE BARS RUNNING BETWEEN GRIDS 1 & 3 IN OUTER MAT. TOC=5731.94.

7 ALUMINUM STAIRS AND RAILING PER SPECIFICATIONS. REFER TO DIV 05 TYPICAL DETAILS.

8 8'x4' ACCESS HATCH PER SPECIFICATIONS.

9 12" ELEVATED SLAB, WITH #6@6" T&B SPANNING BETWEEN GRIDS 3 & 4 AND #5@12" T&B PERPENDICULAR. TOC=5731.94.

10 SLOPE SLAB IN TRUCK LOADING BAY TO TRENCH AT 1/8"/FT MINIMUM.

11 2'-0" SQUARE CMU PILASTER. SEE DETAIL 2/S-503.

12 SIDEWALK, SEE CIVIL DRAWINGS.

13 S8X23 0.5-TON MONORAIL BEAM BELOW SLAB. SEE DETAIL 1/S-503.

14 SURFACE MOUNTED BOLLARD, PER TYPICAL DETAIL 05 50 00-06.

15 SEE SILL DETAILS 8 & 9/S-503 AT ROLL UP DOOR, TYPICAL.

16 ML-2 OVER SINGLE DOORS PER DETAIL 04 22 00-05.

17 ML-3 OVER DOUBLE DOOR PER DETAIL 04 22 00-05.

18 1/2" ISOLATION JOINT.

19 OPENING FOR MECHANICAL DUCT. PROVIDE LINTEL PER TYPICAL DETAIL 04 22 00-05. COORDINATE WITH MECHANICAL DRAWINGS FOR SIZE AND LOCATION.

20 SEE TYPICAL DETAIL 04 22 00-7 FOR SPECIAL REINFORCING AT CMU PIER.

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ELECTRICAL	M. PRIDE
INSTRUMENTATION	N. QUIGLEY
PROJECT NUMBER	10397974

KETCHUM / SVSWD WATER RECLAMATION FACILITY

SOLIDS DEWATERING IMPROVEMENTS

DEWATERING BUILDING
MAIN FLOOR FOUNDATION PLAN

FILENAME
SCALE 3/16" = 1'-0"

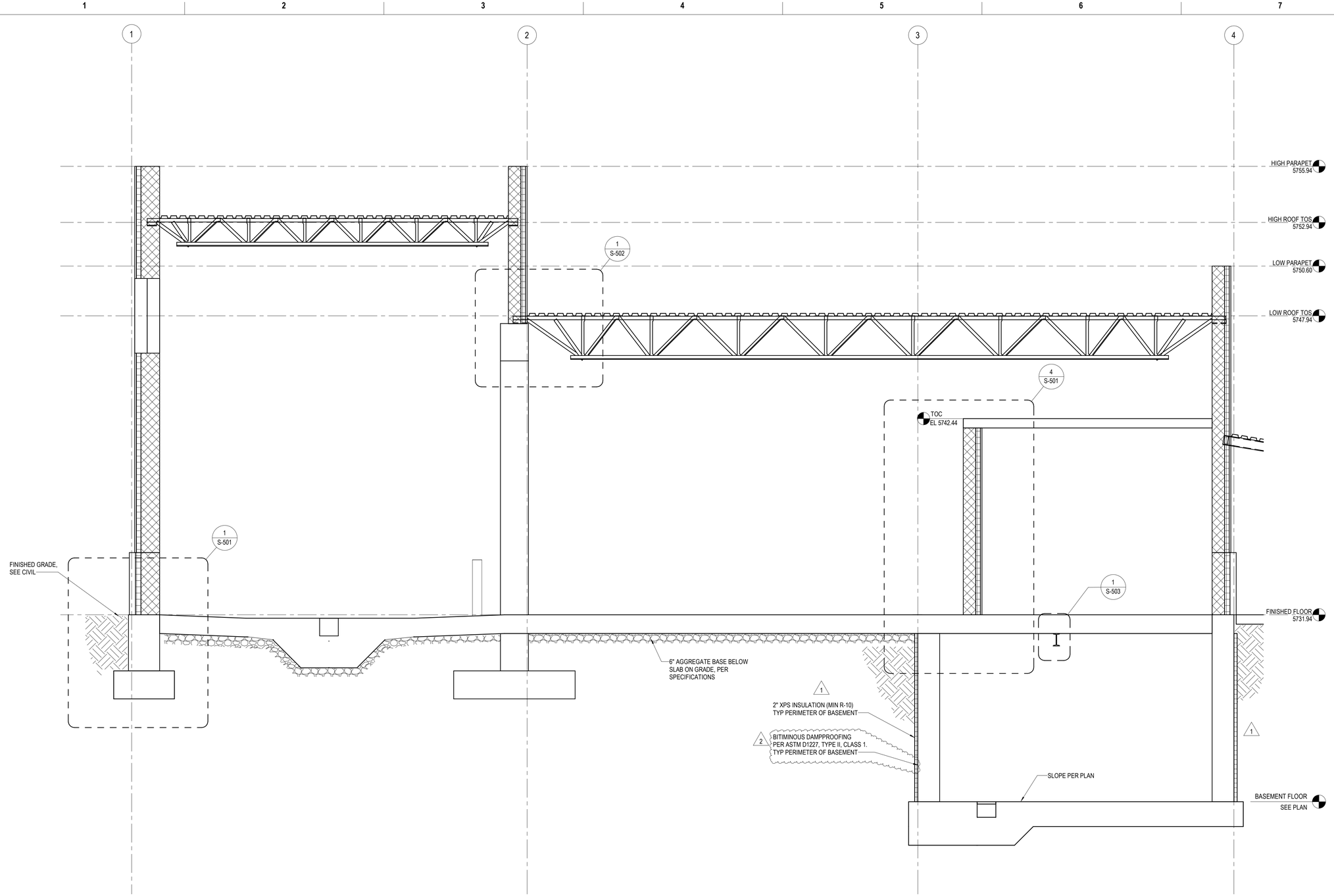
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SHEET
S-102

Autodesk Docs://7024_City_of_Ketchum_Solids_Handling_2024/10397974_Ketchum_Dewatering Building_S.rvt
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GENERAL NOTES

A. ROOF TOP OF STEEL (TOS) NOTED IS THE ELEVATION AT THE TOP OF THE ROOF JOIST CHORD.



1 S-101 OVERALL SECTION

3/8" = 1'-0"

Autodesk Docs://7024_City_of_Ketchum_Solids_Handling_2024/10397974_Ketchum_Dewatering Building_S.rvt
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KETCHUM / SVSWD WATER RECLAMATION FACILITY

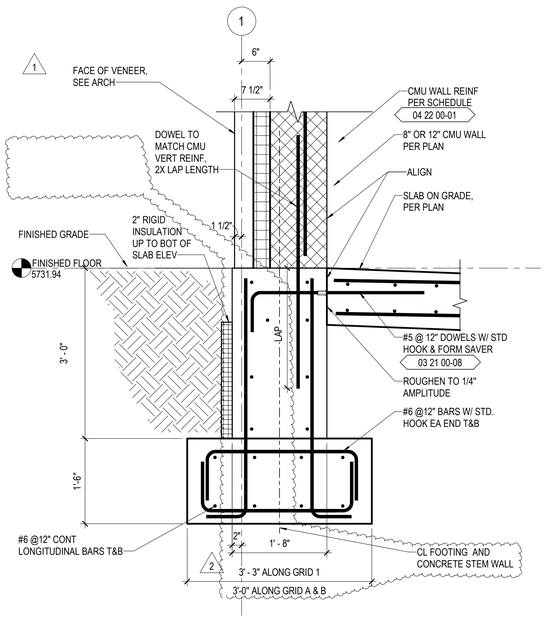
SOLIDS DEWATERING IMPROVEMENTS

DEWATERING BUILDING OVERALL SECTION

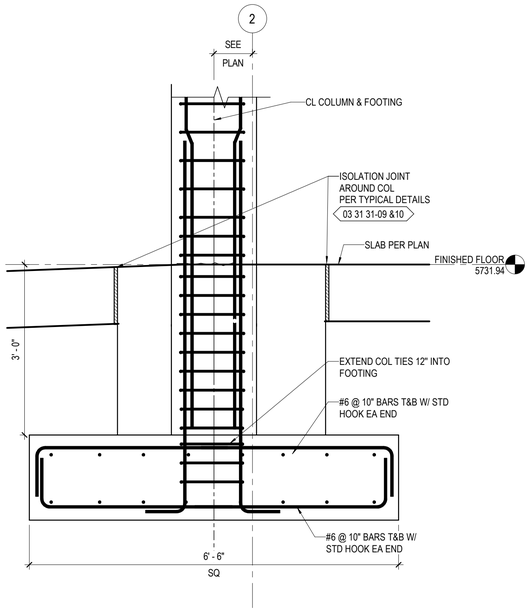
FILENAME
SCALE 3/8" = 1'-0"

0 1" 2"

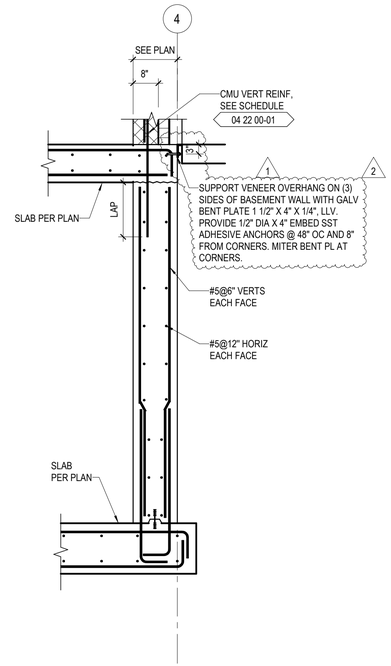
SHEET
S-301



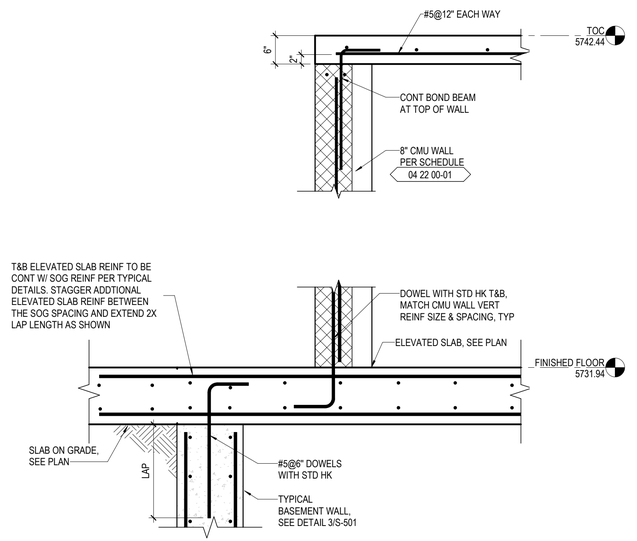
1 S-102 TYPICAL PERIMETER WALL FOOTING
3/4" = 1'-0"



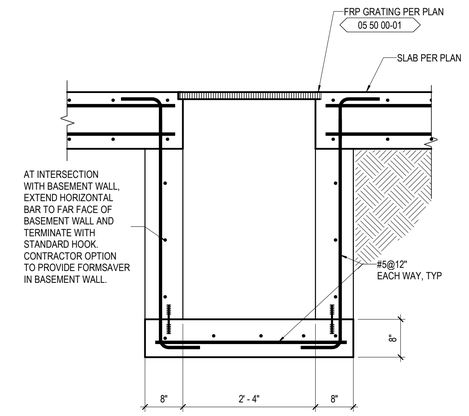
2 COLUMN FOOTING
3/4" = 1'-0"



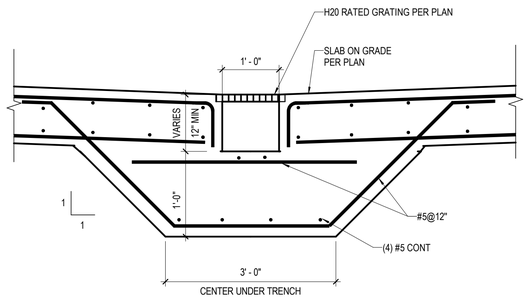
3 TYPICAL BASEMENT WALL
1/2" = 1'-0"



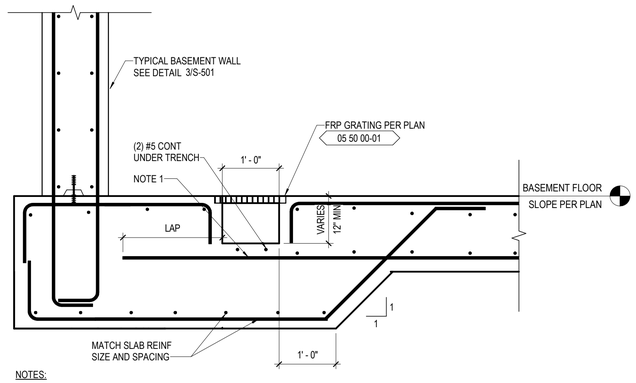
4 S-102 INTERIOR WALL SECTION
3/4" = 1'-0"



5 S-102 SECTION AT PIPE CHANNEL
3/4" = 1'-0"



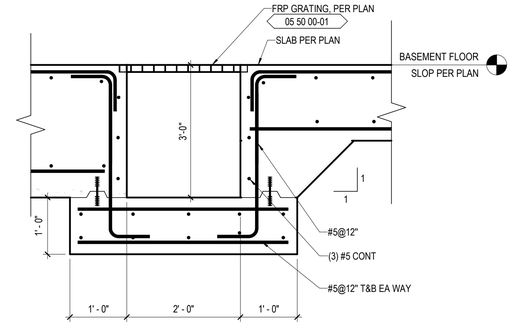
6 S-102 SECTION AT TRENCH
3/4" = 1'-0"



NOTES:

1. SLAB BOT MAT CONT UNDER TRENCH WHERE POSSIBLE. WHERE TRENCH DEPTH EXCEEDS DEPTH TO REINF, TERMINATE BOT MAT BAR AND PROVIDE #5@6" AT 2" CLR UNDER TRENCH. EXTEND THE #5 BAR LAP LENGTH PAST TRENCH EA SIDE.

7 S-101 SECTION AT TRENCH
3/4" = 1'-0"



8 S-101 SECTION AT SUMP
3/4" = 1'-0"

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KETCHUM / SVSWD WATER RECLAMATION FACILITY

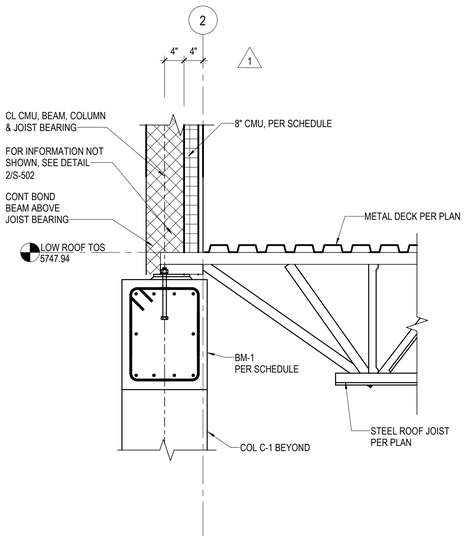
SOLIDS DEWATERING IMPROVEMENTS

DEWATERING BUILDING SECTIONS AND DETAILS 1

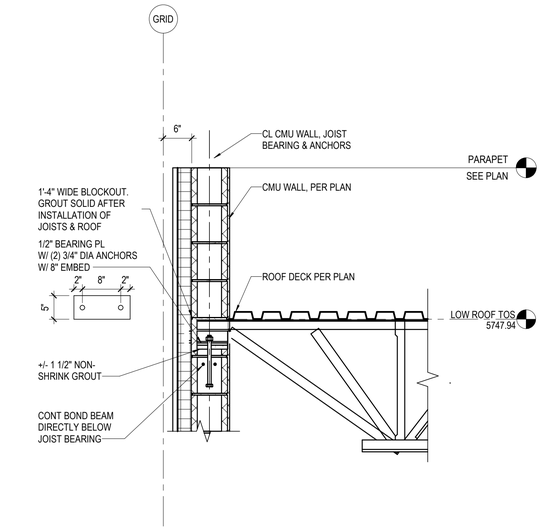
FILENAME
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0 1" 2"

SHEET S-501

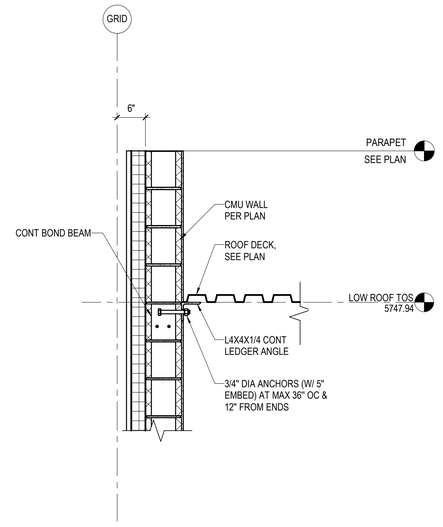
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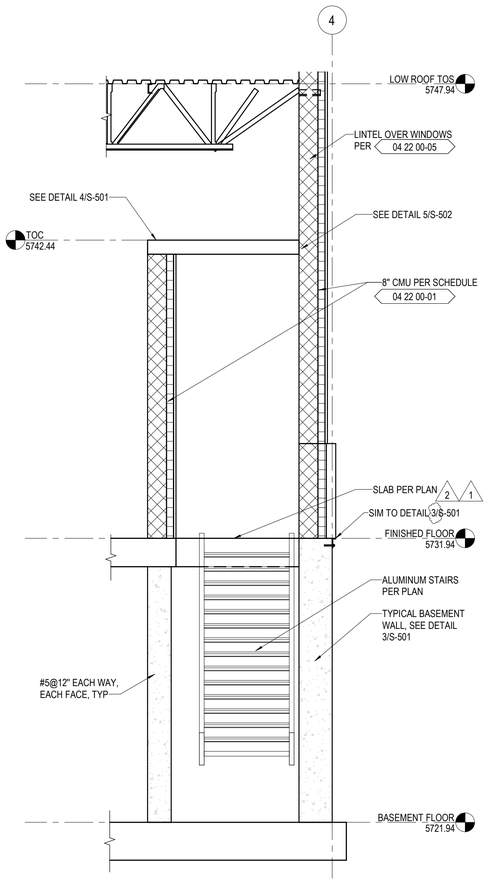
1 S-103 JOIST BEARING AT BEAM
3/4" = 1'-0"



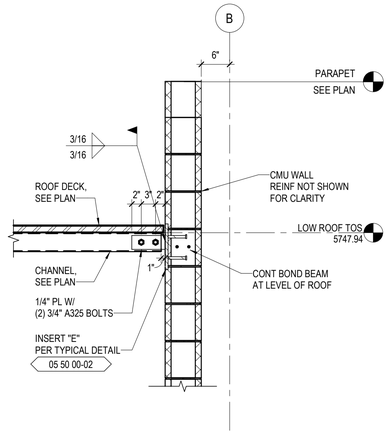
2 S-103 TYPICAL JOIST BEARING AT WALL
3/4" = 1'-0"



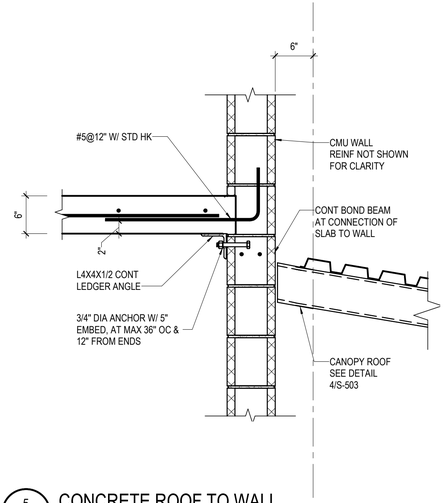
3 S-103 TYPICAL SECTION BETWEEN JOISTS
3/4" = 1'-0"



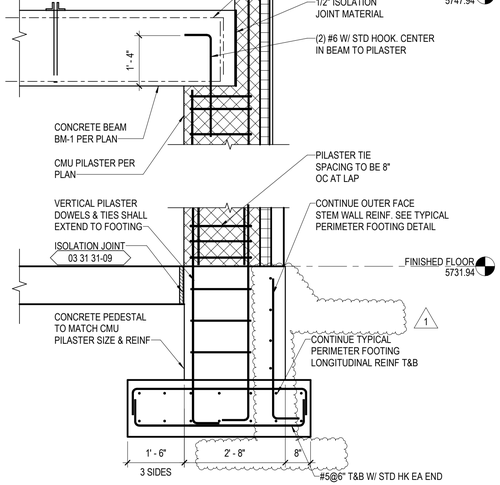
7 S-101 SECTION THRU STAIRWELL
3/8" = 1'-0"



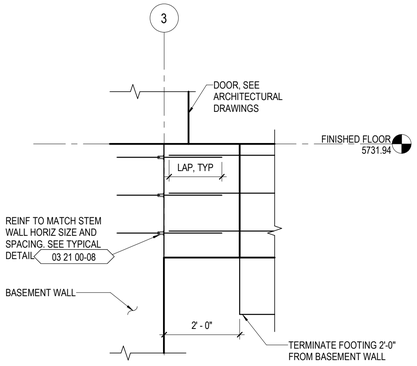
4 S-103 TYPICAL DETAIL AT TOW BRACE
3/4" = 1'-0"



5 S-103 CONCRETE ROOF TO WALL
1" = 1'-0"



6 CMU PILASTER
1/2" = 1'-0"



8 S-102 STEM WALL TO BASEMENT
1/2" = 1'-0"

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KETCHUM / SVSWD WATER RECLAMATION FACILITY

SOLIDS DEWATERING IMPROVEMENTS

DEWATERING BUILDING SECTIONS AND DETAILS 2

FILENAME
SCALE As indicated
0 1" 2"

SHEET S-502

DISTRIBUTION PANEL 'DWDP' CONNECTED LOAD SUMMARY

CKT	TAG	DESCRIPTION	HP	CONTROLS	A	B	C	VA	KVA	AMPS
1		SPD						0	0.0	0.0
2		AHF						0	0.0	0.0
3	B-603	FUTURE BLOWER	100	VFD	34348	34348	34348	103044	103.0	124.0
4	B-604	FUTURE BLOWER	100	VFD	34348	34348	34348	103044	103.0	124.0
5	P-701	SOLIDS TRANSFER PUMP	7.5	VFD	3047	3047	3047	9141	9.1	11.0
6	P-702	SOLIDS TRANSFER PUMP	7.5	VFD	3047	3047	3047	9141	9.1	11.0
7	P-703	FUTURE RDT FEED PUMP	10	VFD	3878	3878	3878	11634	11.6	14.0
8		SPARE						0	0.0	0.0
9	RDT-701-LCP	FUTURE ROTARY DRUM CONTROL PANEL			7507	7507	7507	22521	22.5	27.1
10	SCP-701-LCP	SCREW PRESS CONTROL PANEL			5900	5900	5900	17700	17.7	21.3
11		PANEL DWH			6919	6919	6919	20757	20.8	25.0
12		PANEL DWL			16170	11968	11644	39782	39.8	47.9
13	P-805	PRESSATE PUMP	5	VFD	2105	2105	2105	6315	6.3	7.6
14	P-806	PRESSATE PUMP	5	VFD	2105	2105	2105	6315	6.3	7.6
15		SPACE						0	0.0	0.0
16		SPACE						0	0.0	0.0
					119374	115172	114848	349394	349.4	420.5

SCP-701-LCP CONNECTED LOAD SUMMARY

	SCP-701	SCREW PRESS	7.5	VFD	3047	3047	3047	9141	9.1	11.0
	MXR-701	SCP FLOC TANK MIXER	1	VFD	582	582	582	1746	1.7	2.1
	CVR-701	ANGLED BIOSOLIDS CONVEYOR	3	SIZE 1	1330	1330	1330	3990	4.0	4.8
	CVR-702	HORIZONTAL BIOSOLIDS CONVEYOR	2	SIZE 1	941	941	941	2823	2.8	3.4
					5900	5900	5900	17700	17.7	21.3

FUTURE RDT-701-LCP CONNECTED LOAD SUMMARY

	RDT-701	ROTARY DRUM THICKENER	1	VFD	3047	3047	3047	9141	9.1	11.0
	P-704	FUTURE THK RECIRC PUMP	10	VFD	3878	3878	3878	11634	11.6	14.0
	MXR-702	RDT FLOC TANK MIXER	1	VFD	582	582	582	1746	1.7	2.1
					7507	7507	7507	22521	22.5	27.1

PANELBOARD SCHEDULE

PANEL: DWH | PROJECT:
VOLTAGE: 480V | PHASE: 3 | WIRE: 3 | AMPERE RATING: 200A | SC RATING: | MAIN: MLO
ENTRY: BOTTOM | MOUNTING: SURFACE
LOADS: PHASE A: 25 6919 | PHASE B: 25 6919 | PHASE C: 25 6919 | TOTAL: 20757
LOAD TYPES: 1 = LIGHTING, 2 = RECEPTACLES, 3 = MISC, 4 = MOTOR, 5 = KITCHEN
REMARKS:

LOAD (VA)	LOAD SERVED	NOTE	LOAD TYPE	AMPS/ POLES		CKT NO	PHASE	CKT NO	AMPS/ POLES		LOAD TYPE	NOTE	LOAD SERVED	LOAD (VA)
1330			4			1	A	2			4			400
1330	EF-701		4	20	3	3	B	4	20	3	4		BFV VALVES - AERATION DIGESTER 01	400
1330			4			5	C	6			4			400
942			4			7	A	8			4			300
942	PRU-701		4	20	3	9	B	10	20	3	4		PV VALVES - AERATION DIGESTER 01	300
942			4			11	C	12			4			300
3047			4			13	A	14			4			400
3047	MAU-701		4	20	3	15	B	16	20	3	4		BFV VALVES - AERATION DIGESTER 02	400
3047			4			17	C	18			4			400
						19	A	20			4			300
	SPACE					21	B	22	20	3	4		PV VALVES - AERATION DIGESTER 02	300
						23	C	24			4			300
						25	A	26			4			200
	SPACE					27	B	28	20	3	4		SLG-701-E, SLG-702-E	200
						29	C	30			4			200
						31	A	32						
	SPACE					33	B	34					SPACE	
						35	C	36						
						37	A	38						
	SPACE					39	B	40					SPACE	
						41	C	42						

LOADING BY TYPE		CONNECTED	NEC CODE	DEMAND FACTOR	DEMAND
LIGHTING		0 VA	210-19	125%	0 VA
RECEPTACLES		0 VA	220-44	10kVA @ 100%, ELSE @ 50%	0 VA
MISC.		0 VA	220-60	100%	0 VA
MOTOR	LARGEST MOT.: 1200	20757 VA	220-50	100% + LARGEST x 25%	21057 VA
KITCHEN	# OF KIT. UNITS:	0 VA	220-56		0 VA
TOTAL		25 A			25 A

NOTES:
1. COORDINATE BREAKER WITH SUPPLIER

PANELBOARD SCHEDULE

PANEL: DWL | PROJECT:
VOLTAGE: 208/120V | PHASE: 3 | WIRE: 4 | AMPERE RATING: 150A | SC RATING: | MAIN: 150A MCB
ENTRY: BOTTOM | MOUNTING: SURFACE
LOADS: PHASE A: 135 16170 | PHASE B: 100 11968 | PHASE C: 97 11644 | TOTAL: 39782
LOAD TYPES: 1 = LIGHTING, 2 = RECEPTACLES, 3 = MISC, 4 = MOTOR, 5 = KITCHEN
REMARKS:

LOAD (VA)	LOAD SERVED	NOTE	LOAD TYPE	AMPS/ POLES		CKT NO	PHASE	CKT NO	AMPS/ POLES		LOAD TYPE	NOTE	LOAD SERVED	LOAD (VA)
1080	REC - DEWATERING BLDG NORTH		2	20	1	1	A	2	40	2	4		CU-701	3000
900	REC - DEWATERING BLDG SOUTH		2	20	1	3	B	4			4			3000
540	REC - DEWATERING BLDG - EXTERIOR		2	20	1	5	C	6	40	2	4		CU-702	3000
1080	REC - DEWATERING BLDG - BASEMENT		2	20	1	7	A	8			4			3000
1320	LIGHTING - DEWATERING BLDG		1	20	1	9	B	10	30	2	4	1	OVERHEAD DOOR SLAB HEAT TRACE	2000
1208	LIGHTING - BASEMENT, ELEC ROOM		1	20	1	11	C	12			4	1		2000
500	DW-PLC-001		3	20	1	13	A	14	30	2	4	1	OVERHEAD DOOR SLAB HEAT TRACE	2000
500	DWTTB		3	20	1	15	B	16			4	1		2000
500	DWFACP		3	20	1	17	C	18	20	1	3	1	ROOF HEAT TRACE	800
500	PBS-801		3	20	1	19	A	20	20	1	2		REC - TRUCK HEATER	1200
500	PBS-802		3	20	1	21	B	22	20	1	3		VE-701 CONTROL BOX	500
500	LIGHTING CONTACTOR		3	20	1	23	C	24	20	1	4		P-705	1176
642	POLE LIGHTING & REC AT DIGESTER		1	20	1	25	A	26	20	1	3		WATER HEATER WH-701	600
	SPACE					27	B	28	20	1	3		WATER HEATER WH-702	600
	SPACE					29	C	30	20	1			SPACE	
	SPACE					31	A	32	20	2	4		VE-701	648
	SPACE					33	B	34			4			648
	SPACE					35	C	36	30	1	4		NORTH OVERHEAD DOOR	1920
	SPACE					37	A	38	30	1	4		SOUTH OVERHEAD DOOR	1920
	SPACE					39	B	40					SPACE	
	SPACE					41	C	42					SPACE	

LOADING BY TYPE		CONNECTED	NEC CODE	DEMAND FACTOR	DEMAND
LIGHTING		3170 VA	210-19	125%	3963 VA
RECEPTACLES		4800 VA	220-44	10kVA @ 100%, ELSE @ 50%	4800 VA
MISC.		5500 VA	220-60	100%	5500 VA
MOTOR	LARGEST MOT.: 6000	26312 VA	220-50	100% + LARGEST x 25%	27812 VA
KITCHEN	# OF KIT. UNITS:	0 VA	220-56		0 VA
TOTAL		110 A			117 A

NOTES:
1. 30mA GFP BREAKER FOR HEAT TRACE.

LUMINAIRE SCHEDULE

TAG	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	LAMPS	WATTS	VOLTS	MOUNTING	NOTES
A1	ENCLOSED GASKETED	LITHONIA	DMW2-L24-3000LM-ACL-MD-MVOLT-GZ10-50K-80CRI	LED	27	120	SEE PLANS	
A1E	ENCLOSED GASKETED, EMERGENCY	LITHONIA	DMW2-L24-3000LM-ACL-MD-MVOLT-GZ10-50K-80CRI-E10WCP	LED	27	120	SEE PLANS	
B1	STRIPLIGHT	LITHONIA	ZL1D-L48-5000LM-FST-MVOLT-50K-80CRI-WH	LED	41	120	SURFACE	
B1E	STRIPLIGHT, EMERGENCY	LITHONIA	ZL1D-L48-5000LM-FST-MVOLT-50K-80CRI-WH-E7W	LED	41	120	SURFACE	
C1	WALL BRACKET	LITHONIA	CLX-L24-2500LM-SEF-FDL-MVOLT-GZ10-50K-80CRI-WH	LED	19	120	SEE PLANS	
C1E	WALL BRACKET, EMERGENCY	LITHONIA	CLX-L24-2500LM-SEF-FDL-MVOLT-GZ10-50K-80CRI-WH-E10WLCP	LED	19	120	SEE PLANS	
P1	POLE FIXTURE	LITHONIA	DSX0 LED-P1-50K-80CRI-T5M-MVOLT-SPA-DDBXD	LED	34	120	POLE	
	SQUARE STRAIGHT STEEL POLE	LITHONIA	SSA-12-4C-DM19AS-VD-EHH4B-DDBXD	NA	NA	NA	POLE BASE	1
W1	WALL PACK	LITHONIA	RSX1 LED-P2-30K-R2-MVOLT-WBA-NLTAIR2 PIRHN-DDBXD	LED	72	120	WALL	
X1	EXIT SIGN	LITHONIA	LQM-S-W-3-R-MVOLT-ELN	LED	0.71	N/A	ABOVE DOOR	

NOTES
1. PROVIDE EXTRA HANDHOLE AT 4' FOR WEATHERPROOF LINE VOLTAGE SWITCH TO CONTROL LIGHT FIXTURE.

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HDR ENGINEERING, INC. | CA0443AE
412 E. PARKCENTER BLVD., STE. 100
BOISE, ID 83706
(208) 387-7000

ISSUE	DATE	DESCRIPTION
3	12/04/2025	WORK CHANGE DIRECTIVE 04
2	09/25/2025	WORK CHANGE DIRECTIVE 02
1	04/04/2025	ADDENDUM NO. 4
	02/07/2025	ISSUED FOR BID AND CONSTRUCTION

PROJECT MANAGER	B. BJERKE
CIVIL	K. THOMAS
STRUCTURAL	M. HERRERA
ARCHITECTURAL	K. THOMAS
PROCESS	K. THOMAS
MECHANICAL	K. SUTTON
ELECTRICAL	J. BARRUTIA
INSTRUMENTATION	N. QUIGLEY
PROJECT NUMBER	10397974

KETCHUM / SUN VALLEY WATER AND SEWER DISTRICT

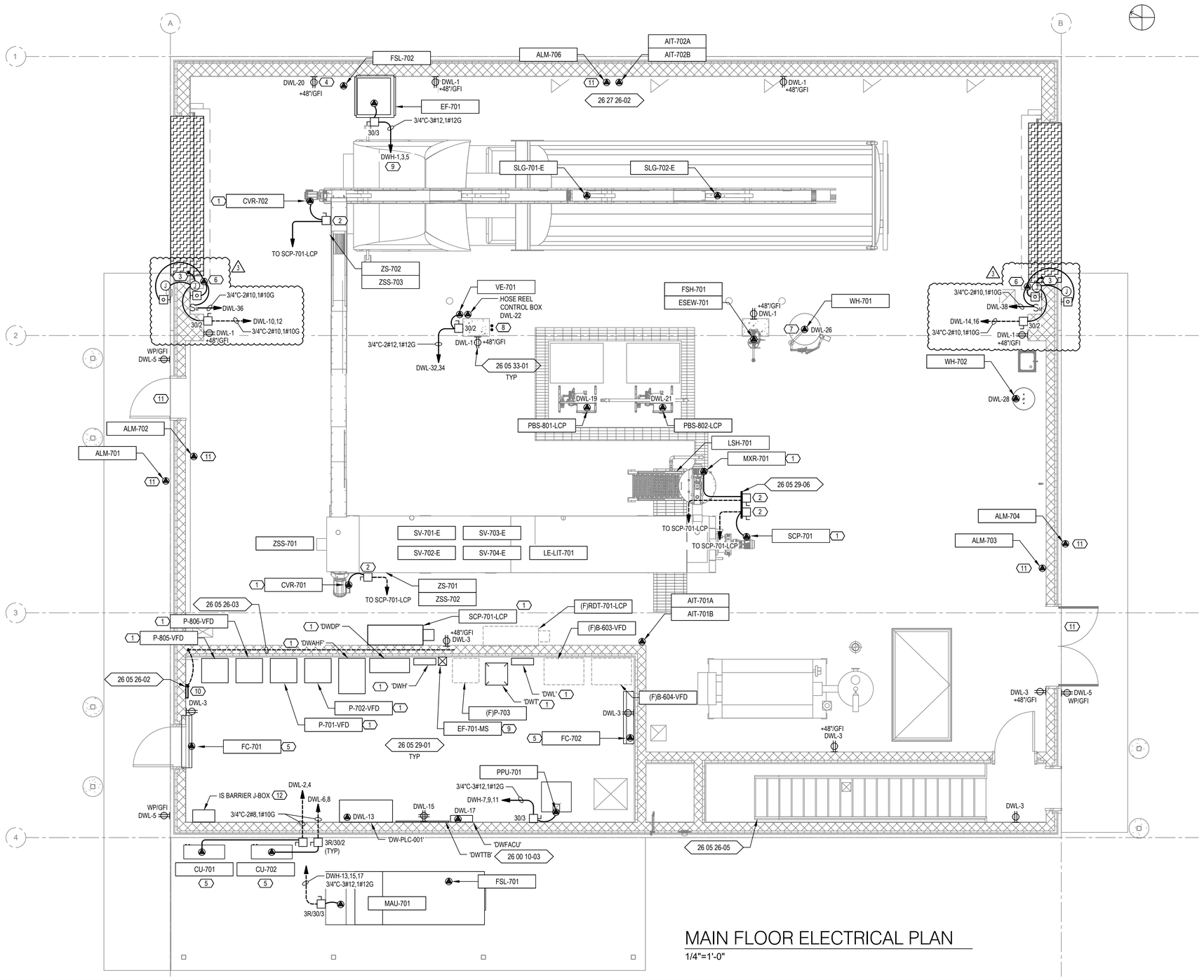
KETCHUM / SVSWD WATER RECLAMATION FACILITY

SOLIDS DEWATERING IMPROVEMENTS

ELECTRICAL SCHEDULES

FILENAME: E-006.dwg
SCALE: N.T.S. 0 1" 2"

SHEET: E-006



MAIN FLOOR ELECTRICAL PLAN

1/4"=1'-0"

GENERAL NOTES

1. SEE STANDARD DETAIL 26 05 26-01 FOR GENERAL GROUNDING.

KEYNOTES (##)

1. SEE ONE-LINE DIAGRAM ON SHEET E-005 FOR CONDUIT AND CONDUCTORS.
2. PROVIDE DISCONNECT WITH AUX CONTACTS FOR EARLY BREAK VFD SHUTDOWN. PROVIDE 3/4" CONDUIT WITH 2#14 AND 1#14 GROUND TO VFD.
3. PROVIDE AND INSTALL SNOW MELT SYSTEM WITH HEATING CABLE INSTALLED IN CONCRETE SLAB IN CROSSHATCHED AREA. RAYCHEM #EM2-XR SERIES. 208V, 40W/LF SELF REGULATING CABLE. PROVIDE JUNCTION BOX WITH STATUS LIGHT, NEMA 3R/30/2 DISCONNECT SWITCH, RAYCHEM #AMC-1A AMBIENT SENSING T-STAT OR PER MANUFACTURERS RECOMMENDATIONS. HEATED AREA EXTENDS FROM DOOR OUT TO EDGE OF SLAB AND FROM DOOR INTO BUILDING INTERIOR 12 INCHES. CROSSHATCHED PATTERN DOES NOT REPRESENT HEAT CABLE PATTERN. ROUTE BOTH ENDS OF EMBEDDED CABLE INTO JUNCTION BOX VIA CONDUIT STUBBED INTO HEATED AREA OF SLAB. TERMINATE CABLE AND INTERFACE WITH POWER BRANCH CIRCUIT AND THERMOSTAT.
4. PROVIDE DEDICATED CIRCUIT FOR TRUCK HEATER.
5. 3/4" CONDUIT BETWEEN INDOOR AND OUTDOOR SPLIT SYSTEM UNITS. INDOOR POWER UNIT POWERED FROM OUTDOOR UNIT. WIRING BY MECHANICAL.
6. MAKE ELECTRICAL CONNECTIONS TO MOTORIZED OVERHEAD DOOR PER MANUFACTURERS RECOMMENDATIONS. PROVIDE CONDUIT AND CONDUCTORS AS REQUIRED.
7. PROVIDE 120V CONNECTION FOR WATER HEATING ELEMENT.
8. PROVIDE (2)1" CONDUITS TO PLC FOR FUTURE USE.
9. ROUTE CIRCUIT VIA MOTOR STARTER LOCATED IN ELECTRICAL ROOM. SEE SHEET E-008.
10. PROVIDE GROUND BUS BAR FOR GROUND TERMINATIONS.
11. GO NO/GO SIGNAGE PER STANDARD DETAIL 26 05 53-03 AT NOTIFICATION LOCATIONS.
12. PROVIDE TERMINAL JUNCTION BOX FOR INTRINSICALLY SAFE BARRIERS. SIZE ENCLOSURE AS REQUIRED TO ACCOMMODATE ALL BARRIERS. PROVIDE DIN RAIL, TERMINAL BLOCKS AND ALL APPURTENANCES FOR A COMPLETE AND FUNCTIONAL SYSTEM.

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BOISE, ID 83706
(208) 387-7000

ISSUE	DATE	DESCRIPTION
3	12/04/2025	WORK CHANGE DIRECTIVE 04
2	09/25/2025	WORK CHANGE DIRECTIVE 02
1	04/04/2025	ADDENDUM NO. 4
	02/07/2025	ISSUED FOR BID AND CONSTRUCTION

PROJECT MANAGER	B. BJERKE
CIVIL	K. THOMAS
STRUCTURAL	M. HERRERA
ARCHITECTURAL	K. THOMAS
PROCESS	K. THOMAS
MECHANICAL	K. SUTTON
ELECTRICAL	J. BARRUTIA
INSTRUMENTATION	N. QUIGLEY
PROJECT NUMBER	10397974

KETCHUM / SVSWD WATER RECLAMATION FACILITY

SOLIDS DEWATERING IMPROVEMENTS

ELECTRICAL
DEWATERING BUILDING
MAIN FLOOR ELECTRICAL PLAN

FILENAME E-104.dwg
SCALE N.T.S.
0 1" 2"

SHEET E-104

GENERAL NOTES

1. DEWATERING SYSTEM COMPONENTS DEPENDENT ON SELECTED VENDOR.

SCADA

P-701-VFD
P-702-VFD
(F)P-703-VFD

SOFTWARE I/O
AUTO STATUS
RUN STATUS
ENABLE STATUS
START COMMAND
STOP COMMAND
SPEED COMMAND
SPEED FEEDBACK
FAULT ALARM
MOTOR TEMP HIGH
STATOR TEMP HIGH
LINE PRESS HIGH

HMI DISPLAY		
FIT-701 FLOW	SCR-701 SPEED FB	SCREEN FAULT
MXR-701 RUN STATUS	SCR-701 LOCAL/REMOTE STATUS	FV-604-E & 605-E OPEN/CLOSE STATUS
MXR-701 FAULT	SCR-701 START	FV-604-E & 605-E FAIL TO OPEN
SV-701-E - 702-E & 705-E OPEN/CLOSE STATUS	SCVR-701 & 702 LOCAL/REMOTE STATUS	FV-609-E & 610-E OPEN/CLOSE STATUS
PBS-801 & 802 LOCAL/REMOTE STATUS	SCVR-701 & 702 RUN STATUS	FV-609-E & 610-E FAIL TO OPEN
PBS-801 & 802 RUN STATUS	SCVR-701 & 702 FAULT	P-701 & 702 FAULT
PBS-801 & 802 FAULT	SCVR-701 & 702 E-STOP	P-701 & 702 SPEED FB
PBS-801 & 802 SPEED FB	SLG-701 & 702-E POSITION STATUS	P-701 & 702 RUN CMD
SCR-701 RUN STATUS	SLG-701 & 702-E TIMER	P-701 & 702 SPEED CMD
SCR-701 FAULT	SLG-701 & 702-E FAULT	P-705 & B-701 RUN CMD

DW-PLC-001

P-701-VFD
P-702-VFD
(F)P-703-VFD

ETHERNET/IP
MULTI

SOFTWARE I/O		
FIT-701 FLOW	SCR-701 SPEED FB	SCREEN FAULT
MXR-701 RUN STATUS	SCR-701 LOCAL/REMOTE STATUS	FV-604-E & 605-E OPEN/CLOSE STATUS
MXR-701 FAULT	SCR-701 START	FV-604-E & 605-E FAIL TO OPEN
SV-701-E - 702-E & 704-E OPEN/CLOSE STATUS	SCVR-701 & 702 LOCAL/REMOTE STATUS	FV-609-E & 610-E OPEN/CLOSE STATUS
PBS-801 & 802 LOCAL/REMOTE STATUS	SCVR-701 & 702 RUN STATUS	FV-609-E & 610-E FAIL TO OPEN
PBS-801 & 802 RUN STATUS	SCVR-701 & 702 FAULT	P-701 & 702 FAULT
PBS-801 & 802 FAULT	SCVR-701 & 702 E-STOP	P-701 & 702 SPEED FB
PBS-801 & 802 SPEED FB	SLG-701 & 702-E POSITION STATUS	P-701 & 702 RUN CMD
SCR-701 RUN STATUS	SLG-701 & 702-E TIMER	P-701 & 702 SPEED CMD
SCR-701 FAULT	SLG-701 & 702-E FAULT	P-705 & B-701 RUN CMD

PROCESS

SCREW PRESS DEWATERING SYSTEM (OWNER FURNISHED)

SCP-701-LCP
480 VAC
SCREW PRESS CONTROL PANEL SOFTWARE I/O
LIT-701 LEVEL
P-701, 702, & (F)703 CALL TO RUN

MS B-701-MS
B-701 SCREW PRESS COMPRESSOR
MS P-706-MS
P-706 SCREW PRESS WASHWATER PUMP
MXR-701-VFD
SCP-701-VFD
SCVR-701-MS
SCVR-702-MS
ZS EMERGENCY PULL CORD ZS-701
ZS EMERGENCY PULL CORD ZS-702

P-701-VFD
P-702-VFD
(F)P-703-VFD
VFD 480V/3Ø

2"-W FROM POTABLE WATER SYSTEM
2"-CHM
X"-AHP
CHM C Y-003 FROM POLYMER DOSING SYSTEM

5"-SL
6"-SL
SL A Y-001 FROM DIGESTER 01 & 02
TSH 704 / PSH 701 / TSH 701
P-701 SLUDGE TRANSFER PUMP 01
1" SP
FIT 701 / FE 701
4"-SL
FE/FIT-701

5"-SL
TSH 705 / PSH 702 / TSH 702
P-702 SLUDGE TRANSFER PUMP 02
1" SP

5"-SL
TSH 706 / PSH 703 / TSH 703
P-703 RDT FEED PUMP (FUTURE)
1" SP

WAS B Y-001 FROM DIGESTER BYPASS
6"-WAS BYPASS

TANKER

6"-SL
CHEMICAL INJECTION RING

LSH 701
MXR-701
T-701 SCREW PRESS FLOC TANK

1-1/2"-W
1-1/2"-W
SV-701-E
SV-702-E

ZSS-701
SCP-701 SCREW PRESS

ZSS-702
ZSS-703
CVR-701 ANGLED BIOSOLIDS CONVEYOR
CVR-702 HORIZONTAL BIOSOLIDS CONVEYOR
SLG-701-E
SLG-702-E
DUMP TRUCK

10"-D
D D Y-004 TO PRESSATE PUMP STATION
TO FUTURE RDT

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BOISE, ID 83706
(208) 387-7000

ISSUE	DATE	DESCRIPTION
2	10/04/2025	WORK CHANGE DIRECTIVE 04
1	08/20/2025	FIELD ORDER 03
	02/07/2025	ISSUED FOR BID AND CONSTRUCTION

PROJECT MANAGER	B. BJERKE
CIVIL	K. THOMAS
STRUCTURAL	M. HERRERA
ARCHITECTURAL	K. THOMAS
PROCESS	K. THOMAS
MECHANICAL	K. SUTTON
ELECTRICAL	J. BARRUTIA
INSTRUMENTATION	N. QUIGLEY
PROJECT NUMBER	10397974

KETCHUM / SUN VALLEY WATER AND SEWER DISTRICT

KETCHUM / SVSWD WATER RECLAMATION FACILITY

SOLIDS DEWATERING IMPROVEMENTS

INSTRUMENATION & CONTROLS SOLIDS PUMPING & DEWATERING

FILENAME Y-002.dwg
SCALE NONE
0 1" 2"

SHEET Y-002

ESI CHANGE ORDER REQUEST (COR) #4 - SUMMARY PAGE

SUBCONTRACTOR
CHANGE ORDER REQUEST

ESI PROJECT #:	Q106		**COR IN REFERENCE TO:**
PROJECT NAME:	Ketchum WRF Improvements	CPR #:	CPR 01
PROJECT MANAGER:	Steve Craig	ASI #:	
		RFI #:	
CONTRACTOR	ESI Construction	FIELD WO #:	
CONTACT:	Steve Craig	**SUBCONTRACTOR COR#:**	

DESCRIPTION:	**CPR 01, WCD 04 and Added Construction Joint Costs** COR 04 contains cost breakout for CPR 01, WCD 04, and added construction joint with relevant back up material. With additional work added, we request that substaintial completion be pushed from 5/14/27 to 6/04/27 for a total of 14 working days.

	Item Description	QTY	UNIT	Total Cost
Labor and Equipment	ESI LABOR - CPR 01	1	LS	$30,044.00
	ESI EQUIPMENT - CPR 01	1	LS	$464.00
	ESI EARTH - CPR 01	1	LS	$31,360.98
	ESI EARTH - CPR 04	1	LS	$34,818.33
	SUBTOTAL LABOR & EQUIPMENT			**$96,687.31**

	Item Description	QTY	UNIT	Total Cost
Materials	44 Iron - CPR 01	1	LS	$7,134.00
	Ferguson - CPR 01	1	LS	$12,225.54
	Steel Encounters	1	LS	$1,000.00
	SUBTOTAL MATERIALS			**$20,359.54**

	Item Description	Qty	UNIT	Total Cost
Subs	DCR Exteriors - CPR 01	1.0	LS	$11,210.00
	DL Electric - CPR 01	1.0	LS	$37,109.31
	Evans Plumbing - CPR 01	1.0	LS	$13,317.59
	Idaho Refrigeration - CPR 01	1.0	LS	$2,550.00
	IMS Masonry - CPR 01	1.0	LS	$3,661.03
	S&C Concrete - CPR 01	1.0	LS	$100,413.95
	Sawtooth Welding - CPR 01	1.0	LS	$59,876.16
	Trademasters - CPR 01	1.0	LS	$32,130.00
	DL Electric - WCD 04	1.0	LS	-$1,840.01
	S&C Concrete - Added Construction Joint	1.0	LS	$20,081.40
	SUBTOTAL SUBS			**$278,509.43**

DIRECT COST SUBTOTAL		**$395,556.28**
DIRECT COST SUBTOTAL LESS ALLOWANCE 4 - CHANGES TO WORK		**$295,556.28**
15% OHP LABOR AND EQUIPMENT		**$14,503.10**
15% OHP MATERIALS		**$3,053.93**
5% OHP SUBCONTRACTORS		**$13,925.47**
Bond	**0.7%**	**$2,068.89**
Insurance	**2.08%**	**$6,147.57**
Builder's Risk	**0.17%**	**$502.45**
GRAND TOTAL:		**$335,757.69**

Notes:

ALLOWANCE
AUTHORIZATION FOR
CHANGES TO WORK

ALLOWANCE AUTHORIZATION

Project:	Ketchum WRF Improvements	Authorization Number:	
		From:	April 2026 to May 2026
To:	Brad Bjerke	Date:	April 22nd, 2026
	HDR	Engineer Project No.:	10397974
Re:		Contract For:	

Contractor is authorized to perform the following item(s) of Work and to be eligible to apply for payment under the designated Contract allowance(s) indicated below for the amount indicated below for each item:

1. [Allowance Title] / [Title of Change]:

Changes to Work/ CPR 01

This instrument is not a Change Order and does not modify the Contract Price, nor does it modify the Contract Times.

Original Allowance	$ 100,000
Allowance Expenditures prior to this Authorization	$ 0.00
Allowance Balance prior to this Authorization	$ 100,000
Allowance will be decreased by this Authorization	$ 100,000
New Allowance Balance	$ 0.00

RECOMMENDED BY

HDR

Engineer

04/29/2026

By Date

OWNER APPROVAL

Owner

By Date

CONTRACTOR ACCEPTANCE

ESI Construction

Contractor

Steve Craig 4/22/26

By Date

☐ Attachments

Copies: ☐ Owner ☐ Contractor ☐ Consultants ☐ _____ ☐ _____ ☐ _____ ☐ File

ESI COR #4 - COST DETAIL SHEETS

44 Iron LLC

Change Order Request Form

Project: J90 Ketchum WRF
Date: January 20, 2025
Description: CPR 01 Checkered plate trench covers.

C/O Req. No.: 2
Reference:

	Item Description	Quantity by lbs	Unit Price	Extended
Material:	WF (in)		$0.90	$ -
	WF (out)		$0.90	$ -
	C (in)		$1.25	$ -
	C (out)		$1.25	$ -
	MC (in)		$1.20	$ -
	MC (out)		$1.20	$ -
	PL (in)	360	$1.15	$ 414.00
	PL (out)		$1.15	$ -
	FB (in)		$0.85	$ -
	FB (out)		$0.85	$ -
	L (in)		$0.85	$ -
	L (out)		$0.85	$ -
	HSS (in)		$1.35	$ -
	HSS (out)		$1.35	$ -
	Pipe (in)		$1.15	$ -
	Pipe (out)		$1.15	$ -
	Rod (in)		$0.78	$ -
	Rod (out)		$0.78	$ -
	Hardware (in)		lump	$ 108.00
	Hardware (out)		lump	$ -
	Paint Material (in)		lump	$ -
	Paint Material (out)		lump	$ -
			Total Mat.	$ 522.00

	Hours	Rate/Hr	Extended
Fabrication Hours:	20.00	$ 75.00	$ 1,500.00
Detailing:		$ 95.00	$ 500.00
Project Management:	2.00	$ 95.00	$ 190.00
Field Measuring:		$ 85.00	$ -
Painting Labor:		$ 75.00	$ -
Blasting Labor:		$ 115.00	$ -
Freight:		lump	$ 2,000.00
		Total Shop	$ 4,190.00

Subcontractor

Subcontractor	Work Description	Quote Amount
Erector		$ -

Suppliers

Suppliers	Work Description	Quote Amount
J&D		$ -
Galvanizing		$ 516.00
Buyout		
Engineering		$ 1,500.00

See Page 2

Sub Total	$	2,538.00
10% mkup	$	253.80
Total Subcontractor/Supplier	$	2,791.80

Change Order Request Amount	$	6,981.80
Sales Tax 6% (on material and suppliers)	$	152.28
Additional Bond Cost	$	-
Total Change Order Request - Rounded	$	7,134.00

Added Time to Schedule - Working Days	0

Notes:

1) Freight will include cost to Galv as well as to site.
2)
3)
4)

Change Order: 1
DCR Job: City of Ketchum WRF Improvements

550 S 4000 W, Rexburg ID 83440
Phone: (208) 656-5964 email: ben@dcrid.com

Change Order #1

To:	ESI 2200 S COBALT POINT WAY MERIDIAN, ID 83642	**From:**	DCR Exteriors 550 S 4000 W Rexburg, ID 83440
Phone:		**Phone:**	(208) 656-5964

Project: City of Ketchum WRF Improvements
Description: Additional EIFS

1	Materials	$4,955.27
2	Labor	$5,235.64
3	Profit & Overhead	$1,019.09

Cost of this Change Authorization Add $11,210.00

DCR Manager: _____

DL ELECTRIC
COMMERCIAL INDUSTRIAL RESIDENTIAL

Quote: 2287 / Date: 4/17/2026

DL Electric LLC
911 S 45 S
Blackfoot, ID
83221, US
2088210101

Prepared By:
David Long
2088210101
slong1721@hotmail.com

Project: **Ketchum wwtp phase 2**

Scope of Work

Includes demo for 40 amp dwdp breaker and installing new 60 amp breaker. New feeder wires for upsized breaker. Credit for old wiring. Includes new conduit and wiring per CPR 01. This change order will add 97 hours onto the contract days for completion. Anytime there is a change to the contract dates that constitutes a change order it is justifiable to have to pay the workers the extra perdium, extra equipment rentals and extra days to have our truck onsite.

Default Group

	Quantity	Material Cost	Labor Cost and/or Adjustments	Total Cost
Circuit breaker, 3 pole, 60 amp	1 ea	$784.39	$224.07	$1,008.46
Demo Circuit breaker, 3 pole, 40 amp	1 ea	$0.00	$124.03	$124.03
3/4" Pvc coated rigid	262.69 ft	$12.31	$13.45	$6,767.16
#8 THHN	-90 ft	$0.76	$1.46	-$200.00
1" PVC coated rigid	66.1 ft	$15.93	$16.91	$2,170.52
# 4 Type Thhn 600 Volt Stranded Copper Building Wire	100 ft	$1.88	$2.18	$406.10
20A, 3P, 480V Circuit Breaker	3 ea	$738.25	$142.49	$2,642.21
#12 Type THHN 600 Volt Stranded Copper Building Wire	878.7 ft	$0.27	$0.95	$1,075.53
Safety switches, 3 pole, 600 volt, 30 amp, NEMA 4	5 ea	$1,946.00	$615.70	$12,808.48
~~Truck Charge~~	~~97.43 ea~~	~~$8.84~~	~~$0.78~~	~~$937.07~~
Field cut unistrut	7.26 hrs	$0.00	$103.36	$750.39
STAINLESS DEEP STRUT	41 ft	$17.09	$3.57	$847.11
1" Rigid PVC Coated Conduit Clamps With Bolts	7 ea	$23.69	$7.67	$219.49
1" Pvc Coated hub	3 ea	$10.56	$101.19	$335.25

DL ELECTRIC
COMMERCIAL INDUSTRIAL RESIDENTIAL

Quote: 2287 / Date: 4/17/2026

	Quantity	Material Cost	Labor Cost and/or Adjustments	Total Cost
3/4" PVC coated strut strap	34 ea	$21.58	$7.48	$988.06
3/4" PVC coated conduit hub	3 ea	$82.95	$76.55	$478.50
1/4" X 1-3/4" Stainless Wedge Anchor	82 ea	$7.36	$10.98	$1,504.18
3/4" Schedule 40 PVC Conduit, 10' Lengths With Coupling	24.63 ft	$12.31	$8.06	$501.63
~~Scissor Lift Rentals~~	~~1 ea~~	~~$500.00~~	~~$44.00~~	~~$544.00~~
~~travel and per diem~~	~~97.43 hrs~~	~~$0.00~~	~~$16.32~~	~~$1,590.06~~

Notes

Summary

Cost Type	
Labor and Overhead	$13,976.80
Materials	$21,521.42
Profit	$3,262.70
Subtotal	$38,760.92

Taxes	
Labor Tax	$0.00
Material Tax	$1,420.41
Subtotal	$1,420.41

~~$40,181.34~~
$37,109.31

Accepted By ..... Date .....

Lines crossed out will be paid for by ESI

SUBCONTRACTOR
CHANGE ORDER REQUEST

ESI PROJECT #:	Q106	**COR IN REFERENCE TO:**	
PROJECT NAME:	Ketchum WRF Improvements	CPR #:	CPR 01
PROJECT MANAGER:	Steve Craig	ASI #:	
		RFI #:	
CONTRACTOR	ESI Construction	FIELD WO #:	
CONTACT:	Steve Craig	**SUBCONTRACTOR COR#:**	

DESCRIPTION:	CPR 01 has caused a time extension of 14 working days and has increased manhours as such. See below for hours broken out of total cost with costs included for various equipment. These addional days would require substantial completion to be pushed from 5/14/27 to 6/04/27.

	Item Description	QTY	Labor Rate	Total Cost
LABOR:	Super Hourly Rate 14 days * 8 hours = 112	112	$137.00	$15,344.00
	Super Subsistence per Day	14	$190.00	$2,660.00
	Project Engineer Rate 14 days * 4 hours = 56	56	$80.00	$4,480.00
	Project Manager Rate 14 days * 4 hours = 56	56	$135.00	$7,560.00
	SUBTOTAL LABOR			**$30,044.00**

	Equipment Type	Rate Type	Qty	Price	Total Cost
EQUIPMENT:	Job Office Trailer Monthly Rental	Mo	0.5	$529.00	$264.50
	Chemical Toilets	Mo	0.5	$267.00	$133.50
	Storage Rentals	Mo	0.5	$132.00	$66.00
	SUBTOTAL EQUIPMENT				**$464.00**

CONTRACTOR SUBTOTAL	**$30,508.00**
GRAND TOTAL:	**$30,508.00**

Notes:

ENGINEERED STRUCTURES, INC.
GENERAL CONTRACTORS | CONSTRUCTION MANAGERS | DESIGN-BUILDERS

2200 S. Cobalt Point Way, Meridian, ID 83642 | Phone (208) 362-3040 | www.esiconstruction.com

PROJECT:	Ketchum WRF	TITLE:	CPR 01 - Revised Elevations & Additional Asphalt_REV 1
CLIENT:	ESI	DATE:	4/1/2026
PROJECT ADDRESS:		COR #:	5
	Ketchum, ID	REFERENCE:	

DESCRIPTION OF CHANGE:

Labor, equipment, material, Trucking, and supervision to prep subgrade to revised elevations, prep an additional ~ 1,200 SF of asphalt, excavate footings, and prep slabs per CPR 01.

EXCLUSIONS:

SCHEDULE IMPACT:

5 Days

LABOR

Description	Qty	Unit	Cost/Unit	Total	Qualifications/Notes
Foreman	40	HRS	$ 67.00	$ 2,680.00	
Operator	40	HRS	$ 55.00	$ 2,200.00	
Laborer	40	HRS	$ 41.00	$ 1,640.00	
Superintendent	2	HRS	$ 125.00	$ 250.00	
Project Manager	2	HRS	$ 135.00	$ 270.00	
Project Engineer	2	HRS	$ 100.00	$ 200.00	
			Labor Total	**$ 7,240.00**	

TRAVEL

Description	Qty	Unit	$/Unit	Total	
Hotel, rental car, milage	15	DY	$ 100.00	$ 1,500.00	*3 man crew * 5 Days*
Subsistence	15	DY	$ 90.00	$ 1,350.00	*3 man crew * 5 Days*
			Travel Total	**$ 2,850.00**	

MATERIAL/TRUCKING

Description	Qty	Unit	$/Unit	Total	
3/4" Road Mix	32	TN	$ 12.00	$ 384.00	
Pit Run	30	TN	$ 5.50	$ 165.00	
Dump Fees	300	TN	$ 3.00	$ 900.00	
Trucking	40	HRS	$ 150.00	$ 6,000.00	
			Material/Trucking	**$ 7,449.00**	

EQUIPMENT/TOOLS

Description	Qty	Unit	$/Unit	Total	
Excavator	40	HRS	$ 154.10	$ 6,164.00	
Skid	40	HRS	$ 66.90	$ 2,676.00	
Water Truck	40	HRS	$ 80.44	$ 3,217.60	
Roller	40	HRS	$ 66.90	$ 2,676.00	
Small Tools & Safety	80	HRS	$ 2.25	$ 180.00	
Foreman Truck	40	HRS	$ 12.50	$ 500.00	
Misc Equipment (Lazers, GPS, Compactors)	80	HRS	$ 8.75	$ 700.00	
			Equipment/Tools Total	**$ 16,113.60**	
			Subtotal	**$ 33,652.60**	

Subtotal		$	33,652.60
Sidewalk Prep Removal (Credit)		$	(2,378.56)
Tax	6%	$	86.94
~~Markup~~	~~10%~~	$	~~3,373.95~~
~~**Total Request**~~		~~**$**~~	~~**34,734.93**~~

Markup applied on cover page

$31,360.98

Change Request Proposal

Project: (name and address)
253400 / Ketchum WRF Improvements
110 River Ranch Road
Ketchum, ID 83340

Change request number: 04
Description: CPR 01 - Price Impact

Customer: Engineereed Structures, Inc.

Notice to Proceed

Submitted date:
Received date:
Rough order of magnitude: 0.00

Status: Proposed
Origination date: 02/27/26

Quotation

Submitted date: 02/27/26
Due date:
Submitted amount: 13,317.59
Requested days delay: 0

Notes

New drain line added to route water from conveyor floor and reroutes of floor drain and vent piping for truck bay lowering.
Updated Water Riser diagram: moves WH-701 over towards WH-702 and will need to run another line to the TMV-1 next to Eye Wash Station.

Revenue Detail

Billing Item	Description	Revenue
	Labor - 80hrs	10,400.00
	Material	1,206.90
	Misc. Material	500.00
	Markup (10%)	1,210.69
	Total Revenue For CR 04	**13,317.59**

Approvals

Customer: Engineereed Structures, Inc.
Authorized Representative: _____

By: _____

Date: _____

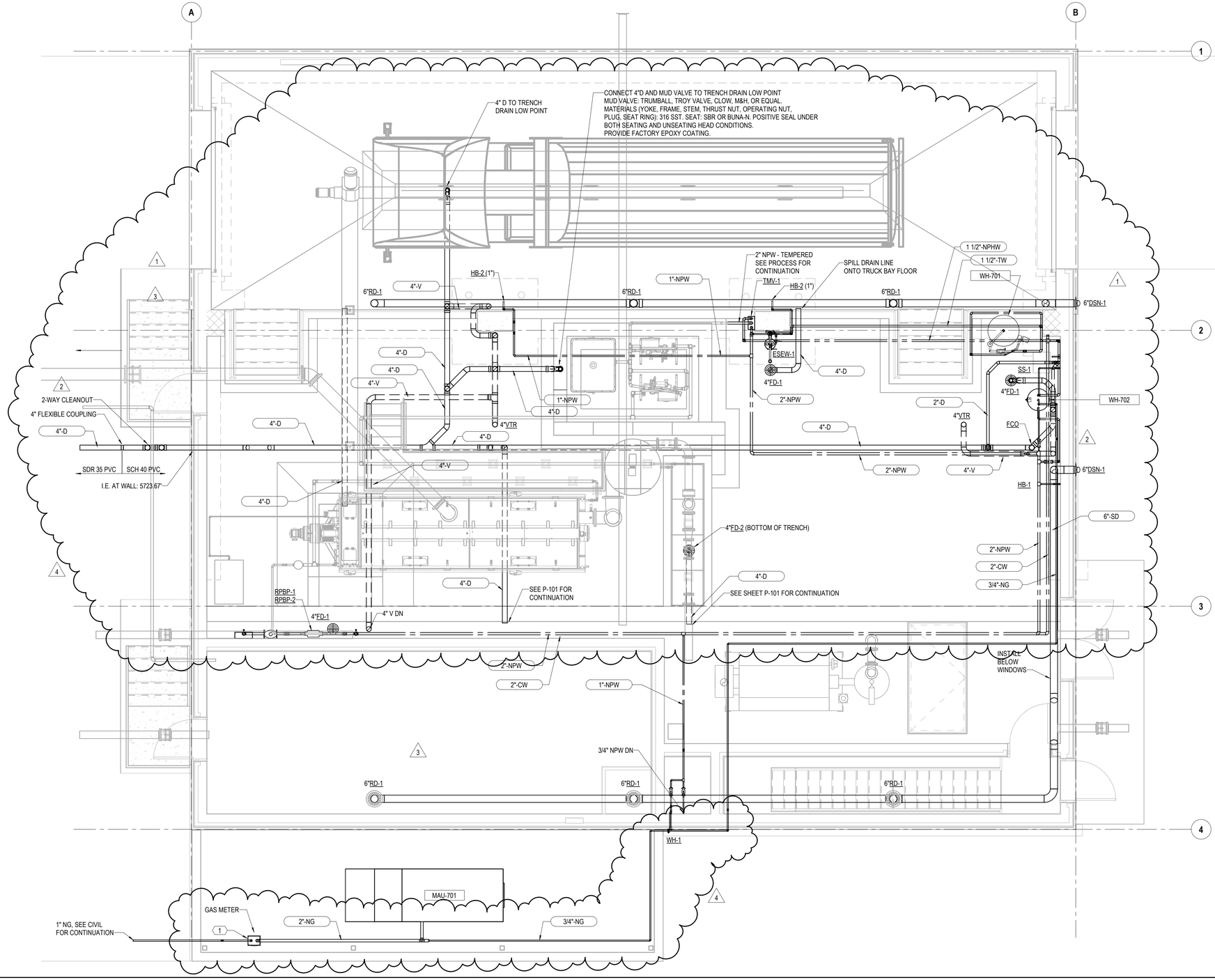
Contractor: Evans Plumbing, Inc.

By: _____

Date: _____

KEYNOTES (##)

1 NATURAL GAS METER AND REGULATOR, 55 PSI INLET TO 14" W.C. OUTLET, 839 MBH.



ISSUE	DATE	DESCRIPTION
4	02/13/2026	CHANGE PROPOSAL REQUEST 01
3	08/20/2025	FIELD ORDER 03
2	07/10/2025	FIELD ORDER 01
1	04/02/2025	ADDENDUM NO. 03
	02/07/2025	ISSUED FOR BID AND CONSTRUCTION

PROJECT MANAGER	B. BJERKE
CIVIL	K. THOMAS
STRUCTURAL	M. HERRERA
ARCHITECTURAL	K. THOMAS
PROCESS	K. THOMAS
MECHANICAL	K. SUTTON
ELECTRICAL	M. PRIDE
INSTRUMENTATION	N. QUIGLEY
PROJECT NUMBER	10397974

HDR ENGINEERING, INC.| CA0443AE
1917 S. 67TH STREET
OMAHA, NE 68106
(402) 399-1000

KETCHUM / SVSWD WATER RECLAMATION FACILITY

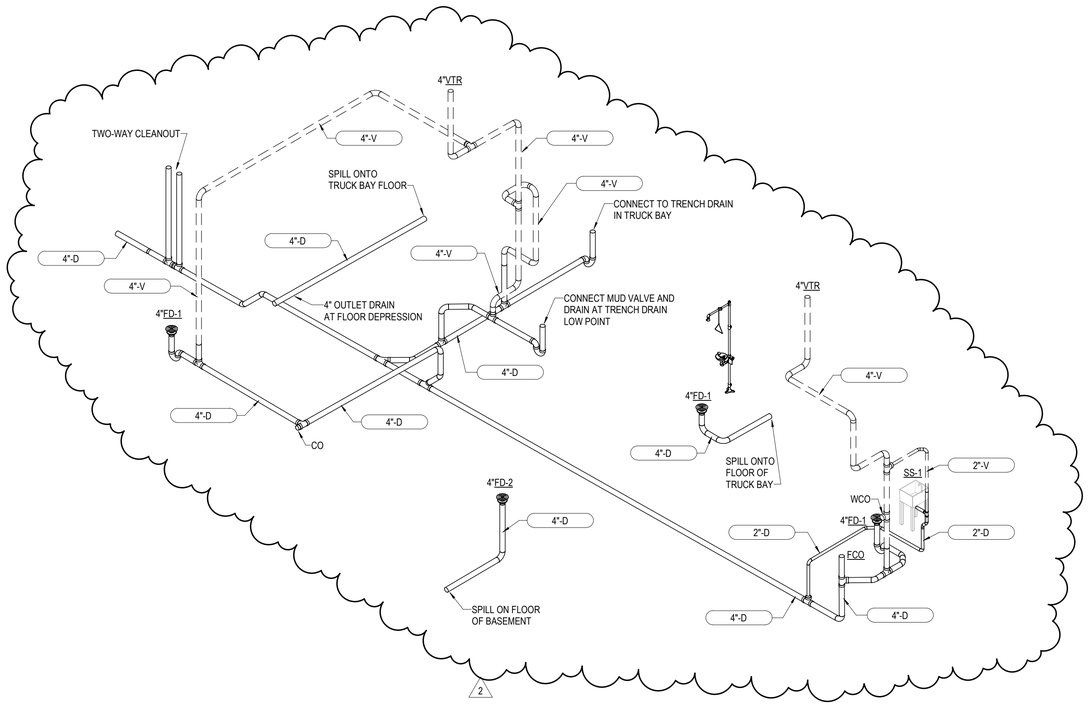
SOLIDS DEWATERING IMPROVEMENTS

DEWATERING BUILDING MAIN FLOOR PLUMBING PLAN

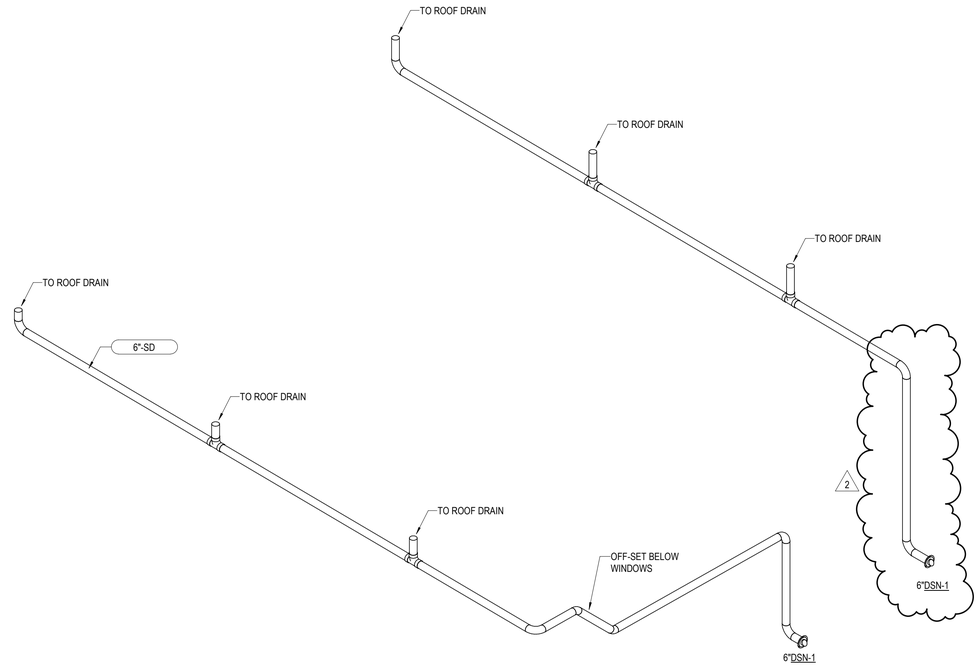
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SHEET P-102

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1 SANITARTY RISER



2 STORM RISER

1

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HDR ENGINEERING, INC.| CA0443AE
1917 S. 67TH STREET
OMAHA, NE 68106
(402) 399-1000

ISSUE	DATE	DESCRIPTION
2	02/13/2026	CHANGE PROPOSAL REQUEST 01
1	08/20/2025	FIELD ORDER 03
	02/07/2025	ISSUED FOR BID AND CONSTRUCTION

PROJECT MANAGER	B. BJERKE
CIVIL	K. THOMAS
STRUCTURAL	M. HERRERA
ARCHITECTURAL	K. THOMAS
PROCESS	K. THOMAS
MECHANICAL	K. SUTTON
ELECTRICAL	M. PRIDE
INSTRUMENTATION	N. QUIGLEY
PROJECT NUMBER	10397974

KETCHUM / SUN VALLEY WATER AND SEWER DISTRICT

KETCHUM / SVSWD WATER RECLAMATION FACILITY

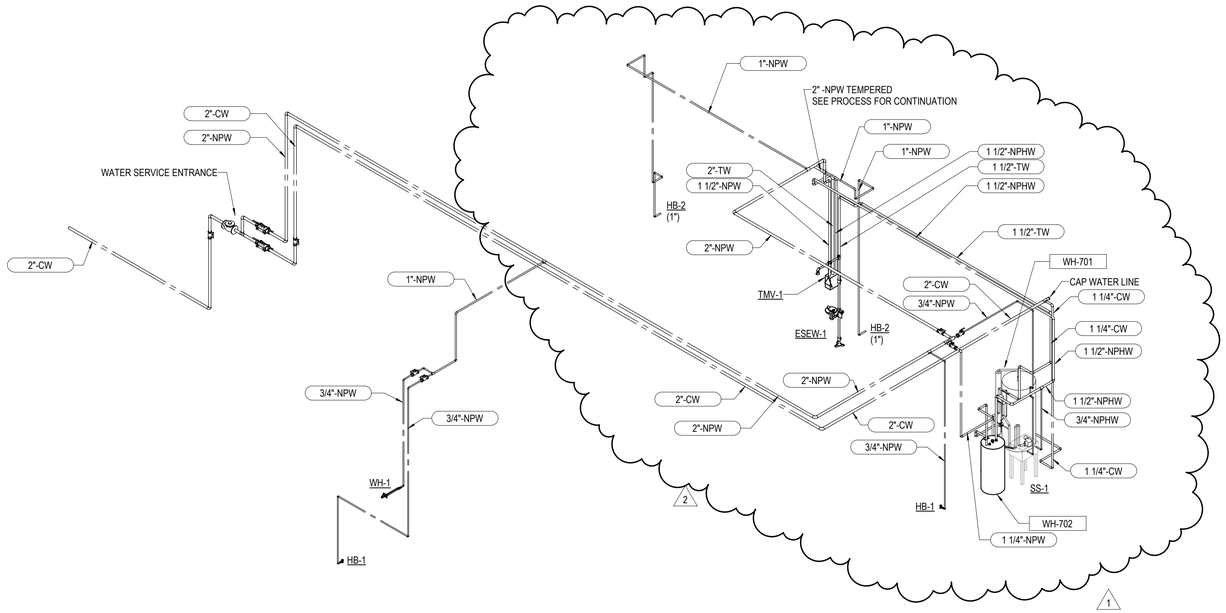
SOLIDS DEWATERING IMPROVEMENTS

DEWATERING BUILDING RISER DIAGRAMS

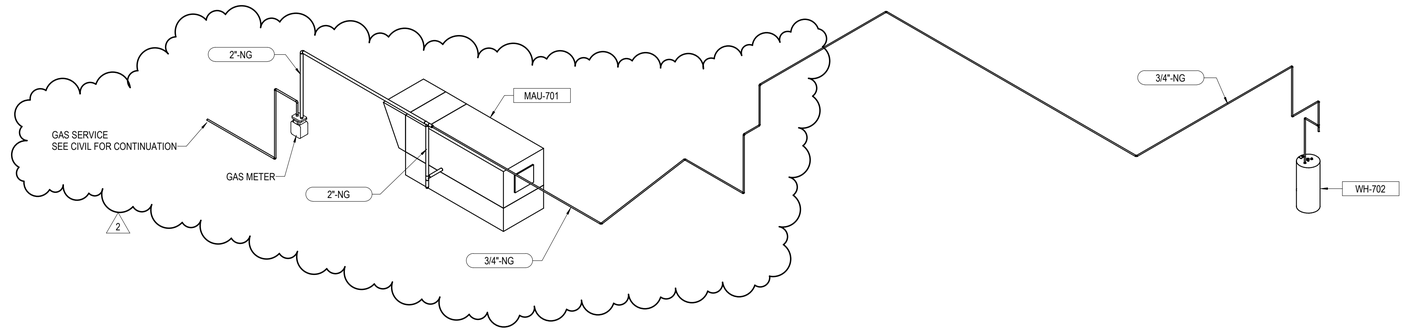
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SCALE

0 1" 2"

SHEET
P-701



1 WATER RISER



2 GAS RISER

HDR ENGINEERING, INC.| CA0443AE
1917 S. 67TH STREET
OMAHA, NE 68106
(402) 399-1000

ISSUE	DATE	DESCRIPTION
2	02/13/2026	CHANGE PROPOSAL REQUEST 01
1	07/10/2025	FIELD ORDER 01
	02/07/2025	ISSUED FOR BID AND CONSTRUCTION

PROJECT MANAGER	B. BJERKE
CIVIL	K. THOMAS
STRUCTURAL	M. HERRERA
ARCHITECTURAL	K. THOMAS
PROCESS	K. THOMAS
MECHANICAL	K. SUTTON
ELECTRICAL	M. PRIDE
INSTRUMENTATION	N. QUIGLEY
PROJECT NUMBER	10397974

KETCHUM / SVSWD WATER RECLAMATION FACILITY

SOLIDS DEWATERING IMPROVEMENTS

DEWATERING BUILDING RISER DIAGRAMS

FILENAME
SCALE
0 1" 2"

SHEET
P-702

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2/13/2026 7:48:36 AM

FERGUSON WATERWORKS #1987
1761 ELDRIDGE AVE.
TWIN FALLS, ID 83301-7909

Phone: 208-735-8880
Fax: 208-735-8890

Deliver To: .
From: Tyler Kitzan
tyler.kitzan@ferguson.com
Comments:

FERGUSON WATERWORKS #1701
Price Quotation
Phone: 208-735-8880
Fax: 208-735-8890

Bid No: B276266
Bid Date: 03/09/26
Quoted By: TXK

Cust Phone: 208-362-3040
Terms: NET 10TH PROX

Customer: ENGINEERED STRUCTURES INC
Q106-15200-MAT/KETCHUM WRF
3330 E LOUISE DR STE 300
MERIDIAN, ID 83642

Ship To: ENGINEERED STRUCTURES INC
110 RIVER RANCH RD
KETCHUM WRF SOLIDS
.
KETCHUM, ID 83340

Cust PO#: CPR01 CHANGE MAT'L

Job Name: Q106-15200-MAT/KETCHUM WRF

Item	Description	Quantity	Net Price	UM	Total
	CPR01 CHANGE MATERIAL **********				
	---- DI SPOOLS & FITTINGS PERMOX LINED / TN140 PRIMER				
FPPP4PM	4X3'0 FLGXPE P-401 BT DI SPL	1	622.860	EA	622.86
SP-FFPP4P7	4X0'7" FLGXFLG PC-P4L DI	1	404.290	EA	404.29
SP-FFPP4UG5.25	6X1'5-1/4" FLGXFLG PC-P4L DI	1	540.000	EA	540.00
SP-FFPP4UK7.25	6X2'7-1/4" FLGXFLG PC-P4L DI	1	698.570	EA	698.57
SP-FFPP4UM10.75	6X3'10-3/4" FLGXFLG PC-P4L DI	1	937.140	EA	937.14
FLR9P4U	6 DI 125# FLG P-401 LR 90 BEND	3	1188.770	EA	3566.31
	SUBTOTAL				6769.17
	---- BOLT & GASKETS				
FBSETU	6 FLG BLT SET A307 ZINC PLATED W/ WASHERS TORUSEAL FF GASKETS 150# FLG DI X DI	12	59.740	EA	716.88
	SUBTOTAL				716.88
	---- SCH 80 PVC FITTINGS				
FNWCGFSSK	2 SS MALE ADPT QUOTING SS MALE CAMLOCK ADAPTER TO GO WITH 2" FEMALE SCH 80 PVC ADAPTER	4	43.020	EA	172.08
P80SFAK	2 PVC S80 SXF ADPT	4	25.140	EA	100.56
FNW340NAEK	2 PVC EPDM T/U BV	2	110.540	EA	221.08
P80STK	2 PVC S80 SXSXS TEE	3	24.830	EA	74.49
P80PK	2 X 20 FT PVC S80 PE PIPE	100	698.290	C	698.29
P80S9K	2 PVC S80 SXS 90 ELL	18	7.020	EA	126.36

HOW ARE WE DOING? WE WANT YOUR FEEDBACK!
Scan the QR code or use the link below to
complete a survey about your bids:
https://survey.medallia.com/?bidsorder&fc=1701&on=59179

FERGUSON WATERWORKS

FERGUSON WATERWORKS #1701
Price Quotation

Fax: 208-735-8890

11:16:00 MAR 11 2026
Reference No: B276266

Item	Description	Quantity	Net Price	UM	Total
P80SBKG	2X1 PVC S80 SXS BUSH	1	9.350	EA	9.35
P80PG	1 X 20 FT PVC S80 PE PIPE	20	359.200	C	71.84
P80PH	1-1/4 X 20 FT PVC S80 PE PIPE	20	514.890	C	102.98
	AVAILABLE AT TWIN FALLS PLUMBING BRANCH				
JT26375	3/8 IDX1/2 OD X100 CLR TUBE VINYL	100	0.740	FT	74.00
	SOLD IN 100' ROLLS NORMALLY PLUMBING BRANCH IN TWIN FALLS MAY CUT TO SIZE FOR US				
P80S9H	1-1/4 PVC S80 SXS 90 ELL	6	5.390	EA	32.34
	SUBTOTAL				1683.37

	COPPER & DWV COPPER DRAIN				
CDWVTK20	2 X 20 FT DWV COP TUBE	40	2870.180	C	1148.07
CDWV9K	2 DWV WROT CXC 90 ELL	4	45.990	EA	183.96
CCDWVYK	2 DWV CAST CXCXC WYE	1	110.170	EA	110.17
MHARDG10	1 X 10 M HARD COP TUBE	10	803.000	C	80.30
C9G	1 WROT CXC 90 ELL 1-1/8 OD	5	11.160	EA	55.80
	SUBTOTAL				1578.30

Net Total:	$10747.72
Tax:	$907.82
Freight:	$600.00
Total:	$12255.54

Quoted prices are based upon receipt of the total quantity for immediate shipment (48 hours). SHIPMENTS BEYOND 48 HOURS SHALL BE AT THE PRICE IN EFFECT AT TIME OF SHIPMENT UNLESS NOTED OTHERWISE. QUOTES FOR PRODUCTS SHIPPED FOR RESALE ARE NOT FIRM UNLESS NOTED OTHERWISE.

Due to the uncertain impact of potential tariffs, Ferguson's quotation/proposal has not included any provision or contingency for future tariffs or increase of existing tariffs. Ferguson reserves the right to adjust prices to reflect the impact of any new or increased tariffs that affect our costs at the time of shipment. Ferguson will provide notice of any such adjustments along with documentation supporting the changes.

CONTRACTOR CUSTOMERS: IF YOU HAVE DBE/MBE/WBE//VBE/SDVBE/SBE GOOD FAITH EFFORTS DIVERSITY GOALS/ REQUIREMENTS ON A FEDERAL, STATE, LOCAL GOVERNMENT, PRIVATE SECTOR PROJECT, PLEASE CONTACT YOUR BRANCH SALES REPRESENATIVE IMMEDIATELY PRIOR TO RECEIVING A QUOTE/ORDER.

Seller not responsible for delays, lack of product or increase of pricing due to causes beyond our control, and/or based upon Local, State and Federal laws governing type of products that can be sold or put into commerce. This Quote is offered contingent upon the Buyer's acceptance of Seller's terms and conditions, which are incorporated by reference and found either following this document, or on the web at https://www.ferguson.com/content/website-info/terms-of-sale
Govt Buyers: All items are open market unless noted otherwise.

LEAD LAW WARNING: It is illegal to install products that are not "lead free" in accordance with US Federal or other applicable law in potable water systems anticipated for human consumption. Products with *NP in the description are NOT lead free and can only be installed in non-potable applications. Buyer is solely responsible for product selection.

HOW ARE WE DOING? WE WANT YOUR FEEDBACK!
Scan the QR code or use the link below to complete a survey about your bids:
https://survey.medallia.com/?bidsorder&fc=1701&on=59179

Quote

02/27/2026

Project:
Ketchum / SVSWD water facility

From:
Idaho Refrigeration
Braydon Price
2346 W. Hemingway Blvd.
Nampa, ID 83651
208-921-0313
208-921-0313 (Contact)

Job Reference Number: 3061

Item	Qty	Description	Sell	Sell Total
1	1 ea	**BID** Idaho Refrigeration Change Proposal Request #01 Materials -Provide additional ducting required for lowered MAU Pad and Lowered Truck Bay elevation	$1,250.00	$1,250.00
			ITEM TOTAL:	**$1,250.00**
2	1 ea	**BID** Idaho Refrigeration Change Proposal Request #01 Labor -Install additional ducting required for lowered MAU Pad and Lowered Truck Bay elevation	$1,300.00	$1,300.00
			ITEM TOTAL:	**$1,300.00**
3	1 ea	**BID** Idaho Refrigeration Work Excludes: • Concrete core/chip/cut, removal & patch • Electrical / All Conduit • Asphalt chip/cut, removal & patch • X-ray/radar scan & marking • Fire protection • Sheetrock cut/patch • Structural/framing/reinforcements • Engineering design • Ceiling tile removal/replacement • Hazardous materials abatement • Roofing/roof patch • Concrete / wood housekeeping pads • Warranty/cleaning of existing equipment • BIM/Modeli.ng/BIM coordination		

Initial: 133

Item	Qty	Description	Sell	Sell Total
		• Seismic bracing • Vibration isolators/seismic restraints • Bond • Trash haul off/dumpster • Condensate piping • Water heater flues • Hydronic piping • Water balance • Gas piping • All items not listed above **Work to be done during normal business hours** **Quote valid for 30 days**		
			Total	$2,550.00

Electrical, plumbing, roofing by others unless specified above.

We require 50% deposit to order materials and/or equipment to start job.

Freight is additional to customer unless specified above.

Acceptance: _____ Date: _____

Printed Name: _____

Project Grand Total: $2,550.00

IMS MASONRY
335 S. 1250 W. Lindon, UT 84042 · (801) 796-8420 · (801) 796-8424 fax

February 17, 2026

ATTN: HAYDEN MAGILL PCO # **1**

ESI
2200 SOUTH COBALT POINT WAY
MERIDIAN, ID 83642

PROJECT: KETCHUM WRF IMPROVEMENTS
RE: CPR-01
SCHEDULE IMPACT: 1 DAY

EQUIPMENT / MOBILIZATION

DESCRIPTION	QUANTITY	UOM	UNIT PRICES	TOTAL PRICES
FORKLIFT	1	DAY	$ 400.00	$ 400.00
MIXER/PUMP	1	DAY	$ 50.00	$ 50.00
MISC. EQUIPMENT		LS	$ -	$ -
FOREMAN TRUCK	1	DAY	$ 150.00	$ 150.00
			EQUIPMENT SUBTOTAL:	**$ 600.00**

MATERIAL

DESCRIPTION	QUANTITY	UOM	UNIT PRICES	TOTAL PRICES
12" CMU	300	EA	$ 6.60	$ 1,980.00
4" CMU VENEER	-430	EA	$ 4.35	$ (1,870.50)
REBAR	1	LS	$ 750.00	$ 750.00
GROUT	5	CY	$ 270.00	$ 1,350.00
INSULATION	-380	SF	$ 2.85	$ (1,083.00)
FLASHINGS, WEEPS ETC	-1	LS	$ 660.00	$ (660.00)
			MATERIAL SUBTOTAL:	**$ 466.50**

LABOR

DESCRIPTION	QUANTITY	UOM	UNIT PRICES	TOTAL PRICES
FOREMAN	8	HRS	$ 93.00	$ 744.00
MASON	8	HRS	$ 83.00	$ 664.00
TENDER	8	HRS	$ 78.00	$ 624.00
PROJECT MANAGER	1	HRS	$ 85.00	$ 85.00
			LABOR SUBTOTAL:	**$ 2,117.00**

NOTES:
1)
2)

TOTAL	$	3,183.50
OVERHEAD AND PROFIT (15%)	$	477.53
GRAND TOTAL	**$**	**3,661.03**

SINCERELY,
JOEY TOLBOE
DIRECTOR

CHANGE ORDER

Project: Ketchum Water Treatment Plant
C/O No.: #3
Date: 4/14/2026

Location: 110 River Ranch Road
To: Steve Craig
2200 S Cobalt Pt Way
Meridian 83642

Subject:
CPR 1 Screw Press Changes

Summary of Change Orders
Additional Work In COR 1

	Description of Change:	Cost Code	Deductions	Qty	Units	Unit Cost	Additions	Notes	
1	Add 3.5 Cu Yards For New Truck Bay Stemwall	033100		3.5	CY	$ 295.00	$ 1,032.50	Detail 2S102 Sheet 506	
2	Short Load Feed New Stemwall	033100		1	EA	$ 250.00	$ 250.00	Less than 5 Yards, Separate Placement	
3	Tie Steel For Added Stemwall	033100	$ -	70	MH	$ 65.00	$ 4,550.00	Detail 2S102 Sheet 506	
4	Set Forms For Added Stemwall	033100		90	MH	$ 65.00	$ 5,850.00		
5	Place Concrete Added Stemwall	033100		10	MH	$ 65.00	$ 650.00		
6	Strip Forms Added Stemwall	033100		30	MH	$ 65.00	$ 1,950.00		
7	Slab Extention at Truck Bay For Wall Footing	033100		7	CY	$ 295.00	$ 2,065.00	Detail 2S102 Sheet 506	
8	Set Edge Form For Slab Extension	033100		20	MH	$ 65.00	$ 1,300.00		
9	Place Extra Concrete at Slab Extension	033100		1	MH	$ 65.00	$ 65.00		
10	Tie Steel for Wall In Slab Extension	033100		10	MH	$ 65.00	$ 650.00		
11	Strip Forms Added Stemwall	033100		20	MH	$ 65.00	$ 1,300.00		
12	Added Concrete Interior Stairs	033100		2	CY	$ 295.00	$ 590.00	Detail 2S102 Sheet 506	I can't order 1.4 yards
13	Short Load Fee Interior Stairs	033100		1	EA	$ 250.00	$ 250.00	Separate Placements less that 5CY	
14	Geo Foam For Interior Stairs	033100		40	CF	$ 7.00	$ 280.00	Detail 2S102 Sheet 506	Updated Quantity
15	Delivery of Geo Foam	033100		1	EA	$ 195.00	$ 195.00		
16	Cut Geo Foam Profile	033100		1	MH	$ 65.00	$ 65.00		Nothing takes 1 hour but I'll agree to it
17	Install Geo Foam Interior Stairs	033100		1	MH	$ 65.00	$ 65.00		Same comment as above
18	Tie Steel at Interior Stairs	033100		20	MH	$ 65.00	$ 1,300.00		
19	Set Stair Forms at Interior Stairs	033100		30	MH	$ 65.00	$ 1,950.00		Probably Reasonable
20	Place and Finish Interior Stairs	033100		40	MH	$ 65.00	$ 2,600.00		Stairs are a lot of work but I'll agree to their hours
21	Form Savers at Interior Stairs	033100		20	Ea	$ 83.00	$ 1,660.00	Detail 2S102 Sheet 506	This was for male and female pieces which is 83$ combined
22	Install Form Savers at Interior Stairs	033100		4	MH	$ 65.00	$ 260.00		I think 4 hours is reasonable
23	Finish Column Footings As a Slab	033100		4	MH	$ 65.00	$ 260.00	Detail 3 S102 Sheet 506	We would never hard trowel a buried footing
24	Isolation Joint Material at Columns	033100		99.33	LF	$ 2.00	$ 198.66	Detail 3 S102 Sheet 506	Updated Quantity
25	Install Isolation Joint Material at Columns	033100		2	MH	$ 65.00	$ 130.00	Detail 3 S102 Sheet 506	Changed Labor Per the email
26	Tie Additional Rings at Extended Columns	033100		2	MH	$ 65.00	$ 130.00	Detail 3 S102 Sheet 506	This charge is not for any additional yardage it's the cost of an extra placment since the columns got taller
27	Form Column Base/Pilasters	033100		40	MH	$ 65.00	$ 2,600.00		
28	Place Column Base Pilasters	033100		2	MH	$ 65.00	$ 130.00	Detail 3 S102 Sheet 506	
29	Additional Concrete Column Base Pilasters	033100		0	CY	$ 295.00	$ -		Deleted per their comments
30	Short Load Fee Column Bases	033100		0	EA	$ 250.00	$ -	Separate Placements less that 5CY	Deleted per their comments
31	Flowable Fill Material at Trench	033100		0.45	CY	$ 225.00	$ 101.25	Detail 4S102 Sheet 506	
32	Place Flowable Fill Material at Trench	033100		4	MH	$ 65.00	$ 260.00		Single pour is unknown
33	Added Grade Beam and Landings For Exterior Stairs	033100		6	CY	$ 295.00	$ 1,770.00	Detail 7S102 Sheet 506	Changed Yardage Per Comments
34	Form Grade Beams at Exterior Stairs	033100		80	MH	$ 65.00	$ 5,200.00		Yes it does include the entire grade beam
35	Strip Forms at Stair Grade Beams	033100		20	MH	$ 65.00	$ 1,300.00		
36	Set Anchor Bolt Templates at Exterior Stairs	033100		20	MH	$ 65.00	$ 1,300.00	Detail 7S102 Sheet 506	
37	Form Landing Slabs at Exterior Stairs	033100		20	MH	$ 65.00	$ 1,300.00	Detail 7S102 Sheet 506	7S101 Shows a slab that supports the exterior stairs
38	Added Concrete at Screw Press	033100		3	CY	$ 295.00	$ 885.00	Detail 6S102-Turndown Sheet 506	Yardage Changed Per Their Email
39	Form Lower Slab at Screw Press	033100		20	MH	$ 65.00	$ 1,300.00	Additional Forming	
40	Tie Rebar at Screw Press	033100		20	MH	$ 65.00	$ 1,300.00	Detail 6S102-Turndown Sheet 506	
41	Place Concrete at Screw Press Slab/Footing	033100		16	MH	$ 65.00	$ 1,040.00		
42	Strip Forms at Screw Press Slab/Footing	033100		10	MH	$ 65.00	$ 650.00		
43	Set Forms Screw Press Walls	033100		30	MH	$ 65.00	$ 1,950.00		
44	Tie Steel at Screw Press Walls/Turndown	033100		20	MH	$ 65.00	$ 1,300.00		
45	Place Concrete In Screw Press Turn Down	033100		1	MH	$ 65.00	$ 65.00		
46	Strip Forms at Screw Press Turn Down	033100		20	MH	$ 65.00	$ 1,300.00		
47	Additional Foundation Wall Concrete for 6' Walls	033100		1	CY	$ 295.00	$ 295.00		I Need to Verify this again but I think they're wrong
48	Splice Forms Extend Walls 3'	033100		170	MH	$ 65.00	$ 11,050.00	Detail 6 S502 Vs 1S501 Original Set	Changed to 170
49	Strip Additional Forms for 3' Extension	033100		80	MH	$ 65.00	$ 5,200.00		
50	Place Additional Concrete for 3' Extension	033100		12	MH	$ 65.00	$ 780.00		
51	Install Scaffold at Foundation Walls 6' and Over	033100		40	MH	$ 65.00	$ 2,600.00		This is required due to the distance to the ground where the footing bears
52	Additional Form Ties for Extended Foundation	033100		1	EA	$ 750.00	$ 750.00		
53	Additional Concrete For Pilaster Extension Under CMY	033100		1	EA	$ 295.00	$ 295.00	Detail 6S502 Vs 1S501 Original Set	
54	Form Additional Height on Pilaster	033100		16	MH	$ 65.00	$ 1,040.00		
55	Place Additional Concrete for Pilaster Extension	033100		1	MH	$ 65.00	$ 65.00		
56	Added Isolation Joint Material Around Column Footings	033100		20	LF	$ 4.00	$ 80.00		
57	Install Isolation Joint Material at Column Footings	033100		6	MH	$ 65.00	$ 390.00		
58	Sealant For Added Isolation Joints	033100		4	EA	$ 37.00	$ 148.00		
59	Install Sealant at Added Isolation Joints	033100		8	MH	$ 65.00	$ 520.00		I think 2 workers for 4 hours is reasonable
60	Additional Pumping Charges for Added Stemwall	033100		1	EA	$ 1,450.00	$ 1,450.00	Separate Placement after Truck bay	
61	Additional Pumping Charges for Screw Press Slab/Footing	033100		1	EA	$ 1,450.00	$ 1,450.00	Separate Placement Before Upper Slab	
62	Additional Pumping Charges for Exterior Stair Grade Beams	033100		0	EA	$ 1,450.00	$ -	Separate Placements	If we have to pump it due to access isssues I'll ask for a change order for it but willing to delete for now
63	Additional Pumping Charges for Second Slab Placement	033100		1	EA	$ 1,450.00	$ 1,450.00	Second Placement	
64	Additional Pumping Charges for Interior Stairs	033100		1	EA	$ 1,450.00	$ 1,450.00	Additional Placement After Truck Bay	
65	Additional Washout/Eco Pan For Extra Yardage	033100		1	EA	$ 1,500.00	$ 1,500.00	5 Pump Pans, One Full Pan	
66	Additional Labor For Second Slab Placement	033100		100	MH	$ 65.00	$ 6,500.00	Loss of Production From One Placemer	This is absolutely valid. Considering the labor we expended to do only the basement because of the city when the entire slab was bid as one placement I think this is more than fair to them
67	Additional Rebar For All Items	033100		8000	Lbs	$ 0.75	$ 6,000.00		
68	Deduct Concrete Sidewalks	033100	$ 9.00		CY	$ 275.00	$ (2,475.00)		
69	Deduct Concrete Sidewalks	033100	$ 40.00		MH	$ 65.00	$ (2,600.00)		

Subtotal:	$ -	$91,285.41

Cost of Additions:	
Cost of Deductions:	
Subtotal	$91,285.41
Overhead & Profit	$9,128.54
Total Change Order:	**$100,413.95**

Adjustment to Schedule: 20 Days

Client's Signature: _____ Date: _____

Contractor's Signature: _____ Date: _____

Issued By: Jess Smith 4/14/2026
Name Date

Sawtooth Welding & Fabrication LLC.

Estimate

435 E. Karcher Rd.
Nampa, Idaho 83687

Date	Estimate #
2/25/2026	C25-1147

Name / Address
ESI Construction 2200 S. Cobalt Point Way Meridian, ID 83642

P.O. No.	Due Date	Project/Job
	3/27/2026	Ketchum WWTP Sol...

Description	Qty	U/M	Rate	Total
Landing and stair, Aluminum New S 102	2	ea	7,500.00	15,000.00T
Aluminum Railing Dewatering building.	107	ft	98.00	10,486.00T
Galv floor plate 1/4" Sheet S 102	1	ea	5,650.00	5,650.00T
Engineering Fees Charged by outside firms	1	ea	7,500.00	7,500.00T
Install of the above, does not include any concrete work,	1	ea	15,000.00	15,000.00
Setup and mobilization	1	ea	1,200.00	1,200.00T
Per Diem	1		2,500.00	2,500.00T
Ketchum Dewatering CPR 01				

Subtotal	$57,336.00
Sales Tax (6.0%)	$2,540.16
Total	$59,876.16

Phone #
2086971749

Web Site
www.sawtoothwelding.com

STEELENCOUNTERS

--Change Order Request--

Date: **2/9/2026** **COR # 01**
SE Job #: **47384**

Customer Name: Engineered Structures Inc
Attention: Steve Craig

Contact Phone: 208-690-1963

Project Name: **Ketchum WRF Dewatering**
City State: **Ketchum, ID**

As an AMENDMENT to our contract:

This change order is from the review of returned joist approvals. All joist have axial load increasing due to revised building height.
18LH from 2.1K E to 2.3K E and 1.9K W to 2.2K W
28LH from 1.1K E to 2.3K E and 1.5K W to 1.75K W
There is also a note to add self weight to all joist.
Please review and advise on change order approval while pricing is valid. Once our change order expires, there may be an increase in cost.

	Selling Price:		$943.40
Sales tax applies only if NO Reseller Permit provided	Sales Tax @ 6.00%	$	56.60
	Total Selling Price	**$**	**1,000.00**

This change order is based upon:

1) Customer Request.

2) Steel Encounters cannot proceed without a signed CO for this added work. Materials or labor for the above changes will be released for fabrication after Steel Encounters has received documentation indicating approval of the above changes to the contract. The Change Order will be billed during the month of delivery of product.

3) Unless Otherwise Noted - this price is valid for 25 Days ONLY

Kyle Larson **(206) 204-8536**

So that materials for this change order can be released for fabrication, please indicate your approval to proceed by signing below.

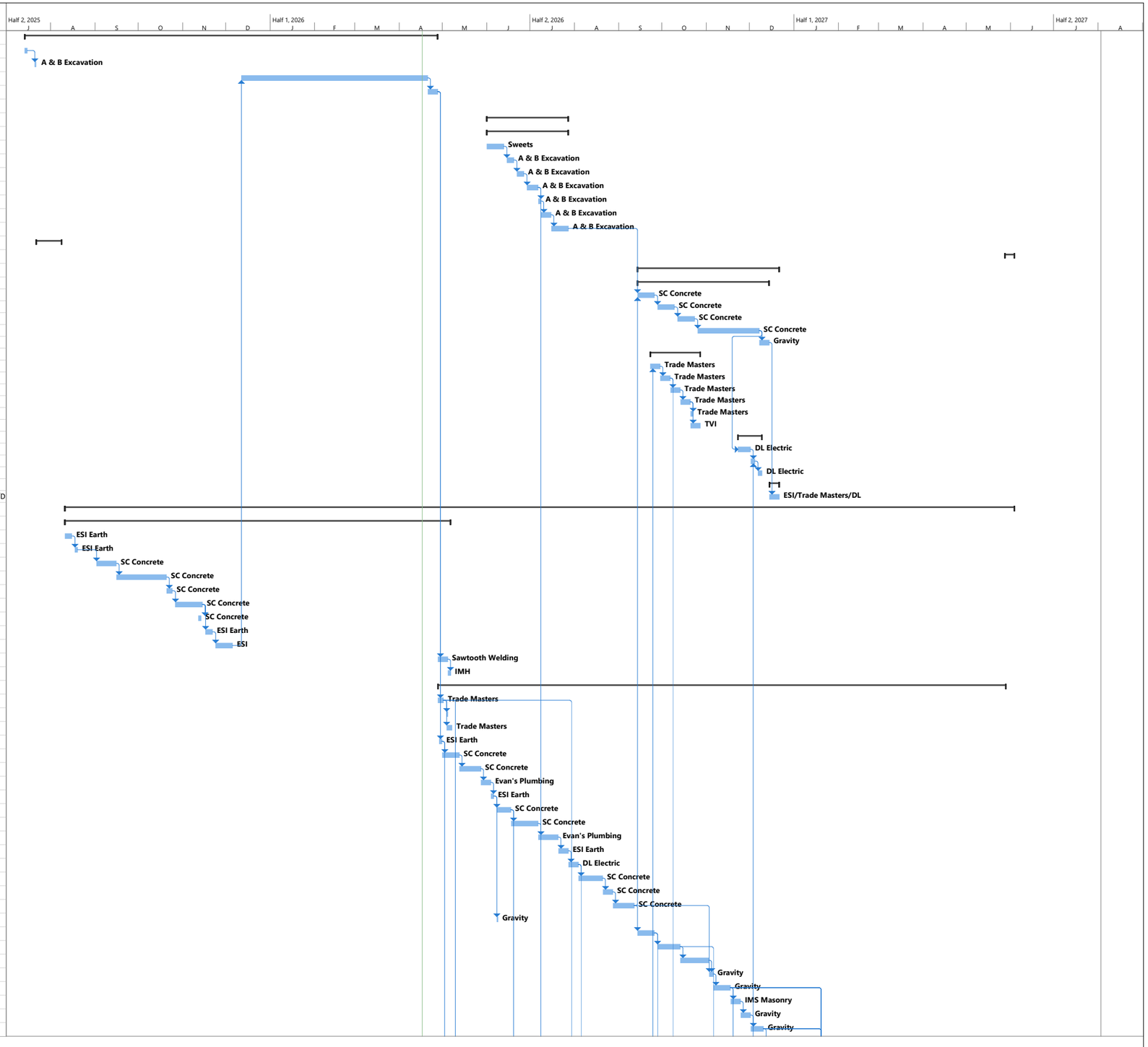
Accepted by **Date**

JOB: **Ketchum WRF**
CHANGE ORDER DESCRIPTION:

CPR 01

Item #	Description	Qty	UOM	Material Unit	Ext	Labor Unit	1.0000 Adj	Ext
	Owner Provided Screw Press, Compressor, Pump, Conveyor, & CHEM Feed Equipment Installation. (The provided equipment is larger and there is more equipment then originally shown and planed for)	180.00	EA		$ -	85.00	*1.0000*	15,300.00
	Polymer System / Piping Installation	84.00	EA		$ -	85.00	*1.0000*	7,140.00
	NPW Piping	55.00	EA		$ -	85.00	*1.0000*	4,675.00
	ALP Piping	41.00	EA		$ -	85.00	*1.0000*	3,485.00
	SM Tools & Consumables	1.00	EA	$ 1,530.00	$ 1,530.00		*1.0000*	1,530.00
					$ -		*1.0000*	-
					$ -		*1.0000*	-
					$ -		*1.0000*	-
					$ -		*1.0000*	-
					$ -		*1.0000*	-
					$ -		*1.0000*	-
					$ -		*1.0000*	-
	Excludes:				$ -		*1.0000*	-
	Installation of Stairs, Cat Walk, & Handrail				$ -		*1.0000*	-
	Materierals (Provided by ESI)						*1.0000*	
Totals					***$ 1,530.00***			***32,130.00***

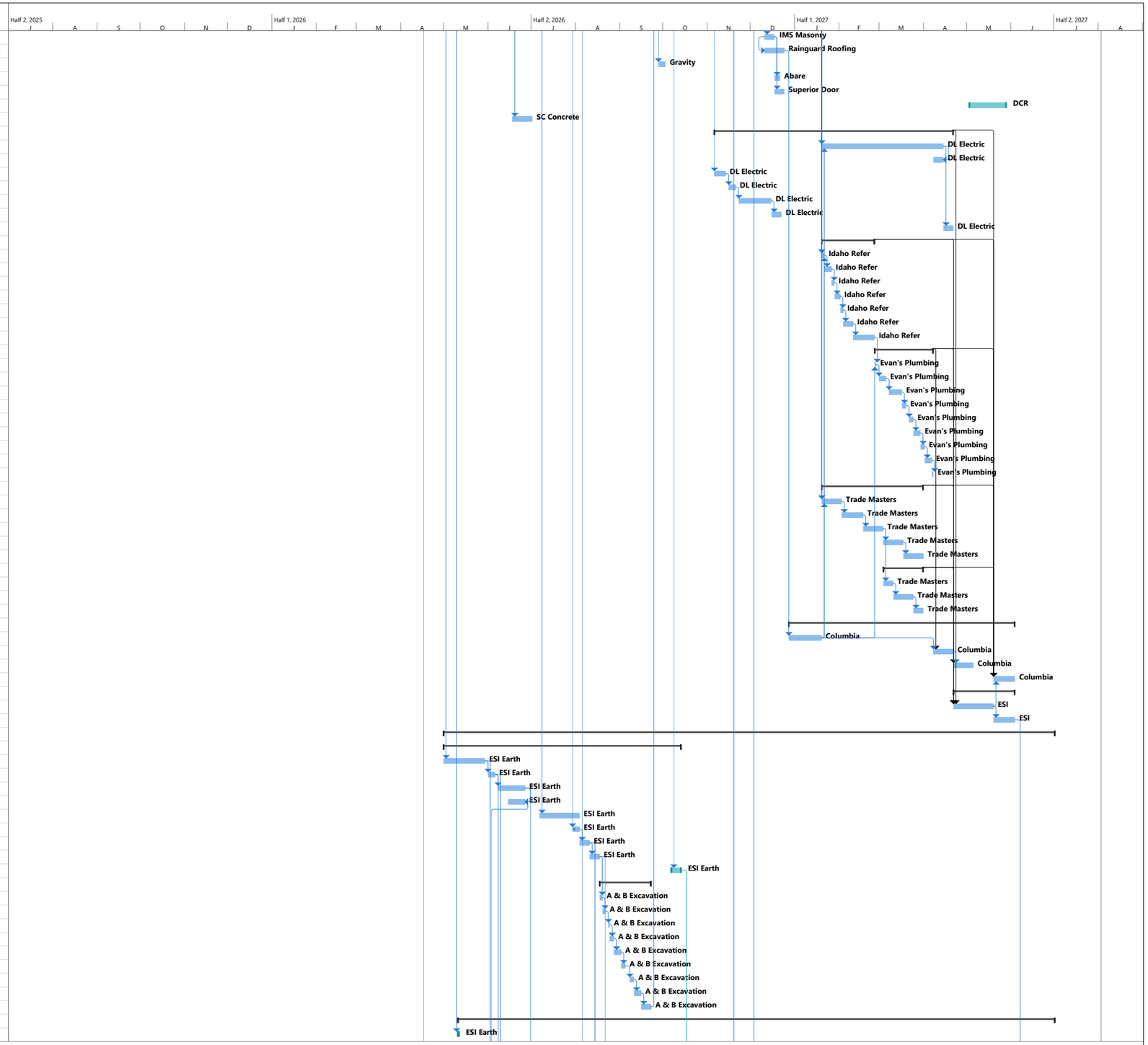
ID	Task Mo	Task Name	Duration	Start	Finish	Predecessors	Resource Names
1		**GENERAL**	**198 days**	**Mon 7/14/25**	**Mon 4/27/26**		
2		Mobilization / Setup	2 days	Mon 7/14/25	Tue 7/15/25		
3		Install Silt Fence	1 day	Mon 7/21/25	Mon 7/21/25	2FS+3 days	A & B Excavation
4		2025 / 2026 Winter Shutdown	88 days	Fri 12/12/25	Mon 4/20/26	209	
5		2026 Mobilization/Setup	5 days	Tue 4/21/26	Mon 4/27/26	4	
6		**Equipment/Material Procurement**	**1 day**	**Wed 5/7/25**	**Wed 5/7/25**		
154		**DEMO DIGESTER**	**40 days**	**Mon 6/1/26**	**Mon 7/27/26**		
155		**Structure/MEP/Vaults**	**40 days**	**Mon 6/1/26**	**Mon 7/27/26**		
156		Remove Solids and Washdown	10 days	Mon 6/1/26	Fri 6/12/26		Sweets
157		Demo Building	5 days	Mon 6/15/26	Fri 6/19/26	156	A & B Excavation
158		Demo Building Footing	5 days	Mon 6/22/26	Fri 6/26/26	157	A & B Excavation
159		Demo Vault Lid and Supernatent Wet Well	5 days	Mon 6/29/26	Mon 7/6/26	158	A & B Excavation
160		Demo Mechanical	2 days	Tue 7/7/26	Wed 7/8/26	159	A & B Excavation
161		Demo Walkway and Column	5 days	Thu 7/9/26	Wed 7/15/26	160	A & B Excavation
162		Demo Interior Concrete	8 days	Thu 7/16/26	Mon 7/27/26	161	A & B Excavation
163		**GRAVITY SLUDGE THICKENER**	**14 days**	**Tue 7/22/25**	**Fri 8/8/25**		
175		**TRANSFER PUMP BUILDING**	**4 days**	**Fri 5/28/27**	**Thu 6/3/27**		
179		**DIGESTERS**	**68 days**	**Mon 9/14/26**	**Mon 12/21/26**		
180		**STRUCTURAL**	**63 days**	**Mon 9/14/26**	**Mon 12/14/26**		
181		F/P/S Column and Center Wall Footings	10 days	Mon 9/14/26	Fri 9/25/26	228,162	SC Concrete
182		F/P/S Center Divider Wall	10 days	Mon 9/28/26	Fri 10/9/26	181	SC Concrete
183		F/P/S Columns	10 days	Mon 10/12/26	Fri 10/23/26	182	SC Concrete
184		F/P/S Beams and Vault Lid	28 days	Mon 10/26/26	Mon 12/7/26	183	SC Concrete
185		Install Aluminum Covers	5 days	Tue 12/8/26	Mon 12/14/26	184	Gravity
186		**Install Mechanical**	**25 days**	**Wed 9/23/26**	**Tue 10/27/26**		
187		Set North and South Digester Vaults	5 days	Wed 9/23/26	Tue 9/29/26	309	Trade Masters
188		Install 6" SL w/ Valves in Vaults	5 days	Wed 9/30/26	Tue 10/6/26	187	Trade Masters
189		Install Diffuser System	5 days	Wed 10/7/26	Tue 10/13/26	188	Trade Masters
190		Install 6" SST ALP Piping	5 days	Wed 10/14/26	Tue 10/20/26	189	Trade Masters
191		Install 12" SST Vents	2 days	Wed 10/21/26	Thu 10/22/26	190	Trade Masters
192		Pipe Insulation ALP Piping	5 days	Wed 10/21/26	Tue 10/27/26	190	TVI
193		**Install Electrical**	**11 days**	**Mon 11/23/26**	**Wed 12/9/26**		
194		Install Conduit	5 days	Mon 11/23/26	Tue 12/1/26	184FS-9 days	DL Electric
195		Install Wire	3 days	Wed 12/2/26	Fri 12/4/26	320,194	
196		Install Instrumentation	3 days	Mon 12/7/26	Wed 12/9/26	195	DL Electric
197		**STARTUP / COMMISSIONING**	**5 days**	**Tue 12/15/26**	**Mon 12/21/26**		
198		Digesters Startup / Commissioning	5 days	Tue 12/15/26	Mon 12/21/26	185	ESI/Trade Masters/D
199		**DEWATERING BUILDING**	**455 days**	**Mon 8/11/25**	**Thu 6/3/27**		
200		**BASEMENT**	**185 days**	**Mon 8/11/25**	**Wed 5/6/26**		
201		Backfill Gravity Sludge and Excavate for Basement	5 days	Mon 8/11/25	Fri 8/15/25	168	ESI Earth
202		6" Aggregate Under Basement	2 days	Mon 8/18/25	Tue 8/19/25	201	ESI Earth
203		F/P/S Basement Slab	10 days	Tue 9/2/25	Mon 9/15/25	202	SC Concrete
204		F/P/S Basement Walls	25 days	Tue 9/16/25	Mon 10/20/25	203	SC Concrete
205		Erect Falswork above Basement	4 days	Tue 10/21/25	Fri 10/24/25	204	SC Concrete
206		F/P/S Elevated Slab	14 days	Mon 10/27/25	Fri 11/14/25	205	SC Concrete
207		Dampproofing/Insulation of Exterior Basement Walls	2 days	Wed 11/12/25	Thu 11/13/25	206FS-3 days	SC Concrete
208		Backfill Basement Walls	5 days	Mon 11/17/25	Fri 11/21/25	206	ESI Earth
209		Winter Prep	8 days	Mon 11/24/25	Fri 12/5/25	208	ESI
210		Erect Staircase to Basement	5 days	Tue 4/28/26	Mon 5/4/26	5	Sawtooth Welding
211		Install Monorail Beam in Basement	2 days	Tue 5/5/26	Wed 5/6/26	210	IMH
212		**MAIN FLOOR**	**274 days**	**Tue 4/28/26**	**Fri 5/28/27**		
213		Install 6" SL Line Under SOG	4 days	Tue 4/28/26	Fri 5/1/26	5	Trade Masters
214		Concrete Encase 6" SL Line	1 day	Mon 5/4/26	Mon 5/4/26	213	
215		Install 10" D Line Under SOG	4 days	Mon 5/4/26	Thu 5/7/26	213	Trade Masters
216		Excavate Perimeter Footings	2 days	Wed 4/29/26	Thu 4/30/26	5FS+1 day	ESI Earth
217		F/P/S Perimeter and Column Footings	8 days	Fri 5/1/26	Tue 5/12/26	216	SC Concrete
218		F/P/S Exterior and Column Stem Walls to TB Slab	10 days	Wed 5/13/26	Wed 5/27/26	217	SC Concrete
219		UG Plumbing under TB Slab (Drains Lines)	5 days	Thu 5/28/26	Wed 6/3/26	218	Evan's Plumbing
220		Backfil and Prep for Truck Bay Slab	2 days	Thu 6/4/26	Fri 6/5/26	219	ESI Earth
221		F/P/S Truck Bay Slab	8 days	Mon 6/8/26	Wed 6/17/26	220	SC Concrete
222		F/P/S Interior Stem Walls (Cure Time Added)	12 days	Thu 6/18/26	Mon 7/6/26	221	SC Concrete
223		UG Plumbing under Main SOG (Drain & Water Lines)	10 days	Tue 7/7/26	Mon 7/20/26	222	Evan's Plumbing
224		Backfill and Prep for SOG	5 days	Tue 7/21/26	Mon 7/27/26	223	ESI Earth
225		UG Electrical (Conduit)	5 days	Tue 7/28/26	Mon 8/3/26	224	DL Electric
226		F/P/S SOG	13 days	Tue 8/4/26	Thu 8/20/26	225	SC Concrete
227		F/P/S Columns	5 days	Fri 8/21/26	Thu 8/27/26	226	SC Concrete
228		F/P/S Concrete Beam	10 days	Fri 8/28/26	Fri 9/11/26	227	SC Concrete
229		Install Ledger Angle	1 day	Mon 6/8/26	Mon 6/8/26	220	Gravity
230		Masonry - Phase 1	10 days	Mon 9/14/26	Fri 9/25/26	228	
231		F/P/S Electrical Room Lid	12 days	Mon 9/28/26	Tue 10/13/26	230	
232		Masonry - Phase 2	14 days	Wed 10/14/26	Mon 11/2/26	231	
233		Install West Roof Joists	3 days	Tue 11/3/26	Thu 11/5/26	232,228	Gravity
234		Install West Decking	7 days	Fri 11/6/26	Tue 11/17/26	233	Gravity
235		Masonry - Phase 3	5 days	Wed 11/18/26	Tue 11/24/26	234	IMS Masonry
236		Install East Roof Joists	3 days	Wed 11/25/26	Tue 12/1/26	235	Gravity
237		Install East Decking	7 days	Wed 12/2/26	Thu 12/10/26	236	Gravity



Project: Ketchum WRF 3.5.26
Date: Fri 4/17/26

Task · Milestone · Project Summary · Inactive Milestone · Manual Task · Manual Summary Rollup · Start-only · External Tasks · Deadline · Manual Progress
Split · Summary · Inactive Task · Inactive Summary · Duration-only · Manual Summary · Finish-only · External Milestone · Progress

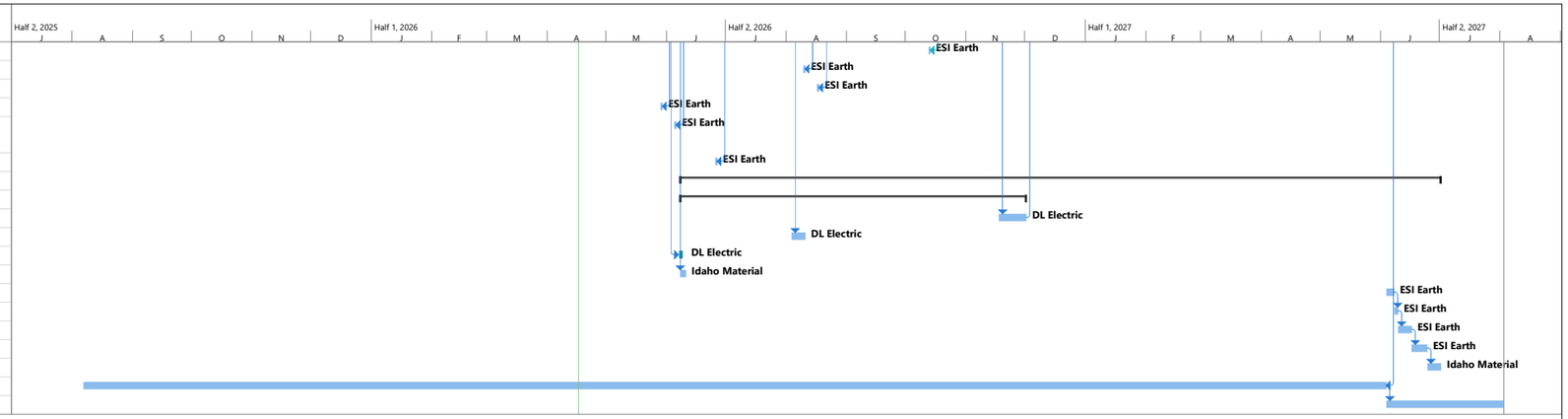
ID	Task Mo	Task Name	Duration	Start	Finish	Predecessors	Resource Names
238		Masonry - Phase 4	5 days	Fri 12/11/26	Thu 12/17/26	237	IMS Masonry
239		Install Membrane Roofing	10 days	Fri 12/11/26	Thu 12/24/26	238SS	Rainguard Roofing
240		Install Exterior Canopy	5 days	Mon 9/28/26	Fri 10/2/26	230	Gravity
241		Install Doors	2 days	Fri 12/18/26	Mon 12/21/26	238	Abare
242		Install OH Doors	5 days	Fri 12/18/26	Thu 12/24/26	238	Superior Door
243		Install EIFS	20 days	Mon 5/3/27	Fri 5/28/27		DCR
244		F/P/S Exterior Slabs	10 days	Thu 6/18/26	Wed 7/1/26	221	SC Concrete
245		**Install Electrical**	**112 days**	**Fri 11/6/26**	**Wed 4/21/27**		
246		Install Conduit and Wire	60 days	Wed 1/20/27	Wed 4/14/27	234,282,237	DL Electric
247		Install Lighting	5 days	Thu 4/8/27	Wed 4/14/27	246FF	DL Electric
248		Install Gear	5 days	Fri 11/6/26	Fri 11/13/26	231FS+17 da	DL Electric
249		Install Devices	5 days	Mon 11/16/26	Fri 11/20/26	248	DL Electric
250		Install Instrumentation	15 days	Mon 11/23/26	Tue 12/15/26	249	DL Electric
251		Install MCC for SCP-701	5 days	Wed 12/16/26	Tue 12/22/26	250	DL Electric
252		Install Fire Alarm	5 days	Thu 4/15/27	Wed 4/21/27	246	DL Electric
253		**Install HVAC**	**26 days**	**Wed 1/20/27**	**Thu 2/25/27**		
254		FC-701, FC-702 - Fan Control	2 days	Wed 1/20/27	Thu 1/21/27	234,282,237	Idaho Refer
255		MAU-701 - Makeup Air Unit	3 days	Fri 1/22/27	Tue 1/26/27	254	Idaho Refer
256		EF-701 - Exhaust Fan	2 days	Wed 1/27/27	Thu 1/28/27	255	Idaho Refer
257		VE-701- Vehicle Exhaust	2 days	Fri 1/29/27	Mon 2/1/27	256	Idaho Refer
258		PPU-701 - Positive Pressureized Unit	2 days	Tue 2/2/27	Wed 2/3/27	257	Idaho Refer
259		Basement Ductwork	5 days	Thu 2/4/27	Wed 2/10/27	258	Idaho Refer
260		Main Floor Ductwork	10 days	Thu 2/11/27	Thu 2/25/27	259	Idaho Refer
261		**Install Plumbing**	**29 days**	**Fri 2/26/27**	**Wed 4/7/27**		
262		Basement Sump Pump P-705	1 day	Fri 2/26/27	Fri 2/26/27	260,282	Evan's Plumbing
263		Install 4" Drain and Vent	5 days	Mon 3/1/27	Fri 3/5/27	262	Evan's Plumbing
264		Install 6" Roof Drains	7 days	Mon 3/8/27	Tue 3/16/27	263	Evan's Plumbing
265		2" NPW - Non Potable Water	3 days	Wed 3/17/27	Fri 3/19/27	264	Evan's Plumbing
266		2" CW - Cold Water	3 days	Mon 3/22/27	Wed 3/24/27	265	Evan's Plumbing
267		1" NPW - Non Potable Water	3 days	Thu 3/25/27	Mon 3/29/27	266	Evan's Plumbing
268		1.25" CW - Cold Water	3 days	Tue 3/30/27	Thu 4/1/27	267	Evan's Plumbing
269		3/4" NG - Natural Gas	3 days	Fri 4/2/27	Tue 4/6/27	268	Evan's Plumbing
270		3/4" NPW - Non Potable Water	1 day	Wed 4/7/27	Wed 4/7/27	269	Evan's Plumbing
271		**Install Mechanical Equipment**	**50 days**	**Wed 1/20/27**	**Wed 3/31/27**		
272		Install FLOC Tank T-701	10 days	Wed 1/20/27	Tue 2/2/27	234,282,237	Trade Masters
273		Install Polymer System PBS-801, PBS-802	10 days	Wed 2/3/27	Wed 2/17/27	272	Trade Masters
274		Install Sludge Transfer Pumps - P-701, P-702	10 days	Thu 2/18/27	Wed 3/3/27	273	Trade Masters
275		Install Screw Press - SCP-701	10 days	Thu 3/4/27	Wed 3/17/27	274	Trade Masters
276		Install Biosolids Conveyors CVR-701, CVR-702	10 days	Thu 3/18/27	Wed 3/31/27	275	Trade Masters
277		**Install Process Piping**	**20 days**	**Thu 3/4/27**	**Wed 3/31/27**		
278		Install 6" SL - Pump Intake	5 days	Thu 3/4/27	Wed 3/10/27	274	Trade Masters
279		Install 6" SL - Pump Discharge	10 days	Thu 3/11/27	Wed 3/24/27	278	Trade Masters
280		Pipe Insulation on 6" SL Lines	5 days	Thu 3/25/27	Wed 3/31/27	279	Trade Masters
281		**Painting and Coating**	**110 days**	**Mon 12/28/26**	**Thu 6/3/27**		
282		Interior Walls and Ceilings	15 days	Mon 12/28/26	Tue 1/19/27	239	Columbia
283		Paint/Coat Interior Plumbing	10 days	Thu 4/8/27	Wed 4/21/27	282,261	Columbia
284		Paint/Coat Process Piping	10 days	Thu 4/22/27	Wed 5/5/27	277,283	Columbia
285		Coat Floors	10 days	Thu 5/20/27	Thu 6/3/27	245,253,261,	Columbia
286		**STARTUP / COMMISSIONING**	**30 days**	**Thu 4/22/27**	**Thu 6/3/27**		
287		Pre-Demonstration Period	20 days	Thu 4/22/27	Wed 5/19/27	271,245,253,	ESI
288		Demonstration Period	10 days	Thu 5/20/27	Thu 6/3/27	287	ESI
289		**YARD PIPING**	**293 days**	**Fri 5/1/26**	**Thu 7/1/27**		
290		**INSTALL YARD PIPING**	**115 days**	**Fri 5/1/26**	**Tue 10/13/26**		
291		Install 6" PD to Diversion Structure	20 days	Fri 5/1/26	Fri 5/29/26	216	ESI Earth
292		Install 6" RS	5 days	Mon 6/1/26	Fri 6/5/26	291	ESI Earth
293		4" D & 10" D from Dewater Bldg to Pressate Pump Station	15 days	Mon 6/8/26	Fri 6/26/26	292	ESI Earth
294		Set Pressate Pump Station	10 days	Mon 6/15/26	Fri 6/26/26	293FF	ESI Earth
295		6" SL from Digesters to Dewatering Building	20 days	Tue 7/7/26	Mon 8/3/26	159	ESI Earth
296		6" SL from Dewater to Sludge Loading Building	3 days	Thu 7/30/26	Mon 8/3/26	213	ESI Earth
297		2" Water to Dewatering Building	5 days	Tue 8/4/26	Mon 8/10/26	296	ESI Earth
298		1" NG from Exist to Dewater Bldg	5 days	Tue 8/11/26	Mon 8/17/26	297	ESI Earth
299		6" WAS on North Side of Digesters	5 days	Wed 10/7/26	Tue 10/13/26	188	ESI Earth
300		**DEMO YARD PIPING**	**25 days**	**Tue 8/18/26**	**Tue 9/22/26**		
301		Demo Existing 1" W	2 days	Tue 8/18/26	Wed 8/19/26	298	A & B Excavation
302		Demo Existing North 6" SL and 4" SU Line	2 days	Thu 8/20/26	Fri 8/21/26	301	A & B Excavation
303		Demo 4" OF - Overflow	1 day	Mon 8/24/26	Mon 8/24/26	302	A & B Excavation
304		Demo 8" ALP - Air Piping	3 days	Tue 8/25/26	Thu 8/27/26	303	A & B Excavation
305		Demo East 6" SL - Sludge	3 days	Fri 8/28/26	Tue 9/1/26	304	A & B Excavation
306		Demo 6" WAS - Waste Activated Sludge	3 days	Wed 9/2/26	Fri 9/4/26	305	A & B Excavation
307		Demo Remaining 6" SL and 4" SU	3 days	Tue 9/8/26	Thu 9/10/26	306	A & B Excavation
308		Demo 4" and 6" D - Drains	3 days	Fri 9/11/26	Tue 9/15/26	307	A & B Excavation
309		Demo Pressate and Plant Drain Pump Stations	5 days	Wed 9/16/26	Tue 9/22/26	308	A & B Excavation
310		**Schedule of Tie-In's**	**287 days**	**Mon 5/11/26**	**Thu 7/1/27**		
311		6" Dewatering to SLB Tie-In	1 day	Mon 5/11/26	Mon 5/11/26	213	ESI Earth



Project: Ketchum WRF 3.5.26
Date: Fri 4/17/26

Task | Milestone | Project Summary | Inactive Milestone | Manual Task | Manual Summary Rollup | Start-only | External Tasks | Deadline | Manual Progress
Split | Summary | Inactive Task | Inactive Summary | Duration-only | Manual Summary | Finish-only | External Milestone | Progress

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors	Resource Names
312		6" WAS / SL Tie-In	1 day	Tue 10/13/26	Tue 10/13/26	299FF	ESI Earth
313		2" W Tie-In	1 day	Mon 8/10/26	Mon 8/10/26	297FF	ESI Earth
314		1" NG to Dewatering Building Tie-In	1 day	Mon 8/17/26	Mon 8/17/26	298FF	ESI Earth
315		6" PD Tie-In	1 day	Fri 5/29/26	Fri 5/29/26	291FF	ESI Earth
316		Plant Drain Pump Station & Supernatant Manhole Tie-In	1 day	Fri 6/5/26	Fri 6/5/26	292FF	ESI Earth
317		Sludge Drain MH Tie-In	1 day	Fri 6/26/26	Fri 6/26/26	293FF	ESI Earth
318		**SITE WORK**	**268 days**	**Mon 6/8/26**	**Thu 7/1/27**		
319		**Electrical Ductbanks**	**122 days**	**Mon 6/8/26**	**Tue 12/1/26**		
320		Dewatering to Digester and Blower	8 days	Wed 11/18/26	Tue 12/1/26	234	DL Electric
321		Admin to Plant Drain	5 days	Tue 8/4/26	Mon 8/10/26	225	DL Electric
322		Pressate Pump Station	1 day	Mon 6/8/26	Mon 6/8/26	294	DL Electric
323		Patch Pave 6" PD and RS Trenches	3 days	Mon 6/8/26	Wed 6/10/26	292	Idaho Material
324		Backfill Transfer Pump Building	2 days	Fri 6/4/27	Mon 6/7/27	178	ESI Earth
325		Sidewalk Prep around Digesters	2 days	Tue 6/8/27	Wed 6/9/27	324	ESI Earth
326		Sidewalk around Digesters	5 days	Thu 6/10/27	Wed 6/16/27	325	ESI Earth
327		Asphalt Prep	5 days	Thu 6/17/27	Thu 6/24/27	326	ESI Earth
328		Site Asphalt Pavement	5 days	Fri 6/25/27	Thu 7/1/27	327	Idaho Material
329		**Substantial Completion**	457 days	Thu 8/7/25	Thu 6/3/27	288FF	
330		**Final Completion**	40 days	Fri 6/4/27	Mon 8/2/27	329	



Project: Ketchum WRF 3.5.26
Date: Fri 4/17/26

Task | Milestone | Project Summary | Inactive Milestone | Manual Task | Manual Summary Rollup | Start-only | External Tasks | Deadline | Manual Progress
Split | Summary | Inactive Task | Inactive Summary | Duration-only | Manual Summary | Finish-only | External Milestone | Progress

DL ELECTRIC
COMMERCIAL INDUSTRIAL RESIDENTIAL

DL Electric LLC
911 S 45 S
Blackfoot, ID
83221, US
2088210101

Prepared By:
David Long
2088210101
slong1721@hotmail.com

Project: **Ketchum wwtp phase 2**

Scope of Work

This includes the deduct for conduit, wire, and adder for the breaker for wcd 04

Default Group

	Quantity	Material Cost	Labor Cost and/or Adjustments	Total Cost
Single pole 30 amp	2 ea	$47.48	$94.48	$283.92
#10 Type THHN 600 Volt Stranded Copper Building Wire	-120 ft	$0.42	$0.87	-$154.46
Truck Charge	-6.67 ea	$3.50	$0.34	-$25.59
travel and per diem	-6.67 hrs	$0.00	$114.24	-$761.98
3/4" PVC coated Rigid	-40 ft	$12.31	$11.52	-$953.11

Notes

DL ELECTRIC
COMMERCIAL INDUSTRIAL RESIDENTIAL

Summary

Cost Type	
Labor and Overhead	-$1,140.03
Materials	-$471.19
Profit	-$194.86
Subtotal	-$1,806.08

Taxes	
Labor Tax	$0.00
Material Tax	-$33.93
Subtotal	-$33.93

-$1,840.01

Accepted By .....

Date .....

ENGINEERED STRUCTURES, INC.
GENERAL CONTRACTORS | CONSTRUCTION MANAGERS | DESIGN-BUILDERS
2200 S. Cobalt Point Way, Meridian, ID 83642 | Phone (208) 362-3040 | www.esiconstruction.com

PROJECT:	Ketchum WRF	TITLE:	WCD 004 - Drywell Install
CLIENT:	ESI	DATE:	12/11/2025
PROJECT ADDRESS:		COR #:	4
	Ketchum, ID	REFERENCE:	

DESCRIPTION OF CHANGE:

Labor, equipment, material, Trucking, and supervision to excavate and install drywell per WCD 003. Excavation to free draining soil is assumed to be ~6' deep, if excavation deeper than 6' is required additional cost will be tracked and presented in future COR.

EXCLUSIONS:

SCHEDULE IMPACT:

3 Days

LABOR

Description	Qty	Unit	Cost/Unit	Total	Qualifications/Notes
Foreman	30	HRS	$ 67.00	$ 2,010.00	
Operator	30	HRS	$ 55.00	$ 1,650.00	
Laborer	30	HRS	$ 41.00	$ 1,230.00	
Superintendent	1	HRS	$ 125.00	$ 125.00	
Project Manager	1	HRS	$ 135.00	$ 135.00	
Project Engineer	1	HRS	$ 100.00	$ 100.00	
			Labor Total	**$ 5,250.00**	

TRAVEL

Description	Qty	Unit	$/Unit	Total	
Hotel, rental car, milage	9	DY	$ 100.00	$ 900.00	*3 man crew * 3 Days*
Subsistence	9	DY	$ 90.00	$ 810.00	*3 man crew * 3 Days*
			Travel Total	**$ 1,710.00**	

MATERIAL/TRUCKING

Description	Qty	Unit	$/Unit	Total	
Pipe, fabric, grade rings, grates	1	LS	$ 4,589.18	$ 4,589.18	
Dump Fees	90	TN	$ 3.00	$ 270.00	
Trucking	40	HRS	$ 150.00	$ 6,000.00	
Drain Rock	120	TN	$ 25.00	$ 3,000.00	
			Material/Trucking	**$ 13,859.18**	

EQUIPMENT/TOOLS

Description	Qty	Unit	$/Unit	Total	
Skid	10	HRS	$ 66.90	$ 669.00	
Excavator	30	HRS	$ 154.10	$ 4,623.00	
Loader	30	HRS	$ 140.56	$ 4,216.80	
Equipment Mobilizations	6	EA	$ 500.00	$ 3,000.00	
Small Tools & Safety	60	HRS	$ 2.25	$ 135.00	
Foreman Truck	30	HRS	$ 12.50	$ 375.00	
Misc Equipment (Lazers, GPS, Compactors)	60	HRS	$ 8.75	$ 525.00	
			Equipment/Tools Total	**$ 13,543.80**	
			Subtotal	**$ 34,362.98**	
	Subtotal			$ 34,362.98	
	Tax		6%	$ 455.35	Markup applied on cover page
	~~Markup~~		~~10%~~	~~$ 3,481.83~~	
	~~Total Request~~			**~~$ 38,300.16~~**	$34,818.33

CHANGE ORDER

Project: Ketchum Water Treatment Plant
C/O No.: #1
Date: 2/11/2026

Location: 110 Rivr Ranch Road

To: Steve Nelson
2200 S Cobalt Pt Way
Meridian 83642

Subject: **Summary of Change Orders**

Added Form Savers and Construction Joint at basement slab

Description of Change:	Cost Code	Deductions	Additions	Notes
1 280 Female #6 Bar Form Savers	033100		$ 6,297.00	300@$20.99
2 280 Male Threaded Insert Form Saver Dowels	033100	$ -	$ 8,547.00	300 @ $28.49
3 Labor to Install 280 Inserts and Dowels	033100		$ 2,080.00	32MH@$65/MH
4 Expedited freight and Taxes			$ 1,331.82	
Subtotal:	033100	$ -	$18,255.82	

Cost of Additions:		$18,255.82
Cost of Deductions:		$0.00
Subtotal		**$18,255.82**
Overhead & Profit	10%	$1,825.58
Total Change Order:		**$20,081.40**

Adjustment to Schedule: 1 Days

Client's Signature: _____ Date: _____

Contractor's Signature: Jess Smith Date: _____

Issued By: Jess Smith (Name) Project Manager (Title) 2/11/2026 (Date)

City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date:	June 11, 2026	Staff Member/Dept:	Heather Nicolai-Planning & Building

Agenda Item: Recommendation to approve Resolution 26-014 for the reappointment of Tim Carter to the Planning and Zoning Commission for a term expiring on April 3, 2029.

Recommended Motion:

I move to approve Resolution 26-014 reappointing Tim Carter to the Planning and Zoning Commission.

Reasons for Recommendation:

- Tim Carter has dutifully served on the Ketchum Planning and Zoning Commission since 2018 and provides a wealth of knowledge as a well-respected building professional in the Ketchum community.
- As a longtime local business owner and builder, Tim brings the appropriate and necessary expertise to fill the duties of the position.
- Mayor Prekeges recommends reappointment of Tim Carter to the Planning and Zoning Commission.

Policy Analysis and Background (non-consent items only):

Sustainability Impact:

None OR state impact here: None

Financial Impact:

None OR Adequate funds exist in account:	Planning and Zoning Commissioners are compensated $200 per meeting attended. The FY26 budget includes payment of commissioners for all regularly scheduled meetings and anticipated special meetings.

Attachments:

1. Resolution 26-014
2.
3.

RESOLUTION NUMBER 26-014
A RESOLUTION OF THE CITY OF KETCHUM CITY COUNCIL
RE-APPOINTING TIM CARTER TO THE KETCHUM PLANNING AND ZONING COMMISSION FOR A TERM EXPIRING ON APRIL 3, 2029

WHEREAS, Tim Carter has served on the Planning and Zoning Commission since June 18, 2018 and his current term expired April 3, 2026; and

WHEREAS, Tim Carter has expressed interest in being re-appointed to the Planning and Zoning Commission; and

WHEREAS, Tim Carter has resided in Blaine County for at least three (3) years prior to this reappointment to the Planning and Zoning Commission; and

WHEREAS, Mayor Prekeges recommends Tim Carter be confirmed by the City Council to continue serving on the Planning and Zoning Commission, effective from the previous term's expiration, for a term ending April 3, 2029; and

NOW THEREFORE BE IT RESOLVED by the Mayor and Council of the City of Ketchum, that Tim Carter is re-appointed to the Ketchum Planning and Zoning Commission.

This Resolution will be in full force and effect upon its adoption this _____ day of June 2026.

_____
Peter Prekeges, Mayor

ATTEST:

_____
Trent Donat, City Clerk

City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date:	June 11, 2026	Staff Member/Dept:	Daniel Hansen/Administration

Agenda Item: Recommendation to approve contractor agreement #26140 with FD Ventures, LLC

Recommended Motion:

"I move to approve the contract agreement #26140 with FD Ventures, LLC for event and community engagement support."

Reasons for Recommendation:

- The City of Ketchum desires to conduct community engagement to help the public stay informed about, and participate in, civic activities and processes.
- The City of Ketchum supports the production of events to celebrate and enhance culture and benefit the local economy.
- FD Ventures, LLC has provided community engagement and event support over the last year, making it possible to fulfill the public's community engagement and event needs and requests.
- FD Ventures, LLC has the background and ability to assist the city's Community Engagement department with the organization, creation, and management of all community engagement and event activities.

Policy Analysis and Background (non-consent items only):

Sustainability Impact:

None OR state impact here: None

Financial Impact:

None OR Adequate funds exist in account:	Adequate funds exist in the Community Engagement Department's FY 26 and proposed FY 27 budgets under account 01-4154-6500 (Contracts for Services).

Attachments:

1. Independent contractor agreement #26140 with FD Ventures, LLC
2. Purchase order # 26140

INDEPENDENT CONTRACTOR AGREEMENT #26140 WITH FD VENTURES, LLC

THIS CONTRACT FOR SERVICES ("Agreement") is entered into as of the 11th day of June 2026, by and between FD Ventures, LLC (owned and operated by Dawn Hofheimer) and the City of Ketchum, an Idaho municipal corporation. FD Ventures, LLC and the City of Ketchum are collectively the "Parties with reference to the following facts.

RECITALS

A. The City of Ketchum desires to conduct community engagement and to help the public stay informed about, and participate in, civic activities and processes. Further, the City aspires to benefit the economy and tourism while celebrating and enhancing local culture by producing events (including Ketch'em Alive, Summer Solstice, Winter Solstice, and the Holiday Tree Lighting) and supporting other events through public/private partnerships (including the World Cup Finals, Trailing of the Sheep, and the Farmers Market). Accordingly, the city has determined that community engagement and events serve a public purpose and benefit its citizens.

B. FD Ventures, LLC has been contracted to support the Community Engagement Department over the past year. They have the experience and expertise necessary to help fulfill the City's community engagement and event needs, including creating and publishing campaigns and promoting, organizing, coordinating, and producing community events. This will be carried out through a six-month contract effective June 11, 2026, through December 11, 2026 ("Contract Period"). The contract will be reevaluated every six months.

C. The City desires to retain the services of FD Ventures, LLC, and FD Ventures, LLC desires to provide the services, as set forth herein.

NOW THEREFORE, for good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the Parties agree as follows:

1. General Duties. FD Ventures, LLC, agrees to assist with the organization, creation, and management of all City community engagement and event activities. Specific assignments will depend on current city activities or initiatives.

2. Description of Services. FD Ventures, LLC shall complete the assignments as outlined in Addendum 1, attached hereto and incorporated herein by this reference (the "Services"). The Contractor shall provide adequate hardware and software to complete the assignments.

3. Payment for Services. In exchange for the Services, the City of Ketchum shall pay FD Ventures, LLC as follows:

Professional Service Fee. Six (6) monthly payments of six thousand, eight hundred sixty-six dollars and sixty-seven cents ($6,866.67) will be made on the second Friday of each month beginning June 12, 2026, with a final payment due on December 11, 2026, for a total payment of forty-one thousand, two-hundred dollars ($41,200).

4. Term - Month to Month. This Agreement shall be effective for a period of one month and shall renew automatically each month and expire automatically on December 11, 2026, unless terminated as

provided herein. The parties hereby agree that in the event Ketchum, in its sole and exclusive opinion, lacks sufficient funds to continue paying for the Services, Ketchum may terminate this Contract without penalty upon thirty (30) days' written notice to FD Ventures, LLC. Upon receipt of such notice, neither party shall have any further obligation to the other. In the event of such termination, FD Ventures, LLC shall submit a report of expenditures to the City of Ketchum. Any Ketchum funds not encumbered for authorized expenditures by FD Ventures, LLC at the date of termination shall be refunded to Ketchum within twenty (20) days.

5. Independent Contract/No Partnerships or Employee Relationship.

(a) By executing this Agreement, the Parties do not intend to create a partnership, joint venture, agency employee/employer relationship, or any other relationship other than that of Independent Contractor. Neither Party shall have the power to bind the other in any manner whatsoever.

(b) In rendering the services contemplated by this Agreement, FD Ventures, LLC is at all times acting as an Independent Contractor and not as an employee of the City of Ketchum. FD Ventures, LLC shall have no rights or obligations as an employee by reason of the Agreement, and the City of Ketchum shall not provide FD Ventures, LLC with any employee benefits, including, without limitation, any City of Ketchum-sponsored retirement, vacation, or health insurance program.

(c) Except as set forth in the Addenda to this Agreement, the City of Ketchum shall not exercise any control whatsoever over the manner in which FD Ventures, LLC performs the obligations contemplated herein.

(d) FD Ventures, LLC may perform services similar in nature to the services contemplated in this Agreement for other individuals and entities during the term of this Agreement.

(e) City of Ketchum shall not withhold any local, state, or federal payroll or employment taxes of any kind from any compensation paid to FD Ventures, LLC. FD Ventures, LLC hereby warrants and represents that they will pay all such employment and payroll taxes, if any, and hereby releases, holds harmless and indemnifies the City of Ketchum and the directors, officers, members, employees and agents thereof from any and all costs, expenses or liability of any kind whatsoever that may be incurred as a result of FD Ventures, LLC's failure to pay such payroll or employment taxes.

6. Assignment. Neither Party shall assign any of its rights and/or obligations under this Agreement to any other person or entity.

7. Representations and Warranties by FD Ventures, LLC. FD Ventures, LLC hereby represents and warrants to the City of Ketchum as follows:

(a) FD Ventures, LLC has the knowledge, experience, and expertise necessary to create, organize, manage, coordinate, and produce City community engagement campaigns and events.

(b) City of Ketchum shall retain proprietary rights over all electronic and physical records and files, mailing lists, contracts, and other items relating to work conducted by FD Ventures, LLC.

(c) Public Records. FD Ventures, LLC hereby acknowledges that all writings and documents, including, without limitation, email, containing information relating to the conduct or administration of the public's business prepared by FD Ventures, LLC for Ketchum, regardless of physical form or characteristics, may be made public, pursuant to the Idaho Public Records Act, Chapter 1 of Title 74 of Idaho Code. Accordingly, FD Ventures, LLC shall maintain such writings and records in such a manner that they may be readily identified, retrieved, and made available for such inspection and copying.

(d) FD Ventures, LLC shall provide all materials from tasks assigned to the City of Ketchum immediately upon request.

(e) FD Ventures, LLC maintains no control over the personnel, equipment, or operation of any airline, surface carrier, bus or limousine company, transportation company, hotel, restaurant, venue, audio visual, staging, lighting, decor, entertainment or other person, corporation or other entity furnishing services or products connected to the events, and that all such suppliers are independent contractors.

8. Default. In the event either Party hereto defaults in its performance of any of the obligations created hereunder, the other Party may pursue any and all remedies, whether at law or equity, including, without limitation, terminating this Agreement.

9. Voluntary Agreement. This Agreement is freely and voluntarily entered into by each of the Parties. The Parties acknowledge and agree that each has been represented in the negotiation of this Agreement by counsel of its own choosing or has had an opportunity and ability to obtain such representation, that it has read this Agreement or had it read to it, that it understands this Agreement, and that it is fully aware of the contents and legal effects of this Agreement.

10. Binding Agreement. The provisions of this Agreement shall be binding upon, and shall obligate, extend to, and inure to the benefit of, each of the legal successors, assigns, transferees, grantees, and heirs of each of the Parties, and all persons who may assume any or all of the above-described capacities subsequent to the execution of this Agreement.

11. Mediation. Should a dispute arise and not resolved by the Parties, the Parties shall first proceed in good faith to submit the matter to non-binding mediation with a mediator licensed in the State of Idaho. Upon completion of one attempt at mediation, either party may pursue any available legal or equitable remedy.

12. Attorney Fees and Costs. In the event that any of the Parties are required to incur attorney fees and/or costs to enforce or interpret any provision of this Agreement or is required to defend any action brought by any of the Parties, based on, arising from or related to this Agreement, the unsuccessful Parties agree to pay to the prevailing Parties their reasonable actual costs and attorney fees, whether or not litigation is actually commenced and including reasonable attorney fees and costs on appeal.

13. Entire Agreement. This Agreement contains the final, complete, exclusive, and entire agreement and understanding between the Parties on this topic and supersedes and/or replaces any and all prior negotiations, proposed agreements, and agreements, whether written or oral, on such topic.

14. Modification. This Agreement may not be modified except by a writing signed by all Parties affected by such purported modification.

15. Waiver. In the event of any default hereunder by either Party, if the other Party fails or neglects for any reason to demand full performance, such failure or neglect shall not be deemed to be a waiver of the right to demand full performance or a waiver of any cause of action, or as a waiver of any of the covenants, terms or conditions of this Agreement or of the performance thereof. None of the covenants, terms, or conditions of this Agreement can be waived by either Party hereto except in a signed writing.

16. Severability. In the event that any portion of this Agreement is held by a court of competent jurisdiction to be invalid, illegal, or unenforceable in any respect, the validity, legality, and enforceability of the remaining portions of this Agreement and the application thereof shall not in any way be affected thereby.

17. Interpretation.

(a) Whenever in this Agreement the context may so require, the neuter gender shall be deemed to refer to and include the masculine and the feminine, the singular number shall be deemed to refer to and include the plural, and vice versa.

(b) This Agreement is the result of negotiations, and no Party shall be deemed to have drafted this Agreement for purposes of construing any portion of the Agreement for or against any Party.

(c) The descriptive headings in this Agreement are included for convenience of reference and are not intended to affect the meaning or construction of any of the provisions herein.

(d) Any exhibit attached hereto shall be deemed to have been incorporated herein by this reference as if set forth herein at length.

18. Time is of the Essence. Time is hereby made expressly of the essence in every term.

19. Governing Law and Jurisdiction. This Agreement shall in all respects be interpreted, enforced, and governed by and under the laws of the State of Idaho without giving effect to its conflicts of law provisions. The Parties each expressly agree to the appropriateness of and consent to the venue and jurisdiction of the State of Idaho in the County of Blaine, and all state and federal courts having geographical jurisdiction for such County as the exclusive forum for the purposes of any action to enforce or interpret this Agreement.

20. Capacity to Execute. Each of the Parties, and each person signing this Agreement, represents and warrants that it and its representative(s) executing this Agreement on its behalf each has the authority and capacity to execute this Agreement.

21. Counterparts. The Parties may execute this Agreement, and any modification(s) hereof, in two or more counterparts, which shall, in the aggregate, be signed by all of the Parties. Each counterpart shall be deemed an original instrument as against any Party that has signed it. An electronic copy of the signature of any of the Parties shall have the same force and effect as an original signature of such Party.

22. Indemnification. FD Ventures, LLC shall indemnify and hold harmless Ketchum and its directors, agents and employees free, clear and harmless, from and against any and all losses, liabilities, costs, expenses (including amounts paid in settlements and reasonable attorney's fees), claims, penalties, judgments and damages, resulting from or arising out of, by reason of any act, omission or negligence of FD Ventures LLC, from any accident, injury or damage, any breach of representation, injury to person or property, any activity conducted or action taken by the City of Ketchum, directly or indirectly, in conjunction with this Agreement.

WHEREFORE, the Parties have executed this Agreement on the day and year set out next to each of their signatures

CITY OF KETCHUM	FD VENTURES, LLC
_____	_____
Pete Prekeges, Mayor	Dawn Hofheimer

ADDENDUM 1

RESPONSIBILITY OUTLINE
FD Ventures, LLC

Event Production/Management

- *Project management: plan, direct, develop, and coordinate the scope and production of event activities with City staff*
- *Secure entertainment and event support contractors, including bands, performers, security, food/beverage vendors, and audio/video providers*
- *Secure appropriate restrooms, handwashing stations, recycling services, and trash receptacles*
- *Ensure proper sponsor recognition*
- *Secure required permits*
- *Event design and décor, as needed*
- *Secure travel and lodging for performers and vendors as needed*
- *Work with the community non-profit organizations for event presence, as needed*
- *Coordinate public transportation to events as needed*
- *Processes event license applications*
- *Performs other event duties, as assigned*

Community Engagement Support

- *Create campaigns and coordinate their distribution*
- *Create campaign content, including copy, design, photography, and composition of layouts*
- *Create public presentations and collateral*
- *Designs and distributes public surveys*
- *Answers questions and presents information to members of the public and the media*
- *Performs other event duties, as assigned*

Administration and Financial Support

- *Creates invoices and collects payments, as needed*
- *Monitors project spending and works within provided budgets*
- *Performs other administrative and financial duties, as assigned*

CITY OF KETCHUM

PO BOX 2315 * 191 5TH ST. * KETCHUM, ID 83340
Administration 208-726-3841 (fax) 208-726-8234

PURCHASE ORDER

BUDGETED ITEM? ____ Yes ____ No

PURCHASE ORDER - NUMBER: 26140

To:	Ship to:
6320 FD VENTURES 631 VALLEY CLUB DR HAILEY ID 83333	CITY OF KETCHUM PO BOX 2315 KETCHUM ID 83340

P. O. Date	Created By	Requested By	Department	Req Number	Terms
05/08/2026	CCHING	CCHING			

Quantity	Description		Unit Price	Total
6.00	Six-Month Contract for Community Engagement/Events	01-4154-6500	6,866.67	41,200.00
		SHIPPING & HANDLING		0.00
		TOTAL PO AMOUNT		41,200.00

Authorized Signature

City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date:	June 11, 2026	**Staff Member/Dept**:	Allison Kennedy, Senior Planner Planning and Building Department

Agenda Item:	Recommendation to hold a public hearing and take action on a Plat Amendment Application to amend Lots 1A and 2 of Mary's Place Subdivision, located at 430 and 440 Wood River Drive.

Recommended Motion:

"I move to approve the Lot 1B & 2A, Block 1 Mary's Subdivision Plat Amendment Application and adopt the Findings of Fact, Conclusions of Law, and Decision."

Reasons for Recommendation:

- The request meets all applicable standards for Plat Amendment as specified in the Ketchum's Title 16 Land Development Code provisions governing plat amendments, including the applicable review criteria in Section 16.07.080.C.
- Consistent with Ketchum Municipal Code §16.07.080.C.2., the proposal meets the applicability of Plat Amendment for minor adjustments because: Both subject lots are under common ownership and they are requesting the vacation of the shared wellhouse easement and common access easement that has been approved b the easement holder. The proposed building envelope modifications are a direct result of those easement vacations. Consistent with Ketchum Municipal Code §16.07.080.C.4., the proposal meets Review Criteria for Plat Amendments.
- All city departments have reviewed the proposal and have no concerns with the proposed lot line shift.

Policy Analysis and Background:

Application:

The Plat Amendment Application (File No. P26-014) proposes to amend existing Lot 1A & 2, Block 1 Mary's Subdivision (Instrument No. 446345 & 457464) by vacating the common access easement and wellhouse easement shared on both Lots 1A & 2. The building envelope modifications are tidying up the building setbacks area on the plat as a direct result of the vacation and associated development restraints that posed. The lots are proposed to be renamed Lot 1B & 2A. Lots 1A and 2 are both owned by the same landowner, North Point Trust Company Trustee Wood River Trust.

Policy and Staff Comment:

Review Criteria 16.07.080.C 4 :

In reviewing a Plat Amendment, the City Council shall determine whether the application complies with the following criteria:

a. The minor Plat Amendment does not increase the number of lots or parcels or create new lots or parcels;

Staff Comment: The Plat Amendment does not increase the number of lots.

b. The minor Plat Amendment does not affect a recorded easement without approval of the easement holder;

Staff Comment: The owner of lot 3; David Duffield, President, Presidio Properties, LLC, whom the 20' x 20' well house easement is to benefit has a signature to approve the vacation on page two of the preliminary plat. Lots 1B & 2A are under common ownership; North Pont Trust Company, as Trustee of the Wood River Trust and therefore are the sole signature and benefiter of the common access easement in which they are vacating.

c. Street locations will not be changed;

Staff Comment: The application does not propose any street location changes.

d. The Plat Amendment will not create any nonconformities or increase the degree of nonconformity of any existing structure, use, or development standards;

Staff Comment: The application is not proposing any nonconformities.

e. The Plat Amendment shall comply with all other provisions of this section and other applicable provisions of the Code.

Staff Comment: All other provisions associated with criteria e. 16.06.050 Development and Design Standards A-P. are met as are the underlying zoning and overlay district standards are in compliance. The proposed building envelopes continue to accommodate development consistent with applicable zoning setbacks and do not create or increase any existing nonconforming conditions.

The application complies with Plat Amendment Standards in 16.07.080.C. applicability standards 7 listed above in the recommendation section because the request involves a minor adjustment to an existing plat through the vacation of a wellhouse easement and common access easement. The proposed building envelopes are analogous with the underlying 16.020.020.D General Low Density Residential District zoning setback; proposing a 15-foot setback from the shared interior lot line, which exceeds the minimum side yard setback required in the GR-L District.

No concerns or issues were raised by other city departments during Department Review regarding the proposed plat amendment.

Sustainability Impact:

This application has no impact on the City's ability to meet the Ketchum Sustainability Action Plan.

Financial Impact:

None	There is no financial request to the City of Ketchum for the application and therefore no budget implications.

Attachments:

1. Plat Amendment Application Materials
2. Preliminary Plat
3. Draft Findings of Fact, Conclusions of Law, and Decision

City of Ketchum
Planning & Building

OFFICIAL USE ONLY	
File Number:	P26-014
Date Received:	3/23/26
By:	GB
Fee Paid:	$2200
Approved Date:	
Denied Date:	
By:	

Readjustment of Lot Lines (Lot Line Shift) Application

Submit completed application and documentation to planningandbuilding@ketchumidaho.org Or hand deliver to Ketchum City Hall, 191 5th St. W. Ketchum, ID If you have questions, please contact the Planning and Building Department at (208) 726-7801. To view the Development Standards, visit the City website at: www.ketchumidaho.org and click on Municipal Code. You will be contacted and invoiced once your application package is complete.

OWNER INFORMATION			
Owner Name:	NORTH POINT TRUST COMPANY		
Mailing Address:	33 W BLVD STE 305, RAPID CITY, SD 57701-0000		
Phone:	605-718-5722		
Email:	wiles@northpointtrust.com		
PROJECT INFORMATION			
Name of Proposed Plat:	LOT 1B & 2A, BLOCK 1, MARY'S PLACE SUBDIVISION		
Representative of Owner:	MARK PHILLIPS, PHILLIPS LAND SURVEYING, PLLC		
Phone:	208-720-3760		
Mailing Address:	941 CHERRY CREEK DR., HAILEY, ID 83333		
Email:	pls16670.id@gmail.com		
Legal Land Description:	LOT 1A & 2, BLOCK 1, MARY'S PLACE SUBDIVISION		
Project Address:	430 & 440 Wood River Dr.		
Number of Lots:	2	Number of Units:	n/a
Total Land Area in Square Feet:	89,743 Sq. Ft.+/- (2.06 Ac.+/-)	Current Zoning District:	
Overlay District:	☒ Flood ☐ Mountain ☐ Avalanche		
Easements to be Dedicated on the Final Plat (Describe Briefly):			
Vacate the Well House easement and common access easement.			

ATTACHMENTS NECESSARY TO COMPLETE APPLICATION

1. A copy of a current lot book guarantee and recorded deed to the subject property;
2. Title report
3. PDF version of the final plat.

Applicant agrees in the event of a dispute concerning the interpretation or enforcement of the Lot Line Shift Application, in which the City of Ketchum is the prevailing party, to pay reasonable attorney fees, including attorney fees on appeal, and expenses of the City of Ketchum. I, the undersigned, certify that all information submitted with and upon this application form is true and accurate to the best of my knowledge and belief.

Signature of Owner/Representative

3/20/2026
Date

Preliminary Plat Requirements

The preliminary plat shall be drawn to a scale of not less than one-inch equals 100 feet and shall show the following:

To be shown on plat:

- ☐ The scale, north point and date.
- ☐ The name of the proposed subdivision.
- ☐ The name and address of the owner of record, the subdivider, and the engineer, surveyor, or other person preparing the plat.
- ☐ Legal description of the area platted.
- ☐ The names and the intersecting boundary lines of adjoining subdivisions and parcels of property.
- ☐ A contour map of the subdivision with contour lines and a maximum interval of two feet to show the configuration of the land based upon the United States Geodetic Survey data, or other data approved by the City Engineer.
- ☐ The scaled location of existing buildings, water bodies and courses and location of the adjoining or immediately adjacent dedicated streets, roadways and easements, public and private.
- ☐ Boundary description and the area of the tract.
- ☐ Existing zoning of the tract.
- ☐ The proposed location of street rights-of-way, lots, and lot lines, easements, including all approximate dimensions, and including all proposed lot and block numbering and proposed street names.
- ☐ The location, approximate size and proposed use of all land intended to be dedicated for public use or for common use of all future property owners within the proposed subdivision.
- ☐ The location, size and type of sanitary and storm sewers, water mains, culverts and other surface or subsurface structures existing within or immediately adjacent to the proposed sanitary or storm sewers, water mains, and storage facilities, street improvements, street lighting, curbs, and gutters and all proposed utilities.
- ☐ The direction of drainage, flow and approximate grade of all streets.
- ☐ The location of all drainage canals and structures, the proposed method of disposing of runoff water, and the location and size of all drainage easements, whether they are located within or outside of the proposed plat.
- ☐ Vicinity map drawn to approximate scale showing the location of the proposed subdivision in reference to existing and/or proposed arterials and collector streets.
- ☐ The boundaries of the floodplain, floodway and avalanche overlay district shall also be clearly delineated and marked on the preliminary plat or a note provided if the entire project is in the floodplain, floodway or avalanche overlay district.
- ☐ Building envelopes shall be shown on each lot, all or part of which is within a floodway, floodplain, or avalanche zone; or any lot that is adjacent to the Big Wood River, Trail Creek, or Warm Springs Creek; or

any lot, a portion of which has a slope of 25 percent or greater; or upon any lot which will be created adjacent to the intersection of two or more streets.

- Lot area of each lot.
- Existing mature trees and established shrub masses.

To be provided to Administrator:

- Subdivision names shall not be the same or confused with the name of any other subdivision in Blaine County, Idaho and shall be approved by the Blaine County assessor.
- All percolation tests and/or exploratory pit excavations required by State health authorities.
- A copy of the provisions of the articles of incorporation and bylaws of homeowners' association and/or condominium declarations to be filed with the final plat of the subdivision.
- A current title report shall be provided at the time that the preliminary plat is filed with the Administrator, together with a copy of the owner's recorded deed to such property.
- A digital copy of the preliminary plat shall be filed with the Administrator.

City of Ketchum
Subdivision Recording Procedures &
Plat Certificates

Recording Procedures

Once a subdivision application is approved by the Ketchum City Council, signature and recording of plats shall be completed using the following process:

1. Applicant prints all sheets of the plat on mylar, with all required certificates, and gathers signatures from the owner, surveyor, and health department.
2. Applicant delivers all mylar sheets to Ketchum City Hall, 191 W 5th Street addressed to the Staff Planner on the application.
3. Staff Planner will gather required signatures from the City Engineer and City Clerk and sign the plat.
4. Once all signatures have been gathered, the Staff Planner will notify the applicant that the plat is ready for pick-up at City Hall.
5. The applicant is responsible for gathering all remaining signatures and recording the plat with the Blaine County Clerk and Recorder.
6. Per Section 16.04.030.K of the Ketchum Municipal Code, the following certificates are required for subdivision plats for property within the City of Ketchum:
    a. Certificate by registered engineer or surveyor preparing the map certifying to the accuracy of surveying plat.
    b. Certification of owner(s) of record and all holders of security interest(s) of record with regard to such property.
    c. Certification and signature of engineer (surveyor) verifying that the subdivision and design standards meet all City requirements.
    d. Certification and signature of the City Engineer verifying that the subdivision and design standards meet all City requirements.
    e. Certification and signature of the City Clerk of the City of Ketchum verifying that the subdivision has been approved by the council.

Plat Certificates - The following certificate language shall be included on all plats for property within the Ketchum City Limits. The certificates listed below are in addition to certificates required by Blaine County.

Ketchum City Council Certificate

I, the undersigned, City Clerk, in and for the City of Ketchum, Blaine County, Idaho, do hereby certify that at a regular meeting of the City Council held on the_____day of_____20__, this plat was duly accepted and approved.

_____

Trent Donat, City Clerk, City of Ketchum

City Engineer Certificate

I, the undersigned, City Engineer in and for the City of Ketchum, Blaine County, Idaho, do hereby approve this plat on this_____day of_____, 20__, and certify that it is in accordance with the City of Ketchum subdivision ordinance.

_____

Robyn Mattison, City Engineer, City of Ketchum

City Planner Certificate

I, the undersigned, Planner in and for the City of Ketchum, Blaine County, Idaho, do hereby approve this plat on this_____day of_____, 20__, and certify that it is in accordance with the City of Ketchum subdivision ordinance.

_____

[insert name of planner], City of Ketchum

The following plat certificate is only required for all new subdivisions or projects that require the expertise of a civil engineer.

Project Engineer Certificate

I, the undersigned, project engineer for the [insert name of plat] certify that the subdivision is in accordance with the City of Ketchum Subdivision standards.

_____

[Insert Engineer Name], [Insert Company Name]

For questions or comments on the information provided above, please contact the Planning Department at planningandbuilding@ketchumidaho.org or call (208) 726-7801.

RECORDING REQUESTED BY
DocStar Services, LLC

WHEN RECORDED MAIL TO

NAME The Wood River Trust
ADDRESS 333 West Blvd., Suite 305
CITY Rapid City, SD 57701
STATE & ZIP

Instrument # 678598
HAILEY, BLAINE, IDAHO
1-26-2021 11:03:37 AM No. of Pages: 2
Recorded for : DOCSTAR SERVICES, LLC
JOLYNN DRAGE Fee: 15.00
Ex-Officio Recorder Deputy
Index to: GRANT DEED

GRANT DEED

TITLE ORDER NO. 24275 KH **ESCROW NO. N/A** **Parcel NO. RPK0474-000-001A**

THE UNDERSIGNED GRANTOR(s) DECLARE(s)

"DOCUMENTARY TRANSFER TAX is $ **0.00, No Sale, Conveyance Transfers Interest**

receipt of which is hereby acknowledged,

Gregory P. Brakovich and Susan A. Brakovich, as Trustees of The Brakovich Family Trust dated April 1, 1991, as Amended and Restated, **the GRANTOR**

hereby CONVEY(s) and GRANT(s) to

North Point Trust Company, as Trustee of The Wood River Trust, dated December 23, 2020, **the GRANTEE, whose address is** 333 West Blvd., Suite 305. Rapid City SD 57701

the following described real property in the County of Blaine, State of Idaho:

Lot 1A, Block 1 of Lot 1A, Block 1, Mary's Place Subdivision, as shown on the Official Plat thereof, records as Instrument No. 457464, records of Blaine County, Idaho.

Commonly Known As: 430 Wood River Drive, Ketchum, ID 83340

SUBJECT TO: Existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, right of way and easements of record.

Dated: December 31, 2020

"Grantor(s)"
The Brakovich Family Trust dated April 1, 1991, as Amended and Restated

Gregory P. Brakovich, Trustee

Susan A. Brakovich, Trustee

Notary Acknowledgment(s) to follow on next page

Mail Tax Statements to: The Woods River Trust, 333 West Blvd., Suite 305. Rapid City SD 57701

State of California }

County of Orange }

On 01/09/2021 before me, Jacob Partida, Notary Public, personally appeared, **Gregory P. Brakovich and Susan A. Brakovich** ********** Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

JACOB PARTIDA
Notary Public – California
Orange County
Commission # 2186392
My Comm. Expires Mar 12, 2021

Signature _____ (Seal)

Mail Tax Statements to: The Woods River Trust, 333 West Blvd., Suite 305. Rapid City SD 57701

Instrument # 695582
HAILEY, BLAINE, IDAHO
08-12-2022 4:00:17 PM No. of Pages: 3
Recorded for: TITLEONE - TWIN FALLS
STEPHEN MCDOUGALL GRAHAM Fee: $15.00
Ex-Officio Recorder Deputy: JG
Electronically Recorded by Simplifile

Sun Valley Title
A TitleOne Company

Order Number: 21431536

Warranty Deed

For value received,

Michael Schader, Trustee of the Pichon Family Trust

the grantor, does hereby grant, bargain, sell, and convey unto

The North Point Trust Company, as Trustee of the Wood River Trust, dated December 23, 2020

whose current address is 160 Newport Center Drive, Suite 112 Newport Beach, CA 92660

the grantee, the following described premises, in Blaine County, Idaho, to wit:

See Exhibit A, attached hereto and incorporated herein.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of page intentionally left blank.

Dated: August 6, 2022

Pichon Family Trust

X Michael C. Schader As Trustee

By: Michael Schader, Trustee

State of Alaska, County of Anchorage, ss.

On this 9th day of August, 2022, before me, the undersigned, a notary public in and for said state personally appeared Michael Schader, known or identified to me to be the person whose name is subscribed to the within instrument, as trustee of Pichon Family Trust and acknowledged to me that he/she executed the same as trustee.

Samrie Canales

Notary Public

Residing In: Anchorage, AK

My Commission Expires: 2/11/26

(seal)

SAMRIE CANALES
My Commission Expires
2/11/26
NOTARY PUBLIC
STATE OF ALASKA

EXHIBIT A

LEGAL DESCRIPTION OF THE PREMISES

Lot 2, Block 1 of MARY'S PLACE SUBDIVISION, BLAINE COUNTY, IDAHO, according to the official plat thereof, recorded as Instrument No. 445345, records of Blaine County, Idaho.

A PLAT SHOWING

LOT 1B & 2A, BLOCK 1, MARY'S PLACE SUBDIVISION

WHEREIN THE WELL EASEMENT ON LOT 2, BLOCK 1, IS VACATED HEREON, THE COMMON ACCESS EASEMENT TO BENEFIT LOTS 1A & 2, BLOCK 1, IS VACATED HEREON, THE BUILDING ENVELOPES ON LOT 1A & LOT 2, BLOCK 1, ARE MODIFIED AS SHOWN FROM THE ABOVE DESCRIBED EASEMENT VACATIONS AND A "GAP" PARCEL IS INCLUDED IN LOT 1B, BLOCK 1, AS SHOWN HEREON

LOCATED WITHIN SECTION 12, T.4 N., R. 17 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO

MARCH 2026

PRELIMINARY

N

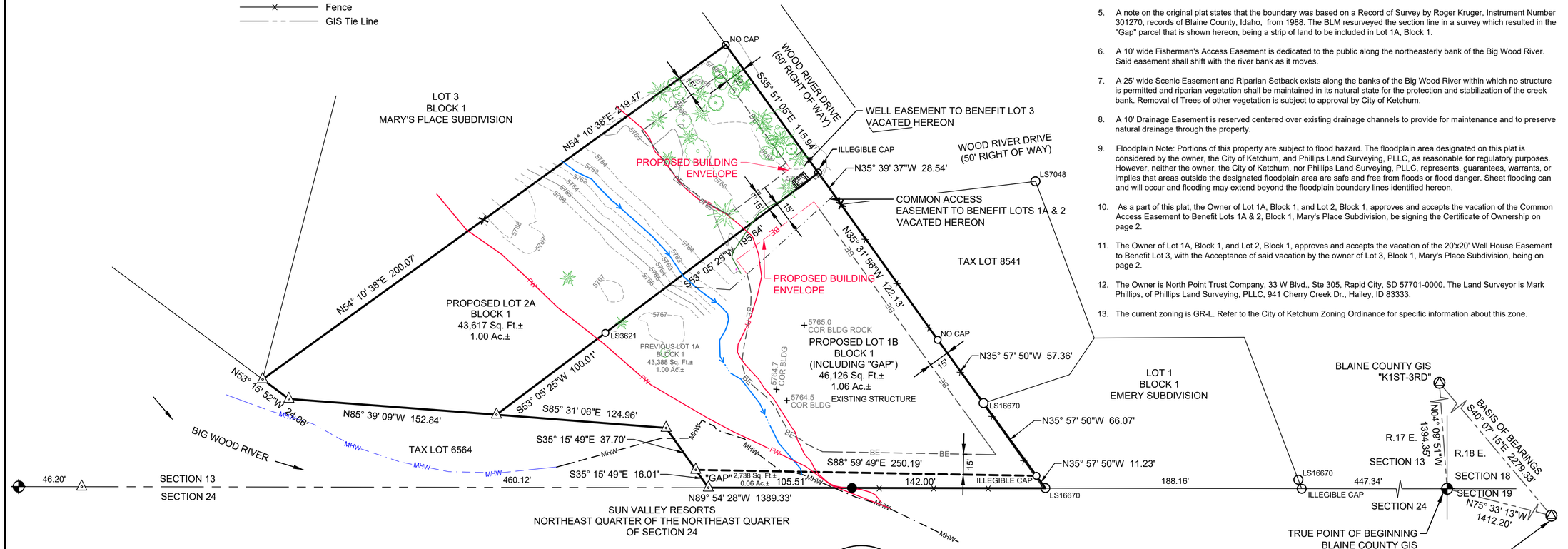
0 50 100 Feet

SCALE: 1" = 50'

LEGEND

- Property Line
- Common Property Line with "Gap" Parcel to be Eliminated
- Adjoiner's Lot Line
- Easement to be Vacated Hereon
- Existing Flowline
- FP — Floodplain per 2010 FEMA Study
- FW — Floodway per 2010 FEMA Study
- MHW — Mean High Water per Sawtooth Enivormental Consulting
- MHW — Mean High Water per Phillips Land Surveying, PLLC
- BE — Building Envelope per Plat
- BE — Proposed Building Envelope
- Existing Well House
- 1' Contour Interval
- 5' Contour Interval
- Fence
- GIS Tie Line

- Found 1/2" Rebar
- Found 5/8" Rebar
- Found Brass Cap on 2 1/2" Iron Post
- Found Magnetic Nail
- Calculated Point (nothing Found or Set)
- 5/8" Rebar, Witness Corner to be Set
- Coniferous Tree
- Deciduous Tree



HEALTH CERTIFICATE: Sanitary restrictions as required by Idaho Code Title 50, Ch. 13, have been satisfied. Sanitary restrictions may be reimposed in accordance with Idaho Code Title 50, Ch. 13, Sec. 50–1326, by issuance of a Certificate of Disapproval.

Date

South Central District Health Dept., EHS

PROFESSIONAL LAND SURVEYOR LICENSED 16670 STATE OF IDAHO MARK E. PHILLIPS

PRELIMINARY

MARK E. PHILLIPS, P.L.S. 16670

SURVEY NARRATIVE & NOTES

1. The purpose of this survey is to show the monuments found during the boundary retracement of Lot 1A & Lot 2, Block 1, Mary's Place Subdivision. The boundary shown is based on found monuments, the recorded plat of Mary's Place Subdivision, Instrument Number 446345, the plat of Lot 1A, Block 1, Mary's Place Subdivision, Instrument Number 457464, and the Record of Survey showing Lots 2, 3, & 4, Block 1, Mary's Place Subdivision, Instrument Number 679251, records of Blaine County, Idaho. Additional documents used in the course of the survey were the Record of Survey of Tax Lots 6496 & 8487, and Gap Parcel, Instrument Number 659019, a plat showing Emery Subdivision, Instrument Number 676977, the Survey for Mary Pichon, Instrument Number 301270, A Replat of Units 1 & 4 and Common Area, River Run Lodge Condominiums, Instrument Number 356732, all records of Blaine County, Idaho, and the BLM Dependent resurvey and Subdivision of Sections, Township 4 North, Range 17 East, of the Boise Meridian, Idaho, accepted 1/3/1978. All found monuments have been accepted.
2. The distances shown are measured. Refer to the above referenced documents for the previous record data.
3. Unless specifically shown otherwise, this survey does not claim to reflect any of the following, which may be applicable to the subject real property, including but not limited to; Rights Associated with Lines of Possession, Building Setbacks, Ditches, Easements, Encroachments, Natural Hazards, Covenants, Conditions, and Restrictions, Subdivision Restrictions, Wetlands, Zoning or any other Land Use Regulation.
4. A Lot Book Guarantee for the subject property has been issued by Blaine County Title, Inc., File Number 2022794, with a Commitment Date of March 10, 2026. Certain information contained in said title policy may not appear on this map or may affect items shown hereon. It is the responsibility of the owner or agent to review said policy. Some of the encumbrances and easements listed in the title report are NOT plotted hereon. Review of the specific documents listed in said policy is required, if further information is desired.
5. A note on the original plat states that the boundary was based on a Record of Survey by Roger Kruger, Instrument Number 301270, records of Blaine County, Idaho, from 1988. The BLM resurveyed the section line in a survey which resulted in the "Gap" parcel that is shown hereon, being a strip of land to be included in Lot 1A, Block 1.
6. A 10' wide Fisherman's Access Easement is dedicated to the public along the northeasterly bank of the Big Wood River. Said easement shall shift with the river bank as it moves.
7. A 25' wide Scenic Easement and Riparian Setback exists along the banks of the Big Wood River within which no structure is permitted and riparian vegetation shall be maintained in its natural state for the protection and stabilization of the creek bank. Removal of Trees of other vegetation is subject to approval by City of Ketchum.
8. A 10' Drainage Easement is reserved centered over existing drainage channels to provide for maintenance and to preserve natural drainage through the property.
9. Floodplain Note: Portions of this property are subject to flood hazard. The floodplain area designated on this plat is considered by the owner, the City of Ketchum, and Phillips Land Surveying, PLLC, as reasonable for regulatory purposes. However, neither the owner, the City of Ketchum, nor Phillips Land Surveying, PLLC, represents, guarantees, warrants, or implies that areas outside the designated floodplain area are safe and free from floods or flood danger. Sheet flooding can and will occur and flooding may extend beyond the floodplain boundary lines identified hereon.
10. As a part of this plat, the Owner of Lot 1A, Block 1, and Lot 2, Block 1, approves and accepts the vacation of the Common Access Easement to Benefit Lots 1A & 2, Block 1, Mary's Place Subdivision, be signing the Certificate of Ownership on page 2.
11. The Owner of Lot 1A, Block 1, and Lot 2, Block 1, approves and accepts the vacation of the 20'x20' Well House Easement to Benefit Lot 3, with the Acceptance of said vacation by the owner of Lot 3, Block 1, Mary's Place Subdivision, being on page 2.
12. The Owner is North Point Trust Company, 33 W Blvd., Ste 305, Rapid City, SD 57701-0000. The Land Surveyor is Mark Phillips, of Phillips Land Surveying, PLLC, 941 Cherry Creek Dr., Hailey, ID 83333.
13. The current zoning is GR-L. Refer to the City of Ketchum Zoning Ordinance for specific information about this zone.

LOT 1B & 2A, BLOCK 1, MARY'S PLACE SUBDIVISION

PHILLIPS LAND SURVEYING, PLLC
HAILEY, IDAHO

1 OF 2
PROJECT: 2025-64

CERTIFICATE OF OWNERSHIP

This is to certify that the undersigned is the owner in fee simple of the following described parcels of land:

Parcels of land located within Section 13, T.4N., R.17E., B.M., City of Ketchum, Blaine County, Idaho, more particularly described as follows:

LOT 1A, OF LOT 1A, BLOCK 1, MARY'S PLACE SUBDIVISION, & LOT 2, BLOCK 1, OF MARY'S PLACE SUBDIVISION,

ALSO INCLUDING A PARCEL, BEING A STRIP OF LAND BETWEEN THE NORTHERLY BOUNDARY OF SECTION 24 BY THE BLM AND THE SOUTHERLY BOUNDARY OF LOT 1A, BLOCK 1, MARY'S PLACE SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS;

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1A, BLOCK 1, MARKED BY A 1/2" REBAR WITH ILLEGIBLE CAP, BEING THE TRUE POINT OF BEGINNING;

THENCE S35°57'50"E, 11.23 FEET, TO A 5/8" REBAR BY LS16670, ON THE NORTHERLY BOUNDARY OF SECTION 24;

THENCE N89°54'28"W, 247.51 FEET, ON THE NORTHERLY BOUNDARY OF SECTION 24, TO A POINT;

THENCE N35°15'49"W, 16.01 FEET, TO A POINT, MARKING THE SOUTHWEST CORNER OF SAID LOT 1A, BLOCK 1;

THENCE S88°59'49"E, 250.19 FEET, TO THE TRUE POINT OF BEGINNING, CONTAINING 2,738 Sq. Ft. (0.06 Ac.), MORE OR LESS, AS COMPUTED BY COMPUTER METHODS.

The easements indicated hereon are not dedicated to the public, but the right to use said easements is hereby reserved for the public utilities and for any other uses indicated hereon and no permanent structures are to be erected within the lines of said easements. I do hereby certify that all lots in this plat will be eligible to receive water service from an existing water distribution system and that the existing water distribution system has agreed in writing to serve all of the lots shown within this plat.

It is the intent of the owner to hereby include said land in this plat.

_____

TOD WILES, PRESIDENT, ON BEHALF OF NORTH POINT TRUST COMPANY,
AS TRUSTEE OF THE WOOD RIVER TRUST, DATED DECEMBER 23, 2020

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } ss

On this ____ day of _____, 2026, before me, a Notary Public in and for said State, personally appeared Tod Wiles, President of North Point Trust Company, as Trustee of Wood River Trust, dated December 23, 2020, known or identified to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same on behalf of the trust.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

_____
Notary Public in and for said State

Residing in _____

My Commission Expires _____

ACCEPTANCE OF VACATION OF 20' X20' WELL HOUSE EASEMENT TO BENEFIT LOT 3

I, the undersigned, President of Presidio Properties, LLC, on behalf of 450-490 Wood River LLC, the owner of Lot 3, BLock 1, Mary's Place Subdivision, do hereby approve and accept the VACATION of the 20'x20' Well House Easement to benefit Lot 3 as shown on this plat on this _____day of _____, 2026.

_____
David Duffield
President, Presidio Properties, LLC

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } ss

On this ____ day of _____, 2026, before me, a Notary Public in and for said State, personally appeared David Duffield, President of Presidio Properties, LLC, on behalf of 450-490 Wood River LLC, known or identified to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same on behalf of said LLC.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

_____
Notary Public in and for said State

Residing in _____

My Commission Expires _____

SURVEYOR'S CERTIFICATE

I, Mark E. Phillips, a duly Licensed Professional Land Surveyor in the State of Idaho, do hereby certify that this plat is a true and accurate map of the land and points surveyed under my direct supervision and that it is in accordance with the Idaho State Code relating to Plats, Surveys, and the Corner Perpetuation and Filing Act, 55-1601 through 55-1612.

Mark E. Phillips, P.L.S. 16670

PROFESSIONAL LAND SURVEYOR LICENSED 16670 STATE OF IDAHO MARK E. PHILLIPS

PRELIMINARY

BLAINE COUNTY SURVEYOR'S APPROVAL

I, Sam Young County Surveyor for Blaine County, Idaho, do hereby certify that I have checked the foregoing Plat and computations for making the same and have determined that they comply with the laws of the State of Idaho relating to Plats and Surveys

_____
Sam Young, P.L.S. 11577
Blaine County Surveyor

_____
Date

KETCHUM CITY COUNCIL CERTIFICATE

I, the undersigned, City Clerk, in and for the City of Ketchum, Blaine County, Idaho, do hereby certify that at a regular meeting of the City Council held on the _____day of _____, 2026, this plat was duly accepted and approved.

_____
City Clerk, City of Ketchum

KETCHUM CITY ENGINEER CERTIFICATE

I, the undersigned, City Engineer, in and for the City of Ketchum, Blaine County, Idaho, do hereby approve this plat on this _____day of _____, 2026, and certify that it is in accordance with the City of Ketchum subdivision ordinance.

_____
City Engineer, City of Ketchum

KETCHUM CITY PLANNER CERTIFICATE

I, the undersigned, Planner, in and for the City of Ketchum, Blaine County, Idaho, do hereby approve this plat on this _____ day of _____, 2026, and certify that it is in accordance with the City of Ketchum subdivision ordinance.

_____
Planner, City of Ketchum

BLAINE COUNTY TREASURER'S APPROVAL

I, the undersigned County Treasurer in and for Blaine County, State of Idaho per the requirements of Idaho Code 50-1308, do hereby certify that any and all current and/or delinquent county property taxes for the property included in this subdivision have been paid in full. This certification is valid for the next thirty (30) days only.

_____
Blaine County Treasurer

_____
Date

BLAINE COUNTY RECORDER'S CERTIFICATE

LOT 1B & 2A, BLOCK 1, MARY'S PLACE SUBDIVISION

PHILLIPS LAND SURVEYING, PLLC
HAILEY, IDAHO

2 OF 2
PROJECT: 2025-64

City of Ketchum
Planning & Building

IN RE:

Lot 1B & 2A, Block 1 Mary's Place Subdivision Plat Amendment

Date: June 11, 2026

File Number: P26-014

KETCHUM CITY COUNCIL
FINDINGS OF FACT, CONCLUSIONS OF LAW, AND DECISION

Findings Regarding Application Filed

PROJECT:	Lot 1B & 2A, Block 1 Mary's Place Subdivision
APPLICATION TYPE:	Plat Amendment
FILE NUMBER:	P26-014
PROPERTY OWNER:	North Point Trust Company Trustee Wood River Trust.
REPRESENTATIVE:	Mark Phillips, Phillips Land Surveying, PLLC
LOCATION:	430 and 440 Wood River Drive
ZONING:	General Residential Low Density (GR-L)
OVERLAY:	Floodplain Management Overlay District (FP)

RECORD OF PROCEEDINGS

Consistent with KMC §16.07.020.E.1, the Plat Amendment application was transmitted to city departments on April 23 , 2026, including the City Engineer, Fire, Building, Utilities, and Streets departments, for review. No comments were made from city departments. The application was deemed complete on May 15, 2026. The Ketchum City Council reviewed and approved the Plat Amendment (P26-014) during their regular meeting on June 11, 2026.

A public hearing notice was mailed to all property owners within 300 feet of the project site and political subdivisions on May 20, 2026. The public hearing notice was published in the Idaho Mountain Express on May 20, 2026. The public hearing notice was posted on the city's website on May 20, 2026.

FINDINGS OF FACT

On June 11, 2026, the City Council held a public hearing and approved the Plat Amendment Application of Lot 1B & 2A, Block 1 Mary's Subdivision.

FINDINGS REGARDING PLAT AMENDMENT

The City Council found that the application complied with the Review Criteria 16.07.080.C Plat Amendment; 4. Review Criteria A-E.

a. The minor Plat Amendment does not increase the number of lots or parcels or create new lots or parcels;
FINDING: The number of lots was not found to be increased.

b. The minor Plat Amendment does not affect a recorded easement without approval of the easement holder;

FINDING: **The owner of lot 3; David Duffield, President, Presidio Properties, LLC, whom the 20' x 20' well house easement is to benefit has a signature to approve the vacation on page two of the preliminary plat. Lots 1B & 2A are under common ownership; North Pont Trust Company, as Trustee of the Wood River Trust and therefore are the sole signature and benefiter of the common access easement in which they are vacating.**

c. Street locations will not be changed;
FINDING: No streets were proposed to be changed.

d. The Plat Amendment will not create any nonconformities or increase the degree of nonconformity of any existing structure, use, or development standards; and e. The Plat Amendment shall comply with all other provisions of this section and other applicable provisions of the Code.
FINDING: No non-conformities were created by the plat amendment.

e. *The Plat Amendment shall comply with all other provisions of this section and other applicable provisions of the Code.*
FINDING: The Plat Amendment was found to comply with the underlying zoning codes in 16.020.020.D GRL Low density, 16.02.070.A Floodplain Management Overlay, and the criteria e. 16.06.050 Development and Design Standards A-P. Pertinent Design Standards are described below.

The City Council found that the applicable 16.06.050 Development and Design standards were met.

A. Lot Requirements
1. Lot size, width, depth, shape and orientation and minimum building setback lines shall be in compliance with the zoning district in which the property is located and compatible with the location of the subdivision and the type of development, and preserve solar access to adjacent properties and buildings

FINDING: The proposed building envelope set back within Lot 1B is found to comply with the adjacent lot 2A at 15′ from the property line and the other building envelopes within the subdivision. This offers a 30′ spacing between structures which meets the requirement of the GR-L Zoning district side set back of 5′ minimum and 1′ for every 3′ feet of building height with the maximum height allowance at 35′. The lot size, width, depth and shape is not proposed to change.

B. Building Envelopes
1. Building envelopes shall be shown on preliminary and Final Plats when a proposed subdivision includes lot(s):
a. In whole or in part, within the floodplain;
b. That contain land with a slope in excess of 25 percent, based upon natural contours ;or
c. Create corner lots at the intersection of two or more streets.

FINDING: This standard complies as the inclusion of building envelopes are found within the amended plat. The lots are not corner lots. The subject lots are located partially within the floodplain, building envelopes are required pursuant to Section 16.06.050.B.1.a and that the amended plat continues to depict building envelopes consistent with these criteria.

2. The building envelopes shall be located in a manner designed to promote orderly and logical development of structures, minimize congestion of structures, and provide open space and solar access for each lot and structure.

FINDING: The council found that the proposed building envelopes continue to accommodate development consistent with applicable zoning setbacks and do not create or increase any existing nonconforming conditions. The proposed building envelopes are analogous with the underlying 16.020.020.D General Low Density Residential District zoning setback; proposing a 15-foot setback from the shared interior lot line, which exceeds the minimum side yard setback required in the GR-L District.

3. Building envelopes shall be located to promote access to the lots and maintenance of public utilities, to minimize cut and fill for roads and building foundations, and minimize adverse impact upon environment, watercourses, and topographical features.

FINDING: The city council found this standard to comply. The building envelopes do not impede on access or maintenance or create adverse impacts to the environment.

4. Structures may only be built on buildable lots as defined in §16.08.020 . Building envelopes shall be established outside of hillsides of 25 percent and greater and outside of the floodway. A Subdivision Exception to this standard may only be considered for the following:

DRAFT

a. For parcels that are entirely within slopes of 25 percent or greater to create a reasonable building envelope, provided the Mountain Overlay District standards and all other City requirements are met.
b. For small encroachments into or over isolated pockets of land with a slope of 25 percent or greater that are found to be in compliance with the purposes and standards of the Mountain Overlay District and this section.

FINDING: The City Council found this standard to comply as the building envelopes are not located within the Floodway or a hillside.

CONCLUSIONS OF LAW

1. The City of Ketchum is a municipal corporation established in accordance with Article XII of the Constitution of the State of Idaho and Title 50 Idaho Code and is required and has exercised its authority pursuant to the Local Land Use Planning Act codified at Chapter 65 of Title 67 Idaho Code and pursuant to Chapters 3, 9 and 13 of Title 50 Idaho Code to enact the ordinances and regulations, which ordinances are codified in the Ketchum City Code ("KMC") and are identified in the Findings of Fact and which are herein restated as Conclusions of Law by this reference and which city ordinances govern the applicant's application.

2. The Ketchum City Council has authority to hear the applicant's Plat Amendment Application pursuant to Chapter 16.07.080 of Land Development CodeTitle 16.

3. The City of Ketchum Planning Department provided adequate notice for the review of this application.

4. The Plat Amendment application is governed under Sections 16.07.080, 16.020.020.D, 16.02.070.A and 16.06.050 of Land Development Code.

5. As conditioned, the proposed Plat Amendment meets the standards for approval under Title 16 of Ketchum Municipal Code.

DRAFT

DECISION

THEREFORE, the Ketchum City Council **approves the Plat Amendment of Lot 1B & 2A, Block 1 Mary's Place Subdivision** Application File No. P26-014 this Thursday June 11, 2026, subject to the following conditions:

CONDITIONS OF APPROVAL

1. The Final Plat shall be recorded with the Blaine County Clerk and Recorder's Office within one year of approval by the Ketchum City Council.
2. Upon recording of the final plat with the Blaine County Clerk and Recorder's Office, the applicant shall provide a copy of the recorded final plat to the Planning and Building Department.

Findings of Fact **adopted** this 11th day of June 2026.

_____

Pete Prekeges, Mayor
City of Ketchum

DRAFT

City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date:	June 11, 2026	Staff Member/Dept:	Jade Riley – Administration

Agenda Item: Recommendation to conduct first reading of Ordinance 1277, repealing and replacing Title 5, Chapter 5.09 related to Short Term Rental (STR) Permits

Recommended Motion:

Recommendation to conduct first reading of Ordinance 1277, repealing and replacing Title 5, Chapter 5.09 related to Short Term Rental (STR) Permits

Background:

- During the 2026 session, the Idaho legislature made significant changes to Idaho Code §67-6539 which governs how cities and counties may regulate short-term rentals (STRs). Despite extraordinary efforts (third year in a row) by the Resort Cities Coalition's lobby team, HB 583 passed eliminating the ability for cities to regulate STRs via an enforceable permit.

- At the May 28th meeting, the Council directed staff to not proceed with a full repeal of Title 5.09 but instead rewrite the ordinance to outline the desired public safety standards for an STR and offer a voluntary inspection/certification process.

- City and Fire District staff had recommend maintaining an (voluntary) effort to educate STR owners and provide inspection services if requested BUT was not proposing those standards to be contained within city code and enforcement is no longer possible with the new state legislation.

Sustainability Impact:

None.

Financial Impact:

None OR Adequate funds exist in account:	City will be able to reduce the contract with Deckard software from licensing to monitoring so that the city is able to follow up on complaints or LOT compliance.

Attachments:

1. Ordinance 1277
2. Chapter 5.09 strikethrough
3. HB583

City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date:	June 11, 2026	Staff Member/Dept:	Morgan Landers, AICP – Planner Robyn Mattison – City Engineer

Agenda Item: Recommendation to approve Right-of-Way Encroachment Agreement #25980A, as conditioned, between the City of Ketchum and Harriman Ketchum Hotel, LLC, the owner of the property located at 300 E River St.

Recommended Motions:

I move to approve Right-of-Way Encroachment Agreement #25980A, as conditioned, and authorize the mayor to sign the agreement.

Reasons for Recommendation:

- The project's predecessor, Trail Creek Fund, LLC entered into a Right-of-Way Encroachment Agreement with Ketchum in July 2016 related to construction, installation and placement of various fixed and non-fixed physical improvements within the ROW.
- The project was delayed for many years, however, a Design Review approval was granted on February 14, 2023 and a building permit was approved on March 12, 2024. The project is under construction with an anticipated completion timeframe of late summer 2026.
- The amended Right-of-Way Encroachment Agreement has been revised to reflect the improvements approved for construction/installation within Main St, River St, and Leadville Ave per the approved Design Review plans and subsequent reviews by the City Engineer and Planning Department.
- Improvements within the public Right-of-Way include landscaping (including irrigation), non-fixed furnishings, public art, drainage infrastructure, pavers, asphalt paving, railings and stairs, structural soil nails, retaining walls, sidewalks, curb and gutter, snowmelt and snowmelt mechanical systems, and non-consumptive water production and water injection wells, electrical outlets, lights, hotel main entry Porte Cochere overhang, bicycle racks and signage.
- The project complies with all standards for Right-of-Way Encroachment Permit issuance specified in Ketchum Municipal Code §12.12.060.

Policy Analysis and Background (non-consent items only):

Pursuant to Ketchum Municipal Code §12.12.040.C, a Right-of-Way Encroachment Permit is required for any permanent fixture or structure encroaching into the public right-of-way. The accompanying Right-of-Way Encroachment Agreement is designed to protect the City if the proposed encroachment requires repair, relocation, or removal. The standards for issuing a Right-of-Way Encroachment Permit, as outlined in Ketchum Municipal Code §12.12.060, are met by the proposed encroachments for the 300 E River Street project.

The City Engineer has reviewed the civil and landscape plans for final approval. There are a small number of comments that need to be corrected prior to recording the agreement. Staff recommends a condition of approval as follows: "Prior to signature of ROW Encroachment Agreement #25980A by the mayor, the final Exhibit A shall be reviewed and approved by the City Engineer."

Sustainability Impact:

None OR state impact here: The ROW Encroachments include snowmelt within the ROW of Leadville Ave and portions of River Street. The snowmelt was required as part of the PUD/CUP for the project when approved in 2008 and carried through as a requirement today. The snowmelt is required due to the steep grade of Leadville Ave and the history of grading issues that have occurred for many years.

Financial Impact:

None OR Adequate funds exist in account:	None

Attachments:

1. Right-of-Way Encroachment Agreement #25980A with Exhibit "A"

WHEN RECORDED, PLEASE RETURN TO:

OFFICE OF THE CITY CLERK
CITY OF KETCHUM
POST OFFICE BOX 2315
KETCHUM, IDAHO 83340

AMENDED AND RESTATED RIGHT-OF-WAY ENCROACHMENT AGREEMENT 25980A

THIS AMENDED AND RESTATED RIGHT-OF-WAY ENCROACHMENT AGREEMENT made and entered into this _____day of _____, 2026, by and between the CITY OF KETCHUM, IDAHO, a municipal corporation ("Ketchum"), whose address is Post Office Box 2315, Ketchum, Idaho and HARRIMAN KETCHUM HOTEL, LLC. ("Owner") whose mailing address is PO Box 84, Sun Valley, ID 83353 and is intended to restate and replace the RIGHT-OF-WAY ENCROACHMENT AGREEMENT entered into between Ketchum and Owner's predecessor in interest dated July 14, 2016.

RECITALS

WHEREAS, Owner is the owner of real property located at 300 E River Street, Ketchum, ID 83340 and legally described as Ketchum Replat Blk 83 Lot 2 ("Subject Property"), located within the City of Ketchum, State of Idaho; and

WHEREAS, Owner's predecessor in interest to the Subject Property, Trail Creek Fund, LLC, entered into a RIGHT-OF-WAY ENCROACHMENT AGREEMENT with Ketchum dated July 14, 2016 ("Original Agreement") related to construction, installation and placement of various fixed and non-fixed physical improvements ("Original Improvements") within Ketchum's right of way adjacent to the Subject Property as part the development of a hotel and condominium project on the Subject Property (the "Project").

WHEREAS, the construction of the Project was delayed between 2016 through 2024, when it resumed construction and the scope of the Original Improvements refined to conform to current needs of the Project and Ketchum, including, but not limited to, various fixed and non-fixed improvements including landscaping (including irrigation) furnishings (including fixed and movable furnishings, public seating and dining area), public art, water features, drainage infrastructure, pavers, asphalt paving, railings and stairs, structural soil nails, retaining walls, sidewalks, curb and gutter snowmelt and snowmelt mechanical systems, and non-consumptive water production and water injection well or wells, electrical outlets, lights, hotel main entry Porte Cochere overhang, bicycle racks and signage as identified in Exhibit "A" within the public rights-of-way of Main Street, River Street, and Leadville Ave. These improvements are shown in Exhibit "A" attached hereto and incorporated herein (collectively referred to as the "Improvements"); and,

WHEREAS, Ketchum finds that said Improvements will not impede the use of said public right-of-way at this time subject to the terms and provisions of this Agreement;

WHEREAS, the Owner shall construct and install the Improvements to the approved condition shown in Exhibit "A" as approved by the City Engineer, and Streets and Facilities Directors;

NOW, THEREFORE, in contemplation of the above stated facts and objectives, it is hereby agreed as follows:

TERMS AND CONDITIONS

1. **Replacement of the Original Agreement.** The Original Agreement is hereby terminated and fully replaced by this Agreement.

2. **Construction.** Ketchum shall permit Owner to construct the Improvements, including but not limited to various permanent improvements including landscaping (including irrigation) furnishings (including fixed and movable furnishings, public seating and dining area), public art, water features, drainage infrastructure, pavers, asphalt paving, railings and stairs, structural soil nails, retaining walls, sidewalks, curb and gutter, snowmelt and snowmelt mechanical systems, and non-consumptive water production and water injection well or wells, electrical outlets, lights, hotel main entry porta cochere overhang, bicycle racks and signage as identified in Exhibit "A" within the public rights-of-way of Main Street, River Street, and Leadville Ave. Installation shall be per the approved plans in Exhibit A. Any revisions to approved construction plans or methods shall be submitted for review and approval by the City of Ketchum prior to construction.

Snowmelt systems installed in the public right-of-way shall be installed per the approved plans and shall operate at all times during the winter according to the following:

- The system shall accurately measure surface and ambient temperatures and shall accurately detect snowfall, ice, and precipitation on the surface.
- The system shall include automatic controls programmed to shut off the system when the pavement temperature is greater than 50 degrees Fahrenheit and precipitation is not falling and programmed to shut off the system when the outdoor temperature is greater than 40 degrees Fahrenheit.
- Drainage shall be retained onsite, designed to eliminate standing water, and drained in a manner that results in no icing on adjacent non-snowmelted hard surfaces in the right -of-way, such as asphalt, concrete, or pavers.
- For systems that elect to use a boiler, the boiler shall have an annual fuel utilization efficiency rating of 87% or greater for oil boilers and 90% or greater for gas boilers.
- The portions of the system under sidewalks and curb shall be insulated below and around the perimeter with insulation approved by the City Engineer. The snowmelt system under roadways shall be constructed per the approved plans in Exhibit A.
- Other than approval of the snowmelt plan consistent herewith, no additional snowmelt application or approval from Ketchum is required.

3. **Maintenance.** Owner shall be responsible for the maintenance of said Improvements and shall commence repairs of said improvements within 72 hours upon notice from Ketchum that repairs are needed and diligently pursue said repairs until complete. If repairs cannot be commenced within 72 hours, Owner shall provide a written request for extension of said repair timeline that includes an overview of the required repairs and anticipated timeline for repair. If the repairs are of an urgent matter and Owner fails to proceed with the required repairs, Ketchum reserves the right to complete the repairs at the Owner's expense and pursue recovery of such costs through any legally available means.

4. **Utility Repairs.** Should Ketchum or other utility providers need to conduct repairs to subsurface utilities where Improvements constructed per this Agreement require removal or relocation temporarily or permanently, Ketchum or the utility provider, as the case may be, shall coordinate with Owner to ensure that said repairs are done in a manner designed to not interfere or damage the Improvements to the extent reasonable and shall coordinate the repairs of the Improvements with Owner except in the case of an emergency. So long as Ketchum or the relevant utility providers conform with this paragraph, repair or replacement of Improvements to the approved condition shown in Exhibit A shall also be at the sole expense of Owner.

5. **Revocation.** Ketchum reserves the right, upon reasonable need for Ketchum city or other public purposes, to request the removal of non-fixed improvements in Exhibit A, including but not limited to, movable furnishings, landscaping, public art, water features, fire pits, planter boxes, and signage within a timeframe commensurate with the extent of the improvement, at which time Owner shall remove the improvements within the designated timeframe at Owner's expense. Should Owner fail to comply with the removal of improvements, Ketchum shall have the right to remove the improvements at the Owner's expense or exercise other enforcement provisions legally available to Ketchum.

5. **Indemnification.** In consideration of Ketchum allowing Owner to maintain the Improvements in the public right-of-way, Owner agrees to indemnify and hold harmless Ketchum from and against any and all claims of liability for any injury or damage to any person or property arising from the Improvements constructed, installed and maintained in the public right-of-way. Owner shall further indemnify and hold Ketchum harmless from and against any and all claims arising from any breach or default in the performance of any obligation on Owner's part to be performed under this Agreement, or arising from any negligence of Owner or Owner's agents, contractors or employees and from and against all costs, attorney's fees, expenses and liabilities incurred in the defense of any such action or proceeding brought thereon. In the event any action or proceeding is brought against Ketchum by reason of such claim, Owner, upon notice from Ketchum, shall defend Ketchum at Owner's expense by counsel satisfactory to Ketchum. Owner, as a material part of the consideration to Ketchum, hereby assumes all risk of damages to property or injury to persons in, upon or about the Improvements constructed, installed and maintained in the public right-of-way arising from the construction, installation and maintenance of said Improvements and Owner hereby waives all claims in respect thereof against Ketchum.

6. **Liability**. Ketchum shall not be liable for injury to Owner's business or loss of income therefrom or for damage which may be sustained by the person, goods, wares, merchandise or property of Owner, its tenants, employees, invitees, customers, agents or contractors or any other person in or about the Subject Property caused by or resulting from the Improvements constructed, installed, removed or maintained in the public right-of-way.

7. **Interest**. Owner understands and agrees that by maintaining the Improvements in the public right-of-way pursuant to this Agreement, Owner obtains no claim or interest in said public right-of-way which is adverse to that of Ketchum and that Owner obtains no exclusive right to said public right-of-way nor any other right to use the public right-of-way not specifically described herein.

8. **Legal Fees.** In the event either party hereto retains an attorney to enforce any of the rights, duties and obligations arising out of this Agreement, the prevailing party shall be entitled to recover from the non-prevailing party reasonable attorney's fees at the trial and appellate levels and, whether or not litigation is actually instituted.

9. **Choice of Law.** This Agreement shall be governed by, construed, and enforced in accordance with the laws and decisions of the State of Idaho. Venue shall be in the District Court of the Fifth Judicial District of the State of Idaho.

10. **Amendment**. This Agreement sets forth the entire understanding of the parties hereto and shall not be changed or terminated orally. It is understood and agreed by the parties hereto that there are no verbal promises or implied promises, agreements, stipulations or other representations of any kind or character pertaining to the Improvements maintained in the public right-of-way other than as set forth in this Agreement. This Agreement may be revised or amended in whole or in part, only my means of a written instrument executed by both Parties and approved following the same process as this Agreement. Minor amendments to Exhibit A may be made upon review and approval by the City Engineer. Major amendments to Exhibit A may be made upon review and approval by the City Engineer or may require amendment following the same process as this Agreement. The City Engineer shall have sole discretion to determine whether an amendment to Exhibit A is minor or major amendment and what amendment process will be required.

11. **Notice.** All notices required or provided for under this agreement shall be in writing and deemed delivered upon delivery in person, date sent via email, or upon mailing by certified mail, return receipt requested, postage prepaid. However, the time period in which a response to such notice must be given shall commence to run from the date of receipt on the return receipt of the notice. Rejection or refusal to accept, or the inability to deliver because of a change of address of which no notice was given shall be deemed to be receipt of the notice.

Notices to Ketchum shall be as follows:
City of Ketchum
Attn: Planning and Building Department
PO Box 2315
Ketchum, ID 83340
Email: planningandbuilding@ketchumidaho.org

Notice to Owner shall be as follows:
Harriman Ketchum Hotel, LLC
Attn: Jack Bariteau, Managing Member
PO Box 84
Sun Valley, ID 83353
Email: jack@waypointsunvalley.com

With copies to:

Lawson Laski Clark, PLLC
Attn: James R. Laski, Esq.
PO Box 3310
Ketchum, ID 83340
Email: jrl@lawsonlaski.com

12. **Successors and Assigns.** This Agreement shall be binding upon and inures to the benefit of each of the parties hereto and their respective successors and assigns.

13. **Recordation**. This Agreement shall be recorded with the Blaine County Recorder by Ketchum.

11. No presumption shall exist in favor of or against any party to this Agreement as the result of the drafting and preparation of this document.

14. The parties fully understand all of the provisions of this Agreement, and believe them to be fair, just, adequate, and reasonable, and accordingly accept the provisions of this Agreement freely and voluntarily.

OWNER:
Harriman Ketchum Hotel, LLC

By:_____
Jack Bariteau
Managing Member

CITY OF KETCHUM:

By: _____
Peter Prekeges
Its: Mayor

STATE OF _____,)
) ss.
County of _____.)

On this _____ day of _____, 2026, before me, the undersigned Notary Public in and for said State, personally appeared _____, known to me to be the person who executed the foregoing instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

_____
Notary Public for _____
Residing at _____
Commission expires _____

STATE OF _____,)
) ss.
County of _____.)

On this ___ day of _____, 2026, before me, the undersigned Notary Public in and for said State, personally appeared PETER PREKEGES, known or identified to me to be the Mayor of the CITY OF KETCHUM, IDAHO, and the person who executed the foregoing instrument on behalf of said municipal corporation and acknowledged to me that said municipal corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

_____
Notary Public for _____
Residing at _____
Commission expires _____

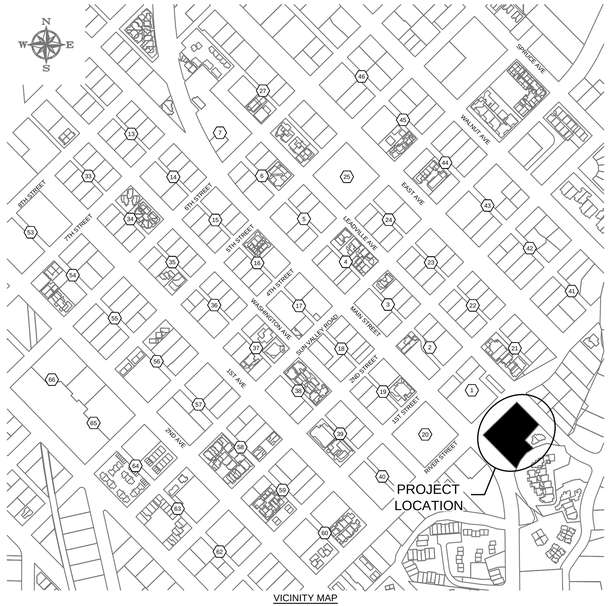
EXHIBIT “A”

HARRIMAN KETCHUM HOTEL, LLC
JUNE, 2026

CONSTRUCTION NOTES & SPECIFICATIONS

1. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT EDITION OF THE "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION" (ISPWC) AND CITY OF KETCHUM STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND KEEPING A COPY OF THE ISPWC AND CITY OF KETCHUM STANDARDS ON SITE DURING CONSTRUCTION.
2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THE PLANS IN AN APPROXIMATE WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING UTILITIES PRIOR TO COMMENCING AND DURING THE CONSTRUCTION. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH RESULT FROM HIS FAILURE TO ACCURATELY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL CALL DIGLINE (1-800-342-1585) TO LOCATE ALL EXISTING UNDERGROUND UTILITIES A MINIMUM OF 48 HOURS IN ADVANCE OF EXCAVATION.
3. CONTRACTOR SHALL COORDINATE RELOCATIONS OF DRY UTILITY FACILITIES (POWER, CABLE, PHONE, TV) WITH THE APPROPRIATE UTILITY FRANCHISE.
4. THE CONTRACTOR SHALL CLEAN UP THE SITE AFTER CONSTRUCTION SO THAT ALL DISTURBED AREAS ARE IN A CONDITION EQUAL TO OR BETTER THAN THAT WHICH EXISTED PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION (THIS MAY INCLUDE RIGHT-OF-WAY ENCROACHMENT PERMITS AND NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION GENERAL PERMIT (CGP) PERMIT COVERAGE).
6. THE CONTRACTOR SHALL SUBMIT SHALLOW INJECTION WELL INVENTORY FORMS TO THE IDAHO DEPARTMENT OF WATER RESOURCES UPON COMPLETION OF THE INSTALLATION OF ALL DRYWELLS INSTALLED PER THESE PLANS.
7. EROSION CONTROL AND SEDIMENT & DUST CONTROL METHODS SHALL BE IMPLEMENTED PER THE APPROVED CONSTRUCTION MANAGEMENT PLAN (BY OTHERS).
8. ALL CLEARING & GRUBBING SHALL CONFORM TO ISPWC SECTION 201.
9. ALL EXCAVATION & EMBANKMENT FOR ROADWAY AND EXTERIOR SITEWORK SHOWN HEREIN SHALL CONFORM TO ISPWC SECTION 202. SUBGRADE SHALL BE EXCAVATED AND SHAPED TO LINE, GRADE, AND CROSS-SECTION SHOWN ON THE PLANS. THE SUBGRADE SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-698. THE CONTRACTOR SHALL WATER OR AERATE SUBGRADE AS NECESSARY TO OBTAIN OPTIMUM MOISTURE CONTENT. IN-LIEU OF DENSITY MEASUREMENTS, THE SUBGRADE MAY BE PROOF-ROLLED TO THE APPROVAL OF THE ENGINEER.
   - PROOF-ROLLING: AFTER EXCAVATION TO THE SUBGRADE ELEVATION AND PRIOR TO PLACING COURSE GRAVEL, THE CONTRACTOR SHALL PROOF ROLL THE SUBGRADE WITH A 5-TON SMOOTH DRUM ROLLER, LOADED WATER TRUCK, OR LOADED DUMP TRUCK, AS ACCEPTED BY THE ENGINEER. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF UNSUITABLE SUBGRADE MATERIAL AREAS, AND/OR AREAS NOT CAPABLE OF COMPACTION ACCORDING TO THESE SPECIFICATIONS. UNSUITABLE OR DAMAGED SUBGRADE IS WHEN THE SOIL MOVES, PUMPS AND/OR DISPLACES UNDER ANY TYPE OF PRESSURE INCLUDING FOOT TRAFFIC LOADS.
   - IF, IN THE OPINION OF THE ENGINEER, THE CONTRACTOR'S OPERATIONS RESULT IN DAMAGE TO, OR PROTECTION OF, THE SUBGRADE, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REPAIR THE DAMAGED SUBGRADE BY OVER-EXCAVATION OF UNSUITABLE MATERIAL TO FIRM SUBSOIL, LINE EXCAVATION WITH GEOTEXTILE FABRIC, AND BACKFILL WITH PIT RUN GRAVEL.
10. REFER TO GEOTECHNICAL ENGINEER FOR ANY AND ALL MATTERS RELATED TO THE DESIGN, REPAIR, OR ALTERATION OF THE EXISTING SOIL NAIL WALL INSTALLED AROUND THE PROJECT SITE'S PERIMETER.
11. 2" MINUS GRAVEL SHALL CONFORM TO ISPWC 802, TYPE II (ITD STANDARD 703.04, 2"), SHALL BE PLACED IN CONFORMANCE WITH ISPWC SECTION 801 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 90% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99.
12. 3/4" MINUS CRUSHED GRAVEL SHALL CONFORM TO ISPWC 802, TYPE I (ITD STANDARD 703.04, 3/4" B), SHALL BE PLACED IN CONFORMANCE WITH ISPWC SECTION 802 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 95% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99 OR ITD T-91.
13. ASPHALTIC CONCRETE PAVEMENT WORK SHALL CONFORM TO ISPWC SECTION(S) 805, 810, AND 811 FOR CLASS II PAVEMENT. ASPHALT AGGREGATE SHALL BE 1/2" (13MM) NOMINAL SIZE CONFORMING TO TABLE 803B IN ISPWC SECTION 803. ASPHALT BINDER SHALL BE PG 58-28 CONFORMING TO TABLE A-1 IN ISPWC SECTION 805.
14. ASPHALT SAWCUTS SHALL BE AS INDICATED ON THE DRAWINGS, OR 24" INCHES FROM EDGE OF EXISTING ASPHALT, IF NOT INDICATED OTHERWISE SO AS TO PROVIDE A CLEAN PAVEMENT EDGE FOR MATCHING. NO WHEEL CUTTING SHALL BE ALLOWED.
15. TRAFFIC CONTROL SHALL BE PER THE APPROVED CONSTRUCTION MANAGEMENT PLAN (BY OTHERS), AND COMPLY WITH ALL MUTCD, ITD, AND LOCAL REQUIREMENTS. CONTRACTOR WILL NEED TO MAINTAIN ACCESS TO ALL PRIVATE PROPERTIES, UNLESS OTHERWISE COORDINATED WITH THE PROPERTY OWNER AND THE CITY OF KETCHUM PLANNING DEPARTMENT.
16. CONCRETE WORK SHALL CONFORM TO ISPWC SECTIONS 701, 703, AND 705. ALL CONCRETE SHALL BE 3,000 PSI MINIMUM, 28 DAY, AS DEFINED IN ISPWC SECTION 703, TABLE 1.C. IMMEDIATELY AFTER PLACEMENT PROTECT CONCRETE BY APPLYING MEMBRANE-FORMING CURING COMPOUND, TYPE 2, CLASS A PER ASTM C 309-94. APPLY CURING COMPOUND PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
17. ALL TRENCHING SHALL CONFORM TO CITY OF KETCHUM STANDARD DRAWING NO. 12. SEE DETAIL 1 / C1.10. TRENCHES SHALL BE BACKFILLED AND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
18. PER IDAHO CODE § 55-1613, THE CONTRACTOR SHALL RETAIN AND PROTECT ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS; ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS THAT ARE LOST OR DISTURBED BY CONSTRUCTION SHALL BE REESTABLISHED AND RE-MONUMENTED, AT THE EXPENSE OF THE AGENCY OR PERSON CAUSING THEIR LOSS OR DISTURBANCE AT THEIR ORIGINAL LOCATION OR BY SETTING OF A WITNESS CORNER OR REFERENCE POINT OR A REPLACEMENT BENCHMARK OR CONTROL POINT, BY OR UNDER THE DIRECTION OF A PROFESSIONAL LAND SURVEYOR.
19. CONSTRUCTION OF WATER PIPE AND ALL OTHER RELATED APPURTENANCES SHALL BE IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC), IDAPA 58.01.08, IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS AND THE CITY OF KETCHUM UTILITIES DEPARTMENT STANDARDS.
20. CONTRACTOR SHALL PRESSURE TEST, DISINFECT, AND CONDUCT BIOLOGICAL TESTING OF WATER MAINS INSTALLED AS PART OF THESE PLANS IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC), AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS, AND THE PRESSURE TESTING, DISINFECTION, AND MICROBIOLOGICAL TESTING PROCEDURES.
21. ALL WATER SUPPLY FIXTURES, FITTINGS, PIPING, AND ALL RELATED APPURTENANCES SHALL BE ANSI/NSF STD. 61 COMPLIANT AND SHALL COMPLY WITH THE LOW LEAD ACT REQUIRING ALL MATERIALS TO HAVE A LEAD CONTENT EQUAL TO OR LESS THAT 0.25%.
22. ALL TEES, PLUGS, CAPS AND BENDS SHALL BE SECURED AND ANCHORED BY SUITABLE THRUST BLOCKING (MECHANICAL RESTRAINTS ARE NOT ALLOWED). THRUST BLOCKS SHALL CONFORM TO ISPWC SD-403 AND CITY OF KETCHUM STANDARDS. SEE DETAIL 2/C1.30.
23. ALL TAPPING SADDLES SHALL BE CONSTRUCTED FROM T-304 STAINLESS STEEL WITH ANSI/AWWA C-207 CLASS 150 FLANGES. ALL WELDS SHALL CONFORM TO ASTM A-380. THE TEST OUTLET SHALL BE 3/4" NPT WITH 3/4" NPT PLUG.
24. ALL WATER SERVICES SHALL BE IN COMPLIANCE WITH ISPWC SECTION 404 AND CITY OF KETCHUM STANDARDS. WATER SERVICES SHALL HAVE A MINIMUM COVER OF SIX FEET (6.0'), MEASURED FROM FINISHED GRADE.IN AREAS WHERE MULTIPLE WATER SERVICE LINES ARE IN SAME TRENCH SEPARATE LINES BY AT LEAST 12".
25. EXTRA FITTINGS MAY BE NECESSARY IN ADDITION TO THOSE SHOWN HEREON TO CONTROL ELEVATION AND AVOID UNDERGROUND CONFLICTS.

8



VICINITY MAP
N.T.S.

LEGEND

EXISTING ITEMS

- PROPERTY LINE (P/L)
- ADJOINER'S LOT LINE
- CENTERLINE OF RIGHT-OF-WAY
- EASEMENT / SETBACK
- EOG = EDGE OF GRAVEL
- PB = BURIED POWER LINE
- WATER MAIN (W)
- WATER SERVICE (WS)
- 8" SEWER MAIN (8)
- SS = SEWER SERVICE (SS)
- GAS MAIN (G)
- GAS SERVICE (G)
- BURIED TELEPHONE LINE (T)
- STORM DRAIN (SD)
- 5' CONTOUR INTERVAL
- 1' CONTOUR INTERVAL
- CURB & GUTTER
- CONCRETE
- BUILDING
- FIRE HYDRANT
- WATER VALVE
- WATER METER (M)
- VALVE BOX
- FIBER OPTIC VAULT (FO)
- GAS VALVE (G)
- GAS MARKER (GAS)
- TV RISER (TV)
- TELEPHONE RISER (PH)
- TELEPHONE MANHOLE (PH)
- SIGN
- SMH = SEWER MANHOLE (S)
- SEWER CLEANOUT (C)
- MEAN HIGH WATER (MHW)
- CONCRETE TRAFFIC BARRIER
- CB = CATCH BASIN
- DRY WELL (D)
- SDMH = STORM DRAIN MANHOLE (SD)
- POWER MANHOLE (E)
- LIGHT
- POWER BOX (PB)
- DECIDUOUS TREE
- CONIFER TREE

AP = ANGLE POINT
BEG = BEGINNING
BLDG = BUILDING
BOW = BACK OF WALK
BW = BOTTOM WALL
CC = CURB CUT
CL = CENTER LINE
COR = CORNER
DAY = DAYLIGHT
DFF = DECK FINISHED FLOOR
DY = DOUBLE YELLOW LINE
EOA = EDGE OF ASPHALT
EOC = EDGE OF CONCRETE
EOP = EDGE OF PAVERS
FF = FINISHED FLOOR
FL = FLOW LINE
GB = GRADE BREAK
GRG = GARAGE
INT = INTERSECTION
LIP = LIP OF GUTTER
NG = NATURAL GROUND
PC = POINT OF CURVATURE
PI = POINT OF INTERSECTION
PT = POINT OF TANGENCY
TBC = TOP BACK OF CURB
TOE = TOE OF SLOPE
TOP = TOP OF SLOPE
TP = TOP OF PAVERS
TW = TOP WALL
T-WELL = TREE WELL
TBW = TOP BACK OF WALK
WM = WATERMAIN
X-WALK = CROSSWALK

PROPOSED ITEMS

- NEW ASPHALT
- CONCRETE SIDEWALK (PV)
- CONCRETE 6" ROLLED CURB
- CURB TRANSITION
- ZERO REVEAL CURB & GUTTER
- CONCRETE VERTICAL CURB
- CONCRETE VALLEY GUTTER
- ADA ACCESS TRUNCATED DOME
- SIGN
- FIRE HYDRANT
- WATER VALVE
- 5' CONTOUR INTERVAL
- 1' CONTOUR INTERVAL
- DRYWELL (D)
- STORM DRAIN (SD)
- CATCH BASIN
- SAWCUT LINE
- APPROXIMATE LIMITS OF DISTURBANCE
- PAVEMENT STRIPING / MARKING
- GRADE (2.0%)
- SPOT ELEVATION (LIP 50.00)
- CONCRETE PAVER EDGING
- CONCRETE PAVERS
- GAS SERVICE (G)
- SEWER SERVICE (SS)
- SEWER CLEANOUT (C)
- GREASE INTERCEPTOR (GI)
- SAND & OIL INTERCEPTOR (SO)
- SEWER SERVICE BLACKFLOW PREVENTER
- STREET LIGHT
- LANDSCAPE AREA FLOWLINE
- GSHP WELL WATER SYSTEM WITH 6" PVC WATER LINE (4"W)
- OFF-SITE SNOW MELT TREATED AREAS
- ON-SITE SNOW MELT TREATED AREAS

CIVIL DRAWINGS SHEET INDEX

SHEET#	DESCRIPTION
C0.10	COVER SHEET
C1.00	DETAIL SHEET
C1.10	DETAIL SHEET
C1.20	SITE GEOMETRY PLAN
C1.30	DETAIL SHEET
C2.00	SITE UTILITY PLAN
C2.10	SNOWMELT AREA EXHIBIT
C3.00	SITE GRADING PLAN
C3.10	SITE GRADING PLAN

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PROFESSIONAL ENGINEER REGISTERED 13788 06/12/2026 STATE OF IDAHO JEFFREY LAMOUREUX

HARRIMAN KETCHUM HOTEL, LLC
KETCHUM, IDAHO
300 E RIVER ST
KETCHUM, ID 83340

REV	DESCRIPTION	DATE
8	LEADVILLE AVE REVISIONS	06/01/26
7	LEADVILLE ROUGH GRADING	04/28/26
6	KETCHUM REVIEW #4	02/25/26
5	KETCHUM REVIEW #3	11/21/25
4	KETCHUM REVIEW #2	10/24/25
3	PARTIAL IFC	08/28/25
2	IFP - UTILITY UPDATES	06/11/25
1	KETCHUM REVIEW #1	05/28/25
0	ISSUE FOR PERMIT (IFP)	02/28/25

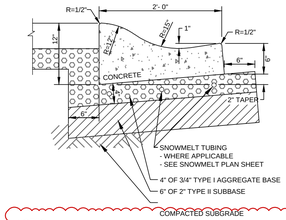
Project Number
6560.04

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COVER SHEET

C0.10



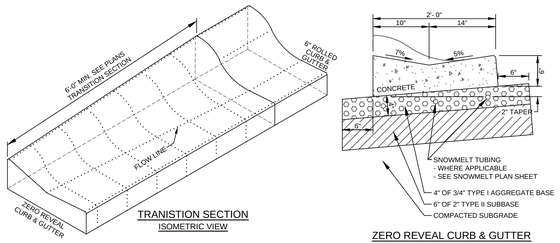
NOTES:

A. GRADE AND ALIGNMENT TO BE ESTABLISHED OR APPROVED BY THE ENGINEER AND THE PUBLIC AGENCY HAVING JURISDICTION.
B. BASE: 4" COMPACTED DEPTH OF ¾" MINUS CRUSHED AGGREGATE BASE MATERIAL, PLACE AS SPECIFIED AND PAID UNDER SECTION - 802 ISPWC; COMPACTED TO EXCEED 95% OF STANDARD PROCTOR.
C. ½" PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADII.
D. CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS AT 10' MAXIMUM SPACING (OR CONSISTENT WITH 2X SIDEWALK WIDTH FOR SCORING SPACING).
E. MATERIALS AND CONSTRUCTION IN COMPLIANCE WITH ISPWC SPECIFICATIONS EXCEPT AS NOTED BELOW.
F. BACKFILL AS PER SECTION - 706.
G. NOT USED.
H. NOT USED.
I. CONCRETE SHALL BE TITAN MIX OR APPROVED EQUAL.

8

1 C1.00 **CITY OF KETCHUM STANDARD DRAWING NO. 4 - 6" CONCRETE ROLLED CURB & GUTTER WITH SNOWMELT**

N.T.S.



TRANISTION SECTION
ISOMETRIC VIEW

ZERO REVEAL CURB & GUTTER

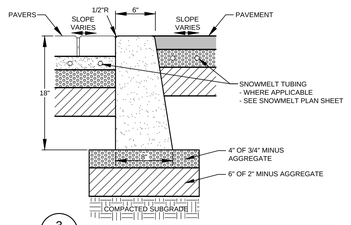
NOTES:

1. SUBBASE CAN BE 2" TYPE II OR ¾" TYPE I CRUSHED AGGREGATE BASE COURSE.
2. MATERIALS SHALL CONFORM WITH CURRENT ISPWC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
3. PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.
4. 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADII.
5. CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS 10-FEET MAXIMUM SPACING (6-FEET W/SIDEWALK).
6. CONCRETE SHALL BE TITAN MIX OR APPROVED EQUAL.

8

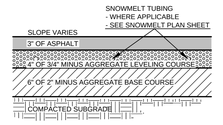
2 C1.00 **TYPICAL HEATED ROLLED CURB TRANSITION DETAIL**

N.T.S.



3 C1.00 **PAVER EDGING**

N.T.S.

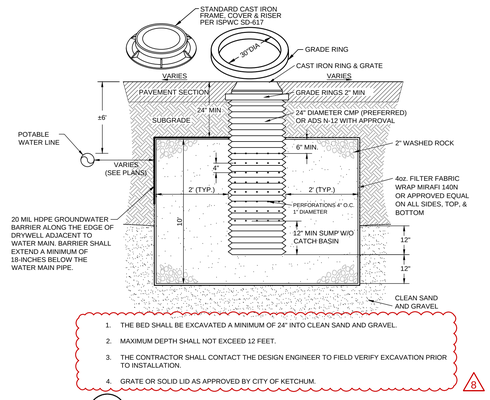


NOTES:

1. SUBBASE CAN BE 2" TYPE II OR ¾" TYPE I CRUSHED AGGREGATE BASE COURSE.
2. MATERIALS SHALL CONFORM WITH CURRENT ISPWC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
3. PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.

4 C1.00 **TYPICAL ASPHALT SECTION**

N.T.S.

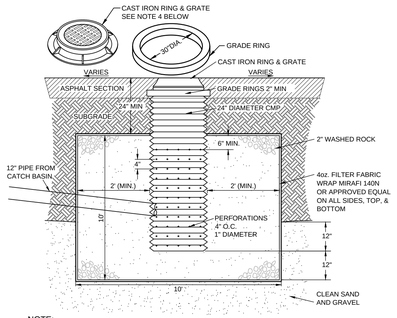


1. THE BED SHALL BE EXCAVATED A MINIMUM OF 24" INTO CLEAN SAND AND GRAVEL.
2. MAXIMUM DEPTH SHALL NOT EXCEED 12 FEET.
3. THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER TO FIELD VERIFY EXCAVATION PRIOR TO INSTALLATION.
4. GRATE OR SOLID LID AS APPROVED BY CITY OF KETCHUM.

8

6 C1.00 **HDPE-LINED DRYWELL DETAIL (6' Ø)**

N.T.S.

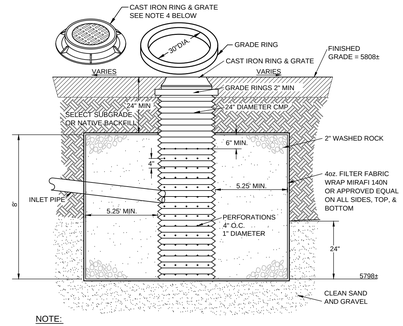


NOTE:

1. THE BED SHALL BE EXCAVATED A MINIMUM OF 24" INTO CLEAN SAND AND GRAVEL.
2. MAXIMUM DEPTH SHALL NOT EXCEED 12 FEET.
3. IF CLEAN SAND AND GRAVEL IS NOT ENCOUNTERED WITHIN 12 FEET, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER.
4. GRATE OR SOLID LID AS APPROVED BY CITY OF KETCHUM.

5a C1.00 **CITY OF KETCHUM STANDARD DRAWING NO. 10 - 10' ROUND DRYWELL**

N.T.S.

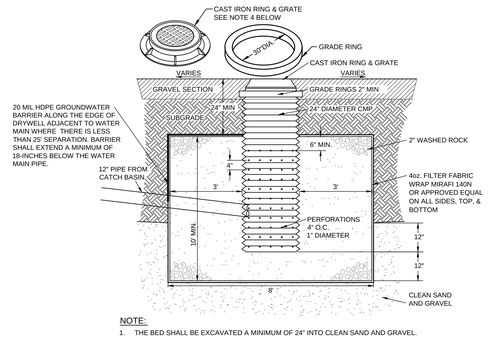


NOTE:

1. THE BED SHALL BE EXCAVATED A MINIMUM OF 24" INTO CLEAN SAND AND GRAVEL.
2. MAXIMUM DEPTH SHALL NOT EXCEED 13 FEET.
3. IF CLEAN SAND AND GRAVEL IS NOT ENCOUNTERED WITHIN 13 FEET, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER.
4. SOLID LID AS APPROVED BY OWNER.

5b C1.00 **ONSITE DRYWELL DETAIL**

N.T.S.

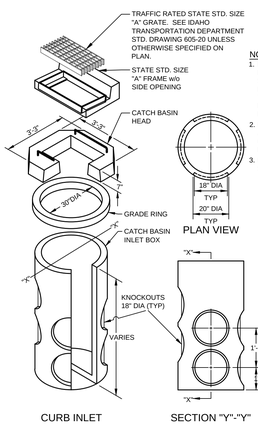


NOTE:

1. THE BED SHALL BE EXCAVATED A MINIMUM OF 24" INTO CLEAN SAND AND GRAVEL.
2. MAXIMUM DEPTH SHALL NOT EXCEED 14 FEET.
3. IF CLEAN SAND AND GRAVEL IS NOT ENCOUNTERED WITHIN 14 FEET, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER.
4. GRATE OR SOLID LID AS APPROVED BY CITY OF KETCHUM.

5C C1.00 **CITY OF KETCHUM MODIFIED DRYWELL 8' X 8' SQUARE (SIMILAR TO STD DRAWING NO. 10)**

N.T.S.



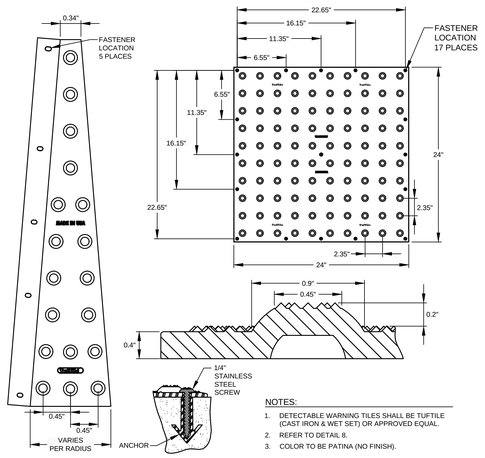
NOTES:

1. PLACE A MINIMUM OF 4" OF COMPACTED BEDDING ON PREPARED SUBGRADE AS SPECIFIED IN ISPWC SECTION 305 - PIPE BEDDING. EXTEND BEDDING EITHER TO THE LIMITS OF THE EXCAVATION OR AT LEAST 12" OUTSIDE THE LIMITS OF THE BASE SECTION.
2. FILL THE BALANCE OF THE EXCAVATED AREA WITH SELECT MATERIAL COMPACTED LEVEL TO THE TOP OF THE BEDDING.
3. PROVIDE A SMOOTH AND LEVEL BEARING SURFACE ON THE BEDDING SURFACE.

1. ISPWC INLET CATCH BASIN TYPE IV (SD-604A) PREFERRED CATCH BASIN TYPE.

6 C1.00 **CITY OF KETCHUM STANDARD DRAWING NO. 11 - 30" DIAMETER CATCH BASIN**

N.T.S.



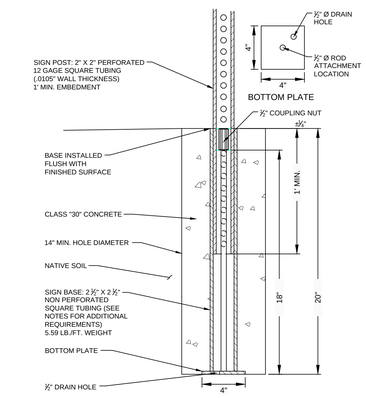
NOTES:

1. DETECTABLE WARNING TILES SHALL BE TUFTILE (CAST IRON & WET SET) OR APPROVED EQUAL.
2. REFER TO DETAIL 8.
3. COLOR TO BE PATINA (NO FINISH).

SECTION VIEW

7 C1.00 **CITY OF KETCHUM STANDARD DRAWING NO. 9 - DETECTABLE WARNING PLATE**

N.T.S.



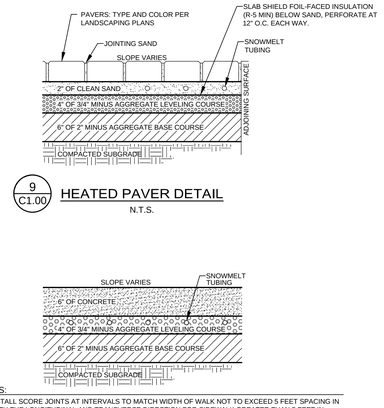
NOTES:

1. BASES SHALL BE INSTALLED TO BE FLUSH WITH SURFACE.
2. ALL INSTALLATIONS SHALL HAVE 14" Ø MINIMUM FOUNDATION OR GROUTED INTO SOLID ROCK.
3. ALL STREET SIGNS SHALL BE IN ACCORDANCE WITH THE MOST CURRENT EDITION OF THE MUTCD.
4. SIGN PLACEMENT SHALL BE APPROVED BY THE CITY OF KETCHUM.
5. CITY TO PROVIDE BASES.

SIGN BASE MATERIAL & DIMENSION REQUIREMENTS
2 ½" OUTSIDE TUBE STEEL (20" LENGTH)
2 ½" INSIDE TUBE STEEL
¾" THICK
INTERNAL ROD MATERIAL & DIMENSION REQUIREMENTS
½" COLD ROLLED ROD (18" LENGTH)
½" COUPLING NUTS
BOTTOM PLATE MATERIAL & DIMENSION REQUIREMENTS
4" X 4" X ½" STEEL STRAP

8 C1.00 **CITY OF KETCHUM STANDARD DRAWING NO. 13 - TYPICAL SIGN BASE**

N.T.S.



9 C1.00 **HEATED PAVER DETAIL**

N.T.S.

NOTES:

1. INSTALL SCORE JOINTS AT INTERVALS TO MATCH WIDTH OF WALK NOT TO EXCEED 5 FEET SPACING IN BOTH THE LONGITUDINAL AND TRANSVERSE DIRECTION FOR SIDEWALK GREATER THAN 5 FEET IN WIDTH. INSTALL EXPANSION JOINTS EVERY 10 FEET IN LONGITUDINAL DIRECTION.
2. 1/2" TRANSVERSE PREFORMED BITUMINOUS JOINTS AT THE TERMINUS POINTS FOR CURVE AND WHERE SIDEWALK IS PLACED BETWEEN TWO PERMANENT FOUNDATIONS OR ADJACENT TO THE STRUCTURE, PLACE ½" EXPANSION JOINT MATERIAL ALONG THE BACK OF WALK THE FULL LENGTH.
3. SIDEWALK CONSTRUCTION JOINTS SHALL BE CONSTRUCTED APPROXIMATELY ¼" WIDE, ¼" IN DEPTH AND FINISHED AND EDGED SMOOTH. A PREFORMED EXPANSION JOINT FILLER SHALL BE PLACED EVERY 40' FOR NEW SIDEWALK CONSTRUCTION.
4. WHEN TRANSITIONING NEW SIDEWALK TO EXISTING, A MINIMUM 5' TRANSITIONAL PANEL SHALL BE SEPARATED AND ISOLATED WITH EXPANSION MATERIAL.
5. SIDEWALK ALIGNMENT TRANSITIONS SHALL HAVE A MINIMUM RADIUS OF 30' TO THE FACE OF CURB.
6. MATERIALS SHALL CONFORM WITH CURRENT ISPWC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
7. CONCRETE THICKNESS PER THIS DETAIL OR MATCH EXISTING, WHICHEVER IS GREATER.

10 C1.00 **TYPICAL HEATED CONCRETE SECTION**

N.T.S.

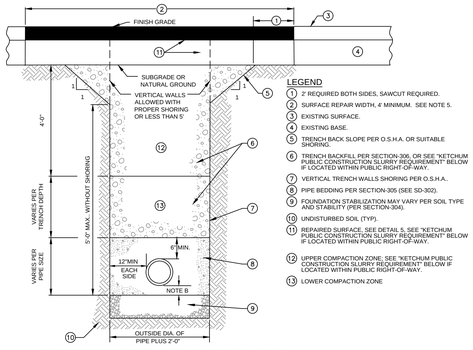
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REGISTERED
13788
10/31/2026
STATE OF IDAHO
JEFFREY LAMOUREUX

REV	DESCRIPTION	DATE



LEGEND

1. 2' REQUIRED BOTH SIDES, SAWCUT REQUIRED.
2. SURFACE REPAIR WIDTH, 4' MINIMUM. SEE NOTE 5.
3. EXISTING SURFACE.
4. EXISTING BASE.
5. TRENCH BACK SLOPE PER O.S.H.A. OR SUITABLE SHORING.
6. TRENCH BACKFILL PER SECTION-306, OR SEE "KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT" BELOW IF LOCATED WITHIN PUBLIC RIGHT-OF-WAY.
7. VERTICAL TRENCH WALLS SHORING PER O.S.H.A..
8. PIPE BEDDING PER SECTION-305 (SEE SD-302).
9. FOUNDATION STABILIZATION MAY VARY PER SOIL TYPE AND STABILITY (PER SECTION-304).
10. UNDISTURBED SOIL (TYP).
11. REPAIRED SURFACE. SEE DETAIL 5, SEE "KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT" BELOW IF LOCATED WITHIN PUBLIC RIGHT-OF-WAY.
12. UPPER COMPACTION ZONE; SEE "KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT" BELOW IF LOCATED WITHIN PUBLIC RIGHT-OF-WAY.
13. LOWER COMPACTION ZONE

KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT

IN AREAS WHERE IT IS NECESSARY TO CUT THE ASPHALT PAVEMENT AND DIG A TRENCH FOR BURIAL OF CONDUIT CABLE OR OTHER CITY UTILITY, THE TRENCH SHALL BE BACKFILLED WITH A LEAN CONCRETE MIX TO THE BOTTOM OF FINISH SURFACE MATERIAL WITH THE FOLLOWING PROPORTIONS OF MATERIALS:

COARSE AGGREGATE (¾" MINUS)	: 2,600 LBS
SAND	: 800 LBS
PORTLAND CEMENT	: 94 LBS
WATER	: 11 GAL (MAX.)

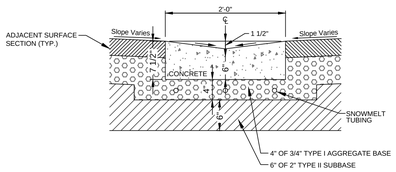
WATER CONTENT IS MAXIMUM AND MAY BE REDUCED DOWNWARD. CARE SHALL BE TAKEN TO ASSURE THAT EXCESS WATER IS NOT PRESENT IN THE MIXING DRUM PRIOR TO CHARGING THE MIXER WITH MATERIALS. THOROUGH MIXING WILL BE REQUIRED PRIOR TO DISCHARGE.

NO COMPACTION, VIBRATION, OR FINISHING IS REQUIRED. THE LEAN CONCRETE MIX SHALL BE STRUCK OFF AT OR BELOW THE ELEVATION OF THE PLANTMIX SURFACING WITH A SQUARE-NOSE SHOVEL OR SIMILAR HAND TOOL. THE BACKFILL MIX SHALL BE ALLOWED TO SET FOR A MINIMUM OF 2 HOURS BEFORE THE PERMANENT PLANTMIX SURFACING IS PLACED TO COMPLETE THE TRENCH REPAIR. TEMPORARY PLACEMENT OF ASPHALT COLD MIX SURFACING MAY BE NECESSARY TO ACCOMMODATE TRAFFIC WITHIN THE FIRST 2 HOURS OF BACKFILL PLACEMENT PRIOR TO COMPLETING THE PERMANENT REPAIR.

NOTES:

1. TRENCH EXCAVATION PER SECTION-301.
2. PIPE BEDDING PER SECTION-305.
3. BACKFILL AND COMPACTION PER SECTION-306.
4. SURFACE REPAIR AND BASE PER DETAIL 3.
5. ASPHALT PAVEMENT FOR SURFACE REPAIR SHALL BE IN ACCORDANCE WITH PLANS AND ISPWC SECTIONS 805, 810, AND 811 FOR CLASS II PAVEMENT. ASPHALT AGGREGATE SHALL BE ½" (13MM) NOMINAL SIZE CONFORMING TO TABLE 803B IN ISPWC SECTION 803. ASPHALT BINDER SHALL BE PG 58-28 CONFORMING TO TABLE A-1 IN ISPWC SECTION 805.
6. IF TRENCH IMPACTS CROWN OF ROADWAY, CROWN MUST BE MAINTAINED AND POSITIVE DRAINAGE PROVIDED.

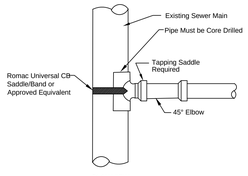
1 / C1.10 — CITY OF KETCHUM STANDARD DRAWING NO. 12 - TYPICAL TRENCH
N.T.S.



NOTES:

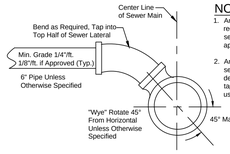
1. SUBBASE CAN BE 2" TYPE II OR ¾" TYPE I CRUSHED AGGREGATE BASE COURSE.
2. MATERIALS SHALL CONFORM WITH CURRENT ISPWC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
3. SEE ADJACENT SURFACE SECTION DETAILS.
4. 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADII.
5. CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS 10-FEET MAXIMUM SPACING (8-FEET W/SIDEWALK).

2 / C1.10 — 24" WIDE HEATED CONCRETE VALLEY GUTTER
N.T.S.



PLAN VIEW

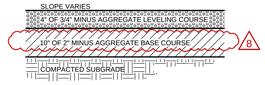
CONNECTION FOR EXISTING SEWER
N.T.S.



NOTES

1. An approved tapping saddle shall be required for all new taps to existing sewer laterals. Saddle to be approved by The City Engineer.
2. An owner constructing a new public sewer system in a subdivision or development shall construct a sewer tap and service for each potential user and extend it into the property.

3 / C1.10 — SEWER SERVICE CONNECTION DETAIL
N.T.S.

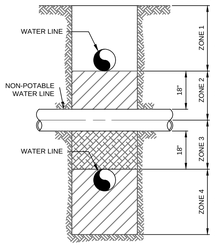


NOTES:

1. SUBBASE CAN BE 2" TYPE II OR ¾" TYPE I CRUSHED AGGREGATE BASE COURSE.
2. MATERIALS SHALL CONFORM WITH CURRENT ISPWC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
3. SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.

4 / C1.10 — TYPICAL GRAVEL SECTION
N.T.S.

THE TERM "LINE" APPLIES TO BOTH MAIN LINES AND SERVICE LINES



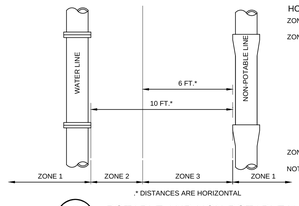
VERTICAL SEPARATION REQUIREMENTS

ZONE 1: A) WATER AND NPWL MUST BE SEPARATED BY AT LEAST 18"
AND
B) ONE FULL, UNCUT LENGTH OF BOTH PWL AND NPWL PIPE MUST BE CENTERED ON THE CROSSING SO THAT THE JOINTS ARE AS FAR AS POSSIBLE FROM THE CROSSING.

ZONE 2: A) ONE FULL, UNCUT LENGTH OF BOTH PWL AND NPWL PIPE MUST BE CENTERED ON THE CROSSING SO THAT THE JOINTS ARE AS FAR AS POSSIBLE FROM THE CROSSING.
AND EITHER
B) NPWL MUST BE CONSTRUCTED TO WATER MAIN STANDARDS AND PRESSURE TESTED FOR WATER TIGHTNESS FOR A HORIZONTAL DISTANCE OF 10 FEET ON BOTH SIDES OF CROSSING.
OR
C) EITHER THE NPWL OR WATER LINE OR BOTH MUST BE ENCASED WITH A SLEEVEING MATERIAL ACCEPTABLE TO DEQ FOR A HORIZONTAL DISTANCE OF 10 FEET ON BOTH SIDES OF THE CROSSING.

ZONE 3: SAME REQUIREMENTS AS ZONE 2 EXCEPT THE NPWL MUST ALSO BE SUPPORTED ABOVE THE CROSSING TO PREVENT SETTLING.

ZONE 4: SAME REQUIREMENTS AS ZONE 1 EXCEPT THE THE NPWL MUST ALSO BE SUPPORTED ABOVE THE CROSSING TO PREVENT SETTLING.



.* DISTANCES ARE HORIZONTAL

HORIZONTAL SEPARATION REQUIREMENTS

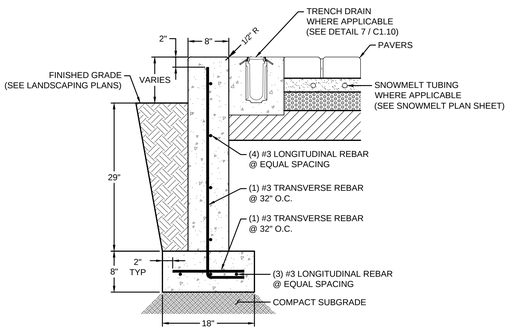
ZONE 1: A) NO SPECIAL REQUIREMENTS.

ZONE 2: A) NO SPECIAL REQUIREMENTS FOR POTABLE OR NON-POTABLE SERVICES
B) WATER AND NPWL SEPARATED BY AT LEAST 6 FEET AT OUTSIDE WALLS.
AND
C) WATER AT LEAST 18 INCHES HIGHER IN ELEVATION THAN THE NPWL.
AND EITHER
D) NPWL CONSTRUCTED TO POTABLE WATER MAIN STANDARDS AND PRESSURE TESTED FOR WATER TIGHTNESS.
OR
E) SITE SPECIFIC REQUIREMENTS APPROVED BY DEQ.

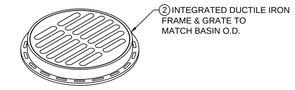
ZONE 3: NOT ALLOWED WITHOUT DEQ WAIVER.

NOTE: SANITARY SEWER FORCE MAINS MUST HAVE MIN. 10' HORIZONTAL SEPARATION AND 18" VERTICAL SEPARATION. ZONE 2 AND ZONE 3 PLACEMENTS ARE NOT ALLOWED WITHOUT A WAIVER GRANTED BY DEQ.

6 / C1.10 — POTABLE AND NON-POTABLE WATER LINE (NPWL) SEPARATION
N.T.S.

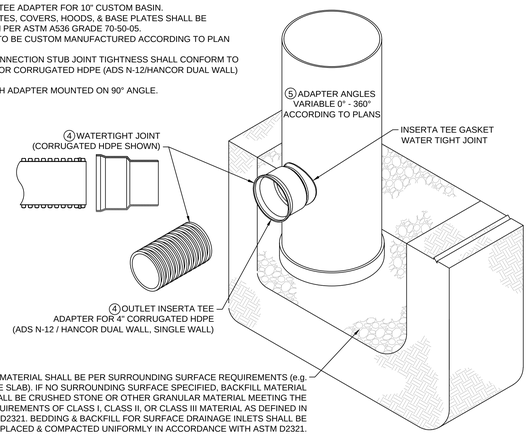


5 / C1.10 — SOUTH PATIO PAVER EDGING
N.T.S.

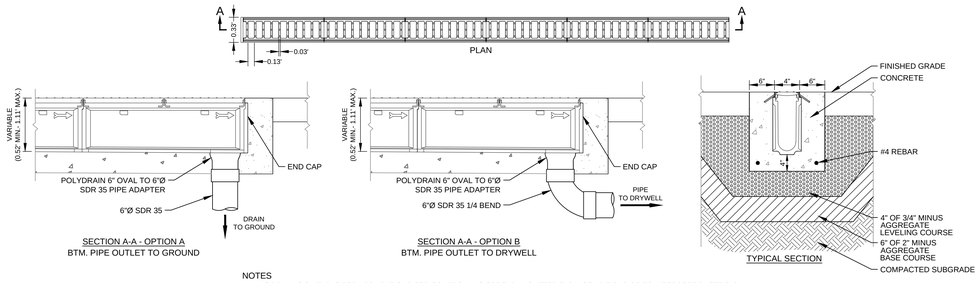


NOTES:

1 - USE INSERTA TEE ADAPTER FOR 10" CUSTOM BASIN.
2 - FRAMES, GRATES, COVERS, HOODS, & BASE PLATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL) & PVC SEWER
5 - ADD-A-BRANCH ADAPTER MOUNTED ON 90° ANGLE.



8 / C1.10 — TYPICAL LANDSCAPE AREA DRAIN
ADS 10" NYLOPLAST DRAIN BASIN OR APPROVED EQUIVALENT
N.T.S.



NOTES

1. LINE DRAIN IS SUITABLE FOR APPLICATIONS FOR CONTROLLING SPREAD IN GUTTER FLOW CONDITIONS OR TO INTERCEPT SHEET FLOW. TYPICAL APPLICATION IS AT THE STREET CURB OR BARRIER.
2. THE FRAME AND GRATE IS SUITABLE FOR PEDESTRIAN AND BICYCLE TRAFFIC AND RATED FOR H-25 AND HS-25 LOADS.
3. CONCRETE THICKNESS, TYPE, AND AMOUNT OF REINFORCEMENT TO BE SAME AS ADJACENT PAVEMENT OR GREATER. PERFORM STRUCTURAL ANALYSIS TO DETERMINE REQUIREMENTS FOR APPLICATION.
4. TOP OF GRATE TO BE INSTALLED FLUSH TO 1/8 IN BELOW FINISHED GRADE. BEVEL CONCRETE TO TOP OF GRATE IF BELOW FLUSH.

7 / C1.10 — TRENCH DRAIN DETAIL
(ABT INTERCEPTOR LINE DRAIN OR APPROVED EQUAL)
N.T.S.

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ELEVATION ABOVE SEA LEVEL 9230 FEET
BENCH MARK

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KETCHUM, IDAHO
300 E RIVER ST
KETCHUM, ID 83340

REV	DESCRIPTION	DATE
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7	LEADVILLE ROUGH GRADING	04/28/26
6	KETCHUM REVIEW #4	02/25/26
5	KETCHUM REVIEW #3	11/21/25
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1	KETCHUM REVIEW #1	05/26/25
0	ISSUE FOR PERMIT (IFP)	02/26/25

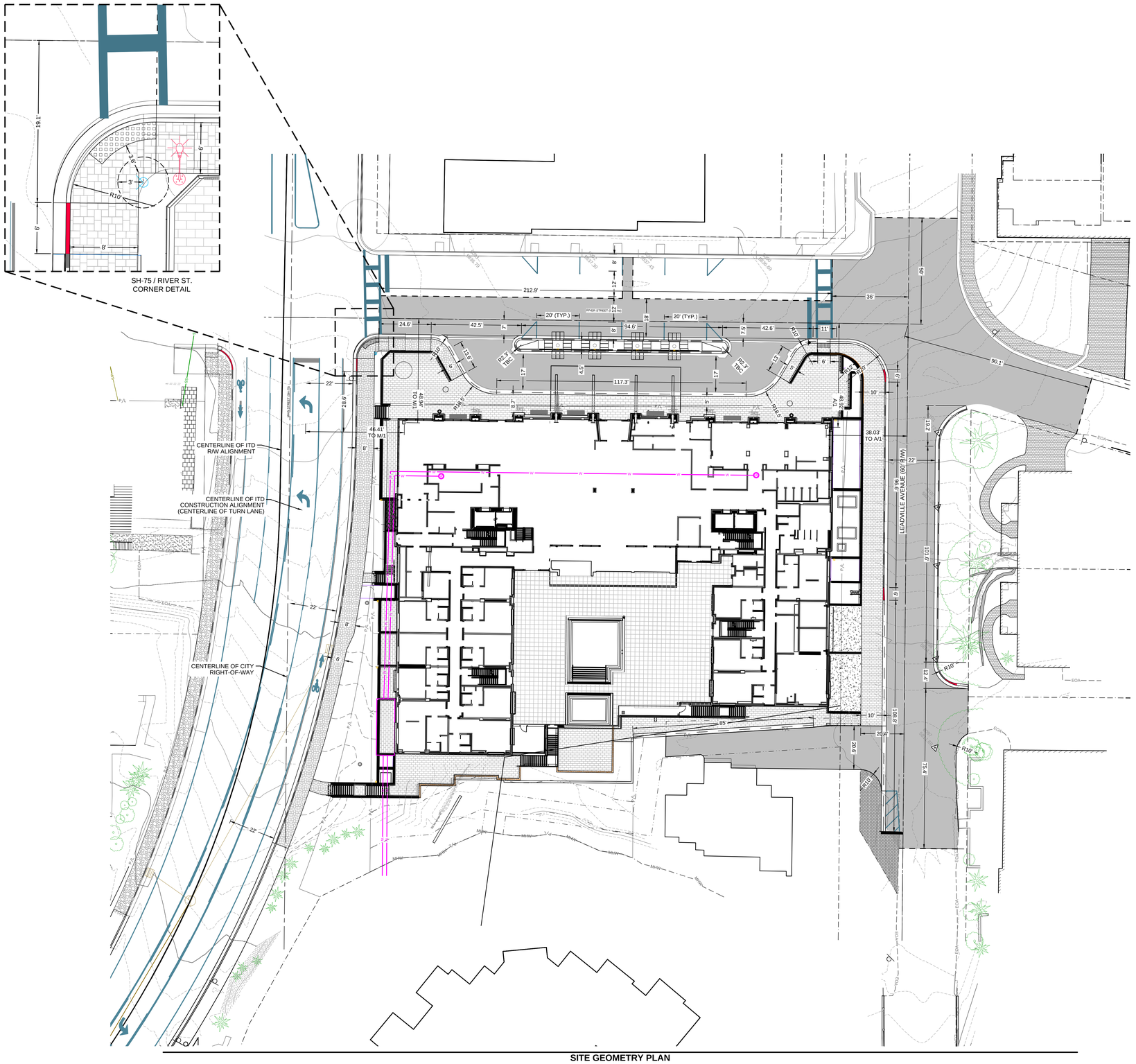
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DETAIL SHEET

C1.10



SITE GEOMETRY PLAN

GRAPHIC SCALE
0 20 40
Scale in Feet

Point Table				
Point #	Elevation	Northing	Easting	Description
8089	5835.94	733983.16	1545270.90	CHZ X IN LIP
8090	5836.70	733963.93	1545251.24	CHZ X IN LIP
8091	5837.44	733925.10	1545211.56	CHZ X IN LIP
8092	5837.31	733906.60	1545192.62	CHZ X IN LIP
8093	5836.80	733867.75	1545152.98	CHZ X IN LIP
8094	5835.89	733848.52	1545133.32	CHZ X IN LIP
8097	5811.70	733859.45	1545474.52	CP MAG
8098	5814.76	733889.32	1545445.33	CP MAG
8099	5820.30	733920.75	1545414.55	CP MAG
8100	5823.37	733940.32	1545395.40	CP MAG
8101	5826.74	733965.47	1545370.76	CP MAG

NOTES:

1. THE BASIS OF COORDINATES FOR THIS SURVEY IS THE IDAHO STATE PLANE COORDINATION SYSTEM (ISPCS), CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, 2007 ADJUSTMENT (NAD 83/07). THE COORDINATES HAVE BEEN ADJUSTED FROM STATE PLANE GRID COORDINATES TO PROJECT COORDINATES, USING A COMBINED SCALE FACTOR (C.S.F.) OF 1.000296638. ALL COORDINATES SHOWN ARE IN U.S. SURVEY FEET AND ARE PROJECT TO GROUND.

2. THE BASIS OF ELEVATIONS SHOWN ON THESE PLANS IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). ALL ELEVATIONS ARE SHOWN IN U.S. SURVEY FEET.

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GALENA
ELEVATION
ABOVE SEA
5030 FEET
BENCH MARK

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JEFFREY LAMOUREUX

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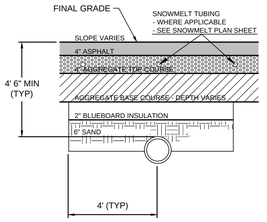
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SITE GEOMETRY PLAN

C1.20



NOTES:

1. FOR USE OVER EXISTING WATERLINE WHERE COVER OVER PIPE IS LESS THAN 6' AND GREATER THAN 4.5'.
2. CONTRACTOR TO FIELD VERIFY DEPTH OF EXISTING WATERLINE AND COORDINATE WITH CITY OF KETCHUM

1 / C1.30 EXIST WATERLINE (MIN COVER)

N.T.S.

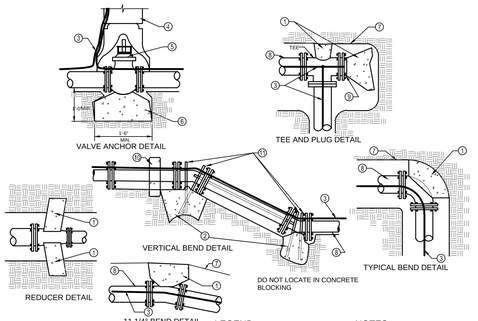


TABLE 1
THRUST AREA FOR HORIZONTAL BENDS***

SOIL BEARING PRESSURE = 2000 PSF
WORKING PRESSURE RATING = 150 PSI
SAFETY FACTOR = 1.5

PIPE SIZE	MINIMUM SQUARE FEET OF THRUST AREA ONTO UNDISTURBED EARTH* TEE, PLUG OF VALVE	90° BEND**	45° BEND	22.5°, 11.25° BENDS OR REDUCER
3"	0.8	1.1	0.6	0.3
4"	1.4	2.0	1.1	0.6
6"	3.2	4.5	2.4	1.2
8"	5.7	8.0	4.3	2.2
10"	8.8	12.5	6.8	3.4
12"	12.7	18.0	9.7	5.0
14"	17.3	24.5	13.3	6.8
16"	22.6	32.0	17.3	8.8
18"	28.6	40.5	21.9	11.2

* MUST BE INCREASED BASED ON DIFFERENT CONDITIONS (HIGHER WORKING PRESSURE OR LOWER SOIL BEARING STRENGTH).
** OR TEE ACTING AS A 90° BEND
***THRUST BLOCK DEPTH TO BE A MINIMUM PF 12" FOR PIPE SIZES 3"-8" AND 18" FOR PIPE SIZES 10"-18" OR THE SQUARE ROOT OF THE REQUIRED BEARING AREA, WHICHEVER IS GREATER.

LEGEND

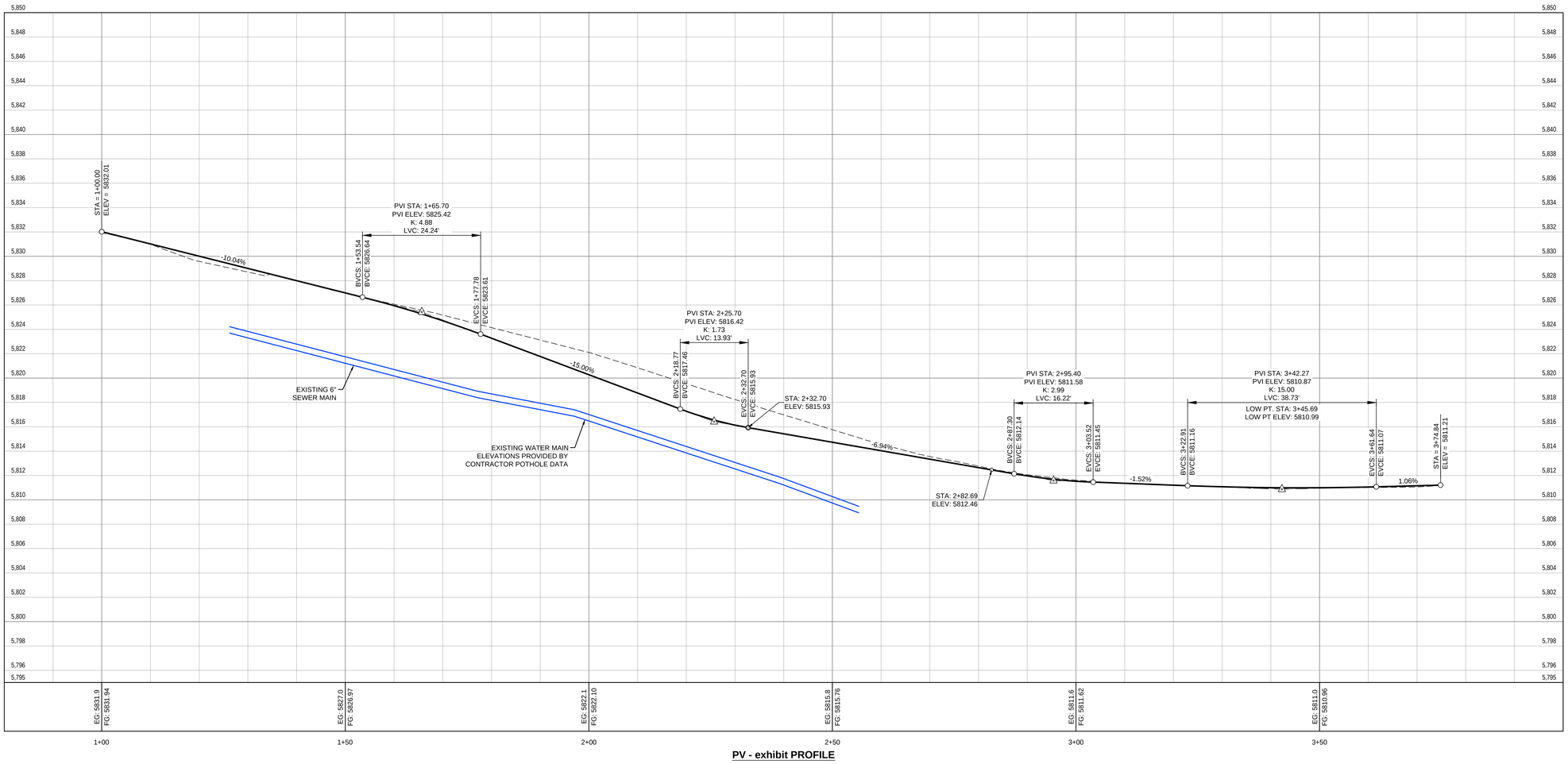
1. FOR HORIZONTAL PIPE BENDS, BEARING THRUST BLOCKS MUST PROVIDE 2500 PSI CONCRETE POURED AGAINST UNDISTURBED EARTH PER TABLE 1.
2. FOR VERTICAL PIPE BENDS, GRAVITY THRUST BLOCKS MUST PROVIDE A VOLUME OF CONCRETE POURED AGAINST UNDISTURBED EARTH WHICH IS SIZED FOR EXPECTED FORCES WITH A MINIMUM 1.5 FACTOR OF SAFETY.
3. NO. 12 COPPER FINDER WIRE. SEE SD-514 FOR SPLICING.
4. C.I. VALVE BOX WITH COVER.
5. C.I. GATE VALVE (M.J.).
6. PRECAST BLOCK FOR CUT IN TEE AND VALVE OR CAST IN PLACE WITH 2-1/2"Ø MIN REBAR.
7. TRENCH SIDE.
8. PIPE.
9. PLUG.
10. HAMMERHEAD THRUST BLOCKING.
11. ANCHOR BARS (1/2"Ø MIN)

NOTES:

- (A) ANCHOR ALL VALVES CONNECTED TO P.V.C. PIPE AS SHOWN.
- (B) COVER BOLTS AND FLANGES WITH PLASTIC TO PROTECT FROM CONCRETE ADHERENCE DURING CONSTRUCTION OF THRUST BLOCKS.
- (C) SEE CHART FOR MIN THRUST BLOCKS BEARING AREAS.
- (D) ALL CONCRETE TO BE 2500 P.S.I. STRENGTH POURED AGAINST UNDISTURBED EARTH.
- (E) PROVIDE 6 MIL POLYPROPYLENE BETWEEN FITTINGS AND CONCRETE.
- (F) NOTIFY ENGINEER FOR ANY CONDITION OR PIPE SIZE NOT INDICATED.
- (G) ALL BLOCKS TO BE CENTERED AROUND PIPE SPRING LINE.

2 / C1.30 THRUST BLOCK AND ANCHOR DETAILS

N.T.S.



PV - exhibit PROFILE

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LEADVILLE AVE IMPROVEMENTS DETAIL SHEET

C1.30

GRAPHIC SCALE
0 10 20
Scale in Feet

UTILITY KEY NOTES

U01 RETAIN AND PROTECT EXISTING FIRE HYDRANT. INSTALL CITY-PROVIDED MOUNTAIN EXTENSION. CONTRACTOR TO COORDINATE WITH WATER AND FIRE DEPARTMENTS.

U02 RESET UTILITY LID ELEVATION.
- a. SEWER MANHOLE ORIGINAL RIM = 5810.61 NEW RIM = 5811.79 18" I.E. IN (E) = 5800.79 I.E. OUT (S) = 5800.59
- b. WATER VALVE BOX ORIGINAL RIM = 5830.80 NEW RIM = 5830.68
- c. SEWER MANHOLE ORIGINAL RIM = 5813.10 NEW RIM = 5812.80 10" I.E. IN (N) = N/A 18" I.E. IN (E) = 5801.10 8" I.E. IN (S) = 5801.49 18" I.E. OUT (W) 5800.67
- d. SEWER MANHOLE ORIGINAL RIM = 5809.68 NEW RIM = 5810.31 18" I.E. IN (N) = N/A 18" I.E. OUT (SW) = 5800.45
- e. SEWER MANHOLE ORIGINAL RIM = 5837.75 NEW RIM = 5837.75 8" I.E. OUT (E) = 5830.21
- f. SEWER MANHOLE ORIGINAL RIM = 5833.58 NEW RIM = 5833.58 12" I.E. IN (N) = 5821.24 8" I.E. IN (W) = 5821.50 10" I.E. OUT (S) = 5821.05

U03 INSTALL CATCH BASIN. SEE DETAIL 6 / C1.00.
- a. RIM = 5835.56 I.E.(IN, U16b) = 5831.50 I.E.(OUT) = 5831.19
- b. RIM = 5836.37 I.E.(IN, U05a) = 5830.85 I.E.(IN, U07a) = 5828.99 I.E.(OUT) = 5828.89
- c. RIM = 5836.37 I.E.(IN, U03d) = 5830.95 I.E.(IN, U07b) = 5828.75 I.E.(OUT) = 5828.65
- d. RIM = 5835.50 I.E.(IN, U16B) = 5831.50 I.E.(OUT) = 5831.28
- e. RIM = 5816.50 (SD GRATE TYPE I ISPWC STANDARD DETAIL SD 609) I.E. (IN, U16) = 5813.5 I.E.(OUT) = 5812.40
- f. RIM = 5814.45 (SD GRATE TYPE I ISPWC STANDARD DETAIL SD 609) I.E.(IN) = 5810.45 I.E.(OUT) = 5810.35
- g. RIM = 5811.69 (SD GRATE TYPE I ISPWC STANDARD DETAIL SD 609) I.E.(IN) = 5807.6 I.E.(OUT) = 5807.59
- h. RIM = 5810.50 I.E.(OUT) = 5806.50 I.E.(OUT) = 5806.40
- i. RIM = 5814.32 I.E.(IN) = 5804.25 I.E.(OUT) = 5804.25
- j. RIM = 5808.31 I.E.(OUT) = 5804.21

U04 CONSTRUCT DRYWELL. SUBMIT SHALLOW INJECTION WELL INVENTORY FORM TO IDWR UPON COMPLETION OF INSTALLATION.
- a. NOT USED
- b. SEE DETAIL 5c / C1.00. RIM = 5810.60 I.E.(IN, U03f) = 5806.27 I.E.(IN, EX INLET) = 5803.25
- d. SEE DETAIL 5b / C1.00. RIM = ±5808.00 I.E.(IN, U03h) = 5803.87 I.E.(IN, TRENCH DRAIN) = 5803.49 LENGTH = 12.5' WIDTH = 12.5' DEPTH = 10.0' BOTTOM AREA = 156.25 s.f.

U05 INSTALL STORM DRAIN PIPE WITH A MINIMUM SLOPE OF 1.0%.
- a. INSTALL 12" ADS N-12 STORM DRAINAGE PIPING.
- b. INSTALL 4" ADS N-12 STORM DRAINAGE PIPING TO CATCH BASINS AS SHOWN.
- c. INSTALL 6" ADS N-12 STORM DRAINAGE PIPING WITH CLEANOUT. REFER TO MECHANICAL PLANS FOR CONNECTION TO BUILDING. CONNECT TO DRYWELL U04d.

U06 INSTALL 8" PVC SEWER SERVICE. REFER TO DETAIL 3 / C1.10.

U07 INSTALL NEW GSHP WELL WATER EXTRACTION SYSTEM. SEE BROCKWAY "GSHP WELLS AND PUMPS" PLANS FOR DETAILS.
- a. INSTALL WEST EXTRACTION WELL, PUMPS & PRECAST MANHOLE STRUCTURE. LID ELEVATION = 5836.68
- b. INSTALL EAST EXTRACTION WELL, PUMPS & PRECASE MANHOLE STRUCTURE. LID ELEVATION = 5836.78
- c. INSTALL 4" PVC PIPING TO BUILDING. SEE MECHANICAL PLANS FOR BUILDING PENETRATIONS.

U08 INSTALL NEW 4" PVC RETURN LINES TO GSHP INJECTION WELLS. SEE BROCKWAY "GSHP WELLS AND PUMPS" PLANS FOR DETAILS. USE RESTRAINED PIPE IN LIEU OF THRUST BLOCKING.
- a. EXISTING NORTH INJECTION WELL.
- b. EXISTING SOUTH INJECTION WELL.
- c. INSTALL 4" PVC PIPING FROM BUILDING TO INJECTION WELL. SEE MECHANICAL DRAWINGS FOR BUILDING PENETRATIONS.

U09 INSTALL 15' HIGH STREET LIGHT WITH 8' LENGTH ARM. REFER TO CITY OF KETCHUM STANDARD DETAILS.

U10 INSTALL NEW 8" PVC WATER SERVICE FROM EXISTING 8" PVC WATER SERVICE. USE RESTRAINED PIPE IN LIEU OF THRUST BLOCKING.
- a. INSTALL NEW 8" PVC WATER SERVICE LINE. SEE MECHANICAL PLANS FOR BUILDING PENETRATIONS.
- b. INSTALL 45° BEND.

U11a INSTALL POWER TRANSFORMERS. REFER TO ARCHITECT DRAWINGS FOR DETAILS. CONTRACTOR TO COORDINATE ACTIVITY WITH IDAHO POWER. SEE GENERAL NOTES 2 & 3, THIS SHEET.

U11b EXISTING POWER LINES TO BE LOWERED AND/OR RELOCATED. SEE GENERAL NOTES 2 & 3, THIS SHEET.

U11c TEMPORARY POWER TRANSFORMER TO BE REMOVED AFTER INSTALLATION OF U11a. CONTRACTOR TO COORDINATE ACTIVITY WITH IDAHO POWER. SEE GENERAL NOTES 2 & 3, THIS SHEET.

U12a ADJUST 2 - 2" GAS SERVICE LINES AS NECESSARY TO ACHIEVE PROPER COVER. CONTRACTOR TO COORDINATE ACTIVITY WITH INTERMOUNTAIN GAS.

U12b PROTECT EXISTING GAS MAIN & MAINTAIN EXISTING COVER. NOTIFY INTERMOUNTAIN GAS OF ANY DISTURBANCE OVER GAS MAIN. SEE GENERAL NOTES 2 & 3, THIS SHEET.

U13 EXISTING PERMANENT GROUND WATER DEWATERING SYSTEM (BY OTHERS). REFER TO GEOTECHNICAL PLANS/REPORT FOR DETAILS.

U14 APPROXIMATE LOCATION OF RELOCATED TELECOMMUNICATION BOXES.
- a. APPROXIMATE LOCATION OF RELOCATED COX UNDERGROUND VAULT. COORDINATE WITH COX COMMUNICATIONS FOR EXACT LOCATION.
- b. APPROXIMATE LOCATION OF RELOCATED LUMEN PHONE BOX. COORDINATE WITH LUMEN FOR EXACT LOCATION.
- c. INSTALL 2 2.2" CONDUITS FROM RELOCATED COX UNDERGROUND VAULT TO BUILDING.

U15 SANITARY SEWER INTERCEPTORS BY OTHERS. REFERENCE MECHANICAL PLANS FOR DETAILS.

SANITARY SEWER INTERCEPTOR LID ELEVATIONS:
- a. SAND/OIL SEPARATOR LID ELEVATIONS = 5810.15
- b. GREASE TRAP LID ELEVATIONS = 5810.34

U16 LANDSCAPE SLOT/TRENCH DRAIN. REFER TO DETAIL 7 / C1.10.
- a. DETAIL 7 "OPTION A" - DRAIN TO GROUND INSIDE OF RETAINING WALLS
- b. DETAIL 7 "OPTION B"

U17 IRRIGATION SERVICE LINE. SEE MECHANICAL PLANS FOR PENETRATION LOCATION & LANDSCAPE PLANS FOR DETAILS.

SM U18 SNOWMELT MANIFOLD. LOCATIONS ARE APPROXIMATE, COORDINATE WITH SNOWMELT SYSTEM PLANS.

D U19 LANDSCAPE AREA DRAIN. SEE DETAIL 8 / C1.10 RIM = 5814.92 I.E.(OUT) = 5811.15

U20 CONTRACTOR TO COORDINATE INSTALLATION OF NEW CONDUIT WITH APPROPRIATE UTILITY OWNER. SEE BELOW (SEE GENERAL NOTES 2 & 3, THIS SHEET):
- a. COX COMMUNICATIONS (APPROX. 100 LF)
- b. LUMEN (APPROX. 150 LF)

U21 SEE GENERAL NOTES 2 & 3, THIS SHEET. CUT AND SPLICE INTO EXISTING CONDUIT IF EXISTING CAN BE PROTECTED IN PLACE, OTHERWISE NEW CONDUIT IS NECESSARY. CONTRACTOR TO FIELD VERIFY DEPTH OF COVER TO FINISHED GRADE AND COORDINATE WITH APPROPRIATE UTILITY OWNER (SEE BELOW):
- a. COX COMMUNICATIONS
- b. LUMEN

U22 INSTALL NEW 8" C-900 WATER MAIN PER KETCHUM STANDARD. EXTENT OF REPLACEMENT INDICATED IS BASED ON ASSUMED DEPTH OF WATER MAIN. SEE WATERMAIN CONSTRUCTION NOTES THIS SHEET.
- a. CONNECT TO EXISTING 6". INSTALL 8"X6" REDUCER. COORDINATE WITH KETCHUM WATER DEPARTMENT.
- b. INSTALL 45° BEND.
- c. INSTALL (1) - 45° BEND, (1) - 11 ¼ ° BEND
- d. INSTALL TWO (2) WATER SERVICES TO PROPERTY LINE, CONNECT TO EXIST WATER SERVICES (PER ISPWC STD-401). COORDINATE WITH KETCHUM WATER DEPARTMENT.
- e. INSTALL (1) - 45° BEND, (1) - 22 ½ ° BEND

U23 SEE GENERAL NOTE 4, THIS SHEET. WHERE ACCEPTABLE COVERAGE AND/OR INSULATION FROM FINISHED GRADE CANNOT BE ACHIEVED, REMOVE OR ABANDON IN PLACE EXISTING 6" WATER MAIN AFTER REPLACEMENT 6" WATER MAIN IS OPERATIONAL. COORDINATE WITH KETCHUM WATER DEPARTMENT.

U24 EXISTING SEWER MAIN. PROTECT IN PLACE.

U25 EXISTING LUMEN CONDUIT AND RISER TO BE REMOVED OR ABANDONED IN PLACE. CONTRACTOR TO COORDINATE WITH UTILITY OWNER. SEE GENERAL NOTES 2 & 3, THIS SHEET.

P-NP POTABLE / NON-POTABLE WATER LINE CROSSING. REFERENCE DETAIL 6 / C1.10 FOR ISPWC MINIMUM SEPARATION REQUIREMENTS.

GENERAL NOTES:

1. SEE CONSTRUCTION MANAGEMENT PLAN FOR TEMPORARY SITE DEWATERING PLANS DURING CONSTRUCTION ACTIVITIES.
2. UTILITY RELOCATIONS PROPOSED IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE AN APPROVED ENCROACHMENT PERMIT WITH KETCHUM AND THE UTILITY OWNER PRIOR TO THE START OF WORK.
3. CONTRACTOR SHALL LOCATE ALL UTILITIES WITHIN THE LEADVILLE RIGHT-OF-WAY AND FOR RECONSTRUCTION OF ROADWAY. CONTRACTOR TO COORDINATE WITH UTILITY FRANCHISES AS REQUIRED.
4. CONTRACTOR SHALL POTHOLE EXISTING WATER MAIN IN LEADVILLE AVENUE TO DETERMINE DEPTH OF TOP OF PIPE FROM FINISHED GRADE ELEVATIONS.
5. R-10 XPS INSULATION REQUIRED OVER ALL MAIN AND SERVICE PIPES WITH LESS THAN 6-FEET OF COVER.
6. MIN DEPTH OF COVER FOR EXISTING WATER MAIN = 4.5'
7. MIN. DEPTH OF COVER FOR NEW WATER MAIN = 6'
8. CONTRACTOR SHALL PROVIDE TESTING PER ISPWC, FOR ALL IMPROVEMENTS WITHIN CITY RIGHT OF WAY. MIN. QUANTITY PER KETCHUM REQUIREMENTS BELOW.

CITY OF KETCHUM – ROW TESTING REQUIREMENTS

SUBGRADE TESTING	1 PER 1000 SQ YD
CONCRETE TESTING	1 TEST PER PROJECT AND 1 ADDITIONAL TEST FOR EACH 25 CUBIC YARDS
SUBBASE TESTING	1 PER 1000 SQ YD
BASE TESTING	1 PER 1000 SQ YD
ASPHALT TEST (PER ISPWC)	1 PER 100 LF FT
TRENCH COMPACTION TESTING (PER ISPWC)	EVERY 8 LIF IN MAXIMUM 8" LIFTS
CITY GRADATION REQUIRMENTS BASE GRADATION SPECIFICATION	1 PER 500 TON
CONCRETE MIX DESIGN TITAN OR APPROVED EQUAL	PER PROJECT
ASPHALT GRADATION SPECIFICATIONS	MIN 1 PER PROJECT

TRENCH DRAINS BY OTHERS

REFER TO MECHANICAL DRAWINGS (BY OTHERS) FOR CONNECTION TO SERVICES FROM BUILDING

EXISTING DEWATERING SUMPS (BY OTHERS)

SEWER MANHOLE RIM=5808.47 I.E.=(-8.2) 5800.27

INVERT ELEVATION OF EXISTING 18" CITY SEWER MAIN = 5800.37

SEWER MANHOLE RIM=5806.59 I.E.=(-11.75) 5794.84

SEWER MANHOLE RIM=5808.27 I.E.=(-8.04) 5800.23

307.5'

EXISTING STORM DRAIN INLET;
- CUT AN CAP EXISTING STORM DRAIN PIPE OUTSIDE OF INLET.
- INSTALL 12" ADS N-12 PIPE TO DRYWELL U04b.

CAP AND ABANDON PER KETCHUM WATER DEPARTMENT

CAP AND ABANDON PER KETCHUM WATER DEPARTMENT

TOP OF WATER MAIN ELEVATION APPROX. 5806.4' PER POTHOLE DATA PROVIDED BY CONTRACTOR

APPROXIMATE LOCATION OF EXISTING 8" C900 WATER (PER KETCHUM RECORDS). FIELD VERIFY LOCATION, SIZE, TYPE

LIMITS OF GRADING (TYP)

11.2' (10' MIN)

(EXISTING IDAHO POWER)

EXISTING DRYWELL (PROTECT IN PLACE)

(EXISTING COX)

(EXISTING)

RIVER STREET (80' R/W)

MAIN STREET (SH-75)

LEADVILLE AVE. (80' R/W)

33.2'

13.9'

6.9'

13.4'

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PROFESSIONAL ENGINEER REGISTERED 13788 STATE OF IDAHO JEFFREY LAMOUREUX 06/01/2026

REV	DESCRIPTION	DATE
8	LEADVILLE AVE REVISIONS	06/01/26
7	LEADVILLE ROUGH GRADING	04/28/26
6	KETCHUM REVIEW #4	02/25/26
5	KETCHUM REVIEW #3	11/21/25
4	KETCHUM REVIEW #2	10/24/25
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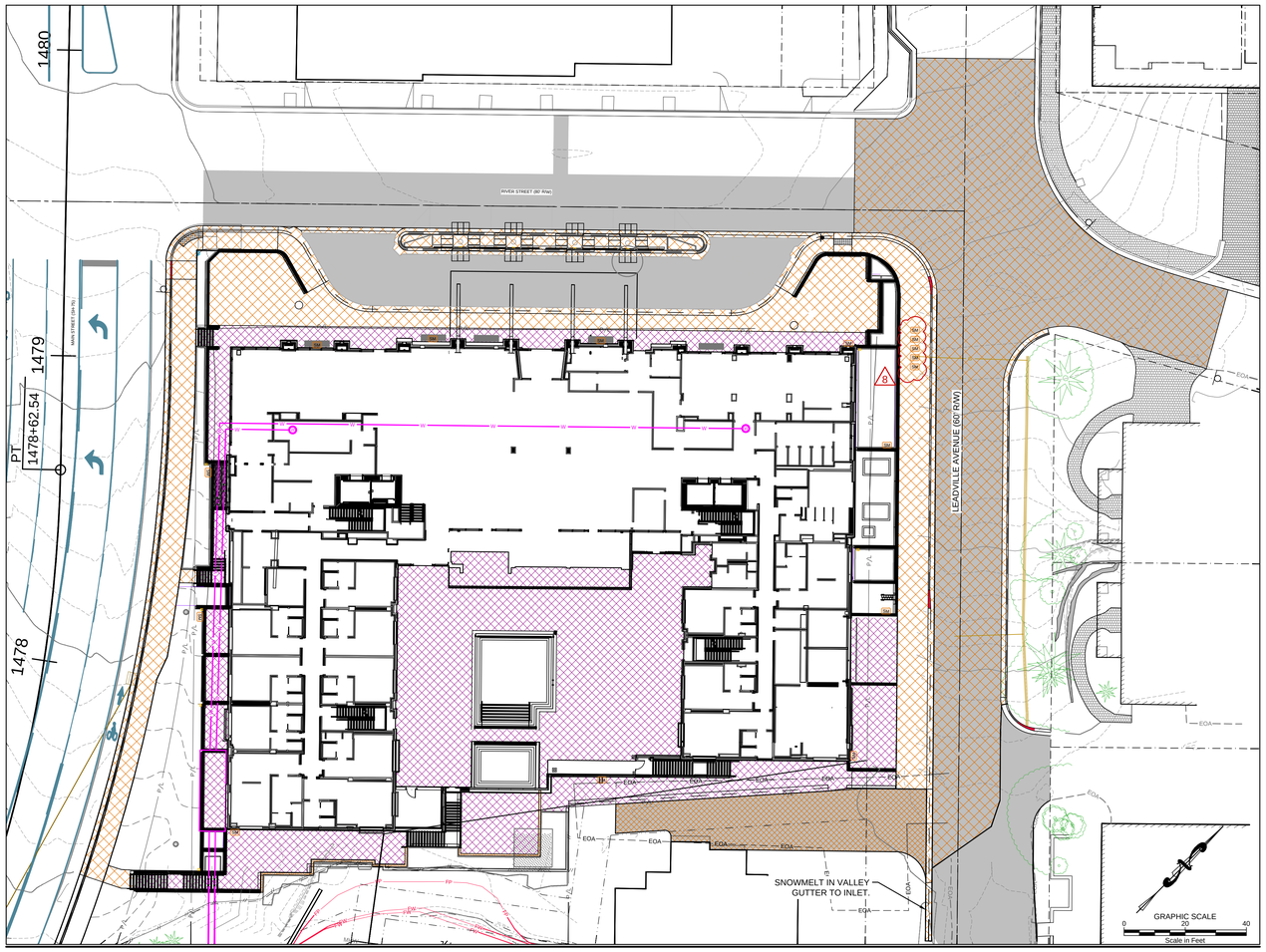
Project Number 6560.04

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SITE UTILITY PLAN

C2.00



SNOWMELT AREA EXHIBIT

AREA CALCULATIONS:

1. TOTAL OF OFFSITE SNOW MELT AREAS = +/- 21,500 SF.
2. NOT ALL ONSITE SNOWMELT AREAS ARE SHOWN ON THIS PLAN. REFER TO MECHANICAL & ARCHITECTURAL PLANS FOR ALL ONSITE SNOWMELT AREAS.

GENERAL NOTES:

1. SEE CURB, ASPHALT, CONCRETE, AND PAVER PLACEMENT DETAILS, SHEETS C1.00 AND C1.10 FOR FOR SNOWMELT TUBE PLACEMENT.
2. SNOWMELT IN-GROUND BOXES/MANIFOLDS SHOWN IN APPROXIMATE LOCATIONS. REFER TO MECHANICAL PLANS FOR SNOWMELT SYSTEM DETAILS.
3. SNOWMELT MANIFOLDS IN SIDEWALK SHALL BE CENTERED IN THE SIDEWALK AND PROVISIONS SHALL BE MADE TO ENSURE SNOWMELT WILL BE PROVIDED OVER THE LID.
4. SNOWMELT MANIFOLDS IN SIDEWALK SHALL BE BELOW GRADE WITH MIN. 2" COMPACTED CLEAN SAND AND PAVERS ABOVE, SIMILAR TO DETAIL 9/C1.0.

8

LEGEND

SEE SHEET C0.10 FOR DETAILED LEGEND

- OFF-SITE SNOWMELT TREATED AREAS
- ON-SITE SNOWMELT TREATED AREAS
- SM — SNOWMELT MANIFOLD LOCATIONS

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PROFESSIONAL ENGINEER
REGISTERED
13788
6/30/2026
STATE OF IDAHO
JEFFREY LAMOUREUX

HARRIMAN KETCHUM HOTEL, LLC
KETCHUM, IDAHO
300 E RIVER ST
KETCHUM, ID 83340

REV	DESCRIPTION	DATE
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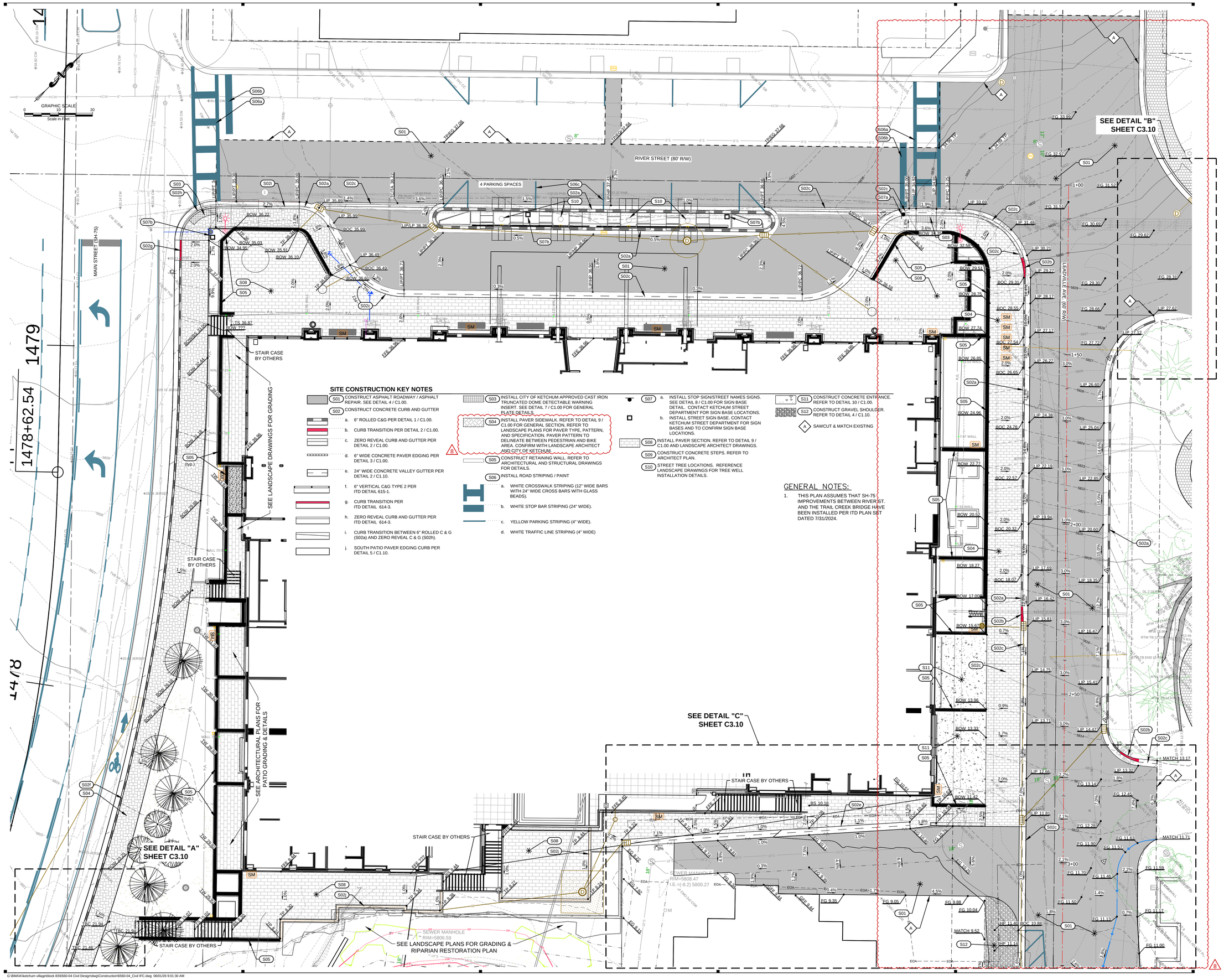
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SNOWMELT AREA EXHIBIT

C2.10



SITE CONSTRUCTION KEY NOTES

- S01 CONSTRUCT ASPHALT ROADWAY / ASPHALT REPAIR. SEE DETAIL 4 / C1.00.
- S02 CONSTRUCT CONCRETE CURB AND GUTTER
  - a. 6" ROLLED C&G PER DETAIL 1 / C1.00.
  - b. CURB TRANSITION PER DETAIL 2 / C1.00.
  - c. ZERO REVEAL CURB AND GUTTER PER DETAIL 2 / C1.00.
  - d. 6" WIDE CONCRETE PAVER EDGING PER DETAIL 3 / C1.00.
  - e. 24" WIDE CONCRETE VALLEY GUTTER PER DETAIL 2 / C1.10.
  - f. 6" VERTICAL C&G TYPE 2 PER ITD DETAIL 615-1.
  - g. CURB TRANSITION PER ITD DETAIL 614-3.
  - h. ZERO REVEAL CURB AND GUTTER PER ITD DETAIL 614-3.
  - i. CURB TRANSITION BETWEEN 6" ROLLED C & G (S02a) AND ZERO REVEAL C & G (S02h).
  - j. SOUTH PATIO PAVER EDGING CURB PER DETAIL 5 / C1.10.
- S03 INSTALL CITY OF KETCHUM APPROVED CAST IRON TRUNCATED DOME DETECTABLE WARNING INSERT. SEE DETAIL 7 / C1.00 FOR GENERAL PLATE DETAILS.
- S04 INSTALL PAVER SIDEWALK. REFER TO DETAIL 9 / C1.00 FOR GENERAL SECTION, REFER TO LANDSCAPE PLANS FOR PAVER TYPE, PATTERN, AND SPECIFICATION. PAVER PATTERN TO DELINEATE BETWEEN PEDESTRIAN AND BIKE AREA. CONFIRM WITH LANDSCAPE ARCHITECT AND CITY OF KETCHUM.
- S05 CONSTRUCT RETAINING WALL. REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR DETAILS.
- S06 INSTALL ROAD STRIPING / PAINT
  - a. WHITE CROSSWALK STRIPING (12" WIDE BARS WITH 24" WIDE CROSS BARS WITH GLASS BEADS).
  - b. WHITE STOP BAR STRIPING (24" WIDE).
  - c. YELLOW PARKING STRIPING (4" WIDE).
  - d. WHITE TRAFFIC LINE STRIPING (4" WIDE)
- S07 a. INSTALL STOP SIGN/STREET NAMES SIGNS. SEE DETAIL 8 / C1.00 FOR SIGN BASE DETAIL. CONTACT KETCHUM STREET DEPARTMENT FOR SIGN BASE LOCATIONS.
  - b. INSTALL STREET SIGN BASE. CONTACT KETCHUM STREET DEPARTMENT FOR SIGN BASES AND TO CONFIRM SIGN BASE LOCATIONS.
- S08 INSTALL PAVER SECTION. REFER TO DETAIL 9 / C1.00 AND LANDSCAPE ARCHITECT DRAWINGS.
- S09 CONSTRUCT CONCRETE STEPS. REFER TO ARCHITECT PLAN.
- S10 STREET TREE LOCATIONS. REFERENCE LANDSCAPE DRAWINGS FOR TREE WELL INSTALLATION DETAILS.
- S11 CONSTRUCT CONCRETE ENTRANCE. REFER TO DETAIL 10 / C1.00.
- S12 CONSTRUCT GRAVEL SHOULDER. REFER TO DETAIL 4 / C1.10.
- A SAWCUT & MATCH EXISTING

GENERAL NOTES:

1. THIS PLAN ASSUMES THAT SH-75 IMPROVEMENTS BETWEEN RIVER ST. AND THE TRAIL CREEK BRIDGE HAVE BEEN INSTALLED PER ITD PLAN SET DATED 7/31/2024.

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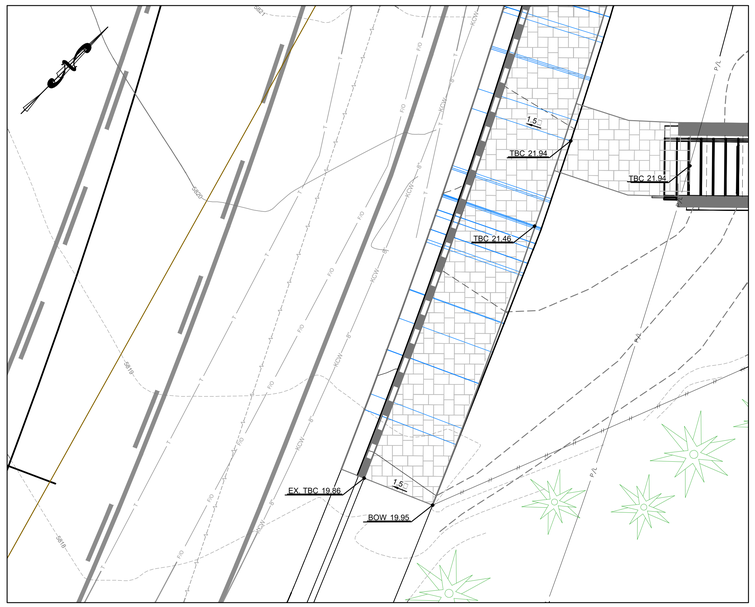
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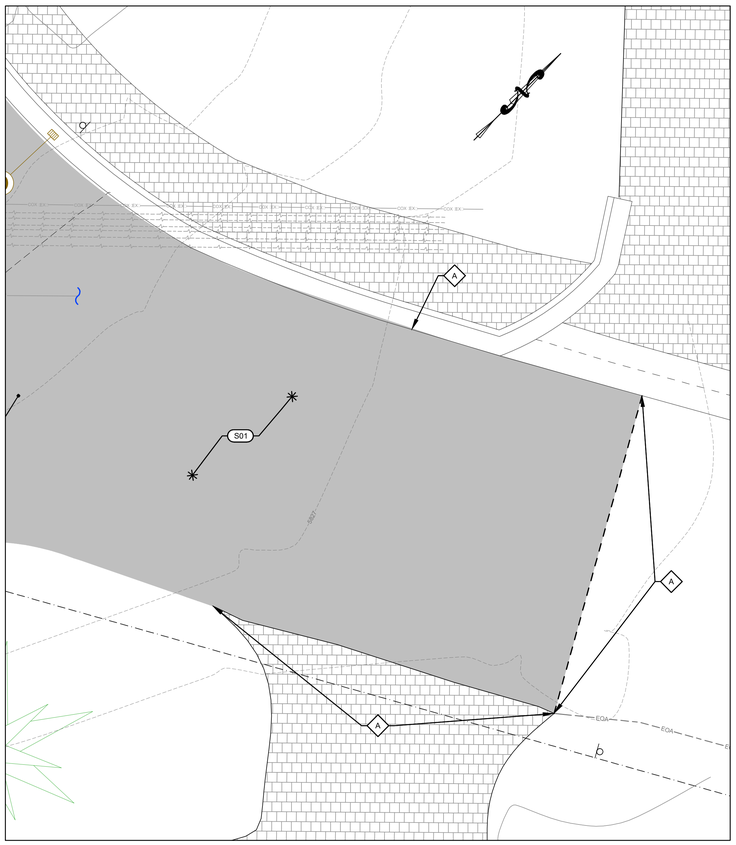
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SITE GRADING PLAN

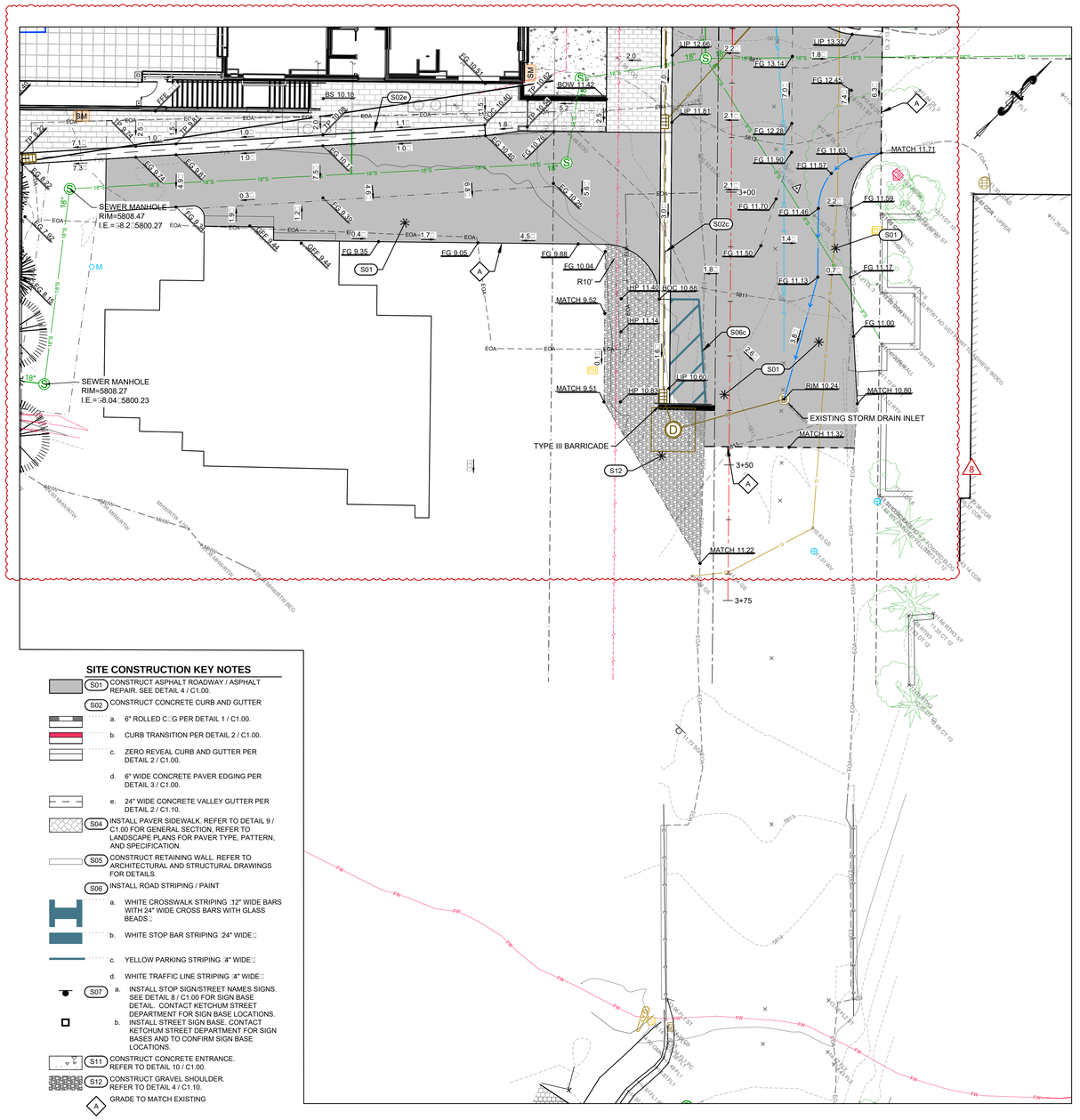
C3.00

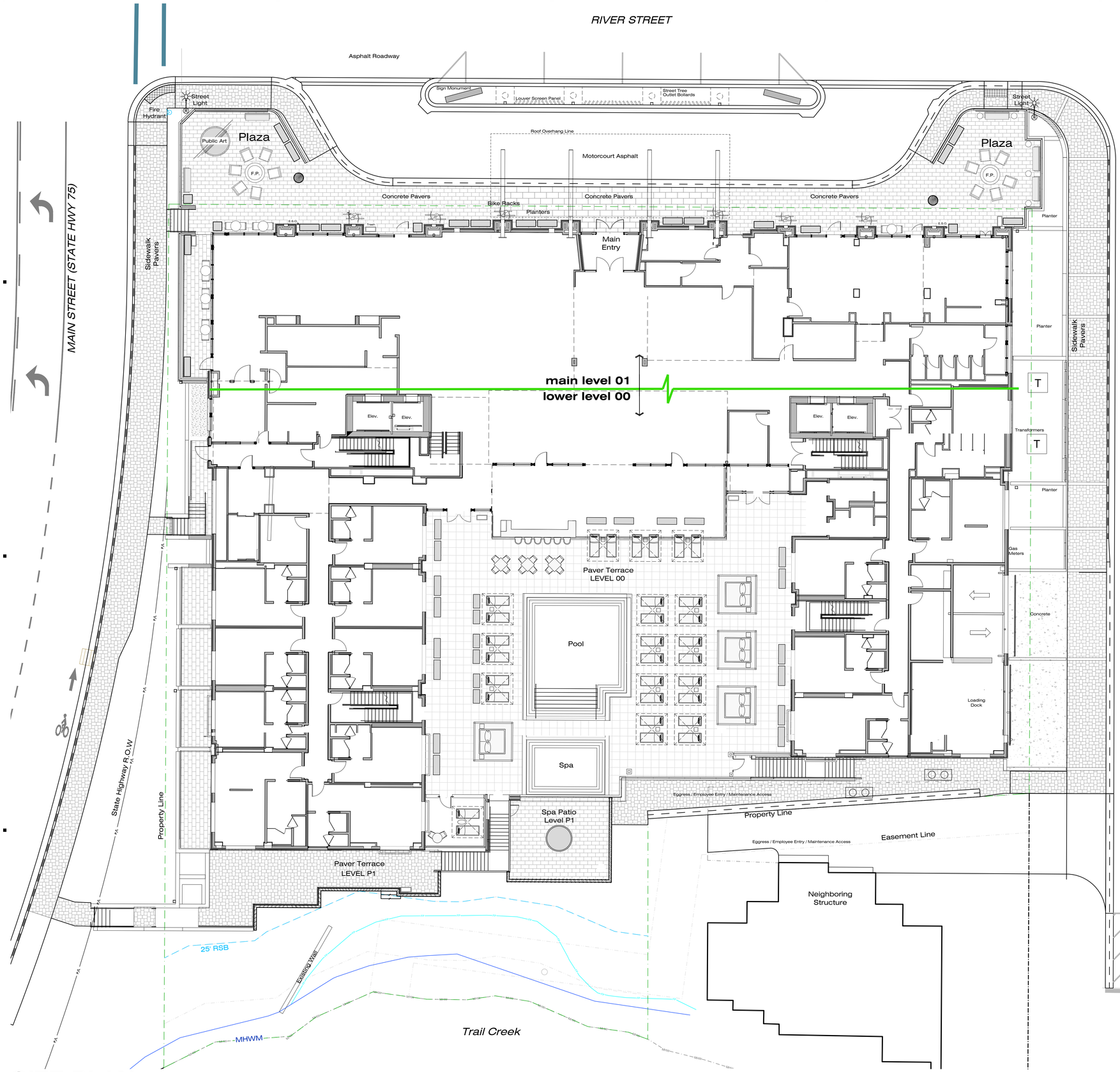


DETAIL "A"
SCALE: 1" = 5'



DETAIL "B"
SCALE: 1" = 5'


SEWER MANHOLE
RIM=5808.47
I.E.=:8.2 :5800.27
SEWER MANHOLE
RIM=5808.27
I.E.=:8.04 :5800.23
BS 10.18
S02e
BOW 11.42
HP 12.66
HP 13.32
HP 11.81
FG 12.28
FG 13.14
FG 12.45
FG 11.63
MATCH 11.71
FG 11.90
FG 11.57
FG 11.59
FG 11.70
FG 11.48
FG 11.50
FG 11.13
FG 11.17
FG 11.00
S01
S02c
S06c
HP 11.49
BOC 10.88
HP 11.14
HP 10.60
HP 10.84
RIM 10.24
MATCH 10.80
EXISTING STORM DRAIN INLET
MATCH 9.52
MATCH 9.51
MATCH 11.32
TYPE III BARRICADE
S12
3+50
3+75
MATCH 11.22
R10'
FG 9.35
FG 9.05
FG 9.88
FG 10.04
A
D
S
EOA
MWW
MWW 10.33 MANHOLE
MWW 10.36 MANHOLE
MWW
MWW 10.24 MANHOLE
MWW 10.21 MANHOLE
EDGE MWW MANHOLE
MWW 10.01 MANHOLE
MWW 10.01 MANHOLE
MWW 10.01



SITE PLAN

HARDSCAPES

- **SITE WALL WITH RAILING** — Refer to Architectural Plans and Specifications
- **MONUMENT SIGN** — Refer to Architectural Plans and Specifications And Master Signage Package and Details
- **CONCRETE CURB - RETAINING**
- **SCREEN PANELS** — Live-Edge Timber Louvers; 3" x 12" x 72" / @ 12"-14" o.c. / @ 30 Degree Rotation; Refer to L3.2 for additional information and detailing.
- **MOTORCOURT** — 3000 sf; Asphalt + Snowmelt
- **SIDEWALK PAVERS** — Belgard - Dimensions 12; 3 Piece Pattern (6x12,12x12,12x18]; Victorian; 3,900 sf (including Soldier Courses); Sand Set + Snowmelt
- **ENTRY AREA PAVERS - PORTE COCHERE** — Newstone - Manhattan; 18x36 Vibropressed Slabs; Natural Gray; 600 sf; Sand Set + Snowmelt
- **PLAZA, LOWER PATIOS, + SPA PATIO PAVERS** — Belgard Dimensions Single Unit; Natural Gray; 12x24 Running Bond; 4,400 sf; Sand Set + Snowmelt
- **LOWER TERRACE + EGRESS PAVERS - P1** — Belgard - Dimensions 12; 3 Piece Pattern (6x12,12x12,12x18]; Victorian; 1,700 sf; Sand Set + Snowmelt
- **TERRACE PAVERS - POOL + L01** — Newstone - Manhattan; 24x24x2 / 12x24x2 / 24x36x2 Vibropressed Slabs; Natural Gray; 5,500 sf Main / 1,500 sf Level 01 Terrace; Pedestal Set + Therma-Hexx Snowmelt Panels
- **TERRACE PAVERS - UPPER ROOMS** — Landmark; 24x24 Porcelain Paver; Absolute Gray; Pedestal Set + Snowmelt
- **DECORATIVE MANHOLE COVER (2)** — Iron Age Designs; Interlaken 24"; Cast Ductile Iron, Baked On Oil Finish

AMENITIES

STREET TREE

4 ELECTRICAL BOLLARD AND IRRIGATION

4 ELECTRICAL BOLLARDS — Provided by City - Applicant to provide outlet and outlet cover, connect and provide conduits, wiring and tie to city lighting meter.

4 DRIP IRRIGATION — Separate zone with Hunter/Rainwise Smart Clock (Or Approved Equal)

6 ELECTRICAL BOLLARD - LANDSCAPE

6 ELECTRICAL BOLLARDS — Provided by Applicant - Refer to Electrical Plans. To match street tree bollards.

2 STREET LIGHT — Per Current City Standard. Refer to Civil Plans and Specifications.

1 PUBLIC ART — NATURAL ORGANIC SCULPTURE; 100 Year Old Walnut Tree Root Ball; 11'-6" Wide x 8'-8" Tall x 3'-6" Deep; Concrete Pad + Steel Post, Set in Challis Shale at Grade.

OUTDOOR FURNITURE

- 2 FIRE PITS: Montana Fire Pits, Venture Series - Yellowstone Fire Pit Table / 60" x 15" / Milled Steel / Oil Rubbed Bronze Finish / Cannon Ball Fire Balls - Black.
- 12 ADIRONDACK CHAIRS: Masaya Co - Popoyo Modern, M# 8016, Solid Teak, 31" Wide x 37" Tall x 35.5" tall
- 5 BENCHES: DoubleButter - Roadrunner 3 Seat Bench, Black Steel, Medium Gray Wool Upholstery #153.
- 12 DINING CHAIRS: Kettal - Passage, Stackable, Aluminum, Bronze
- 6 DINING TABLES: Kettal - Roll, 31.4", Bronze
- 5 SIDE TABLES: Kettal - Roll Side Table, D18.8", Bronze

6 BIKE RACKS — Forms and Surfaces - Capitol SKCAP; Powdercoat - Dark Bronze Metallic Texture Finish; 5" x 4" x 34" tall; *ADDITIONAL BIKE RACKS PROVIDED IN BIKE STORAGE ROOM

6 LITTER AND RECYLCING RECEPTACLE — Forms and Surfaces - Apex Receptacle; Cumaru Hardwood Inset, Oiled Finish; Aluminum Frame - Dark Bronze Metallic Powdercoat Finish; 36 gal. / Single Stream / Rain Cover / Standard Lift Hatch / Freestanding + Levelers

PLANTER CONTAINERS - ENTRY PLAZA

- 17 ORE DESIGNS - High Rectangle — Large: 60" L x 20" W x 24" T; Art Finish - Oil Rubbed Bronze; Irrigation Sleeves / Siphon
- 4 ORE DESIGNS - Cube — Large: 27" L x 27" W x 28" T; Art Finish - Oil Rubbed Bronze; Irrigation Sleeves / Siphon

25 PLANTERS - POOL + SPA TERRACE

- 18 ORE DESIGNS - High Rectangle — Large: 60" L x 20" W x 24" T; Art Finish - Oil Rubbed Bronze; Irrigation Sleeves / Drainage Fittings
- 6 ORE DESIGNS - High Rectangle — Medium : 42" L x 20" W x 24" T; Art Finish - Oil Rubbed Bronze; Irrigation Sleeves / Drainage Fittings
- 1 ORE DESIGNS — Custom Raised Planter: 80" D x 20" T; Art Finish - Oil Rubbed Bronze

GENERAL NOTES

1. DRAWINGS OF EXISTING FACILITIES ARE BASED ON TOPOGRAPHICAL SURVEY PROVIDED BY OTHERS. EXACT LOCATIONS SHALL BE FIELD VERIFIED. REFER TO CIVIL DRAWINGS FOR MORE INFORMATION.
2. REFER TO ALL LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION AND SPECIFICATIONS.
3. REFER TO ARCHITECTURAL DRAWINGS FOR FINAL BUILDING DIMENSIONS AND DETAILS.
4. REFER TO ENGINEERING DRAWINGS FOR FINAL CIVIL AND MECHANICAL DETAILS.
5. ALL WORK SHALL BE PERFORMED IN FULL ACCORDANCE WITH ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO THE UNIFORM BUILDING CODE AND UNIFORM FIRE CODE, AS ADOPTED BY THE CITY OF KETCHUM, IDAHO.

NORTH

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ROBERT A. FAIN — LA-245 — STATE OF IDAHO — REGISTERED LANDSCAPE ARCHITECT

APPELLATION / SUN VALLEY

300 EAST RIVER STREET, KETCHUM, IDAHO

	REV 5 - CONSTRUCTION	05.20.2025
	REV 4 - CONSTRUCTION	03.30.2025
	REV 3 - CITY COMMENTS	10.24.2025
	REV 2 - CITY COMMENTS	07.15.2025
	REV 1 - CITY COMMENTS	05.30.2025
	BUILDING PERMIT SET	02.28.2025

Project Number 14695

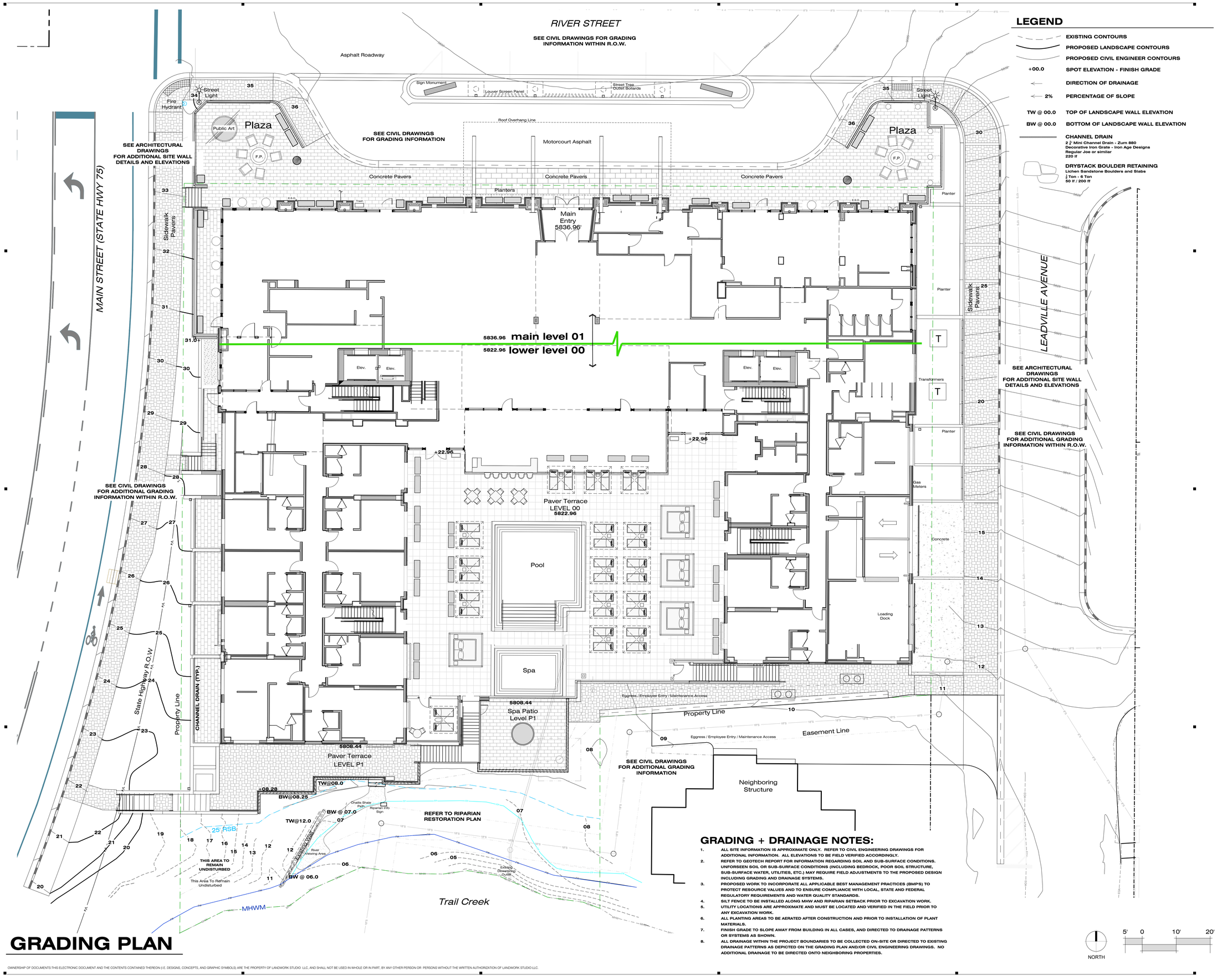
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SITE PLAN

L1.1



LEGEND

- EXISTING CONTOURS
- PROPOSED LANDSCAPE CONTOURS
- PROPOSED CIVIL ENGINEER CONTOURS
- +00.0 SPOT ELEVATION - FINISH GRADE
- DIRECTION OF DRAINAGE
- 2% PERCENTAGE OF SLOPE
- TW @ 00.0 TOP OF LANDSCAPE WALL ELEVATION
- BW @ 00.0 BOTTOM OF LANDSCAPE WALL ELEVATION
- CHANNEL DRAIN
  2 ½" Mini Channel Drain - Zurn 880
  Decorative Iron Grate - Iron Age Designs
  Regular Joe or similar
  220 lf
- DRYSTACK BOULDER RETAINING
  Lichen Sandstone Boulders and Slabs
  ½ Ton - 6 Ton
  50 lf / 200 ff

GRADING + DRAINAGE NOTES:

1. ALL SITE INFORMATION IS APPROXIMATE ONLY. REFER TO CIVIL ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION. ALL ELEVATIONS TO BE FIELD VERIFIED ACCORDINGLY.
2. REFER TO GEOTECH REPORT FOR INFORMATION REGARDING SOIL AND SUB-SURFACE CONDITIONS. UNFORSEEN SOIL OR SUB-SURFACE CONDITIONS (INCLUDING BEDROCK, POOR SOIL STRUCTURE, SUB-SURFACE WATER, UTILITIES, ETC.) MAY REQUIRE FIELD ADJUSTMENTS TO THE PROPOSED DESIGN INCLUDING GRADING AND DRAINAGE SYSTEMS.
3. PROPOSED WORK TO INCORPORATE ALL APPLICABLE BEST MANAGEMENT PRACTICES (BMPS) TO PROTECT RESOURCE VALUES AND TO ENSURE COMPLIANCE WITH LOCAL, STATE AND FEDERAL REGULATORY REQUIREMENTS AND WATER QUALITY STANDARDS.
4. SILT FENCE TO BE INSTALLED ALONG MHW AND RIPARIAN SETBACK PRIOR TO EXCAVATION WORK.
5. UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE LOCATED AND VERIFIED IN THE FIELD PRIOR TO ANY EXCAVATION WORK.
6. ALL PLANTING AREAS TO BE AERATED AFTER CONSTRUCTION AND PRIOR TO INSTALLATION OF PLANT MATERIALS.
7. FINISH GRADE TO SLOPE AWAY FROM BUILDING IN ALL CASES, AND DIRECTED TO DRAINAGE PATTERNS OR SYSTEMS AS SHOWN.
8. ALL DRAINAGE WITHIN THE PROJECT BOUNDARIES TO BE COLLECTED ON-SITE OR DIRECTED TO EXISTING DRAINAGE PATTERNS AS DEPICTED ON THE GRADING PLAN AND/OR CIVIL ENGINEERING DRAWINGS. NO ADDITIONAL DRAINAGE TO BE DIRECTED ONTO NEIGHBORING PROPERTIES.

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APPELLATION / SUN VALLEY

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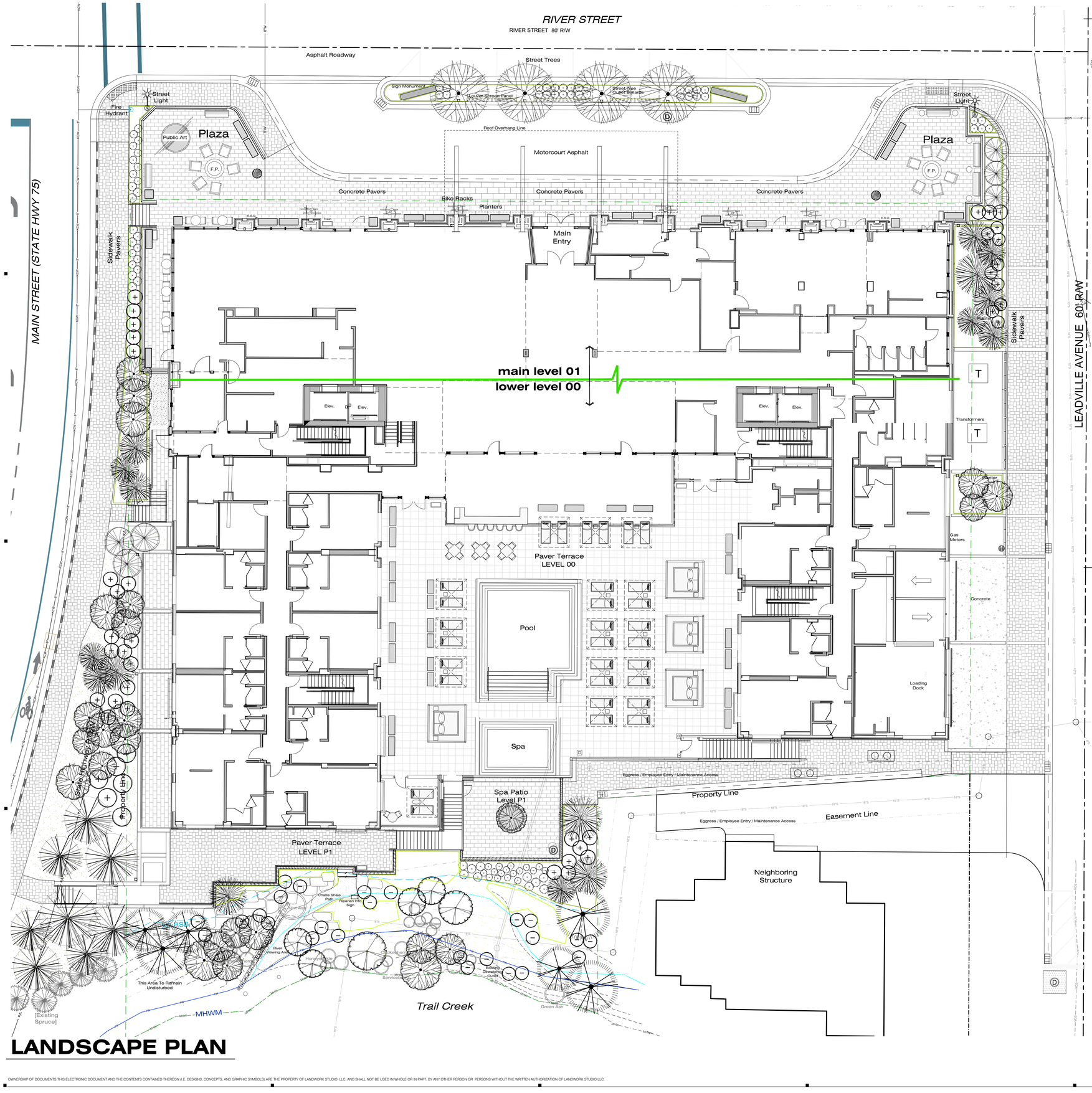
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GRADING PLAN

L2.0



LANDSCAPE PLAN

PLANTING LEGEND

	30	**EVERGREEN TREES**
	6 @ 10'	MUGO TANNENBAUM PINE, Pinus mugo 'Tannenbaum'
	16 @ 18'-20'	SUBALPINE FIR, Abies lasiocarpa
	8 @ 22'-26'	PONDEROSA PINE, Pinus ponderosa
	4	**DECIDUOUS TREES - STREET TREES**
	4 @ 3.5"+ cal.	ARMSTRONG MAPLE, Acer Freemanii
	17	**DECIDUOUS TREES**
	10 @ 3" cal.	QUAKING ASPEN, Populous tremuloides
	6 @ 3" cal.	DANCING FLAME ASPENS, Populous tremuloides 'KMNO1'
	1 @ 10'-12'	RUSSIAN HAWTHORN, Crataegus 'Ambigua' [Multi-stem]
	43	**SHRUBS**
	6 @ 20 gal.	PEKING COTONEASTER, Cotoneaster lucidus
	8 @ 20 gal.	NINEBARK - Amber Jubilee, Physocarpus opulifolius 'Jefam'
	10 @ 20 gal.	NINEBARK - Dart's Gold, Physocarpus opulifolius 'Dart's Gold'
	3 @ 20 gal.	SNOWBERRY, Symphoricarpos albus
	16 @ 5 gal.	TOR BIRCHLEAF SPIREA, Spiraea betufolia 'Tor'
	90	**ORNAMENTAL GRASSES**
	1 gal.	AUTUMN MOORGRASS, Sesleria autumnalis BLUE GRAMA, Bouteloua gracilis LITTLE BLUESTEM, Schizachyrium scoparium NORTHWIND SWITCHGRASS, Panicum virgatum PRAIRIE DROPSEED, Sporobolus heterolepsis PRAIRIE JUNEGRASS, Koeleria macrantha
	2,000 sf	**PLANTING BEDS** Beds Prepared with Planting Mix Consisting of 50% Compost/50% Top-Soil, and APEX Fertilizer or similar - Per Manufacturer's Specificied Application Rates. 2" Top Dressing of Compost installed after initial plantings.
	1,000 sf	**PERENNIALS + GROUNDCOVERS**
	1 gal. @ 18" o.c.	NATIVE/NATURALIZED SPECIES - To Be Determined, based on availability and quality of inventory at time of installation.
	3,000 sf	**Fescue Grass Mix** SCOTTISH LINKS (Or Similar)
		Planter Containers Mix of Annuals, Perennials, and Grasses To Be Determined - Based on availability and quality of inventory at time of installation.

RIPARIAN PLANTING LEGEND*

*REFER TO RIPARIAN RESTORATION PLAN L-3.1

	14	**RIPARIAN TREES - DECIDUOUS**
	3 @ 2" B+B	ROCKY MOUNTAIN MAPLE, Acer glabrum
	3 @ 2" B+B	WESTERN RED BIRCH, Betula occidentalis fontinalis
	8 @ 3" cal.	QUAKING ASPEN, Populous tremuloides
	6	**RIPARIAN TREES - EVERGREEN**
	1 @ 10'	DOUGLAS FIR, Pseudotsuga menziesii
	1 @ 12'	
	2 @ 14'	
	1 @ 16'	
	1 @ 18'	
	25	**RIPARIAN SHRUBS**
	5 @ 20 gal.	NORTHLINE SERVICEBERRY, Amelanchier ainifolia
	3 @ 5 gal.	
	3 @ 5 gal.	DOGWOOD - Arctic Fire, Cornus Farrow
	8 @ 5 gal.	ROSE SPIREA, Spiraea douglasii
	6 @ 5 gal.	GOLDEN CURRANT, Ribes aureum
	400 sf	**RIPARIAN CROUNDCOVER/LOW SHRUBS**
	1 gal @ 8' o.c.	OREGON GRAPE HOLLY, Mahonia repens MOUNTAIN LOVER, Pachistma myrsinites WINTERGREEN, Gaultheria procumbens
	2,500 sf	**RIPARIAN GRASS MIX** STREAMBANK WHEATGRASS, Agropyron riarium CANADIAN BLUEGRASS, Poa compressa IDAHO FESCUE, Festuca idahonesis
		EXISTING RIPARIAN VEGETATTION CHOKECHERRY, Prunus virginiania SERVICEBERRY, Amelanchier sp. MOUNTAIN ASH, Sorbus acuparia DOGWOOD, Cornus sp. GOLDEN CURRANT, Ribes aureum WOODS ROSE, Rosa woodsii

LANDSCAPE + PLANTING NOTES

1. LOCATIONS OF PROPOSED PLANT MATERIALS ARE APPROXIMATE AND MUST BE FIELD VERIFIED PRIOR TO INSTALLATION..
2. UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE LOCATED AND VERIFIED IN THE FIELD PRIOR TO ANY EXCAVATION WORK INCLUDING INSTALLATION OF PLANT MATERIALS.
3. ALL PLANTING AREAS TO BE AERATED AFTER CONSTRUCTION AND PRIOR TO INSTALLATION OF PLANT MATERIALS.
4. ALL PLANT MATERIALS TO COMPLY WITH THE AMERICAN ASSOCIATON OF NURSERYMEN STANDARDS.
5. ALL EXSITING PLANTS THAT ARE IDENTIFIED TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITIES AS NECESSARY TO PROTECT AGAINST COMPACTION OF ROOT ZONES, SOIL CONTAMINANTS, AND INJURY TO BRANCHES.
6. REFER TO IRRIGATION PERFORMANCE SPECIFICATIONS FOR ADDITIONAL INFORMATION.

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APPELLATION / SUN VALLEY

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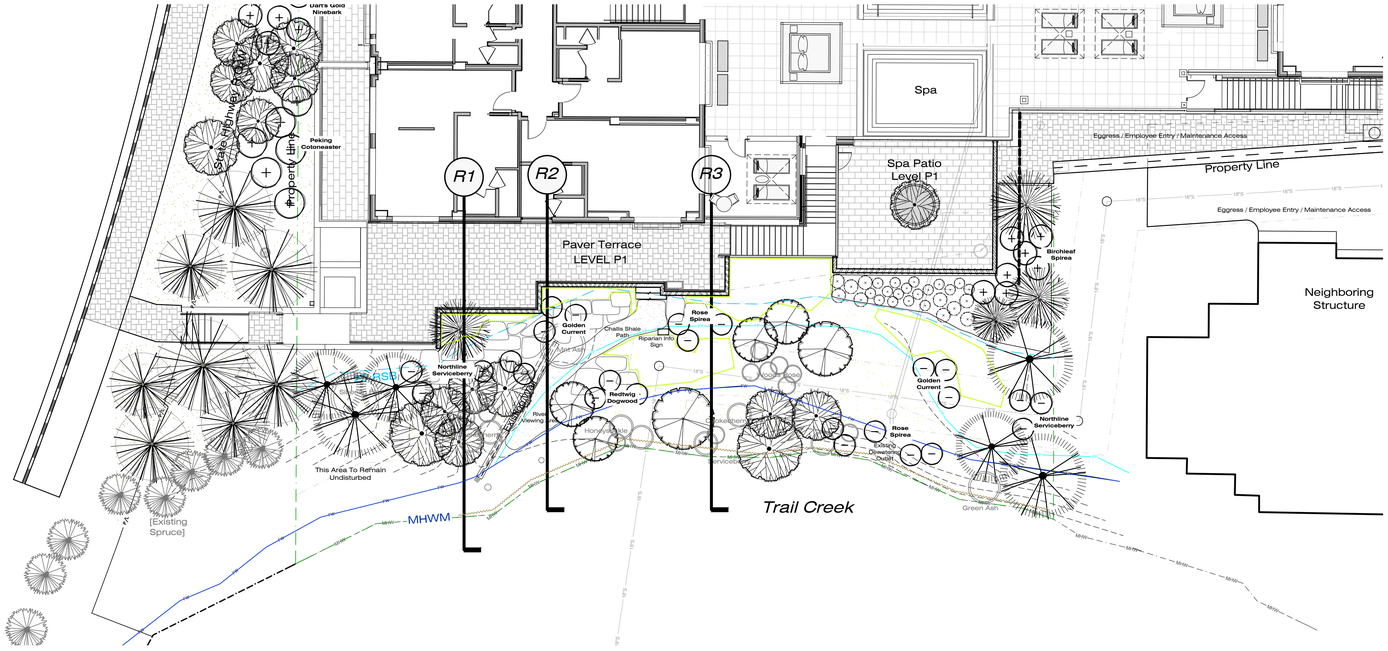
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LANDSCAPE PLAN

L3.0



RIPARIAN RESTORATION PLAN

Scale: 1" = 10'-0"

RIPARIAN AREA + RESTORATION LEGEND

	14 3 @ 2" B+B 3 @ 2" B+B 8 @ 3" cal.	**RIPARIAN TREES - DECIDUOUS** ROCKY MOUNTAIN MAPLE, Acer glabrum WESTERN RED BIRCH, Betula occidentalis fontinalis QUAKING ASPEN, Populous tremuloides
	6 1 @ 10' 1 @ 12' 2 @ 14' 1 @ 16' 1 @ 18'	**RIPARIAN TREES - EVERGREEN** DOUGLAS FIR, Pseudotsuga menziesii
	25 5 - 20 gal.	**RIPARIAN SHRUBS** DOGWOOD, Cornus sp. ELDERBERRY, Sambucus sp. GOLDEN CURRANT, Ribes aureum ROSE SPIREA, Spiraea douglasii SERVICEBERRY, Amelanchier sp.
	400 sf 1 gal @ 8' o.c.	**RIPARIAN CROUNDCOVER/FORBS** KINNIKINNICK, Arctostaphylos uva-ursi OREGON GRAPE HOLLY, Mahonia repens SOLOMON'S SEAL, Maianthemum racemosum STICKY GERANIUM, Geranium viscosissimum VALERIAN, Valeriana occidentalis
	2,500 sf	**RIPARIAN GRASS MIX** BLUEBUNCH WHEATGRASS, Pseudoroegnera spicata ssp. IDAHO FESCUE, Festuca idahoensis SANDBERG BLUEGRASS, Poa secunda ssp. STREAMBANK WHEATGRASS, Elymus lanceolatus ssp.

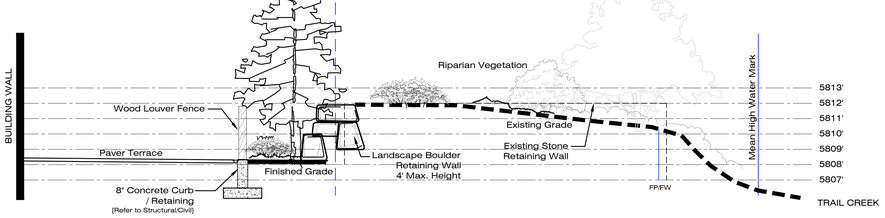
*FINAL SPECIES OF SHRUBS AND GROUNDCOVERS/FORBS TO BE DETERMINED BASED ON AVAILABILITY AND QUALITY OF INVENTORY AT THE TIME OF INSTALLATION.

*ALL OF THE PROPOSED RIPARIAN PLANTINGS ARE NATIVE OR NATURALIZED TO THE AREA, HARDY TO -40/-50 F, AND ARE DROUGHT TOLERANT.

	EXISTING RIPARIAN VEGETATTION CHOKECHERRY, Prunus virginiania SERVICEBERRY, Amelanchier sp. MOUNTAIN ASH, Sorbus acuparia DOGWOOD, Cornus sp. GOLDEN CURRANT, Ribes aureum WOODS ROSE, Rosa woodsii
	BOULDER RETAINING STRICKLAND SANDSTONE - DRYSTACK BOULDERS Refer to Sections and Detail for additional information.
	RIPARIAN WATTLE TO BE INSTALLED ALONG MHW.

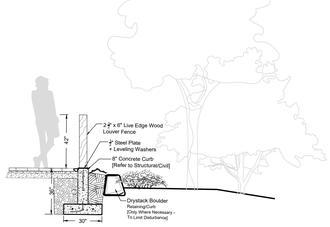
AMENITIES

		RIPARIAN ACCESS PATH + VIEWING AREA Challis Shale 3" Top Dressing Installed over existing grade - No fill to be placed within the delineated Floodplain or Floodway.
	1 1	**RIPARIAN AMENITIES** SIGNAGE - Informational Signage To be part of overall Masterplan Signage Plan. TRASH RECEPTACLE Forms and Surfaces - Cordia Cumaru Hardwood - Oiled Finish Powdercoat Frame - Dark Bronze 36 gal. / Rain Cover / Freestanding + Levelers
		RIPARIAN BUFFER - Wood Louver Fence Open Live-Edge Wood Louver 42" Tall / 2 ⅜" x 6" @ 12"-14" o.c. Refer to Sections and Detail.



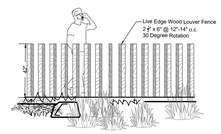
CROSS SECTION R1

Scale: 1/4" = 1'



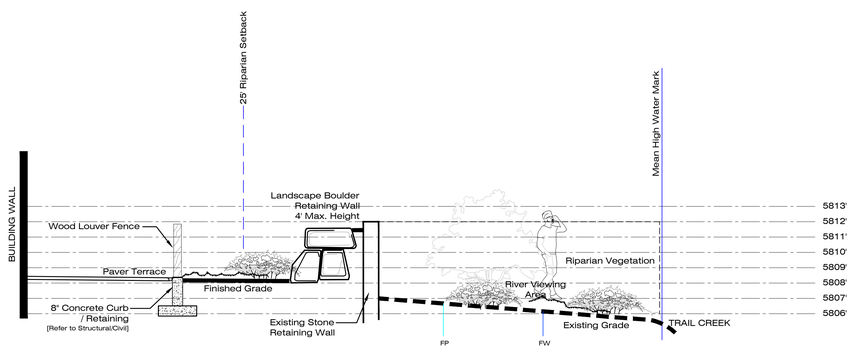
FENCE DETAIL

Scale: 1/4" = 1'



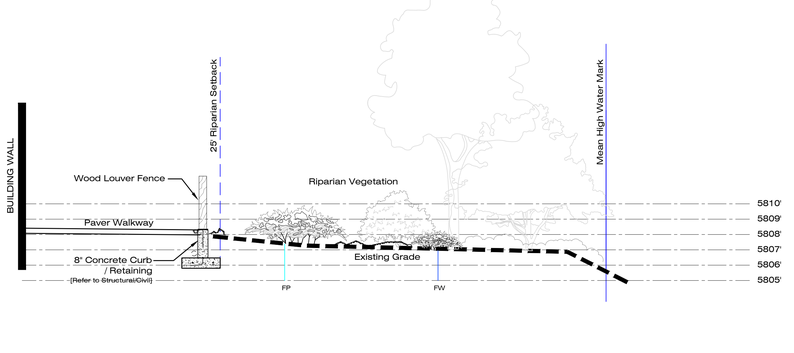
FENCE ELEVATION

Scale: 1/4" = 1'



CROSS SECTION R2

Scale: 1/4" = 1'



CROSS SECTION R3

Scale: 1/4" = 1'

RIPARIAN RESTORATION NOTES

1. ALL GRADING, EXCAVATION, AND RIPARIAN RESTORATION WORK TO BE IMPLEMENTED ABOVE THE ORDINARY HIGH WATER, AND OUTSIDE OF THE DELINEATED FLOODPLAIN AND FLOODWAY.
2. NO FILL WILL BE PLACED WITHIN THE DELINEATED FLOODPLAIN OR FLOODWAY.
3. DISTURBED AREAS WILL BE REPAIRED AND RESTORED AS NECESSARY. EXISTING SOD AND DEBRIS WILL BE REMOVED FROM RIPARIAN SETBACK AREA.
4. ALL DEAD, DYING, DISEASED, HAZARDOUS, AND NON-NATIVE/INVASIVE PLANTS WILL BE REMOVED.
5. THE RIPARIAN AREA WILL BE RESTORED,ENHANCED WITH NATIVE RIPARIAN PLANTINGS AS DEPICTED AND ALL DISTURBED AREAS WILL BE RE-SEEDED WITH NATURAL GRASSES OR NATIVE RIPARIAN FORBS.
6. THE RIPARIAN RESTORATION INCLUDES ALLOWING RE-ESTABLISHMENT OF UNDERSTORY PLANTINGS FOR NATURAL REGENERATION.
7. ALL DISTURBED AREAS TO BE RE-VEGETATED AND IRRIGATED BY A TEMPORARY AUTOMATIC SPRINKLER SYSTEM UNTIL ESTABLISHED (2 GROWING SEASONS).
8. REFER TO FLOODPLAIN DEVELOPMENT APPLICATION NARRATIVE FOR ADDITIONAL INFORMATION.

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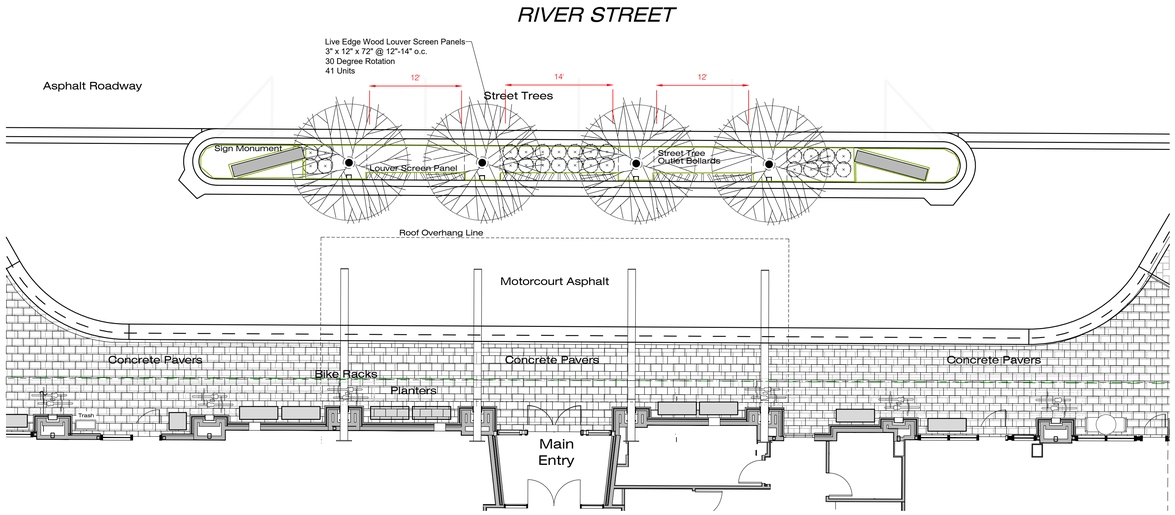
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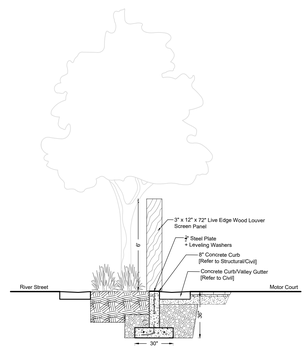
RIPARIAN RESTORATION PLAN CROSS SECTIONS

L3.1



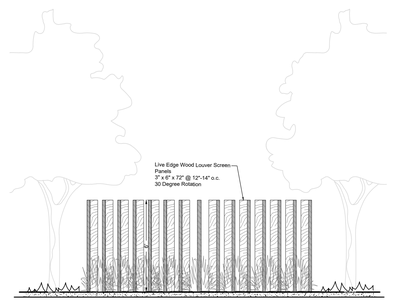
RIVER STREET LOUVER SCREEN PANELS

Scale: 1/8" = 1' - 0"



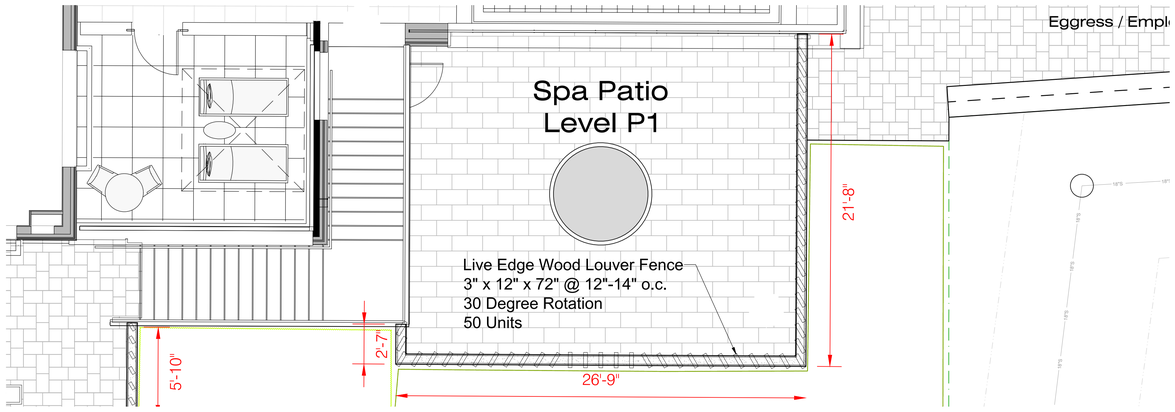
SCREEN DETAIL

Scale: 1/4" = 1' - 0"



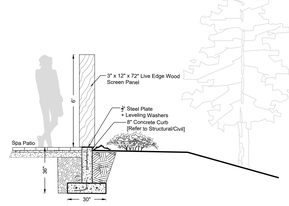
SCREEN ELEVATION

Scale: 1/4" = 1' - 0"



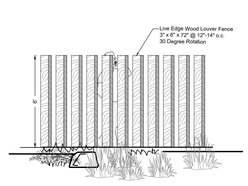
SPA PATIO LOUVER SCREEN FENCE

Scale: 1/4" = 1' - 0"



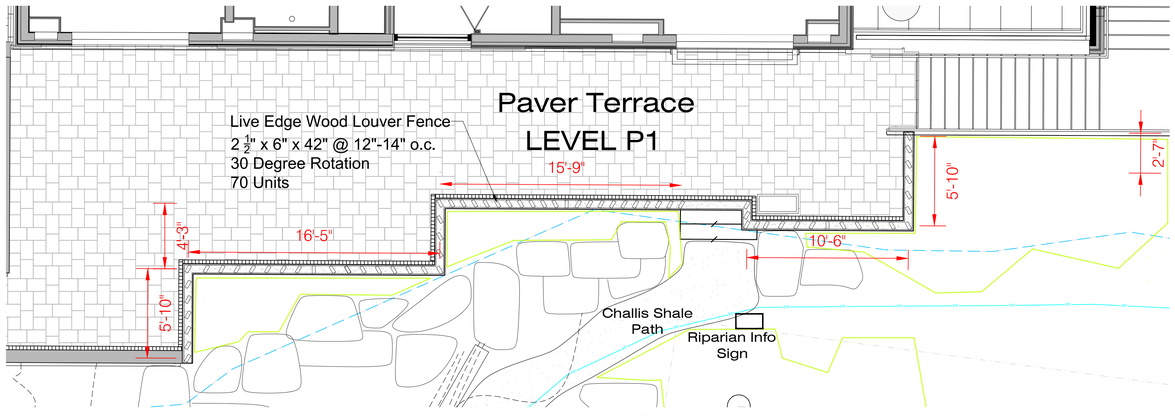
SCREEN DETAIL

Scale: 1/4" = 1' - 0"



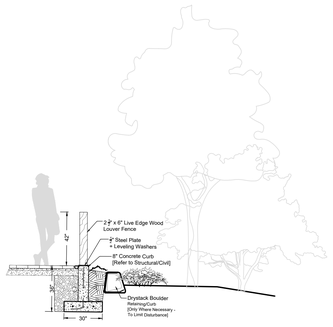
SCREEN ELEVATION

Scale: 1/4" = 1' - 0"



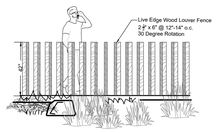
RIPARIAN BUFFER LOUVER FENCE

Scale: 1/4" = 1' - 0"



FENCE DETAIL

Scale: 1/4" = 1' - 0"



FENCE ELEVATION

Scale: 1/4" = 1' - 0"

NORTH

5' 0 10' 20'

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APPELLATION / SUN VALLEY

300 EAST RIVER STREET, KETCHUM, IDAHO

	REV 6 - FENCE DETAILS	04.21.2026
	REV 5 - FENCE DETAILS	02.25.2026
	REV 4 - FENCE DETAILS	01.21.2026
	REV 3 - CITY COMMENTS	10.24.2025
	REV 2 - CITY COMMENTS	07.15.2025

Project Number	Scale
14695	1" = 10'-0" @ Full Size 1" = 20'-0" @ Half Size

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LOUVER SCREEN FENCES

L3.2

City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date:	June 11, 2026	Staff Member/Dept:	Jade Riley – City Administrator Brent Davis – Director of Finance/Treasurer

Agenda Item: Reauthorization vote (November 2026) for *Original* Local Option Tax.

Recommended Motion:

No motion is required. Mayor & Council feedback requested.

Reasons for Recommendation:

- The Council supported a November 2026 election to re-authorize the ***Original*** Local Option Tax. In addition to re-authorization of the LOT, the Council supported potentially increasing the tax on "Lodging" and included "services" that are currently taxed by the State of Idaho to address current and long-term funding gap for the Capital Improvement Plan.
- During the May 28th meeting, staff reviewed recently solicited public feedback. The Council also discussed other "increase" options as opposed to only an increase in "lodging" tax.
- Staff will complete three more community outreach sessions on June 8,9,10th from 11-1 at Town Square, Post Office and Forest Service Park (Farmer's Market) to solicit additional public feedback on all options.
- Staff proposes the following topics for Council feedback during the June 11th meeting:
    - Recap public feedback from three recent sessions
    - Attempt to arrive at consensus within the Council regarding a new proposal for community input
    - Review draft ballot layout to understand the Council's preference of one vs two questions
    - Affirm next steps and associated timeline

Financial Impact:

No immediate fiscal impact. This policy discussion sets the stage to address funding deficiencies for the Capital Improvement Plan.

Attachments:

1. Slide Deck (PDF)



Reauthorization of Original Local Option Tax

Total Taxation – "As Is"

Category	Original LOT	Additional 1% (Housing/Air)	State Sales	State Lodging	TOTAL
Retail	1%	1%	6%		8%
Liquor	2%	1%	6%		9%
Building Materials	1%	1%	6%		8%
Lodging	2%	1%	6%	2%	11%

Current LOT Collections

	Original LOT		Additional 1% (Housing/Air)	
Category	**Original LOT Current %**	**Collections**	**Additional LOT %**	**Collections**
Retail	1%	$2,240,000	1%	$2,240,000
Liquor	2%	$374,000	1%	$187,000
Building Materials	1%	$508,000	1%	$508,000
Lodging	2%	$820,000	1%	$410,000
TOTAL		**$3,942,000**		**$3,345,000**

TOTAL = $7,287,000

Original Local Option Tax

QUICK HISTORY

The original Local Option Tax (LOT) became effective on December 15, 1978. Since the original adoption of the LOT, voters have approved or modified the tax in 1979, 1983, 1984, 1988, 1997, and 2011. In 2011, voters approved a new fifteen-year term, with an expiration date of **December 31, 2027**.

THEREFORE

We have two opportunities to present a renewal to the voters:

- November 3, 2026
- May 18, 2027

Original Local Option Tax

OPEN HOUSE FEEDBACK

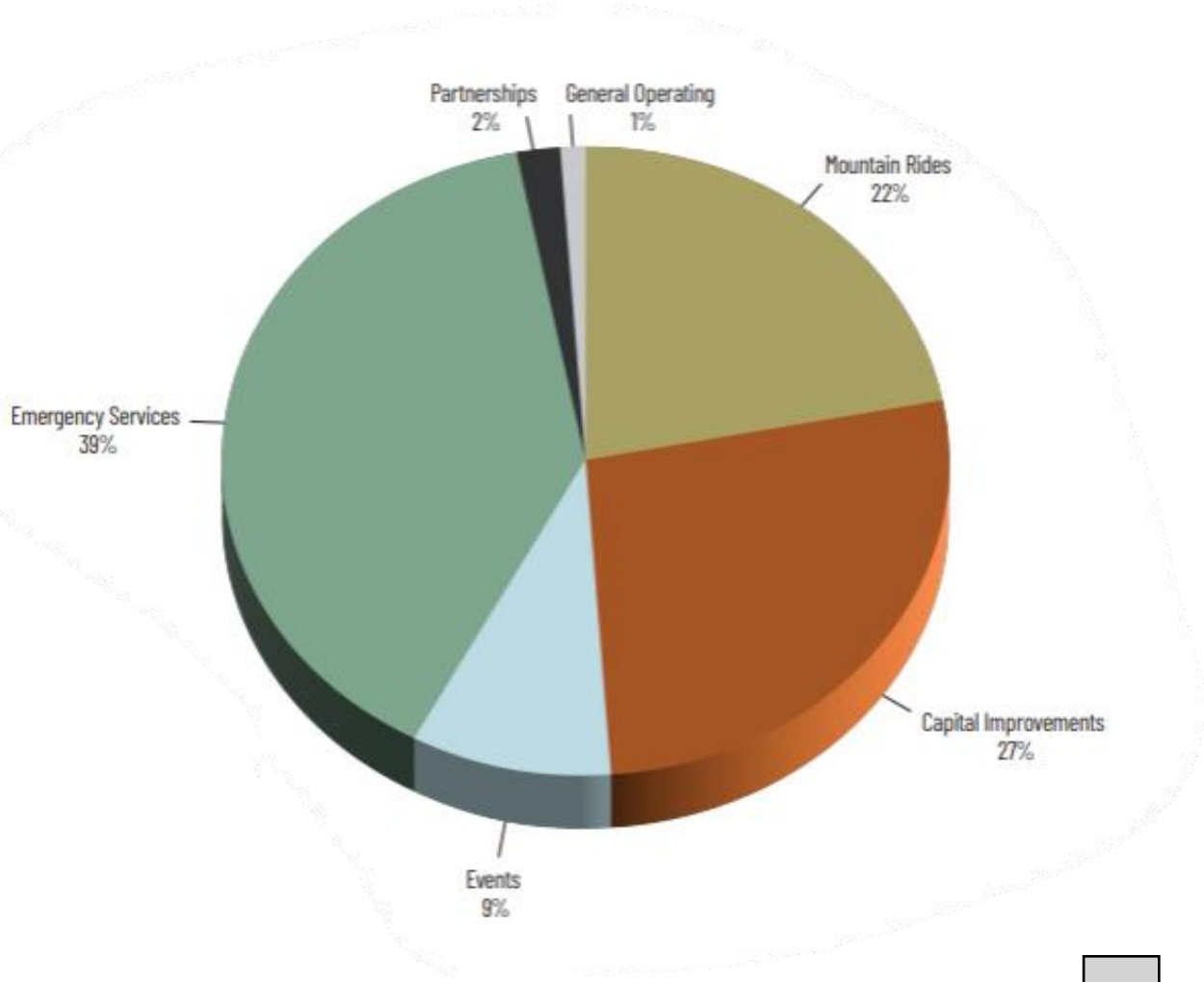
- Overall strong support for Local Option Taxes
- Concern with the proposed increase to Lodging
    - Price tag concerns
    - Maintaining a competitive market (particularly Sun Valley)
    - Bad timing
- Many were not against a change to Retail and/or Building Materials
    - Even in fractions (0.25 or 0.50%)
- Some reluctance to change liquor by the drink
- “Services” new category had mixed emotions

- Overwhelming gratitude for the City’s efforts to share and collect feedback from the community

Why Renew?

WHAT DOES THE ORIGINAL LOT PROVIDE?

Expense Type	FY 2027 Proposed
Public Safety (Police)	$1.5M
CIP Funding	$1.0M
Mountain Rides	$878k
Events (~65% Wagon Days)	$345k
Partnerships	$61k



Why the Proposed Increase?

WHY ASK VOTERS FOR AN INCREASE?

- Capital Funding Deficit - streets
- KURA sunset in FY 2030

ALTERNATIVE FUNDING OPTIONS

- Property Tax increase
  - Requires a vote
  - Full burden on local taxpayer
- GO Bond
  - Requires a vote
  - Full burden on local taxpayer

Percentage Option(s)

		(#1) April proposal		(#2) Other options	
Category	**Current %**	**Proposed % Increase**	**Financial Impact**	**Proposed % Increase**	**Financial Impact**
Retail	1%	-	-	.5%	~$1.1M
Liquor	2%	-	-	-	-
Building Materials	1%	-	-	.5%	~$254k
Lodging	2%	5%	$2.0M	2%	~809k
“Services” (new category)	Idea proposed, no amount mentioned		TBD		TBD
TOTAL			**>$2.0M**		**>~$2.2M**



Other Options

Ballot Language Questions

Ask the voters to…

Option #1	Option #2
1. Reauthorize the Original LOT as-is for 15 years and to <u>increase</u> the following categories by X%	1. Reauthorize the Original LOT as-is for 15 years - and - 2. Increase the following categories by X%
Via ONE QUESTION	**Via TWO QUESTIONS**

*Additional language idea – ‘tie’ the increase earnings directly to CIP spending

Discussion & Next Steps

- Tonight
  - Is there consensus on a small Retail change?
  - Is there consensus on the proposed change to Lodging?
  - Equal increase to Building materials, parity with Retail?

• June 11	Draft LOT Ballot language presented
• Mid-June	2nd Open House / Town Hall Staff-lead informational sessions
• June 25	Report feedback; finalize language
• July 9	1st reading of ballot language