



SPECIAL CITY COUNCIL MEETING

City Council Chambers, 160 South 3rd East
Mountain Home, Idaho
Tuesday, December 16, 2025, at 10:00 AM

Live Stream Viewing: Please check City Website

All materials presented at public meetings become property of the City of Mountain Home. Anyone desiring accommodation for disabilities should contact the City Clerk's Office at 208-587-2104 by at least 9:00 AM the morning of the public meeting.

CALL MEETING TO ORDER & ESTABLISH A QUORUM (10:00 AM)

Councilwoman Garvey Councilwoman Wirkkala

Councilman Brennan Councilman Harjo Mayor Sykes

CONFLICT OF INTEREST DECLARATION

Has any Council Member received information pertaining to, or otherwise had, any contact with any person regarding any items on this City Council agenda? If so, please set forth the nature of the contact.

AGENDA ITEM

- 1) **Action Item:** Deliberation/Decision regarding donation agreement with Pioneer, and authorize execution of document.
- 2) **Action Item:** Deliberation/Decision regarding Railroad Park project maximum price and authorize execution of document.
- 3) **Action Item:** Deliberation/Decision authorizing GUHO to proceed with project construction.
- 4) **Action Item:** Deliberation/Decision regarding the reallocation of Parks, Streets, Water, and Wastewater FY26 funds to Railroad Park project.

ADJOURN

MOUNTAIN HOME RAILROAD PARK DONATION AND BRANDING AGREEMENT

This Donation and Branding Agreement (“Agreement”) is entered into this _____ day of December 2025, the (“Effective Date”) by and between the City of Mountain Home, an Idaho municipal corporation (“City”), and Pioneer Federal Credit Union (“Pioneer”), a federally chartered credit union, collectively the “Parties.”

RECITALS

WHEREAS, the City owns and maintains certain public park property known as Railroad Park (“Park”);

WHEREAS, the City desires to improve, enhance, and maintain the Park for public use and enjoyment;

WHEREAS, Pioneer desires to contribute funds toward the creation and/or improvement of the Park and to receive public recognition for its contribution through branding and acknowledgment signage within the Park (the “Signage”); and

WHEREAS, the City finds that acceptance of such donation and providing recognition serves a public purpose by encouraging civic engagement and community improvement.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the Parties agree as follows:

1. DONATION

1.1 Amount and Purpose.

Pioneer agrees to donate the sum of two million dollars (\$2,000,000.00) (“Donation”) to the City for the purpose of funding the Signage, including certain construction and/or improvement of the Park, as set forth in Exhibit A (the “Improvements”).

1.2 Payment.

The Donation shall be paid in full to the City no later than August 1, 2026, payable to City of Mountain Home, and deposited in the General Fund, line item dedicated to the Improvements.

1.3 Use of Funds.

The City shall use the Donation solely for the Improvements as described herein and shall retain full control and discretion over the City’s contribution to project design, construction, permitting, and ongoing maintenance while Pioneer shall maintain their branded Signage. The Parties agree that the Improvements, including the Signage, shall

start on _____ and be completed no later than

_____ (the “Project Completion date”).

2. RECOGNITION AND BRANDING

2.1 Acknowledgment Signage.

In recognition of Pioneer's contribution, the City agrees to allow Pioneer to install or fund certain Signage as identified in Exhibit A, attached hereto and incorporated herein as if stated in full at appropriate locations within the Park, subject to the Parties' joint written approval.

Some basic potential examples subject to final approval by the Parties include:

2.1.a

Naming the newly constructed Depot the "Pioneer Depot" and the rights to name any other new facilities that are added within Railroad Park. The name of the Park is to remain "Railroad Park."

2.1.b

Incorporating the "Pioneer Blue" color into approved elements of the Park as designed and approved by the City of Mountain Home.

2.1.c

Incorporating the "Pioneer Blue" color for non-concrete seating benches, for umbrella, sail, or canopy fabrics.

2.1.d

Placement of the "P Star" logos on the Depot building (front and rear).

2.1.e

Stamped "P Star" logos in the concrete areas, playground features, splash pad, and concrete seating areas.

2.1.f

Incorporation of Pioneer's name and logo along the back fence areas in coordination with local artists' renderings.

2.1.g

Adjusting the "Mountain Home" sign within the Park to a blue tone, as approved by the City.

2.2 Design Approval.

All design concepts and said improvements must be reviewed and approved in writing by the Parties prior to installation. The Signage may include Pioneer's name and logos, but shall not include third-party slogans, product promotions, or advertising language. All goodwill arising from the City's use of the Signage shall inure to the benefit of Pioneer.

2.3 Term of Display. (25 year-limit)

All branding, naming rights, signage, color applications, logos, and any “Pioneer” recognition elements installed under this Agreement shall remain in place for a period of twenty-five (25) years (the “Term”), commencing on the official Project Completion date, as certified in writing by the City.

Upon expiration of the Term, Pioneer will be given the right of first refusal to retain all branding rights granted herein.

2.4 Exclusivity.

The City agrees that during the Term, Pioneer shall be the only financial institution permitted to have any branding presence, recognition, logo placement, signage, promotional materials, or other representation in connection with the Park. This applies to all Railroad Park facilities, printed or digital media, events, or any other capacity both online and otherwise. No other financial institution, including but not limited to banks, credit unions, savings and loan associations, or other providers of financial services, shall be allowed such branding presence or recognition during the Term.

2.5 Maintenance.

Pioneer shall use commercially reasonable efforts to maintain the Signage in good condition consistent with City standards and Pioneer brand standards.

3. CITY RESPONSIBILITIES

The City shall:

- Manage all design, permitting, and installation work;
- Publicly acknowledge Pioneer’s contribution in any press releases, website content, or dedication ceremonies related to the Park improvements, as appropriate.
- Use the Signage only in accordance with this Agreement and in a manner that shall not disparage Pioneer or its brands, and which shall preserve Pioneer’s reputation as a high-quality financial services institution.

4. NO ENDORSEMENT

The City’s acknowledgment of Pioneer’s contribution does not constitute an endorsement or sponsorship of Pioneer’s products or services. All recognition shall comply with applicable municipal ordinances, policies, and public signage regulations.

5. TERM AND TERMINATION

This Agreement shall remain in effect for the Term unless terminated earlier by mutual written agreement.

6. MISCELLANEOUS

6.1 Entire Agreement.

This Agreement constitutes the entire understanding between the Parties regarding the subject matter and supersedes all prior discussions or agreements.

6.2 Amendments.

Any amendment must be in writing and signed by both Parties. Both parties must agree to Exhibit A – Park Design and any changes made to Exhibit A – Park Design must be provided and signed by both Parties.

6.3 Governing Law; Fees.

This Agreement shall be governed by and construed in accordance with the laws of the State of Idaho. In any action arising out of this Agreement, the prevailing party shall be entitled to an award of its reasonable attorney's fees and costs.

6.4 Notices.

All notices under this Agreement shall be in writing and delivered to:

City:

City of Mountain Home Attention: Office of City Clerk
P.O. Box 10
Mountain Home, ID 83647

Pioneer:

Pioneer Federal Credit Union
Attention: CEO
250 W 3rd S
Mountain Home, ID 83647

6.5 Counterparts.

This Agreement may be executed in counterparts and by electronic signature, each of which shall be deemed an original.

7. INDEMNITY.

The City shall indemnify and hold Pioneer harmless from all claims, judgments, and demands of any persons or parties whatsoever, on account of injuries or occurrences in, on, or about the city Park. City shall, to the extent permitted by Idaho law, indemnify and defend Pioneer from and against all claims and liability to which Pioneer is exposed as a result of City's acts or omissions hereunder.

IN WITNESS WHEREOF, the Parties have hereunto set their hands and seals the Effective Date.

(Signature Page to follow)

CITY OF MOUNTAIN HOME, IDAHO
A Municipal Corporation

(SEAL)

By _____
Rich Sykes, Mayor

ATTEST:

By _____
Tiffany Belt, City Clerk

PIONEER FEDERAL CREDIT UNION

By _____

STATE OF IDAHO,)
) ss.
COUNTY OF ELMORE)

On this _____ day of December 2025, before me, the undersigned, a Notary Public in and for said state, personally appeared Mayor, Rich Sykes, and City Clerk, Tiffany Belt, known to me to be the person whose name is subscribed to 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 in this certificate first above written.

Notary Public for Idaho,

Residing at: _____

My commission expires: _____

Additional Addendum to incorporate in Exhibit A- Park Design

Park Design document must have an identifier so both parties have proof of the final agreed upon design so Pioneer can clearly see their branding opportunities.

Pioneer would like the following added back into the park design (Depot):



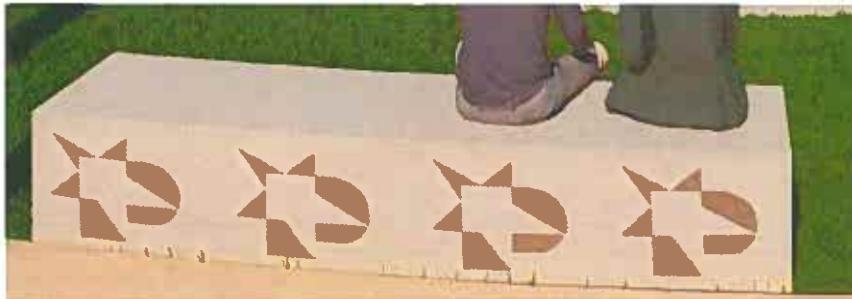
“P Star” added back around the Depot



“P Star” added back into the water/splash pads



Pioneer’s P Star or Pioneer’s P Star with Pioneer on the concrete seating blocks.



* Note City Admin has \$41,800 allocated to Facility review 01-415-99-00) that was denied; those funds could be allocated to this project.

FY2026 Project expenditure lines (City Hall)

This amount will be disbursed in the Salary line and Fuel line in the following departments.

02-431-10-00 & 02-431-33-00

25-434-10-00 & 25-434-33-00

36-135-10-00 & 36-135-33-00

20-433-10-30 22 33 33

01-438-10-00 & 01-438-33-00

Account Number	Account Title	2025-26 Future year Budget
PARKS DEPARTMENT		
01-438-10-00	Salaries - Parks Dept	446,680 00
01-438-10-10	Seasonal/Hourly	50,000 00
01-438-20-00	Fringe - City Portion	224,199.00
01-438-32-00	Drug Testing	750 00
01-438-33-00	Gas & Oil	43,000 00
01-438-34-00	Telephone/Internet	8,250 00
01-438-35-00	Utilities	22,000 00
01-438-36-00	Repairs & Maint - Equipment	25,000 00
01-438-36-10	Copier Lease	2,500 00
01-438-37-00	Repairs & Maint - Trucks	4,000 00
01-438-38-00	Portable Service Contract	35,000.00
01-438-40-00	Repairs & Maint - Bldgs & Grnd	130,000 00
01-438-40-10	Repairs & Maint - Playgrounds	17,500 00
01-438-40-15	Tree replacement and Care	12,000 00
01-438-40-20	Contributions - Non-Specific	10,000 00
01-438-41-00	Professional Services	6,500 00
01-438-43-00	Computer Maint/Software	3,000 00
01-438-52-00	Supplies	3,000 00
01-438-53-00	Uniform/Safety Clothing Items	5,000 00
01-438-55-00	Publications/Advertising	2,500 00
01-438-56-00	Meetings, Schools & Dues	3,000 00
01-438-70-00	Weed Killer & Fertilizer	45,000 00
01-438-72-00	Tools & Supplies	6,000 00
01-438-85-00	Miscellaneous	500 00
01-438-85-50	Co-Op with outside agency	00
01-438-89-00	Safety Equipment	750 00
01-438-93-10	Interest Expense	00
01-438-93-20	Principal Payments	00
01-438-95-00	Grant-CHIF/IWS	00
01-438-99-00	Capital Outlay - Over \$5000	476,500 00
01-438-99-10	Equip-Inventory \$500 to \$5000	5,000 00
01-438-99-15	Grant-Skatepark	00
01-438-99-16	Grant match-Skatepark	00
01-438-99-17	Grant-Blue Cross Community	00
01-438-99-19	Grant-Misc	00
01-438-99-20	Lease/Purchase equipment	9,644 00
01-438-99-21	Grant-Tony Hawk Foundation	00
01-438-99-30	Debt Fees	00
01-438-99-98	Expense Depreciation	00
01-438-99-99	Asset Disposition	00
Total PARKS DEPARTMENT		1,597,273 00
Net Total GENERAL FUND:		23,923.205 00

Parks Department CIP

Account Title and Description

<i>Capital outlay over \$5,000 (01-438-99-00)</i>		
Equipment Inventory	\$	9,000.00
Equipment upgrades	\$	22,500.00
Parks Solar Lighting	\$	50,000.00
Parks Utilities power/water/wastewater-security	\$	20,000.00
Bleachers	\$	75,000.00
Carl Miller Restroom upgrades	\$	300,000.00
<i>Total</i>	\$	<i>476,500.00</i>
<i>Equipment inventory \$500 to \$5,000 (01-438-99-10)</i>		
Equipment replacement	\$	5,000.00
<i>Total</i>	\$	<i>5,000.00</i>
<i>Equipment Leases (01-438-99-30)</i>		
GMC Sierra (final payment 04/2027)	\$	9,644.00
<i>Total</i>	\$	<i>9,644.00</i>

Account Number	Account Title	2025-26 Future year Budget
ADMINISTRATION		
01-415-10-00	Salaries	377,393.00
01-415-20-00	Fringe - City Portion	188,696.00
01-415-31-00	Billing-Postage-Meter Expense	3,745.00
01-415-32-00	Immunizations/Testing	500.00
01-415-33-10	Gas & Oil	18,000.00
01-415-34-00	Telephone/Internet	20,000.00
01-415-35-00	Utilities-City Hall	8,000.00
01-415-35-02	Utilities-Visitor Center	3,500.00
01-415-35-10	Utilities-Museum	2,350.00
01-415-35-20	Utilities- Training Center	2,000.00
01-415-35-50	Utilities-Fiber Hut	00
01-415-36-00	Repairs & Maint - Equipment	8,000.00
01-415-36-10	Copier Lease	6,500.00
01-415-36-20	Postage Meter Lease	3,500.00
01-415-37-00	Repairs & Maint-Auto	2,000.00
01-415-37-50	311 Citizen request portal	00
01-415-40-00	Repair&Maint-Bldgs & Grnds	56,500.00
01-415-40-05	Repairs&Maint-Training Center	8,000.00
01-415-40-10	Repairs & Maint - Museum	5,000.00
01-415-40-15	Repairs&Maint-Seniors Grounds	2,000.00
01-415-40-18	Repairs&Maint-Visitor Center	8,000.00
01-415-40-20	Rent-Irrigation Dist Bldg	4,550.00
01-415-40-30	Janitorial Service	14,700.00
01-415-40-39	Attorney Fees	125,000.00
01-415-41-00	Professional Services	71,000.00
01-415-41-05	Professional-HR Consulting	5,000.00
01-415-41-50	COBRA-pass through	35,000.00
01-415-42-00	Insurance-ICRMP	202,636.00
01-415-43-00	Computer Software/Support	61,500.00
01-415-43-05	IT Contract	00
01-415-43-15	Tech Support & IT Support	50,000.00
01-415-52-00	Supplies	18,000.00
01-415-52-05	Supplies for Training Center	1,000.00
01-415-53-00	Uniforms/Safety Clothing Items	7,000.00
01-415-55-00	Printing/Publications	20,000.00
01-415-55-25	Website Maintenance	14,500.00
01-415-56-00	Meetings Schools & Dues	31,700.00
01-415-56-10	Education Incentive Program	6,000.00
01-415-56-20	Christmas Turkeys	3,000.00
01-415-61-05	Special Event(AFAD, Retr. etc)	10,000.00
01-415-61-10	Golf Rounds Donations	1,675.00
01-415-66-00	Christmas Decorations	12,500.00
01-415-69-00	Election	00
01-415-75-00	Mayor's Youth Advisory Council	3,500.00
01-415-80-00	URA-Industrial Park	00
01-415-82-00	Contingency - Expense	456,094.00
01-415-83-00	Transfers-Golf	311,708.00

Account Number	Account Title	2025-26 Future year Budget
01-415-83-05	Reserve Pool Construction	00
01-415-84-00	Fingerprint Processing	1,500 00
01-415-85-00	Miscellaneous	2,000 00
01-415-85-10	Bank Analysis Srvc Charge	5,000 00
01-415-85-20	Authnet Gateway Billing	3,000 00
01-415-85-30	Merchant Service Fees	2,500 00
01-415-86-00	COVID 19 - GRANT	00
01-415-86-15	Grant-Blue Cross/Blue Shield	20,000 00
01-415-86-25	America Rescue Plan Act	00
01-415-86-30	Grant-Opioid Remediation	85,000 00
01-415-86-50	Railroad Park Co-Op URA	5,250,000 00
01-415-86-55	Railroad Park Funding-Co-Op	1,500,000 00
01-415-86-75	URA-CoOp pass through	00
01-415-87-00	Audit	95,000 00
01-415-90-01	Military Liaison	00
01-415-90-10	Civic Support	4,000 00
01-415-90-15	Arts Council	7,000 00
01-415-90-20	E C Domestic Violence Council	7,000 00
01-415-90-25	Museum Support	7,000 00
01-415-90-30	Public Transit	38,500 00
01-415-90-40	Senior Citizen Center	7,000 00
01-415-90-45	Meals on Wheels	7,000 00
01-415-90-50	Visitor Center Support	7,000 00
01-415-90-75	Mtn Home Cares	00
01-415-93-20	Principal Payment of Debt	00
01-415-93-30	Interest expense	00
01-415-96-05	Tree, Plant replacement	7,000 00
01-415-96-10	Grants-TBD	3,500,000 00
01-415-96-15	ID Co-Op	1,200,000 00
01-415-96-27	Grant-Opportunity Idaho	00
01-415-98-00	Sales Tax Payable	40,000 00
01-415-99-00	Capital Outlay - Over \$5000	158,000 00
01-415-99-10	Equip/Inventory - \$500-\$5000	53,000 00
01-415-99-30	Rail Industrial Park	00
01-415-99-35	Lease/Purchase Equipment	10,000 00
01-415-99-98	Expense Depreciation	00
01-415-99-99	Asset Disposition	00
Total ADMINISTRATION		14,206,247 00

City Hall CIP

Account Title and Description

<i>Capital outlay over \$5,000 (01-415-99-00)</i>	
Technology Equipment	\$ 7,500.00
Juniper Core Switch	\$ 18,200.00
HVAC	\$ 60,000.00
Server Replacement	\$ 30,500.00
Professional Services-Facility review	\$ 41,800.00
<i>Total</i>	<i>\$ 158,000.00</i>
<i>Equipment inventory \$500 to \$5,000 (01-415-99-10)</i>	
Laser Fiche	\$ 5,500.00
Equipment Replacement	\$ 47,500.00
<i>Total</i>	<i>\$ 53,000.00</i>
<i>Lease Purchase Equipment (01-415-99-35)</i>	
New Vehicle Lease	\$ 10,000.00

MOUNTAIN HOME RAILROAD PARK

GMP 1 BUDGET

REV 1: 10/07/2025

		DESCRIPTION	VENDOR	TOTAL
				\$ 625,741
01. BUILDING				
03-0010	CONCRETE			
	4" Interior Concrete Slab- Subcontractor	Ytuarte	555 sf	6,020
	4" Exterior Concrete Slab- Subcontractor	Ytuarte	1,563 sf	16,954
03-3000	CAST-IN-PLACE CONCRETE			
	Concrete Foundations- Subcontractor	Ytuarte	1 ls	6,360
	Concrete Foundations CMU Wall- Subcontractor	Ytuarte	1 ls	1,080
03-3543	POLISHED CONCRETE			
	Polished Concrete Subcontractor	Roe Painting	532 sf	8,638
04-2113	BRICK MASONRY			
	Brick Veneer- Subcontractor	TMC Masonry	1 ls	53,132
04-2210	CMU MASONRY			
	CMU Screen Wall- Subcontractor	TMC Masonry	1 ls	8,549
06-1053	MISC ROUGH CARPENTRY			
	Wood Framing- Subcontractor	BT Construction	1 ls	19,600
	Lumber Package and Trusses	BT Construction	1 ls	43,900
	Telehandler Rental + Delivery Pickup		1 mth	5,000
06-2013	EXTERIOR FINISH CARPENTRY			
	Siding and Trim	BT Construction	1 ls	79,550
07-0015	ROOFING SUBCONTRACTOR			
	Roof Ice and Water Shield	Madison Roofing	1 ls	5,900
	Metal Zee Lock Roofing	Madison Roofing	1 ls	44,840
07-1200	WATERPROOFING			
	Liquid Applied Water Proofing	Allowance	1,300 sf	7,475
07-2113	FOAM BOARD INSULATION			
	Foundation Insulation- Subcontractor	Ytuarte	1 ls	1,069
07-2616	BELOW-SLAB VAPOR RETARDERS			
	Vapor Barrier for Concrete Slab GC Budget	Allowance	570 sf	1,311
08-1000	Doors Frames & Hardware			
	Supply HM Door and Frames	ABS	3 ea	7,358
	Install HM Door and Frames	ABS	3 ea	1,140
08-4100	Entrances and Storefront			
	Aluminum Storefront Subcontractor	Fast Glass	186 sf	18,989
09-2116	GYPSUM BOARD ASSEMBLIES			
	Drywall, AC Ceiling, Insulation	Northwest Interiors	1 ls	15,302
09-3013	TILE			
	Ceramic Tile Restrooms Walls GC Budget	Great Floors	1 ls	12,208
09-6000	FLOORING			
	4" Vinyl Base GC Budget	Great Floors	1 lf	334
09-9000	PAINTING			
	Painting- Subcontractor	AA Action Painting	1 ls	15,625
	Painting- Concrete Columns	AA Action Painting	1 ls	1,785
10-1400	SIGNAGE			
	Signage Supply and Install	Advanced Sign	2 ea	9,160
10-2800	Restroom Hardware			
	Restroom Hardware Install Labor	SBI	1 ls	1,340
	Restroom Accessories Package	SBI	1 ls	4,995
10-4116	EMERGENCY KEY CABINET			
	Knox Box	SBI	1 ea	1,264

MOUNTAIN HOME RAILROAD PARK

GMP 1 BUDGET

REV 1: 10/07/2025

		DESCRIPTION	VENDOR	TOTAL
32-1813	Dec. Concrete Paving Type 2	Ytuarte	183 sf	919
	Dec. Concrete Paving Type 3	Ytuarte	2,138 sf	23,193
	HD Concrete 6"	Ytuarte	3,198 sf	28,416
	HD Dec Paving Type 1	Ytuarte	1,530 sf	19,098
	HD Dec Paving Type 2	Ytuarte	2,095 sf	32,116
	SYNETHIC GRASS			
32-3200	Artificial Turf	Syn Lawn	803 sf	20,785
	RETAINING WALLS			
	Metal Panels @ Planters	Allowance	91 LF	27,300
32-3343	Concrete Steps	Ytuarte	1 lf	6,300
	SITE SEATING & TABLES			
	Picnic Table	Landscape Forms	11 ea	74,129
	Bench	Landscape Forms	1 ea	1,972
32-9223	Table and Chairs	Landscape Forms	7 ea	4,547
	SODDING			
	Sod Areas	City of Mountain Home	2,825 sf	
32-9313	GROUND COVERS			
	Plantings	City of Mountain Home	1 ea	
	Compacted Gravel Base	City of Mountain Home	96 sf	
	Rock Ground Cover 3-6" Size	City of Mountain Home	2,555 sf	
	Rock Ground Cover 1"	City of Mountain Home	2,264 sf	
	Bark Ground Cover	City of Mountain Home	82 sf	
33-1000	WATER UTILITIES			
	1" Water Meter	City of Mountain Home	1 ea	
33-3000	SANITARY SEWER			
	4" Sewer Line	City of Mountain Home	227 lf	
	Sewer Main Holes 8'	City of Mountain Home	1 ea	
33-4000	STORMWATER DRAINAGE			
	1,000 gal Sand/Grease Trap	City of Mountain Home	2 ea	
	48" Catch Basin	City of Mountain Home	3 ea	
	12" Storm Drain Pipe	City of Mountain Home	319 lf	
	8" Storm Drain Pipe	City of Mountain Home	241 lf	
	6" Storm Drain Pipe	City of Mountain Home	51 lf	
	4" Storm Drain Pipe	City of Mountain Home	30 lf	
	4" Storm Drain Pipe Perf	City of Mountain Home	54 lf	
	Seepage Bed	City of Mountain Home	777 cy	
	Drop Inlet Catch Basins	Ytuarte	9 ea	22,500
	Catch Basin Nero Plast	City of Mountain Home	3 ea	
	Catch Basin Nero Plast	City of Mountain Home	1 ea	
03. PLAY AREA				\$ 390,942
11-6800	Play Field Equip Structures			
	Swing Set	Sonntag Rec	1 ea	12,600
	Climber Slide	Sonntag Rec	1 ea	42,500
	Climbing Structure	Sonntag Rec	1 ea	66,000
	Foundations	Allowance	1 ea	15,000
12-9300	SITE FURNISHINGS			
	Umbrella 12x12	Landscape Forms	3 ea	15,695
	Umbrella 12x12 Install	Allowance	3 ea	7,500
	Shade Sail Structure	Sonntag Rec	1 ea	20,500

MOUNTAIN HOME RAILROAD PARK

GMP 1 BUDGET

REV 1: 10/07/2025

		DESCRIPTION	VENDOR	TOTAL
		Shade Sail Structure Install	Allowance	1 ea 21,000
		Bollard Collapsible	MaxiForce	2 ea 2,406
		Bollard Decorative	Landscape Forms	4 ea 3,027
		Bollard Foundations and Install	Allowance	6 ea 4,500
		Bike Rack	Landscape Forms	3 ea 1,949
		Trash Receptacle	Landscape Forms	2 ea 3,906
		Umbrella 12x12 Foundation	Allowance	3 ea 7,500
26-0010	ELECTRICAL SUBCONTRACTOR			
		ST1- Step Lights	Power Plus	1 ea 23,000
		BL 1 Path Light Single Head	Power Plus	5 ea 41,975
32-1100	BASE COURSE			
		<i>Sidewalk Prep Section (6")</i>	<i>City of Mountain Home</i>	<i>6,191 sqft</i>
32-1613	CURB & GUTTER			
		Containment Curb	Ytuarte	33 lf 1,188
32-1623	SIDEWALKS			
		Standard Concrete	Ytuarte	1,617 sf 12,761
		Dec. Concrete Paving Type 1	Ytuarte	77 sf 453
		HD Dec Paving Type 1	Ytuarte	144 sf 1,797
		HD Dec Paving Type 2	Ytuarte	1,019 sf 15,621
32-1813	SYNETHIC GRASS			
		Play mounds	Allowance	1 sf 22,241
		Artificial Turf with Safety Pad	Syn Lawn	3,219 sf 30,000
		Artificial Turf	Syn Lawn	365 sf 9,448
32-3100	FENCES & GATES			
		Site Fencing	Allowance	32 lf 4,431
32-3343	SITE SEATING & TABLES			
		Bench	Landscape Forms	2 ea 3,944
32-9313	GROUND COVERS			
		<i>Bark Ground Cover</i>	<i>City of Mountain Home</i>	<i>344 sf</i>
11. ITD WORK				\$ 170,322
01-5529	TRAFFIC CONTROL			
		Traffic Control Allowance	Allowance	1 allow 15,000
02-4113	DEMO-SITE			
		Demo for ITD	Allowance	2,926 sf 14,630
10-1400	SIGNAGE			
		ITD Signage	Allowance	1 allow 10,000
12-9300	SITE FURNISHINGS			
		Trash Receptacle	Landscape Forms	2 ea 3,906
31-2217	CURB PREP			
		Curb & Gutter Prep	Allowance	777 sf 7,770
32-1100	BASE COURSE			
		<i>Sidewalk Prep Section (6")</i>	<i>City of Mountain Home</i>	<i>2,875 sqft</i>
32-1216	ASPHALT PAVING			
		Asphalt Paving 2-1/2"	Allowance	16,102 sf 24,153
32-1613	CURB & GUTTER			
		Curb and Gutter	Ytuarte	232 lf 8,437
		Vert Curb	Ytuarte	8 lf 288
32-1623	SIDEWALKS			

MOUNTAIN HOME RAILROAD PARK

GMP 1 BUDGET

REV 1: 10/07/2025

		DESCRIPTION	VENDOR	TOTAL
32-1726	Standard Concrete	Ytuarte	950 sf	7,497
	Dec. Concrete Paving Type 1	Ytuarte	120 sf	706
	Dec. Concrete Paving Type 2	Ytuarte	964 sf	4,841
	Dec. Concrete Paving Type 3	Ytuarte	284 sf	3,081
	HD Concrete 6"	Ytuarte	205 sf	1,822
	TACTILE WARNING SURFACES			
32-9223	Ped Ramp ITD	Ytuarte	4 ea	12,000
32-9313	SODDING			
	Sod Areas	City of Mountain Home	67 sf	
34-4000	GROUND COVERS			
	Rock Ground Cover 3-6" Size	City of Mountain Home	480 sf	
	Rock Ground Cover 1"	City of Mountain Home	990 sf	
	Bark Ground Cover	City of Mountain Home	41 sf	
04. WATER PLAY AREA	TRANSPORTATION SIGNALING			
	Solar Ped Crossing Signs		3 ea	56,191
				\$ 419,068
12-9300	SITE FURNISHINGS			
	Shade Sail Structure	Sonntag Rec	1 ea	20,500
	Shade Sail Structure Install	Allowance	1 ea	21,000
	Bollard Decorative	Landscape Forms	2 ea	1,514
	Bollard Foundations and Install		2 ea	1,500
	Bike Rack		5 ea	3,248
	Trash Receptacle		3 ea	5,859
13-1200	Fountain			
	Stone Boulder	Sonntag Rec	1 ls	10,770
	AquaLogs	Sonntag Rec	1 ls	24,105
	Aquafall	Sonntag Rec	1 ls	41,350
	Stone Cluster	Sonntag Rec	1 ls	27,000
	Creativi- Trees I	Sonntag Rec	1 ls	35,000
	Meander Water Feature	Sonntag Rec	1 ls	75,000
	Controller	Sonntag Rec	1 ls	22,260
	Pump House Enclosure	Sonntag Rec	1 ls	13,780
	Installation	Sonntag Rec	1 ls	38,000
26-0010	Trench Drian	Ytuarte	50 lf	1,613
	ELECTRICAL SUBCONTRACTOR			
32-1100	BL 1 Path Light Single Head	Power Plus	1 ea	8,395
32-1613	BASE COURSE			
	Sidewalk Prep Section (6")	City of Mountain Home	4,835 sqft	
32-1623	CURB & GUTTER			
	Containment Curb	Ytuarte	43 lf	1,548
	SIDEWALKS			
32-3100	Standard Concrete	Ytuarte	1,535 sf	12,114
	Dec. Concrete Paving Type 1	Ytuarte	2,890 sf	16,993
	HD Dec Paving Type 1	Ytuarte	221 sf	2,759
32-3200	FENCES & GATES			
	Site Fencing	Allowance	42 lf	5,816
32-3343	RETAINING WALLS			
	Seat Wall	Ytuarte	1 lf	25,000
	SITE SEATING & TABLES			

MOUNTAIN HOME RAILROAD PARK

GMP 1 BUDGET

REV 1: 10/07/2025

		DESCRIPTION	VENDOR	TOTAL	
		Bench	Landscape Forms	2 ea	3,944
32-9313	GROUND COVERS	<i>Rock Ground Cover 3-6" Size</i>	<i>City of Mountain Home</i>	623 sf	
33-1000	WATER UTILITIES	<i>1.5" Water Line</i>	<i>City of Mountain Home</i>	90 lf	
05. WATER FOUNTAIN					\$ 463,906
13-1200	Fountain				
	Plaza Fountain Package	Sonntag Rec	1 ea	269,215	
	Pump House Electrical	Power Plus	1 ea	10,400	
	Trench Drian	Ytuarte	43 lf	1,387	
26-0010	ELECTRICAL SUBCONTRACTOR				
	PL 3 (Prep for GOBO)	Power Plus	2 ea	17,190	
	BL4- Path Light 4'	Power Plus	1 ea	14,520	
32-1100	BASE COURSE				
	<i>Sidewalk Prep Section (6")</i>	<i>City of Mountain Home</i>	3,324 sqft		
32-1623	SIDEWALKS				
	Standard Concrete	Ytuarte	938 sf	7,402	
	Dec. Concrete Paving Type 1	Ytuarte	94 sf	553	
	HD Concrete 6"	Ytuarte	1,253 sf	11,134	
	HD Dec Paving Type 1	Ytuarte	971 sf	12,120	
32-3343	SITE SEATING & TABLES				
	Swing Benches	LANDSCAPE FORMS	3 ea	119,985	
32-9100	LANDSCAPING				
	<i>Boulders</i>	<i>City of Mountain Home</i>	14 ea		
32-9313	GROUND COVERS				
	<i>Rock Ground Cover 3-6" Size</i>	<i>City of Mountain Home</i>	709 sf		
06. FESTOON LIGHTING AREA					\$ 199,622
12-9300	SITE FURNISHINGS				
	Bollard Decorative	Landscape Forms	8 ea	6,055	
	Bollard Foundations and Install		8 ea	6,000	
	Trash Receptacle		2 ea	3,906	
26-0010	ELECTRICAL SUBCONTRACTOR				
	FL1- FESTOON LIGHTING	Power Plus	15 ea	96,500	
	BL 2 Path Light Double Head	Power Plus	1 ea	9,540	
32-1100	BASE COURSE				
	<i>Sidewalk Prep Section (6")</i>	<i>City of Mountain Home</i>	6,740 sqft		
32-1623	SIDEWALKS				
	Standard Concrete	Ytuarte	924 sf	7,292	
	Dec. Concrete Paving Type 1	Ytuarte	1,666 sf	9,796	
	HD Dec Paving Type 1	Ytuarte	824 sf	10,285	
32-3343	SITE SEATING & TABLES				
	Picnic Table	Landscape Forms	6 ea	40,434	
	Bench	Landscape Forms	3 ea	5,916	
	Table and Chairs	Landscape Forms	6 ea	3,898	
32-9100	LANDSCAPING				
	<i>Boulders</i>	<i>City of Mountain Home</i>	5 ea		
32-9313	GROUND COVERS				
	<i>Compacted Gravel Base</i>	<i>City of Mountain Home</i>	3,334 sf		
	<i>Rock Ground Cover 3-6" Size</i>	<i>City of Mountain Home</i>	904 sf		

MOUNTAIN HOME RAILROAD PARK

GMP 1 BUDGET

REV 1: 10/07/2025

DESCRIPTION		VENDOR	TOTAL
07. CMU SOUND WALL			
02-4113	DEMO-SITE	City of Mountain Home	86 sf
	<i>Bark Ground Cover</i>		
04-0010	MASONRY		
	CMU Wall	TMC Masonry	1 ls
	<i>Excavation and Backfill</i>	City of Mountain Home	lf
	CMU Wall Foundation 12'	Ytuarte	1 lf
	CMU Wall Foundation 10'	Ytuarte	1 lf
05-0010	METALS SUBCONTRACTOR		
	Metal Panel	Allowance	75 lf
08. CABOOSE UPGRADES			
12-9300	SITE FURNISHINGS		
	Trash Receptacle		1 ea
32-1100	BASE COURSE		
	<i>Sidewalk Prep Section (6")</i>	City of Mountain Home	506 sqft
32-1613	CURB & GUTTER		
	Containment Curb	Ytuarte	68 lf
32-1623	SIDEWALKS		
	Standard Concrete	Ytuarte	61 sf
32-3100	FENCES & GATES		
	Site Fencing	Allowance	70 lf
32-9313	GROUND COVERS		
	<i>Rock Ground Cover 1"</i>	City of Mountain Home	1,176 sf
	<i>Bark Ground Cover</i>	City of Mountain Home	188 sf
09. SOUTH PARKING LOT			
02-4113	DEMO-SITE		
	Asphalt Paving 2-1/2"		6,010 sf
26-0010	ELECTRICAL SUBCONTRACTOR		
	PL 1	Power Plus	5 ea
	PL 2	Power Plus	3 ea
	BL 1 Path Light Single Head	Power Plus	4 ea
	ITD Streetlight Work	Power Plus	1 ea
31-2217	CURB PREP		
	Curb & Gutter Prep		2,820 sf
32-1100	BASE COURSE		
	<i>Sidewalk Prep Section (6")</i>	City of Mountain Home	1,977 sqft
32-1216	ASPHALT PAVING		
	Asphalt Paving 2-1/2"		13,625 sf
32-1613	CURB & GUTTER		
	Curb and Gutter	Ytuarte	986 lf
	Vert Curb	Ytuarte	21 lf
32-1623	SIDEWALKS		
	Standard Concrete	Ytuarte	1,948 sf
32-1726	TACTILE WARNING SURFACES		
	Ped Ramp Type A	Ytuarte	2 ea
32-9223	Sodding		
	<i>Sod Areas</i>	City of Mountain Home	1,224 sf
32-9313	GROUND COVERS		

MOUNTAIN HOME RAILROAD PARK

GMP 1 BUDGET

REV 1: 10/07/2025

		DESCRIPTION	VENDOR	TOTAL
32-9413	Rock Ground Cover 3-6" Size	City of Mountain Home	1,215 sf	
	Bark Ground Cover	City of Mountain Home	2,383 sf	
	Landscape Curbs			
	Ribbon Curb Prep		195 sf	1,950
	Ribbon Curb	Ytuarte	65 lf	2,908
10 NORTH PARKING LOT				\$ 202,687
26-0010	ELECTRICAL SUBCONTRACTOR			
	PL 1	Power Plus	4 ea	53,892
	PL 2	Power Plus	2 ea	29,924
	BL 1 Path Light Single Head	Power Plus	4 ea	33,580
31-2217	CURB PREP			
	Curb & Gutter Prep		2,331 sf	23,310
32-1100	BASE COURSE			
	<i>Sidewalk Prep Section (6")</i>	City of Mountain Home	1,234 sqft	
32-1216	ASPHALT PAVING			
	Asphalt Paving 2-1/2"		5,958 sf	8,937
32-1613	CURB & GUTTER			
	Curb and Gutter	Ytuarte	745 lf	27,092
	Vert Curb	Ytuarte	34 lf	1,224
32-1623	SIDEWALKS			
	Standard Concrete	Ytuarte	1,311 sf	10,346
32-1726	TACTILE WARNING SURFACES			
	Ped Ramp Type A	Ytuarte	1 ea	1,500
	Ped Ramp Type B	Ytuarte	1 ea	6,000
	Directional Tiles	Ytuarte	9 sf	1,800
32-9313	GROUND COVERS			
	<i>Rock Ground Cover 3-6" Size</i>	City of Mountain Home	480 sf	
	<i>Bark Ground Cover</i>	City of Mountain Home	1,184 sf	
32-9413	Landscape Curbs			
	Ribbon Curb Prep		204 sf	2,040
	Ribbon Curb	Ytuarte	68 lf	3,042
12. SITE FURNISHINGS				\$ 72,328
12-9300	SITE FURNISHINGS			
	Fire Pit Table	Allowance	1 ea	15,000
	Fire Pit Gas Line	Paige Mech	1 ea	3,758
	Fire Pit Electrical	Power Plus	1 ea	6,040
26-0010	ELECTRICAL SUBCONTRACTOR			
	Future EV Charger Rough IN	Power Plus	1 ea	14,937
	GOBO PROJECTORS Install Only	Power Plus	1 ea	18,900
32-3343	SITE SEATING & TABLES			
	Chairs	Landscape Forms	6 ea	13,693
00. GENERAL CONDITIONS				\$ 405,416
01-3109	CONSTRUCTION MANAGER			
	Construction Manager		300 HR	44,100
01-3110	PROJECT MANAGEMENT			
	Project Manager		300 hr	38,400
01-3111	PROJECT SUPERVISION			
	Superintendent		1,200 hr	133,200
01-3112	PROJECT ENGINEER			

MOUNTAIN HOME RAILROAD PARK

GMP 1 BUDGET

REV 1: 10/07/2025

		DESCRIPTION	VENDOR	TOTAL	
01-3223	Project Engineer /Assistant Project Manager			500	hr
	SURVEY AND LAYOUT				49,000
	Total Station/GPS + Data Collector			6	mths
01-5200	Construction Staking and Survey	The Land Group		1	ls
	CONSTRUCTION FACILITIES				15,000
	Field Office Delivery/Pickup			2	ea
	Job Trailer			6	mth
	Temp Power Setup			1	ea
	Field Office Furniture and Technology Package			6	mth
	Temp Power for Building			6	ea
	Portable Toilet			12	mth
01-5400	CONSTRUCTION AIDS				2,340
	General Labor			600	hr
01-5600	Forklift 5K			6	mth
	TEMP BARRIERS AND ENCLOSURES				18,000
	Chain-link Temp Panels 450 lf	City of Mountain Home		2,200	lf
01-7419	WASTE MANAGEMENT AND DISPOSAL				
	Trash Disposal	City of Mountain Home		8	mth
01-2119	TESTING AND INSPECTIONS				
	3rd Party Testing and Inspection	Allowance			25,000
	TOTAL COST			3,638,762	\$ 4,044,178
	CONTINGENCY			10.0%	404,418 \$ 4,448,596
	BOND			1.09%	48,490 \$ 4,497,085
	CM/GC Fee			10.00%	449,709 \$ 4,946,794
	TOTAL				\$ 4,946,794