



## **SPECIAL CITY COUNCIL MEETING**

City Council Chambers, 160 South 3<sup>rd</sup> East  
Mountain Home, Idaho

Tuesday, December 16, 2025, at 10:00 AM

Live Stream Viewing: Please check City Website

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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.

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### **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 3<sup>rd</sup> 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.



\$	4,946,794.00	Total cost
\$	3,100,000.00	URA Reimbursement Funding
\$	2,000,000.00	Pioneer Donation
\$	5,100,000.00	Total Donation/ Reimbursement

**FY26 Budget Lines**

Parks	01-438-99-01	Bleachers	\$	75,000.00	
Parks	01-438-40-15	Tree Replacement	\$	12,000.00	
City Hall	01-415-96-05	Tree/ Plant Replacement	\$	7,000.00	
			\$	94,000.00	City Funds
			\$	153,206.00	Donation fund in excess

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

Streets	02-431-10-00 & 02-431-33-00
Water	25-434-10-00 & 25-434-33-00
Wastewater	26-435-10-00 & 26-435-33-00
Parks	01-438-10-00 & 01-438-33-00

\* 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)**

01-415-85-30	Railroad Park Co-Op URA	\$	5,250,000.00
01-415-86-55	Railroad Park Finding Co-Op	\$	1,500,000.00
	Total allocated/ Pass through	\$	6,750,000.00

Account Number	Account Title	2025-26 Future year Budget
<b>PARKS DEPARTMENT</b>		
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

<u>Capital outlay over \$5,000 (01-438-99-00)</u>	
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
Total	\$ 476,500.00
<u>Equipment inventory \$500 to \$5,000 (01-438-99-10)</u>	
Equipment replacement	\$ 5,000.00
Total	\$ 5,000.00
<u>Equipment Leases (01-438-99-30)</u>	
GMC Sierra (final payment 04/2027)	\$ 9,644.00
Total	\$ 9,644.00

Account Number	Account Title	2025-26 Future year Budget
<b>ADMINISTRATION</b>		
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 Srvs 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

<u>Capital outlay over \$5,000 (01-415-99-00)</u>	
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>
<u>Equipment inventory \$500 to \$5,000 (01-415-99-10)</u>	
Laser Fiche	\$ 5,500.00
Equipment Replacement	\$ 47,500.00
<i>Total</i>	<i>\$ 53,000.00</i>
<u>Lease Purchase Equipment (01-415-99-35)</u>	
New Vehicle Lease	\$ 10,000.00

# MOUNTAIN HOME RAILROAD PARK

## GMP 1 BUDGET

REV 1: 10/07/2025

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

# MOUNTAIN HOME RAILROAD PARK

## GMP 1 BUDGET

REV 1: 10/07/2025

DESCRIPTION		VENDOR		TOTAL
	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
32-1813	SYNETHIC GRASS			
	Artificial Turf	Syn Lawn	803 sf	20,785
32-3200	RETAINING WALLS			
	Metal Panels @ Planters	Allowance	91 LF	27,300
	Concrete Steps	Ytuarte	1 lf	6,300
32-3343	SITE SEATING & TABLES			
	Picnic Table	Landscape Forms	11 ea	74,129
	Bench	Landscape Forms	1 ea	1,972
	Table and Chairs	Landscape Forms	7 ea	4,547
32-9223	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	<b>ELECTRICAL SUBCONTRACTOR</b>								
	ST1- Step Lights	Power Plus	1	ea					23,000
	BL 1 Path Light Single Head	Power Plus	5	ea					41,975
32-1100	<b>BASE COURSE</b>								
	<i>Sidewalk Prep Section (6")</i>	<i>City of Mountain Home</i>	6,191	<i>sqft</i>					
32-1613	<b>CURB &amp; GUTTER</b>								
	Containment Curb	Ytuarte	33	lf					1,188
32-1623	<b>SIDEWALKS</b>								
	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	<b>SYNETHIC GRASS</b>								
	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	<b>FENCES &amp; GATES</b>								
	Site Fencing	Allowance	32	lf					4,431
32-3343	<b>SITE SEATING &amp; TABLES</b>								
	Bench	Landscape Forms	2	ea					3,944
32-9313	<b>GROUND COVERS</b>								
	<i>Bark Ground Cover</i>	<i>City of Mountain Home</i>	344	<i>sf</i>					
<b>11. ITD WORK</b>									
									\$ 170,322
01-5529	<b>TRAFFIC CONTROL</b>								
	Traffic Control Allowacne	Allowance	1	allow					15,000
02-4113	<b>DEMO-SITE</b>								
	Demo for ITD	Allowance	2,926	sf					14,630
10-1400	<b>SIGNAGE</b>								
	ITD Signage	Allowance	1	allow					10,000
12-9300	<b>SITE FURNISHINGS</b>								
	Trash Receptacle	Landscape Forms	2	ea					3,906
31-2217	<b>CURB PREP</b>								
	Curb & Gutter Prep	Allowance	777	sf					7,770
32-1100	<b>BASE COURSE</b>								
	<i>Sidewalk Prep Section (6")</i>	<i>City of Mountain Home</i>	2,875	<i>sqft</i>					
32-1216	<b>ASPHALT PAVING</b>								
	Asphalt Paving 2'-1/2"	Allowance	16,102	sf					24,153
32-1613	<b>CURB &amp; GUTTER</b>								
	Curb and Gutter	Ytuarte	232	lf					8,437
	Vert Curb	Ytuarte	8	lf					288
32-1623	<b>SIDEWALKS</b>								

# MOUNTAIN HOME RAILROAD PARK

## GMP 1 BUDGET

REV 1: 10/07/2025

DESCRIPTION		VENDOR		TOTAL		
	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		
32-1726	<b>TACTILE WARNING SURFACES</b>					
	Ped Ramp ITD	Ytuarte	4 ea	12,000		
32-9223	<b>SODDING</b>					
	Sod Areas	City of Mountain Home	67 sf			
32-9313	<b>GROUND COVERS</b>					
	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			
34-4000	<b>TRANSPORTATION SIGNALING</b>					
	Solar Ped Crossing Signs		3 ea	56,191		
<b>04. WATER PLAY AREA</b>					\$	419,068
12-9300	<b>SITE FURNISHINGS</b>					
	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	<b>Fountain</b>					
	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		
	Trench Drian	Ytuarte	50 lf	1,613		
26-0010	<b>ELECTRICAL SUBCONTRACTOR</b>					
	BL 1 Path Light Single Head	Power Plus	1 ea	8,395		
32-1100	<b>BASE COURSE</b>					
	Sidewalk Prep Section (6")	City of Mountain Home	4,835 sqft			
32-1613	<b>CURB &amp; GUTTER</b>					
	Containment Curb	Ytuarte	43 lf	1,548		
32-1623	<b>SIDEWALKS</b>					
	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		
32-3100	<b>FENCES &amp; GATES</b>					
	Site Fencing	Allowance	42 lf	5,816		
32-3200	<b>RETAINING WALLS</b>					
	Seat Wall	Ytuarte	1 lf	25,000		
32-3343	<b>SITE SEATING &amp; TABLES</b>					

# 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			
	Rock Ground Cover 3-6" Size	City of Mountain Home	623 sf	
33-1000	WATER UTILITIES			
	1.5" Water Line	City of Mountain Home	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			
	Sidewalk Prep Section (6")	City of Mountain Home	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			
	Boulders	City of Mountain Home	14 ea	
32-9313	GROUND COVERS			
	Rock Ground Cover 3-6" Size	City of Mountain Home	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			
	Sidewalk Prep Section (6")	City of Mountain Home	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			
	Boulders	City of Mountain Home	5 ea	
32-9313	GROUND COVERS			
	Compacted Gravel Base	City of Mountain Home	3,334 sf	
	Rock Ground Cover 3-6" Size	City of Mountain Home	904 sf	

# MOUNTAIN HOME RAILROAD PARK

## GMP 1 BUDGET

REV 1: 10/07/2025

DESCRIPTION		VENDOR	TOTAL	
	<i>Bark Ground Cover</i>	<i>City of Mountain Home</i>	86 sf	
<b>07. CMU SOUND WALL</b>				\$ 249,988
02-4113	DEMO-SITE			
	<i>Demo Chain-link Fence</i>	<i>City of Mountain Home</i>	760 lf	
04-0010	MASONRY			
	CMU Wall	TMC Masonry	1 ls	168,708
	<i>Excavation and Backfill</i>	<i>City of Mountain Home</i>	lf	
	CMU Wall Foundation 12'	Ytuarte	1 lf	30,458
	CMU Wall Foundation 10'	Ytuarte	1 lf	36,572
05-0010	METALS SUBCONTRACTOR			
	Metal Panel	Allowance	75 lf	14,250
<b>08. CABOOSE UPGRADES</b>				\$ 14,575
12-9300	SITE FURNISHINGS			
	Trash Receptacle		1 ea	1,953
32-1100	BASE COURSE			
	<i>Sidewalk Prep Section (6")</i>	<i>City of Mountain Home</i>	506 sqft	
32-1613	CURB & GUTTER			
	Containment Curb	Ytuarte	68 lf	2,448
32-1623	SIDEWALKS			
	Standard Concrete	Ytuarte	61 sf	481
32-3100	FENCES & GATES			
	Site Fencing	Allowance	70 lf	9,693
32-9313	GROUND COVERS			
	<i>Rock Ground Cover 1"</i>	<i>City of Mountain Home</i>	1,176 sf	
	<i>Bark Ground Cover</i>	<i>City of Mountain Home</i>	188 sf	
<b>09. SOUTH PARKING LOT</b>				\$ 280,148
02-4113	DEMO-SITE			
	Asphalt Paving 2-1/2"		6,010 sf	21,035
26-0010	ELECTRICAL SUBCONTRACTOR			
	PL 1	Power Plus	5 ea	67,366
	PL 2	Power Plus	3 ea	44,886
	BL 1 Path Light Single Head	Power Plus	4 ea	33,580
	ITD Streetlight Work	Power Plus	1 ea	4,800
31-2217	CURB PREP			
	Curb & Gutter Prep		2,820 sf	28,200
32-1100	BASE COURSE			
	<i>Sidewalk Prep Section (6")</i>	<i>City of Mountain Home</i>	1,977 sqft	
32-1216	ASPHALT PAVING			
	Asphalt Paving 2-1/2"		13,625 sf	20,438
32-1613	CURB & GUTTER			
	Curb and Gutter	Ytuarte	986 lf	35,856
	Vert Curb	Ytuarte	21 lf	756
32-1623	SIDEWALKS			
	Standard Concrete	Ytuarte	1,948 sf	15,373
32-1726	TACTILE WARNING SURFACES			
	Ped Ramp Type A	Ytuarte	2 ea	3,000
32-9223	Sodding			
	<i>Sod Areas</i>	<i>City of Mountain Home</i>	1,224 sf	
32-9313	GROUND COVERS			

# MOUNTAIN HOME RAILROAD PARK

## GMP 1 BUDGET

REV 1: 10/07/2025

DESCRIPTION		VENDOR		TOTAL	
	<i>Rock Ground Cover 3-6" Size</i>	<i>City of Mountain Home</i>	1,215 sf		
	<i>Bark Ground Cover</i>	<i>City of Mountain Home</i>	2,383 sf		
32-9413	Landscape Curbs				
	Ribbon Curb Prep		195 sf	1,950	
	Ribbon Curb	Ytuarte	65 lf	2,908	
<b>10 NORTH PARKING LOT</b>				\$	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>	<i>City of Mountain Home</i>	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>	<i>City of Mountain Home</i>	480 sf		
	<i>Bark Ground Cover</i>	<i>City of Mountain Home</i>	1,184 sf		
32-9413	Landscape Curbs				
	Ribbon Curb Prep		204 sf	2,040	
	Ribbon Curb	Ytuarte	68 lf	3,042	
<b>12. SITE FURNISHINGS</b>				\$	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	
<b>00. GENERAL CONDITIONS</b>				\$	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	49,000
	<b>SURVEY AND LAYOUT</b>			
	Total Station/GPS + Data Collector		6 mths	35,000
	Construction Staking and Survey	The Land Group	1 ls	15,000
01-5200	<b>CONSTRUCTION FACILITIES</b>			
	Field Office Delivery/Pickup		2 ea	1,500
	Job Trailer		6 mth	6,600
	Temp Power Setup		1 ea	1,000
	Field Office Furniture and Technology Package		6 mth	3,000
	Temp Power for Building		6 ea	1,500
	Portable Toilet		12 mth	2,340
01-5400	<b>CONSTRUCTION AIDS</b>			
	General Labor		600 hr	31,776
	Forklift 5K		6 mth	18,000
01-5600	<b>TEMP BARRIERS AND ENCLOSURES</b>			
	Chain-link Temp Panels 450 lf	City of Mountain Home	2,200 lf	
01-7419	<b>WASTE MANAGEMENT AND DISPOSAL</b>			
	Trash Disposal	City of Mountain Home	8 mth	
01-2119	<b>TESTING AND INSPECTIONS</b>			
	3rd Party Testing and Inspection	Allowance		25,000
<b>TOTAL COST</b>			3,638,762	\$ 4,044,178
<b>CONTINGENCY</b>			10.0%	404,418 \$ 4,448,596
<b>BOND</b>			1.09%	48,490 \$ 4,497,085
<b>CM/GC Fee</b>			10.00%	449,709 \$ 4,946,794
<b>TOTAL</b>				\$ 4,946,794