

MINUTES
HIGHLAND CITY COUNCIL MEETING

Tuesday, March 3, 2015

Highland City Council Chambers, 5400 West Civic Center Drive, Highland, Utah 84003

PRESENT: Mayor Mark S. Thompson, conducting
Councilmember Brian Braithwaite
Councilmember Dennis LeBaron
Councilmember Tim Irwin
Councilmember Jessie Schoenfeld
Councilmember Rod Mann

STAFF PRESENT: Aaron Palmer, City Administrator
Nathan Crane, Community Development Director
Gary LeCheminant, Finance Director
JoD'Ann Bates, City Recorder
Justin Parduhn, Public Works O&M Director
Brian Gwilliam, Chief of Police
Tim Merrill, City Attorney

OTHERS: Ed Dennis, Jaron Hulme, Andrew Morgan, Aaron Edwards, Eli Johnsen, Rick Hulme, Scot Jones, Cody Scott Love, Matthew Gardner, Ryan Slater, Jayden Harris, Stephen Wold, Shauna Holt, Richard Sudweeks, Dallin Webecke, Matthew Webecke, Edmund Webecke, McKay Brooks, Abe Day, Bonnie Desmond, Andy Desmond, Sharleen Shields, Michelle DeKorver, Kent Slade, Blythe Shupe, Richard Miller, Cooper Miller, Ethan Mortensen, Brad Wilson, Hunter Moorhead, Tate Wilson, Kenui Hall, Alan Jex, Mike Ridges, Leslee Keckley, Dane Keckley, Jon Taggart, Krina Saunders, Nic Saunders, Jackie Healey, Jon Brough, Jimmy Fietkau, Johnny Fietkau, Clay Palmer, Jason Palmer, Ryan Bartholomew, Griffin Jensen, Luke Wright, Jody Riggs, Tom Harward, Jarod Heath, and Corbet Heath.

The meeting was called to order by Mayor Mark S. Thompson as a regular session at 7:02 p.m. The meeting agenda was posted on the *Utah State Public Meeting Website* at least 24 hours prior to the meeting. The prayer was offered by Mayor Thompson and those assembled were led in the Pledge of Allegiance by Ethan Mortensen, a scout.

APPEARANCES:

Ed Dennis Chairman of the Open Space Committee, commented the committee is slowly making progress and appreciated the support of the City Council. Ed stated as a concerned resident he would like to read a statement regarding the library dedicated tax (attached).

Shawna Larsen Chairman of the Arts Council stated she wanted to address the Council and let them know that they have been working on getting donations for a new piano for the Community

Center, have reached their goal and have worked on the purchase of a new piano. She indicated it is a Kawai concert piano, 10 years old, in perfect condition, and is black. The Arts Council would like to ask the city for two things; 1) purchase a cover for the piano and 2) the company they are purchasing the piano from is willing to give them \$1,500. trade in credit for the old piano, it was her understanding that it would need to be surplus and inquired as to when they could released that piano.

JoD'Ann Bates City Recorder stated the piano surplus request will be in the next Council agenda. If the Council chooses to approve the surplus of the piano the city would then need to advertise that approval to surplus for 14 days, looking at the calendar that would allow them to move forward with trading it in for the new piano on April 1, 2015.

Shawna Larsen stated that although the Arts Council is doing the purchase, it is being purchased with donations and therefore will be the property of the City and will need to be insured for \$13,000.

Jackie Healey resident, commented she supports the dedicated library tax. Her family uses the library frequently. She doesn't want to have to worry about the funds to run the program every year and worry about if there is going to be funds available for the library. The Library is small but they do great things. She has come to the library with her family and her scouts and have participated in story time and use of the computers. She appreciated the library staff and wants to see it stay intact.

Blythe Shupe Library Chairman, indicated she would like to reiterate the fact that the library dedicated tax is a small amount equaling approximately 2% of the entire city budget but that 2% is critical to the library. To put it into to perspective as to what would happen if they were to lose funding below a specific amount she stated Highland residents currently have access to over 6000 eBooks online if the library was to lose any of the grant funding and state and federal funding they would only have access to 60. She indicated there had been discussion regarding a survey among the residents to see what the support is for the library and for the dedicated tax. She has talked to a company names Qualtrics and they have agreed to help with a survey.. Qualtrics is a national company, with one of their owners lives here in Highland. This is what they do; they write and deliver surveys on behalf of other companies. She feels that by allowing the survey to be written by a third party it would allow it to be unbiased. There is a question as to the best way to administer the survey and she is waiting her hear back from a representative of Qualtrics. As they discuss the issue today all she asks is they consider doing a survey to receive the feeling of the residents of Highland and do it fair manner. Having Qualtrics allows that fair administrations of a survey. Depending on the way it is distributed it is her understanding this would be done at no cost.

Council member discussed timing and distributing options.

CONSENT ITEMS:

MOTION: Minutes for the February 10, 2015 City Council Work Session

MOTION: Minutes for the February 17, 2015 City Council Regular Session

MOTION: Ratification of Re-Appointment and Appointment of Planning Commissioners

Pulled by

MOTION: Tim Irwin moved the City Council approve the consent items on the agenda.

Jessie Schoenfeld seconded the motion.

Unanimous vote, motion carried.

ACTION ITEMS:

MOTION: Authorize Staff to Bid Road Reconstruction – 10150 North and Stevens Lane

BACKGROUND: In the fall of 2014, J-U-B Engineers prepared a road maintenance plan. As part of this plan Pavement Condition Index (PCI) values were established for all roads in Highland. Both 10150 North and Stevens Lane have a PCI value of F. These roads were chosen for the following reasons:

- Stevens Lane is a continuation of reconstruction project that began in 2013.
- 10150 North serves an alternate route for 10400 North and 9600 North. It also serves as a route to Freedom Elementary School.

These projects were chosen because they would complete an entire road section within the remaining budget.

In September 2016, the City Council hired King Engineering to serve as a consultant to provide general consulting services relating to road maintenance projects. Staff met with Mr. King and the Mayor on site. Mr. King has prepared a proposal to draft bid documents and probable costs for these projects as follows:

Road	Bid Document Costs	Probable Costs
10150 North	\$10,500	\$164,000
Stevens Lane	\$5,780	\$86,400
Total	\$16,280	\$250,400

The total cost for both projects is: \$266,680.

Nathan Crane stated staff had been asked directly about 6000 west and 10400 N. In 2008 the city received bids done to complete 6000 W and costs ranged from \$400 per foot to \$1000 per foot. The quote for \$1000 per foot includes additional shoulder, curb gutter and sidewalk. These two projects are about \$86 per foot.

Brian Braithwaite thanked the staff for the work and effort they put into getting this information to the council. This issue has been controversial and there have been several avenues they have tried to take in order to address the road issue. He feels it is important the council have a

consistent way of choosing the roads to be worked on and feels this is working in that direction. He feels staff has given the council something to start with, they are trying to identify the right roads to work on but questions if these two roads need to be done or should they put those funds into re-surfacing other areas.

Justin Parduhn Public Works Director stated depending on the type of resurfacing they need to have preformed they would need to get going on getting those scheduled. They hadn't been talking to the companies for resurfacing and they would need to call them and see what their schedules are looking like.

Brian Braithwaite feels it is fundamental that there be a common ground and communication between Council and Staff. He has looked at both roads and proposed doing 10150 north and take the funds from the other and put towards resurfacing other needed roads.

Council continued to discuss with Staff areas that could be resurfaced, maintenance that could be added and the type of work that could be done prior to the end of the fiscal year. Discussion continued regarding the 5 year plan and if they were going to be able to follow that plan.

Tim Irwin inquired how the type of traffic plays into the need for reconstruction or resurfacing of these roads.

Justin Parduhn stated staff feels of the two roads, 10150 north is the higher traffic. It is heavily used for residents to travel to Freedom Elementary or 6800 west. Stevens Lane is a continuation of a project started last year continuing it out to 6450 West.

Dennis LeBaron stated he would have to agree with Brian Braithwaite in reconstructing 10150 north and use Stevens Lane funding to resurface other roads.

Rod Mann also agreed with Brian Braithwaite's suggestion depending on the possibility of getting things scheduled

MOTION: Brian Braithwaite moved the City Council authorize the staff to bid the road reconstruction project for 10150 North and set aside a contingency for that project in a reasonable amount. All other funds identified be used for resurfacing projects.

**Tim Irwin seconded the motion.
Unanimous vote, motion carried.**

RESOLUTION: Amending Site Plan Review Fees – Civic Construction Plan Review and Civic Construction Inspections

BACKGROUND: The current fee for site plan review is \$725. This last update to these fees was done in 2009. There is not an established fee for civil construction inspections or civil plat review. Civil construction inspections are those inspections done by the Public Works staff as a building is constructed. There are no current fees for civil plan review or civil construction inspections. Further, engineering review is currently being provided by consultants. For these

reasons, staff commissioned a fee study to update these fees. The study was completed by Zion's Bank Public Finance. The proposed fee includes two staff reviews. All corrections and issues can be resolved in two reviews. If additional reviews are required an additional fee will be charged. This will encourage developers and engineer's to ensure all corrections are addressed during the first two reviews. The proposed fees are as follows:

Site Plan Review: \$2,295

Civil Plan Review: \$2,906

Civil Inspection Fee: \$4,015

The Civil Construction Inspection fee is based on an average of 110 hours spent by Public Works staff per subdivision. If a project requires more than the 110 hours, the developer will be charged \$36.50 per hour. These fees will be collected prior to the inspection being completed. Currently, Public Works staff tracks time spent on the job site. This task will be simplified by the use of work order software that is being considered. These fees will be reviewed next year to insure accuracy.

Tim Irwin inquired if these are costs occurred by internal staff.

Nathan Crane stated this would cover cost for both internal staff and contracted engineers. He stated they are currently working with two consulting engineers one from Hansen, Allen, Luce that does the utility modeling and one from JUB that does our civil plan review. In order to cover those cost they are passing that onto the developments.

Brian Braithwaite stated he appreciates the work done by staff in working with Zion's Bank to help capture those costs and the plan to review those costs every year and adjust it accordingly.

MOTION: Tim Irwin moved the City Council approve a Resolution amending the Site Plan Review Fees and establishing a fee for Civic Construction Plan Review and Civil Construction Inspections.

Dennis LeBaron seconded the motion.

Those voting aye: Brian Braithwaite, Dennis LeBaron, Tim Irwin, Jessie Schoenfeld, and Rod Mann.

Motion carried.

MOTION: Approval of an Agreement – DR Horton

BACKGROUND: DR Horton has filed an appeal regarding the current impact fees. Since the City began the process of revising the impact fees, an agreement between parties has been reached. The agreement will stay any litigation until the revised impact fees are completed. The draft impact facility plans are currently under review by staff. The agreement also states that if the new impact fees are lower than the current fees, the City will reimburse DR Horton for those fees. If the fees are higher than the current fees DR Horton will pay the difference. The agreement is needed to address the time differences in state statute relating to appealing impact fees and the time the City needs to revise the impact fees.

Tim Merrill City Attorney stated this agreement is to not litigate rather the fees are reasonable or not until after the study done by Zion's Bank. Once the new impact fees are approved, the developer is agreeing to pay them subject to protest. However, there is a statute of limitations so in order to preserve their right to challenge them and give the city time to prepare its study through Zion's Bank.

MOTION: Tim Irwin moved the City Council approve of an agreement with DR Horton relating to Impact Fees.

**Rod Mann seconded the motion.
Unanimous vote, motion carried.**

MAYOR, CITY COUNCIL & STAFF COMMUNICATION ITEMS

(These items are for information purposes only and do not require action or discussion by the City Council)

- **Park Maintenance Building**

Justin Parduhn stated staff had met over the past week with individual council members and discussed the need for a new parks maintenance building. He had received some estimates regarding different types of buildings that could be possible. They are proposing a 50 x 100 steel frame building, depending on the location and the exterior they feel they can build it for approximately \$275 thousand which includes a pre-cast fence, all utilities, the buildings and garage doors. He handed out an estimate from company regarding the buildings. (handout attached).

Nathan Crane stated the difference in quoted price related to interior improvements.

Justin Parduhn indicated they had received pricing on a steel frame building from a company in Lehi called J&M Steel. The price received was for a 50 x 100 foot building with insulated panels (different colors and finishes) that are equivalent to and R-22 insulated rating. The breakdown includes: \$116 thousand for the building, the building with a concrete floor takes it to \$23 thousand, a concrete wall to surround the building at 4 foot high is \$19 thousand, 4 - 14x14 doors installed with openers is \$36 thousand. Todd Trane the city contract engineer put together the estimates for all the earthwork, pad, utilities, sumps, and asphalt which came to \$66 thousand and 300 feet rhino rock wall \$16,500 for a total of \$276,500. There will be a need for some additional funds depending on where it goes and the type of landscaping, this also does not include any interior framing, leaving approximately \$24 thousand left over for any additional expenses.

Mayor Thompson indicated one issue they need to consider is the ongoing costs to heat the building but they can possibly sectionalize it to keep those costs to a minimum.

Jessie Schoenfeld asked if this type and size of building would be able to do what is needed.

Justin Parduhn responded that steel buildings are a great investments and feels this will fit their needs, the size has some flexibility and possible room to grow in the future if needed.

Discussion continued regarding the first choice for locations which was determined to be the Town Center location as indicated in the January 20, 2015 minutes and the process in order to move forward.

- Library Funding and Dedicated Tax

Rod Mann stated his view is that the library funds should come from the general fund just as every other department. He feels the city does not have control of the funds and cannot use the reserve for other issues the city faces. As of last year the library had a reserve of \$89 thousand dollars that could be used for things like trails, parks, roads or other areas. He would propose they eliminate the library dedicated property tax and put that percentage back into the general fund giving the city more flexibility on what that reserve can be used for. He had looked into this and 3 of the 13 libraries in Utah County have a dedicated library tax the other 10 do not and they are surviving. He feels he has to look at what is best for the city as a whole and not just one specific area.

Tim Irwin inquired how they would address concerns of the board regarding future growth. Part of that reserve is being saved for future growth and expansion.

Rod Mann stated organizations can raise funds fairly quickly as shown by the Arts Council earlier in the evening. He feels this should be transparent and open, and there hasn't been a good accounting of this fund for residents to be able to see what it's being used for. He feels the relationship with the library and the city would be better served working together with the library foundation.

Dennis LeBaron reminded the council the reason for the dedicated library tax was to provide stability and suggested the possibility of reducing the dedicated tax to ½ with the other ½ going into the general fund.

Brian Braithwaite stated there are many moving parts and does not feel this is black and white. The library is not currently paying for rent or utilities if you were to look at everything, currently they would not cover all their costs. They have talked about it before, that transparency is very important and feels there are fundamental things that are valuable for the council. He feels that by putting it on the books it would show those reserves would go towards growth when it got to that point. We as a society pay for other children's education just as other paid for ours before us and as a community we value that education. By leaving it where it is it will continue to grow but if the budget is reduced it will have the potential of slowing the momentum. They just talked about funds for a road and gave a contingency to make sure it is covered. They can argue about the little things but if they cut this too close they can end up with the possibility of losing employees and not having a guarantee from year to year.

Dennis LeBaron inquired about the option and the possibility of implementing user fees.

Brian Braithwaite indicated that user fees are not guaranteed and you would not know what you would be getting from year to year.

Rod Mann stated he agreed with the option of user fees in conjunction with other fund raising options to help make up those differences. He feels there are some risks but feels it is best for the city as a whole to put those funds back into the general funds.

Discussion continued between council members regarding fees, funding options and the library reserves.

Tim Irwin stated that a previous council and residents agreed to have a dedicated library tax and the principle of not making a change to a previous council's decision makes it a hard choice as to what direction he feels he should go. He stated there are some conflicting principals with this issue. They could have a better library if there was more ownership of those that use the library and feels the discussion is how they move forward in funding

Jessie Schoenfeld stated there is a huge difference in the funding issue. The piano fundraising as mentioned previously is a onetime shot not an ongoing cost.

Discussion continued regarding a possible survey, time frames and proper communication with the residents.

- Brian Braithwaite mentioned an issue regarding parking space around Toscana that are being used for trailers and abandoned vehicles. He has been working with Nathan and he would like an ordinance be placed on the next agenda to address this issue.
- Mayor Thompson inquired regarding an update on the Pebble Lane Median.

Nathan Crane responded they are still waiting to hear back from the State.

- Tim Irwin inquired regarding the status on updating the building use policy and fees.

Rod Mann indicated it was his understanding that Emily Gillingwater was getting information together and asked staff to follow-up on the communication with Emily.

- Jessie Schoenfeld suggested in conjunction with the Mayors comment in the newsletter regarding gathering history information she feels they should form a historical committee to help get the information together for the 40th year history book.

It was the general consensus of the Council to move forward in setting up a history committee.

- Dennis LeBaron commented on the amount of business signs on berms and around the city. He thought it would be good to remind residents in the newsletter regarding signage regulations.

ADJOURNMENT

MOTION: Brian Brathwaite moved to adjourn.

**Tim Irwin seconded the motion.
Unanimous vote. Motion carried.**

Meeting adjourned at 9:30 p.m.


Jo Ann Bates, City Recorder

Date Approved: March 17, 2015



How is the library going to be diminished if the City Council eliminates the dedicate property tax?

First, let me clarify that the dedicated tax for the library is about 2% of the total city budget and is supplemented by Federal and State funds, donations from residents, fines, fees from non-residents, and resources from the Utah State Library.

Second, the City Council controls 100% of the expenditures for the library. The dedicated tax only insures that funding won't be pulled out from underneath an important community service. The State Legislature, dominated by conservatives, felt strong enough about the importance of funding public libraries with property taxes that they passed the dedicated property tax law in 2005. The dedicated property tax isn't new.

Third, the size of the reserve for the library is under the control of the City Council. The library operates at a fraction of the cost of most Utah libraries. According to the Utah State Library, the average household in Salt Lake County pays over \$166 while Highland residents pay approximately \$54 per household. Any excess reserves could be used to add more resources to the library at the discretion of the City Council to make it a better resource for the community.

Now, quoting Colleen Eggett with the Utah State Library, "Unless they (the Library) receive at least 65% of their funding from taxpayer dollars, they (the Library) would be considered a private library and would lose State and Federal funding. Right now they receive thousands of dollars a year through us in the form of the Community Library Enhancement Fund (CLEF) grant, access to Pioneer databases including OverDrive and OneClick Digital ebooks and audiobooks, premium online library databases, etc. They also receive training, support, consulting, an opportunity to apply for LSTA and other grants."

Yes, the Library will be diminished if the Dedicated Property Tax is eliminated and user fees are imposed. **In fact, quoting Colleen Eggett again**, "look into the eyes of the community and see how many people use it as their first source of information, children's books and activities, computers, etc. They are (the) people that will really lose."

Quoting an article in the YES Magazine entitled "The Public Library Manifesto":

"Only recently have public libraries needed to use economics to justify their existence, but the results are consistently eye opening. A Florida study found that for each dollar of taxpayer money spent on libraries, communities received \$6.54 in benefits. A study of Wisconsin's libraries estimated a \$4 benefit for each \$1 of taxpayer money; one in Indiana estimated \$2.38 in benefits; in Vermont, it was \$5. In other words, for every \$1 states or cities cut from their library budgets, households and businesses spend \$2.38 to \$6.54 more from their own pockets." In addition, "Consider the case of Philadelphia . . . it found that within 1/4 mile of one of Philadelphia's 54 branches, the value of a home rose by \$9,630. Overall, Philadelphia's public libraries added \$698 million to home values."

Is the library an archaic entity that may not survive the technological world?

Not a chance! Quoting statistics from the Utah State Library for the 2013 fiscal year:

There are almost 2 million Utah residents with library cards

Utahns ACCESS the following digital media from home (which is only available to those with public library cards):

Public Pioneer – Utah’s Online Library – which offers 41 premium online databases

Almost 4,300 electronic books

Almost 9,000 downloadable audiobooks

Utah residents have access to over 6.6 million books, more than 607,000 CDs and over 640,000 DVDs.

In 2013, Utah residents borrowed more than 37 million items from their libraries which is more than 13 items per person in one year

Utah ranks 3rd in the nation in the total amount of materials borrowed from public libraries per capita.

On a typical day, Utah public libraries:

Welcome 58,989 people

Lend 123,157 items of which 52,569 are children’s materials

Answer 10,193 reference questions

Present 100 library programs for 3,463 people attending

Connect 10,143 people to the Internet

Archaic, not a chance! Public libraries are one of our most important community resources and at \$54 per year per household, the best buy in town!

Past experience suggests that if this issue becomes a ballot measure, the residents of Highland will vote to support the library. Again, from the YES Magazine article:

“In 2010, some 87 percent of these ballot initiatives were approved across the country.”

“In Bedford, Texas, after a community-wide petition campaign to oppose library outsourcing gathered 1,700 signatures in four days, city council members voted 4-3 to reject privatization.”

I hope you will consider my concerns in the spirit of what is best for the majority of the residents of Highland and leave the dedicated library tax intact. I believe the library reflects our commitment to the community and excellence in education that we all share. Let's join together to find ways to make it better!

Best regards,

Ed Dennis

03 March 2015

Highland City
c/o Nathan Crane, Community Development Director
5400 West Civic Center Drive
highland, Utah 84003
801.772.4567

Re: Parks and Recreation Garage

Nathan:

This letter is in response to your question regarding budget costs for different building types on the proposed Parks and Rec maintenance and storage garage. The proposed building is 50 feet by 100 feet (5,000 square feet) with approximately 4,200 square feet of garage and 800 square feet of finished space. The following budget numbers are typical.

Corporate Headquarters
50 East 100 South
Heber City, UT 84032
ph: 435-654-6600
fax: 435-654-6622

Salt Lake Office
3341 South 4000 West
Suite D
West Valley City, UT
84120
ph: 801-955-5605
fax: 801-955-5618

Williston Office
1418 2nd Ave. #3
Williston, ND 58801
ph: 701-774-5200
fax: 701-774-5200

Killdeer Office
49 Central Ave. S.
Killdeer, ND 58640
ph: 701-203-6247

Vernal Office
60 North 800 West
Vernal City, UT 84078
ph: 435-781-2113
fax: 435-781-2113

Case One – Pre-fabricated Metal Building

- 1.1 \$35,000-45,000 for building package
- 1.2 \$20,000-30,000 for erecting of metal building
- 1.3 \$75,000 for footing, foundation, and slab with foundation flush with slab
- 1.3b \$25,000 additional for foundation extending to 4 feet above grade
- 1.4 \$20,000 batt insulation for climate zone 5
- 1.5 \$20,000-25,000 exterior doors & windows
- 1.6 \$0 exterior wall and roof finish included in item 1.1
- 1.6b \$35,000 additional for EIFS 'Stucco' finish (includes substrate material)
- 1.7 \$50,000-60,000 electrical
- 1.8 \$45,000-50,000 mechanical system
- 1.9 \$25,000-35,000 plumbing
- 1.10 \$25,000-35,000 office framing & finishing

- 1.11 \$315,000 to \$435,000 budget

Case Two – CMU (Concrete Masonry Unit) Building

- 2.1 \$75,000-95,000 for cmu building (labor and materials)
- 2.2 \$40,000 metal roof system (structure and finish)
- 2.3 \$80,000 for footing, foundation, and slab with foundation flush with slab
- 2.4 \$20,000 batt insulation for climate zone 5
- 2.5 \$20,000-25,000 exterior doors & windows
- 2.6 \$20,000 exterior sealants and finish
- 2.7 \$50,000-60,000 electrical
- 2.8 \$45,000-50,000 mechanical system
- 2.9 \$25,000-35,000 plumbing
- 2.10 \$25,000-35,000 office framing & finishing

- 2.11 \$400,000 to \$460,000 budget



Case Three – Concrete Tilt-up Building

- 3.1 \$75,000-95,000 for cmu building (labor and materials)
- 3.2 \$40,000 metal roof system (structure and finish)
- 3.3 \$50,000 for footing and slab (foundation in item 3.1)
- 3.4 \$20,000 batt insulation for climate zone 5
- 3.5 \$20,000-25,000 exterior doors & windows
- 3.6 \$20,000 exterior sealants and finish
- 3.7 \$50,000-60,000 electrical
- 3.8 \$45,000-50,000 mechanical system
- 3.9 \$25,000-35,000 plumbing
- 3.10 \$25,000-35,000 office framing & finishing

- 3.11 \$370,000 to \$430,000 budget

Case Four – Wood Post and Beam Building with SIPS Panels (Structural Insulated Panels)

- 4.1 \$75,000 for post and beam structure and SIPS panels
- 4.2 \$25,000-35,000 for erecting of structure
- 4.3 \$75,000 for footing, foundation, and slab with foundation flush with slab
- 4.3b \$25,000 additional for foundation extending to 4 feet above grade
- 4.4 \$0 insulation included in SIPS see item 4.1
- 4.5 \$20,000-25,000 exterior doors & windows
- 4.6 \$16,000-89,000 exterior wall and roof finish
 - Unit costs:
 - Metal roof \$1.5/SF \$7,500
 - Metal cladding \$1.5/SF \$8,100
 - Vinyl siding \$1.5/SF \$8,100
 - Concrete Board \$4/SF \$21,000
 - EIFS (Stucco) \$5/SF \$27,000
 - Masonry \$10-15/SF \$54,000-81,000
- 4.7 \$50,000-60,000 electrical
- 4.8 \$45,000-50,000 mechanical system
- 4.9 \$25,000-35,000 plumbing
- 4.10 \$25,000-35,000 office framing & finishing

- 4.11 \$381,000 to \$504,000 budget (high end largely based upon exterior finish item 4.6)

Hopefully, these budget numbers help to determine the construction type for your new garage building. Please contact me with questions.

Cordially,



Todd Drennan, AIA
Epic Engineering, P.C. representative