

**MINUTES  
CITY OF FALLON  
55 West Williams Avenue  
Fallon, Nevada  
March 25, 2019**

The Honorable City Council met in a special Council meeting on the above date in the Council Chambers, 55 West Williams Avenue, Fallon, Nevada.

**Present:**

Mayor Ken Tedford  
City Councilman, Robert H. Erickson  
City Councilman, James D. Richardson  
City Councilwoman, Kelly Frost  
City Clerk, Gary C. Cordes  
City Attorney, Michael F. Mackedon  
Emergency Manager, Steve Endacott  
Deputy Public Works Director, Ryan A. Swirczek  
Deputy Public Works Director, Adrian Noriega  
Police Chief, Kevin Gehman  
Deputy City Attorney, Leonard E. Mackedon  
Legal & Administrative Director, Robert Erquiaga  
Deputy City Clerk, Elsie M. Lee  
Director of Tourism & Special Events, Jane Moon  
Public Works Director, Brian A. Byrd  
Marketing & Communications Coordinator, Kaitlin Ritchie  
Deputy City Attorney, Trent deBraga

The meeting was called to order by Mayor Tedford at 9:00 a.m.

Mayor Tedford led the Pledge of Allegiance.

Mayor Tedford inquired if the agenda had been posted in compliance with NRS requirements.

City Clerk Cordes advised that the agenda was posted in compliance with NRS 241.

**Public Comments**

Mayor Tedford inquired if there were any public comments. He noted that comments are to be general in nature, not relative to any agenda items. No action may be taken on a matter raised under this item until the matter has been specifically included on an agenda as an item upon which action will be taken.

No public comments were noted.

**Consideration and possible action to approve a construction contract with K7 Construction, Inc., of Reno, Nevada, in order to construct the William N. Pennington Fallon Youth Center in the amount of Five Million Three Hundred Thirty-Nine Thousand Four Hundred Dollars (\$5,339,400), Public Works #CH-2019-066**

Public Works Director Byrd explained that the approval of a contract to K7 Construction would allow for the completion of an approximately 15,000 square foot building, specifically designed as the future home of the Fallon Youth Club. The building is comprised of concrete block, metal panels, aluminum framed storefront glazing and metal building components. The building will be constructed on the previously developed pad in the southwest corner of the City-owned parcel that currently houses the City/County Gym and Venturacci Park. This project was released for public bid on January 16, 2019 and advertised in the Lahontan Valley News and on the City of Fallon's website, in accordance with NRS 338.1385. A mandatory pre-bid meeting was held on January 30, 2019. Four bids were received and publicly opened by the City of Fallon on February 21, 2019. K7 Construction provided the lowest responsive, responsible bid, with a base bid amount of \$5,189,000 and an additive alternate cost of \$150,400, totaling \$5,339,400. With approval, construction would start May 1, 2019, commencing an estimated ten-month construction schedule. With contributions from both the City of Fallon and Churchill County, the William N. Pennington Foundation has graciously funded the majority of this project.

Mayor Tedford advised Public Works Director Byrd that he could not see the Engineer's Estimate in the agenda packet paperwork.

Public Works Director Byrd stated that he did not provide the Engineer's estimate in the agenda packet.

Mayor Tedford inquired as to the amount of the Engineer's Estimate.

Public Works Director Byrd stated that he would provide it.

Mayor Tedford asked him what it was.

Public Works Director Byrd did not have the amount immediately available to him but stated that it was about \$1.6 million over the \$5.3 million bid. By the time they reevaluated, and value engineered the building, it was at \$4.2 million.

Mayor Tedford inquired if the Council had any comments or questions.

Councilman Erickson asked Public Works Director Byrd to describe the additive alternate.

Public Works Director Byrd explained the items in the additive alternate are focused around the kitchen equipment, when the consultants and the design engineers provided their preliminary pricing, it became apparent the project was going to be significantly over the original estimate and, as a team, they came up with a strategy to remove items inside the kitchen to hopefully lower the base bid price and give the Council and the Pennington Foundation the opportunity to review. In the base bid amount, the kitchen is being constructed in its entirety with flooring, walls, venting, the whole works. The additive alternate of the \$150,000 is strictly kitchen equipment and some of the everyday items that they would utilize in there.

Councilman Erickson clarified that today, before them for approval, is a dollar amount that would fund the additive alternate.

Public Works Director Byrd concurred; the total amount of \$5,339,400 includes the additive alternate.

Mayor Tedford stated that we certainly would not be here today without the William N. Pennington Foundation.

Public Works Director Byrd agreed. He added that this has been a challenging project from the start, but it is one of those projects that really make you proud to be part of this community and see the different groups and community members and the Pennington Foundation be as active as they are.

Mayor Tedford inquired if there were any public comments or questions.

Mr. Gary Imelli, member of the Fallon Youth Club Board of Directors, stated that, on behalf of the Board of Directors, they really thank the City, Churchill County, the Pennington Foundation, and staff that have worked so hard toward completion of this project. He added that the Fallon Youth Club would do whatever they need to do to make this a successful program and continue with the efforts that everybody in the community has put forth. The children of the community will really benefit from this project.

Mayor Tedford thanked Mr. Imelli for his comments. He added that this is a good project, and as he mentioned earlier, without the William N. Pennington Foundation, we would not be here today. He thanked staff for working so hard on this project to get it to where it is today. If the Council pleases, he would sure appreciate a motion to approve this contract.

Councilman Richardson motioned to approve a construction contract with K7 Construction, Inc., of Reno, Nevada, in order to construct the William N. Pennington Fallon Youth Center in the amount of Five Million Three Hundred Thirty-Nine Thousand Four Hundred Dollars (\$5,339,400), Public Works #CH-2019-066; seconded by Councilwoman Frost and approved with a 3-0 vote by the Council.

### **Public Comments**

Mayor Tedford inquired if there were any public comments.  
No public comments were noted.

### **Council and Staff Reports**

Mayor Tedford inquired if there were any Council or staff reports.  
No Council or staff reports were noted.


### **Executive Session**

Mayor Tedford tabled the executive session, as it was not needed at this time.

### **Adjournment**

There being no further business to come before the Council, Mayor Tedford adjourned the meeting at 9:16 a.m.

  
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Mayor Ken Tedford

Attest:   
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Gary C. Cordes, City Clerk/Treasurer