



August 21, 2024

To Whom it May Concern:

RE: El Rancho Wells, NV

The City of Wells project for the historic El Rancho can be broken down into different construction phases to decrease the amount of funding needed at one time. Phase 1 would be roof flashing, sewer vent installation and replace and install rough plumbing which would cost approximately \$36,449. Phase 2 would consist of wall insulation and ceiling insulation which would cost approximately \$31,484. The third and final phase would consist of wall shearing per structural engineer's request, sheet rock, repair and replace flooring throughout main level which would cost approximately \$31,067. If our entire original request could not be funded the City would be excited to get phase 1 completed at \$36,449. If you should have any questions, please feel free to call City Hall at 775-752-3355.

Respectfully,

A handwritten signature in black ink, appearing to read "Jason Pengelly", written over a horizontal line.

Jason Pengelly  
City of Wells  
PO Box 366 Wells, NV 89835  
[citymanager@cityofwellsnv.com](mailto:citymanager@cityofwellsnv.com)

El Rancho Estimate 3/28/24

- PHASE #2 - 1) Ceiling 2742 SF, LX4 stripping \$ 9,224.<sup>00</sup>
- 2) Ceiling Insulation 4002 SF R-30 \$ 18,416.<sup>00</sup>
- PHASE #2 { 3) Ceiling Tile. 4002 SF \$ 32,802.<sup>00</sup>  
(may not find original)
- 4) Walls. 916 SF Insulate R-21 \$ 3,844.<sup>00</sup>
- PHASE #3 5) Walls 916 SF sheety, insulate, Hang 5/8 Rock. \$ 16,238.<sup>00</sup>  
Tape & Finish, (no paint)
- PHASE #1 6) Rough plumbing as per plan \$ 33,000.<sup>00</sup>  
(excludes Hot water Heater)

Total \$ 113,524.<sup>00</sup>

Note: Material cost may change.

*Chad Dixon*

**DIXON BUILDERS**  
 General Contractor and Concrete  
 NV. LIC # 0031844 C-5 LIC # 0031843  
 P.O. Box 731  
 Wells, NV 89835  
 775-752-3634

Labor not Based on Prevailing Wages

PHASE #1

Venting Extensions / Roof Welding FLASHING ON Membrane



47 East 200 North  
Ephraim, Utah 84627  
(801) 910-1925  
Box 580 Tooele Utah 84074  
(800) 491-3942

March 15, 2024

Jason Pengelly  
Wells City Manager  
Wells Nevada  
[citymanager@cityofwellsnv.com](mailto:citymanager@cityofwellsnv.com) (775) 752-3355 Mobil (775) 340-5368

RE: **Roof Stack Vent Flashing** bid for the **El Rancho wells NV**

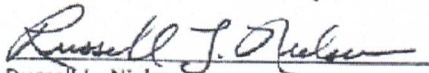
We appreciate the opportunity to provide you with a quote for the above-mentioned project. The quoted price includes:

- Clean and Prepare roof area's for vent pipe install. Wells city maintenance will mark area's where the vent holes are to be cut into the roofing and roof deck.
- Cut openings where marked, in the roofing and roof deck for vent pipes to be run through by Wells City Maintenance.
- Repair any area's that sustain damages or have to be modified during the project.
- The flashing of all the new vent pipes, (Approx. 13) with Duro-Last membrane pre-fabricated flashings, to maintain the Duro-Last membrane manufacturer's warranty. (*Install to Manufacturers specification*)
- All labor performed by factory trained personnel.

**TOTAL BID PRICE: \$3,449.00**

The above bid is valid through July 2024. It is assumed that the roof deck and structural systems are sound.

Thank you for considering this proposal. If I can answer any questions, please call me at your convenience, 1-801-910-1925. **E-mail contract to russscba@yahoo.com**

  
Russell L. Nielson  
Broken Arrow Construction Corp.  
(Roofing Division)

Approved \_\_\_\_\_ Date \_\_\_\_\_



**RUSS NIELSON**  
INDUSTRIAL & COMMERCIAL  
FLAT & LOW SLOPED  
ROOFING SPECIALISTS

AK LIC# 20708  
AZ LIC# 418642  
CA LIC# 748306  
ID LIC# 10805-022-14  
IL LIC# 185010351  
MT LIC# 6854  
NM LIC# 60026  
NV LIC# 68000  
OR LIC# 30272  
UT LIC# 94322691-0224  
WA LIC# 8100004282

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