

RESOLUTION NO. _____

ENTITLED: “A RESOLUTION GRANTING AN EXCEPTION TO THE “201 AGREEMENT “ FOR DEVELOPMENT OF A NEW SHOP BUILDING TO BE SERVED BY AN ON-SITE HOLDING TANK LOCATED AT 7511 TATE ROAD, GENERALLY WITHIN TOWNSHIP 14, RANGE 66, SECTION 36, LARAMIE COUNTY, WYOMING (SOUTH OF TATE RD. BETWEEN HUISMAN RD. AND FARTHING RD.)”

WHEREAS, a Memorandum of Understanding was entered into on the 25th day of April 1983, between the City of Cheyenne, the County of Laramie, the Cheyenne Board of Public Utilities, and the South Cheyenne Water and Sewer District, for participation in the implementation of the findings of the 201 Facilities Plan Final Report for the City of Cheyenne, the South Cheyenne Water and Sewer District, and Laramie County (“201 Agreement”); and

WHEREAS, Section 4.0 of the 201 Agreement provides for development that is not consistent with the proposed 201 Facilities Plan to be granted for specific reasons; and

WHEREAS, Robert Winkler of Bud’s Wrecking and Winkler Brothers of Cheyenne Wyoming are Applicants for a “201” Exception owners of a property lying within the 201 area, specifically Parcel 14663610000100 (4.44 acres in size); and

WHEREAS, the Applicants seek to construct a new office building on these two subject properties lying within the 201 area and seek to service this office building with an on-site concrete holding tank; and

WHEREAS, exceptions for the installation of small wastewater treatment systems may be granted pursuant to Section 4.1 of the 201 Agreement; and

WHEREAS, the Applicants have applied for an exception pursuant to 4.1(c) of the 201 Agreement; and

WHEREAS, the LARAMIE COUNTY COMMISSIONERS have considered the proposed exception and determined that a demonstrable hardship exists, and the property owners should be allowed to install a small wastewater facility on the property.

NOW, THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF LARAMIE COUNTY, WYOMING that the exception variance be granted for the development of a small wastewater system pursuant to Section 4.1 (c) of the 201 Agreement as applied to the above-described property,

PRESENTED, READ AND ADOPTED this ____ day of _____, 2020.

BOARD OF LARAMIE COUNTY COMMISSIONERS

Chairman

ATTEST:

Debra Lee, Laramie County Clerk

Reviewed and approved as to form:



Laramie County Attorney’s Office

7511 Tate Road

Section 201 Wastewater Treatment Exception Request

MEETING DATES: Planning Commission: March 12, 2020 Approved
LC Commissioners: April 7, 2020

REQUIRED DOCUMENTS SUBMISSION: The following required documents have been submitted and reviewed by staff.

- Request for a 201 Exception letter; Application for a Commercial Wastewater System Permit; Sanitary sewer requirement for the proposed indoor storage building; site plan for new sewer system; cost estimate for extending City sewer service to the Site; and Cheyenne-Laramie County Health Department septic permit denial letter.

OWNER/APPLICANT:

Robert Winkler
Winkler Brothers/Bud's Wrecking
7305 Ridge Road
Cheyenne, WY 82009

AGENT FOR THE APPLICANT:

Jim Williams, septic system contractor
Firstchoice7@yahoo.com

PROJECT: 201 Exception to allow installation of a self-contained sanitary septic system for an industrial business in an industrial zone property lying within Laramie County jurisdiction, south of E. Pershing Boulevard and just north of City limits.

LOCATION: 7511 Tate Road.

SIZE: 11.84-acres

CURRENT ZONING: County "Winkler PUD" (industrial zoning)

EXISTING LAND USE: Salvage yard

PROPOSED LAND USE: Same with a storage building

RECOMMENDED MOTION:

The Cheyenne-Laramie County Health Department has no objection to the exception request.

SURROUNDING LAND USES:

SURROUNDING	LAND USE(s)	ZONING	ANNEXATION STATUS
North	Salvage yard	Winkler PUD	County
South	Rail tracks and vacant land	City HI	City
East	Vacant rural residential lands	County AR	County
West	Vacant rural residential	County AR	County

BACKGROUND

In 1982 the City and County adopted a Wastewater Facilities Plan which is intended to satisfy the Federal Clean Water Act requirements and to protect the safety and quality of the region's groundwater from pollution, specifically from septic system failures.

The City and County entered into a Memorandum of Agreement (MOA) to require connection to sewer systems for development of properties lying within the Urban Service Area identified in the Plan (201 Map Area shown in Figure 1 below). The Facilities Plan defines the Urban Service Area as the area where "Municipal Sewerage Treatment services can be provided via gravity flow" [Section 1.0, Definitions of the MOA]. The MOA further states that the City of Cheyenne is to limit the use of on-site wastewater treatment systems within the Urban Service Area; this would include septic systems and package wastewater treatment plants. The MOA states that the City and County will not approve any development which is inconsistent with the Facility Plan unless granted an exception pursuant to Section 4.0 to 4.7 of the MOA.

The provisions for an exception to allow a septic system on the subject property include:

1. The exception conforms with the criteria for exceptions in the City of Cheyenne Annexation policies;
2. The exception can be shown NOT to be detrimental to the public health, safety and welfare;
3. The exception will alleviate a clearly demonstrable hardship and compliance with the Facility Plan will exacerbate this hardship. A hardship will be determined based upon a cost/effectiveness study of sewer service provision to the property seeking the exception; and
4. The exception demonstrates substantial compliance with the proposed Facility Plan.

The request for an exception must be submitted to the Planning Commission for review. After Commission review, the exception would be approved or disapproved by the Laramie County Commissioners and the Cheyenne City Council if the property seeking the exception is outside the Corporate Limits of the City and inside the 201 Service Area Boundary.

APPLICANT'S REQUEST

The Applicant applied for and was granted a building permit by the County for the construction of a 3,500 square foot (sf) warehouse to store vehicles used to process the junk vehicles and other appliances and materials for salvage. A condition of approval of the new building is the provision of a bathroom within the building to be used by employees and any visitors to the building and Site.

The Applicant requested a waiver from the on-site bathroom requirement with the request that employees and visitors be allowed to use the bathroom in the Applicant's business office located immediately across Tate Road on land the Applicant uses for his salvage business (see Figure 3 below). The County Building Department denied that waiver request and referred the Applicant to the County Health Department for application for a new *septic system* permit because of the absence of sanitary sewer service to the Site and area. The Applicant applied for a permit to allow a 1,000-gallon self-contained septic tank that would be pumped out on a bi-weekly basis. The County Health Department denied the request because the Site lies within the 1982 Wastewater Facility Plan 201 Map area (see Attachment A). The Applicant was advised by the County Health staff to apply for the 201 Exception because, in their view:

- (1) the proposed self-contained septic system for the new building was an acceptable solution to provide the required bathroom within the new building; and
- (2) the distance to the closest sanitary sewer line on E. Pershing Boulevard was 2,400 linear feet to the Site and lies at a lower elevation than the Site, requiring the installation of a lift-station, which made the cost of extending sanitary sewer service to the Site prohibitive; and lastly,
- (3) the property lies within the "201 Facilities Plan Area" and is, therefore, required to be serviced by the City's sanitary sewer system per the Wastewater Facilities Plan MOA.

The City's Board of Public Utilities (BOPU) does not offer sanitary sewer service to properties lying outside of the City's boundaries. The City of Cheyenne Annexation Policies state that for land that is annexed, the owner must provide off-site infrastructure which shall include water lines and sanitary sewer lines [Section 1.16.040 Ordinance 3723, dated August 28, 2006].

The Site is contiguous to City jurisdiction land to the South, across the rail road tracks. However, the Applicant does not wish to annex into the City. Therefore, Applicant is following the County Health Department's advice with this request for a 201 Exception to allow the proposed septic system to be installed for the bathroom in the new building on the Site.

LOCATION/VICINITY MAPS:

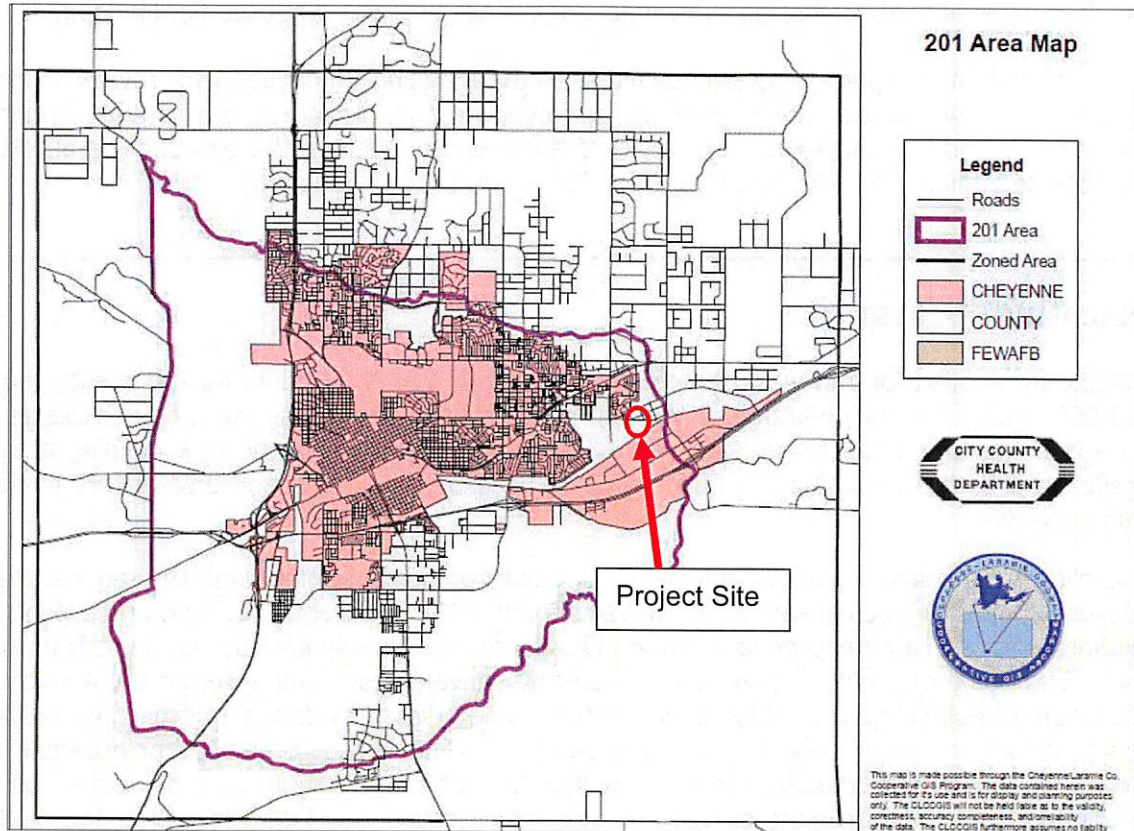


Figure 1 – Project Location within 201 Facilities Plan Area

Source: Cheyenne/Laramie County GIS Cooperative Program

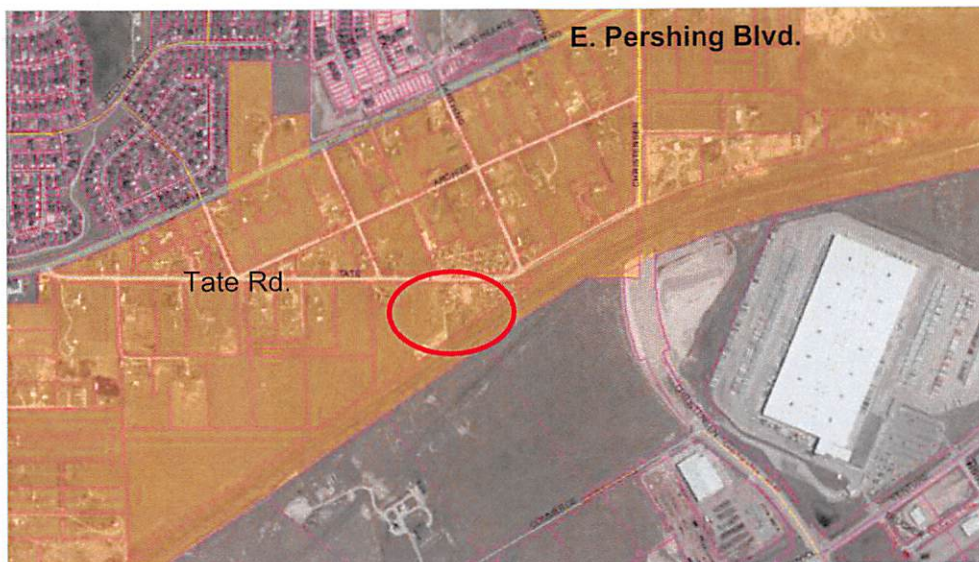


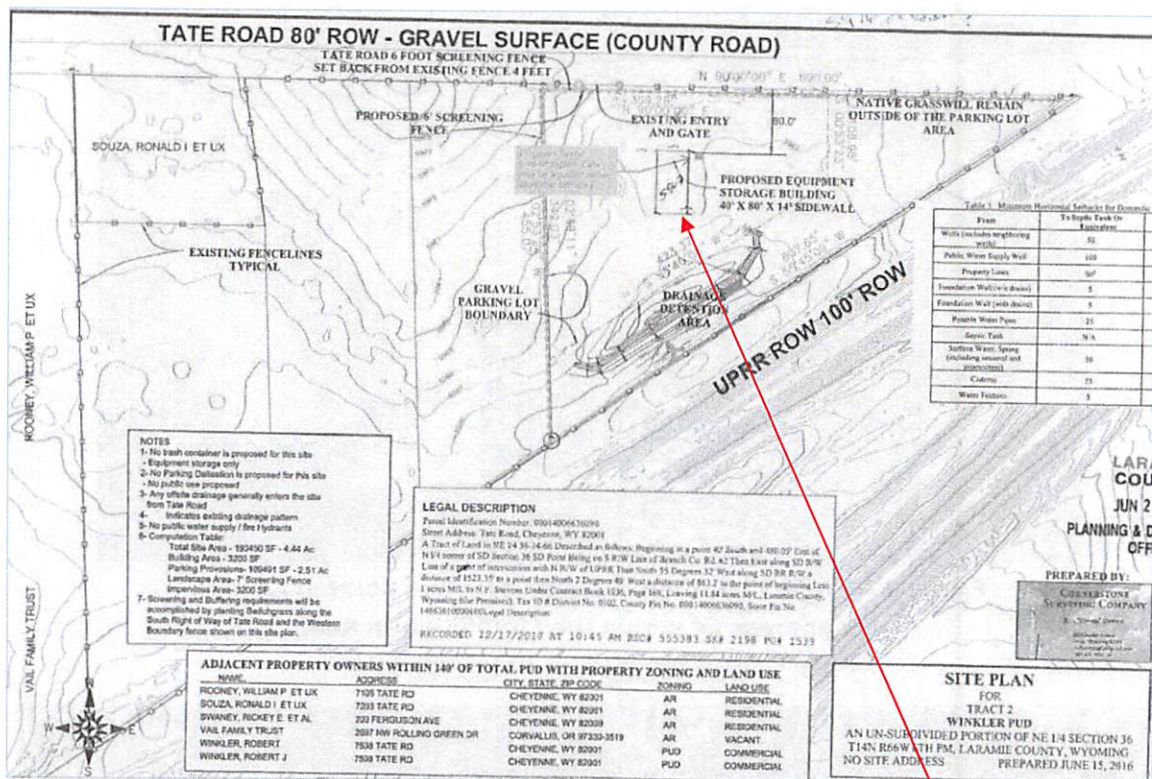
Figure 2 – Project Location: Orange is unincorporated County; other areas lie within the City; Site is in Red.

Source: Cheyenne/Laramie County GIS Cooperative Program



Figure 3: Project Site in Red

Source: Cheyenne/Laramie County GIS Cooperative Program



MONOLITHIC BODY NO SEAMS OR JOINTS

3" THICK FLOOR & WALLS, 4" THICK LID

2 COMPARTMENT TANK WITH
APPROXIMATELY 60% OF CAPACITY ON
INLET SIDE

TANK IS PROVIDED WITH NOTCHES IN
SIDEWALLS FOR SLIP-IN DIVIDER WALL

WITHSTANDS UP TO 6' OF BURY. RISERS
ARE AVAILABLE FOR INLET & OUTLET

OPTIONS:

- 24" ID CONCRETE MANHOLE RISERS
- CAST IRON RINGS & COVERS

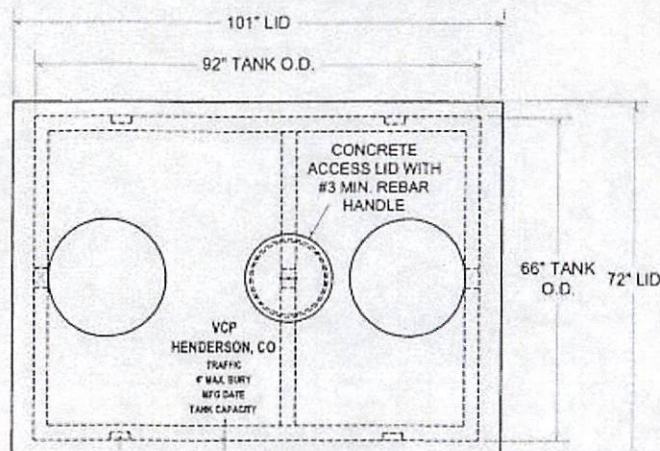
PIPING KNOCKOUTS 18" FROM END OF
TANK TO CENTER OF KNOCKOUT TO
ALLOW FOR CONCRETE TO BE BROKEN
OUT TO ALLOW FOR SIDE INLET OR
OUTLET PIPE AT SAME HEIGHT AS
STANDARD INLET & OUTLET, TYP. OF 4

PRECAST CONCRETE SEPTIC TANK

1000 GALLON CAPACITY

TRAFFIC LOADINGS

MANUFACTURED TO ASTM C1277



PLAN VIEW

16" DIAMETER ACCESS OPENING IN LID
WITH OUR STANDARD 18" DIAMETER
CONCRETE ACCESS LID

24" DIAMETER ACCESS OPENINGS OVER
INLET & OUTLET ENDS OF TANK

PIPING BLOCKOUTS WITH POLYLOK
PIPE SEALS CAST IN TANK FOR INLET
& OUTLET PIPING (TYPICAL)

CONTRACTOR'S 4" PIPES

VCP SUPPLIED 4" SDR35
INLET & OUTLET TEES

DIGGING SPECIFICATIONS:

- 54" BELOW THE INLET
- EXCAVATION TO BE 7' WIDE X 10' LONG

TANK WEIGHTS:

- TANK WITH DIVIDER ONLY : 6,600 LBS.
- TANK LID : 5,400 LBS.
- COMPLETE TRAFFIC TANK : 12,000 LBS.

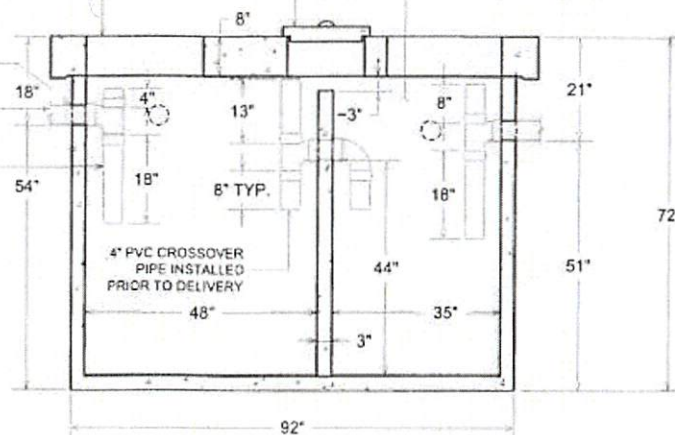
CONCRETE : 4,000 P.S.I. (MINIMUM)

REINFORCING : REBAR & WELDED WIRE FABRIC

ACTUAL DIMENSIONS OF CONCRETE PRODUCTS MAY VARY SLIGHTLY

Note: this will have no
outlet piping

SURFACE AREA: ~36 SQ FT



SECTION VIEW

Figure 5: Proposed self-contained septic system.

Source: Cheyenne/Laramie County GIS Cooperative Program



Figure 6: Sewer manhole and sewer line location lying approximately 2,400 north and west of the Site. (Site shown with red star).

Source: Cheyenne/Laramie County GIS Cooperative Program

Project Name: Winkler Bros Towing and Buds Wrecking Date: 2/3/2020
 Project Number: C19021 Location: 7508 Tate Road Cheyenne, WY
 Project Phase: Initial Budget Estimate Sanitary Sewer Page: 1 of 1



No.	Item Description	Unit	Quantity	Unit Cost	Total Cost
Sanitary Sewer (Gravity Portion Huisman Road, Tate Road to Farthing Road)					
	Sanitary Sewer (4-inch Service)	LF	80	\$ 30.00	\$2,400.00
	Sanitary Sewer (8-inch Main)	LF	2,200	\$ 50.00	\$110,000.00
	Sanitary Manhole (48" x 9')	EA	7	\$ 10,500.00	\$73,500.00
	Road Restoration (6" Grading 'J' Base)	SY	2,440	\$ 7.25	\$17,690.00
	Construction Surveying	LS	1	\$ 8,000.00	\$8,000.00
	Construction Traffic Control	LS	1	\$ 3,500.00	\$3,500.00
	Construction Quality Control Testing	LS	1	\$ 3,000.00	\$3,000.00
Sanitary Sewer (Lift Station @ Huisman & Pershing)					
	Sanitary Sewer Lift Station (Budget)	LS	1	\$ 380,000.00	\$380,000.00
	4-inch Force Main	LF	80	\$ 30.00	\$2,400.00
	Road Restoration - Asphalt Patch - Pershing	SY	100	\$ 55.00	\$5,500.00
	Traffic Control (Road Closure Pershing)	LS	1	\$ 1,800.00	\$1,800.00
	<Reserved>				
Major Construction Item Subtotal					\$607,790.00

Unincorporated Costs: Unknown buried utility conflicts, property or easement acquisition, addition service line connections, system development fees

Notes:

Gravity sewer option connection to Pershing
 Blvd not available for this site, sewer is too shallow. Project will require a lift station or consider a gravity connection considerably further to the west.

Additional Administrative Costs and Contingency

Subtotal:			\$607,790.00
Mobilization, Bonds, Insurance	10%		\$60,779.00
Survey, Design, Const. Admin	10%		\$60,779.00
Contingency & Unincorp. Costs	10%		\$60,779.00
Opinion of Probable Cost:			\$790,127.00

Because the Engineer has no control over the cost of labor, materials, equipment or services furnished by others, or over competitive bidding or market conditions, Engineer's Opinions of Probable Construction Cost provided herein are to be made on the basis of Engineer's experience and qualifications, and represent his best judgement as an experienced and qualified professional engineer familiar with the construction industry; but the Engineer cannot and does not guarantee that proposals, bids or actual Project or Construction Cost will not vary from opinions of probable cost prepared by him. If prior to the Bidding or Negotiating phase, the Owner wishes greater assurance as to Project or Construction Costs, he should employ an independent cost estimator.

1807 Capitol Avenue Suite 206

Cheyenne, WY 82009

Phone: (307) 514-1012

Figure 7: Cost estimate to extend sewer service to the Site.

Source: Cheyenne/Laramie County GIS Cooperative Program

To: Josie Prince
Environmental Health Specialist I
Division of Environmental Health

Date: January 19, 2020

Re: Requested 201 Exception

Dear Josie Prince,

I received your letter concerning my request for a permit to install a new septic tank on my property located on Tract 2 in Winkler PUD aka: 7511 Tate Rd; Section NE ¼ Section 36, Township 14N, Range 66W.

This is our written request, letting you know that we would like to engage Cheyenne-Laramie County Health Department's assistance in getting on the agenda and filing paperwork to the governing bodies for an appeal for a 201 Exception.

We feel that this exception is reasonable for following reasons:

- 1) The septic system would be a closed tank holding system that would not allow any environmental contamination.
- 2) As addressed by your office, there is sewer main available approximately 1100 feet west of Tate Road to Huisman Road, north to Pershing Blvd. The cost to install a sewer main to this location would cause an extreme, undue financial hardship.

At some point in the future, if the city extends a sewer main down Tate, we would have no issue with connecting to an available line at that time.

Thank you for your time.

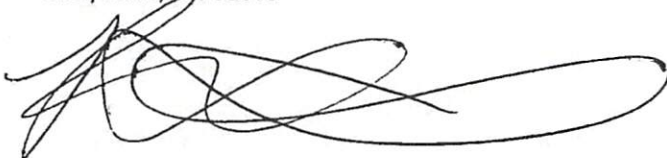
Sincerely,

Robert Winkler

Winkler Brothers/Buds Wrecking

7305 Ridge Rd

Cheyenne, WY 82009

A handwritten signature in black ink, appearing to be 'Robert Winkler', with a long horizontal flourish extending to the right.

**CHEYENNE-
LARAMIE COUNTY
HEALTH
DEPARTMENT**

100 CENTRAL AVENUE
CHEYENNE, WY 82007
307-633-4000

COPY

Certified

To: Robert Winkler
Winkler Brother/Buds Wrecking
7305 Ridge Rd
Cheyenne, WY 82009

Date: January 8, 2020

Re: Septic permit application for Tract 2 in Section NE ¼ Section 36, Township 14N,
Range 66W aka: 7511 Tate Rd.

Dear Robert Winkler,

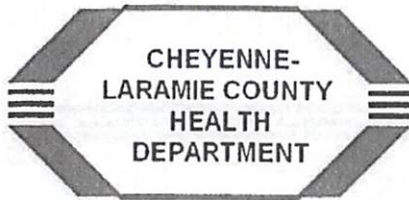
On 1/8/2020, our office received and reviewed your application for a permit to install a new septic tank on a parcel of property located on Tract 2 in Winkler PUD aka: 7511 Tate Rd; Section NE ¼ Section 36, Township 14N, Range 66W. After careful review of your application this office cannot issue a small wastewater permit at this time for the following reasons:

1. Upgrading of the existing system is not in compliance with the "201 Facilities Plan."
2. A public sewer main is available approximately 1100' West on Tate Rd to Huisman Rd North to Pershing Blvd. Tap fees will only increase in cost from what they are currently. Any public sewer system is a better sewage disposal method from both a public health and environmental standpoint.
3. Properties around Section NE ¼ Section 36, Township 14N, Range 66W have already experienced increased levels of nitrate contamination in the well water and it is not environmentally responsible to extend the life of an existing source of contamination when a better alternative is available.
4. It is not financially responsible to allow a property owner to pay out money today for a septic system upgrade and then turnaround and pay tap fees in a few years if hook-up to the public system becomes mandatory.

In order to appeal this City/County Health Department final decision; you must file a written request for hearing with the Laramie County Commissioners within sixty (60) days of receipt of this denial notification.

Attachment A: Page 2 of 5





Cheyenne - Laramie County Health Dept.
Division of Environmental Health
100 Central Ave
Cheyenne, Wy. 82007
Ph: (307) 633-4090 Fax: (307) 633-4038
Website: www.laramiecounty.com

APPLICATION FOR COMMERCIAL WASTEWATER SYSTEM PERMIT

Application must include two copies of the application form, plus specifications, pertinent design information, and the inspection fee of \$360.00. Partial inspection fee is \$60.00 per trip.

Name of facility: WINKLER BROTHERS - BUOS WRECKING

Address of facility: 7511 TATE RD City: CHEYENNE Zip: _____

Owner, company, or corporation name: _____

Location of facility: Range 66W Township: 14N Section: NE 1/4 Section 36

Lot: _____ Blk.: _____ Subd.: _____

New facility: ☒ Modified facility: _____ Previous permit number(s): _____

Briefly describe facility(ies) proposed to be constructed: 1,000 gal. closed containment system (no leach field)

Applicant/Owner of record:

Name: Robert Winkler

Name of Business: WINKLER BROTHERS / BUOS WRECKING

Address: 7305 Ridge Rd.

Chey. Wy. 82009

Phone: 307-640-2899

Engineer:

Name: Kelly W. Hafner

WY. P.E.#: 10514

Engr. Firm: CivilWorx, LLC

Address: 1807 Capitol Avenue

Suite 206

Cheyenne, WY 82001

Phone: 307-514-1012

I certify that the above described facility has been submitted in accordance with local, county, and state statutes, as required, and that said facility shall be constructed as authorized under the provisions specified in Wyoming Water Quality Rules and Regulations, Chapter III and Laramie County Small Wastewater Regulations.

Signature of Owner: 

Date: 12-31-19

Attachment A: Page 3 of 5

JAN 02 2020

PAID
Chk # 20459 \$360.00

Updated 07/01/2018

June 24, 2019

Cheyenne-Laramie County Health Department
100 Central Avenue
Cheyenne, WY 82007

**Re.: Septic System Design Report Winkler PUD, Tract 2, Tate Road
NE ¼ Sect. 36, T14N, R66W, Laramie County, WY**

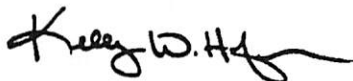
Dear Staff,

A commercial site plan (see attachment) was approved by Laramie County for the expansion of the Winkler Brothers Towing and Recovery Auto Salvage facility. This company has a main office at 7508 Tate Road which is directly across the street from the new facility. To meet building code, the new building is required to include a single staff restroom. Based on conversations with the owner, the proposal for this facility is for a closed tank system which will require pumping and disposal by a contracting firm. The main office facility currently has a contractor provided this service for its wastewater. This proposed building is to be used intermittently based on need and is not open to the public. Sizing for the facility is based on the following:

Loading: Average Day (intermittent) 1 employee (20 gallons max.)
 Max. Day = 5 employee uses at 20 gallon max. (100 gallons)

The proposed containment system includes a minimum of 1,000 gallon storage or up to 10 working days of storage at maximum day usage. The anticipated pumping cycle for this system is two weeks. A traffic rated septic tank is recommended which would be accessible by truck. The proposed tank location is recommended near the NE corner of the building meeting all setback criteria for a normal septic tank. I have enclosed the site plan with location for the tank along with recommendations for the vault. Please feel free to contact me if you have any questions.

Sincerely,



Kelly W. Hafner, P.E.
Senior Project Engineer
CivilWorx, LLC



**Encl: Site Plan Layout
Vaughn Septic Vault with Traffic Lid**

Attachment A: Page 4 of 5

MONOLITHIC BODY NO SEAMS OR JOINTS

3" THICK FLOOR & WALLS, 4" THICK LID
2 COMPARTMENT TANK WITH
APPROXIMATELY 60% OF CAPACITY ON
INLET SIDE

TANK IS PROVIDED WITH NOTCHES IN
SIDEWALLS FOR SLIP-IN DIVIDER WALL

WITHSTANDS UP TO 6' OF BURY, RISERS
ARE AVAILABLE FOR INLET & OUTLET

OPTIONS:

- 24" ID CONCRETE MANHOLE RISERS
- CAST IRON RINGS & COVERS

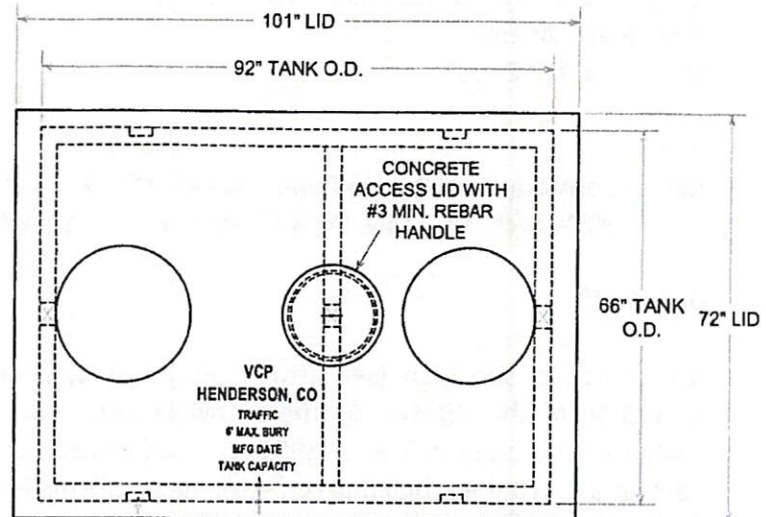
PIPING KNOCKOUTS 18" FROM END OF
TANK TO CENTER OF KNOCKOUT TO
ALLOW FOR CONCRETE TO BE BROKEN
OUT TO ALLOW FOR SIDE INLET OR
OUTLET PIPE AT SAME HEIGHT AS
STANDARD INLET & OUTLET, TYP. OF 4

PRECAST CONCRETE SEPTIC TANK

1000 GALLON CAPACITY

TRAFFIC LOADINGS

MANUFACTURED TO ASTM C1277



TOP OF TANK STAMPED AS SHOWN,
"IN" & "OUT" ARE MARKED ON TANK ENDS

PLAN VIEW

16" DIAMETER ACCESS OPENING IN LID
WITH OUR STANDARD 18" DIAMETER
CONCRETE ACCESS LID

24" DIAMETER ACCESS OPENINGS OVER
INLET & OUTLET ENDS OF TANK

PIPING BLOCKOUTS WITH POLYLOK
PIPE SEALS CAST IN TANK FOR INLET
& OUTLET PIPING (TYPICAL)

CONTRACTOR'S 4" PIPES

VCP SUPPLIED 4" SDR35
INLET & OUTLET TEES

DIGGING SPECIFICATIONS:

- 54" BELOW THE INLET
- EXCAVATION TO BE 7' WIDE X 10' LONG

TANK WEIGHTS:

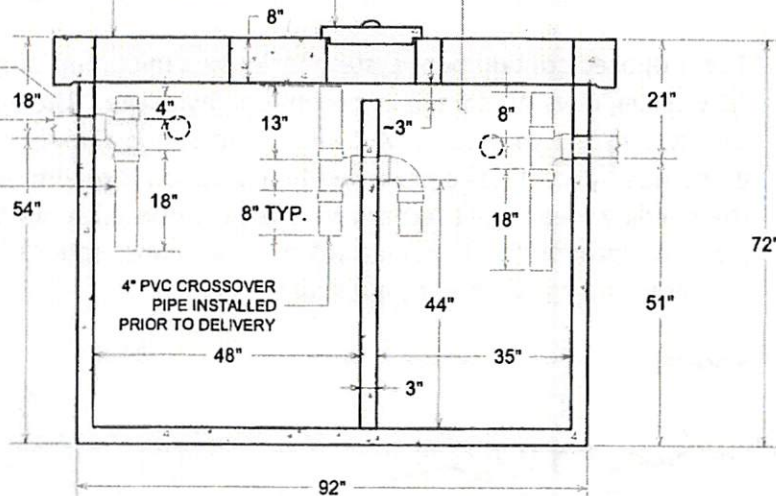
- TANK WITH DIVIDER ONLY : 6,600 LBS.
- TANK LID : 5,400 LBS.
- COMPLETE TRAFFIC TANK : 12,000 LBS.

CONCRETE : 4,000 P.S.I. (MINIMUM)
REINFORCING : REBAR & WELDED WIRE FABRIC

ACTUAL DIMENSIONS OF CONCRETE PRODUCTS MAY VARY SLIGHTLY

Note: this will have no
outlet piping

SURFACE AREA: ~36 SQ FT



SECTION VIEW

DRAWING IS NOT TO SCALE

vaughn
concrete products, inc.

1000 GAL. MONO-SEPTIC TANK, TRAFFIC.DWG
DATE CREATED: 10/15
UPDATED: --

12650 Tucson Street • Henderson, Colorado 80640 • 303-659-3747, Fax 303-659-1333

www.vaughnconcreteproducts.com

Attachment A: Page 5 of 5

Project Name: Winkler Bros Towing and Buds Wrecking **Date:** 2/3/2020
Project Number: C19021 **Location:** 7508 Tate Road Cheyenne, WY
Project Phase: Initial Budget Estimate Sanitary Sewer **Page:** 1 of 1



No.	Item Description	Unit	Quantity	Unit Cost	Total Cost
Sanitary Sewer (Gravity Portion Huisman Road, Tate Road to Farthing Road)					
	Sanitary Sewer (4-inch Service)	LF	80	\$ 30.00	\$2,400.00
	Sanitary Sewer (8-inch Main)	LF	2,200	\$ 50.00	\$110,000.00
	Sanitary Manhole (48" x 9')	EA	7	\$ 10,500.00	\$73,500.00
	Road Restoration (6" Grading 'J' Base)	SY	2,440	\$ 7.25	\$17,690.00
	Construction Surveying	LS	1	\$ 8,000.00	\$8,000.00
	Construction Traffic Control	LS	1	\$ 3,500.00	\$3,500.00
	Construction Quality Control Testing	LS	1	\$ 3,000.00	\$3,000.00
Sanitary Sewer (Lift Station @ Huisman & Pershing)					
	Sanitary Sewer Lift Station (Budget)	LS	1	\$ 380,000.00	\$380,000.00
	4-inch Force Main	LF	80	\$ 30.00	\$2,400.00
	Road Restoration - Asphalt Patch - Pershing	SY	100	\$ 55.00	\$5,500.00
	Traffic Control (Road Closure Pershing)	LS	1	\$ 1,800.00	\$1,800.00
	<Reserved>				
Major Construction Item Subtotal					\$607,790.00

Unincorporated Costs: Unknown buried utility conflicts, property or easement acquisition, addition service line connections, system development fees

Notes:

Gravity sewer option connection to Pershing
 Blvd not available for this site, sewer is too shallow. Project will require a lift station or consider a gravity connection considerably further to the west.

Additional Administrative Costs and Contingency

Subtotal:			\$607,790.00
Mobilization, Bonds, Insurance	10%		\$60,779.00
Survey, Design, Const. Admin	10%		\$60,779.00
Contingency & Unincorp. Costs	10%		\$60,779.00
Opinion of Probable Cost:			\$790,127.00

Because the Engineer has no control over the cost of labor, materials, equipment or services furnished by others, or over competitive bidding or market conditions, Engineer's Opinions of Probably Construction Cost provided herein are to be made on the basis of Engineer's experience and qualifications, and represent his best judgement as an experienced and qualified professional engineer familiar with the construction industry; but the Engineer cannot and does not guarantee that proposals, bids or actual Project or Construction Cost will not vary from opinions of probable cost prepared by him. If prior to the Bidding or Negotiating phase, the Owner wishes greater assurance as to Project or Construction Costs, he should employ an independent cost estimator.

1807 Capitol Avenue Suite 206

Cheyenne, WY 82009

Phone: (307) 514-1012

Attachment B

First Choice Construction
P.O. Box 111
Cheyenne, WY 82003
(307)-286-8138



Estimate for Winkler Brothers
Towing/Bud's Wrecking

RE: Estimate for Installation of Septic Holding Tank System

As Follows:

Supply 1,000-gallon monolithic septic holding tank with traffic rated lid, cast iron rings and covers, and up to 36" manhole risers. Supply and install a high-water level tank alarm.

Excavate and provide a 6" level base pad of pea gravel. Delivery of tank included:

Supply boom truck or crane to set base

Set base and tie in

Backfill complete

Material and labor price:

\$6,600.00

Alternate: Upgrade to a 2,000-gallon holding tank, add \$3,500.

Suggested plumbing fixture related to lowering wastewater output are as follows:

1.2-gallon flush toilet

A waterless urinal

A lav with a low flow rate restrictor

After speaking with Triple J Pumping about the size of tank and fixtures we were going to use, they gave us the impression that we would need servicing bi-monthly at a cost of 29 cents per gallon pumped or \$290 per 1,000 gallons.

First Choice Construction I 7511 Tate Rd I Cheyenne, WY



Crystal Muniz <crystal@vcpinc.net>

To: firstchoice7@yahoo.com <firstchoice7@yahoo.com>

firstchoice7@ya.../Inb

Feb 11 at 3:45 PM

Jim,

Below is the pricing for the above mentioned project that you requested.

Product	Price/Ea
Our Standard 2-Compartment 1000 Gallon Septic Tank w/Divider Inspection Lid & Polylok Gaskets For Up To 4" Pipes (Weights Approx. 12,000 Lbs) w/ Traffic Top Suitable for Traffic Loadings, But Does Not Satisfy AASHTO HS-20-44 Requirements w/ (2) 330-4" Cast Iron Rings & Covers Marked "Sewer"	\$1,050.00
*Alternate*Our Standard 2000 Gallon Septic Holding Tank HP 1S,000 • Price Includes: (2) #330-4 Cast Iron Rings & Covers, Tank is not suitable for potable water	\$4,200.00
Delivery to Cheyenne, WY - (Can Haul Appx. 36,140 Lbs/Load) For VCP To Deliver & Set Into Ready Excavation or On Top of Ground w/ Sufficient Boom Truck Access, 1/2 Hour Unloading Time/Truck, VCP Furnishes Boom Truck Operator Only, Contractor to Furnish Qualified Personnel To Assist in Unloading, Maximum of 12' From the Back of Our Boom Truck/Trailer on Stable Ground to Center of Excavation. Additional Truck Time @ \$130.00/Hour/Truck (If Req'd).	\$370.00

Standard Manhole Riser pricing (to get the interceptor up to grade) is as follows:

2" Tall (76#/ea) @ \$34.00/ea

3" (114#/ea), 4" (152#/ea) or 6" Tall (229#/ea) @ \$42.00/ea

8" (305#/ea) or 12" Tall (548#/ea) @ \$58.00/ea

Joint Sealant @ \$12.00/roll (1/2 roll per joint of risers)

Please click on the following hyperlinks to access our [Installation Guidelines/Instructions](#).

It is the excavator's or the installer's responsibility to request a copy of our Installation Guidelines/Instructions prior to installing this tank. A copy is attached for your convenience. Please note that if the tank must be tested it should be water tested or vacuum tested prior to backfill!

Pricing does not include sales tax (if applicable).

PLEASE NOTE THAT THIS ORDER MUST BE PLACED BY MARCH 31ST FOR PRICING TO BE HONORED. IF ORDER IS PLACED AFTER MARCH 31ST, PLEASE CONTACT THE OFFICE FOR UPDATED PRICING.

WE ARE EXPECTING AN INCREASE OF ABOUT 5%. SOME ITEMS MAY BE MORE.

All orders are COD unless an open account is currently established with VCP.

If you have any questions, please feel free to call our office.

Thank You,

Crystal Muniz

Customer Service Representative

Vaughn Concrete Products, Inc.

v.877.827.8255 | f.877.827.7363

crystal@vcpinc.net | www.vaughnconcreteproducts.com

To: Josie Prince
Environmental Health Specialist I
Division of Environmental Health

Date: January 19, 2020

Re: Requested 201 Exception

Dear Josie Prince,

I received your letter concerning my request for a permit to install a new septic tank on my property located on Tract 2 in Winkler PUD aka: 7511 Tate Rd; Section NE ¼ Section 36, Township 14N, Range 66W.

This is our written request, letting you know that we would like to engage Cheyenne-Laramie County Health Department's assistance in getting on the agenda and filing paperwork to the governing bodies for an appeal for a 201 Exception.

We feel that this exception is reasonable for following reasons:

- 1) The septic system would be a closed tank holding system that would not allow any environmental contamination.
- 2) As addressed by your office, there is sewer main available approximately 1100 feet west of Tate Road to Huisman Road, north to Pershing Blvd. The cost to install a sewer main to this location would cause an extreme, undue financial hardship.

At some point in the future, if the city extends a sewer main down Tate, we would have no issue with connecting to an available line at that time.

Thank you for your time.

Sincerely,

Robert Winkler

Winkler Brothers/Buds Wrecking

7305 Ridge Rd

Cheyenne, WY 82009

A handwritten signature in black ink, appearing to be 'RW', with a long horizontal flourish extending to the right.

Attachment D