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Water Conservation Plan

Location:

The Galena Lodge
17025 Mount Rose Highway
Reno, Nevada 89511

Owner:

Burkhart Management Group, LLC
Managing Partner Thomas Burkhart
775-870-7202

Public Water system: NV0004076

Dated: January 10, 2020

Water Conservation Plan Provisions

Background:

The Galena Lodge currently has three tenants, Snowind Sports, Mountain Medical, and The Lodge Coffee + Wine Bar. The building was completely renovated in 2019 and built out specifically for the three tenants. All tenants have a five year lease beginning 1/1/2019.

The Snowind Sports area of the building does not have plumbing and thus uses no water.

Mountain Medical has four exam rooms each containing a sink. There is also a public restroom with one toilet and one sink and a private restroom for the Doctor with one toilet and one sink.

The Coffee Wine bar provides the restrooms for both Snowind Sports and the bar. There are two identical restrooms each featuring one toilet and one sink. There is also a public water fountain and a mop room with a pan and two faucets. In the bar there are three faucets, an ice machine, a highly efficient commercial dishwasher, and a water hookup to our espresso machine.

New landscaping was put in approximately six months ago with all new state of the art equipment. H & H Landscaping installed the equipment and is the on-going servicing company.

All plumbing in the building is new and the latest in efficient technology.

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1.) Public awareness and education

All of our employees and tenants have been informed of conservation of water. Each individual has been given a copy of this document. We have also posted on our public bulletin board the availability of this plan.

2.) Water conservation measures

Our building is being serviced with a well. We also have a mechanics room in the rear of the building that houses the equipment to make our water usage economical. We installed an extra hot water heater so that all fixtures in the building can get instant hot water. There is also a filter system to make certain our water output is pure.

All plumbing fixtures in the building are new as of a year ago. We have hired D & D Plumbing to troubleshoot any issues regarding faucet leakage or toilet running.

In the Coffee Wine Bar we only serve water to guests when they ask for it. We only run our commercial dishwasher when it is completely full.

Our landscape company, H & H Landscaping also has a copy of this document. They are responsible for maintaining all outdoor fixtures and monitoring the water usage during the summer months. We have no lawn - just shrubs and rocks.

All of the irrigation is a drip system. The one gallon plants use a 1 gallon per hour emitter which means in one hour they get one gallon of water. There are also 5 gallon plants which use a 2 gallon per hour emitters. The trees will have 2- two gallon emitters. The drip system runs 30 minutes two times a day 4 days a week in the summer, basically April through October.

3.) Water Management

All tenants have a copy of this document. Everyone has been made aware of the importance of the proper utilization of our water resources. The public only have access to the restrooms and one water fountain that automatically shuts off when the container is removed.

The Galena Lodge is not a water company and doesn't sell water to paying customers, therefore, a rate analysis is not applicable.

4.) Drought contingency plan

In the event of a drought, we would cut our outdoor landscape watering in half or more if necessary and run the system only during the most efficient time of the day. Instead of hosing down the outside decks we would only sweep them. The above measures of water conservation would continue to be monitored and modified if necessary.

5.) Implementation Schedule

We implemented our water plan during the construction phase of our remodel. We only put in the fixtures required by the health department. Since everything is new there is nothing else to do currently except maintain our existing equipment and make changes and repairs as needed.

6.) Evaluation Measures

Periodically, during our tenant and staff meetings we will discuss our utilization of water and ways to conserve. Our landscape company is well aware of our water usage and have been informed that we need to be as efficient as possible.

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Appendix

Know Active Facilities

Type	Name	ID	Water Type
DS - Other	Distribution System	DS01	GW
ST - Storage Tanks	Pressure Tank 80G	ST01	GW
WL - Sources	Well	W01	GW

Addendum to the Galena Lodge Water Conservation Plan

In response to NRS 540.141 I would like to make the following statements:

Page 1

- (a) 1. We never offer water to our customers. They have to request water to get a glass
- 2. Our property has minimal landscaping and a new highly efficient drip sprinkler system for watering the few plants that we have.
- (b) As all of our plumbing is new we don't expect any leakage from faucets for the foreseeable future. We utilize a commercial dish washer and lease an ice machine. We have minimal usage of water for the Coffee Wine bar. The four toilets in the building are new and of the water conserving kind. Our drip sprinkler system is set to minimize water usage by going on
- © 1. Our goal is to maintain zero loss of water
- 2. As all of our plumbing is new and highly efficient we don't foresee any immediate problems with leakage. If we do encounter a leaky faucet it will be fixed immediately by a certified plumber.
- (d) We have no plan to reuse water as it would not be appropriate in the restaurant business.
- (e) In the case of a drought we would deny customers a glass of drinking water. We would also turn off our one water fountain in the hallway. There is little else we can do as our water consumption is extremely low presently.
- (f) See (e)
- (g) We do not have a plan for metering all connections because of our limited usage.
- (h) We are not planning on any new development at the Galena Lodge.
- (i) The main usage of water in the lodge is the coffee/wine bar. There is no need to for a tiered rate structure.
- (j) As we are closed more than we are open there is no water usage during closed hours except for the outside drip sprinkler system. Because of the COVID-19 we will probably only be open on the weekends for the foreseeable future thereby using no water Monday - Thursday.

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- (a) Again, we use so little water in the building that monitoring is a daily event.
- (b) We can conserve very little if required to so as our usage is minimal.s

NRS 540.145

Page 1

- (a) We do not serve 3,300 persons
- (b) See above

Page 2

- (a) Not applicable
- (b) Not applicable

Page 3

- (a) Not applicable
- (b) Not applicable

NRS 540.151

Page 1

- (a) Because of our current limited use of water it is not possible to provide an incentive.
- (b) All of our equipment is new and up to date so there is no need to install fixtures.
- © Our landscaping was required by the Washoe County and has minimal water usage.