



# CITY OF ELKO

## Planning Department

Website: [www.elkocitynv.gov](http://www.elkocitynv.gov)  
Email: [planning@elkocitynv.gov](mailto:planning@elkocitynv.gov)

1751 College Avenue · Elko, Nevada 89801 · (775) 777-7160 · Fax (775) 777-7219

---

### PUBLIC MEETING NOTICE

The City of Elko Redevelopment Agency will meet in a regular session on Tuesday, November 10, 2020 in the Turquoise Room at Elko Convention Center, 700 Moren Way, Elko, Nevada, beginning at 3:00 P.M., P.S.T.

Attached with this notice is the agenda for said meeting of the Redevelopment Agency. In accordance with NRS 241.020, the public notice and agenda were posted on the City of Elko Website at <http://www.elkocity.com>, the State of Nevada's Public Notice Website at <https://notice.nv.gov>, and in the following locations:

ELKO CITY HALL – 1751 College Avenue, Elko, NV 89801

Date/Time Posted: November 4, 2020 2:00 p.m.

Posted by: Shelby Archuleta, Planning Technician  
Name Title

  
Signature

The public may contact Shelby Archuleta by phone at (775) 777-7160 or by email at [sarchuleta@elkocitynv.gov](mailto:sarchuleta@elkocitynv.gov) to request supporting material for the meeting described herein. The agenda and supporting material is also available at Elko City Hall, 1751 College Avenue, Elko, NV, or on the City website at <http://www.elkocity.com>. Members of the public that do not wish to attend the meeting, but still would like to voice comments or concerns may call in at (775)777-0590.

Dated this 4<sup>th</sup> day of November 2020.

### NOTICE TO PERSONS WITH DISABILITIES

Members of the public who are disabled and require special accommodations or assistance at the meeting are requested to notify the City of Elko Planning Department, 1751 College Avenue, Elko, Nevada, 89801 or by calling (775) 777-7160.

  
Cathy Laughlin, City Planner

**CITY OF ELKO**  
**REDEVELOPMENT AGENCY**  
**REGULAR MEETING AGENDA**  
**3:00 P.M., P.S.T., TUESDAY, NOVEMBER 10, 2020**  
**ELKO CONVENTION CENTER, TURQUOISE ROOM**  
**700 MOREN WAY, ELKO, NEVADA**

**CALL TO ORDER**

The agenda for this meeting of the City of Elko Redevelopment Agency (RDA) has been properly posted for this date and time in accordance with NRS requirements.

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**COMMENTS BY THE GENERAL PUBLIC**

Pursuant to N.R.S. 241, this time is devoted to comments by the public, if any, and discussion of those comments. No action may be taken upon a matter raised under this item on the agenda until the matter itself has been specifically included on a successive agenda and identified as an item for possible action. **ACTION WILL NOT BE TAKEN**

**APPROVAL OF MINUTES**

April 28, 2020 – Regular Meeting **FOR POSSIBLE ACTION**

June 9, 2020 – Regular Meeting **FOR POSSIBLE ACTION**

**I. NEW BUSINESS**

- A. Review, consideration, and possible approval to solicit bids for the 4<sup>th</sup>, 5<sup>th</sup> and 6<sup>th</sup> Street Block End Project, Phase 1, Project 3 of the downtown corridor plan, and matters related thereto. **FOR POSSIBLE ACTION**

This project will consist of the block ends pedestrian connectivity, landscaping, lighting and other infrastructure.

- B. Review, consideration, and possible approval of the continuation of the RDA Storefront Improvement Grant Program, and matters related thereto. **FOR POSSIBLE ACTION**

August 9, 2016 meeting, RDA directed staff to establish a Storefront Improvement Grant Program with a maximum annual expenditure of \$50,000 for the first five years, to be reevaluated thereafter. The RDA has approved \$272,228.81 in grants in the first 4 years and therefore exceeding the previously approved allocation.

- C. Review, consideration, and possible action to re-appoint the five members of the Redevelopment Advisory Council, and matters related thereto. **FOR POSSIBLE ACTION**

Per the Redevelopment Advisory Council Bylaws adopted February 14, 2017, the members of the RAC shall be appointed by the RDA annually in July. Due to Covid 19, all advisory board meetings have been canceled and therefore was not brought to the RDA in July. The RDA shall appoint five (5) members to the RAC board. The RAC board members shall satisfy the following criteria or have the following affiliations or associations, and shall serve without compensation: (1) a member of the RDA, (2) the president or designee of the Downtown Business Association, (3) the chairman or designee of the Arts and Culture Advisory Board, (4) one member who resides within the City of Elko incorporated boundary, and (5) one stakeholder from the redevelopment area. Lina Blohm, Jon Karr, Catherine Wines, Bill Hance and Jeff Dalling have indicated an interest in continuing on the board.

## II. REPORTS

### A. Budget

### B. NV Energy Lighting in Corridor

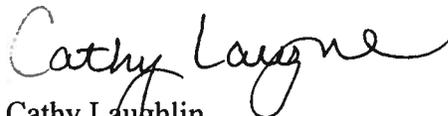
## COMMENTS BY THE GENERAL PUBLIC

Pursuant to N.R.S. 241, this time is devoted to comments by the public, if any, and discussion of those comments. No action may be taken upon a matter raised under this item on the agenda until the matter itself has been specifically included on a successive agenda and identified as an item for possible action. **ACTION WILL NOT BE TAKEN**

**NOTE:** The Chairman or Vice Chairman reserves the right to change the order of the agenda and if the agenda is not completed, to recess the meeting and continue on another specified date and time. Additionally, the Redevelopment Agency reserves the right to combine two or more agenda items, and/or remove an item from the agenda, or delay discussion relating to an item on the agenda at any time.

## ADJOURNMENT

Respectfully submitted,



Cathy Laughlin  
City Planner

**CITY OF ELKO**  
**REDEVELOPMENT AGENCY**  
**REGULAR MEETING AGENDA**  
**3:00 P.M., P.S.T., TUESDAY, APRIL 28, 2020**  
**ELKO CITY HALL, COUNCIL CHAMBERS,**  
**1751 COLLEGE AVENUE, ELKO, NEVADA**

**GoToWebinar.com**

**<https://attendee.gotowebinar.com/register/730284668683336331>**

**CALL TO ORDER**

The meeting was called to order by Reece Keener, Chairman of the City of Elko Redevelopment Agency (RDA).

**ROLL CALL**

**Present:**       **Councilman Bill Hance**  
                  **Councilman Chip Stone**  
                  **Councilman Robert Schmidlein**  
                  **Mayor Reece Keener**  
                  **Councilwoman Mandy Simons**

**City Staff Present:**   **Curtis Calder, City Manager**  
                              **Cathy Laughlin, City Planner**  
                              **Kelly Wooldridge, City Clerk**

**PLEDGE OF ALLEGIANCE**

**COMMENTS BY THE GENERAL PUBLIC**

Garret Camps, Living Stones Church, explained that they recently applied for the Storefront Improvement Grant through the rural development. He thought they were denied access to the Storefront Improvement Grant due to them being a non-profit organization. They just purchased their building eight months ago. Buying the building as a non-profit made them ineligible for the program. They had been leasing the building for the past eight years and the owner of the building was paying property taxes on the building from the money they were paying on the lease. Now from investing in the downtown, they are no longer eligible for the grant. He wanted the Council to reconsider their application, because they had covered taxes on the building for the past eight years. They bring over 500 people into the downtown every Sunday with their services. Many of the business owners comment on the amount of business that happens on a Sunday afternoon when church lets out. They think that they are a huge asset to the downtown. Their corner on 5<sup>th</sup> and Silver Street has been a blight for a long time, it looks like a big nasty shed, and their hope is to make is beautiful and make it into something that really represents downtown Elko.

Mayor Keener explained that this item would be heard later on the agenda and that the Council would take into consideration what Mr. Camps has said.

## APPROVAL OF MINUTES

November 12, 2019 – Regular Meeting **FOR POSSIBLE ACTION**

*\*Minutes were approved by general consent.*

### I. NEW BUSINESS

- A. Review, consideration and possible action on the 2020 Storefront Improvement Grant Recipients and amounts allocated, and matters related to thereto. **FOR POSSIBLE ACTION**

The 2020 Storefront Improvement Grant applications were received from January 1, 2020 to March 30, 2020. The RDA has allocated \$50,000 each year for 5 years for storefront improvement grants. The Redevelopment Advisory Council did not review the applications as their April meeting was canceled due to COVID-19. Staff has completed the review of the applications and has included the information in the staff memo.

Cathy Laughlin, City Planner, went through the Staff Memo dated April 15, 2020.

Mayor Keener asked if Lockie and MacFarlan were advised that they were under the threshold for eligibility.

Ms. Laughlin explained that she didn't speak with them. Staff received their application right before the Covid-19 leave. They were provided a copy of the guidelines and it is clearly stated in the guidelines what the minimum requirement is. She wasn't sure if they would want to add more to their project, or if it could be approved, based on an exemption for that portion of the guidelines with some type of a finding.

Mayor Keener asked if there was an architect listed for this project.

Ms. Laughlin explained that they were just planning to paint the exterior and add a new sign, so there was not an architect associated with the project.

Mayor Keener thought they could approve this one on a minimum of \$10,000, if they could put some additional money into it.

Councilman Robert Schmidlein agreed with trying to get them to get their improvements up to \$10,000. Where were at today, any improvement is going to be huge, especially from the private sector.

Councilman Chip Stone said it made sense with them boosting the funds, as long as they kept it at \$10,000. Otherwise, if they start changing rules then they could get in trouble down the road.

Tara Lockie, Lockie and MacFarlan, stated that she appreciated the Council taking the time to review their application. Unfortunately, they did not see the \$10,000 minimum amount, or they would have planned ahead of time. She asked that the Council make an exception to the \$10,000

rule, because in the last two months, the income at the office has been cut drastically and they may not be able to make up that difference this year.

Mayor Keener stated that they were in unusual times, and he asked Mr. Calder for his opinion on Lockie and MacFarlan's request. Mayor Keener thought it was a reasonable request considering the circumstances right now with revenues plunging.

Curtis Calder, City Manager, agreed. He said anytime they could spend less money, he would probably do it. Mr. Calder recommended that the RDA accept the amendment to the Guidelines, which would allow a \$7,000 project versus a \$10,000 one.

Mayor Keener asked if there was any opposition for doing an amendment to the Guidelines.

Councilman Stone asked for clarification on the funding request for the Lockie and MacFarlan application.

Ms. Laughlin explained that they submitted three bids for paint and three separate bids for the sign. We would take the lowest bid for the paint and the lowest bid for the sign, which would be \$5,800 for paint and \$314.36 for the sign. They would receive a reimbursement for half of those two amounts, which would be \$3,057.18.

Mayor Keener suggested that they vote on the projects one at a time.

**\*\*\* A Motion was made by Councilman Robert Schmidlein, seconded by Councilman Bill Hance, to approve a minimum reduced amount to accommodate the application for Lockie and MacFarlan, understanding that an amendment will have to be made to the RDA Application Guidelines.**

*\*Motion Passed Unanimously. (5-0)*

Mayor Keener moved onto discuss the Braemar Applications.

Mayor Keener thought they could conditionally approve the application, based on DDS Properties, LLC getting a City Business License.

**Councilwoman Simons logged out of the meeting.**

Councilman Schmidlein wanted to add an item to that. He felt that the entrance to the west of their facility needed to have some sort of privacy fence put it if they were going to grant approval. They have a lot of building materials on the side of their facility, which was the reason for Councilman Schmidlein's proposed condition.

Mayor Keener asked if Councilman Schmidlein was talking about the Silver Street side.

Councilman Schmidlein clarified that he was referring to the Idaho Street side.

Mayor Keener thought that was reasonable. He then asked Mr. Calder if he was ok with the possibility of approval of this application, contingent on the applicant getting everything straightened out with the Nevada Secretary of State filing for DDS Properties, LLC.

Mr. Calder said yes.

Councilman Hance asked if they would be seeing anything coming back to the RDA with the property being located on Railroad property.

Mayor Keener thought that the building was taxed, so that would be tax increment into the City.

Ms. Laughlin stated that that was correct. The City is receiving tax increment from the building, but not the land.

**\*\*\* A Motion was made by Councilman Chip Stone to accept Braemar Construction's Storefront Improvement Grant for \$25,000, contingent upon a privacy fence being added to the Idaho Street side of the property, and DDS Properties, LLC registers with the Secretary of State.**

*\*With no second or vote, the motion died.*

Before the second or the vote, Ms. Wooldridge added that Braemar Construction would need to update their ownership information on their City Business License if they would be the grantee.

Mayor Keener asked for clarification.

Ms. Laughlin explained that the owner of Braemar Construction is Dusty Shipp, but the business license for Braemar does not have Mr. Shipp listed as the owner. DDS Properties, LLC is also owned by Mr. Shipp, but there is currently not a City Business license issued to Mr. Shipp for DDS Properties, LLC. Both of those issues will need to be taken care of if they are granted a Storefront Improvement Grant.

Mayor Keener asked Mr. Calder if he had any issues with those conditions.

Mr. Calder said as long as it is contingent and it is straightened out he didn't have any concerns.

Mayor Keener suggested that they should make a new motion, because he created some confusion.

**\*\*\* A Motion was made by Councilman Bill Hance, seconded by Councilman Chip Stone, to approve the application for Storefront Improvement for Braemar Construction, with conditions that both the Braemar Construction and DDS Properties, LLC business licenses be corrected, and to address the privacy fence adjacent to the facility.**

*\*Motion Passed Unanimously. (4-0)*

Mayor Keener then went on to the Cowboy's Bar application. He asked Ms. Laughlin if the application was completely in compliance.

Ms. Laughlin stated that it was.

Councilman Schmidlein wanted to ensure that the windows would comply with the Liquor Code. He also had concerns, because they only show a single door. There is a possibility that they need to have a double door in the front, but the Building Department would have to determine that.

Ms. Laughlin stated that when the applicant submits for a Building Permit staff will make sure that they are in compliance with the occupancy and the Building Code for their exit width requirement. Ms. Ayala had discussed with Ms. Laughlin that she wanted to make some minor changes to the design that was submitted.

Lori Ayala stated that they would follow the requirements of the Liquor Code. They do have a few changes that they would like to the front of the building. She thought anything that they did to the building would be a much-needed improvement.

Councilman Hance had a question about the drawing that was submitted with the application. He asked if they would have issues with encroachments into the right-of-way with their proposal.

Ms. Laughlin pointed that out as the part Ms. Ayala wanted to change. The Building Code states that you can have a projection over a public right-of-way, as long as there is eight feet clear underneath it, and it is not projecting any closer than two feet from the curb.

Councilman Hance asked if the building itself would be projecting into the right-of-way.

Ms. Laughlin clarified that the building would not. The applicant is planning to take of the existing brick and replace it.

**\*\*\*A Motion was made by Councilman Hance, seconded by Councilman Robert Schmidlein, to approve the Storefront Grant Improvement in the amount of \$25,000 for Cowboy's Bar.**

***\*Motion Passed Unanimously. (4-0)***

Mayor Keener moved on to the Under Ground Night Club Application. He asked Ms. Laughlin if everything was in conformance on it.

Ms. Laughlin stated that the application was complete and they were in conformance.

Councilman Schmidlein wanted to make sure the windows meet the Liquor Code on this one as well.

**\*\*\*A Motion was made by Councilman Chip Stone, seconded by Councilman Robert Schmidlein, to approve the Under Ground Night Club and Clay Gremel for \$23,448 for the 2020 Storefront Improvement Grant.**

***\*Motion Passed Unanimously. (4-0)***

Mayor Keener went on to the Living Stones Church Storefront Application. Pastor Garret Camps spoke earlier on it. Mayor Keener said he had been down there and saw the traffic that it generates. The restaurant downtown are very appreciative. Mr. Camps brought up some good points, that it had been on the tax rolls previously until this last year. It is a unique situation. Living Stones Church has been a great community partner. However, there is that caveat within the application, and it was acknowledged on the application. Mayor Keener said he was thinking about an amendment to allow for that, because he thought non-profits added a lot to the downtown area. When you consider the traffic impact, that's exactly what is needed downtown.

Councilman Schmidlein stated that the Board wouldn't be doing their job if they didn't allow this improvement to go on. Mayor Keener and Mr. Camps summed it up well with their comments. Their proposal will bring a great improvement to not only that intersection, but also the whole downtown. The Church brings a lot of pedestrian traffic to the downtown. Councilman Schmidlein thought they would be foolish if they didn't allow this, and they have the right to make an amendment for this project.

Councilman Stone said what they were planning was a beautiful facility. He agreed with Councilman Schmidlein. He thought they needed to use some common sense and find a way to make this work. They are putting in dollars, doing their best, and it is a great thing for the community.

Mayor Keener disclosed that he owns the property across the street from the church.

Mr. Camps stated that he appreciated that the RDA heard him out.

Catherine Wines stated that a couple years ago the Western Folklife Center applied for a grant to replace their windows. She didn't remember if they were approved or not, but she thought a precedence was set then.

Ms. Laughlin said that they were approved for a grant.

**\*\*\* A Motion was made by Councilman Robert Schmidlein, seconded by Councilman Bill Hance, to grant an amendment to the Living Stones Church for not paying taxes to be allowed to receive the \$25,000 towards a Storefront Improvement.**

***\*Motion Passed Unanimously. (4-0)***

- B.** Review, consideration and possible action to extend the amount of time allocated for a 2019 Storefront Improvement Grant Participant, Catherine Wines, to contract the work as indicated in the Storefront Improvement Grant Participation Agreement, and matters related thereto. **FOR POSSIBLE ACTION**

The Participation Agreement Section II states that "Following approval, the Participant shall contract for the work within one hundred eighty (180) days from the date of approval by the RDA Grant Review Committee." The RDA approved a grant to Catherine Wines on May 21, 2019 and based on the Participation Agreement, she would

have been required to contract the work by November 17, 2020. Ms. Wines has requested an extension, which is included in your packet.

Ms. Laughlin explained that staff reaches out to the Grant Recipients and put together their participation agreement and notice of participation agreement. The recipients then come in and sign the documents and the Notice of Participation Agreement is recorded. The Agreement states that they are responsible for three years of maintenance. The issue here is that Ms. Wines didn't sign her Participation Agreement, so it wasn't recorded. The agreement clearly states that it has to be signed within 180 days. Ms. Wines is asking for an extension so she can start on her project now.

Ms. Wines thought she had 360 days, instead of 180. She decided not to go forward last fall, because she thought she had a year and she wasn't sure what is behind the siding on her building.

**\*\*\*A Motion was made by Councilman Schmidlein, seconded by Councilman Chip Stone, to grant an extension for Ms. Wines' Storefront Improvement Project for an additional 180 days.**

*\*Motion Passed Unanimously. (4-0)*

## **II. REPORTS**

### **A. Budget**

*Ms. Laughlin went over the budget report.*

## **COMMENTS BY THE GENERAL PUBLIC**

*There were no public comments at this time.*

**NOTE:** The Chairman or Vice Chairman reserves the right to change the order of the agenda and if the agenda is not completed, to recess the meeting and continue on another specified date and time. Additionally, the Redevelopment Agency reserves the right to combine two or more agenda items, and/or remove an item from the agenda, or delay discussion relating to an item on the agenda at any time.

## **ADJOURNMENT**

There being no further business, the meeting was adjourned.

---

Mayor Reece Keener, Chairman  
Redevelopment Agency

**CITY OF ELKO**  
**REDEVELOPMENT AGENCY**  
**REGULAR MEETING MINUTES**  
**3:30 P.M., P.D.S.T., TUESDAY, JUNE 9, 2020**  
**ELKO CONVENTION CENTER, TURQUOISE ROOM**  
**700 MOREN WAY, ELKO, NEVADA**

**CALL TO ORDER**

The meeting was called to order by Reece Keener, Chairman of the City of Elko Redevelopment Agency (RDA).

**ROLL CALL**

**Present:** Councilman Bill Hance  
Councilman Chip Stone  
Councilman Robert Schmidlein  
Mayor Reece Keener  
Councilwoman Mandy Simons

**City Staff Present:** Curtis Calder, City Manager  
Scott Wilkinson, Assistant City Manager  
Cathy Laughlin, City Planner  
Kelly Wooldridge, City Clerk  
Diann Byington, Recording Secretary  
Shelby Archuleta, Planning Technician

**PLEDGE OF ALLEGIANCE**

**COMMENTS BY THE GENERAL PUBLIC**

*There were no public comments made at this time.*

**I. NEW BUSINESS**

- A.** Review, consideration, and possible approval of an amendment to the Storefront Improvement Grant Program package, and matters related thereto. **FOR POSSIBLE ACTION**

Two of the grant recipients for the 2020 grant cycle are unable to sign the “Participation Agreement” or the “Notice of Participation Agreement” due to the fact that the RDA approved grants that were outside the program guidelines and the current agreement states that the grants must meet program guidelines. Proposed revisions to the Program Guidelines, Grant Application, Participation Agreement and Notice of Agreement are included. CL

Cathy Laughlin, City Planner, wanted to go through the proposed changes. She explained that all the changes had been reviewed by Mr. Stanton and herself. There are four different documents in the packet. The key element here is that there used to be a minimum grant amount of \$5,000 and

a maximum of \$25,000, which has been changed to a minimum grant amount of \$2,500. The Lockie and MacFarland project that was approved will now be eligible, before it wasn't eligible because they didn't have a \$5,000 minimum project. A paragraph was added to the Guidelines regarding unforeseen circumstances, such as COVID, and that the Agency could be the deciding factor on who receives the grants. The issue with Living Stones Church paying property taxes was also addressed in the proposed changes. The wording was added, "Property Taxes, if Property Taxes are required," which means a non-profit will now be eligible. With the proposed changes to the four documents, the required documents can be signed by the Applicants that were previously ineligible. Before it was impossible to have Lockie and MacFarland and the Living Stones Church sign their documents, because they state that they are in conformance with the guidelines.

Lina Blohm, Redevelopment Advisory Council, said she had been hearing rumblings from other members of the Redevelopment Advisory Council that they had not been involved in the process. Ms. Blohm said she understood the circumstances. She wanted a recap of the Storefront Grant Applications and the amounts that were awarded.

Ms. Laughlin explained that the application process continued as normal, and all applications were received by March 30<sup>th</sup>. The applications were dropped off at City Hall, either in the utility drop box or outside the door of the Engineering Building. Five applications were submitted. The lowest one was Lockie and MacFarland. Their project did not meet the minimum requirement of \$10,000, it was asking for a reimbursement of around \$2,600. The application was to paint the exterior of their building and add a new sign. Braemar Construction applied for their project, which is at the intersection of W. Idaho Street and Mountain City Highway. They received \$25,000. Living Stones Church applied; they were also not eligible because they don't pay property taxes. They were asking for \$25,000, and they received that amount. The Underground Bar, which is where the G used to be, asked for around \$23,000 and were approved. The final applicant was for the Cowboys Bar, which is on Idaho Street. They requested \$25,000 and it was approved. As the Redevelopment Manager, Ms. Laughlin was going off the directive from the City Manager, which stated that no Advisory Meetings would be taking place. The Applications went straight to the RDA and the RAC was notified of that meeting.

Ms. Blohm asked if the reason for this meeting was to approve changes to the bylaws and guidelines.

Ms. Laughlin explained that the changes that needed to be made were in the Grant Guidelines. Once a grant is awarded by the Agency, the next step is to have the grant recipient sign and notarize a document stating that they are in conformance with the Grant Guidelines, and that they will maintain the improvements for at least three years.

Ms. Blohm thought that was the right decision moving forward. She asked if the changes would stay in effect going forward for the Storefront Program.

Mayor Keener thought they would. Living Stones acknowledged in their application that they did not qualify, because of the way it was structured. They stated that they were at a major intersection in Downtown Elko and that they brought hundreds of people into the downtown each Sunday. They also outlined some of the partnerships that they are involved in downtown.

Mayor Keener stated that it made sense to him and the rest of the Board to include them in the program.

Ms. Blohm asked, moving forward, if entities that don't pay property taxes would be eligible.

Mayor Keener said he thought they would be eligible.

Ms. Laughlin clarified if the entity wasn't required to pay property taxes they would now be eligible to apply for the grant.

Councilman Bill Hance had a question regarding the last change in Section I, on "Installation, maintenance or repair of awnings, without more."

Ms. Laughlin explained that when this grant program was created, one of the reasons the minimum project was set at \$10,000 was because everyone in the State that already had a grant program advised us not to allow very small projects. Now that we are taking the minimum amount down to \$2,500 there may be a request for an awning.

Councilman Hance suggested they add "without additional improvements." He thought "without more" left it too open.

Ms. Laughlin said she would add "without additional improvements."

Mayor Keener explained to Ms. Blohm that Lockie and MacFarland had stated due to the COVID uncertainty if they didn't get the match, then they probably wouldn't complete the proposed project. They were looking at doing some painting.

Ms. Laughlin clarified that they were going to repaint the entire building and add a new sign to match.

Mayor Keener stated that the Board felt it was important to help accommodate that. It will be interesting to see how the season turns out for the contractors.

**\*\*\* A motion was made by Councilwoman Mandy Simons, seconded by Councilman Chip Stone, to accept the revised Program Guidelines, Grant Application, Participation Agreement, and Notice of Participation Agreement noting the changes that were discussed.**

*\*Motion passed unanimously. (5-0)*

## **II. REPORTS**

### **A. Budget**

*Ms. Laughlin went over the Budget Report (Attached as Exhibit A).*

*Ms. Blohm asked about the Storefront funds.*

*Ms. Laughlin explained that with the Storefront Grant Program \$50,000 was allocated for five years, for a total of \$250,000. The last five grants has now allocated 100% of the \$250,000. We have not had expenditures on that, because there have been projects that have not submitted for reimbursement.*

*Mayor Keener asked about the NV Energy work that needed to be done on undergrounding the utilities.*

*Ms. Laughlin explained that with all of the COVID-19 she hadn't heard back from NV Energy. \$3,000 was paid for the design fee requirement. They were anticipating about six weeks in the design phase, but the two engineers that were working on it were furloughed. She wasn't sure if they were back to work yet. The project was anticipated to happen this summer, which is why the block ends have been on hold.*

## **COMMENTS BY THE GENERAL PUBLIC**

*There were no public comments made at this time.*

**NOTE:** The Chairman or Vice Chairman reserves the right to change the order of the agenda and if the agenda is not completed, to recess the meeting and continue on another specified date and time. Additionally, the Redevelopment Agency reserves the right to combine two or more agenda items, and/or remove an item from the agenda, or delay discussion relating to an item on the agenda at any time.

## **ADJOURNMENT**

There being no further business, the meeting was adjourned.

---

Mayor Reece Keener, Chairman  
Redevelopment Agency

**City of Elko Redevelopment Agency**  
Agenda Action Sheet

1. Title: **Review, consideration, and possible approval to solicit bids for the 4<sup>th</sup>, 5<sup>th</sup> and 6<sup>th</sup> Street Block End Project, Phase 1, Project 3 of the downtown corridor plan, and matters related thereto. FOR POSSIBLE ACTION**
2. Meeting Date: **November 10, 2020**
3. Agenda Category: **NEW BUSINESS**
4. Time Required: **10 minutes**
5. Background Information: **This project will consist of the block ends pedestrian connectivity, landscaping, lighting and other infrastructure.**
6. Budget Information:  

Appropriation Required: **\$600,000**  
Budget amount available: **N/A**  
Fund name: **Redevelopment Agency**
7. Business Impact Statement: **Not Required**
8. Supplemental Agenda Information: **Bid documents/plans**
9. Recommended Motion: **Authorize staff to solicit bids on the project.**
10. Prepared By: **Cathy Laughlin, City Planner/Redevelopment Manager**
11. Committee/Other Agency Review:
12. Agency Action:
13. Agenda Distribution:



# CITY OF ELKO

**Downtown Corridor Block Ends**

**October 27, 2020**

Prepared for:

**Elko Redevelopment Agency  
1751 College Avenue  
Elko, NV 89801**

CONSISTS OF:

BIDDING REQUIREMENTS  
PROPOSAL FORMS  
CONDITIONS OF THE CONTRACT  
TECHNICAL SPECIFICATIONS

Prepared by:  
Bob Thibault, P.E., P.L.S.

Bid Set No. \_\_\_\_\_





## Table of Contents

<b>1.0</b>	<b>INVITATION TO BID .....</b>	<b>2</b>
<b>2.0</b>	<b>INSTRUCTIONS TO BIDDERS.....</b>	<b>4</b>
<b>3.0</b>	<b>PUBLIC WORKS CONTRACT.....</b>	<b>17</b>
	ARTICLE ONE - DESCRIPTION OF WORK .....	17
	ARTICLE TWO .....	19
	ARTICLE THREE - STARTING AND COMPLETION DATES .....	19
	ARTICLE FOUR - CONTRACT DOCUMENTS .....	20
	ARTICLE FIVE - DUTIES AND AUTHORITY OF THE OWNER .....	20
	ARTICLE SIX - RESPONSIBILITIES OF CONTRACTOR.....	22
	ARTICLE SEVEN - INSURANCE .....	26
	ARTICLE EIGHT - CORRECTING WORK .....	26
	ARTICLE NINE - CONTRACTOR'S WARRANTY .....	26
	ARTICLE TEN - MANUFACTURER'S WARRANTIES .....	27
	ARTICLE ELEVEN - CHANGES IN THE WORK.....	27
	ARTICLE TWELVE - CHANGE OF CONTRACT PRICE.....	28
	ARTICLE THIRTEEN - CHANGE OF THE CONTRACT TIME .....	29
	ARTICLE FOURTEEN - NOTICES.....	30
	ARTICLE FIFTEEN - EARLY TERMINATION FOR FAILURE TO REMEDY DEFAULT .....	30
	ARTICLE SIXTEEN - LIQUIDATED DAMAGES .....	31
	ARTICLE SEVENTEEN - ADDITIONAL PROVISIONS .....	32
<b>4.0</b>	<b>EXHIBITS .....</b>	<b>36</b>
	EXHIBIT 1 - BID FORM .....	36
	EXHIBIT 2 - BID PROPOSAL GUARANTEE .....	42
	EXHIBIT 3 - EXPERIENCE QUALIFICATIONS .....	44
	EXHIBIT 4 - DESIGNATION OF SUBCONTRACTORS .....	42
	EXHIBIT 5 - AFFIDAVIT OF NON-COLLUSION.....	48
	EXHIBIT 6 - CERTIFICATION OF BIDDER REGARDING PENALTIES FOR NON-COMPLIANCE WITH NEVADA PREVAILING WAGE REQUIREMENTS.....	49
	EXHIBIT 7 - FRINGE BENEFIT PLAN, FUND OR PROGRAM DISBURSEMENT INFORMATION .....	50
	EXHIBIT 8 - DRAWINGS .....	52
	EXHIBIT 9 - PERFORMANCE BOND.....	53
	EXHIBIT 10 - PAYMENT BOND .....	56
	EXHIBIT 11 - NOTICE OF AWARD .....	60
	EXHIBIT 12 - NOTICE TO PROCEED.....	63
	EXHIBIT 13- STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION (ORANGE BOOK), 2016 REVISED EDITION.....	64
	EXHIBIT 14 - GENERAL PROVISIONS .....	65
	EXHIBIT 15 - SPECIAL OR SUPPLEMENTAL PROVISIONS .....	69
	EXHIBIT 16 - TECHNICAL SPECIFICATIONS.....	77
	EXHIBIT 17 - PREVAILING WAGE RATES – ELKO COUNTY OR DAVIS-BACON (ATTACHED) .....	78
	EXHIBIT 18 – PREFERENTIAL BIDDER STATUS AFFIDAVIT .....	79
	EXHIBIT 19 -CERTIFICATION NOT TO ENGAGE IN BOYCOTT OF ISRAEL .....	74



## 1.0 INVITATION TO BID

Sealed bid proposals will be accepted until **3:00 P.M., Local Time, Wednesday, January 27, 2021**, at the office of the Elko City Clerk; 1751 College Avenue; Elko, Nevada 89801, for the following:

### **DOWNTOWN CORRIDOR BLOCK ENDS**

Bid proposals received by the City Clerk after the above-stated time will not be accepted. **Bidders mailing their bids assume the risk of late delivery.**

Bidding documents, plans, specifications and contract documents can be obtained free of charge electronically from the City of Elko's website at the following web address: [https://www.elkocity.com/government/bidding\\_opportunities/index.php](https://www.elkocity.com/government/bidding_opportunities/index.php). All bidders shall be registered with the Elko City Clerk's Office on the official plan holder's list for this project prior to submitting bids for this project. All bidders shall attend the mandatory Pre-Bid Conference for the Project at the time and location stated below to be eligible to submit a construction bid.

Bid proposals must be submitted on the prescribed forms and accompanied by security in the amount, form and subject to the conditions listed in the Instructions to Bidders. Bid proposals will be opened at City Hall immediately after the above deadline, with the bid amounts submitted being read aloud by City Staff to the interested parties present, if any. All interested parties are invited to be in attendance at the bid opening. Contractors will be required to have a current Elko City business license prior to time of contract execution; moreover, a current Nevada State contractor's license of the proper classification to perform the project work is required at the time of the Project bid opening.

All bids must be submitted in a sealed envelope that is legibly marked **DOWNTOWN CORRIDOR BLOCK ENDS**. City staff shall thoroughly review all bid proposals for conformance with the contract documents prior to making a written recommendation for award to the Elko Redevelopment Agency.

The award will be made to the lowest responsive and responsible bidder to the extent and in the manner required by law, unless all bids are rejected. The lowest responsive and responsible bidder shall be determined on the basis of price, conformance to plans and/or specifications, the bidder's qualifications, conformance to applicable sections of NRS Chapter 338, and the best interest of the public.

**The mandatory Pre-Bid Conference will be held at Elko City Hall (1751 College Avenue, Elko, Nevada), on Wednesday, January 13, 2021 at 2:00 .P.M., Local Time.**

The Redevelopment Agency may formally award the contract to the successful bidder at its regularly scheduled meeting at City Hall on **Tuesday, February 9, 2021, after 3:00 .P.M.**



**ELKO REDEVELOPMENT AGENCY**  
1751 College Avenue, Elko, NV 89801  
(775) 777-7100 \* [www.elkocity.com](http://www.elkocity.com)

**Local Time.** The Redevelopment Agency may, in its sole discretion, reject all bids.

**LABOR COMMISSIONER:** The Nevada Labor Commissioner's identifying project number is **PWP-EL-2021-047** for this project. NRS 338.013(1) requires the Labor Commissioner's identifying number to be included in any bid or other document submitted in response to the advertisement or other type of solicitation.

The Elko Redevelopment Agency reserves the right to accept or reject any and/or all items specified in the bid proposal and further reserves the right to waive any minor technicalities in the bidding documents.

Dated this 27th day of October 2020.

Elko Redevelopment Agency

BY: Bob Thibault  
Elko – Civil Engineer

Publish: Elko Daily Free Press –



## 2.0 INSTRUCTIONS TO BIDDERS

Bids are requested for a general construction contract, or work described in general, as follows:

- 1) The Elko Redevelopment Agency (Agency) will receive sealed bids from Bidders until **3:00 P.M; Local Time, on Wednesday, January 27, 2021**. Bids received after this time will not be opened or accepted and will be returned unopened.
- 2) **The site visit and mandatory Pre-Bid Conference will be held at the Elko City Hall (1751 College Avenue, Elko, Nevada), on Wednesday, January 13, 2021, at 2:00 P.M. Local Time.** The Agency or an authorized representative will transmit to all prospective Bidders of record such Addenda as the Agency or its authorized representative in his discretion considers necessary in response to questions arising at the Pre-bid Conference. Oral statements by Agency representatives may not be relied upon and will not be binding upon the Agency. Minutes of the Pre-bid Conference issued by the Agency or authorized representative, if any, and Addenda issued as a result of the Pre-bid Conference, if any, shall constitute the sole and exclusive record and statement of the results of the Pre-bid Conference.
- 3) The apparent Low Bid will be based solely on the total amount of all bid items and any additive or deductive alternates selected for award by the Agency. All Bidders are required to submit Bids on all bid items, including all additive and deductive alternates. Additive and deductive alternates will be awarded at the sole discretion of the Agency. If Alternate Bids are requested on this Project, the following applies: The priority of Alternate Bids will be announced by the Agency prior to the opening of bids. The Agency reserves the right to reject all Base Bids and all Alternate Bids. If the Agency elects not to reject all Bids, it will, prior to the award, first determine which one or more Alternates to accept; then the Agency will evaluate the lowest responsive and responsible Bidder based upon the Base Bid combined with any Alternates selected. If any Alternates are selected, the fact that a Bidder may have a lower individual Base or Alternate Bid than the individual Bids of the apparent lowest responsive and responsible Bidder is irrelevant, since the successful Bidder will be chosen on the basis of the sum of the Base Bid and the Alternates selected, together with the other relevant factors pursuant to NRS Chapter 338.
- 4) Bidders must submit bids on the Bid Form supplied by the Agency, fully completed with all blanks filled in, and signed by an authorized representative of the Bidder. Bids not submitted on the required form, and/or not fully completed and/or not signed by an authorized representative of the Bidder, shall be deemed nonresponsive and shall not be considered, subject to the right of the Agency to waive minor technical defects that do not give the Bidder an advantage over other Bidders, at its sole discretion.
- 5) The Nevada Labor Commissioner's identifying number for this project is **PWP-EL-2021-047**. NRS 338.013(1) requires that the project identifying number must be



**ELKO REDEVELOPMENT AGENCY**

1751 College Avenue, Elko, NV 89801

(775) 777-7100 \* [www.elkocity.com](http://www.elkocity.com)

included in any bid or other document submitted in response to the advertisement or other type of solicitation.

- 6) All Bidders must submit a Bid Bond in the form of a cashier's check, a certified check, or a corporate surety bond of not less than ten percent (10.0 %) of the amount of the bid, including additive and/or deductive alternates, payable to "Elko Redevelopment Agency," with their Bids. The Bid Bond will be forfeited to the Agency should the bidder to whom the contract is awarded fail to enter into the Contract in accordance with its Bid and the Contract Documents, and/or fail to furnish any other required bonds or certificates of insurance. The Bid Bond is a penalty, as opposed to liquidated damages, and the Bidder will be liable for all damages in excess of the Bid Bond. The Bid Bond will be returned upon signing of the Contract. The Bidder must use the form of Bid Bond required by the Agency. A Bid submitted without a Bid Bond that complies with all applicable Agency requirements will be deemed nonresponsive and not considered.
- 7) NRS 338.141 provides:
  - 1) Except as otherwise provided in subsection (2) next below, each bid submitted must include:
    - (a) If the Agency provides a list of the labor or portions of the public work which are estimated by the Agency to exceed 3 percent of the estimated cost of the public work, the name of each first tier subcontractor who will provide such labor or portion of the work on the public work which is estimated to exceed 3 percent of the estimated cost of the public work; or
    - (b) If the Agency does not provide a list of the labor or portions of the public work which are estimated by the Agency to exceed 3 percent of the estimated cost of the public work, the name of each first tier subcontractor who will provide labor or a portion of the work on the public work to the prime contractor for which the first tier subcontractor will be paid an amount exceeding 5 percent of the prime contractor's total bid. If the bid is submitted pursuant to this paragraph, within 2 hours after the completion of the opening of the bids, the contractors who submitted the three lowest bids must submit a list containing:
      - (1) The name of each first tier subcontractor who will provide labor or a portion of the work on the public work to the prime contractor for which the first tier subcontractor will be paid an amount exceeding \$250,000.



**ELKO REDEVELOPMENT AGENCY**

1751 College Avenue, Elko, NV 89801

(775) 777-7100 \* [www.elkocity.com](http://www.elkocity.com)

(2) If any one of the contractors who submitted one of the three lowest bids will employ a first tier subcontractor who will provide labor or a portion of the work on the public work to the prime contractor for which the first tier subcontractor will not be paid an amount exceeding \$250,000, the name of each first tier subcontractor who will provide labor or a portion of the work on the public work to the prime contractor for which the first tier subcontractor will be paid 1 percent of the prime contractor's total bid or \$50,000, whichever is greater.

(3) For each first tier subcontractor whose name is listed pursuant to subparagraph (7)(1)(b)(1) or (7)(1)(b)(2) above, the number of the license issued to the first tier subcontractor pursuant to chapter 624 of NRS.

Forms for the Subcontractors List are provided for Bidder's use, to include a 5% List and a 1% List.

- (2) The lists required by subsection 1 must include a description of the labor or portion of the work which each first tier subcontractor named in the list will provide to the prime contractor.
- (3) A prime contractor shall include its name on a list required by paragraph (a) of subsection 1 if it will perform any of the work required to be listed pursuant to paragraph (a) of subsection 1.
- (4) Except as otherwise provided in this subsection, if a contractor:
  - (a) Fails to submit a required Subcontractors List within the required time; or
  - (b) Submits a Subcontractors List that includes the name of a subcontractor who, at the time of the submission of the list, is on disqualified status with the State Public Works Board pursuant to NRS 338.1376, the contractor's bid shall be deemed not responsive. A contractor's bid shall not be deemed not responsive on the grounds that the contractor submitted a list that includes the name of a subcontractor who, at the time of the submission of the list, is on disqualified status with the State Public Works Board pursuant to NRS 338.1376 if the contractor, before the award of the contract, provides an acceptable replacement subcontractor in the manner set forth in subsection 1 of NRS 338.13895.



- (5) A contractor whose bid is accepted shall not substitute a subcontractor for any subcontractor who is named in the bid, unless:
  - (a) The Agency or its authorized representative objects to the subcontractor, requests in writing a change in the subcontractor and pays any increase in costs resulting from the change.
  - (b) The substitution is approved by the Agency or its authorized representative. The substitution must be approved if the Agency or its authorized representative determines that:
    - (1) The named subcontractor, after having a reasonable opportunity, fails or refuses to execute a written contract with the contractor which was offered to the named subcontractor with the same general terms that all other subcontractors on the project were offered;
    - (2) The named subcontractor files for bankruptcy or becomes insolvent;
    - (3) The named subcontractor fails or refuses to perform his subcontract within a reasonable time or is unable to furnish a performance bond and payment bond pursuant to NRS 339.025; or
    - (4) The named subcontractor is not properly licensed to provide that labor or portion of the work.
  - (c) The Agency or its authorized representative, in awarding the contract pursuant to NRS 338.1375 to 338.139, inclusive:
    - (1) Applies such criteria set forth in NRS 338.1377 as are appropriate for subcontractors and determines that the subcontractor does not meet that criteria; and
    - (2) Requests in writing a substitution of the subcontractor.
- (6) If a contractor indicates pursuant to subsection 1 that it will perform a portion of work on the public work and thereafter requests to substitute a subcontractor to perform such work, the contractor shall provide to the Agency a written explanation in the form required by the City which contains the reasons that:
  - (a) A subcontractor was not originally contemplated to be used on that portion of the public work; and



- (b) The substitution is in the best interest of the Agency.
- (7) As used in this section, “general terms” means the terms and conditions of a contract that set the basic requirements for a public work and apply without regard to the particular trade or specialty of a subcontractor, but does not include any provision that controls or relates to the specific portion of the public work that will be completed by a subcontractor, including, without limitation, the materials to be used by the subcontractor or other details of the work to be performed by the subcontractor.
- 8) **All Bids must include a printout from the Nevada State Contractor's Board internet website (<http://www.nscb.nv.gov>), dated no more than 90 calendar days prior to the date for receipt of Bids, showing that the Bidder has a Nevada Contractor's license in good standing, and that the license is of the type and the monetary limit is sufficiently high to permit the Bidder to perform the work as a general contractor. (Must Accompany Bid)**
- 9) **A Bid by a corporation, limited liability company, or limited partnership, must include either: (A) for a foreign entity, a Certificate issued by the Nevada Secretary of State within 90 calendar days prior to the date for receipt of Bids, certifying that the Bidder is qualified to do business in the State of Nevada (i.e., a Good Standing Certificate); or (B) for both foreign and domestic entities, a printout from a Business Entity Search on the Nevada Secretary of State Website within 30 calendar days prior to the date for receipt of Bids showing that the Bidder is an active entity registered in that office, together with any other information about the entity contained on the web page. (Must Accompany Bid)**
- 10) Bidders must supply all information required by the Bid documents, and specifications. Bids must be full and complete. The Redevelopment Agency reserves the right in its sole discretion to reject any Bid as nonresponsive as a result of any error or omission in the Bid.
- 11) Bids must be clearly written without erasure or deletions. The Redevelopment Agency reserves the right to reject any Bid containing erasures or deletions.
- 12) Bidders may not modify the Bid Form or qualify their Bids.
- 13) Submission of a Bid signifies careful examination of the Contract Documents and complete understanding of the nature, extent and location of Work to be performed. The Bidder must complete the tasks listed in subsections "a" through "e" below, as a condition to bidding, and submission of a Bid shall constitute the Bidder's express representation to the Agency that the Bidder has fully completed the following:



**ELKO REDEVELOPMENT AGENCY**

1751 College Avenue, Elko, NV 89801

(775) 777-7100 \* [www.elkocity.com](http://www.elkocity.com)

- a) The Bidder has visited and investigated the site where the Work will be performed prior to bidding and is satisfied with all conditions affecting the Work, including but not restricted to those bearing upon transportation, disposal, handling and storage of materials, availability of labor, water, electrical power, roads and uncertainties of weather, or similar physical conditions at the Project site, and the character of equipment and facilities needed prior to and during prosecution of the Work. The Bidder is satisfied as to the character, quality and quantity of surface and subsurface materials or obstacles to be encountered insofar as this information is reasonably ascertainable from inspection of the Project site, including all exploratory work done by the Agency, as well as from information presented by the Contract Documents, or any other information made available to the Bidder prior to receipt of bids. Any failure by the Bidder to become acquainted with the available information shall not relieve the Bidder from the responsibility for estimating properly the difficulty or cost of successfully performing the Work.
  - b) The Bidder shall be entitled to rely upon all information furnished to the Bidder in writing by the Agency with respect to the Project site and to make all inferences from it that would reasonably be made by a contractor having knowledge and experience with similar work; however, the Bidder shall not be entitled to infer from Agency-supplied information any fact or condition which would not be inferred by a bidder having knowledge and experience with similar work and, if the Agency-supplied information is inadequate or insufficient in any respect, the Bidder shall be required to obtain independently such other information as a knowledgeable and experienced contractor would prudently obtain in order to evaluate any such condition.
  - c) The Bidder specifically acknowledges familiarity with all Federal, State, and local laws, ordinances, rules, and regulations which may in any manner affect those engaged or employed in the Work, or the materials or equipment in or about the Work, or in any way affect the conduct of the Work.
  - d) Bidder has correlated its knowledge and the results of all such observations, examinations, investigations, explorations, tests, reports and studies with the terms and conditions of the Contract Documents; and
  - e) Bidder has given Agency or authorized representative prompt written notice of all conflicts, errors, ambiguities or discrepancies that it has discovered in or among the Contract Documents; provided, the Agency reserves the sole and exclusive right, in its discretion, to revise the Contract Documents to the extent permitted by law.
- 14) Bidders may examine any available "as-built" drawings of previous work by giving



Agency or authorized representative upon reasonable request, so long as the disclosure of the as-built drawings does not violate the intellectual property rights of a third party. The Agency will not be responsible for accuracy of "as-built" drawings.

- 15) All questions about the meaning or intent of the Contract Documents are to be directed to the Agency or its authorized representative. Interpretations or clarifications considered necessary by the Agency or its authorized representative in response to such questions will be issued by Addendum mailed or delivered to all persons who were previously supplied the Bidding Documents. Questions received less than seven (7) business days prior to the date for opening Bids may not be answered. Only questions answered by a formal written Addendum will be binding upon the Agency. Questions answered in a written format other than an Addendum, or verbal or other unwritten interpretations or clarifications will not be binding upon the Agency.
- 16) Addenda may also be issued to modify the Bidding Documents at the discretion of the Agency.
- 17) Addenda must be acknowledged by the Bidder in the Bid Form by number. Addenda are Contract Documents. A complete list of Addenda may be obtained from the Agency or its authorized representative.
- 18) For contracts of \$100,000.00 or more, subject to certain limited exceptions, NRS 338.020 requires the contractor and all subcontractors to pay at least the prevailing wage set by the Nevada Labor Commissioner in effect at the time of contract award, even if the prevailing wage rates are changed between the time of preparation of the specifications and the time of contract award. Copies of the general prevailing rates of per diem wages for each craft, classification, or type of worker needed to execute the Contract, as determined by the Nevada Labor Commissioner and in effect at the time of the printing of the specifications, are included in the specifications. All Bidders are responsible for confirming whether any applicable prevailing wage rates are changed between the time of preparation of the specifications and the time of contract award. Current "Prevailing Wage Rates for Elko County" are included in the attachment at the end of the Contract Technical Specifications for the Project.
- 19) Pursuant to NRS 338.140(1)(b), the Agency is prohibited from drafting or causing to be drafted specifications for bids, except in those instances where the product is designated to match others in use on a particular public improvement either completed or in the course of completion, calling for a designated material, product, thing or service by specific brand or trade name unless the specification lists at least two brands or trade names of comparable quality or utility and is followed by the words "or equal" so that bidders may furnish any equal material, product, thing or service. In the event equals are identified in the specifications, bids must be based on products and systems specified, or listed by name, in the Contract Documents or listed by name in Addenda. In the event the term "or equal" is used in the specifications, the following procedure must be followed for the approval of an equal:



- a) Any Bidder may request the Agency or its authorized representative to approve an equal prior to Bid opening, and each Bidder is encouraged to do so as soon as possible if its Bid will include an equal. However, no Bidder is required to make such a request.
  - b) If an equal item is approved prior to Bid opening, it must be listed on an Addenda to all prospective Bidders.
  - c) Requests for approval of an equal must contain sufficient information to permit the Agency or its representative to assess its suitability and impact on the Project. Insufficient information regarding the suitability of the equal shall be grounds for disapproval.
  - d) Nevada law permits the Contractor to submit data substantiating a request for approval of an equal up to seven (7) business days after the award.
  - e) If the request for approval of an “equal” is not given, the Bidder’s Bid must be deemed nonresponsive (and the award rescinded if it has been made).
  - f) Substitutions may be requested after the Contract has been signed, but only in accordance with requirements specified in the General Conditions and Specifications, and Nevada law.
- 20) Bids will be received at the City Clerk’s Office at **1751 College Avenue, Elko, Nevada**. Bids will be opened in a conference room at the City offices.
- a. Envelopes or boxes containing Bids must be sealed, and marked with name and address of the Bidder, and addressed to:  

**City of Elko**  
**1751 College Avenue**  
**Elko, Nevada 89801**
  - b. Mark envelopes or boxes:  

**BID FOR: DOWNTOWN CORRIDOR BLOCK ENDS**  
**PROJECT FOR: Elko Redevelopment Agency, Elko, Nevada**
- 21) By 5:00 p.m. of the **twentieth** business day following acceptance of Bids by the Redevelopment Agency, the bidder must deliver to the Agency proof that Bidder has taken out for the entire period covered by the proposed contract all insurance policies that would be required to perform the Contract. Proof of insurance may, without limitation, include a declaration page(s) and any other documents reasonably necessary to prove that all required insurance coverages are in effect at the time bids are submitted.



Failure to properly and timely submit proof of insurance entitles the Redevelopment Agency to **reject the bid as non-responsive**, not issue a Notice to Proceed, and award the Contract to another Bidder.

- a. Any bid protest must be submitted in writing to **the Elko Redevelopment Agency legal counsel, David M. Stanton, at the law offices of Goicoechea, Di Grazia, Coyle & Stanton, Ltd., 530 Idaho Street, Elko, Nevada 89801** within five (5) business days after the date the recommendation to award a contract is issued by the Redevelopment Agency or its authorized representative. The notice of protest must include a written statement setting forth with specificity the reasons the person filing the notice believes the applicable provisions of law were violated. The protest must refer to the specific portions of all documents which form the basis for the protest. The protest must include the name, address and telephone number of the person representing the protesting party. The party filing the protest must concurrently transmit a copy of the initial protest document and any attached documentation to all other Bidders with a direct financial interest which may be adversely affected by the outcome of the protest and/or who appear to have a reasonable prospect of receiving an award depending upon the outcome of the protest.
- b. The Elko Redevelopment Agency, to include its legal counsel, may investigate the protest.
- c. A person filing a notice of protest may be required by the Agency at the time the notice of protest is filed, to post a bond with a good and solvent surety authorized to do business in the State of Nevada or submit other security, in a form approved by the Agency, to the Agency who shall hold the bond or other security until a determination is made on the protest. A bond posted or other security submitted with a notice of protest must be in an amount equal to the lesser of: (a) Twenty-five percent of the total value of the bid submitted by the person filing the notice of protest; or (b) Two hundred fifty thousand dollars.
- d. A notice of protest filed in accordance with the provisions of this section operates as a stay of action in relation to the awarding of any contract until a determination is made by the Agency on the protest.



- e. A person who makes an unsuccessful bid may not seek any type of judicial intervention until the Agency has made a determination on the protest and awarded the contract.
  - f. Neither the Agency, nor any authorized representative of the Agency, is liable for any costs, expenses, attorney's fees, loss of income or other damages sustained by a person who makes a bid, whether or not the person files a notice of protest pursuant to this section.
  - g. If the protest is upheld, the bond posted or other security submitted with the notice of protest must be returned to the person who posted the bond or submitted the security. If the protest is rejected, a claim may be made against the bond or other security by the Agency in an amount equal to the expenses incurred by the Agency because of the unsuccessful protest. Any money remaining after the claim has been satisfied must be returned to the person who posted the bond or submitted the security.
  - h. Bidders are advised to consult Nevada Revised Statutes 338.142 for requirements applicable to protests of awards of public works contracts.
- 22) Prior to award, the Redevelopment Agency reserves the right to reject any or all bids to the extent permitted by law including, without limitation, the right to reject any or all responsive bids or bids submitted by bidders determined to be not responsible. Bidders are advised that any bid may be rejected if the public interest would be served by such a rejection.
- 23) The Redevelopment Agency also reserves the right to waive technical defects to the extent such defects are minor and the waiver does not provide any bidder with a competitive advantage over any other bidder.
- 24) Unbalanced bids and conditional bids are nonresponsive. For purposes of this paragraph, an "unbalanced bid" is one having nominal prices for some work items and enhanced prices for other work items. A "conditional bid" is one in which one or more specified prices may change after a bid is submitted.
- 25) Discrepancies between the multiplication of units of Work and unit prices will be resolved in favor of the unit prices. Discrepancies between the indicated sum of any column of figures and the correct sum thereof will be resolved in favor of the correct sum. Discrepancies between written words and figures, or words and numerals, will be resolved in favor of the words.
- 26) In evaluating bids to determine the best bid (where required), the Redevelopment Agency will consider the qualifications of bidders; whether the bids are responsive (to include whether the bids comply with the prescribed requirements, and such



alternates, unit prices and other data, as are requested in the Bid Form or prior to the Notice of Award); whether the bidder is responsible; whether the quality of the services, materials, equipment or labor offered conforms to the approved plans or specifications; and whether the public interest would be served by such a rejection. The Agency may conduct such investigations as the Redevelopment Agency deems necessary to assist in this evaluation.

- 27) As a requisite to bidding on the work, bidders and their subcontractors must be properly licensed at the time of bid opening to perform all work bid under Chapter 624 of the Nevada Revised Statutes and Chapter 624 of the Nevada Administrative Code.
- 28) Unless all bids are rejected and except as otherwise provided under Nevada law, the contract will be awarded to the lowest responsive, responsible bidder.
- 29) For public works contracts of \$250,000 or more, NRS 338.147 requires the Agency to award the contract to the contractor who submits the best bid. Bidders are directed to NRS 338.147 for the criteria used to determine the best bid, which includes criteria for determining the lowest bid.
- 30) Bids may not be withdrawn (1) within sixty (60) calendar days following the date of bid opening or (2) after the contract has been awarded.
- 31) Bidders are advised that Senate Bill 207 (2019), known as the "Apprenticeship Utilization Act, provides as follows:
  - a) A contractor or subcontractor engaged in vertical construction who employs a worker on a public work pursuant to NRS 338.040 shall use one or more apprentices for at least 10 percent of the total hours of labor worked for each apprenticed craft or type of work to be performed on the public work for which more than three workers are employed.
  - b) A contractor or subcontractor engaged in horizontal construction who employs a worker on a public work pursuant to NRS 338.040 shall use one or more apprentices for at least 3 percent of the total hours of labor worked for each apprenticed craft or type of work to be performed on the public work for which more than three workers are employed.
  - c) On or after January 1, 2021, the Labor Commissioner, in collaboration with the State Apprenticeship Council, may adopt regulations to increase the percentage of total hours of labor required to be performed by an apprentice pursuant to subsection 1 or 2 of Senate Bill 207 by not more than 2 percentage points.
  - d) A contractor or subcontractor engaged on a public work is not required to use



an apprentice in a craft or type of work performed in a jurisdiction recognized by the State Apprenticeship Council as not having apprentices in that craft or type of work.

- e) The Agency may, upon the request of a contractor or subcontractor, submit a request to the Labor Commissioner to modify or waive the percentage of hours of labor provided by one or more apprentices required pursuant to subsection 1 or 2 for good cause. The Agency must submit such a request, before an advertisement for bids has been placed, the opening of bids or the award of a contract for a public work or after the public body has commenced work on the public work. Such a request must include any supporting documentation, including, without limitation, proof of denial of or failure to approve a request for apprentices pursuant to subparagraph (3) of paragraph (d) of subsection 10 of Senate Bill 207.
- f) The Labor Commissioner shall issue a determination of whether to grant a modification or waiver requested by the City within 15 days after the receipt of such request. The Labor Commissioner may grant such a request if he or she makes a finding that there is good cause to modify or waive the percentage of hours of labor provided by one or more apprentices required pursuant to subsection 1 or 2 of Senate Bill 207.
- g) The Agency, a contractor or a subcontractor may request a hearing on the determination of the Labor Commissioner within 10 days after receipt of the determination of the Labor Commissioner. The hearing must be conducted in accordance with regulations adopted by the Labor Commissioner. If the Labor Commissioner does not receive a request for a hearing pursuant to subsection 8 of Senate Bill 207, the determination of the Labor Commissioner is a final decision for the purposes of judicial review pursuant to chapter 233B of NRS.
- h) A contractor or subcontractor engaged on a public work shall enter into an apprenticeship agreement for all apprentices required to be used in the construction of a public work. If the Labor Commissioner granted a modification or waiver pursuant to subsection 7 of Senate Bill 207 because the Labor Commissioner finds that a request for apprentices was denied or the request was not approved within 5 business days as described in subparagraph (3) of paragraph (d) of subsection 10 of Senate Bill 207 and apprentices are later provided, then the contractor or subcontractor shall enter into an apprenticeship agreement for all apprentices later provided.
- i) As used in Senate Bill 207:
  - (1) "Apprentice" means a person enrolled in an apprenticeship program recognized by the State Apprenticeship Council.



- (2) “Apprenticed craft or type of work” means a craft or type of work for which there is an existing apprenticeship program recognized by the State Apprenticeship Council.
- (3) “Apprenticeship program” means an apprenticeship program recognized by the State Apprenticeship Council.
- (4) “Good cause” means:
- (A) There are no apprentices available from an apprenticeship program within the jurisdiction where the public work is to be completed as recognized by the State Apprenticeship Council;
  - (B) The contractor or subcontractor is required to perform uniquely complex or hazardous tasks on the public work that require the skill and expertise of a greater percentage of journeymen; or
  - (C) The contractor or subcontractor has requested apprentices from an apprenticeship program and the request has been denied or the request has not been approved within 5 business days.

The term “good cause” does not include the refusal of a contractor or subcontractor to enter into an apprenticeship agreement pursuant to subsection 9 of Senate Bill 207.

- (5) “Journeyman” has the meaning ascribed to it in NRS 624.260.
- (6) “State Apprenticeship Council” means the State Apprenticeship Council created by NRS 610.030.

END OF DOCUMENT



### 3.0 PUBLIC WORKS CONTRACT

#### (NEVADA REVISED STATUTES CHAPTER 338)

This Contract is made and entered into on this \_\_\_ day of \_\_\_\_\_, 20\_\_ (hereinafter the "Effective Date") between the Elko Redevelopment Agency of Elko, Nevada, a political subdivision of the State of Nevada organized and existing under Chapter 279 of the Nevada Revised Statutes (hereinafter the "Owner") and:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

which party is a

\_\_\_\_\_  
(name and describe individual and/or type of business entity, including state of formation or incorporation, where applicable) hereinafter "Contractor."

#### **RECITALS**

WHEREAS, Owner intends to award a contract for the performance of a public works project known as the **DOWNTOWN CORRIDOR BLOCK ENDS** (hereinafter the "Project");

WHEREAS, the Project is generally described as follows: Demolition and reconstruction of asphalt, concrete, utilities, and landscaping, with additional irrigation and electrical components.

WHEREAS, Contractor was selected to perform the Project in accordance with Chapter 338 of the Nevada Revised Statutes and to complete the work in accordance with the Contract Documents (defined below) (hereinafter the "Work");

NOW, THEREFORE, for and in consideration of the above recitals and for good and valuable consideration as further described herein, the parties agree as follows:

#### **ARTICLE ONE - DESCRIPTION OF WORK**

Contractor shall perform all Work needed to complete the Project in accordance with this Contract and the documents attached hereto and incorporated herein as

**Exhibits 1 through 19**, as follows:



- Exhibit 1** Bid Form
- Exhibit 2** Bid Proposal Guarantee (including Bid Bond, if applicable)
- Exhibit 3** Bidder Experience Qualifications
- Exhibit 4** Designation of Subcontractors with 1% & 5% Subcontractor Lists
- Exhibit 5** Affidavit of Non-Collusion
- Exhibit 6** Certification of Bidder Regarding Penalties for Non-Compliance with Nevada Prevailing Wage Requirements
- Exhibit 7** Fringe Benefit Plan, Fund or Program Disbursement Information
- Exhibit 8** Drawings (including plans, maps, plats and blueprints)
- Exhibit 9** Performance Bond
- Exhibit 10** Payment Bond
- Exhibit 11** Notice of Award
- Exhibit 12** Notice to Proceed
- Exhibit 13** Standard Specifications and Details for Public Works Construction (Orange Book) *2016 Revised Edition* (see the following URL: <http://rtcwashoe.wpengine.com/wp-content/uploads/2018/01/2016-Version-Revision-No.-9.pdf>) (hard copy not attached to Contract)
- Exhibit 14** General Provisions (depending upon applicable requirements)
- Exhibit 15** Special or Supplemental Provisions
- Exhibit 16** Technical Specifications
- Exhibit 17** Prevailing Wage Rates - Elko County or Davis-Bacon Wage Rates
- Exhibit 18** Preferential Bidders Status Affidavit
- Exhibit 19** Certification Not to Engage in Boycott of Israel

This Contract and **Exhibits 1 through 19** are herein referred to collectively as the “Contract Documents.” The Work shall include all items identified as Additive Alternates in the Notice of Award. Unless otherwise indicated in the Contract Documents, the Work shall not include design work, which Owner shall procure through a separate contract or contracts with design professionals, nor shall the Work include work performed by Owner or items identified as Deductive Alternates in the Notice of Award.

In the event of an inconsistency between the terms of this Contract and any of the



Contract Documents attached hereto as **Exhibits 1 through 19**, the terms of this Contract shall prevail.

**ARTICLE TWO**  
**CONTRACT PRICE**

Owner agrees to pay Contractor for the Work the total price of:

\$ \_\_\_\_\_

(hereinafter the "Contract Price"), which includes all labor, materials, and (where applicable) architectural and engineering plans necessary for the erection and completion of the Work as described in the Plans and Specifications and in accordance with the Contract Documents. Payment of the Contract Price is subject to approved additions or approved deductions in accordance with the provisions of this Contract.

**ARTICLE THREE - STARTING AND COMPLETION DATES**

Construction under this Contract shall begin no later than the date indicated on the "Notice to Proceed" to be issued by Owner after execution of this Contract. Subject to written extensions of time or delays authorized by Owner or stoppage of Work as permitted in this Contract, the Work shall be substantially completed no later than **120 calendar days** after the Commencement Date indicated on the Notice to Proceed document which will be issued by the Owner on or after the Effective Date (hereinafter the "Contract Time"). In the event the Work has not been completed in accordance with the terms of this Contract, including written extensions of time and stoppages of Work as permitted by this Contract, or in the event the Contractor abandons the Work, the Owner may contract with a third party for completion of the Work, in which event the Contractor shall pay to Owner the additional cost for the portion of the Work completed by the third party. The foregoing is in addition to any other remedies provided under this Contract.



#### **ARTICLE FOUR - CONTRACT DOCUMENTS**

The Contract Documents on which the Contract between Owner and Contractor is based and which contain the Plans and Specifications in accordance with which the Work is to be done are as follows:

- A. This Contract, with any supplementary contracts and conditions attached hereto which are signed by both parties;
- B. **Exhibits 1 through 19**, which have been incorporated by reference herein; and
- C. Written Work Change Orders properly issued.

The Contract Documents together form the contract for the Work herein described. The parties intend that the Contract Documents include provisions for all labor, materials, equipment, supplies, and other items necessary for the execution and completion of the Work, and all items and conditions of payment. The documents also include all work and procedures not expressly indicated therein necessary for proper execution of this Project.

#### **ARTICLE FIVE - DUTIES AND AUTHORITY OF THE OWNER**

The duties and authority of the Owner are as follows:

- A. General Administration of Contract. General administration of the contract to ensure compliance with design plans.
- B. Access to Work Site for Inspections. Owner, or Owner's agents, shall be given free access to the Work at all time during its preparation and progress.
- C. Payment and Acceptance of Work.

(1) Application for Progress Payment. As a prerequisite to Contractor's entitlement to a progress payment, Contractor shall first submit to Owner for review an



Application for Progress Payment filled out and signed by Contractor covering the Work completed to that date, and accompanied by such supporting documentation as is required by the Contract documents. If payment is requested on the basis of materials and equipment not yet incorporated into the Work, but delivered and suitably stored at the site or at another location designated by Contractor, the Application for Progress Payment shall also be accompanied by a bill of sale, invoice or other documentation warranting that Owner has received the materials and equipment free and clear of all liens (to include lien waivers, if appropriate), charges, security interests and encumbrances, and evidence that the materials and equipment are covered by appropriate property insurance and other arrangements to protect Owner's interests therein, all of which will be satisfactory to Owner.

(2) Progress Payments. Except as otherwise provided herein, Owner shall pay to Contractor the amount indicated on each Application for Progress Payment within thirty (30) calendar days of the date it is submitted to the Owner. All Progress Payments are subject to the requirements of NRS 338.515 (Time for making payments; amounts paid; amounts withheld as retainage; rate of interest paid on amounts withheld; powers of Labor Commissioner when worker is owed wages), as amended.

(3) Payment Upon Final Completion. Payment of any outstanding balance shall be paid in accordance with NRS 338.520 upon occupancy, use or recording of notice of completion, less amounts previously paid for the Work or amounts which Owner is required to withhold by order of the Nevada Labor Commissioner pursuant to NRS 338.515. In the event any liens are filed on the Project, those sums shall be withheld from the final retention payment, until such liens are resolved and removed. Upon final acceptance of the completed Work, Owner may publish a Notice of Completion. Contractor acknowledges and agrees that "substantial completion" is not equivalent to final completion.

D. Work Performed by Owner. This Contract specifically allows Work to be performed by Owner. Contractor assumes no responsibility for work performed by Owner and Owner shall release and hold harmless Contractor for any deficiencies in such work, and shall indemnify and defend Contractor from and against any and all claims arising from or in any manner related to Work performed by Owner. Owner shall, upon Contractor's request, identify in writing all work performed by Owner which is included



within the scope of the Work and the Contract Price shall thereafter be reduced by the amount Contractor would have otherwise charged for the work pursuant to the Contract.

## **ARTICLE SIX - RESPONSIBILITIES OF CONTRACTOR**

Contractor's duties and rights in connection with the project herein are as follows:

A. Responsibility for and Supervision of Construction. Contractor shall be solely responsible for all construction under this Contract, including the techniques, sequences, procedures, and means, and for coordination of all Work. Contractor shall supervise and direct the Work to the best of its ability, and give the Work all attention necessary for such proper supervision and direction.

B. Furnishing of Labor, Materials. Contractor shall provide and pay, if necessary, for all labor, materials, and equipment, including tools, construction equipment, and machinery, utilities, transportation, and all other facilities and services necessary for the proper completion of Work on the project in accordance with the Contract Documents.

C. Compliance with Construction Laws and Regulations. The Contractor and any subcontractor or other person who provides labor, equipment, materials, supplies or services for the Work shall comply with the requirements of all applicable state and local laws, including, without limitation, any applicable licensing and registration requirements and requirements for the payment of sales and use taxes on equipment, materials and supplies provided for the Work. If any of the Contract Documents are at variance therewith, Contractor shall notify Owner promptly on discovery of such variance.

D. Responsibility for Negligence of Employees and Subcontractors. Contractor assumes full responsibility for acts, negligence, or omissions of all its employees on this project, for those of its subcontractors and their employees, and for those of all other persons doing Work under a contract with Contractor.

E. Materials Warranty. In addition to any other warranties set forth herein, Contractor represents and warrants to Owner that the materials used in the Work, and



made a part of the structure on the Property or placed permanently in connection therewith, will be new unless otherwise specified in the Contract Documents, of good quality, free of defects, and in conformity with the Contract Documents. It is understood between the parties hereto that materials not so in conformity are defective.

F. Clean-up. Contractor agrees to remove all such waste material and rubbish on termination of the project, together with all its tools, equipment, machinery and surplus materials. Contractor agrees, on terminating its Work at the site, to conduct general clean-up operations.

G. Indemnity and Hold Harmless Contract. Contractor agrees to indemnify and hold harmless Owner, and its agents, and employees, from and against all claims, damages, losses, and expenses, including reasonable attorneys' fees in case it shall be necessary to file an action, arising out of performance of the Work herein, which is (1) for bodily injury, illness, or death, or for property damages including loss of use, and (2) caused in whole or in part by Contractor's intentional or negligent act or omission. Owner agrees to indemnify and hold harmless Contractor, and its agents, and employees, from and against all claims, damages, losses, and expenses, including reasonable attorneys' fees in case it shall be necessary to file an action, arising out of performance of the work herein (to include work performed by Owner), which is (1) for bodily injury, illness, or death, or for property damages including loss of use, and (2) caused in whole or in part by Owner's intentional or negligent act or omission.

H. Safety Precautions and Programs. Contractor has the duty of providing for and overseeing all safety orders, precautions, and programs necessary for the reasonable safety of the Work. In this connection, Contractor shall take reasonable precautions for the safety of all Work employees and other persons whom the Work might affect, all labor and materials incorporated in the project, and all property and improvements on the construction site and adjacent thereto, complying with all applicable laws, ordinances, rules, regulations and orders.

I. Subcontractors. Contractor acknowledges that it has provided Owner with a list or lists of all subcontractors which Contractor shall use for the Work to be performed herein in compliance with NRS 338.141(1)(b).



J. Payment of Materialmen. Contractor shall promptly pay all materialmen, subcontractors and other persons furnishing labor, material, goods or services to the Work, and shall indemnify and hold Owner harmless from any liens filed by such persons or entities including reasonable attorney fees and court costs incurred in connection herewith.

K. Sales Taxes. Contractor shall be responsible for the payment of all sales, use, gross receipts or other taxes related to Contractor's Work under this Contract.

L. Worker's Compensation. Contractor shall, at its sole cost and expense, be responsible for providing or assuring that worker's compensation coverage is provided to or by, all persons or entities providing labor in connection with the Work as required under the laws of the State of Nevada.

M. Employee Benefits. Contractor shall be responsible at its sole cost and expense for payment of any or all employee benefits taxes, including but not limited to unemployment, social security, retirement, health, welfare or any other fringe benefit in connection with any Work performed by Contractor.

N. Fees, licenses and Permits. Except as otherwise provided in this Subsection N, Contractor shall be responsible for fees (to include inspection fees), licenses and permits required by a governmental entity, to include, without limitation, the City of Elko. Notwithstanding the foregoing, Owner shall pay for or waive the following fees and/or permits to the extent required for the performance of the Work:

1. Construction layout surveying will be provided by the Agency.
2. Quality control testing and inspection will be provided by the Agency.
3. Building Permit fees will be paid by the Agency. (This does not include Street Cut Permit fees. Street Cut Permit fee will be paid by Contractor.)

O. No Assignment of Payments. Contractor shall not assign the right to receive any payments due under this Contract except with the prior written consent of the Owner.



P. Capacity of Contractor. Contractor has the financial capacity to pay all debts incurred in the performance of the Work, and possesses or shall prior to performance acquire all knowledge, equipment, materials, supplies and other means necessary to finally complete the Work within the Contract Time, to include the retention of appropriate subcontractors.

Q. Financial Capacity of Subcontractors. Contractor will ensure that all subcontractors it retains will have the financial capacity to pay all debts incurred in the performance of the portion of the Work for which they are subcontracted, and will possess or shall prior to performance acquire all knowledge, equipment, materials, supplies and other means necessary to finally complete the portion of the Work for which they are subcontracted within the Contract Time.

R. Licensing. Contractor is authorized to do business in the State of Nevada, is licensed for the type of work to be performed herein and holds Nevada Contractor's License Number(s):

---

---

---

---

---

S. Site Inspection and Research. Contractor has visited the Property and has performed sufficient research necessary to familiarize itself with the Property and any special or local conditions, to include climate, topography and geographic location that have the potential to materially impact its ability to perform the Work within the Contract Time. Contractor has also reviewed all reasonably available reports (including geotechnical reports), test results, drilling logs and studies pertaining to subsurface conditions at the Property. Based upon the foregoing, Contractor has determined that it can perform the Work within the Contract Time.



## **ARTICLE SEVEN - INSURANCE**

A. Contractor's Liability Insurance. Contractor agrees to keep in force at his own expense during the entire period of construction of the project such liability insurance as will protect it from claims, under worker's compensation and other employee benefit laws, for bodily injury and death, and for property damage, that may arise out of work under this Contract, whether directly or indirectly by Contractor, or directly or indirectly by a subcontractor. The minimum liability limit for bodily injury on such insurance shall not be less than Two Million Dollars (\$2,000,000.00). Such insurance shall include contractual liability insurance applicable to Contractor's obligations under this contract. Unless previously provided, proof of such insurance shall be filed by Contractor with Owner within five (5) calendar days after execution of this contract.

B. Owner's Liability Insurance. Owner shall maintain premises liability in the amount of Two Million Dollars (\$2,000,000.00).

C. Property Damage Insurance. Contractor shall be solely responsible for any losses to his own equipment through fire, vandalism or other perils.

D. Fire and Perils Waiver. Owner and Contractor waive all rights against each other for damages caused by fire or other perils to the extent covered by insurance provided herein.

## **ARTICLE EIGHT - CORRECTING WORK**

When it appears to Contractor during the course of construction that any Work does not conform to the provision of the Contract Documents, Contractor shall make necessary corrections so that such Work will so conform, and in addition will correct any defects caused by faulty materials, equipment, or workmanship in Work supervised by Contractor or by a subcontractor.

## **ARTICLE NINE - CONTRACTOR'S WARRANTY**

Contractor further represents and warrants that the Work will be performed in a good and workmanlike manner, in conformance with the Contract Documents and free



from any and all defects. For a period of one (1) year after final acceptance by the Owner or within such longer period as may be prescribed by law, Contractor shall, at its own expense, promptly repair, replace, rebuild or restore any portion of the Work that is determined by the Owner to be defective or not in conformance with the Contract Documents.

### **ARTICLE TEN - MANUFACTURER'S WARRANTIES**

To the extent available to Contractor, Contractor shall deliver to Owner guarantees or warranties provided by the manufacturers of specific products utilized in the performance of the Work and installed or constructed on the Property.

### **ARTICLE ELEVEN - CHANGES IN THE WORK**

A. Owner's Change Orders. Without invalidating the Contract, Owner may at any time, from time-to-time, order additions, deletions, or revisions in the Work that do not result in a material change to the scope of Work. These will only be authorized by written Change Orders. Change Orders are to be negotiated solely with Contractor or its authorized representative and not with subcontractors or materialmen. Upon receipt of a written Change Order, Contractor will proceed with the Work involved. All such Work shall be executed under the applicable conditions of the Contract Documents. If any Change Order causes an increase or decrease in the Contract Price or an extension or shortening of the Contract Time, an equitable adjustment will be made as provided in ARTICLE TWELVE or ARTICLE THIRTEEN.

B. Owner's Field Orders. Owner may authorize minor changes or alterations in the Work not involving extra cost and not inconsistent with the overall intent of the Contract Documents. These may be accomplished by a written Field Order. If Contractor believes that any minor changes or alterations by Owner entitle it to an increase in the Contract Price, Contractor may suspend Work until the Owner and Contractor agree upon the increased price.

C. Unauthorized Additional Work. Additional Work performed by Contractor without authorization of a Change Order will not entitle Contractor to an increase in the Contract Price or an extension of the Contract Time.



D. Execution of Change Orders. Owner will, upon approval, execute appropriate Change Orders prepared by Contractor covering changes in the Work to be performed and any other claim of Contractor for a change in the Contract Time or the Contract Price that is reasonable.

E. Writing Required. All Change Orders of whatever type or nature must be in writing and signed by an authorized representative of the Owner. Accordingly, wherever the context of this Contract indicates that Owner approval is required, such approval must be as described in this ARTICLE ELEVEN, E, herein.

F. Suspension of Work. Notwithstanding any other provision herein, Contractor may not suspend Work based on a written Change Order affecting price or adding time unless the change requested materially affects Contractor's ability to perform the remainder of the Work within the price or time frames of the original Contract.

G. No Material Changes to Scope. In no event shall a Change Order cause a material change to the scope of the Work.

## **ARTICLE TWELVE - CHANGE OF CONTRACT PRICE**

A. Total Compensation. The Contract Price constitutes the total compensation payable to Contractor for performing the Work. All duties, responsibilities, and obligations assigned to or undertaken by Contractor shall be at its expense without change in the Contract Price.

B. Necessity of Change Order. The Contract Price may only be changed by a Change Order approved by the Owner and the Contractor. Any claim for an increase in the Contract Price shall be in writing and delivered to Owner. All claims for adjustments in the Contract Price resulting from any such claim shall be incorporated in a written Change Order. Subject to the limitations in ARTICLE ELEVEN, F, the Contractor may suspend Work until the Owner and Contractor agree upon the Change Order changing the Contract Price.



C. Determination of Value of Change Order Work. The value of any Work covered by a Change Order or of any claim for an increase or decrease in the Contract Price shall be determined by multiplying the applicable quantity by the unit price indicated in the bid form, except as otherwise agreed between Owner and Contractor in a written Change Order. In such case, Contractor will submit an itemized cost breakdown together with supporting data.

D. Amount of Credit to Owner. The amount of credit to be allowed by Contractor to Owner for any such change that results in a net decrease in costs, will be determined by multiplying the applicable quantity by the unit price indicated in the bid form, except as otherwise agreed between Owner and Contractor in a written Change Order. When both additions and credits are involved in any one change, the combined overhead and profit shall be figured on the basis of the net increase, if any.

### **ARTICLE THIRTEEN - CHANGE OF THE CONTRACT TIME**

A. Necessity of Change Order. The Contract Time may only be changed by a Change Order. Any claim for an extension in the Contract Time shall be in writing delivered to Owner by Contractor within five (5) calendar days of the occurrence of the event giving rise to the claim. All claims for adjustment in the Contract Time shall be agreed upon in writing by the Owner and Contractor. Any change in the Contract Time resulting from any such claim shall be incorporated in a Change Order. Subject to the limitations of ARTICLE ELEVEN, F, the Contractor may suspend Work until the Owner and Contractor agree upon the change in Contract Time.

B. Delays Beyond Contractor's Control. The Contract Time will be extended in an amount equal to time lost due to delays beyond the control of Contractor if Contractor makes a claim for such extension(s) as provided in Section A of this ARTICLE THIRTEEN. Such delays shall include, but not be restricted to, acts or neglect by any separate contractor employed by Owner, fires, flood, labor disputes, epidemics, abnormal weather conditions, unanticipated site conditions or Acts of God, suspension of Work by Contractor resulting from Owner and Contractor failing to agree on Change Orders and work stoppage as set forth in Section C, below. Notwithstanding all provisions herein to the contrary, delays beyond sixty (60) calendar days, for any reason, permit the Owner



to terminate this Contract on ten (10) calendar days' prior written notice. In such instance, Owner shall be liable to Contractor for all Work performed to the date of termination.

**ARTICLE FOURTEEN - NOTICES**

Any and all notices, demands, requests, and other communications required or permitted to be served on or given to either party by the other shall be delivered personally or by United States Mail, first class postage prepaid, certified or registered mail, return receipt requested, by facsimile or by e-mail, read receipt, as follows:

<u>Contractor:</u>	Name:	_____
	Attention:	_____
	Address:	_____
		_____
	Facsimile:	_____
	E-Mail:	_____
<u>Owner:</u>	Name:	<b>Elko Redevelopment Agency</b>
	Attention:	<b>Kelly Wooldridge City Clerk</b>
	Address:	<b>1751 College Avenue,</b>
		<b>Elko, Nevada 89801</b>
	Facsimile:	<b>775-777-7126</b>
	E-Mail:	<b>cityclerk@elkocitynv.gov</b>

Such addresses may be changed by the party entitled to receive notice any time upon this notice to the other party of designation of a new address. If delivered personally, such notice shall be effective upon delivery. If mailed, such notice shall be effective upon the date of receipt indicated on the return receipt.

**ARTICLE FIFTEEN - EARLY TERMINATION FOR FAILURE TO REMEDY DEFAULT**

A. Failure to Remedy Default; Early Termination. If Contractor defaults in performance of any material provision herein and Contractor fails to commence reasonable efforts to remedy such default after thirty (30) calendar days' written notice



from the Owner specifying the default, Owner may then terminate this Contract before the completion date hereof without prejudice to any other remedy Owner may have.

B. Cost to Complete Project to be Reimbursed. If Owner terminates the Contract due to a breach in the terms of the Contract by Contractor, and is thereby required to retain a different contractor to complete the Project, any related increase in the total cost of the Project will be at Owner's sole discretion, will be withheld from any retention held by Owner, will be obtained from the proceeds of any applicable bond(s) posted by the Contractor and/or will be reimbursed by the Contractor to the Owner immediately upon demand.

### **ARTICLE SIXTEEN - LIQUIDATED DAMAGES**

A. Liquidated Damages for Failure to Timely Achieve Substantial Completion. It is acknowledged that the Contractor's failure to achieve substantial completion of the Work within the Contract Time provided by the Contract Documents will cause the Owner to incur substantial economic damages and losses of types and in amounts which are impossible to compute and ascertain with certainty as a basis for recovery by the Owner of actual damages, and that liquidated damages represent a fair, reasonable and appropriate estimate thereof. Accordingly, in lieu of actual damages for such delay, the Contractor agrees that liquidated damages may be assessed and recovered by the Owner as against Contractor and its Surety, in the event of delayed completion and without the Owner being required to present any evidence of the amount or character of actual damages sustained by reason thereof; therefore Contractor shall be liable to the Owner for payment of liquidated damages in the amount of **One Thousand Dollars (\$1,000.00)** for each calendar day that Substantial Completion is delayed beyond the Contract Time as adjusted for time extensions provided in accordance with the Contract Documents.

B. Interest. Interest shall accrue on all unpaid liquidated damages at a rate equal to the prime rate at the largest bank in Nevada as ascertained by the Commissioner of Financial Institutions on January 1 or July 1, as the case may be, immediately preceding the date of the liquidated damages accrue, plus 2 percent. The rate shall be adjusted accordingly on each January 1 and July 1 thereafter until the liquidated damages are paid in full.



C. Owner's Right of Offset. In the event there are sums due to Contractor from Owner subsequent to the date upon which liquidated damages begin to accrue, Owner may thereafter offset and deduct from such sums the amount of any liquidated damages then accrued and Contractor shall not thereafter be entitled to recover the difference from Owner.

D. Remedy not Exclusive. Liquidated damages are intended to represent estimated actual damages and are not intended as a penalty. Contractor shall pay liquidated damages to Owner without limiting Owner's right to terminate this Contract for default as provided elsewhere herein. Liquidated damages only represent damages for administrative costs, overhead and loss of public use caused by Contractor's delay. The imposition or recovery of liquidated damages by Owner shall in no manner affect Owner's ability to recover any other damages caused by Contractor's default to include, without limitation, the cost of completion.

### **ARTICLE SEVENTEEN - ADDITIONAL PROVISIONS**

A. Integration. This Contract and the exhibits hereto constitute the entire contract between the parties with respect to the Work and supersede all prior agreements, offers and negotiations (to include, without limitation, the Invitation to Bid and Instructions to Bidders, unless otherwise specifically stated herein) and may not be amended except by a contract in writing signed by the parties.

B. Binding on Assigns and Successors. This Contract shall inure to the benefit of and be binding upon the parties hereto and their respective heirs and assigns and successors.

C. Choice of Law; Jurisdiction and Venue. This Contract and the provisions hereof shall be construed, given effect and governed by the laws of the State of Nevada, and in the event of a breach of this contract by any of the parties, the other party shall have all remedies at law or equity provided by the laws of the State of Nevada. Irrespective of any statutory provision to the contrary, jurisdiction and venue for any action shall be in the Fourth Judicial District Court of the State of Nevada, in and for the County



of Elko. The parties understand that statutory provisions may permit venue in locations other than the County of Elko; however, the parties hereby voluntarily waive any such statutory provisions.

D. Captions and Headings. The captions and headings of the sections hereof are for convenience only and shall not control or affect the meaning or construction of any of the terms or provisions of the Contract.

E. Attorney Fees and Costs to Prevailing Party. Should either party be required to seek legal action to enforce or interpret the terms and conditions of this contract, the prevailing party shall be entitled to reasonable attorney fees and costs.

F. Ambiguities. Each party has reviewed this Contract with counsel; accordingly, the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of the Contract.

G. Unenforceability of Provisions. In the event that one or more of the provisions, or portions thereof, of the Contract is determined to be illegal and unenforceable, the remainder of the Contract shall not be affected thereby and each remaining provision or portion thereof shall continue to be valid and effective and shall be enforceable to the fullest extent permitted by law.

H. Further Documents. Contractor and Owner agree to execute all documents necessary to complete the Contract described herein.

I. Waiver. Any waiver of one or more defaults or breach of any term of this Contract shall not be construed to constitute a waiver of future defaults or breaches of the terms of this Contract.

J. Signatures. The parties agree that this Contract may be executed by electronic or facsimile signatures, which shall have the same effect as original signatures of the parties. Also, this Contract may be executed in counterparts, all of which shall be deemed originals and with the same effect as if all parties had signed the original. The signatories to this Contract are authorized to execute this instrument on behalf of the



respective parties.

K. Mediation. The parties recognize that differences sometimes arise in the course of a relationship and wish to avoid litigation. Accordingly, all claims, disputes and other matters in question between Contractor and Owner arising out of or relating to this Contract or the breach thereof, the Project, or the Work (“disputes”) shall first be submitted to negotiation. Disputes claimed by either party must be made by written notice promptly upon the recognition of the event giving rise to such claim. If after thirty (30) calendar days from the date the dispute arose negotiations prove unsuccessful in whole or in part, any remaining disputes shall be submitted to a mediator and the mediation shall be performed expeditiously by a mediator located in Elko County, Nevada. In the event a mediator cannot be located in Elko County, Nevada, the parties agree to split the cost for a mediator to travel to Elko County, Nevada to mediate such claims.

Pending final resolution of any dispute, including mediation in accordance with this Section, Contractor shall proceed diligently with performance of the Work to the extent it is unrelated to the dispute and the subject matter of the dispute does not inhibit the progress of the Work generally and Owner shall continue to make payments to Contractor in accordance with this Agreement to the extent unrelated to the dispute. To the extent necessary in light of the circumstances, the Contract Time shall be extended by the period of time necessary to resolve any dispute. Such performance by Contractor and payment by Owner shall not operate to waive or estop either party from pursuing the claim which gave rise to the dispute.

If the mediation does not occur within ninety (90) calendar days of such dispute, or if the mediation is conducted and all disputes are not therein resolved, then either party may file an action in the Fourth Judicial District Court, Elko, County, Nevada. All applicable statutes of limitations and the like shall be tolled while the requirements of this provision are pending, but only as to the disputes hereby submitted for negotiation or mediation.

L. Approval by Redevelopment Agency and Execution by City Official (s). Notwithstanding any other provision herein contained, this Contract shall not be binding on the Owner until it has been approved by the Redevelopment Agency and executed by its authorized official(s).



**ELKO REDEVELOPMENT AGENCY**  
1751 College Avenue, Elko, NV 89801  
(775) 777-7100 \* [www.elkocity.com](http://www.elkocity.com)

**IN WITNESS WHEREOF**, the parties have executed this Contract as of the day and year first hereinabove written.

**OWNER:**

**ELKO REDEVELOPMENT AGENCY**

By: \_\_\_\_\_  
**CHAIRPERSON**

**CONTRACTOR (Company Name) :**

By: \_\_\_\_\_

Title: \_\_\_\_\_

**ATTEST:**

\_\_\_\_\_  
**KELLY WOOLDRIDGE, City Clerk**



**4.0 EXHIBITS**

**EXHIBIT 1 - BID FORM**

(To Accompany Bid)

**THIS FORM, FULLY COMPLETED, MUST BE USED FOR ALL BIDS**

**TO THE ELKOREDEVELOPMENT AGENCY:**

The undersigned bidder hereby offers, in the amount stated in Exhibit 1 – Bid Form, to furnish all labor, materials, tools, equipment, apparatus, facilities, transportation, incidental items and permits (except as otherwise stated in the Contract Documents) for the construction of the Project, described as follows:

**ELKO REDEVELOPMENT AGENCY  
 DOWNTOWN CORRIDOR BLOCK ENDS**

The bidder agrees that the work will be performed in accordance with the Contract Documents together with incidental items necessary to complete the work to be constructed in accordance with the Contract, any and all Exhibits to the Contract, Exhibit 16 – Technical Specifications, Exhibit 8 – Project Construction Plans and also in accordance with the *"Standard Specifications and Details for Public Works Construction"*, 2016 Revised Edition, and amendments (Orange Book) as adopted by the City of Elko, Nevada.

<b>Item No. &amp; Work Description</b>	<b>Quantity</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Bid Amount</b>
1. Remove and Dispose of Concrete Sidewalk @ _____ per Square Foot	197	SF	\$ _____	\$ _____
2. Remove and Dispose of Type 1 Curb and Gutter @ _____ per Lineal Foot	811	LF	\$ _____	\$ _____
3. Remove and Dispose of Catch Basin @ _____ per Each	2	EA	\$ _____	\$ _____
4. Remove and Dispose of Asphalt Pavement @ _____ per Square Foot	26,139	SF	\$ _____	\$ _____
5. Construct Asphalt Patch per City Detail R-9.1, Includes Aggregate Base Course @ _____ per Square Yard	463	SY	\$ _____	\$ _____



**ELKO REDEVELOPMENT AGENCY**

1751 College Avenue, Elko, NV 89801

(775) 777-7100 \* [www.elkocity.com](http://www.elkocity.com)

6. Construct Type 1 Curb and Gutter per City Detail R-2.1, Includes Aggregate Base Course @ _____ per Lineal Foot	901	LF	\$ _____	\$ _____
7. Construct Post Curb (Barrier Curb) per City Detail R-2.2, Includes Aggregate Base Course @ _____ per Lineal Foot	1,032	LF	\$ _____	\$ _____
8. Construct 4" Thick Concrete Sidewalk per City Detail R-3.1, Includes aggregate Base Course @ _____ per Square Foot	5,614	SF	\$ _____	\$ _____
9. Construct ADA Ramps with Truncated Domes and Post Curb Where Needed, Includes Aggregate Base Course @ _____ per Square Foot.	455	SF	\$ _____	\$ _____
10. Construct 6" Diameter C900 Water Main @ _____ per Lineal Foot.	26	LF	\$ _____	\$ _____
11. Relocate Existing Fire Hydrant @ _____ per Each.	2	EA	\$ _____	\$ _____
12. Adjust Water Valves to Finished Grade @ _____ per Each.	1	EA	\$ _____	\$ _____
13. Construct Antique Light Poles per Special Provisions #1 on Page 68 Below @ _____ per Each.	4	EA	\$ _____	\$ _____
14. Construct N-9 Pull Box @ _____ per Each.	8	EA	\$ _____	\$ _____
15. Construct N-36 Pull Box @ _____ per Each.	4	EA	\$ _____	\$ _____
16. Adjust Pull Box to finished Grade @ _____ per Each.	5	EA	\$ _____	\$ _____
17. Relocate Existing Street Sign @ _____ per Each.	13	EA	\$ _____	\$ _____
18. Remove and Dispose of Existing Sign @ _____ per Each.	7	EA	\$ _____	\$ _____



**ELKO REDEVELOPMENT AGENCY**

1751 College Avenue, Elko, NV 89801

(775) 777-7100 \* [www.elkocity.com](http://www.elkocity.com)

19. Furnish and Install ADA parking Sign and Striping for Parking Stall or Access Aisle @ _____ per Each.	15	EA	\$ _____	\$ _____
20. Construct Electrical Conduit and Trenching @ _____ per Lineal Foot.	1,750	LF	\$ _____	\$ _____
21. Install Wiring and Devices @ _____ per Lump Sum.	1	LS	\$ _____	\$ _____
22. Install Electrical Service Pedestal, Includes Conduit and trench from Adjacent Transformer @ _____ per Each.	1	EA	\$ _____	\$ _____
23. Construct 30" Diameter HDPE Storm Drain Pipe per City Detail U-2.1 @ _____ per Lineal Foot.	33	LF	\$ _____	\$ _____
24. Construct Type 4-R Drop Inlet per City Detail D-2.1 @ _____ per Each.	1	EA	\$ _____	\$ _____
24. Construct Type 3-R Drop Inlet per City Detail D-1.1 @ _____ per Each.	1	EA	\$ _____	\$ _____
25. Remove and Dispose of Existing Drop Inlet @ _____ per Each.	2	EA	\$ _____	\$ _____
26. Adjust Catch Basin to Finished Grade per Special Provisions #2 on Page 76 @ _____ per Each.	1	EA	\$ _____	\$ _____
27. Furnish and Install Sod @ _____ per Square Foot.	15,877	SF	\$ _____	\$ _____
28. Furnish and Install Irrigation. Includes all Pipes, Valves, Controller, Control Wires, and Necessary Components as Shown on the Plans and Specifications @ _____ per Lump Sum.	1	LS	\$ _____	\$ _____
29. Furnish Install 1.5" Caliper Spring Snow Crabapple Tree @ _____ per Each.	8	EA	\$ _____	\$ _____
30. Furnish Install 2" Caliper Autumn Blaze Maple Tree @ _____ per Each.	6	EA	\$ _____	\$ _____



31. Furnish and Install Shademaster Honeylocust Tree @ _____ per Each.	6	EA	\$ _____	\$ _____
--	---	----	----------	----------

**TOTAL BASE BID AMOUNT (BID ITEMS NO. 1 – NO. 31) IN NUMBERS =**  
 \$ \_\_\_\_\_

**TOTAL BASE BID AMOUNT (BID ITEMS NO. 1 – NO. 31) IN WRITTEN FORM =**

\_\_\_\_\_

\_\_\_\_\_

**BASE BID INSTRUCTIONS:** The Base Bid amount is to be stated in legible figures only and is the total amount bid for the entire contract work, including all applicable taxes. Any alteration, erasure or change must be clearly indicated and initialed by the bidder. The bidder agrees that the following, without limitation, may, in the Agency’s discretion, constitute grounds for rejecting this bid as non-responsive: (1) one or more blanks are not filled in; (2) the bid form is not signed by an authorized representative of the bidder; (3) any words or figures are not legible; (4) there are discrepancies in the figures (to include arithmetical errors); (5) the bid is not submitted with a compliant bid bond; (6) the bidder supplies false information on this bid form; or (7) the bidder fails to provide information required by this bid form or Nevada law.

**COMMUNICATIONS WITH AGENCY:** All communications with the Agency regarding this Project until the time a contract is executed by the Agency shall be directed to the Office of the Elko City Clerk. In the event the Agency determines that a bidder has attempted to communicate with any Agency official or City of Elko employee in violation of the preceding sentence, the Agency may, in its discretion, reject that bid (even after a Notice of Award has been issued) on the ground that rejection of the bid serves the public interest.

**CERTIFICATION OF FAMILIARITY WITH PROJECT AND CONTRACT REQUIREMENTS:** The bidder certifies that it has inspected the location where the Project will be performed, has read and is thoroughly familiar with the Project and the Contract documents, and has received and thoroughly reviewed the following Addenda and/or other documents from the Agency in relation to this Project: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



**BIDDER ACKNOWLEDGES RECEIPT OF THE ADDENDA  
AND OTHER DOCUMENTS REFERENCED ABOVE!**

**BID BOND:** As a condition of the privilege to bid on this Project, the bidder shall submit with its bid a bid bond, executed by a surety company authorized to do business in the State of Nevada, in an amount equal to TEN PERCENT (10%) of the amount of the Base Bid plus all additive alternates. Should the bidder be awarded the contract and thereafter fail to enter into a written contract for the Project upon request by the Agency, the bidder shall thereupon forfeit and the Agency shall retain the full amount of the bid bond, which shall be a penalty and not damages.

**CONTRACTOR'S LICENSE:** The bidder certifies that it holds a valid Nevada State Contractor's license, as follows:

**LICENSE CLASSIFICATION:** \_\_\_\_\_

**LICENSE NUMBER:** \_\_\_\_\_

**CITY OF ELKO BUSINESS LICENSE:** The bidder certifies that it holds a valid City of Elko Business License, as follows, or will obtain one prior to the time of Contract execution:

**LICENSE TYPE:** \_\_\_\_\_

**LICENSE NUMBER:** \_\_\_\_\_

**RESOLUTION:** If the bidder is a limited liability company or corporation, the bidder must include with its bid an appropriate resolution authorizing the signatory to this document to sign and submit this bid, and execute a contract for performance of the Project on behalf of the Limited Liability Company or Corporation.

**EFFECT OF AWARD:** An award constitutes conditional acceptance of a bid, subject to the Elko Redevelopment Agency (Agency) executing and delivering to the winning bidder a fully executed copy of the Public Works Contract. Prior to the delivery of a fully executed copy of the Public Works Contract, the Elko Redevelopment Agency may, in its discretion, decide to reject all bids and perform the work itself, rebid the Project or not proceed with the Project.

**WINNING BIDDER:** The winning bidder will be determined accordance with Chapter 338



of the Nevada Revised Statutes. The Agency reserves the right, in its sole discretion, to waive minor technical defects or irregularities in bids provided the waiver does not give a competitive advantage to one bidder over another.

**PROTEST RIGHTS:** Under Nevada law, a person who bids on a public works contract may file a notice of protest regarding the awarding of the contract with the authorized representative designated by the public body within five (5) business days after the date the recommendation to award a contract is issued by the public body or its authorized representative. Bidders are advised to consult Nevada Revised Statutes 338.142 for requirements applicable to protests of awards of public works contracts.

**BIDDER INFORMATION AND SIGNATURE:**

**DATED** this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**NAME OF BIDDER:** \_\_\_\_\_

**TYPE OF ENTITY (e.g., partnership, corporation):** \_\_\_\_\_

**COMPLETE ADDRESS AS SHOWN ON THE OFFICIAL WEBSITE OF THE NEVADA STATE CONTRACTOR’S BOARD (THIS ADDRESS WILL BE USED FOR ALL WRITTEN CORRESPONDENCE WITH THE BIDDER UNLESS OTHERWISE AUTHORIZED BY THE AGENCY):**

\_\_\_\_\_  
\_\_\_\_\_

**AUTHORIZED SIGNATURE:** \_\_\_\_\_

**PRINT OR TYPE NAME:** \_\_\_\_\_

**OFFICIAL TITLE OR CAPACITY:** \_\_\_\_\_

\*\*\*\*\*End of Exhibit 1 – Bid Proposal Form Document \*\*\*\*\*



**EXHIBIT 2 - BID PROPOSAL GUARANTEE**  
**(To Accompany Bid Form)**

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED,

\_\_\_\_\_, as PRINCIPAL,

and \_\_\_\_\_, as SURETY,

are hereby held and firmly bound unto the ELKO REDEVELOPMENT AGENCY OF ELKO, NEVADA, as OWNER in the penal sum of at least **ten (10%) percent** of the total amount of bid equal to:

\_\_\_\_\_  
(Written Form)

(Numbers) \$\_\_\_\_\_ for the payment of which, well and truly to be made, we hereby jointly and severally bind ourselves, our heirs, executors, administrators, successors and assigns.

The condition of the above obligation is such that whereas the Principal is herewith submitting to the ELKO REDEVELOPMENT AGENCY, a certain Bid for the:

**ELKO REDEVELOPMENT AGENCY**  
**DOWNTOWN CORRIDOR BLOCK ENDS**

NOW, THEREFORE,

(a) If the Principal shall not withdraw said Bid within thirty (30) calendar days after the opening of the same, or

(b) If said Bid shall be rejected, or in the alternate,

(c) If said Bid shall be accepted and the Principal shall within **twenty (20) calendar days** after receipt of Notice of Award, execute and deliver a contract in the form of Contract specified in the Contract Documents (properly completed in accordance with said Bid) and shall furnish a bond with good and sufficient surety or sureties for his faithful performance of said Contract, and for the payment of all persons performing labor or furnishing materials in connection therewith, then this obligation shall be void, otherwise the same shall remain in force and effect and the Principal and Surety will pay unto the Owner the penal sum



**ELKO REDEVELOPMENT AGENCY**

1751 College Avenue, Elko, NV 89801

(775) 777-7100 \* [www.elkocity.com](http://www.elkocity.com)

hereof; it being expressly understood and agreed that the liability of the Surety for any and all claims hereunder shall, in no event, exceed the penal amount of this obligation as herein stated.

The Surety, for value received, hereby stipulates and agrees that the obligations of said Surety and its bond shall be in no way impaired or affected by any extension of the time within which the OWNER may accept such Bid; and said Surety does not hereby waive notice of any such extension.

IN WITNESS WHEREOF, the Principal and the Surety have hereunto set their hands and seals, and such of them as are corporations have caused their corporate seals to be hereto affixed and these presents to be signed by their proper officers this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_;

PRINCIPAL: \_\_\_\_\_

SURETY: \_\_\_\_\_

BY: \_\_\_\_\_

(SEAL)



**EXHIBIT 3 - EXPERIENCE QUALIFICATIONS**  
**(To Accompany Bid Form)**

By signing this form, the Bidder verifies that he/she has been engaged in the contracting business under the present business name for the previous five (5) years.

The Bidder must have previous experience in work similar to the Project. In order to demonstrate this to the Agency, the Bidder must provide references and contract amounts for previous projects of similar type and complexity to the Project. These references and contract amounts must have been parties to the same contracts as Bidder with respect to projects of this type.

**Similar Projects**

YEAR	CONTRACT AMOUNT	TYPE OF WORK	LOCATION & FOR WHOM PERFORMED	CONTACT NAME	PHONE #

In addition to the above references (unless the same), the Bidder must list references and contract amounts for recent projects that have been satisfactorily completed, together with the corresponding information requested in the following table:

**Recent Projects**

YEAR	CONTRACT AMOUNT	TYPE OF WORK	LOCATION & FOR WHOM PERFORMED	CONTACT NAME	PHONE #



**ELKO REDEVELOPMENT AGENCY**

1751 College Avenue, Elko, NV 89801

(775) 777-7100 \* [www.elkocity.com](http://www.elkocity.com)

By signing this form, the Bidder verifies that he/she has never failed to satisfactorily complete a contract to which he/she was a party, except as follows (attached additional sheets if required):

---

The following is a list of property, plant and equipment owned by the Bidder which is definitely available for use on the proposed work if needed:

Attach additional sheets if required.

SIGNED: \_\_\_\_\_

DATE: \_\_\_\_\_



**EXHIBIT 4 - DESIGNATION OF SUBCONTRACTORS**

**FIVE PERCENT LIST  
 NRS 338.141(1)(b)  
 (To Accompany Bid)**

State law requires that the prime contractor on this project submit a "5% List" with his or her bid. **The 5% List must include the name of the prime contractor and** the name of each first tier subcontractor who will provide labor or a portion of the work for which the prime contractor and (if applicable) the first tier subcontractor will be paid an amount exceeding 5 percent of the prime contractor's total bid.

**A PRIME CONTRACTOR BIDDING ON A PUBLIC WORK MUST INCLUDE HIS OR HER NAME ON THE 5% LIST!**

**IMPORTANT: A BID WITHOUT A TIMELY, COMPLETE AND CORRECT 5% LIST THAT COMPLIES WITH NRS 338.141 WILL BE AUTOMATICALLY DEEMED NOT RESPONSIVE!**

The 5% List must also contain a description of the labor or portion of the work which the prime contractor will perform and which each first tier subcontract will provide to the prime contractor. In order to help you complete the 5% List, the City is providing you with this form.

**IMPORTANT: THE PRIME CONTRACTOR MUST BE INCLUDED ON THIS LIST OR THE BID WILL BE REJECTED!**

**IMPORTANT: IN ACCORDANCE WITH THE ORANGE BOOK, THE PRIME CONTRACTOR MUST PERFORM AT LEAST 50% OF THE WORK!**

Name of Prime Contractor/First Tier Subcontractor(s)	Contractor's License Number	Description of Labor or Work	Percentage of Work Done

*(Use additional sheets if necessary)*



**ELKO REDEVELOPMENT AGENCY**

1751 College Avenue, Elko, NV 89801

(775) 777-7100 \* [www.elkocity.com](http://www.elkocity.com)

**ONE PERCENT LIST  
NRS 338.141(1)(b)(2)  
(To Accompany Bid)**

State law requires that if a prime contractor's bid is one of the three lowest bids, within 2 hours after bid opening the prime contractor must submit a "1% List" if the prime contractor is employing a first tier subcontractor who will provide labor or a portion of the work who will not be paid an amount exceeding \$100,000.

**IMPORTANT: A BID WITHOUT A TIMELY, COMPLETE AND CORRECT 1% LIST THAT COMPLIES WITH NRS 338.141 WILL BE AUTOMATICALLY DEEMED NOT RESPONSIVE!**

The 1% List must contain the name and contractor's license number of each first tier subcontractor who will provide labor or a portion of the work for which the first tier subcontractor will be paid 1 percent of the prime contractor's total bid or \$50,000, whichever is greater.

**A prime contractor must include his or her name on the 1% List, together with:**

- (1) a description of the labor or portion of the work that the prime contractor will perform; or
- (2) a statement that the prime contractor will perform all work other than that being performed by a subcontractor listed on the 5% List or the 1% List.

The 1% List must contain a description of the labor or portion of the work which each first tier subcontract will provide to the prime contractor. In order to help you complete the 1% List, the City is providing you with this form.

**IMPORTANT: THE PRIME CONTRACTOR MUST BE INCLUDED ON THIS LIST!**

**IMPORTANT: IN ACCORDANCE WITH THE ORANGE BOOK, THE PRIME CONTRACTOR MUST PERFORM AT LEAST 50% OF THE WORK!**

Name of Prime Contractor/First Tier Subcontractor(s)	Contractor's License Number	Description of Labor or Work	Percentage of Work Done

*(Use additional sheets if necessary)*





**EXHIBIT 6 - CERTIFICATION OF BIDDER REGARDING PENALTIES FOR NON-COMPLIANCE WITH NEVADA PREVAILING WAGE REQUIREMENTS**

(To Accompany Bid)

The undersigned bidder, proposed contractor or subcontractor certifies and acknowledges that:

1. This contract is for a public work project as set forth in Nevada Revised Statutes Chapter 338.
2. Pursuant to NRS 338.060, a contractor engaged on public works shall forfeit, as a penalty to the public body in behalf of which the contract has been made and awarded to the contractor, not less than \$20 nor more than \$50 for each calendar day or portion thereof that each workman employed on the public work:
  - (a) Is paid less than the designated rate for any work done under the contract, by the contractor or any subcontractor under him.
  - (b) Is not reported to the City of Elko as required pursuant to NRS 338.070.
3. If a penalty is imposed pursuant to this section, the costs of the proceeding, including investigative costs and attorney's fees, may be recovered by the labor commissioner.

**This project is estimated to be at or above the \$100,000 threshold and therefore requires that prevailing wages to be paid.**

\_\_\_\_\_  
Name of Bidder

\_\_\_\_\_  
Name and Title of Authorized Representative

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date



**EXHIBIT 7 - FRINGE BENEFIT PLAN, FUND OR PROGRAM DISBURSEMENT INFORMATION**

(To Accompany Bid)

CONTRACTOR: \_\_\_\_\_

CONTACT: \_\_\_\_\_ PHONE: \_\_\_\_\_

Classification \_\_\_\_\_

<u>Paid per hour</u>	<u>Name, Address and Telephone Number of Fund Manager</u>
\$ _____ Vacation	_____ _____ _____
\$ _____ Health and Welfare	_____ _____ _____
\$ _____ Pension	_____ _____ _____
\$ _____ Apprentice/training	_____ _____ _____
\$ _____ Other	_____ _____ _____

Classification \_\_\_\_\_

<u>Paid per hour</u>	<u>Name, Address and Telephone Number of Fund Manager</u>
\$ _____ Vacation	_____ _____ _____
\$ _____ Health and Welfare	_____



**ELKO REDEVELOPMENT AGENCY**  
1751 College Avenue, Elko, NV 89801  
(775) 777-7100 \* [www.elkocity.com](http://www.elkocity.com)

\$ \_\_\_\_\_ Pension

---

---

---

---

\$ \_\_\_\_\_ Apprentice/training

---

---

---

\$ \_\_\_\_\_ Other

---

---

---



**ELKO REDEVELOPMENT AGENCY**  
1751 College Avenue, Elko, NV 89801  
(775) 777-7100 \* [www.elkocity.com](http://www.elkocity.com)

***EXHIBIT 8 - DRAWINGS***  
**(PROJECT CONSTRUCTION DRAWINGS)**



**EXHIBIT 9 - PERFORMANCE BOND**

KNOW ALL MEN BY THESE PRESENTS:

That we \_\_\_\_\_  
(name of contractor)

are a \_\_\_\_\_  
(corporation, partnership or individual)

hereinafter called "Principal" and \_\_\_\_\_  
(Surety)

of \_\_\_\_\_, State of \_\_\_\_\_,

hereinafter called the "Surety", are held and firmly bound unto the ELKO REDEVELOPMENT AGENCY, hereinafter called "Owner" in the penal sum of:

\_\_\_\_\_ Dollars  
(Written Form)

(Numbers) \$ \_\_\_\_\_ in lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators and successors, jointly and severally, firmly by these presents for the faithful performance of a certain written Contract entered into between the Principal and the Owner, dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, a copy of which is incorporated herein by reference, and made a part hereof as if fully copied herein, for the construction of the **DOWNTOWN CORRIDOR BLOCK ENDS.**

NOW, THEREFORE, THE CONDITIONS OF THIS OBLIGATION ARE SUCH, that, if the Principal shall in all respects, well, truly and faithfully perform such contract and the Principals, duties, all the undertakings, covenants, terms, conditions, and agreements of said contract during the original term thereof, and any extensions thereof which may be granted by the Owner, with or without notice to the Surety, and if the Principal shall satisfy all claims and demands incurred under such contract, and shall fully indemnify and save harmless the Owner from all costs and damages which it may suffer by reason of failure to do so, and shall reimburse and repay the Owner all outlay and expense which the Owner may incur in making good any default, and if their Principal shall save, indemnify and keep harmless the Owner against all loss, damages, claims, liabilities, judgments, costs and expenses which may accrue against the Owner in consequence of the awarding of said Contract, then this obligation shall be void; otherwise to remain in full force and effect.

PROVIDED, FURTHER, that the said Surety, for value received hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the contract



**ELKO REDEVELOPMENT AGENCY**

1751 College Avenue, Elko, NV 89801

(775) 777-7100 \* [www.elkocity.com](http://www.elkocity.com)

or to the work to be performed thereunder or the specifications accompanying the same shall in any wise affect its obligation on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the contract or to the work or to the specifications.

PROVIDED, FURTHER, that no final settlement between the Owner and the Contractor shall abridge the right of any beneficiary hereunder, whose claim may be unsatisfied.

IN WITNESS WHEREOF, this instrument is executed in three (3) counterparts, each one of which shall be deemed an original, the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

PRINCIPAL: \_\_\_\_\_

BY: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY, STATE & ZIP CODE: \_\_\_\_\_

ATTEST:

PRINCIPAL SECRETARY: \_\_\_\_\_

(SEAL)

WITNESS AS TO PRINCIPAL: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY, STATE & ZIP CODE: \_\_\_\_\_

SURETY: \_\_\_\_\_

BY: \_\_\_\_\_



**ATTORNEY-IN-FACT**

ADDRESS: \_\_\_\_\_

CITY, STATE & ZIP CODE: \_\_\_\_\_

ATTEST:

SURETY SECRETARY: \_\_\_\_\_

(SEAL)

WITNESS AS TO SURETY: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY, STATE & ZIP CODE: \_\_\_\_\_

NOTE:        Date of Bond must not be prior to date of Contract.

- (1)    Correct Name of Contractor.
- (2)    A Corporation, a Partnership or an Individual, as case may be.
- (3)    Correct Name of Surety.

If Contractor in Partnership, all partners should execute bond.

**IMPORTANT:** Surety companies executing bonds must appear on the Treasury Department's most current list (Circular 570 as amended) and be authorized to transact business in the State of Nevada.



**EXHIBIT 10 - PAYMENT BOND**

KNOW ALL MEN BY THESE PRESENTS:

That we \_\_\_\_\_  
(name of contractor)

are a \_\_\_\_\_  
(corporation, partnership or individual)

hereinafter called "Principal" and \_\_\_\_\_  
(Surety)

of \_\_\_\_\_, State of \_\_\_\_\_,

hereinafter called the "Surety", are held and firmly bound unto the ELKO REDEVELOPMENT AGENCY, hereinafter called "Owner" in the penal sum of:

\_\_\_\_\_ Dollars

(\$\_\_\_\_\_) in lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators and successors, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION is such that Whereas, the Principal entered into a certain contract with the Owner, dated the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, a copy of which is incorporated hereby by reference, and made a part hereof as if fully copied herein for the construction of the **DOWNTOWN CORRIDOR BLOCK ENDS.**

NOW, THEREFORE, if the Principal shall promptly make payment to all persons, firms, subcontractors, and corporations supplying or furnishing labor or materials to the Principal, or to any of the Principals' subcontractors in the prosecution of the work provided for in said Contract, and any authorized extension or modification thereof, including but not limited to any amounts due for materials, supplies, lubricants, oil, gasoline, fuels, repairs on machinery, equipment and tools, consumed or used in connection with the construction of such work, and all insurance premiums on said work, and for all labor, performed in such work whether by, to, or for Principal or subcontractor or subcontractors of the Principal, then this obligation shall be void; otherwise to remain in full force and effect.

The Principal and Surety hereby further bind themselves, their successors, heirs, executors, administrators, and assigns, jointly and severally, to repay the owner any sum which the owner may be compelled to pay as a result of non-payment for labor or material furnished for the work embraced by said Contract.



The Principal and Surety hereby further agree that not only said Owner may sue on this bond, but that subject to the provisions hereinafter set out, any individual, firm, partnership, association or corporation, (hereinafter called claimant), who has performed labor or furnished materials to or for the Principal or its subcontractor or subcontractors in the prosecution of the work provided for in the Contract for which this bond is given, and who has not been paid in full before the expiration of ninety (90) calendar days after the date on which the claimant performs the last of such labor or furnished the last of such materials for which the claimant claims payment, may bring an action on this bond in the claimant's own name to recover any amount due the claimant for such labor or materials, and may prosecute such action to final judgment and have execution on the judgment.

Provided, however, that any claimant who has a direct contractual relationship with any subcontractor of the Principal, but no contractual relationship, express or implied, with such Principal, may bring an action on this bond only:

- A. If the claimant has within thirty (30) calendar days after furnishing the first of such materials or performing the first of such labor, served on the Principal a written notice which shall inform the Principal of the nature of the materials being furnished or to be furnished, or the labor performed or to be performed, and identifying the person contracting for such labor or materials and the site for the performance of such labor or furnishing such materials; and
- B. After giving written notice to such principal within ninety (90) calendar days from the date on which the claimant performed the last of the labor or furnished the list of such materials for which the claimant claims payment.

Each written notice shall state with substantial accuracy the amount claimed and the name of the person for whom the work was performed or the material supplied, and shall be served by being sent by registered mail, postage prepaid, in an envelope addressed to such Principal at any place in which the Principal maintains an office or conducts business, or at the Principal's residence.

PROVIDED, FURTHER, that the said Surety, for value received hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the contract or to the work to be performed thereunder or the specifications accompanying the same shall in any way affect its obligation on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the contract or to the work or to the specifications.

PROVIDED, FURTHER, that no final settlement between the Owner and the Principal shall abridge the right of any beneficiary hereunder, whose claim may be unsatisfied.



IN WITNESS WHEREOF, this instrument is executed in three (3) counterparts, each one of which shall be deemed an original, on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

PRINCIPAL: \_\_\_\_\_

BY: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY, STATE & ZIP CODE: \_\_\_\_\_

ATTEST:

(SEAL)

PRINCIPAL SECRETARY: \_\_\_\_\_

WITNESS AS TO PRINCIPAL: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY, STATE & ZIP CODE: \_\_\_\_\_

SURETY: \_\_\_\_\_

BY: \_\_\_\_\_

ATTORNEY-IN-FACT

ADDRESS: \_\_\_\_\_

CITY, STATE & ZIP CODE: \_\_\_\_\_

ATTEST:

SURETY SECRETARY: \_\_\_\_\_

(SEAL)



**ELKO REDEVELOPMENT AGENCY**  
1751 College Avenue, Elko, NV 89801  
(775) 777-7100 \* [www.elkocity.com](http://www.elkocity.com)

WITNESS AS TO SURETY: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY, STATE & ZIP CODE: \_\_\_\_\_

NOTE: Date of Bond must not be prior to date of Contract.

- (1) Correct Name of Contractor.
- (2) A Corporation, a Partnership or an Individual, as case may be.
- (3) Correct Name of Surety.

If Contractor in Partnership, all partners should execute bond.

**IMPORTANT:** Surety companies executing bonds must appear on the Treasury Department's most current list (Circular 570 as amended) and be authorized to transact business in the State of Nevada.



**EXHIBIT 11 - NOTICE OF AWARD**

**TO:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

\_\_\_\_\_ **PROJECT: DOWNTOWN CORRIDOR**

\_\_\_\_\_ **BLOCK ENDS** \_\_\_\_\_

\_\_\_\_\_

**YOU ARE HEREBY NOTIFIED** that the Elko Redevelopment Agency has accepted your bid for the above Project in the amount of \$ \_\_\_\_\_, which amount includes the Additive Alternates identified in this Notice of Award.

Within **TWENTY (20)** calendar days of receipt this Notice of Award, you must complete, sign and deliver to the Elko Redevelopment Agency: (1) this Notice of Award with the fully executed Acceptance of Notice; (2) the Public Works Contract, executed by a person authorized to sign on your behalf; (3) the Performance Bond; (4) the Payment Bond; and (5) evidence of all insurance required to perform the Project. If you fail to meet any of these requirements, the Elko Redevelopment Agency will be entitled, in its discretion, to consider all of your rights arising out of its acceptance of your bid as abandoned and as a forfeiture of your Bid Bond, entitling the Elko Redevelopment Agency to the full amount of the Bid Bond. The Elko Redevelopment Agency will also be entitled to such other rights as may be allowed by law.

You are further advised that this Award constitutes conditional acceptance of your bid, subject to the Elko Redevelopment Agency executing and delivering to you a fully executed copy of the Public Works Contract. Prior to the delivery of a fully executed copy of the Public Works Contract, the Elko Redevelopment Agency may, in its discretion, decide to reject all bids (including your bid) and perform the work itself, rebid the Project or not proceed with the Project.

If indicated below, the scope of this Project is subject to the following Additive Alternates (attach additional sheets if necessary):





**ELKO REDEVELOPMENT AGENCY**  
1751 College Avenue, Elko, NV 89801  
(775) 777-7100 \* [www.elkocity.com](http://www.elkocity.com)

All communications with the Agency regarding this Project through the time a contract is executed by the Agency shall be directed to the Office of the Elko City Clerk. In the event the Elko Redevelopment Agency determines that a bidder has attempted to communicate with any City official or employee in violation of the preceding sentence, the Agency may, in its discretion, reject that bid (even after a Notice of Award has been issued) on the ground that rejection of the bid serves the public interest.

**DATED** this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**Elko Redevelopment Agency**

**By:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**ACCEPTANCE OF NOTICE**

Receipt of this Notice of Award is hereby acknowledged this \_\_ day of \_\_\_\_\_  
20\_\_.

**CONTRACTOR (BIDDER):** \_\_\_\_\_

**AUTHORIZED SIGNATURE:** \_\_\_\_\_

**PRINTED NAME OF SIGNATORY:** \_\_\_\_\_

**TITLE OF SIGNATORY:** \_\_\_\_\_



**ELKO REDEVELOPMENT AGENCY**  
1751 College Avenue, Elko, NV 89801  
(775) 777-7100 \* [www.elkocity.com](http://www.elkocity.com)

**EXHIBIT 12 - NOTICE TO PROCEED**

To: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DATE: \_\_\_\_\_  
PROJECT: DOWNTOWN CORRIDOR  
BLOCK ENDS

You are hereby notified to commence work in accordance with the Agreement dated the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, on or before the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and you are to complete construction **one hundred and twenty (120) calendar days** from the written notification to proceed.

Contractor: \_\_\_\_\_

By: \_\_\_\_\_  
Authorized Company Representative

DATE: \_\_\_\_\_

Title: \_\_\_\_\_

Owner: CITY OF ELKO, NEVADA

By: \_\_\_\_\_

DATE: \_\_\_\_\_

Title: \_\_\_\_\_

\*\*\*\*\*

**RETURN SIGNED COPY TO:**

City of Elko  
Clerk's Office  
1751 College Avenue  
Elko, Nevada 89801

along with aforementioned document(s) requested.



**ELKO REDEVELOPMENT AGENCY**  
1751 College Avenue, Elko, NV 89801  
(775) 777-7100 \* [www.elkocity.com](http://www.elkocity.com)

***EXHIBIT 13- STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS  
CONSTRUCTION (ORANGE BOOK), 2016 REVISED EDITION***

A hard copy of this document is not attached to the Contract. The complete document can be viewed at the following URL:

<http://rtcwashoe.wpengine.com/wp-content/uploads/2018/01/2016-Version-Revision-No.-9.pdf>



## EXHIBIT 14 - GENERAL PROVISIONS

### PROJECT SPECIFICATIONS:

The "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION", 2016 Revised Edition, (Orange Book) as amended by the City of Elko shall be the Project Specifications. All sections shall apply except as specifically deleted or modified by these Supplementary Conditions or the Technical Specifications. Wherever these specifications refer to the agency, this reference shall mean the ELKO REDEVELOPMENT AGENCY and wherever these specifications refer to the Engineer, this reference shall mean **the City of Elko Civil Engineer or authorized representative.**

### LAWS, RULES, REGULATIONS, HEALTH, SAFETY AND OSHA TRAINING REQUIREMENTS:

#### Laws, Rules and Regulations

All workmanship and materials shall comply with all applicable laws, codes, rules and regulations, and the Contractor shall comply with all safety regulations which are applicable to his work, and particular attention for applicability shall be given to the United States Department of Labor Occupational Safety and Health Administration (OSHA) Standards, and the regulations of the State of Nevada in which the job is located. The responsibility for complying with all such laws, codes, rules and regulations, and safety standards shall be the responsibility of the Contractor. If the Elko Redevelopment Agency or the City of Elko is fined for any Contractor violations, these costs will be fully reimbursed by the Contractor.

#### Safety

In accordance with all OSHA safety regulations (29 CFR Part 1910 - 1926 inclusive) and the City of Elko's Safety and Confined Space programs, the Contractor shall be solely and completely responsible for conditions of the job site, including safety of all personnel and property during the performance of the work: to include supplying their personnel with proper personnel protective equipment (PPE), first aid kit, fire extinguishers, confined space equipment and air monitors, underground metal utility detectors, tools, necessary equipment and materials. This requirement will apply continuously and not be limited to normal working hours on City of Elko property.

The Elko Redevelopment Agency will require of all Contractors the 30-hour supervisor and 10-hour employee OSHA certification training in CFR 1926 Construction Safety and Health before the work begins. All Contractors shall be responsible for the required certified training on equipment, tools, confined space and safety training, PPE, etc. The Contractor will produce these training documents as requested by the Agency.

#### Health and Safety in Employment

All applicable provisions in NRS Chapter 618 shall be incorporated in the construction practices for all employees directly engaged in the completion of any Elko Redevelopment



Agency project(s).

**Apprenticeship Utilization Act (Senate Bill 207 (2019)).**

The following statutory provisions pertaining to the use of apprentices apply to public works contracts:

1. A contractor or subcontractor engaged in vertical construction who employs a worker on a public work pursuant to NRS 338.040 shall use one or more apprentices for at least 10 percent of the total hours of labor worked for each apprenticed craft or type of work to be performed on the public work for which more than three workers are employed.

2. A contractor or subcontractor engaged in horizontal construction who employs a worker on a public work pursuant to NRS 338.040 shall use one or more apprentices for at least 3 percent of the total hours of labor worked for each apprenticed craft or type of work to be performed on the public work for which more than three workers are employed.

3. On or after January 1, 2021, the Labor Commissioner, in collaboration with the State Apprenticeship Council, may adopt regulations to increase the percentage of total hours of labor required to be performed by an apprentice pursuant to subsection 1 or 2 of Senate Bill 207 by not more than 2 percentage points.

4. A contractor or subcontractor engaged on a public work is not required to use an apprentice in a craft or type of work performed in a jurisdiction recognized by the State Apprenticeship Council as not having apprentices in that craft or type of work.

5. The City may, upon the request of a contractor or subcontractor, submit a request to the Labor Commissioner to modify or waive the percentage of hours of labor provided by one or more apprentices required pursuant to subsection 1 or 2 for good cause. The City must submit such a request, before an advertisement for bids has been placed, the opening of bids or the award of a contract for a public work or after the public body has commenced work on the public work. Such a request must include any supporting documentation, including, without limitation, proof of denial of or failure to approve a request for apprentices pursuant to subparagraph (3) of paragraph (d) of subsection 10 of Senate Bill 207.

6. The Labor Commissioner shall issue a determination of whether to grant a modification or waiver requested by the City within 15 days after the receipt of such request. The Labor Commissioner may grant such a request if he or she makes a finding that there is good cause to modify or waive the percentage of hours of labor provided by one or more apprentices required pursuant to subsection 1 or 2 of Senate Bill 207.

7. The City, a contractor or a subcontractor may request a hearing on the determination of the Labor Commissioner within 10 days after receipt of the determination



of the Labor Commissioner. The hearing must be conducted in accordance with regulations adopted by the Labor Commissioner. If the Labor Commissioner does not receive a request for a hearing pursuant to subsection 8 of Senate Bill 207, the determination of the Labor Commissioner is a final decision for the purposes of judicial review pursuant to chapter 233B of NRS.

8. A contractor or subcontractor engaged on a public work shall enter into an apprenticeship agreement for all apprentices required to be used in the construction of a public work. If the Labor Commissioner granted a modification or waiver pursuant to subsection 7 of Senate Bill 207 because the Labor Commissioner finds that a request for apprentices was denied or the request was not approved within 5 business days as described in subparagraph (3) of paragraph (d) of subsection 10 of Senate Bill 207 and apprentices are later provided, then the contractor or subcontractor shall enter into an apprenticeship agreement for all apprentices later provided.

9. As used in Senate Bill 207:

(a) “Apprentice” means a person enrolled in an apprenticeship program recognized by the State Apprenticeship Council.

(b) “Apprenticed craft or type of work” means a craft or type of work for which there is an existing apprenticeship program recognized by the State Apprenticeship Council.

(c) “Apprenticeship program” means an apprenticeship program recognized by the State Apprenticeship Council.

(d) “Good cause” means:

(1) There are no apprentices available from an apprenticeship program within the jurisdiction where the public work is to be completed as recognized by the State Apprenticeship Council;

(2) The contractor or subcontractor is required to perform uniquely complex or hazardous tasks on the public work that require the skill and expertise of a greater percentage of journeymen; or

(3) The contractor or subcontractor has requested apprentices from an apprenticeship program and the request has been denied or the request has not been approved within 5 business days.

The term “good cause” does not include the refusal of a contractor or subcontractor to enter into an apprenticeship agreement pursuant to subsection 9 of Senate Bill 207.



**ELKO REDEVELOPMENT AGENCY**  
1751 College Avenue, Elko, NV 89801  
(775) 777-7100 \* [www.elkocity.com](http://www.elkocity.com)

(e) "Journeyman" has the meaning ascribed to it in NRS 624.260.

(f) "State Apprenticeship Council" means the State Apprenticeship Council created by NRS 610.030.



**ELKO REDEVELOPMENT AGENCY**  
1751 College Avenue, Elko, NV 89801  
(775) 777-7100 \* [www.elkocity.com](http://www.elkocity.com)

***EXHIBIT 15 - SPECIAL OR SUPPLEMENTAL PROVISIONS***

1. New downtown corridor light poles shall be per the following cut sheets, or Approved Equal to match existing light poles.

(Continued on next page.)



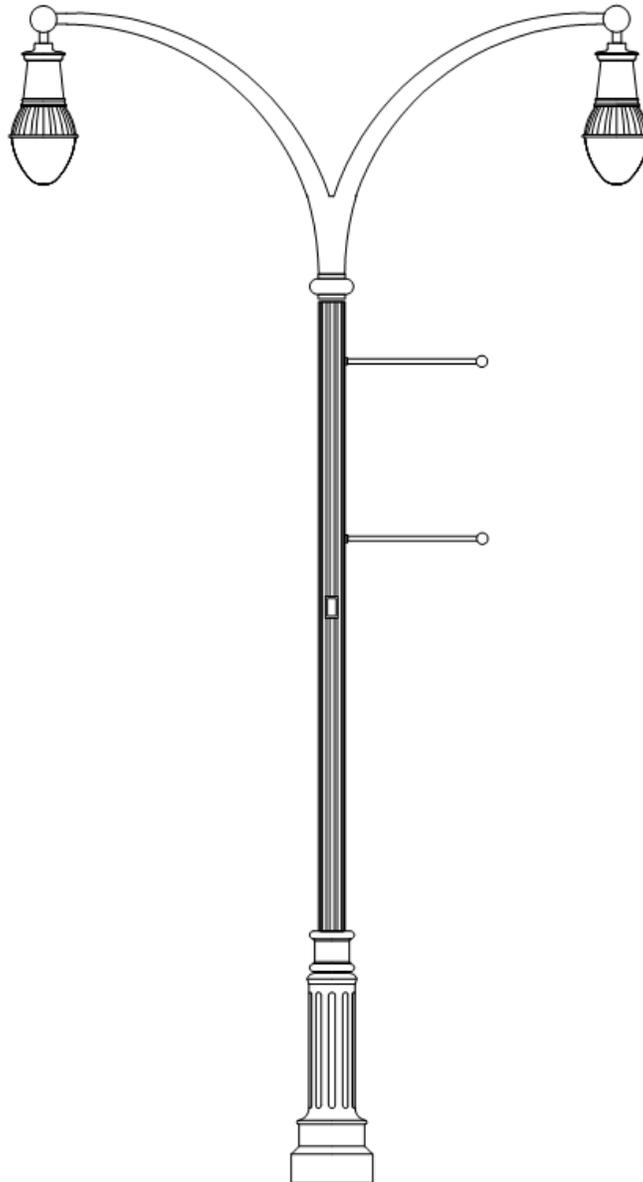
**ELKO REDEVELOPMENT AGENCY**

1751 College Avenue, Elko, NV 89801

(775) 777-7100 \* [www.elkocity.com](http://www.elkocity.com)

ELKO DBL DECORATIVE POLE COMPOSITE DWG;  
POLE BY HADCO LIGHTING  
ARM BY MOUNTAIN STATES LIGHTING  
FIXTURE BY AMERICAN POLE MANUFACTURING

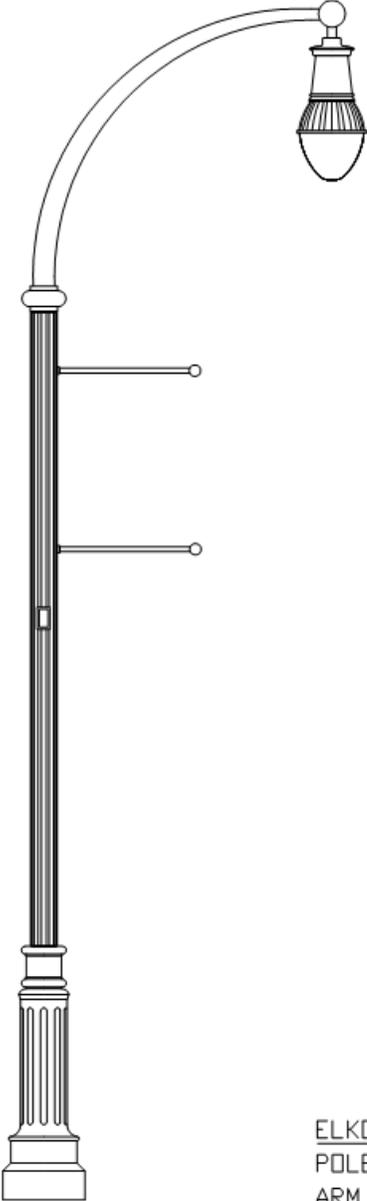
REVISIONS:			
MOUNTAIN STATES LIGHTING		P.O. Box 13358 Ogden, Utah 84412-3358 Phone 801-605-9057 Fax 801-605-9058	
JOB NAME: <i>ELKO DECORATIVE 14' POLE DOUBLE ARM</i>			
SCALE: NTS	DATE: 08/24/08	DRAWN BY: PMP	DRAWING NUMBER: ELKO-DBL-DWG 8/09
REP: Mountain States	QUOTE #:	DIST.:	





**ELKO REDEVELOPMENT AGENCY**  
1751 College Avenue, Elko, NV 89801  
(775) 777-7100 \* [www.elkocity.com](http://www.elkocity.com)

REVISIONS:			
MOUNTAIN STATES LIGHTING		P.O. Box 13358 Ogden, Utah 84412-3358 Phone: 801-605-9057 Fax: 801-605-9058	
JOB NAME: <i>ELKO DECORATIVE 14' POLE SINGLE ARM</i>			
SCALE: <i>NTS</i>	DATE: <i>08/24/08</i>	DRAWN BY: <i>PMP</i>	DRAWING NUMBER: <i>ELKO-SGL-DWG 8/09</i>
REP: <i>Mountain States</i>	QUOTE #:	DIST.:	



ELKO DECORATIVE POLE COMPOSITE DWG;  
POLE BY HADCO LIGHTING  
ARM BY MOUNTAIN STATES LIGHTING  
FIXTURE BY AMERICAN POLE MANUFACTURING



**ELKO REDEVELOPMENT AGENCY**

1751 College Avenue, Elko, NV 89801

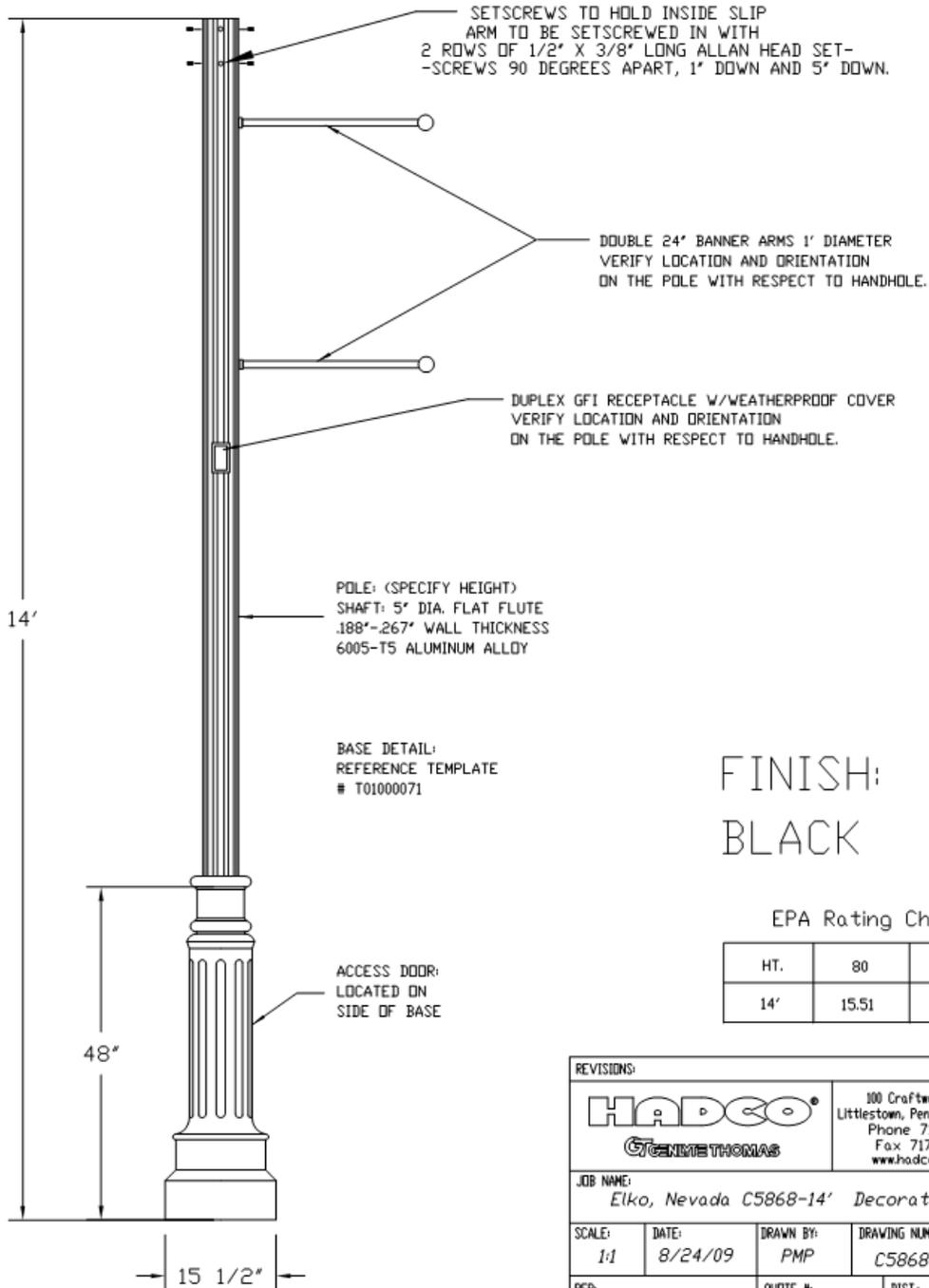
(775) 777-7100 \* [www.elkocity.com](http://www.elkocity.com)

**NOTICE:**  
THIS DRAWING IS FOR REFERENCE  
ONLY. CHECK FOR LATEST REVISION  
PRIOR TO ORDERING

**CONFIDENTIAL:** This drawing is confidential and proprietary to the HADCO Division of Gerlyte Thomas Group LLC (HADCO), and may not be reproduced without the express written consent of HADCO. Any use hereof or of any of the information or detail herein shall be for the sole benefit of HADCO. © 2001 HADCO

**PRODUCT APPROVALS**

SALES	
ENG.	
CUST.	



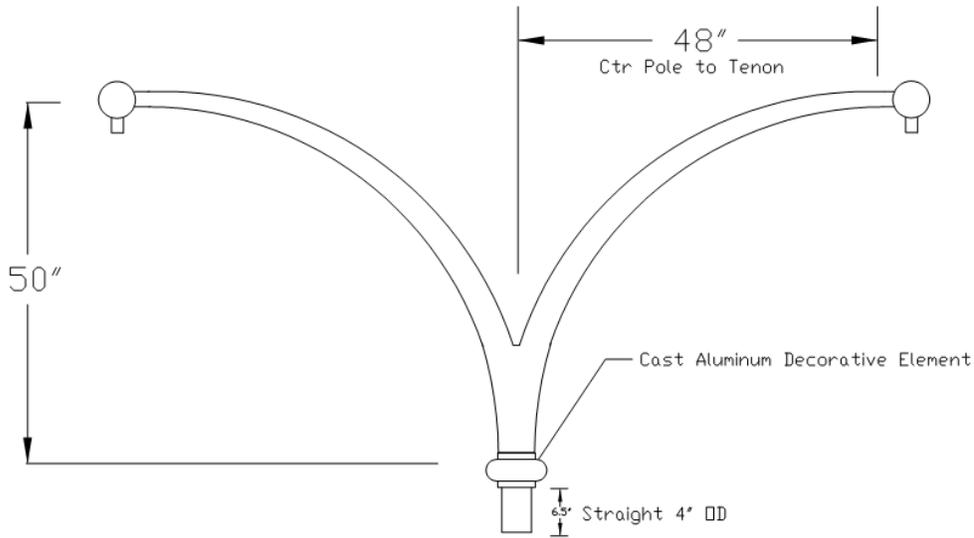
<b>REVISIONS:</b>			
 		100 Craftway P.O. Box 128 Littlestown, Pennsylvania 17340-0128 Phone 717-359-7131 Fax 717-359-9515 <a href="http://www.hadcolighting.com">www.hadcolighting.com</a>	
<b>JOB NAME:</b> Elko, Nevada C5868-14' Decorative Pole			
SCALE:	DATE:	DRAWN BY:	DRAWING NUMBER:
1:1	8/24/09	PMP	C5868-DWG01
REP:	QUOTE #:	DIST:	



**ELKO REDEVELOPMENT AGENCY**  
 1751 College Avenue, Elko, NV 89801  
 (775) 777-7100 \* [www.elkocity.com](http://www.elkocity.com)

Mountain States Lighting Atlanta Arm  
 Part# ARM-ATL-DBL-48°R/54X96-Color

REVISIONS			
MOUNTAIN STATES LIGHTING		P.O. Box 13358 Ogden, Utah 84402-3358 Phone 801-605-9057 Fax 801-605-9058	
JOB NAME: ELKO DECORATIVE DBL ATLANTA STYLE DAVIT ARM			
SCALE: NTS	DATE: 08/24/08	DRAWN BY: PMP	DRAWING NUMBER: ELKO-ATL-DBL 8/09
REP: Mountain States	QUOTE #:	DIST:	



Description; 48° Radius Tapered Aluminum Arm  
 4" OD to 2 3/8" OD. .188 Wall Thickness  
 Arm to be fabricated from Aluminum Alloy 6063 with a T6 Temper  
 WEIGHT; 39 LBS  
 EPA: 4.9

Finish:  
 BLACK - RAL9017



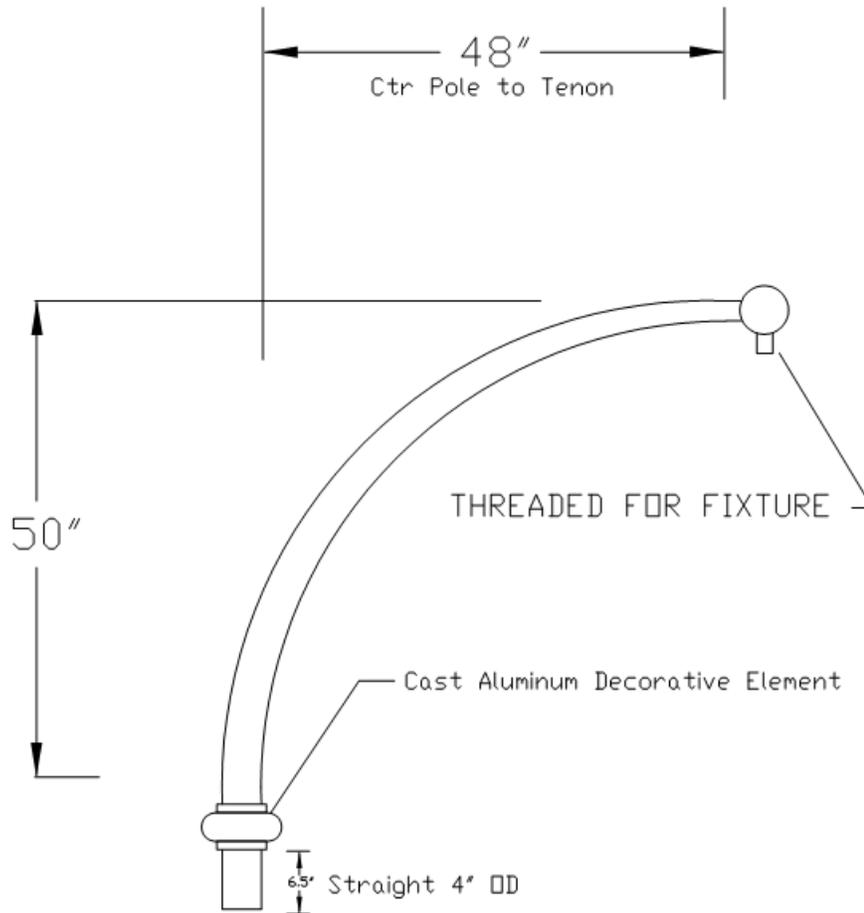
**ELKO REDEVELOPMENT AGENCY**

1751 College Avenue, Elko, NV 89801

(775) 777-7100 \* [www.elkocity.com](http://www.elkocity.com)

Finish:  
BLACK - RAL9017

REVISIONS:			
MOUNTAIN STATES LIGHTING		P.O. Box 13358 Ogden, Utah 84412-3358 Phone 801-605-9057 Fax 801-605-9058	
JOB NAME: ELKO DECORATIVE ATLANTA STYLE DAVIT ARM			
SCALE: NTS	DATE: 08/24/08	DRAWN BY: PMP	DRAWING NUMBER: ELKO-ATL-ARM 8/08
REP: Mountain States		QUOTE #:	DIST.:



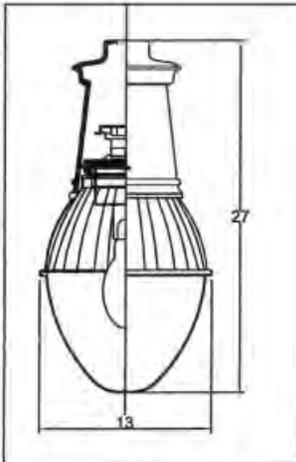
Mountain States Lighting Atlanta Arm  
Part# ARM-ATL-SGL-48"R/54X53-Color

Description; 48" Radius Tapered Aluminum Arm  
4" OD to 2 3/8" OD. .188 Wall Thickness  
Arm to be fabricated from Aluminum Alloy 6063 with a T6 Temper

WEIGHT; 28 LBS  
EPA: 2.7



*Elko Nevada*  
***LUM300-S Luminaire***



**CATALOG NUMBERS:**

Luminaire:  
LM3-S25S-MT/ACG120/T3/G/BKST

**Design Specifications**

**Luminaire**

**Housing:**

Its design encompasses an upper cast aluminum dome designed to house the electrical assembly, and a lower hydroformed aluminum shade to lodge the reflector

The housing shall be made of ASTM 356.2 aluminum, made in a permanent mold, and cast by a gravity process.

**Optical Assembly:**

It has a semi-specular hydro-formed, vertically fluted parabolic reflector, for a vertically positioned lamp.

This reflector works as a complement to the prismatic ellipsoidal lower lens made by means of an injection pressure molding process, prismatic, clear acrylic, designed to perform a semi cut-off light diffusion with an asymmetrical type I.E.S. III distribution.

The assembly features a mogul base heat resistant porcelain lamp-holder, 600v/4 to 5 KV pulse rated, mounted to an aluminum bracket. The assembly shall be factory tested.

**Electrical Assembly:**

A high power factor ballast is designed to operate an 250-watt-120 Volts and Multi Tab, High Pressure Sodium lamp (by others), unitized, and integrally mounted to a cast aluminum tray by means of rust proof brackets and fasteners.

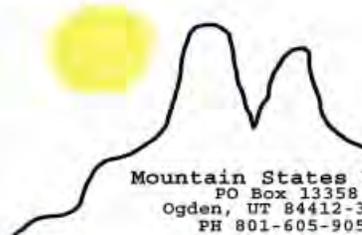
**Enclosure:**

Consists of a die cast aluminum lens holder frame sealed and gasketed closing to a built-in doorframe built in the housing. The lens holder frame is hinged to the housing by a built-in pivoting system and a spring loaded door latching rust proof mechanism.

**Finish:**

All the assembly shall be polyester powder coated, electro statically applied and thermo set cure, black satin in color.

**Represented By:**



Mountain States Lighting  
PO Box 13358  
Ogden, UT 84412-3358  
PH 801-605-9057

sign

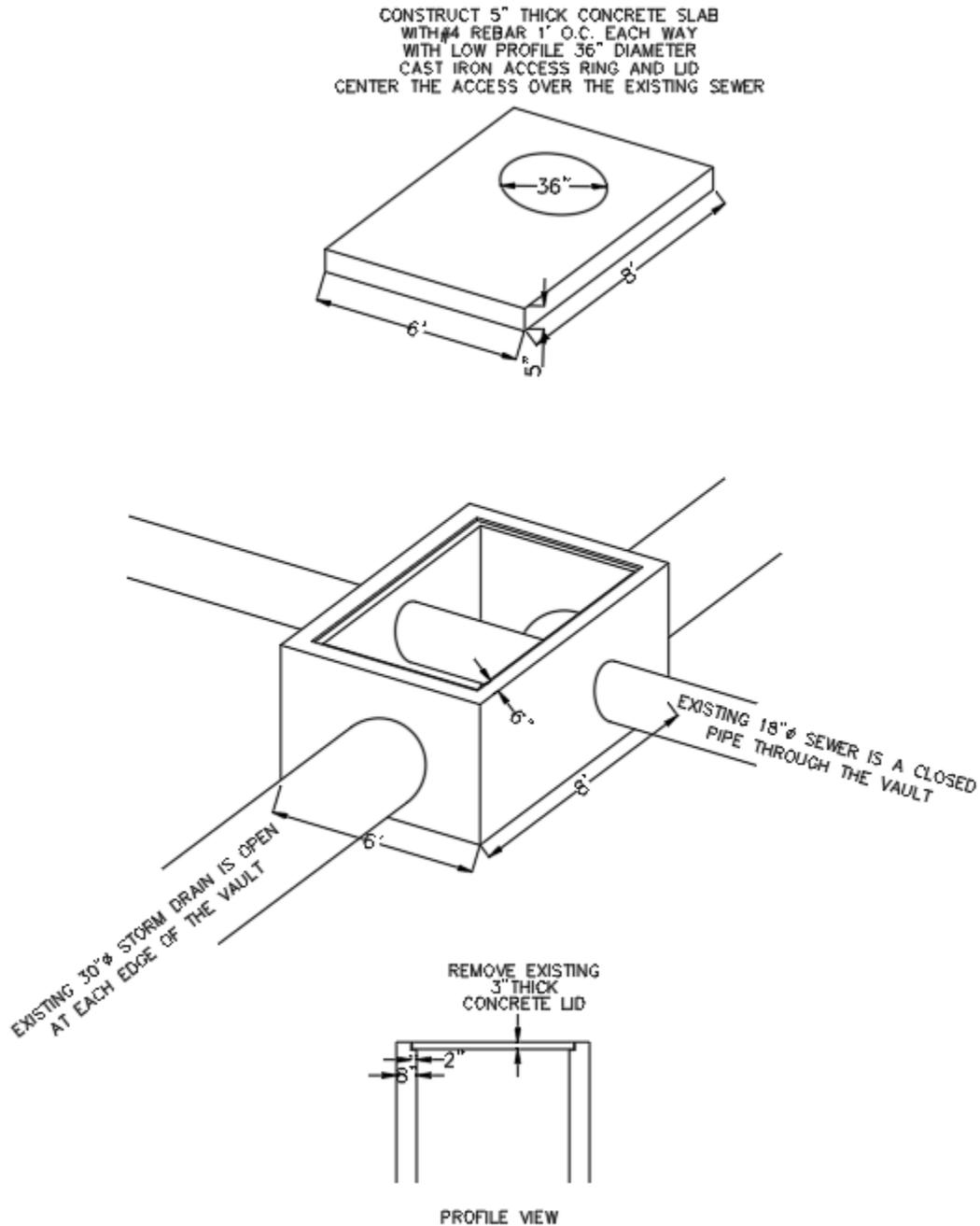
***Customer Approval***

Approved:





2. Storm drain vault to be adjusted to finished grade, shown on sheet C5, is per the following detail:





**ELKO REDEVELOPMENT AGENCY**  
1751 College Avenue, Elko, NV 89801  
(775) 777-7100 \* [www.elkocity.com](http://www.elkocity.com)

***EXHIBIT 16 - TECHNICAL SPECIFICATIONS***

None



**ELKO REDEVELOPMENT AGENCY**  
1751 College Avenue, Elko, NV 89801  
(775) 777-7100 \* [www.elkocity.com](http://www.elkocity.com)

***EXHIBIT 17 - PREVAILING WAGE RATES – ELKO COUNTY OR DAVIS-BACON  
(ATTACHED)***



**EXHIBIT 18 – PREFERENTIAL BIDDER STATUS AFFIDAVIT**

(To Accompany Bid)

**PREFERENTIAL BIDDER STATUS AFFIDAVIT FOR BIDS SUBMITTED IN ACCORDANCE WITH NRS 338.0117 VALUED IN EXCESS OF \$250,000.00, , CONTRACTS INVOLVING CONSTRUCTION MANAGERS AT RISK, AND DESIGN-BUILD CONTRACTS**

Although the Elko Redevelopment Agency prefers this form is submitted with the bid response, this form may be submitted within two (2) hours of the bid opening.

**Note: The Certificate of Eligibility for Preferential Bidder Status issued by the State Contractor’s Board must be submitted with the bid response.**

I, \_\_\_\_\_ (“Affiant”), on behalf of \_\_\_\_\_ (“Contractor”), swear and affirm that in order to be in compliance with NRS 338.0117, and be eligible to receive a preference in bidding for Project No. \_\_\_\_\_, Project Name \_\_\_\_\_ (“Project”),

certify that for the duration of the project, collectively, and not on any specific day:

- a) At least 50 percent of the workers employed on the public work, including, without limitation, any employees of the contractor, applicant or design-build team and of any subcontractor engaged on the public work, will hold a valid driver’s license or identification card issued by the Department of Motor Vehicles of the State of Nevada;
- b) All vehicles used primarily for the public work will be:
  - 1. Registered and partially apportioned to Nevada pursuant to the International Registration Plan, as adopted by the Department of Motor Vehicles pursuant to NRS 706.826; or,
  - 2. Registered in this State;
- c) If applying to receive a preference in bidding pursuant to subsection 3 of NRS 338.1727 or subsection 2 of NRS 408.3886, at least 50 percent of the design professionals working on the public work, including, without limitation, employees of the design-build team and of any subcontractor or consultant engaged in the design of the public work, will have a valid driver’s license or identification card issued by the Department of Motor Vehicles of the State of Nevada; and,
- d) The contractor, applicant or design-build team and any subcontractor engaged on the public work will maintain and make available for inspection within this State his or her records concerning payroll relating to the public work.

If the Contractor fails to comply with any requirement of this Affidavit, a public body may recover, by civil action against the party responsible for a failure to comply with a requirement of this affidavit, a penalty as described below for a failure to comply with a requirement of this affidavit. If a public body recovers a penalty pursuant to this subsection, the public body shall report to the State Contractors’ Board the date of the failure to comply, the name of each entity which failed to comply and the cost of the contract to which the entity that failed to comply was a party. The Board shall maintain this



**ELKO REDEVELOPMENT AGENCY**

1751 College Avenue, Elko, NV 89801

(775) 777-7100 \* [www.elkocity.com](http://www.elkocity.com)

information for not less than 6 years. Upon request, the Board shall provide this information to any public body or its authorized representative.

If a contractor, applicant or design-build team submits this affidavit, receives a preference in bidding described in this affidavit and is awarded the contract as a result of that preference, the contract between the contractor, applicant or design-build team and the public body, each contract between the contractor, applicant or design-build team and a subcontractor and each contract between a subcontractor and a lower tier subcontractor must provide that:

- a) If a party to the contract causes the contractor, applicant or design-build team to fail to comply with a requirement of this affidavit, the party is liable to the public body for a penalty in the amount of 1 percent of the cost of the largest contract to which he or she is a party;
- b) The right to recover the amount determined pursuant to paragraph (a) by the public body pursuant to this affidavit may be enforced by the public body directly against the party that caused the failure to comply with a requirement of this affidavit; and,
- c) No other party to the contract is liable to the public body for a penalty.

By: \_\_\_\_\_ Title: \_\_\_\_\_  
(Print name of Affiant)

Signature of Affiant: \_\_\_\_\_ Date: \_\_\_\_\_

Signed and sworn to (or affirmed) before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
by \_\_\_\_\_ (name of Affiant).

State of _____ )	_____
County of _____ )	Notary Signature
	STAMP & SEAL

**Proof of Authorization to Sign Affidavit**

The person must establish his/her actual authority to act on behalf of the business organization. The individual must be the person indicated in the table below and provide written documentation clearly indicating the person’s position within that business organization. If the individual signing the Affidavit is an employee of the business organization, written documentation, on organization letterhead, clearly indicating the person’s authority to act on behalf of the business organization must be provided. The written documentation must be signed by the authorized person identified on the table.

If the individual making application for the business organization is not one of the persons identified in the table or an authorized employee, a valid power of attorney executed by an authorized person on behalf of the business organization must be provided. The power of attorney must be made not more than 90 days before the Affidavit is signed.



**ELKO REDEVELOPMENT AGENCY**

1751 College Avenue, Elko, NV 89801

(775) 777-7100 \* [www.elkocity.com](http://www.elkocity.com)

BUSINESS ENTITY	PERSON WHO HAS AUTHORITY TO COMPLETE AFFIDAVIT
Sole Proprietorship	Sole Proprietor
Partnership	A Partner
Corporation	1. Director, if authorized 2. Executive Officer as indicated in the Article of Incorporation
Limited Liability Company	1. Member, if Member-Managed LLC 2. Manager, if Manager-Managed LLC



**EXHIBIT 19 - CERTIFICATION NOT TO ENGAGE IN BOYCOTT OF ISRAEL**

**(NRS 332.065)**  
**(To accompany bid)**

The undersigned contractor hereby certifies that he/she/it is not currently engaged in, and agrees for the duration of the contract not to engage in, a boycott of Israel.

1. "Boycott of Israel" means, except as otherwise provided in subsection 2, refusing to deal or conduct business with, abstaining from dealing or conducting business with, terminating business or business activities with or performing any other action that is intended to limit commercial relations with:

(a) Israel; or

(b) A person or entity doing business in Israel or in territories controlled by Israel,

if such an action is taken in a manner that discriminates on the basis of nationality, national origin or religion.

2. The term "boycott of Israel" does not include an action that is described in subsection 1 if the action:

(a) Is based on a bona fide business or economic reason;

(b) Is taken pursuant to a boycott against a public entity of Israel if the boycott is applied in a nondiscriminatory manner; or

(c) Is taken in compliance with or adherence to calls for a boycott of Israel if that action is authorized in 50 U.S.C. § 4607 or any other federal or state law.

**CONTRACTOR:**

**By:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**Date:** \_\_\_\_\_

# STATE OF NEVADA

STEVE SISOLAK  
GOVERNOR

TERRY REYNOLDS  
DIRECTOR

SHANNON M. CHAMBERS  
LABOR COMMISSIONER



OFFICE OF THE LABOR COMMISSIONER  
3300 WEST SAHARA AVENUE, SUITE 225  
LAS VEGAS, NEVADA 89102  
PHONE: (702) 486-2650  
FAX (702) 486-2660

OFFICE OF THE LABOR COMMISSIONER  
1818 COLLEGE PARKWAY, SUITE 102  
CARSON CITY, NV 89706  
PHONE: (775) 684-1890  
FAX (775) 687-6409

## 2021 PREVAILING WAGE RATES NORTHERN NEVADA RURAL COUNTIES

(Carson City, Churchill, Douglas, Elko, Eureka, Humboldt, Lander, Lyon, Mineral, Pershing, Storey and White Pine)

DATE OF DETERMINATION: October 1, 2020

APPLICABLE FOR PUBLIC WORKS PROJECTS OVER \$100,000 BID/AWARDED  
OCTOBER 1, 2020 THROUGH SEPTEMBER 30, 2021\*

Pursuant to Nevada Revised Statutes (NRS) section 338.030(9)(a), "If the contract for a public work: (a) Is to be awarded pursuant to a competitive bidding process, the prevailing wages in effect at the time of the opening of the bids for a contract for a public work must be paid until the completion or termination of the contract or for the 36 months immediately following the date on which the bids were opened, whichever is earlier." For contracts not awarded pursuant to competitive bidding, please see NRS section 338.030(9)(b). However, if a project exceeds 36 months new wage rates may apply pursuant to NRS section 338.030(9)(10). Prevailing Wage Rates may be adjusted based on Collective Bargaining Agreements (CBA's) and adjustments to those agreements. (See NRS 338.030)

**As Amendments/Revisions are made to the wage rates, these will be posted on the website for each respective Region. Please review regularly for any Amendments/Changes that are posted or contact our offices directly for further assistance.**

[AIR BALANCE TECHNICIAN](#)  
[ALARM INSTALLER](#)  
[BOILERMAKER](#)  
[BRICKLAYER](#)  
[CARPENTER](#)  
[CEMENT MASON](#)  
[ELECTRICIAN-COMMUNICATION TECH.](#)  
[ELECTRICIAN-LINE](#)  
[ELECTRICIAN-NEON SIGN](#)  
[ELECTRICIAN-WIREMAN](#)  
[ELEVATOR CONSTRUCTOR](#)  
[FENCE ERECTOR](#)  
[FLAGPERSON](#)  
[FLOOR COVERER](#)  
[GLAZIER](#)  
[HIGHWAY STRIPER](#)  
[HOD CARRIER-BRICK MASON](#)  
[HOD CARRIER-PLASTERER TENDER](#)  
[IRON WORKER](#)  
[LABORER](#)  
[LUBRICATION AND SERVICE ENGINEER  
\(MOBILE AND GREASE RACK\)](#)

[MECHANICAL INSULATOR](#)  
[MILLWRIGHT](#)  
[OPERATING ENGINEER](#)  
[OPERATING ENG. STEEL](#)  
[FABRICATOR/ERECTOR](#)  
[OPERATING ENGINEER-PILEDRIIVER](#)  
[PAINTER](#)  
[PILEDRIIVER \(NON-EQUIPMENT\)](#)  
[PLASTERER](#)  
[PLUMBER/PIPEFITTER](#)  
[REFRIGERATION](#)  
[ROOFER \(Does not include sheet metal roofs\)](#)  
[SHEET METAL WORKER](#)  
[SOIL TESTER \(CERTIFIED\)](#)  
[SOILS AND MATERIALS TESTER](#)  
[SPRINKLER FITTER](#)  
[SURVEYOR \(NON-LICENSED\)](#)  
[TAPER](#)  
[TILE /TERRAZZO WORKER/MARBLE MASON](#)  
[TRAFFIC BARRIER ERECTOR](#)  
[TRUCK DRIVER](#)  
[WELL DRILLER](#)

**Nevada Revised Statutes (NRS) 338.010(21) “Wages” means:**

- a) The basic hourly rate of pay; and
- b) The amount of pension, health and welfare, vacation and holiday pay, the cost of apprenticeship training or other similar programs or other bona fide fringe benefits which are a benefit to the workman.

**NRS 338.035** Discharge of part of obligation of contractor or subcontractor engaged on public work to pay wages by making certain contributions in name of workman.

“Bona fide fringe benefit” means a benefit in the form of a contribution that is made not less frequently than monthly to an independent third party pursuant to a fund, plan or program: (a) Which is established for the sole and exclusive benefit of a worker and his or her family and dependents; and (b) For which none of the assets will revert to, or otherwise be credited to, any contributing employer or sponsor of the fund, plan or program. The term includes, without limitation, benefits for a worker that are determined pursuant to a collective bargaining agreement and included in the determination of the prevailing wage by the Labor Commissioner pursuant to NRS 338.030.

Please see NRS 338.010 for further details on “Bona fide fringe benefits” and reporting requirements and exceptions.

**Job Descriptions for Recognized Classes of Workmen**

Regarding job descriptions for public works projects, please take notice of the following:

1. The job description links have been redacted to include ONLY the scope of work for the craft.
2. Pursuant to NAC 338.0095(1)(a), "A workman employed on a public work must be paid based on the type of work that the workman actually performs on the public work and in accordance with the recognized class of the workman."
3. The work description for a particular class is not intended to be jurisdictional in scope.
4. Any person who believes that a type of work is not classified, or who otherwise needs clarification pertaining to the recognized classes or job descriptions, shall contact the Labor Commissioner, in writing, for a determination of the applicable classification and pay rate for a particular type of work.
5. The job descriptions set forth or referenced herein supersede any and all descriptions previously agreed upon by the Labor Commissioner in any settlement agreements or stipulations arising out of contested matters.
6. The following specific provisions, where applicable, shall prevail over any general provisions of the job descriptions:
  - Amendments to the prevailing wage determinations;
  - Group Classifications and/or descriptions recognized by the Labor Commissioner and included with wage determinations for a particular type of work in a particular county.

**Zone Rates**

The zone rate has been added to each applicable craft.

**Premium Pay**

Premium pay for hours worked in excess of a shift of 8 hours or 12 hours or such other time increment set forth in the Collective Bargaining Agreement or on a weekend or holiday.

**PREVAILING WAGE RATES INCLUDE THE BASE RATE AS WELL AS ALL APPLICABLE FRINGES**

<b>CRAFT</b>	<b>RATE</b>	<b>Union or Non-union Rate</b>
<b>AIR BALANCE TECHNICIAN</b>		
		Union
Air Balance Technician-Journeyman		66.45
Air Balance Technician-Foreman		70.28
Air Balance Technician-General Foreman		74.10
See AIR BALANCE TECHNICIAN JOB DESCRIPTION		
<p><b>ADD ZONE RATE</b>                      In addition to AIR BALANCE TECHNICIAN rates add the applicable amounts per hour, calculated based on a road from the courthouse in Reno, Nevada:</p> <p>Zone 1- 1 to 75 miles \$0.00 (including the City of Fallon and the Fallon Naval Air Base)                      Zone 2- 75 to 100 miles \$5.00                      Zone 3- over 100 miles \$10.00 the employee shall be provided reasonable lodging and meal expenses.</p> <p>A separate free zone will be established <b>for employees permanently residing</b> and working within a Seventy-Five (75) miles radius of the <b>Elko County Courthouse</b>, Nevada. Any work performed outside the Seventy-Five (75) miles radius from the <b>Elko County Courthouse</b> should be pay at <b>Zone 3</b> Rate, the employee shall be provided reasonable lodging and meal expenses.</p> <p>Zone 1- 1 to 75 miles \$0.00                      Zone 2- over 75 miles \$10.00 employee shall be provided reasonable lodging and meal expenses.</p>		
<p><b>ADD PREMIUM PAY</b>                      All hourly rates are subject to Over Time (One and one half 1 ½) of the Regular rate:</p> <ol style="list-style-type: none"> <li>For all hours worked over Eight (8) Hours in one day or shift.</li> <li>For the first Eight (8) Hours work on Saturday.</li> </ol> <p>All hourly rates are subject to Double Time of the Regular Rate:</p> <ol style="list-style-type: none"> <li>For all hours worked over Ten (10) Hours in one day or shift.</li> <li>For all hours worked over Eight (8) Hours on Saturday.</li> <li>For all hours worked on Sunday, New Year's Day, President's Day, Memorial Day, Independence Day, Labor Day, Nevada Day, Thanksgiving Day, Day after Thanksgiving, Day before Christmas, and Christmas Day.</li> </ol>		
<b>ALARM INSTALLER</b>		Non-Union
Alarm Installer		32.57
<p><b>ALARM INSTALLER</b>                      Includes but is not limited to:</p> <ol style="list-style-type: none"> <li>Installing or testing electrical protective signaling systems used to provide notification of fire, burglary or other irregularities on the premises of the subscriber of the system;</li> <li>Installing of wiring and signaling units;</li> <li>Repairing electrical protective signaling systems</li> <li>Starting up, programming and documenting systems;</li> </ol>		

<b>BOILERMAKER</b>	Non-Union						
Boilermaker	67.92						
<p><b>BOILERMAKER</b> Includes but is not limited to:</p> <ol style="list-style-type: none"> <li>1. Constructing, assembling, maintaining and repairing stationary steam boilers and boiler house auxiliaries;</li> <li>2. Aligning structures or plate sections to assemble boiler frame tanks or vats;</li> <li>3. Assisting in the testing of assembled vessels, directing cleaning of boilers and boiler furnaces;</li> <li>4. Inspecting and repairing boiler fittings, including, without limitation, safety valves, regulators, automatic-control mechanisms, water columns and auxiliary machines.</li> </ol>							
<b>BRICKLAYER</b>	Union						
Bricklayer-Journeyman	45.73						
Bricklayer-Foreman	46.98						
Bricklayer-General Foreman	48.73						
<p>See BRICKLAYER JOB DESCRIPTION</p> <p><b>ADD ZONE RATE</b> In addition to BRICKLAYER rates add the applicable amounts per hour, calculated based on a road miles of over thirty-five (35) miles from the Washoe County Courthouse in Reno, Nevada:</p> <table style="width: 100%;"> <tr> <td>Free Zone 1-0-34 Miles</td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td>Zone 1-35-75 Miles</td> <td style="text-align: right;">\$2.50</td> </tr> <tr> <td>Zone 2-Over 75 Miles</td> <td style="text-align: right;">\$8.12</td> </tr> </table> <p><b>ADD PREMIUM PAY</b></p> <p><b>Section A.</b> Hours. The standard workday shall consist of eight (8) continuous hours of work between the hours of 5:30 a.m. and 4:30 p.m.,</p> <p><b>Section B.</b> Overtime All work in excess forty (40) hours during the established work week shall be paid at the rate of one and one half (1-1/2) times the hourly base wage rate in effect. Employees will be paid one and one-half (1-1/2) times the hourly wage rate for all hours worked over eight (8) in a single day, and double time (2x) after ten (10) hours in a single day.</p> <ol style="list-style-type: none"> <li>1. Employees will be paid double time for hours worked on Union recognized Holidays.</li> <li>2. Employees will be paid double time on Sundays.</li> <li>3. Work performed on Saturday will be paid at one and one-half (1-1/2) times the regular wage rate, in accordance with Article XVII, Section D. Work performed on Saturdays in excess of eight (8) hours shall be paid at double the applicable hourly rate.</li> </ol> <p><b>Section C.</b></p> <ol style="list-style-type: none"> <li>1. The first shift shall be the regular day shift insofar as computing wage payments is concerned, and the first day shift shall work a regular eight-hour shift, with a one half-hour unpaid lunch period midway through the shift. The normal starting time for the first shift shall be between 5:30-10:00 a.m.</li> </ol>		Free Zone 1-0-34 Miles	\$0.00	Zone 1-35-75 Miles	\$2.50	Zone 2-Over 75 Miles	\$8.12
Free Zone 1-0-34 Miles	\$0.00						
Zone 1-35-75 Miles	\$2.50						
Zone 2-Over 75 Miles	\$8.12						

2. If two work shifts are established, the second shift shall consist of eight (8) hours of continuous work, with a one half-hour unpaid lunch period midway through the shift. Employees working on the second shift shall receive eight hours times the basic straight time rate plus an additional fifty cents (\$.50) per hour for each of those eight hours.

3. If three work shifts are established, the third shift shall consist of seven hours of continuous work, plus one half-hour unpaid lunch period midway through the shift. Employees working on the third shift shall receive the basic straight time rate plus three dollars and twenty-five cents (\$3.25) for each of those seven hours.

4. Time worked in excess of seven hours on the third shift shall be paid at the appropriate overtime rate.

Holidays. The Employer agrees to recognize the following holidays: New Year's Day, Presidents' Day, Memorial Day, Fourth of July, Labor Day, Veterans' Day, Thanksgiving Day, Friday following Thanksgiving Day, and Christmas Day. Any holiday falling on a Sunday will be observed on the Monday following, and any holiday falling on a Saturday will be observed on the preceding Friday.

<b>CARPENTER</b>	Union
Carpenter-Journeyman	51.26
Carpenter-Foreman	54.56
Carpenter- General Foreman	58.19

See CARPENTER JOB DESCRIPTION

**ADD ZONE RATE**

(Building and Heavy Highway and Dam Construction)

In addition to CARPENTER rates add the applicable amounts per hour, calculated from the Washoe County Courthouse:

Zone 1-	0 to 75 miles	\$0.00 (Road miles from the Washoe County Courthouse)
Zone 2-	75 to 150 miles	\$4.00
Zone 3-	150 to 300 miles	\$5.00
Zone 4-	over 300 miles	\$6.00

**ADD PREMIUM PAY**

Any work performed over eight (8) hours per day and on Saturdays shall be compensated at time and one-half (1-1/2x) the appropriate hourly rate. All work performed on Sundays, holidays and over twelve (12) hours in one (1) day shall be compensated at two times (2x) the appropriate hourly rate.

<b>CEMENT MASON</b>	Union
Cement Mason-Journeyman	45.12
Cement Mason-Foreman	48.37

See CEMENT MASON JOB DESCRIPTION

**ADD ZONE RATE**

In addition to CEMENT MASON rates add the applicable amounts per hour, calculated from the Reno Post Office, 50 So. Virginia St., Reno, Nevada:

Zone 1-	0-90 miles	\$0.00
Zone 2-	91 miles and over	\$6.00

**ADD PREMIUM PAY**

**OVERTIME** – Any worked performed over eight (8) hours per day shall be compensated at time and one half the hourly rate. All work performed after twelve (12) consecutive hours shall be paid at double the hourly rate. All worked performed on Saturdays shall be compensated at time and one half the hourly rate. All Sunday and Holiday work shall be paid for at double time.

<b>ELECTRICIAN-COMMUNICATION TECHNICIAN</b>	Union
Communication Installer	38.52
Communication Technician	42.50
Senior Technician	45.59

See ELECTRICIAN-COMMUNICATION TECH JOB DESCRIPTION

**ADD ZONE RATE**

In addition to Electrician Communication Tech rates add the applicable amounts per hour, calculated from the Washoe County Courthouse:

Zone 1- 0-70 miles	\$0.00
Zone 2- 71-90 miles	\$5.00
Zone 3 - 91 miles and over	\$7.00

**ADD PREMIUM PAY**

One and one half (1 ½) the regular straight time hourly rate shall be paid:

1. For all hours worked over eight (8) hours in one day or shift.
2. For the first eight (8) hours worked on Saturday

Double the regular straight time hourly rate shall be paid for all time:

1. For all hours worked over ten (10) hours in one day or shift.
2. For any hours worked on Sunday
3. For any hours worked on Holidays

**Shift Rates**

1. Swing shift to be paid at seventeen-point three (17.3) percent the regular straight time rate for hours between 4:30 p.m. and 1:00 a.m.
2. Graveyard shift to be paid at thirty-one-point four (33.4) percent the regular straight time rate for hours between 12:30 a.m. and 9:00 a.m.
3. Shifts are established for at least five (5) consecutive days or double the regular straight time rate shall be paid.

**\*\*Note** – Double the straight time rate is the max rate paid. (No pyramiding of overtime rates)

<b>ELECTRICIAN-LINE</b>	Union
Electrician-Groundman	42.28
Electrician-Lineman	64.02
Electrician-Foreman	70.19
Electrician-General Foreman	76.56

Heavy Equipment Operator	52.19
See ELECTRICIAN LINEMAN JOB DESCRIPTION	
ADD PREMIUM PAY Premium pay for hours worked in excess of a shift of 8 hours or 12 hours or such other time increment set forth in the Collective Bargaining Agreement or on a weekend or holiday.	
<b>ELECTRICIAN-NEON SIGN</b>	Union
Electrician-Neon Sign	54.44
<p><b>ELECTRICIAN-NEON SIGN</b>, includes but is not limited to:</p> <ol style="list-style-type: none"> <li>1. Installing, servicing and repairing plastic, neon and illuminated signs;</li> <li>2. Ascending ladders or operating hydraulic or electric hoist to install, service, or examine sign to determine cause of malfunction;</li> <li>3. Wiring, rewiring or removing defective parts and installing new parts using electrician's tools;</li> <li>4. Removing sign or part of sign for repairs, such as structural fabrication, scroll repair, or transformer repair;</li> </ol> <p>ADD PREMIUM PAY One and one half (1 ½) the regular straight time hourly rate shall be paid:</p> <ol style="list-style-type: none"> <li>1. For all hours worked over eight (8) hours in one day or shift, either before or after the shift.</li> <li>2. For up to 8 hours worked on Saturday from midnight to midnight.</li> </ol> <p>Double the regular straight time hourly rate shall be paid for all time:</p> <ol style="list-style-type: none"> <li>1. For all hours worked over eleven (11) hours in one day or shift, Monday thru Friday.</li> <li>2. For all hours worked in excess of 8 hours on Saturday, Sundays or Holidays.</li> </ol> <p>SHIFT DIFFERENTIAL Second Shift (Swing) will be an additional \$0.75 cents per hour. Third Shift (Graveyard) will be an additional \$1.00 per hour.</p> <p>HIGH TIME (Working at heights)</p> <ol style="list-style-type: none"> <li>1. All employees working at height of 65 feet and subject to a direct fall shall be paid an additional \$2.25 per hour in addition to their normal rate for a minimum of 2 hours.</li> <li>2. All employees working at height of 125 feet or when repelling below 65 feet shall be paid an additional \$3.25 per hour in addition to their normal rate for a minimum of 4 hours.</li> </ol> <p>FOREMAN</p> <ol style="list-style-type: none"> <li>1. First employee on the job must have a CDL and Welder certification and shall be paid \$1.00 per hour in addition to their normal rate of pay.</li> <li>2. When supervising (5) or more workers shall be paid an additional \$1.25 per hour.</li> </ol>	
<b>ELECTRICIAN-WIREMAN</b>	Union
Wireman	61.64
Cable Splicer	65.91
Wireman-Foreman	65.91
Wireman-General Foreman	70.18

See ELECTRICIAN-WIREMAN JOB DESCRIPTION

**ADD ZONE RATE**

In addition to Electrician rates add the applicable amounts per hour, calculated from the Washoe County Courthouse:

Zone 1-	0-70 miles	\$0.00
Zone 2-	71-90 miles	\$8.00
Zone 3 -	90 miles and over	\$10.00

**ADD PREMIUM PAY**

One and one half (1 ½) the regular straight time hourly rate shall be paid:

1. For all hours worked over eight (8) hours in one day or shift.
2. For the first eight (8) hours worked on Saturday

Double the regular straight time hourly rate shall be paid for all time:

3. For all hours worked over eight (10) hours in one day or shift.
4. For any hours worked on Sunday
5. For any hours worked on Holidays

**Shift Rates**

1. Swing shift to be paid at seventeen-point three (17.3) percent the regular straight time rate for hours between 4:30 p.m. and 1:00 a.m.
2. Graveyard shift to be paid at thirty-one-point four (33.4) percent the regular straight time rate for hours between 12:30 a.m. and 9:00 a.m.
3. Shifts are established for at least five (5) consecutive days or double the regular straight time rate shall be paid

\*\*Note – Double the straight time rate is the max rate paid. (No pyramiding of overtime rates)

<b>ELEVATOR CONSTRUCTOR</b>	Union
Elevator Constructor-Journeyman Mechanic	110.13
Elevator Constructor-Mechanic in Charge	119.55

**ELEVATOR CONSTRUCTOR**, includes but is not limited to:

1. Assembling, installing, repairing and maintaining electric and hydraulic freight and passenger elevators, escalators and dumbwaiters;
2. Cutting prefabricated sections of framework, rails and other elevator components to specified dimensions, using acetylene torch, power saw, and disc grinder;
3. Installing cables, counterweights, pumps, motor foundations, escalator drives, guide rails, elevator cars, and control panels, using hand tools;

**ADD PREMIUM PAY**

Premium pay for hours worked in excess of a shift of 8 hours or 12 hours or such other time increment set forth in the Collective Bargaining Agreement or on a weekend or holiday.

<b>FENCE ERECTOR</b>	Union
Fence Erector	42.18

**FENCE ERECTOR**

Includes but is not limited to:

- 1. Erecting or repairing chain link, wooden, tortoise, wire/wire mesh, or temporary fencing;
- 2. Mixing and pouring concrete around bases of posts and tamping soil into post hole to embed post;
- 3. Digging post holes with a spade, post hole digger or power-driven auger;
- 4. Aligning posts through the use of lines or by sighting;
- 5. Verifying vertical alignment of posts with a plumb bob or spirit level;

**ADD ZONE RATE**

In addition to FENCE ERECTOR rates add the applicable amounts per hour, calculated based on road miles from either the Carson City Courthouse or the Washoe County Courthouse:

Zone 1-	0 to 75 miles	\$0.00
Zone 2-	75 to 150 miles	\$4.00
Zone 3-	150 to 300 miles	\$5.00
Zone 4-	300 miles and over	\$6.00

**ADD PREMIUM PAY**

One and one half (1 ½) the regular straight time hourly rate shall be paid:

- 1. For all hours worked over eight (8) hours in one day or shift.
- 2. For any hours worked on Saturday from midnight to midnight.

Double the regular straight time hourly rate shall be paid for all time:

- 1. For all hours worked over twelve (12) hours in one day or shift.
- 2. For any hours worked on Sunday from midnight to midnight.
- 3. For any hours worked on holidays from midnight to midnight.

<b>FLAGPERSON</b>	Union
Flagperson	39.06

**FLAG PERSON**, includes but is not limited to:

- 1. Directing movement of vehicular traffic through construction projects;
- 2. Distributing traffic control signs and markers along site in designated pattern;
- 3. Informing drivers of detour routes through construction sites;

**ADD LABORER ZONE RATE**

(Highway and Dam Construction only)

In addition to LABORER rates add the applicable amounts per hour, calculated based on a road miles from either the Carson City Courthouse or the Washoe County Courthouse:

Zone 1-	0 to 75 miles	\$0.00
Zone 2-	75 to 150 miles	\$4.00
Zone 3-	150 to 300 miles	\$5.00
Zone 4-	300 miles and over	\$6.00

**ADD PREMIUM PAY**

One and one half (1 ½) the regular straight time hourly rate shall be paid:

- 1. For all hours worked over eight (8) hours in one day or shift.
- 2. For any hours worked on Saturday from midnight to midnight.

Double the regular straight time hourly rate shall be paid for all time:

1. For all hours worked over twelve (12) hours in one day or shift.
2. For any hours worked on Sunday from midnight to midnight.
3. For any hours worked on holidays from midnight to midnight.

<b>FLOOR COVERER</b>	Union
Floor Coverer-Journeyman	46.44
Floor Coverer-Foreman	48.76

See FLOOR COVERER JOB DESCRIPTION

**ADD PREMIUM PAY**

**Shift work**

1. \$2.00 per hour will be added to the taxable net wage to shift schedule of hours worked between 6:00 p.m. and 6:00 a.m. The Union must be notified in advance before utilizing shift work on a particular job.

One and one half (1 ½) time -shall be calculated using one (1) hour of the taxable net wage and one half (1/2) the base wage (Article 23, section 5), to be paid for all time:

1. For all hours worked over ten (10) hours in one day or shift.
2. For any hours worked on Saturday from midnight to midnight

Double time -shall be calculated using one (1) hour of the taxable net wage and one (1) of the base wage (Article 23, section 5), to be paid for all time:

1. For any hours worked on Sunday from midnight to midnight
2. For any hours worked on holidays from midnight to midnight

<b>GLAZIER</b>	Non-Union
Glazier Journeyman	25.03

**GLAZIER**

Includes but is not limited to:

1. Installing, setting, cutting, preparing, or removal of glass, or materials used in lieu thereof, including, without limitation, in windows, doorways, showers, bathtubs, skylights and display cases;
2. Installing glass on surfaces, including, without limitation, fronts of buildings, interior walls and ceilings;
3. Installing pre-assembled framework for windows and doors designed to be fitted with glass panels, including stained glass windows by using hand tools;
4. Loading and arranging of glass on trucks at the site of the public work;

<b>HIGHWAY STRIPER</b>	Union
Highway Striper	44.68

See HIGHWAY STRIPER JOB DESCRIPTION

**ADD LABORER ZONE RATE**

(Highway and Dam Construction only)

In addition to LABORER rates add the applicable amounts per hour, calculated based on a road miles from either the Carson City Courthouse or the Washoe County Courthouse:

Zone 1-	0 to 75 miles	\$0.00
Zone 2-	75 to 150 miles	\$4.00
Zone 3-	150 to 300 miles	\$5.00
Zone 4-	300 miles and over	\$6.00

**ADD PREMIUM PAY**

One and one half (1 ½) the regular straight time hourly rate shall be paid:

1. For all hours worked over eight (8) hours in one day or shift.
2. For any hours worked on Saturday from midnight to midnight.

Double the regular straight time hourly rate shall be paid for all time:

1. For all hours worked over twelve (12) hours in one day or shift.
2. For any hours worked on Sunday from midnight to midnight.
3. For any hours worked on holidays from midnight to midnight.

<b>HOD CARRIER-BRICK MASON TENDER</b>	Union
Brick Mason-Journeyman	41.98
Brick Mason-Foreman	42.38

See HOD CARRIER-BRICK MASON TENDER JOB DESCRIPTION

**ADD ZONE RATE**

In addition to Hod Carrier Brick Mason Tender rates add the applicable amounts per hour, calculated based on road miles from the Washoe County Courthouse:

Zone 1-	35 to 75 miles	\$1.25
Zone 2-	76 miles and over	\$7.50

**ADD PREMIUM PAY**

One and one half (1 ½) the regular straight time hourly rate shall be paid:

1. For all hours worked over eight (8) hours in one day or shift.
2. For any hours worked on Saturday from midnight to midnight.

Double the regular straight time hourly rate shall be paid for all time:

4. For all hours worked over twelve (12) hours in one day or shift.
1. For any hours worked on Sunday from midnight to midnight.
2. For any hours worked on holidays from midnight to midnight.

<b>HOD CARRIER-PLASTERER TENDER</b>	Union
Plasterer Tender-Journeyman	42.77
Plasterer Tender-Gun Tender	43.77
Plasterer Tender-Foreman	44.13

See HOD CARRIER-PLASTERER JOB DESCRIPTION

**ADD ZONE RATE**

In addition to Hod Carrier Plasterer rates add the applicable amounts per hour, calculated based on road miles from So. Virginia St., Reno, Nevada:

Zone 1	1-70 miles	\$0.00
Zone 2	70 miles and over	\$8.00

**ADD PREMIUM PAY**

One and one half (1 ½) the regular straight time hourly rate shall be paid:

1. For all hours worked over eight (8) hours in one day or shift.
2. For any hours worked on Saturday from midnight to midnight.

Double the regular straight time hourly rate shall be paid for all time:

1. For all hours worked over twelve (12) hours in one day or shift.
2. For any hours worked on Sunday from midnight to midnight.
3. For any hours worked on holidays from midnight to midnight.

<b>IRON WORKER</b>	Union
Ironworker-Journeyman	74.49
Ironworker-Foreman	78.59
Ironworker-General Foreman	83.10

**See IRON WORKER JOB DESCRIPTION**

**ADD ZONE RATE**

In addition to Iron Worker rates add the applicable amounts per day, calculated based on a road mile from the Reno City Hall.

Zone 1-	60 - 75 Miles	\$3.13
Zone 2-	75 - 100 Miles	\$6.26
Zone 3-	100 miles and over	\$7.50

**SEE AMENDMENT 1 FOR TRAVEL REIMBURSEMENT**

Travel Reimbursement First Day In/ Last Day Out

Zone 1 -	60 - 75 Miles	\$25.00
Zone 2-	75 - 100 Miles	\$50.00
Zone 3-	100 miles and over	\$60.00

Each additional 50 miles \$25.00

**ADD PREMIUM PAY**

One and one half (1X) the regular straight time hourly rate shall be paid:

1. For the first two (2) hours worked in excess of eight (8) on a regular workday Monday-Friday
2. For the first eight (8) hours on Saturday

Double the regular straight time hourly rate shall be paid for all time:

1. For all hours worked over ten (10) hours in one day or shift.
2. For any hours worked on Sunday.
3. For all hours worked over eight (8) on Saturday
4. For all hours worked on Holidays

Shift Pay

1. 2nd shift add 6% of hourly wage
2. 3rd shift add 13% of hourly wage
3. Dedicated shift add 6% of hourly wage

<b>LABORER</b>	Union
<a href="#"><u>SEE GROUP CLASSIFICATIONS</u></a>	
Landscaper	36.77
Furniture Mover	38.27
Group 1	41.93
Group 1A	39.06
Group 2	42.03
Group 3	42.18
Group 4	44.43
Group 4A	44.93
Group 5	42.73
Group 6	
Nozzlemen, Rodmen	41.73
Gunmen, Materialmen	42.13
Reboundmen	41.78
Gunite Foremen	42.83

See LABORER JOB DESCRIPTION

**ADD ZONE RATE**

**LABORER** (Highway and Dam Construction only)

In addition to LABORER rates add the applicable amounts per hour, calculated based on a road miles from either the Carson City Courthouse or the Washoe County Courthouse:

Zone 1-	0 to 75 miles	\$0.00
Zone 2-	75 to 150 miles	\$4.00
Zone 3-	150 to 300 miles	\$5.00
Zone 4-	300 miles and over	\$6.00

**LABORER** (Building Construction)

In addition to LABORER rates add the applicable amounts per hour, calculated based on road miles from either the Carson City Courthouse or the Washoe County Courthouse:

Zone 1-	0 to 75 miles	\$0.00
Zone 2-	75 to 150 miles	\$4.00
Zone 3-	150 to 300 miles	\$5.00
Zone 4-	300 miles and over	\$6.00

**ADD PREMIUM PAY**

One and one half (1 ½) the regular straight time hourly rate shall be paid:

1. For all hours worked over eight (8) hours in one day or shift.
2. For any hours worked on Saturday from midnight to midnight.

Double the regular straight time hourly rate shall be paid for all time:

1. For all hours worked over twelve (12) hours in one day or shift.
2. For any hours worked on Sunday from midnight to midnight.

3. For any hours worked on holidays from midnight to midnight.

<b>LUBRICATION AND SERVICE ENGINEER (MOBILE AND GREASE RACK)</b>	Union
Lubrication and Service Engineer (mobile and grease rack)	62.81

**ADD ZONE RATE**

In addition to: **LUBRICATION AND SERVICE ENGINEER (MOBILE AND GREASE RACK)** rates add the applicable amounts per hour calculated based on a road miles from the Carson City Courthouse or Washoe County Courthouse

Zone 1-	0 to 75 miles	\$0.00
Zone 2-	75 to 150 miles	\$4.00
Zone 3-	150 to 300 miles	\$5.00
Zone 4-	301 miles and over	\$6.00

**ADD PREMIUM PAY**

1. One and one-half (1-1/2) times the applicable straight-time rate for the day, shift, work, equipment and classification shall be paid for all work (including repair work and field survey work) performed on Saturday and before a shift begins and after it ends, except when operating equipment servicing a craft that is receiving double time on commercial building construction, in which case double time shall be paid.

2. Overtime. The following rates shall apply on Sundays and holidays and all work before a shift begins and after it ends:

Holidays. Double the applicable straight-time rate shall be paid for all work (including repair, maintenance and field survey work) performed on Sundays and the following holidays: New Year's Day (January 1); Memorial Day (last Monday in May); Independence Day (July 4); Labor Day (1st Monday in September); Nevada Admission Day (last Friday in October); Thanksgiving Day (4th Thursday in November); the day after Thanksgiving Day; and Christmas Day (December 25). Holidays falling on Sunday shall be observed on the following Monday. Holiday hours shall be reckoned on the same basis as Sunday hours.

Saturday Shift Period. On any shift, Saturday shall be the twenty-four-hour period commencing at 12:00 midnight Friday.

Sunday Shift Period. On any shift, Sunday shall be the twenty-four-hour period commencing at 12:00 midnight Saturday.

3. For hours worked in excess of 12) on any such workday, an Employee shall be paid two (2) times the regular straight-time rate of pay for each hour so worked.

<b>MECHANICAL INSULATOR</b>	Union
Mechanical Insulator-Mechanic	67.85
Mechanical Insulator-Foreman	71.85
Mechanical Insulator-General Foreman	73.85

**MECHANICAL INSULATOR**, includes but is not limited to:

1. Covering and lining structures with cork, canvas, tar paper, magnesia and related materials;

2. Installing blown-on insulation on pipe and machinery;
3. Lining of mechanical room surfaces and air handling shafts;
4. Filling and damming of fire stops and penetrations including, but not limited to, electrical and mechanical systems;
5. Foam applications for the purpose of thermal, acoustical, or fire protective purposes, including RTV foams or equivalents, applied to mechanical or electrical systems;
6. Duct lining and duct wrapping, direct application and installation of fire protection of grease ducts, exhaust systems, or any other ductwork for acoustical or thermal purposes;
7. Insulation of field joints on pre-insulated underground piping and the pouring of Gilsilite or its equivalent;
8. The application of material, including metal and PVC jacketing, on piping, fittings, valves, flanges, boilers, ducts, plenums, flues, tanks, vats, equipment and any other hot or cold surface for the purpose of thermal control;

**ADD ZONE RATE**

In addition to MECHANICAL INSULATOR rates add the applicable amounts per hour, calculated based on a radius figured from Reno City Hall:

Zone 1-	0-20 miles	\$1.25
Zone 2-	21-40 miles	\$2.50
Zone 3-	Over 40 miles	\$10.63

**ADD PREMIUM PAY**

Premium pay for hours worked in excess of a shift of 8 hours or 12 hours or such other time increment set forth in the Collective Bargaining Agreement or on a weekend or holiday.

<b>MILLWRIGHT</b>	Union
Millwright	66.36
Millwright–Welder	67.36
Millwright-Foreman	70.23
Millwright-General Foreman	74.49

See MILLWRIGHT JOB DESCRIPTION

**ADD ZONE RATE**

In addition to MILLWRIGHT rates, add the applicable amounts per hour, calculated on road miles from the Washoe County Courthouse:

Zone 1-	1 to 15 miles	\$0.00
Zone 2-	15 to 35 miles	\$2.50
Zone 3-	over 35 miles	\$4.25

**ADD PREMIUM PAY**

First two (2) hours outside the regular constituted shift shall be at the rate of time and one-half (1½X).

Saturdays up to the first ten (10) hours shall be at the rate of time and one-half (1½X). All additional hours and Sundays and holidays shall be the rate of double time (2X). When working on Sundays and holidays, there will be one dollar and fifty cents (\$1.50) per hour additional paid to Pension Annuity.

<b>OPERATING ENGINEER</b>	Union
<a href="#"><u>SEE GROUP CLASSIFICATIONS</u></a>	

Group 1	57.79
Group 1A	60.55
Group 2	61.08
Group 3	61.35
Group 4	62.09
Group 5	62.39
Group 6	62.56
Group 7	62.81
Group 8	63.40
Group 9	63.72
Group 10	64.07
Group 10A	64.26
Group 11	64.50
Group 11A	66.14
Group 11B	66.95
Foreman	66.14
Add 12.5% to base rate for "Special" shift	

**OPERATING ENGINEER**, includes but is not limited to:

Operate one or several types of power construction equipment, such as motor graders, bulldozers, scrapers, compressors, pumps, derricks, shovels, tractors, or front-end loaders to excavate, move, and grade earth, erect structures, or pour concrete or other hard surface pavement.

**ADD ZONE RATE**

In addition to: **OPERATING ENGINEER** rates add the applicable amounts per hour calculated based on a road miles from the Carson City Courthouse or Washoe County Courthouse

Zone 1-	0 to 75 miles	\$0.00
Zone 2-	75 to 150 miles	\$4.00
Zone 3-	150 to 300 miles	\$5.00
Zone 4-	301 miles and over	\$6.00

**ADD PREMIUM PAY**

1. One and one-half (1-1/2) times the applicable straight-time rate for the day, shift, work, equipment and classification shall be paid for all work (including repair work and field survey work) performed on Saturday and before a shift begins and after it ends, except when operating equipment servicing a craft that is receiving double time on commercial building construction, in which case double time shall be paid.

2. Overtime. The following rates shall apply on Sundays and holidays and all work before a shift begins and after it ends:

Holidays. Double the applicable straight-time rate shall be paid for all work (including repair, maintenance and field survey work) performed on Sundays and the following holidays: New Year's Day (January 1); Memorial Day (last Monday in May); Independence Day (July 4); Labor Day (1st Monday in September); Nevada Admission Day (last Friday in October); Thanksgiving Day (4th Thursday in November); the day after Thanksgiving Day; and Christmas Day (December 25). Holidays falling on Sunday shall be observed on the following Monday. Holiday hours shall be reckoned on the same basis

as Sunday hours.

Saturday Shift Period. On any shift, Saturday shall be the twenty-four-hour period commencing at 12:00 midnight Friday.

Sunday Shift Period. On any shift, Sunday shall be the twenty-four-hour period commencing at 12:00 midnight Saturday.

3. For hours worked in excess of 12) on any such workday, an Employee shall be paid two (2) times the regular straight-time rate of pay for each hour so worked.

<b>OPERATING ENGINEER-STEEL FABRICATOR &amp; ERECTOR</b>	Union
<a href="#">SEE GROUP CLASSIFICATIONS</a>	
Group 1	73.09
Group 1 Truck Crane Oiler	66.92
Group 1 Oiler	64.96
Group 2	71.58
Group 2 Truck Crane Oiler	66.67
Group 2 Oiler	64.75
Group 3	70.34
Group 3 Truck Crane Oiler	66.45
Group 3 Oiler	64.53
Group 3 Hydraulic	66.12
Group 4	68.61
Group 5	67.51
Add 12.5% to base rate for "Special" Shift	

**OPERATING ENGINEER**, included but is not limited to:

Operate one or several types of power construction equipment, such as motor graders, bulldozers, scrapers, compressors, pumps, derricks, shovels, tractors, or front-end loaders to excavate, move, and grade earth, erect structures, or pour concrete or other hard surface pavement.

**ADD ZONE RATE**

In addition to: **OPERATING ENGINEER-STEEL FABRICATOR & ERECTOR** rates add the applicable amounts per hour calculated based on a road miles from the Carson City Courthouse or Washoe County Courthouse

Zone 1-	0 to 75 miles	\$0.00
Zone 2-	75 to 150 miles	\$4.00
Zone 3-	150 to 300 miles	\$5.00
Zone 4-	301 miles and over	\$6.00

**ADD PREMIUM PAY**

1. One and one-half (1-1/2) times the applicable straight-time rate for the day, shift, work, equipment and classification shall be paid for all work (including repair work and field survey work) performed on Saturday and before a shift begins and after it ends, except when operating equipment servicing a craft that is receiving double time on commercial building construction, in which case double time shall be paid.

2. Overtime. The following rates shall apply on Sundays and holidays and all work before a shift begins and after it ends:

Holidays. Double the applicable straight-time rate shall be paid for all work (including repair, maintenance and field survey work) performed on Sundays and the following holidays: New Year's Day (January 1); Memorial Day (last Monday in May); Independence Day (July 4); Labor Day (1st Monday in September); Nevada Admission Day (last Friday in October); Thanksgiving Day (4th Thursday in November); the day after Thanksgiving Day; and Christmas Day (December 25). Holidays falling on Sunday shall be observed on the following Monday. Holiday hours shall be reckoned on the same basis as Sunday hours.

Saturday Shift Period. On any shift, Saturday shall be the twenty-four-hour period commencing at 12:00 midnight Friday.

Sunday Shift Period. On any shift, Sunday shall be the twenty-four-hour period commencing at 12:00 midnight Saturday.

3. For hours worked in excess of 12) on any such workday, an Employee shall be paid two (2) times the regular straight-time rate of pay for each hour so worked.

<b>OPERATING ENGINEER -PILED RIVER</b>	Union
<a href="#"><u>GROUP CLASSIFICATIONS</u></a>	
Group 1	72.56
Group 1 Truck Crane Oiler	67.10
Group 1 Oiler	65.18
Group 2	71.02
Group 2 Truck Crane Oiler	66.89
Group 2 Oiler	64.98
Group 3	69.57
Group 3 Truck Crane Oiler	66.67
Group 3 Oiler	64.75
Group 4	68.06
Group 5	66.95
Group 6	65.84
Group 7	64.88
Group 8	63.92
Add 12.5% to base for "Special" Shift	

**OPERATING ENGINEER**, includes but is not limited to:

Operate one or several types of power construction equipment, such as motor graders, bulldozers, scrapers, compressors, pumps, derricks, shovels, tractors, or front-end loaders to excavate, move, and grade earth, erect structures, or pour concrete or other hard surface pavement.

**ADD ZONE RATE**

In addition to: **OPERATING ENGINEER PILED RIVER** rates add the applicable amounts per hour calculated based on a road miles from the Carson City Courthouse or Washoe County Courthouse:

Zone 1-	0 to 75 miles	\$0.00
Zone 2-	75 to 150 miles	\$4.00

Zone 3-	150 to 300 miles	\$5.00
Zone 4-	301 miles and over	\$6.00

**ADD PREMIUM PAY**

1. One and one-half (1-1/2) times the applicable straight-time rate for the day, shift, work, equipment and classification shall be paid for all work (including repair work and field survey work) performed on Saturday and before a shift begins and after it ends, except when operating equipment servicing a craft that is receiving double time on commercial building construction, in which case double time shall be paid.

2. Overtime. The following rates shall apply on Sundays and holidays and all work before a shift begins and after it ends:

Holidays. Double the applicable straight-time rate shall be paid for all work (including repair, maintenance and field survey work) performed on Sundays and the following holidays: New Year's Day (January 1); Memorial Day (last Monday in May); Independence Day (July 4); Labor Day (1st Monday in September); Nevada Admission Day (last Friday in October); Thanksgiving Day (4th Thursday in November); the day after Thanksgiving Day; and Christmas Day (December 25). Holidays falling on Sunday shall be observed on the following Monday. Holiday hours shall be reckoned on the same basis as Sunday hours.

Saturday Shift Period. On any shift, Saturday shall be the twenty-four-hour period commencing at 12:00 midnight Friday.

Sunday Shift Period. On any shift, Sunday shall be the twenty-four-hour period commencing at 12:00 midnight Saturday.

3. For hours worked in excess of 12) on any such workday, an Employee shall be paid two (2) times the regular straight-time rate of pay for each hour so worked.

<b>PAINTER</b>	Union
Brush/Roller Painter	43.14
Spray Painter/Paperhanger	44.63
Sandblaster	44.68
Structural Steel & Steeplejack	44.68
Swing Stage	45.14
Special Coating Application-Brush	45.19
Special Coating Application-Spray	45.19
Special Coating Application-Spray Steel	45.19
Foreman	\$1.00 above highest Journeyman

See PAINTER JOB DESCRIPTION

**ADD PREMIUM PAY**

One and one half (1 ½) the regular straight time hourly rate shall be paid:

1. For all hours worked over eight (8) hours in one day or shift unless the Union is notified when four (4) tens (10's) are instituted.

2. For any hours worked on Saturday from midnight to midnight

3. For any work performed in excess of the regular work week of forty (40) hours.

Double the regular straight time hourly rate shall be paid for all time:

1. For any hours worked on Sunday from midnight to midnight
2. For any hours worked on holidays from midnight to midnight

<b>PILEDRIVER</b>	Union
Piledriver-Journeyman	51.76
Piledriver-Welder	52.76
Piledriver-Foreman	55.11
Piledriver-General Foreman	58.80
Tender	55.11
Stand-By Diver	56.11
Diver-Diving (Wet Pay)	93.96

**PILEDRIVER**, includes but is not limited to:

1. Operating pile drivers mounted on skids, barge, crawler, treads or locomotive crane to drive piling as foundations for structures including, without limitation, buildings, bridges and piers;
2. Barking, shoeing, splicing, form building, heading, centering, placing, driving, staying, framing, fastening, automatic pile threading, pulling and/or cutting off of piling;
3. Fabricating, forming, handling and setting of all such pre-cast, pre-stressed and post-stressed shapes that are an integral part of docks, piers, wharves, bulkheads, jetties, and similar structures;

**ADD ZONE RATE**

In addition to PILEDRIVER rates add the applicable amounts per hour, calculated from the Washoe County Courthouse:

Zone 1- 0 to 75 miles	\$0.00 (Road miles from the Washoe County Courthouse)
Zone 2- 75-150 miles	\$4.00
Zone 3- 150-300 miles	\$5.00
Zone 4 over 300 miles	\$6.00

First two (2) hours outside the regular constituted shift shall be at the rate of time and one-half (1½X).

Saturdays up to the first ten (10) hours shall be at the rate of time and one-half (1½X).

All additional hours and Sundays and holidays shall be the rate of double time (2X).

When working on Sundays and holidays, there will be one dollar and fifty cents (\$1.50) per hour additional paid to Pension Annuity.

<b>PLASTERER</b>	Union
Plasterer - Journeyman	46.82
Plasterer - Foreman	49.97

See PLASTERER JOB DESCRIPTION

**ADD ZONE RATES**

In addition to PLASTERER rates add the applicable amounts per hour, calculated from the South Virginia and Mill Street, Reno, Nevada:

Zone 1- 0-70 miles	\$0.00
--------------------	--------

Zone 2- 70 miles and over	\$8.00	
<b>ADD PREMIUM PAY</b>		
OVERTIME – Any worked performed over eight (8) hours per day shall be compensated at time and one half the hourly rate. All Sunday and Holiday work shall be paid for at double time.		
NOZZLE MAN – Nozzle man shall receive an additional \$1.50 per hour. FIRST ROD MAN – First Rod Man shall receive an additional \$1.50 per hour.		
<b>PLUMBER/PIPEFITTER</b>		Union
Plumber/Pipefitter-Journeyman		61.15
Plumber/Pipefitter-Foreman		65.10
Plumber/Pipefitter-General Foreman		69.39
See PLUMBER/PIPEFITTER JOB DESCRIPTION		
<b>ADD ZONE RATE</b>		
In addition to: PLUMBER/PIPEFITTER rates add the applicable amounts per statute air mile radius from the Nevada freeway interchange of Interstate 80 and 580.		
Zone 1- 0 to 75 miles	\$0.00	
Zone 2- over 75 miles	\$8.00	
A separate free zone will be established for employees permanently residing and working within a seventy-five (75) statute air mile radius of the Elko, Nevada Post Office.		
Zone 1- 0 to 75 miles	\$0.00	
Zone 2- over 75 miles	\$8.00	
<b>ADD PREMIUM PAY</b>		
Premium pay for hours worked in excess of a shift of 8 hours or 12 hours or such other time increment set forth in the Collective Bargaining Agreement or on a weekend or holiday.		
<b>REFRIGERATION</b>		Union
Refrigeration		55.34
See REFRIGERATION JOB DESCRIPTION		
<b>ADD PREMIUM PAY</b>		
Premium pay for hours worked in excess of a shift of 8 hours or 12 hours or such other time increment set forth in the Collective Bargaining Agreement or on a weekend or holiday.		
<b>ROOFER (Does not include sheet metal roofs)</b>		Union
Roofer		40.18
<b>ROOFER</b>		
Includes but is not limited to:		

1. Installing and covering roofs and structures with slate, asphalt, wood and other related materials, other than sheet metal, by using brushes, knives, punches, hammers and other tools;
2. Spraying roofs, sidings and walls with material to bind, seal, insulate or soundproof sections of a structure;
3. Installation of all plastic, slate, slag, gravel, asphalt and composition roofing, and rock asphalt mastic when used for damp and waterproofing;
4. Installation of all damp resisting preparations when applied on roofs with mop, three-knot brush, roller, swab or spray system;
5. All types of preformed panels used in waterproofing;
6. Handling, hoisting and storing of all roofing, damp and waterproofing materials;
7. The tear-off and/or removal of roofing and roofing materials;

<b>SHEET METAL WORKER</b>	Union
Sheet Metal Worker-Journeyman	66.45
Sheet Metal Worker-Foreman	70.28
Sheet Metal Worker-General Foreman	74.10

See SHEET METAL WORKER JOB DESCRIPTION

**ADD ZONE RATE**

In addition to SHEET METAL rates add the applicable amounts per hour, calculated based on a road from the courthouse in Reno, Nevada:

- |         |                 |  |
|---------|-----------------|--|
| Zone 1- | 1 to 75 miles   | \$0.00 (including the City of Fallon and the Fallon Naval Air Base)          |
| Zone 2- | 75 to 100 miles | \$5.00   |
| Zone 3- | over 100 miles  | \$10.00 the employee shall be provided reasonable lodging and meal expenses. |

A separate free zone will be established **for employees permanently residing** and working within a Seventy-Five (75) miles radius of the **Elko County Courthouse**, Nevada. Any work performed outside the Seventy-Five (75) miles radius from the **Elko County Courthouse** should be pay at **Zone 3** Rate, the employee shall be provided reasonable lodging and meal expenses.

- |         |               |  |
|---------|---------------|--|
| Zone 1- | 1 to 75 miles | \$0.00   |
| Zone 2- | over 75 miles | \$10.00 employee shall be provided reasonable lodging and meal expenses. |

**ADD PREMIUM PAY**

All hourly rates are subject to Over Time (One and one half 1 ½) of the Regular rate:

1. For all hours worked over Eight (8) Hours in one day or shift.
2. For the first Eight (8) Hours work on Saturday.

All hourly rates are subject to Double Time of the Regular Rate:

1. For all hours worked over Ten (10) Hours in one day or shift.
2. For all hours worked over Eight (8) Hours on Saturday.
3. For all hours worked on Sunday, New Year's Day, President's Day, Memorial Day, Independence Day, Labor Day, Nevada Day, Thanksgiving Day, Day after Thanksgiving, Day before Christmas, and Christmas Day.

<b>SOIL TESTER (CERTIFIED)</b>	Non-Union
Soil Tester (Certified)	44.71
<b>SOILS AND MATERIALS TESTER</b>	Non-Union
Soils and Materials Tester	44.71
<b>SPRINKLER FITTER</b>	Non-Union
Sprinkler Fitter -Journeyman	26.27
<p><b>SPRINKLER FITTER</b> Includes but is not limited to: Installing, dismantling, maintaining, repairing, adjusting and correcting all fire protection and fire control systems, including the installation of piping or tubing, appurtenances and equipment pertaining thereto, including both overhead and underground water mains, fire hydrants, and hydrant mains, standpipes and hose connection to sprinkler systems, sprinkler tank heaters, air lines and thermal systems used in connection with sprinkler and alarm systems.</p>	
<b>SURVEYOR</b>	Non-Union
Surveyor	31.68
<p><b>SURVEYOR</b>, includes but is not limited to:</p> <ol style="list-style-type: none"> <li>1. Planning ground surveys designed to establish base lines, elevation and other geodetic measurements;</li> <li>2. Compiling data relevant to the shape, contour, gravitation, location, elevation and dimension of land and land features on or near the surface of the Earth for engineering, map making, mining, land evaluation, construction and other purposes;</li> <li>3. Surveying bodies of water to determine navigable channels and to secure data for construction of breakwaters, piers and other marine structures;</li> <li>4. Computing data necessary for driving and connecting underground passages, underground storage and volume of underground deposits.</li> </ol>	
<b>TAPER</b>	Union
Taper	46.99
Taper-Foreman (Up to 7)	50.67
Taper-Foreman (More than 8)	51.67
<p>See TAPER JOB DESCRIPTION</p> <p><b>ADD PREMIUM PAY</b> One and one half (1 ½) the regular straight time hourly rate shall be paid:</p> <ol style="list-style-type: none"> <li>1. For all hours worked over eight (8) hours in one day or shift unless the Union is notified when four (4) tens (10's) are instituted.</li> <li>3. For any hours worked on Saturday from midnight to midnight</li> </ol> <p>Double the regular straight time hourly rate shall be paid for all time:</p> <ol style="list-style-type: none"> <li>1. For any hours worked on Sunday from midnight to midnight</li> </ol>	

2. For any hours worked on holidays from midnight to midnight	
<b>TILE SETTER/TERRAZZO WORKER/MARBLE MASON-FINISHER</b>	Union
Tile, Terrazzo and Marble Finisher –Journeyman	34.32
Tile, Terrazzo and Marble Finisher –Foreman	35.57
Tile, Terrazzo and Marble Finisher –General Foreman	37.32
See TILE SETTER/TERRAZZO WORKER/MARBLE MASON-FINISHER JOB DESCRIPTION	
ADD PREMIUM PAY Premium pay for hours worked in excess of a shift of 8 hours or 12 hours or such other time increment set forth in the Collective Bargaining Agreement or on a weekend or holiday.	
<b>TILE SETTER/TERRAZZO WORKER/MARBLE MASON</b>	Union
Tile Setter-Journeyman	44.12
Tile Setter-Foreman	45.37
Tile Setter-General Foreman	47.12
Terrazzo/Marble Mason-Journeyman	45.62
Terrazzo/Marble Mason-Foreman	46.87
Terrazzo/Marble Mason-General Foreman	48.62
See TILE/TERRAZZO WORKER/MARBLE MASON JOB DESCRIPTION	
ADD ZONE RATE In addition to TILE SETTER/TERRAZZO WORKER/MARBLE MASON rates add the applicable amounts per hour, calculated based on a road miles of over fifty (50) miles from the Washoe County Courthouse in Reno, Nevada:	
Zone 1- 0-50 Miles	\$0.00
Zone 2- 50-75 Miles	\$3.75
Zone 3- Over 75 Miles	\$8.13
ADD PREMIUM PAY Premium pay for hours worked in excess of a shift of 8 hours or 12 hours or such other time increment set forth in the Collective Bargaining Agreement or on a weekend or holiday.	
<b>TRAFFIC BARRIER ERECTOR</b>	Union
Traffic Barrier Erector	41.93
<b>TRAFFIC BARRIER ERECTOR</b> , includes but is not limited to: Erects or places instruments to provide directional assistance to traffic on or near the public works construction project.	
ADD LABORER ZONE RATE (Highway and Dam Construction only) In addition to LABORER rates add the applicable amounts per hour, calculated based on a road miles from either the Carson City Courthouse or the Washoe County Courthouse:	

Zone 1-	0 to 75 miles	\$0.00
Zone 2-	75 to 150 miles	\$4.00
Zone 3-	150 to 300 miles	\$5.00
Zone 4-	300 miles and over	\$6.00

**ADD PREMIUM PAY**

One and one half (1 ½) the regular straight time hourly rate shall be paid:

1. For all hours worked over eight (8) hours in one day or shift.
2. For any hours worked on Saturday from midn ight to midnight.

Double the regular straight time hourly rate shall be paid for all time:

1. For all hours worked over twelve (12) hours in one day or shift.
2. For any hours worked on Sunday from midnight to midnight.
3. For any hours worked on holidays from midnight to midnight.

<b>TRUCK DRIVER</b>		Non-Union
<b><u>Dump Trucks (Single or Multiple Units Including Semi's &amp; Double Transfer Units), Dumpcretes and Bulk Cement Spreader)</u></b>		
Under 4 yds. (water level)		32.16
4 yds. & under 8 yds. (water level)		32.16
8 yds. & under 18 yds. (water level)		32.16
18 yds. & under 25 yds. (water level)		32.16
25 yds. & under 60 yds. (water level)		32.16
60 yds. & under 75 yds. (water level)		32.16
75 yds. & under 100 yds. (water level)		32.16
100 yds. & under 150 yds. (water level)		32.16
150 yds. & under 250 yds. (water level)		32.16
250 yds. & under 350 yds. (water level)		32.16
350 yds. & over (water level)		32.16
<b><u>Transit Mix</u></b>		
Under 8 yds.		32.16
8 yds. & including 12 yds.		32.16
Over 12 yds.		32.16
<b><u>Transit Mix (Using Boom)</u></b>		
Transit mix with boom shall receive 16 cents per hour above the appropriate yardage classification rate of pay when such boom is used		32.16
<b><u>Water &amp; Jetting Trucks</u></b>		
Up to 2,500 gallons		32.16
2,500 gallons & over		32.16
DW 20's & 21's & other similar Cat type, Terry Cobra LeTourneau pulls, Tournerocker, Euclid, & similar type equipment when pulling Aqua/Pak, Water Tank Trailers, & Fuel, and/or Grease Tank		32.16

Trailer, or other miscellaneous Trailers, (except as defined under "Dump Trucks")	
Heavy Duty Transport (High Bed)	32.16
Heavy Duty Transport(Gooseneck low bed)	32.16
Tiltbed or Flatbed Pull Trailers	32.16
Bootman, Comb. Bootman & Road Oiler	32.16
Flat Rack (2 or 3 axle unit)	32.16
<b>Bus &amp; Manhaul Drivers</b>	
Up to 18,000 lbs. (single unit)	32.16
18,000 lbs. & over (single unit)	32.16
Helicopter Pilot (transporting men/materials)	32.16
Lift Jitneys	32.16
<b>Winch Truck &amp; "A" Frame Drivers</b>	
Up to 18,000 lbs.	32.16
18,000 lbs. and over	32.16
Warehousemen Spotter	32.16
Warehouse Clerk	32.16
Tire Repairmen	32.16
Truck Repairmen	32.16
Pick Up Truck & Pilot Cars (Jobsite)	32.16
Pick Up Truck & Pilot Cars (Over the road)	32.16
Truck Oil Greaser	32.16
Fuel Truck Driver	32.16
Fuel Man & Fuel Island Man	32.16
Oil Tanker	32.16
Oil Tanker with Pup	32.16
Foreman	32.16
<b>TRUCK DRIVER</b>	
Includes but is not limited to: Driving a tractor trailer combination or a truck to transport goods or materials at the site of a public work or between sites of a public work. (Also, see descriptions listed with Truck Driver rates, if any.)	
<b>WELL DRILLER</b>	Non-Union
Well Driller	31.27
<b>WELL DRILLER</b> , includes but is not limited to: <ol style="list-style-type: none"> <li>1. Setting, operating or tending to portable drilling rig machinery and related equipment to drill wells;</li> <li>2. Extending stabilizing jackscrews to support and level a drilling rig;</li> <li>3. Installing water well pumps;</li> <li>4. Drillings wells for industrial water supplies, irrigation water supplies or water supplies for any other purpose; dewatering or other similar purposes; exploration; hole drilling for geologic and hydrologic information; and core drilling for geologic information.</li> </ol>	

# GROUP CLASSIFICATIONS

---

LABORER, includes but is not limited to:

## Group 1

- All cleanup work of debris, grounds, and building including windows and tile
- Dumpmen or Spotter (other than asphalt)
- Handling and Servicing of Flares, Watchmen
- General Laborer
- Guideposts and Highway Signs
- Guardrail Erection and Dismantling
- Limber, Brushloader and Piler
- Pavement Marking and Highway Striping
- Traffic Control Supervisor

## Group 2

- Choker setter or Rigger (clearing work only) Pittsburgh
- Chipper and similar type brush shredders
- Concrete worker (wet or dry) all concrete work not listed in Group 3
- Crusher or Grizzly Tender
- Greasing Dowels
- Guinea Chaser (Stakemen)
- Panel Forms (wood or metal) handling, cleaning and stripping of Loading and unloading, (Carrying and handling of all rods and material for use in reinforcing concrete
- Railroad Trackmen (maintenance, repair or builders)
- Sloper
- Semi-Skilled Wrecker (salvaging of building materials other than those listed in Group 3)

## Group 3

- Asphalt Workers (Ironers, Shovelers, Cutting Machine)
- Buggymobile
- Chainsaw, Faller, Logloader and Bucker
- Compactor (all types)
- Concrete Mixer under 1/2 yard
- Concrete Pan Work (Breadpan type), handling, cleaning\stripping
- Concrete Saw, Chipping, Grinding, Sanding, Vibrator
- Cribbing, Shoring, Lagging, Trench Jacking, Hand-Guided Lagging Hammer
- Curbing or Divider machine
- Curb Setter (precast or cut)
- Ditching Machine (hand-guided) Drillers Helper, Chuck Tender
- Form Raiser, Slip Forms
- Grouting of Concrete Walls, Windows and Door Jams
- Headerboardmen
- Jackhammer, Pavement Breaker, Air Spade
- Mastic Worker (wet or dry)
- Pipewrapper, Kettlemen, Potmen, and men applying asphalt, creosote and similar type materials
- All Power Tools (air, gas, or electric), Post Driver

- Riprap-Stonepaver and RockSlinger, including placing of sack concrete wet or dry
- Rototiller
- Rigging and Signaling in connection with Laborers' work
- Sandblaster, Potmen, Gunmen or Nozzlemen
- Vibra-screed
- Skilled Wrecker (removing and salvaging of sash, windows, doors, plumbing and electrical fixtures)

#### **Group 4**

- Burning and Welding in connection with Laborers' work
- Joy Drill Model TWM-2A, Gardner Denver Model DN143 and similar type drills (in accordance with Memorandum of Understanding between Laborers and Operating Engineers dated at Miami, Florida, Feb. 3, 1954) and Track Drillers, Diamond Core Drillers, Wagon Drillers, Mechanical Drillers on Multiple Units
- High scalers
- Concrete pump operator
- Heavy Duty Vibrator with Stinger 5" diameter or over
- Pipelayer, Caulker and Bander
- Pipelayer-waterline, Sewerline, Gasoline, Conduit
- Cleaning of Utility Lines
- Slip Lining of Utility Lines (including operation of Equipment)
- TV Monitoring and Grouting of Utility Lines
- Asphalt Rakers

#### **Group 4A**

- Foreman

#### **Group 5**

- Construction Specialists
- Blasters and Powdermen, all work of loading, placing, and blasting of all powder and explosives of any type, regardless of method used for such loading and placing  
Asbestos removal  
Lead abatement
- Hazardous waste
- Material removal

#### **Group 6**

- Gunit Foremen, Nozzlemen, Rodmen, Gunmen, Materialmen, Reboundmen

### **OPERATING ENGINEER, includes but is not limited to:**

#### **Group 1**

- Engineer Assistant

#### **Group 1A**

- Heavy Duty Repairman Helper
- Oiler
- Parts man

## **Group 2**

- Compressor Operator
- Material Loader and/or Conveyor Operator (handling building materials)
- Pump Operator

## **Group 3**

- Bobcat or similar loader, 1/4 cu. yd. or less
- Concrete Curing Machines (streets, highways, airports, canals)
- Conveyor Belt Operator (tunnel)
- Forklift (under 20)
- Engineer Generating Plant (500 K.W.)
- Mixer Box Operator (concrete plant)
- Motorman
- Rotomist Operator
- Oiler (truck crane)

## **Group 4**

- Concrete Mixer Operator, Skip type
- Dinky Operator
- Forklift (20' or over) or Lumber Stacker
- Ross Carrier
- Skip Loader Operator (under one (1) cu. yd.)
- Tie Spacer

## **Group 5**

- Concrete Mixers (over one (1) cu. yd.)
- Concrete Pumps or Pumpcrete Guns
- Elevator and Material Hoist (one (1) drum)
- Groundman for Asphalt Milling and similar

## **Group 6**

- Auger type drilling equipment up to and including 30 ft. depth digging capacity M.R.C.
- Boom Truck or Dual-Purpose a-Frame Truck
- B.L.H. Lima Road Pactor or similar
- Chip Box Spreader (Flaherty type or similar)
- Concrete Batch Plant (wet or dry)
- Concrete Saws (highways, streets, airports, canals)
- Locomotives (over thirty (30) tons)
- Maginnis International Full Slab Vibrator (airports, highways, canals and warehouses)
- Mechanical Finishers (concrete) (Clary, Johnson, Bidwell Bridge Deck or similar types)
- Mechanical Burn, Curb and/or Curb and Gutter Machine (concrete or asphalt)
- Pavement Breaker, Truck Mounted, with compressor combination
- Pavement Breaker or Tamper (with or without compressor combination)
- Power Jumbo Operator (setting slip-forms, etc., in tunnels)
- Roller Operator (except asphalt)
- Self-Propelled Tape Machine
- Self-Propelled Compactor (single engine)
- Self-Propelled Power Sweeper Operator

- Slip-Form Pump (power-driven by hydraulic, electric, air, gas, etc. lifting device for concrete forms)
- Small Rubber-Tired Tractors
- Snooper Crane, Paxton-Mitchell or similar
- Stationary Pipe Wrapping, Cleaning and Bending Machine Operator

### **Group 7**

- Auger type drilling equipment over 30 ft. depth digging capacity M.R.C.
- Compressor (over 2)
- Concrete Conveyor or Concrete Pump, truck or equipment mounted (any assistance required shall be performed by an Assistant to Engineer) Boom length to apply Concrete Conveyor, Building Site
- Drilling and Boring Machine, vertical and horizontal (not to apply to waterliners, wagon drills or jack hammers)
- Crusher Plant Engineer
- Generators
- Kolman Loader
- Material Hoist (two (2) or more drums)
- Mine or Shaft Hoist
- Pipe Bending Machines (pipeline only)
- Pipe Cleaning Machines (tractor-propelled and supported)
- Pipe Wrapping Machines (tractor-propelled and supported)
- Portable Crushing and Screening Plants
- Post Driller And/Or Driver
- Pumps (over 2)
- Screedman (except asphaltic or concrete paving)
- Self-Propelled Boom-Type Lifting Device (center mount) (on ten (10) ton capacity or less)
- Slusher Operator
- Surface Heater and Planer Operator
- Trenching Machine (maximum digging capacity three (3) ft. depth) (Any assistance in the operation, if needed, shall be performed by an Assistant to Engineer)
- Truck-Type Loader
- Welding Machines (gasoline or diesel)

### **Group 8**

- Asphalt Plant Engineer
- Asphalt Milling Machine
- Cast-In-Place Pipe-Laying Machine
- Combination Slusher and Motor Operator
- Concrete Batch Plant (multiple units)
- Dozer Operator
- Drill Doctor
- Elevating Grader Operator
- Grooving and Grinding Machine (highways)
- Ken Seal Operator
- Loader (up to and including two and one-half (2 1/2) cu. yds)
- Mechanical Finishers or Spreader Machine (asphalt, Barber-Greene or similar)
- Mechanical Trench Shield
- Mixermobile

- Push Cats
- Road Oil Mixing Machine Operator Wood-Mixer (and other similar Pugmill equipment)
- Roller Operator (asphalt)
- Rubber-Tired Earthmoving Equipment (up to and including thirty-five (35) cu. yds. "struck " m.r.c., Euclids, T-Pulls, DW10, 20, 21 and similar)
- Screedman (Barber-Greene and similar) (asphaltic or concrete paving)
- Self-Propelled Compactors with Dozer; Hyster 450, Cat 825 or similar
- Sheepfoot
- Small Tractor (with boom)
- Soil Stabilizer (P & H or equal)
- Timber Skidder (rubber-tired) or similar equipment
- Tractor-Drawn Scraper
- Tractor Operator
- Tractor-Mounted Compressor Drill Combination
- Trenching Machine Operator (over three (3) feet depth)
- Tri-Batch Paver
- Tunnel Badger or Tunnel Boring Machine Operator
- Tunnel Mole Boring Machine
- Vermeer T-600b Rock Cutter

#### **Group 9**

- Chicago Boom
- Combination Backhoe and Loader (up to and including 3/8 cu. yd.)
- Combination Mixer and Compressor (gunite)
- Heavy Duty Repairman and/or Welder
- Lull Hi-Lift (twenty (20) feet or over)
- Mucking Machine
- Sub-Grader (Gurries or other types)
- Tractor (with Boom) (D6 or larger)
- Track-Laying-Type Earthmoving Machine (single engine with tandem scrapers)

#### **Group 10**

- Boom-Type Backfilling Machine
- Bridge Crane
- Cargill-Lift or similar
- Chemical Grouting Machine
- Derricks (two (2) Group 10 Operators required when swing engine remote from hoist)
- Derrick Barges (except excavation work)
- Euclid Loader and similar types
- Heavy Duty Rotary Drill Rigs
- Lift-Slab (Vagtborg and similar types)
- Loader (over two and one-half (2 1/2 cu. yds. up to and including four (4) cu. yds.)
- Locomotive (over one hundred (100) tons, single or multiple units)
- Multiple-Engine Earthmoving Machines (Euclid Dozers, etc.)
- Pre-Stress Wire Wrapping Machine
- Rubber-Tired Scraper, Self-Loading
- Single-Engine Scraper (over thirty-five (35) cu. yds.)
- Shuttle Car (Reclaim Station)

- Train Loading Station
- Trenching Machine multi-engine with sloping attachments (Jefco or similar)
- Vacuum Cooling Plant
- Whirley Crane (up to and including twenty-five (25) tons)

### **Group 10A**

- Backhoe-Hydraulic (up to and including one (1) cu. yd.)
- Backhoe (up to and including one (1) cu. yd.) (Cable)
- CMI Dual Lane Auto-Grader SP30 or similar type
- Cranes (not over twenty-five (25) tons) (hammerhead and gantry)
- Finish Blade
- Gradalls (up to and including one (1) cu. yd.)
- Motor Patrol Operator
- Power Shovels, Clamshells, Draglines, Cranes (up to and including one (1) cu. yd.)
- Rubber-Tired Scraper, Self-Loading (twin engine)
- Self-Propelled Boom-Type Lifting Device, center mount (over 10 tons up to and including 25 tons)

### **Group 11**

- Automatic Asphalt or Concrete Slip-Form Paver
- Automatic Railroad Car Dumper
- Canal Trimmer
- Cary Lift, Campbell or similar type
- Cranes (over twenty-five (25) tons)
- Euclid Loader when controlled from the Pullcat
- Gradesetter, Grade Checker
- Highline Cableway Operator
- Loader (over four (4) cu. yds. up to and including twelve (12) cu. yds.)
- Multi-Engine Earthmoving Equipment (up to and including seventy-five (75) cu. yds. struck m.r.c.)
- Multi-Engine Scrapers (when used to Push Pull)
- Power Shovels, Clamshells, Draglines, Backhoes Gradalls (over one (1) cu. yd. and up to and including seven (7) cu. yds. m.r.c.)
- Self-Propelled Boom-Type Lifting Device (center mount) (over 25 tons m.r.c.)
- Self-Propelled Compactor (with multiple-propulsion power units)
- Single-Engine Rubber-Tired Earthmoving Machine, with Tandem Scraper
- Slip-Form Paver (concrete or asphalt)
- Tandem Cats and Scraper
- Tower Crane Mobile (including Rail Mount)
- Truck Mounted Hydraulic Crane when remote control equipped (over 10 tons up to and including 25 tons)
- Universal Liebherr and Tower Cranes (and similar types)
- Wheel Excavator (up to and including seven hundred fifty (750) cu. yds. per hour)
- Whirley Cranes (over twenty-five (25) tons)

### **Group 11A**

- Band Wagons (in conjunction with Wheel Excavators)
- Operator of Helicopter) when used in construction work)
- Loader (over twelve (12) cu. yds.)

- Multi-Engine Earthmoving Equipment (over seventy-five (75) cu. yds. "struck" m.r.c.) Power Shovels, Clamshells, Draglines, Backhoes, and Gradalls (over seven 7 cu. yds. m.r.c.)
- Remote-Controlled Earth Moving Equipment
- Wheel Excavator (over seven hundred fifty (750) cu. yds. per hour)

**Group 11B**

- Holland Loader or similar or Loader (over 18 cu. yds.)
- 

**OPERATING ENGINEERS - Steel Fabricator & Erector**

**Group 1**

- Cranes over 100 tons
- Derrick over 100 tons
- Self-Propelled Boom Type Lifting Devices over 100 tons

**Group 2**

- Cranes over 45 tons up to and including 100 tons
- Derrick, 100 tons and under
- Self-Propelled Boom Type Lifting Device, over 45 tons
- Tower Crane

**Group 3**

- Cranes, 45 tons and under
- Self-Propelled Boom Type Lifting Device, 45 tons and under

**Group 4**

- Chicago Boom
- Forklift, 10 tons and over
- Heavy Duty Repairman/Welder

**Group 5**

- Boom Cat
- 

**OPERATING ENGINEER -PILEDRIVER**

**Group 1**

- Derrick Barge Pedestal mounted over 100 tons
- Clamshells over 7 cu. yds.
- Self-Propelled Boom Type Lifting Device, over 100 tons
- Truck Crane or Crawler, land or barge mounted over 100 tons

**Group 2**

- Derrick Barge Pedestal mounted 45 tons up to and including 100 tons
- Clamshells up to and including 7 cu. yds.
- Self-Propelled Boom Type Lifting Device over 45 tons
- Truck Crane or Crawler, land or barge mounted, over 45 tons up to and including 100 tons

**Group 3**

- Derrick Barge Pedestal mounted under 45 tons

- Self-Propelled Boom Type Lifting Device 45 tons and under
- Skid/Scow Piledriver, any tonnage
- Truck Crane or Crawler, land or barge mounted 45 tons and under

**Group 4**

- Assistant Operator in lieu of Assistant to Engineer
- Forklift, 10 tons and over
- Heavy Duty Repairman/Welder

**Group 5**

No current classification

**Group 6**

- Deck Engineer

**Group 7**

No current classification

**Group 8**

- Deckhand
  - Fireman
-

# ELKO REDEVELOPMENT AGENCY

## BLOCK END CONSTRUCTION

**OWNER/DEVELOPER:**

**CITY OF ELKO REDEVELOPMENT AGENCY**

**ATTN: MR. BOB THIBAUT**

**1751 COLLEGE AVE.**

**ELKO, NV 89801**

**PH.: (775) 777-7110**

**FAX: (775) 774-7119**

**ENGINEERS**



**1751 COLLEGE AVE.**

**ELKO, NV 89801**

**PH.: (775) 777-7110**



**800 W. MAIN ST. STE 800**

**BOISE, ID 83702**

**PH.: (208) 336-4900**



**170 SILVER STREET**

**ELKO, NV 89801**

**PH.: (775) 777-2000**



**VICINITY MAP**

2 working days  
**Call before you Dig.**

**1-800-227-2600**

AVOID CUTTING UNDERGROUND UTILITIES

**SHEET INDEX:**

TITLE SHEET \_\_\_\_\_ C1  
 4TH STREET DEMOLITION PLAN\_C2  
 5TH STREET DEMOLITION PLAN\_C3  
 6TH STREET DEMOLITION PLAN\_C4  
 4TH STREET SITE PLAN \_\_\_\_\_ C5  
 5TH STREET SITE PLAN \_\_\_\_\_ C6  
 6TH STREET SITE PLAN \_\_\_\_\_ C7  
 4TH STREET GRADING PLAN \_\_\_\_\_ C8  
 5TH STREET GRADING PLAN \_\_\_\_\_ C9  
 6TH STREET GRADING PLAN \_\_\_\_\_ C10  
 IRRIGATION MAINS AND WIRES \_\_\_\_\_ C11  
 PLANTING PLAN NOTES \_\_\_\_\_ L300  
 4TH PLANTING PLAN \_\_\_\_\_ L301  
 5TH PLANTING PLAN \_\_\_\_\_ L302  
 6TH PLANTING PLAN \_\_\_\_\_ L303  
 IRRIGATION NOTES AND LEGEND L400  
 4TH IRRIGATION PLAN \_\_\_\_\_ L401  
 5TH IRRIGATION PLAN \_\_\_\_\_ L402  
 6TH IRRIGATION PLAN \_\_\_\_\_ L403  
 IRRIGATION DETAILS \_\_\_\_\_ L501  
 ELECTRICAL INSTALLATION \_\_\_\_\_ E1  
 ELECTRICAL INSTALLATION \_\_\_\_\_ E2  
 ELECTRICAL INSTALLATION \_\_\_\_\_ E3

**BASIS OF BEARING:**

NORTH AMERICAN DATUM OF 1983/2007 PER THE NATIONAL GEODETIC SURVEY'S (NGS) PUBLISHED COORDINATES FOR NGS STATION "FUZZY", A STANDARD BRONZE DISK STAMPED "FUZZY 1957" SET IN THE TOP OF A ROUND CONCRETE POST WHICH PROJECTS 2 INCHES ABOVE THE GROUND, OF LATITUDE 40° 54' 25.01325"N, LONGITUDE 115° 41' 47.52810"W AND NEVADA STATE PLANE COORDINATE SYSTEM EAST ZONE GRID COORDINATES OF 28,488,522.75N, 624,878.27E. GROUND COORDINATES ARE USED HEREIN AND REFLECT GRID COORDINATES MULTIPLIED BY THE CITY OF ELKO ACCEPTED COMBINED GRID TO GROUND SCALE FACTOR OF 1.000357 WITH THE RESULTING GROUND COORDINATES FOR NGS "FUZZY" BEING 28,498,693.15N, 625,101.35E.

**BASIS OF ELEVATION:**

NORTH AMERICAN VERTICAL DATUM OF 1988, PER THE NATIONAL GEODETIC SURVEY'S (NGS) PUBLISHED ELEVATION FOR NGS BENCHMARK B 52, A STABILITY CLASS A MARK STAMPED "B 52 1934" SET VERTICALLY IN THE NORTHWEST WALL OF THE ELKO MAIN POST OFFICE (BRICK WITH STONE CORNERS), 0.9 FOOT SOUTHWEST OF THE NORTH CORNER, AND 4 FEET ABOVE THE GROUND.

**SPECIFICATIONS AND DETAILS**

SPECIFICATIONS ARE PER THE LATEST EDITION OF THE "ORANGE BOOK", AS PUBLISHED BY WASHOE COUNTY RTC, AVAILABLE AT: [HTTPS://WWW.RTCWASHOE.COM/ENGINEERING-RESOURCE/ORANGE-BOOK/](https://www.rtcwashoe.com/engineering-resource/orange-book/) STANDARD DETAILS ARE PER THE CITY OF ELKO STANDARD DETAILS, AVAILABLE AT: [HTTP://WWW.ELKOCITY.COM/DEPARTMENTS/ENGINEERING\\_DEPARTMENT/STANDARD\\_DETAILS/INDEX.PHP](http://www.elkocity.com/departments/engineering_department/standard_details/index.php)



CITY OF ELKO  
 1751 COLLEGE AVE  
 ELKO, NEVADA 89801  
 775-777-7210

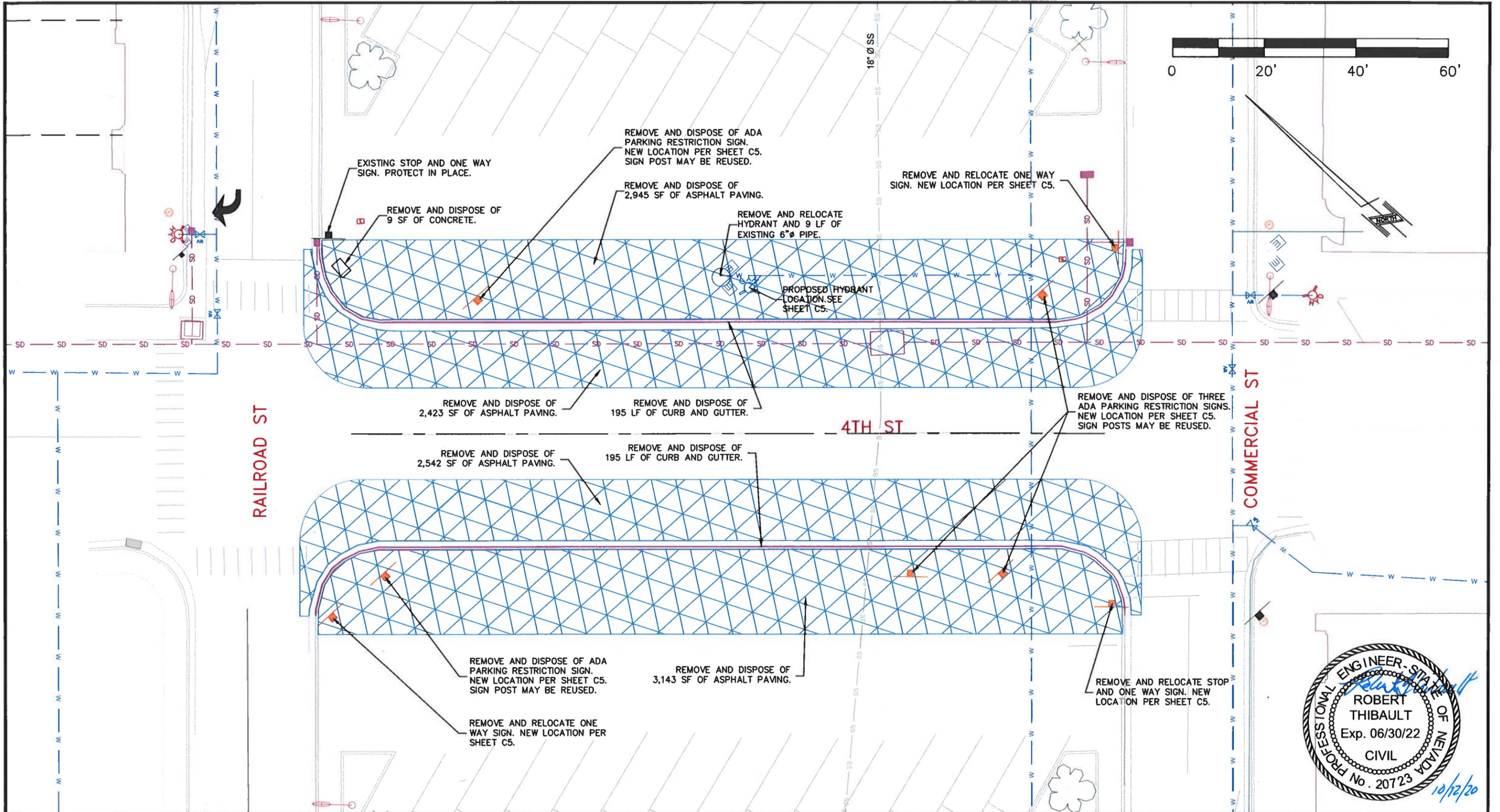
**SCALE**  
 HORZ \_\_\_\_\_ NONE \_\_\_\_\_  
 VERT \_\_\_\_\_ NONE \_\_\_\_\_

DESIGNED BY \_\_\_\_\_ BT \_\_\_\_\_  
 DRAWN BY \_\_\_\_\_ ACAD C3D 2020 \_\_\_\_\_  
 CHECKED BY \_\_\_\_\_ BT \_\_\_\_\_  
 DATE \_\_\_\_\_ 10/12/2020 \_\_\_\_\_

**ELKO RDA**  
**BLOCK END CONSTRUCTION**  
**TITLE SHEET**

U:\RDA\Downtown Corridor\DESIGN\CORRIDOR\_DESIGN - 2020-5.dwg

**SHEET**  
**C1**



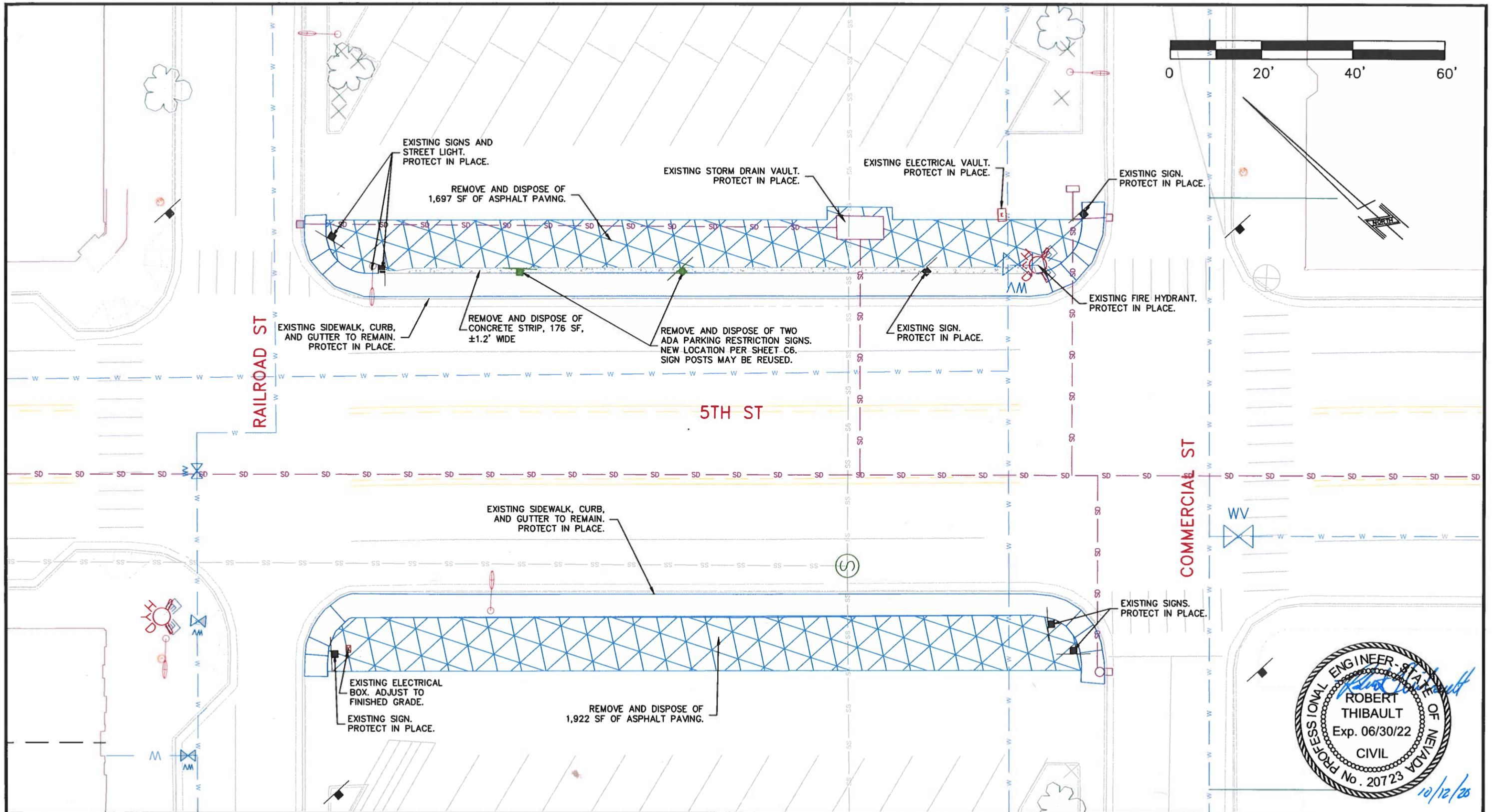
CITY OF ELKO  
1751 COLLEGE AVE  
ELKO, NEVADA 89801  
775-777-7210

**SCALE**  
HORZ 1"=20'  
VERT NONE

DESIGNED BY BT  
DRAWN BY ACAD C3D 2020  
CHECKED BY BT  
DATE 10/12/2020

**ELKO RDA**  
**BLOCK END CONSTRUCTION**  
**4TH ST. DEMOLITION PLAN**

**SHEET**  
**C2**



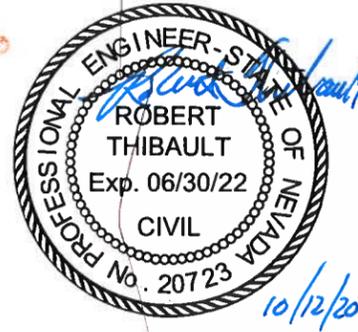
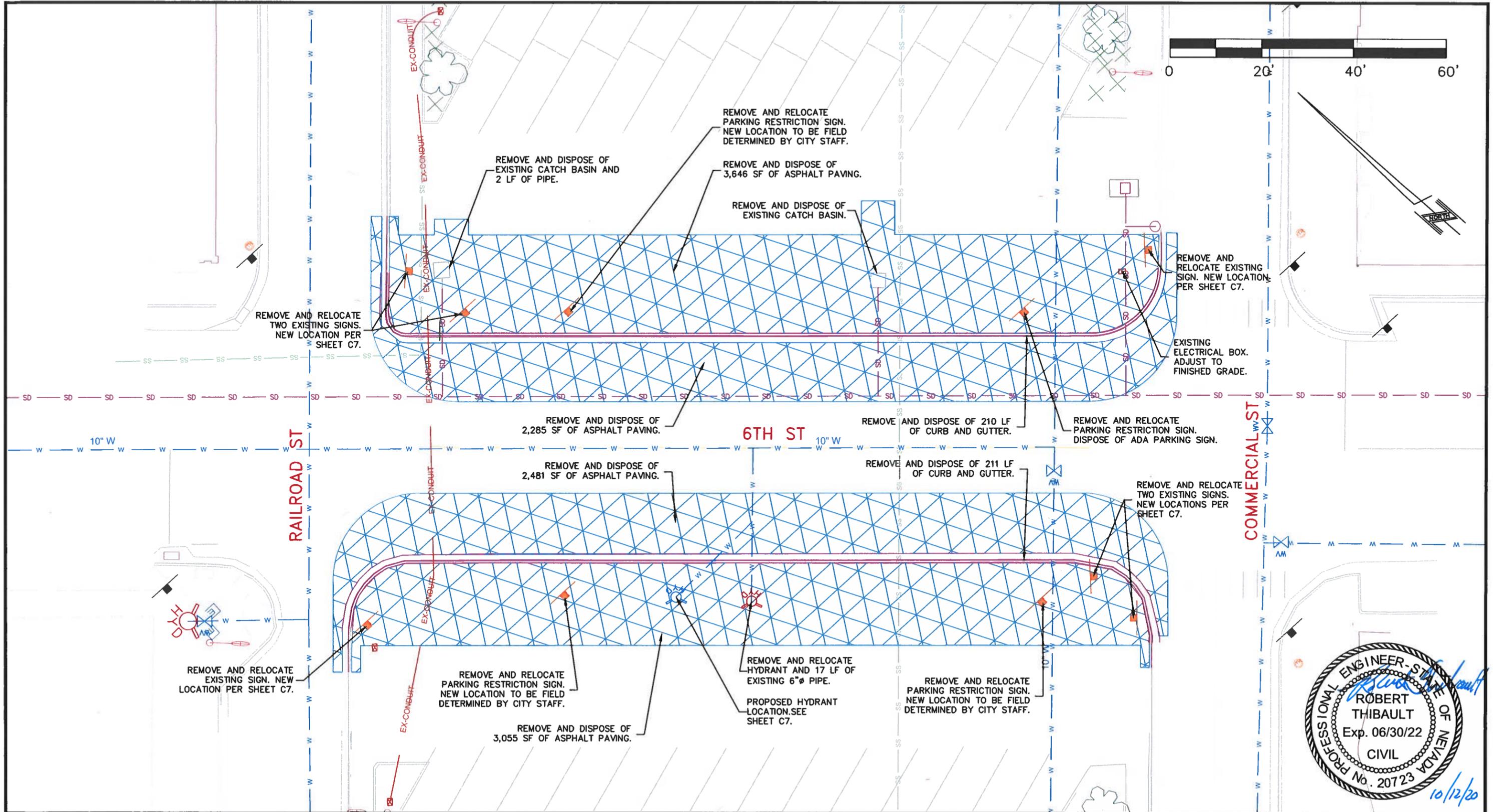
**ELKO**  
 CITY OF ELKO  
 1751 COLLEGE AVE  
 ELKO, NEVADA 89801  
 775-777-7210

**SCALE**  
 HORZ 1"=20'  
 VERT NONE

DESIGNED BY BT  
 DRAWN BY ACAD C3D 2020  
 CHECKED BY BT  
 DATE 10/12/2020

**ELKO RDA**  
**BLOCK END CONSTRUCTION**  
**5TH ST. DEMOLITION PLAN**

**SHEET**  
**C3**



**ELKO**

CITY OF ELKO  
 1751 COLLEGE AVE  
 ELKO, NEVADA 89801  
 775-777-7210

**SCALE**

HORZ 1"=20'

VERT NONE

DESIGNED BY BT

DRAWN BY ACAD C3D 2020

CHECKED BY BT

DATE 10/12/2020

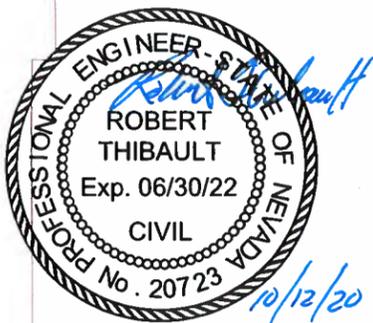
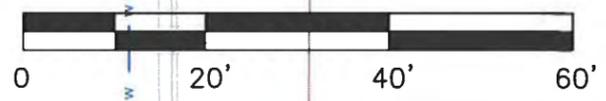
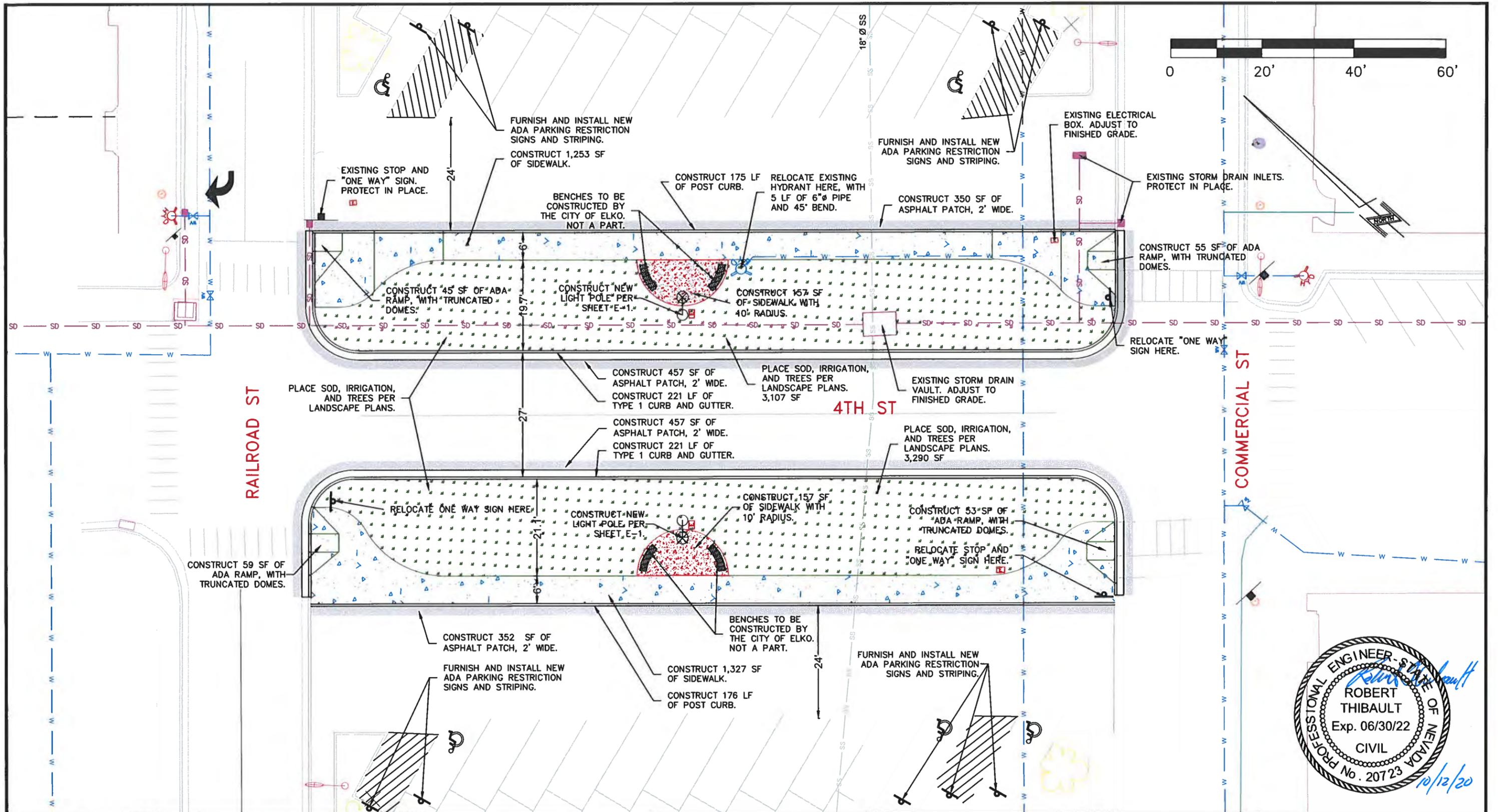
**ELKO RDA**

**BLOCK END CONSTRUCTION**

**6TH ST. DEMOLITION PLAN**

**SHEET**

**C4**



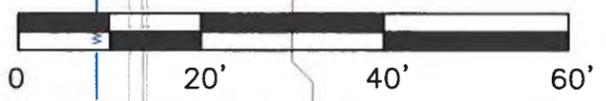
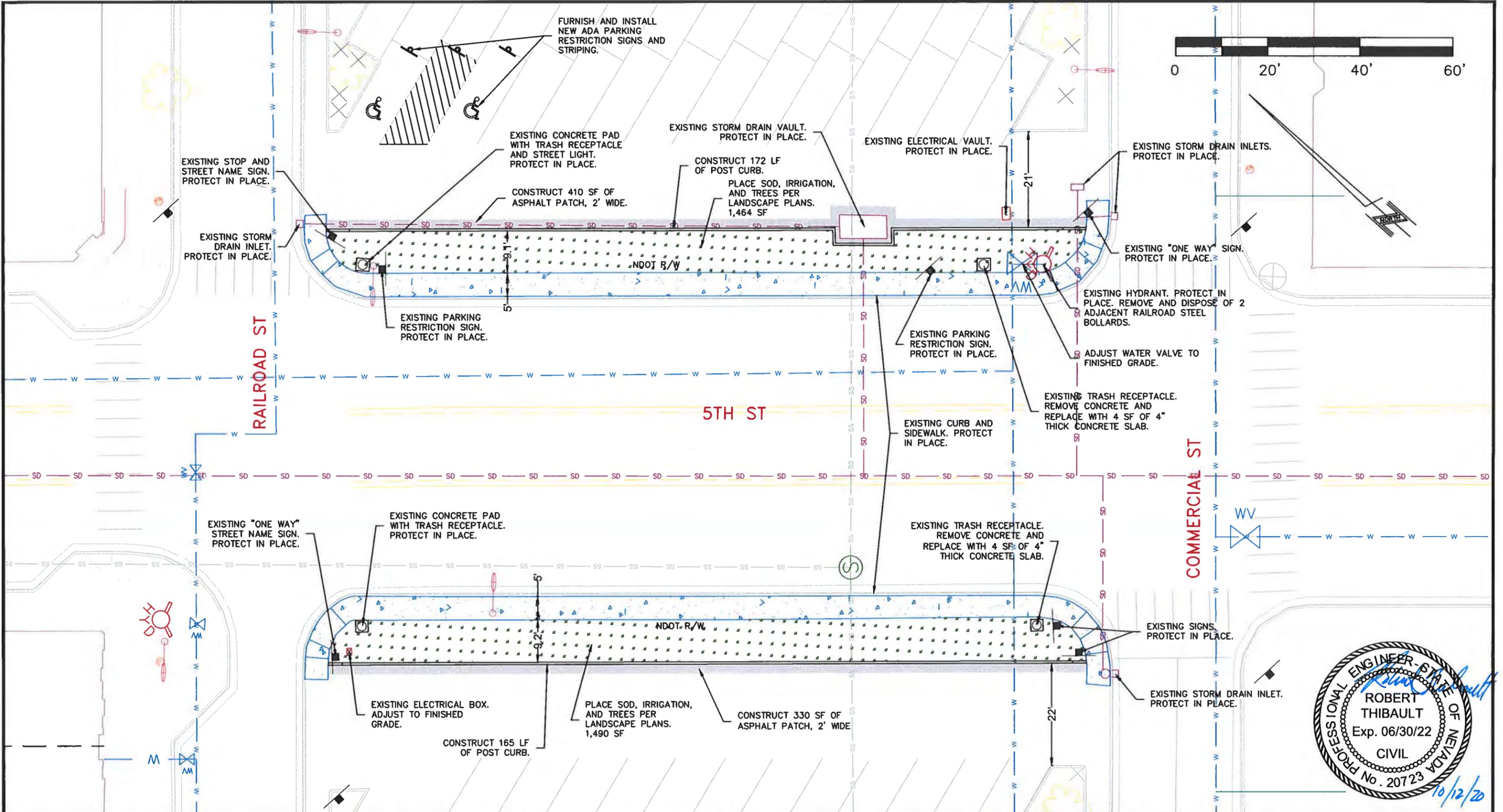
CITY OF ELKO  
 1751 COLLEGE AVE  
 ELKO, NEVADA 89801  
 775-777-7210

**SCALE**  
 HORZ 1"=20'  
 VERT NONE

DESIGNED BY BT  
 DRAWN BY ACAD C3D 2020  
 CHECKED BY BT  
 DATE 10/12/2020

**ELKO RDA**  
**BLOCK END CONSTRUCTION**  
**4TH ST. SITE PLAN**

**SHEET**  
**C5**



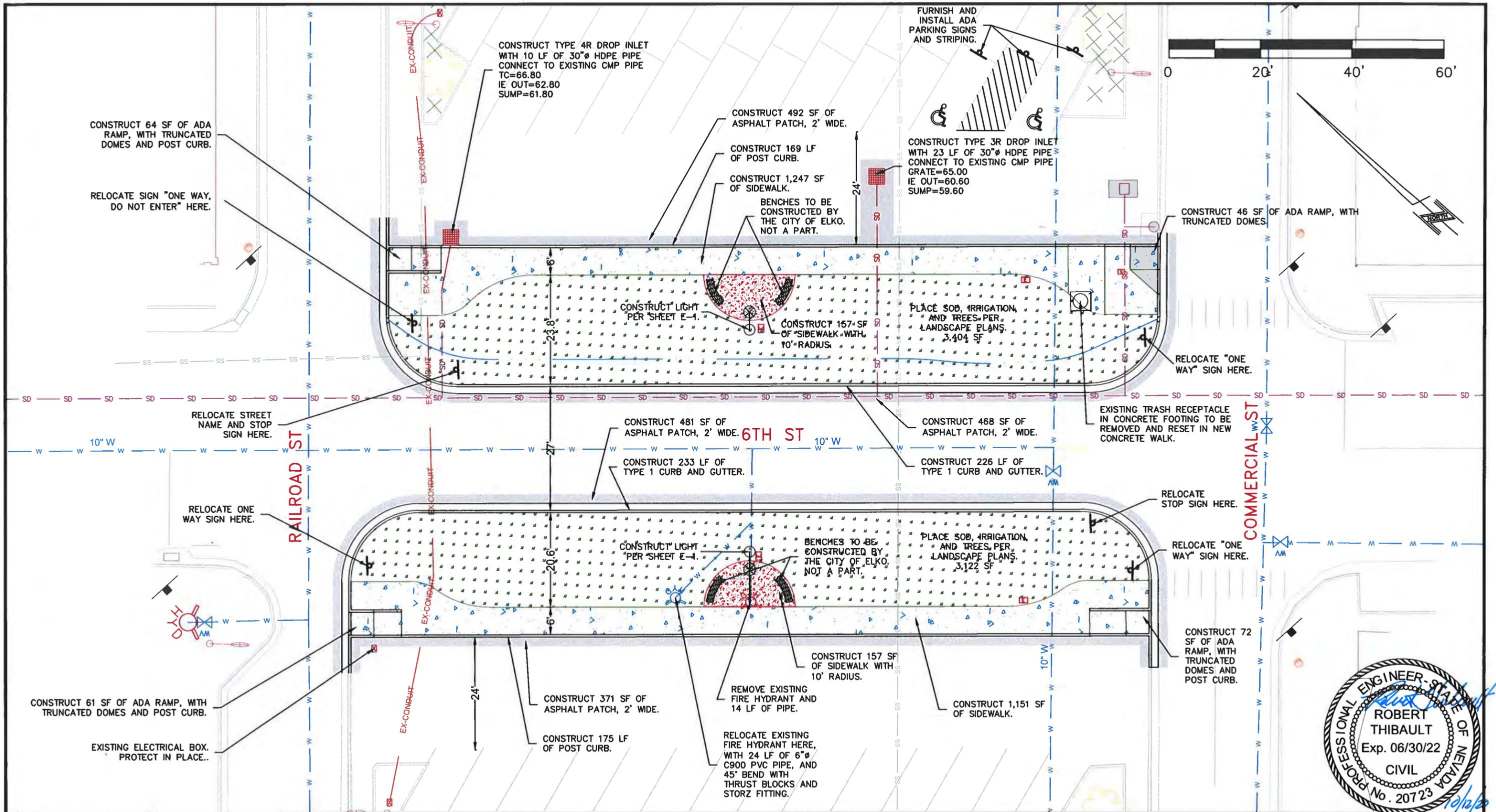
**ELKO**  
 CITY OF ELKO  
 1751 COLLEGE AVE  
 ELKO, NEVADA 89801  
 775-777-7210

**SCALE**  
 HORZ 1"=20'  
 VERT NONE

DESIGNED BY BT  
 DRAWN BY ACAD C3D 2020  
 CHECKED BY BT  
 DATE 10/12/2020

**ELKO RDA**  
**BLOCK END CONSTRUCTION**  
**5TH STREET SITE PLAN**

**SHEET**  
**C6**



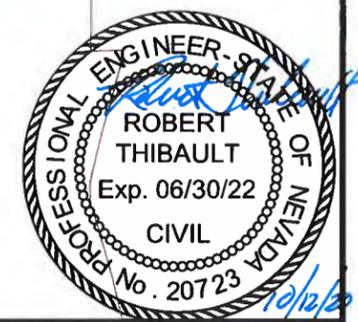
CITY OF ELKO  
 1751 COLLEGE AVE  
 ELKO, NEVADA 89801  
 775-777-7210

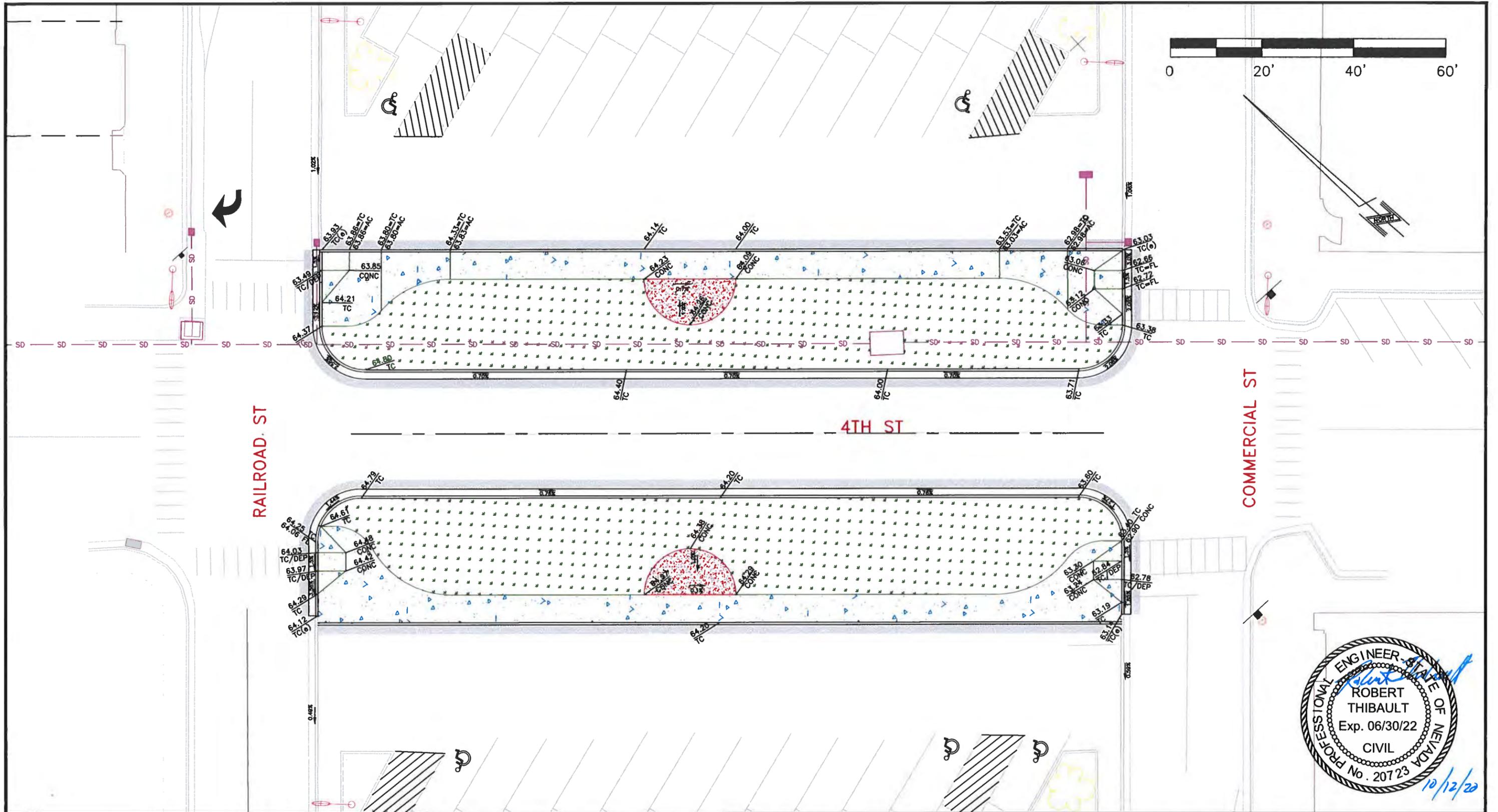
**SCALE**  
 HORZ 1"=20'  
 VERT NONE

DESIGNED BY BT  
 DRAWN BY ACAD C3D 2020  
 CHECKED BY BT  
 DATE 10/12/2020

**ELKO RDA**  
**BLOCK END CONSTRUCTION**  
**6TH ST. SITE PLAN**

**SHEET**  
**C7**





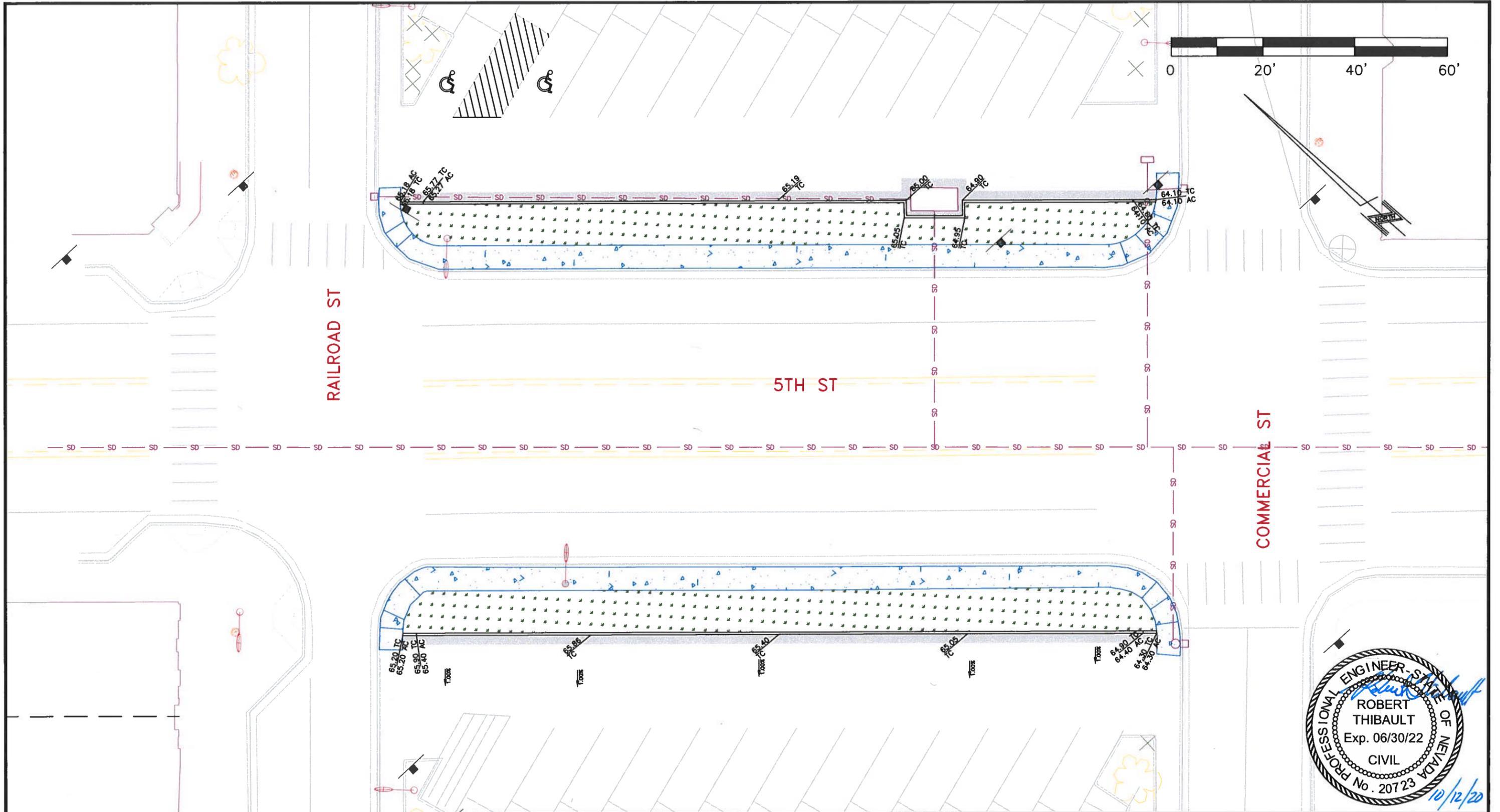
CITY OF ELKO  
 1751 COLLEGE AVE  
 ELKO, NEVADA 89801  
 775-777-7210

**SCALE**  
 HORZ 1"=20'  
 VERT NONE

DESIGNED BY BT  
 DRAWN BY ACAD C3D 2020  
 CHECKED BY BT  
 DATE 10/12/2020

**ELKO RDA**  
**BLOCK END CONSTRUCTION**  
**4TH ST. GRADING PLAN**

**SHEET**  
**C8**



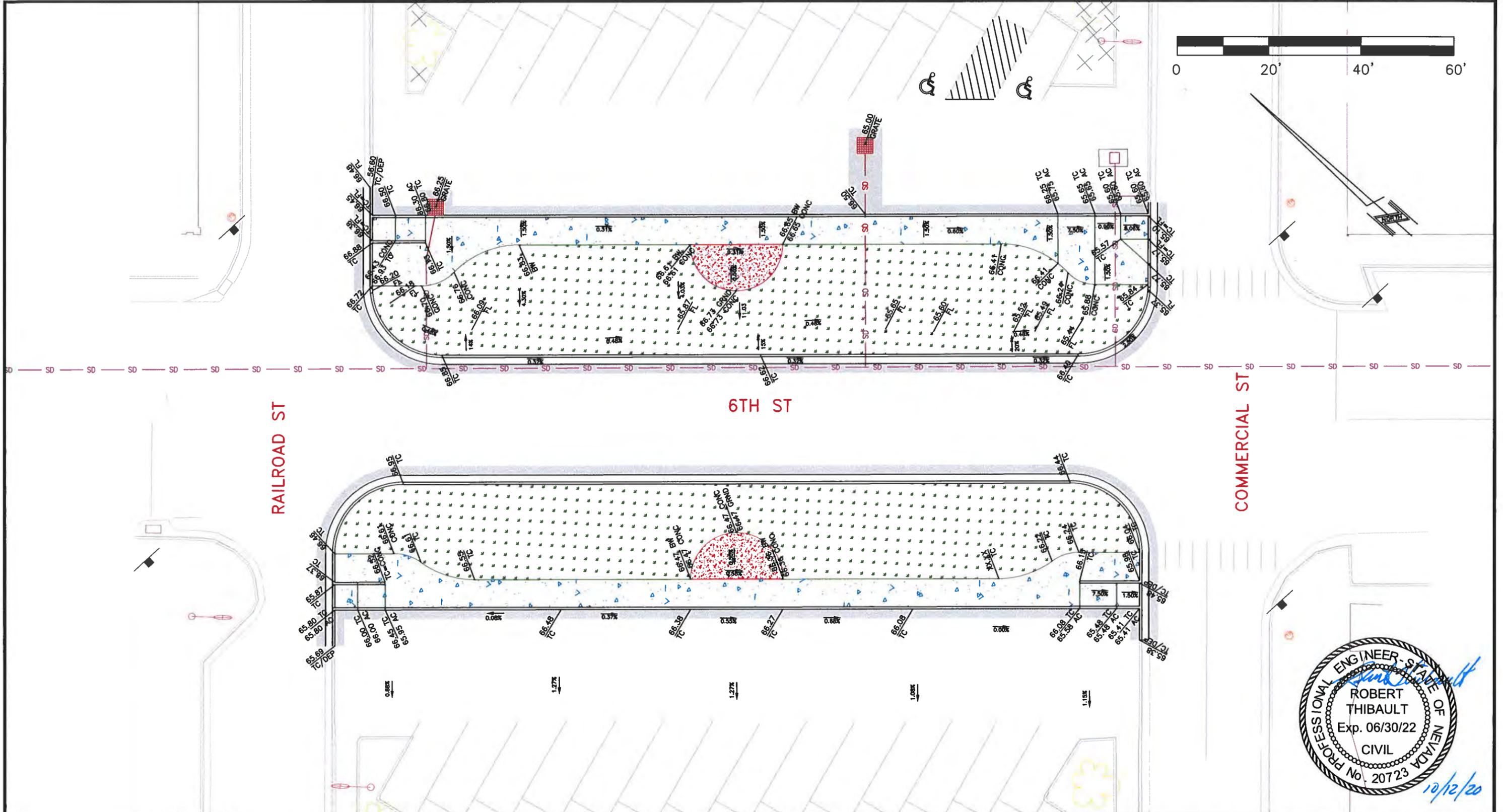
CITY OF ELKO  
 1751 COLLEGE AVE  
 ELKO, NEVADA 89801  
 775-777-7210

**SCALE**  
 HORZ 1"=20'  
 VERT NONE

DESIGNED BY BT  
 DRAWN BY ACAD C3D 2020  
 CHECKED BY BT  
 DATE 10/12/2020

**ELKO RDA**  
**BLOCK END CONSTRUCTION**  
**5TH ST. GRADING PLAN**

**SHEET**  
**C9**



CITY OF ELKO  
 1751 COLLEGE AVE  
 ELKO, NEVADA 89801  
 775-777-7210

**SCALE**  
 HORZ 1"=20'  
 VERT NONE

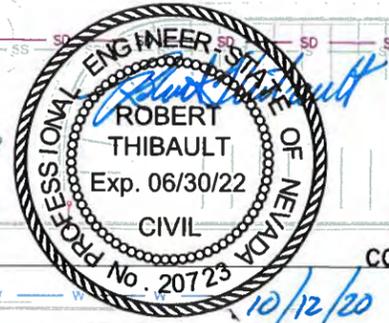
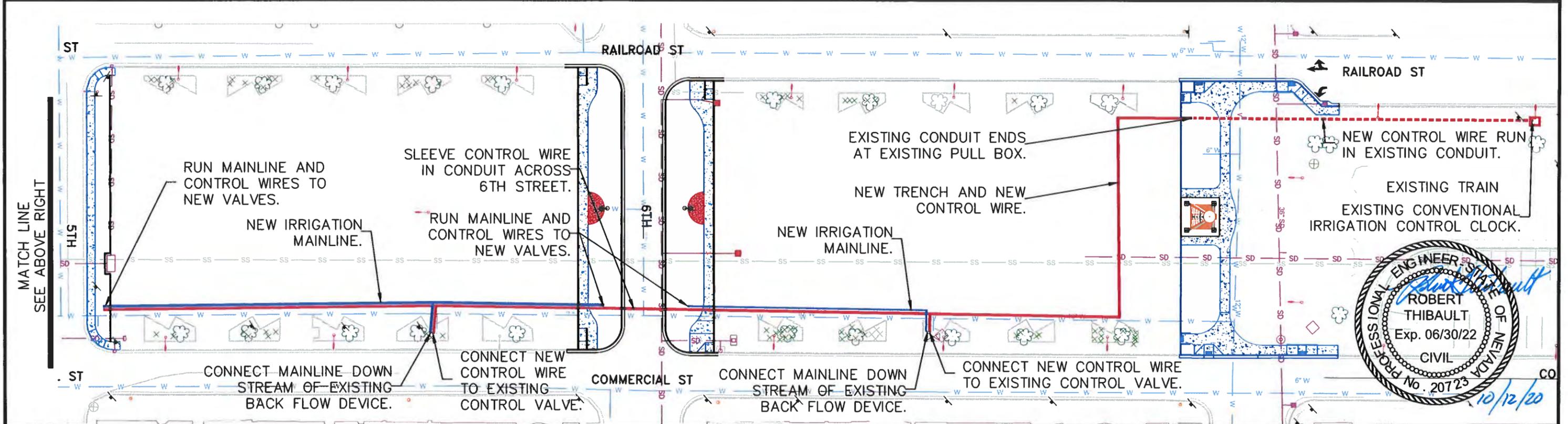
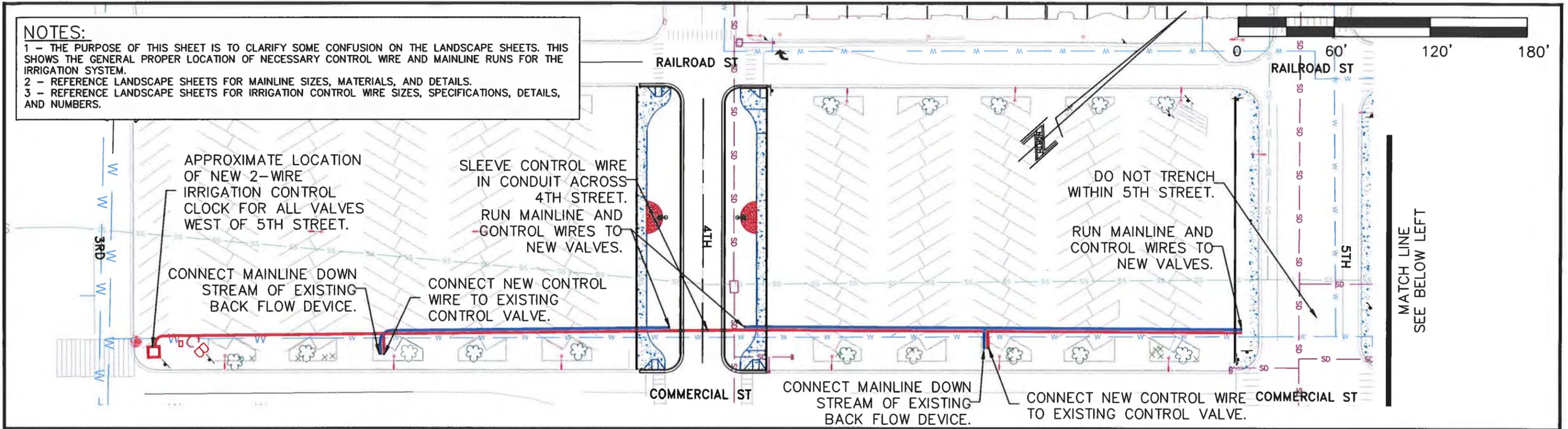
DESIGNED BY BT  
 DRAWN BY ACAD C3D 2020  
 CHECKED BY BT  
 DATE 10/12/2020

**ELKO RDA**  
**BLOCK END CONSTRUCTION**  
**6TH ST. GRADING PLAN**

**SHEET**  
**C10**



**NOTES:**  
 1 - THE PURPOSE OF THIS SHEET IS TO CLARIFY SOME CONFUSION ON THE LANDSCAPE SHEETS. THIS SHOWS THE GENERAL PROPER LOCATION OF NECESSARY CONTROL WIRE AND MAINLINE RUNS FOR THE IRRIGATION SYSTEM.  
 2 - REFERENCE LANDSCAPE SHEETS FOR MAINLINE SIZES, MATERIALS, AND DETAILS.  
 3 - REFERENCE LANDSCAPE SHEETS FOR IRRIGATION CONTROL WIRE SIZES, SPECIFICATIONS, DETAILS, AND NUMBERS.



CITY OF ELKO  
 1751 COLLEGE AVE  
 ELKO, NEVADA 89801  
 775-777-7210

**SCALE**  
 HORZ 1"=60'  
 VERT NONE

DESIGNED BY BT  
 DRAWN BY ACAD C3D 2020  
 CHECKED BY BT  
 DATE 10/12/2020

**ELKO RDA**  
**BLOCK END CONSTRUCTION**  
**IRRIGATION MAINS AND WIRES**

**SHEET**  
**C11**

**GENERAL CONSTRUCTION:**

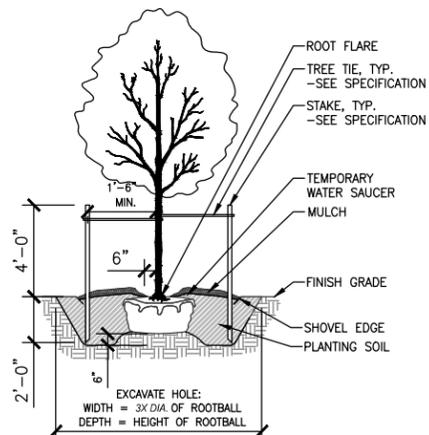
1. ALL CONSTRUCTION WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT VERSION OF THE NEVADA STANDARDS FOR PUBLIC WORKS CONSTRUCTION, THE CITY OF ELKO SUPPLEMENTAL SPECIFICATIONS TO THE NSPWC (AND ANY ADDENDUMS). THE MORE STRINGENT OF ANY OF THESE STANDARDS SHALL BE THE CONTROLLING STANDARDS OR SPECIFICATIONS.
2. THE CONTRACTOR SHALL HAVE A COPY OF THE LATEST CITY OF ELKO SUPPLEMENTAL SPECIFICATIONS AND DRAWINGS ON SITE AT ALL TIMES DURING CONSTRUCTION. FAILURE TO HAVE A CURRENT COPY OF THE SUPPLEMENTAL SPECIFICATIONS ON SITE COULD BE GROUNDS FOR A STOP WORK ORDER UNTIL THE SITUATION IS RESOLVED.
3. ALL CONTRACTORS, SUBCONTRACTORS AND UTILITY CONTRACTORS SHALL ATTEND A PRE-CONSTRUCTION CONFERENCE PRIOR TO START OF WORK.
4. CONTRACTORS SHALL NOTIFY THE APPROPRIATE AGENCY WHEN MATERIALS ARE ON SITE OR INSPECTION OF THE WORK IS REQUIRED. ALL INSPECTIONS OF THE WORK OR MATERIALS REQUIRE A MINIMUM TWENTY FOUR (24) HOUR NOTICE TO THE PROJECT INSPECTOR.
5. ALL MATERIAL FURNISHED ON, OR FOR THE PROJECT MUST MEET THE MINIMUM REQUIREMENTS OF THE APPROVING AGENCIES. AT THE REQUEST OF THE APPROVING AGENCY OR THE DESIGN ENGINEER, CONTRACTORS SHALL FURNISH PROOF THAT ALL MATERIALS INSTALLED ON THIS PROJECT MEET THE SPECIFICATION REQUIREMENTS SET FORTH IN GENERAL CONSTRUCTION NOTE NO. 1.
6. ANY DEVIATION FROM THE APPROVED PLANS AND SPECIFICATIONS MUST HAVE THE APPLICABLE AGENCY APPROVAL IN WRITING PRIOR TO CONSTRUCTION.

**GENERAL NOTES:**

1. ALL WORK AND MATERIALS SHALL BE IN COMPLETE ACCORDANCE WITH THE CITY OF ELKO CONSTRUCTION STANDARDS, THE NEVADA PUBLIC WORKS STANDARD SPECIFICATIONS, PROJECT SPECIFIC SPECIAL PROVISIONS, AND ALL OTHER GOVERNING AGENCY STANDARDS.
2. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATING ALL EXISTING UTILITY INSTALLATIONS ABOVE AND BELOW GROUND IN ADVANCE OF THE PROJECT BY CONTACTING THEIR RESPECTIVE OWNERS. ALL COSTS RELATED TO LOCATING EXISTING UTILITIES ARE INCIDENTAL AND SHALL NOT BE PAID SEPARATELY. NOT ALL UTILITIES ARE IDENTIFIED ON THE PLANS. NOTIFY ENGINEER OF POTENTIAL CONFLICTS.
3. THE LOCATION AND DESCRIPTION OF ALL SHOWN UTILITIES ARE COMPILED FROM AVAILABLE RECORDS AND FIELD SURVEYS. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY NOR COMPLETENESS OF THESE UTILITIES.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR STORM WATER QUALITY DURING CONSTRUCTION. CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF WPDES, INCLUDING THE PREPARATION AND MAINTENANCE OF A SWPPP THROUGHOUT THE DURATION OF THE PROJECT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING AND/OR EXPORTING ALL MATERIAL AS REQUIRED TO PROPERLY FINISH GRADE THE LANDSCAPE AREAS ON THIS PROJECT.
6. THE CONTRACTOR SHALL CONTROL DUST IN ACCORDANCE WITH REGULATIONS OF LOCAL AIR POLLUTION CONTROL AUTHORITY.
7. TRAFFIC SHALL BE PROTECTED BY EFFECTIVE BARRICADES AND SIGNS. EFFECTIVE LIGHTING OF OBSTRUCTIONS SHALL BE PROVIDED AT NIGHT.
8. THE CONTRACTOR SHALL PROTECT & MAINTAIN ACCESS TO ADJACENT PROPERTIES, PUBLIC AND PRIVATE, AT ALL TIMES DURING CONSTRUCTION.

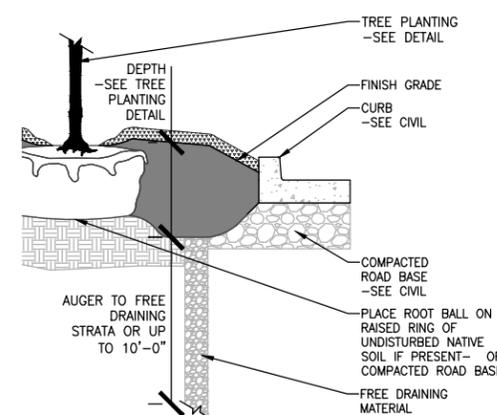
**PLANTING NOTES:**

1. LANDSCAPE / IRRIGATION CONTRACTOR SHALL COORDINATE INSTALLATION OF ALL LANDSCAPE / IRRIGATION MATERIALS WITH GENERAL CONTRACTOR.
2. CONTRACTOR TO EVALUATE EXISTING SITE CONDITIONS AND REMEDY AS REQUIRED TO PROVIDE FOR HEALTHY PLANT GROWTH AND MITIGATE UNSIGHTLY CONDITIONS.
3. CONTRACTOR TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH OTHER TRADES.
4. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING ALL TOPSOIL TO THE PROJECT. COORDINATE STOCKPILING AND PLACEMENT OF REQUIRED IMPORTED TOPSOIL TO ACHIEVE FINISH GRADE. FINISH GRADE ALL PLANTING AREAS SMOOTH (FREE OF PEAKS OR DEPRESSIONS) PRIOR TO PLACEMENT OF PLANT MATERIAL AND MULCH.
5. ALL PLANT MATERIAL SHALL BE INSTALLED AS DETAILED AND SPECIFIED ACCORDING TO AMERICAN NURSERY AND LANDSCAPE ASSOCIATION STANDARDS.
6. ALL PLANT MATERIAL IS COVERED BY A 12 MONTH WARRANTY, SEE SPECIFICATIONS.
7. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES. THE ILLUSTRATED LOCATION SHALL DICTATE COUNT.
8. PRIOR TO PLANTING, IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL AND PLANTING AREAS SHALL BE THOROUGHLY SOAKED.
9. ALL PLANT MATERIAL SHALL RECEIVE AN ADEQUATE AMOUNT OF WATER TO MEET WATERING REQUIREMENTS SUPPLIED BY AN AUTOMATIC IRRIGATION SYSTEM.
10. DURING INSTALLATION OF PLANT MATERIAL AND IRRIGATION, CONTRACTOR SHALL KEEP ALL WORK AREAS AND WALKING AND DRIVEWAY SURFACES CLEAN OF DEBRIS. PROTECT ALL PLANT AND IRRIGATION MATERIALS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS OR ACTIVITIES BY OTHER CONTRACTORS AND TRADES.
11. IN THE EVENT OF ANY DISCREPANCIES, NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY.
12. NO PLANT SUBSTITUTIONS WILL BE ALLOWED WITHOUT WRITTEN CONSENT FROM THE PROJECT ENGINEER.



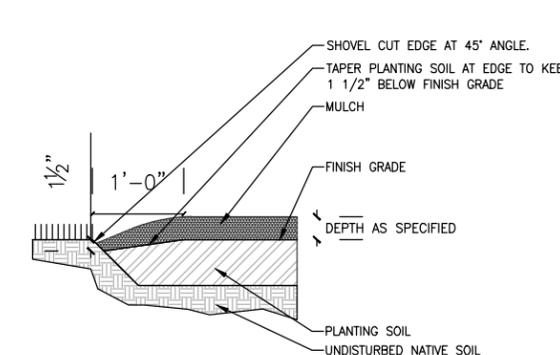
1 DECIDUOUS TREE PLANTING  
L300 NOT TO SCALE

- NOTES:**
1. SEE PLANTING GENERAL NOTES FOR MORE INFORMATION.
  2. REMOVE ALL TWINE, STRING, AND WIRE FROM ROOTBALL. REMOVE BURLAP FROM TOP THIRD OF ROOTBALL.
  3. THE ROOT FLARE OF ALL TREES SHALL BE LEVEL WITH OR UP TO 1" ABOVE GRADE.
  4. ALL TREES SHALL BE INSTALLED WITH A TEMPORARY SAUCER OF RAISED SOIL AT THE EDGE OF ROOT BALL TO CONTAIN WATER. REMOVE OR BREACH WATER SAUCER BEFORE WINTER. PULL MULCH AWAY FROM TRUNK A MINIMUM OF 6".
  5. PROVIDE A 3'-0" MINIMUM MULCH RADIUS AROUND TREES IN GRASS AREAS.



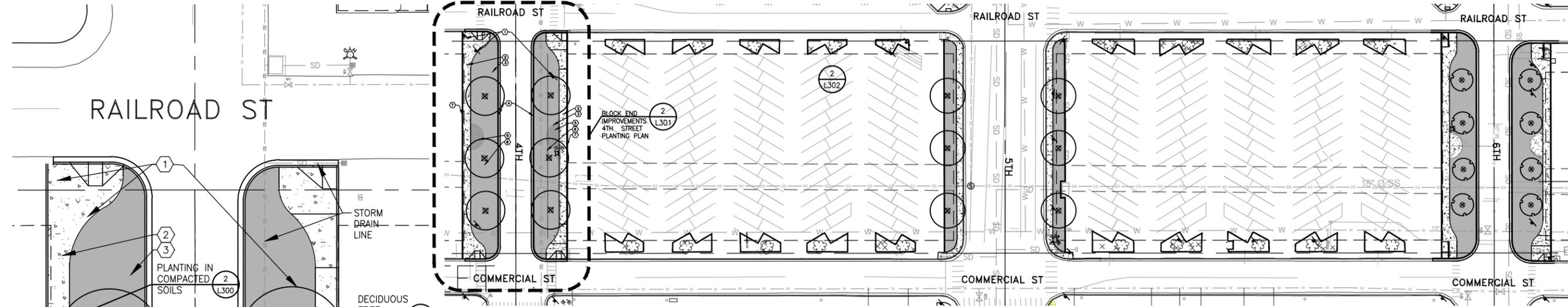
2 PLANTING IN COMPACTED SOILS  
L300 NOT TO SCALE

- NOTES:**
1. INSTALL DRAINAGE FOR EACH TREE WITHIN ALL COMPACTED OR HARDPAN AREAS.
  2. PLACE HOLE WITHIN EXCAVATED AREA AT LOWEST POINT - NOT UNDER ROOT BALL.
  3. AUGER 6" MIN. DIAMETER HOLE INTO FREE DRAINING STRATA OR UP TO A DEPTH OF 10 FT. FOR MULTIPLE HOLES SPACE A MIN. OF 2 FT APART IN A GRID LAYOUT.
  4. FILL HOLE WITH WATER AND ALLOW TO PERCOLATE AWAY BEFORE POSITIONING TREES AND SHRUBS.
  5. NOTIFY LANDSCAPE ARCHITECT IF WATER DOES NOT PERCOLATE WITHIN 24 HOURS.



3 SHOVEL CUT EDGE AND PLANTER  
L300 NOT TO SCALE





**1 BLOCK END IMPROVEMENTS**  
**4TH , 5TH AND 6TH STREET COMMERCIAL – RAILROAD**  
 1" = 100'-0" REF

**PLANT SCHEDULE**

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	PKG.	MATURE SIZE
AA	6	Acer freemanii 'Autumn Blaze'	Autumn Blaze Maple	2" Cal.	B&B	40'H x 30'W
GRASS SEED MIX	SE.	BOTANICAL NAME	COMMON NAME	PERCENT OF SEED	SEED RATE	
		KENTUCKY BLUE GRASS 3 CULTIVARS			SOD	

**PLANTING NOTES:**

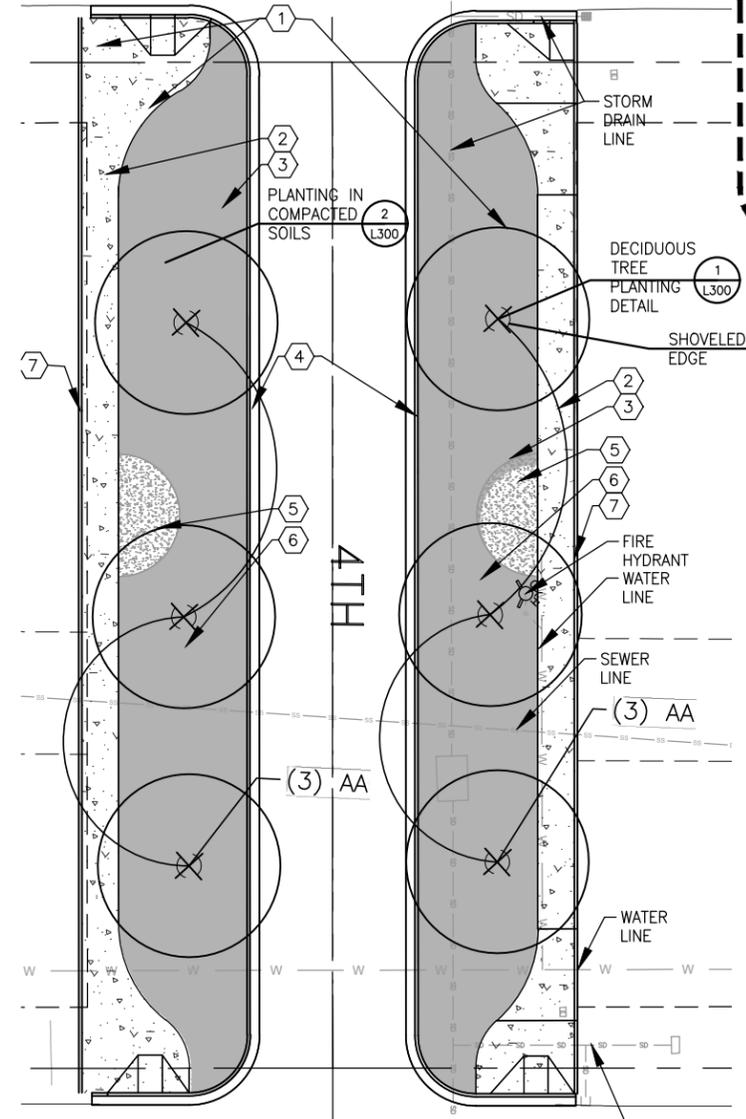
- CONTRACTOR TO REFERENCE PLANTING PLAN NOTES SHOWN ON L300.

**KEYNOTES**

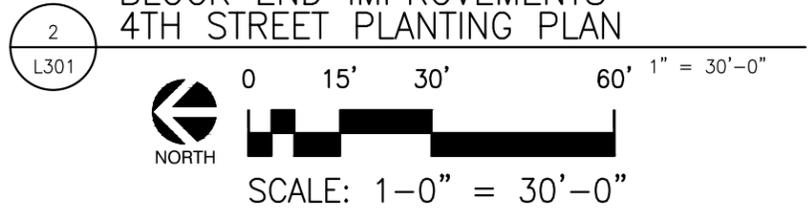
- EXISTING SIGNAGE TO BE RELOCATED OR REMOVED RE: CIVIL.
- NEW CONCRETE SIDEWALK RE: CIVIL
- NEW TURF AREA SEE PLANT SCHEDULE THIS SHEET FOR VARIETY
- NEW CONCRETE CURB AND GUTTER RE: CIVIL
- NEW CONCRETE PLAZA RE: CIVIL
- EXISTING CURB AND GUTTER TO BE REMOVED RE: CIVIL
- NEW VERTICAL CURB RE: CIVIL.

**SITE LEGEND**

- LOT LINE
- CONCRETE SIDEWALK RE: CIVIL
- CURB AND GUTTER
- SIGN
- TURF GRASS SOD.-SEE PLANT SCHEDULE FOR SOD VARIETY
- EXISTING CURB AND GUTTER TO BE REMOVED



**2 BLOCK END IMPROVEMENTS**  
**4TH STREET PLANTING PLAN**



Elko, Nevada  
 Block End Improvements  
**City of Elko**



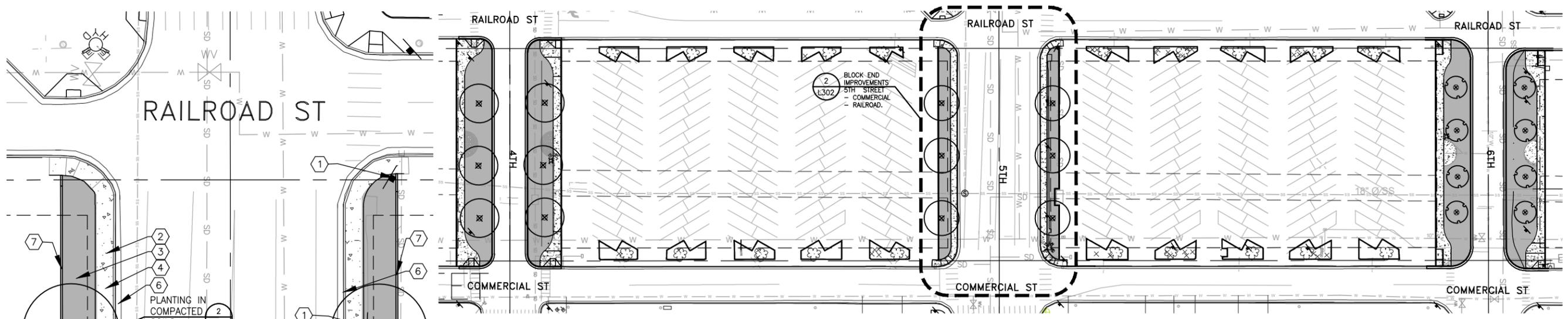
© 2020 | ALL RIGHTS RESERVED

Construction Documents

07.25.2020  
 DRAWN BY | HANSEN  
 CHECKED BY | ROSA  
 REVISIONS

BLOCK END IMPROVEMENTS  
 4TH STREET –  
 PLANTING PLAN

L301



**1** BLOCK END IMPROVEMENTS  
4TH , 5TH AND 6TH STREET COMMERCIAL – RAILROAD  
1" = 1000'

**PLANT SCHEDULE**

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	PKG.	MATURE SIZE
GI	6	Gleditsia triacanthos inermis 'SHADEMASTER'	Shademaster Honey Locust	2" Cal. B&B		35'H x 25'W

GRASS SEED MIX	SF.	BOTANICAL NAME	COMMON NAME	PERCENT OF SEED	SEED RATE	NOTES
			KENTUCKY BLUE GRASS- 3 CULTIVARS			SOD

**PLANTING NOTES:**

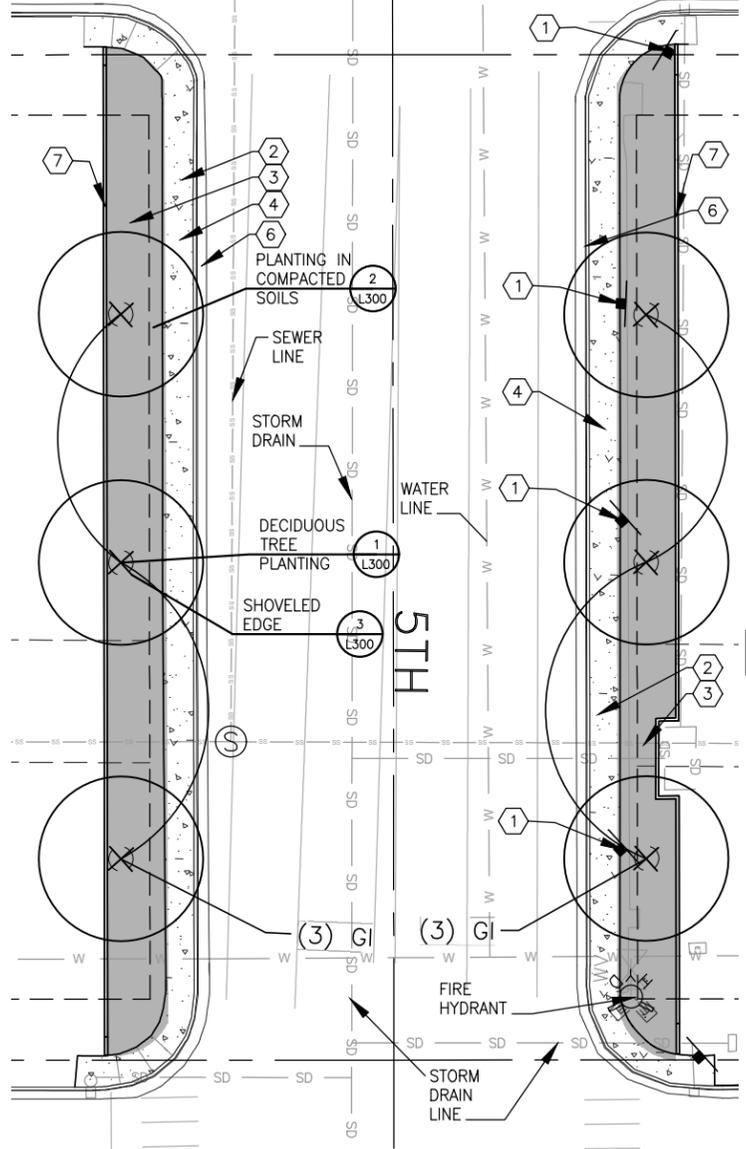
- CONTRACTOR TO REFERENCE PLANTING NOTES SHOWN ON L300.

**KEYNOTES**

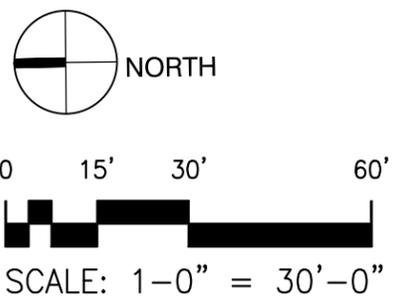
- EXISTING SIGNAGE TO BE RELOCATED OR REMOVED RE: CIVIL.
- NEW CONCRETE SIDEWALK RE: CIVIL.
- NEW TURF AREA SEE PLANT SCHEDULE THIS SHEET FOR VARIETY.
- NEW CONCRETE CURB AND GUTTER RE: CIVIL.
- NEW CONCRETE PLAZA RE: CIVIL.
- EXISTING CURB AND GUTTER TO BE REMOVED RE: CIVIL.
- NEW VERTICAL CURB RE: CIVIL.

**SITE LEGEND**

- LOT LINE
- CONCRETE SIDEWALK RE: CIVIL
- CURB AND GUTTER
- SIGN
- TURF GRASS SOD.-SEE PLANT SCHEDULE FOR SOD VARIETY
- EXISTING CURB AND GUTTER TO BE REMOVED



**2** BLOCK END IMPROVEMENTS  
5TH STREET PLANTING PLAN  
1" = 30'-0"



Elko, Nevada  
Block End Improvements  
**City of Elko**



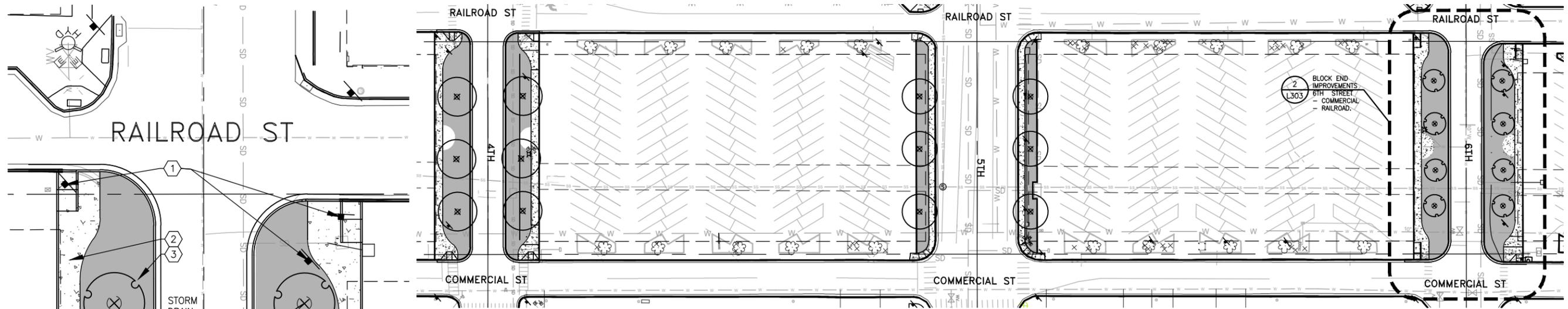
© 2020 | ALL RIGHTS RESERVED

Construction Documents

07.25.2020  
DRAWN BY | HANSEN  
CHECKED BY | ROSA  
REVISIONS

BLOCK END IMPROVEMENTS  
5TH STREET  
PLANTING PLAN

L302



**1** BLOCK END IMPROVEMENTS  
4TH , 5TH AND 6TH STREET COMMERCIAL - RAILROAD  
1" = 1000'

**PLANT SCHEDULE**

ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	PKG.	MATURE SIZE
MS	8	Malus x 'Spring Snow'	Spring Snow Crabapple	1.5" Cal.	B&B	20'H x 15'W
GRASS SEED MIX	SF.	BOTANICAL NAME	COMMON NAME	PERCENT OF SEED	SEED RATE	NOTES
			KENTUCKY BLUE GRASS			SOD

**PLANTING NOTES:**

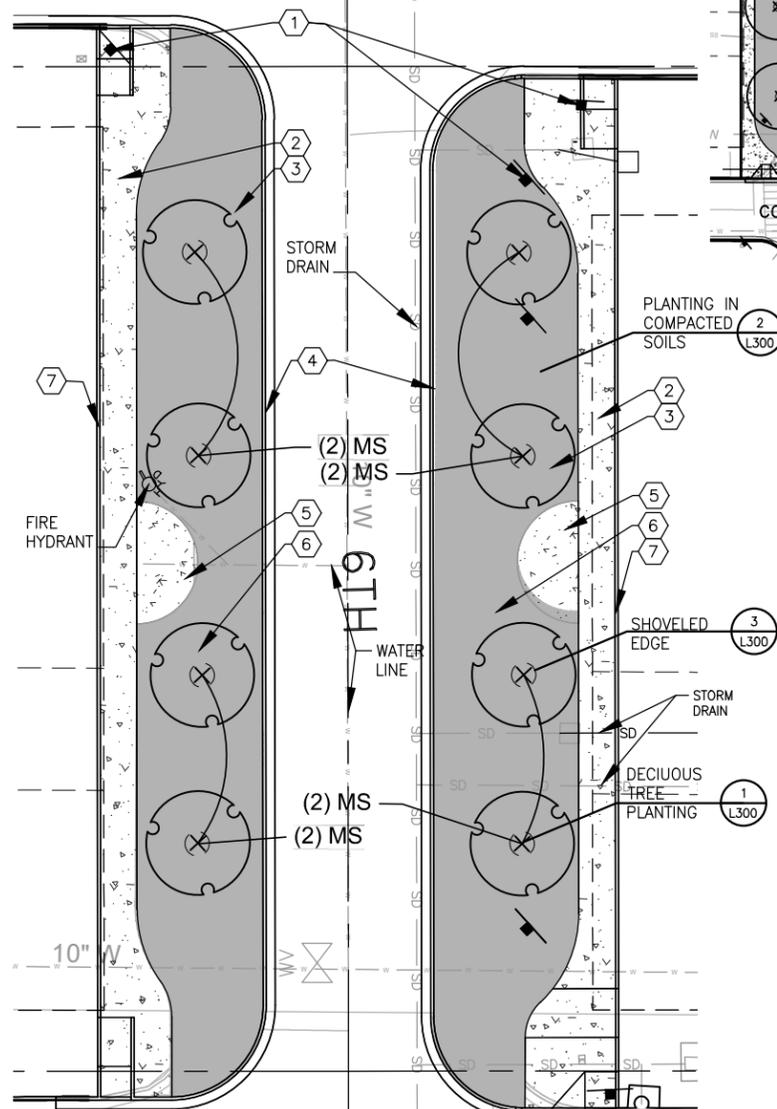
- CONTRACTOR TO REFERENCE PLANTING NOTES SHOWN ON L300.
- 

**KEYNOTES**

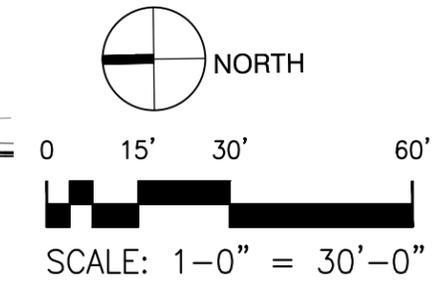
- EXISTING SIGNAGE TO BE RELOCATED OR REMOVED RE: CIVIL.
- NEW CONCRETE SIDEWALK RE: CIVIL
- NEW TURF AREA SEE PLANT SCHEDULE THIS SHEET FOR VARIETY
- NEW CONCRETE CURB AND GUTTER RE: CIVIL
- NEW CONCRETE PLAZA RE: CIVIL
- EXISTING CURB AND GUTTER TO BE REMOVED RE: CIVIL
- NEW VERTICAL CURB RE: CIVIL.

**SITE LEGEND**

- LOT LINE
- CONCRETE SIDEWALK RE: CIVIL
- CURB AND GUTTER
- SIGN
- TURF GRASS SOD.-SEE PLANT SCHEDULE FOR SOD VARIETY
- EXISTING CURB AND GUTTER TO BE REMOVED



**2** BLOCK END IMPROVEMENTS  
6TH STREET PLANTING PLAN  
1" = 30'-0"



Elko, Nevada  
Block End Improvements  
**City of Elko**



© 2020 | ALL RIGHTS RESERVED

Construction Documents

07.25.2020  
DRAWN BY J. HANSEN  
CHECKED BY ROSA  
REVISIONS

BLOCK END IMPROVEMENTS  
6TH STREET -  
PLANTING PLAN

L303

**CITY OF ELKO GENERAL IRRIGATION NOTES:**

**EXCAVATION AND BACKFILL:**

1. PRIOR TO EXCAVATION, THE CONTRACTOR SHALL LOCATE ALL ELECTRICAL CABLES, CONDUITS AND OTHER UTILITIES SO THAT PROPER PRECAUTIONS MAY BE TAKEN TO NOT DISTURB OR DAMAGE SUCH IMPROVEMENTS. IN THE EVENT OF A CONFLICT BETWEEN SUCH LINES AND IRRIGATION LINE LOCATIONS, PROMPTLY NOTIFY THE CITY OF ELKO PARKS DEPARTMENT. FAILURE TO FOLLOW THIS PROCEDURE PLACES THE RESPONSIBILITY AND EXPENSE UPON THE CONTRACTOR FOR MAKING ANY AND ALL REPAIRS.
2. TRENCHES FOR IRRIGATION PIPE (PLASTIC, BRASS, POLY, AND/OR GALVANIZED) SHALL BE EXCAVATED TO A MINIMUM DEPTH AS SPECIFIED FOR ALL MAIN AND LATERAL LINES. BACK FILL OF TRENCHES SHALL BE THOROUGHLY COMPACTED AND LEVEL WITH THE ADJACENT GROUND. SELECTED FILL DIRT OR SAND SHALL BE USED IF SOIL CONDITIONS ARE ROCKY OR OBSTRUCTIVE. TRENCHING DEPTH SHALL BE TWO (2) INCHES BELOW NORMAL TRENCH DEPTH TO ALLOW FOR PROPER PIPE BEDDING.
3. THE CONTRACTOR SHALL COORDINATE AND RECEIVE APPROVAL FROM THE CITY OF ELKO STREETS DEPARTMENT FOR ANY EXCAVATION, IN OR UNDER THE ROADWAY, CURB, GUTTER AND/OR SIDEWALK.

**PIPE AND TUBE:**

4. SLEEVING: ALL PIPING UNDER PAVEMENT OR CONCRETE SHALL BE INSTALLED IN SLEEVES PER SPECIFICATIONS. SLEEVE DIAMETER SHALL BE AT LEAST TWO (2) TIMES THE DIAMETER OF THE PIPE WITHIN THE SLEEVE. SLEEVES SHALL BE EXTENDED SIX (6) INCHES BEYOND THE EDGE OF THE PAVEMENT. WIRE OR CABLE SHALL NOT BE INSTALLED IN THE SAME SLEEVE AS PIPING, WIRE SHALL BE INSTALLED IN SEPARATE SLEEVES. SLEEVES SHALL BE INSTALLED PER SPECIFICATION.
5. PLASTIC PIPE AND TUBING: ALL PVC PIPE SHALL BE SCHEDULE 40.
6. PLASTIC FITTINGS AND CONNECTIONS: ALL PLASTIC PIPE FITTING SHALL BE SUITABLE FOR EITHER SOLVENT WELD OR THREADED CONNECTIONS. FITTINGS SHALL BE LASCO, DURA, OR SPEARS FACTORY ASSEMBLED FITTINGS OR APPROVED EQUIVALENT. ALL FITTINGS SHALL BE SCHEDULE 40 PVC EXCEPT FOR MAIN LINE FITTINGS, WHICH SHALL BE SCHEDULE 80 PVC. WHEN CONNECTION REQUIRES PLASTIC TO METAL, SCHEDULE 80 FEMALE ADAPTERS SHALL BE USED. THE FEMALE ADAPTER SHALL BE HAND TIGHTENED, PLUS ONE TURN, WITH A STRAP WRENCH. ALL THREADED JOINTS ARE TO BE TAPED WITH TEFLON TAPE. ALL PVC SLIP JOINTS SHALL BE PRIMED PRIOR TO BEING GLUED. PRIMER SHALL BE WELDON P-70 OR APPROVED EQUIVALENT. GLUE SHALL BE WELDON 711, GRAY HEAVY BODIED FAST SEAL OR APPROVED EQUIVALENT. BURRS AT CUT ENDS SHALL BE REMOVED PRIOR TO INSTALLATION TO NECESSITATE A SMOOTH UNOBSTRUCTED JOINT.
7. PRIOR TO THE INSTALLATION OF SPRINKLER HEADS, CONTROL VALVES SHALL BE OPENED WITH A FULL HEAD OF WATER TO FLUSH OUT THE SYSTEM. SPRINKLER MAIN LINES SHALL BE TESTED BEFORE BACKFILLING FOR PERIOD OF NOT LESS THAN TWO HOURS, AND SHALL SHOW NO LEAKAGE OR LOSS OF PRESSURE.
8. WIRING: ALL WIRING AND PULL BOXES MUST BE IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE; NEVADA STATE UNIFORM BUILDING CODE; AND RECOMMENDATIONS BY THE PARKS DEPARTMENT OR BUILDING DEPARTMENT.
9. ALL WIRING IS TO BE CONTINUOUS. IF SPLICES ARE NECESSARY THEY ARE TO BE IN A MINIMUM OF TEN-INCH (10) ROUND VALVE BOX WITH A 3M "DBR" OR "DBY" DRY SPLICE OR APPROVED EQUIVALENT.

**SPRINKLER HEADS, GATE VALVES AND QUICK COUPLERS:**

10. SPRINKLER HEADS: ALL SPRINKLER HEADS SHALL BE SET TO GRADE AND PERPENDICULAR TO THE FINISHED GRADES UNLESS OTHERWISE SPECIFIED. HEADS ADJACENT TO CURBS AND WALKS SHALL BE 1/2" TO 1" AWAY FROM THE CURB OR WALKWAY. ALL NOZZLES SHALL BE TIGHTENED AND ADJUSTED FOR THE PROPER RADIUS, ARC, AND FLOW RATE.
11. GATE VALVES: ALL GATE VALVES SHALL BE RESILIENT WEDGE WITH SQUARE KEY OF DOMESTIC MANUFACTURE WITH NON-RISING STEM; 200LB. WATER, OIL, GAS RATED (I.E. MILWAUKEE SERIES 105 GATE VALVE OR EQUIVALENT). ALL GATE VALVES SHALL BE INSTALLED WITH VALVE BOXES. SIX (6) INCH OR TWELVE (12)

INCH EXTENSIONS SHALL BE ADDED WHEN NECESSARY TO BRING THE VALVE BOXES LEVEL WITH THE FINISHED GRADE.

12. QUICK COUPLING VALVES: A QUICK COUPLING VALVE SHALL BE INSTALLED ON ALL MAIN LINES IMMEDIATELY AFTER THE BACKFLOW PREVENTION DEVICE. ADDITIONAL QUICK COUPLER VALVES MAY BE REQUIRED AS NEEDED TO ACCOMMODATE WINTERIZATION AND FLUSHING OPERATIONS. QUICK COUPLER VALVES SHALL BE RAINBIRD #44RC OR 33DC AND INSTALLED IN A TEN (10) INCH ROUND VALVE BOX. ALL QUICK COUPLING VALVE KEYS SHALL BE RAINBIRD 44K OR 33DK. A KEY SHALL BE PROVIDED TO THE OWNER AT THE COMPLETION OF THE PROJECT.
13. SPRINKLER RISERS: SPRAY POP-UP SPRINKLERS SHALL HAVE A DOUBLE SWING JOINT RISER CONSTRUCTED OF FUNNY PIPE, BARBED FITTINGS AND MARLEX STREET ELLS ON THE HEAD SIDE.

**EXISTING IRRIGATION CONTROLLER:**

14. THERE IS AN EXISTING IRRIGATION CONTROLLER THAT SHALL BE USED TO CONNECT AND CONTROL IRRIGATION ZONES 1-4. CONTRACTOR SHALL ALSO INSTALL A NEW PEDESTAL IRRIGATION CONTROLLER AS SHOWN ON IRRIGATION PLAN DRAWING (L402). TO CONNECT AND CONTROL ZONES 5-12. REFERENCE NEW CONTROLLER SECTION IN IRRIGATION NOTES FOR MORE INFORMATION.

15. ALL CONTROL WIRES MUST BE 14 GAUGE SOLID CORE (MINIMUM) , RUN IN THE MAIN LINE TRENCH AND BE TAPED TO THE MAIN LINE EVERY TEN (10) FEET. WHERE IT IS NOT POSSIBLE TO RUN THE CONTROLLER WIRE IN THE MAIN LINE TRENCH THE WIRES MUST BE BURIED TWENTY FOUR (24) INCHES DEEP IN CONDUIT. SPARE WIRE AND A TRACER WIRE MUST RUN TO EVERY VALVE ALONG THE ENTIRE MAIN LINE. CONTROLLER WIRE COLORS ARE AS FOLLOWS:  

COMMON	WHITE
VALVE WIRE	RED
SPARE	ORANGE
TRACER	YELLOW

16. CONTRACTOR SHALL ENSURE ALL INSTALLATION AND CONNECTION OF THE 110-VOLT ELECTRICAL SERVICE TO THE CONTROLLER COMPLIES WITH ALL LOCAL, STATE AND NATIONAL CODES.

**NEW IRRIGATION CONTROLLER- 2-WIRE:**

17. THE CONTROLLER SHALL BE A FULL-FEATURED COMMERCIAL-INDUSTRIAL PRODUCT FOR THE PURPOSE OF IRRIGATION OPERATION, MANAGEMENT, AND MONITORING OF CONTROL VALVES AND SENSORS. THE CONTROLLER SHALL BE OF A MODULAR DESIGN THAT IS PROVIDED WITH A STANDARD 12-STATION OUTPUT MODULE. THE CONTROLLER SHALL BE EXPANDABLE WITH 6-STATION MODULES UP TO 42 STATIONS INSTALLED IN A PEDESTAL MOUNTED METAL ENCLOSURE.
18. CONTRACTOR TO USE A SOLID CORE, COLOR-CODED, TWISTED-PAIR WIRE TYPICALLY BLUE AND RED. DO NOT USE 2 STRAIGHT SINGLE CORES. SIZE OF WIRE CAN BE SELECTED DEPENDING ON RUN DISTANCE AND THE NUMBER OF PASSIVE AND ACTIVE DECODERS ON THE PATH. AS A GENERAL RULE, ID WIRE 1 (14 AWG /1.6 MM DIA./2.08 MM2 AREA) IS RECOMMENDED FOR WIRE PATH LENGTH UP TO 10,000 FT (3,000 M) AND ID WIRE 2 (12 AWG /2 MM DIA./3.31 MM2 AREA) FOR WIRE PATH LENGTH UP TO 15,000 FT/4,500 M. THESE MAXIMUM WIRE PATH LENGTHS ARE FOR ACTIVATING 2 HUNTER SOLENOIDS WITH UP TO 104 DECODERS IDLE IN THE SYSTEM (97 STATION DECODERS, 2 P/MV DECODERS, AND UP TO 5 SENSOR DECODERS). IF THE SYSTEM IS REQUIRED TO ACTIVATE MORE THAN TWO SOLENOIDS AT A TIME, THE MAXIMUM WIRE LENGTH MUST BE CALCULATED. NOTE THAT IT IS NOT THE TOTAL SYSTEM CABLE LENGTH, IT IS THE LENGTH FROM THE CONTROLLER TO THE FURTHEST AWAY DECODER ON EACH PATH.
19. CONTRACTOR TO AVOID RUNNING POWER CABLES AND DECODER WIRE IN PARALLEL, ESPECIALLY IF THEY ARE CLOSE. IF A HIGH VOLTAGE CABLE MUST BE CROSSED, IT IS BEST TO CROSS AT RIGHT ANGLES.
20. CONTRACTOR TO COORDINATE WITH OWNER WHEN LOCATING CONTROLLER. ALL CONTROLLERS SHALL BE MOUNTED IN VANDAL PROOF AND WEATHER PROOF BOXES. CONTROLLER LOCATION MUST BE APPROVED BY THE PARKS DEPARTMENT PRIOR TO INSTALLATION. COORDINATE CONTROLLER INSTALLATION WITH ELECTRICAL PLANS.

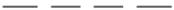
**ELECTRIC REMOTE-CONTROL VALVE:**

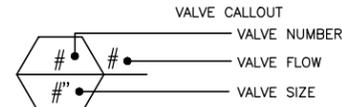
21. REMOTE CONTROL VALVES SHALL BE LOCATED IN VALVE BOXES AS SPECIFIED. DO NOT INSTALL MORE THAN TWO VALVES PER BOX. VALVE BOXES SHALL BE SEVENTEEN (17) INCHES BY ELEVEN AND THREE QUARTERS (11 3/4) INCHES (I.E. CARSON BROOKS STANDARD SIZE OR APPROVED EQUIVALENT).
22. EACH VALVE SHOULD BE INSTALLED WITH A UNION ON EACH SIDE OF THE VALVE FOR EASE OF REMOVAL AND REPAIR. ADDITIONALLY, A MANUAL ISOLATION (SPECIFY) VALVE MUST ALSO BE INSTALLED BEFORE THE UNION ON EACH ELECTRIC REMOTE-CONTROL VALVE.

**WATER CONNECTIONS:**

23. THE CITY OF ELKO HAS PROVIDE THE CONTRACTOR WITH A 1.5" IRRIGATION TAP WITH 70 PSI AT THE MAINLINE. SEE PLANS FOR TAP LOCATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL IMPROVEMENTS FROM THE 1.5" IRRIGATION TAP FOR A COMPLETE IRRIGATION SYSTEM.

**IRRIGATION SCHEDULE**

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	DETAIL
	Hunter PRDS-06-PRS30-CV adjustable arc Turf Spray, 30 psi regulated 6.0" Pop-Up. With factory installed Drain Check Valve. Co-molded wiper seal with UV Resistant Material.	30	3/L501
	HUNTER ICV-G-BSP-FS 1-1/2' 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH BSP THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE. WITH FILTER SENTRY.		4/L501
	SHUT OFF VALVE		2/L501
	NEW HUNTER ACC-4200-SS 42 STATION OUTDOOR MODULAR CONTROLLER. WITH FIVE ACM-600 MODULE. STAINLESS STEEL CABINET.		6/L501
	EXISTING POINT OF CONNECTION PROVIDED BY THE CITY		
	EXISTING IRRIGATION POINT OF CONNECTION PROVIDED BY THE CITY		
	EXISTING IRRIGATION POINT OF CONNECTION PROVIDED BY THE CITY		
	EXISTING IRRIGATION POINT OF CONNECTION PROVIDED BY THE CITY		
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40		
	IRRIGATION MAINLINE: PVC SCHEDULE 40		
	PIPE SLEEVE: PVC SCHEDULE 80		



cushingterrell.com  
800.757.9522

Elko, Nevada  
Block End Improvements  
City of Elko



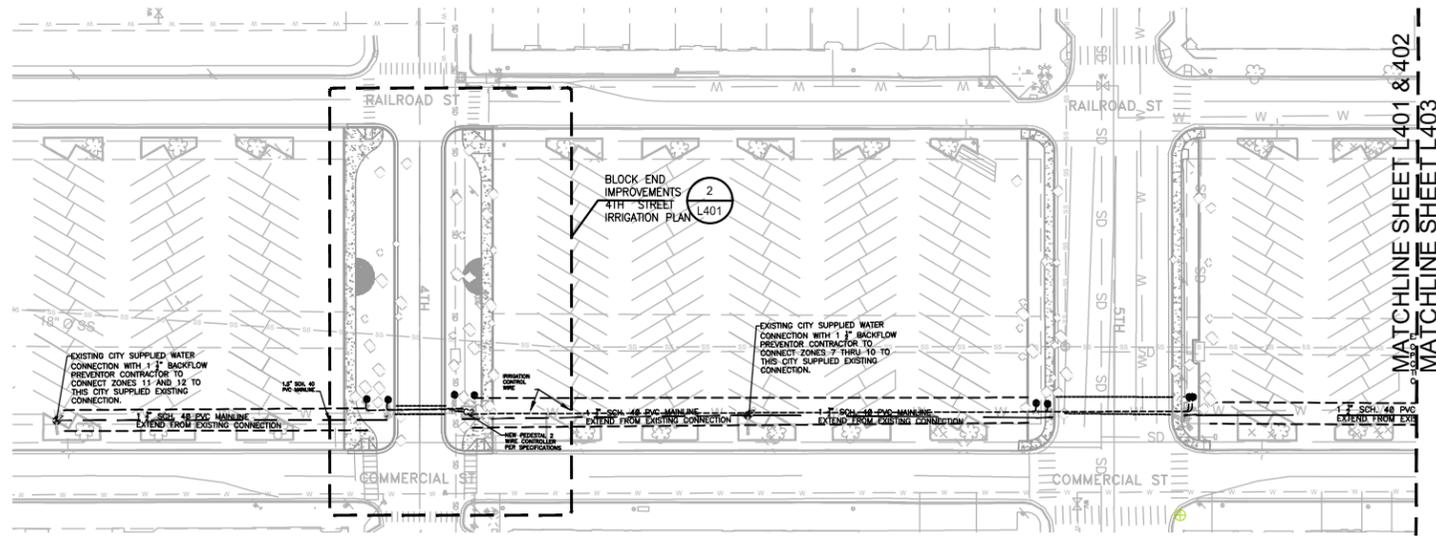
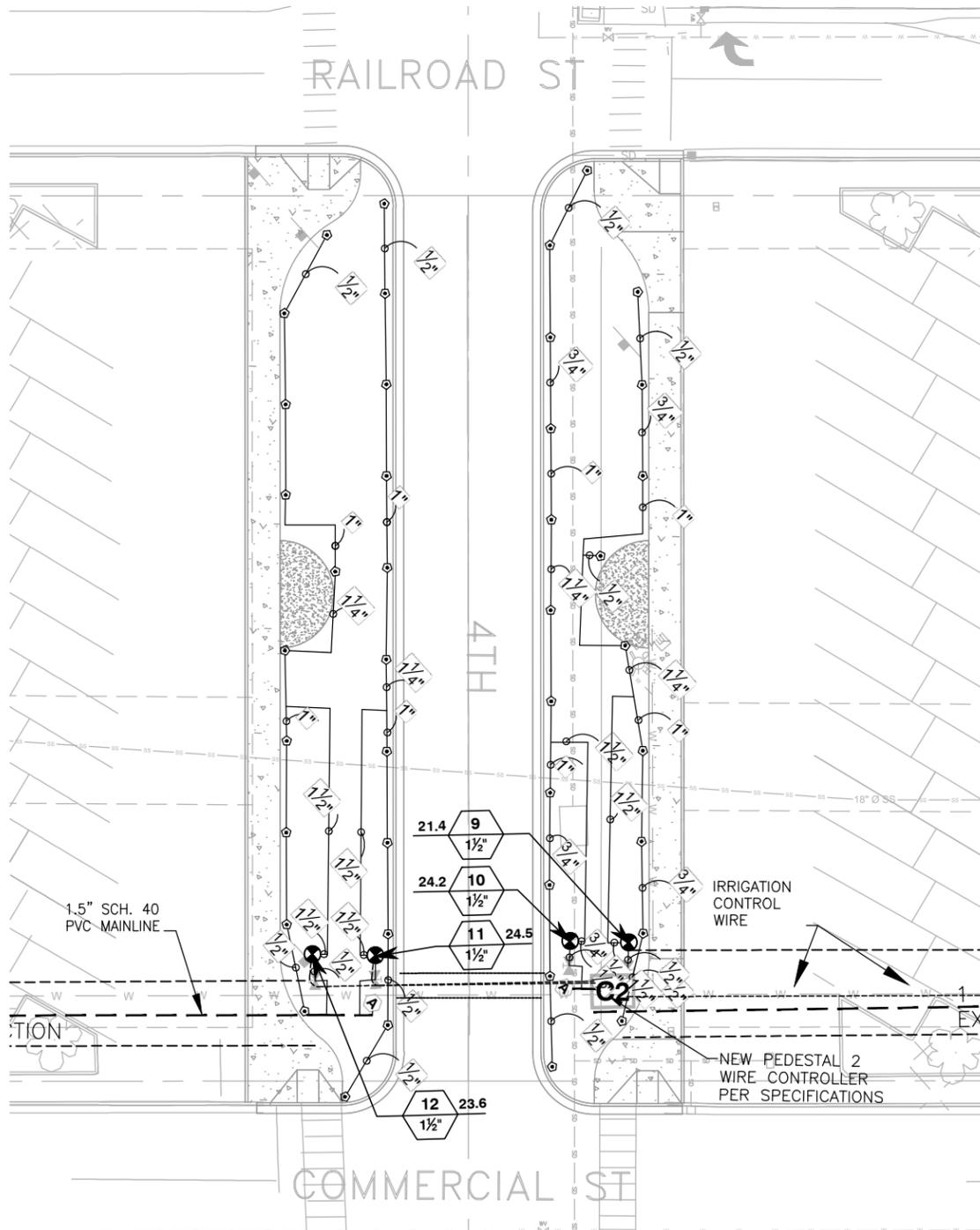
© 2020 | ALL RIGHTS RESERVED

Construction Documents

07.25.2020  
DRAWN BY | HANSEN  
CHECKED BY | ROSA  
REVISIONS

IRRIGATION NOTES AND LEGENDS

L400

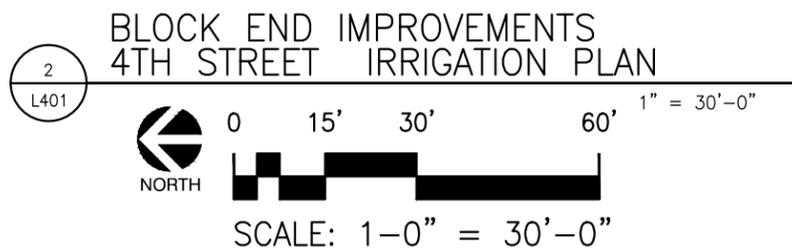


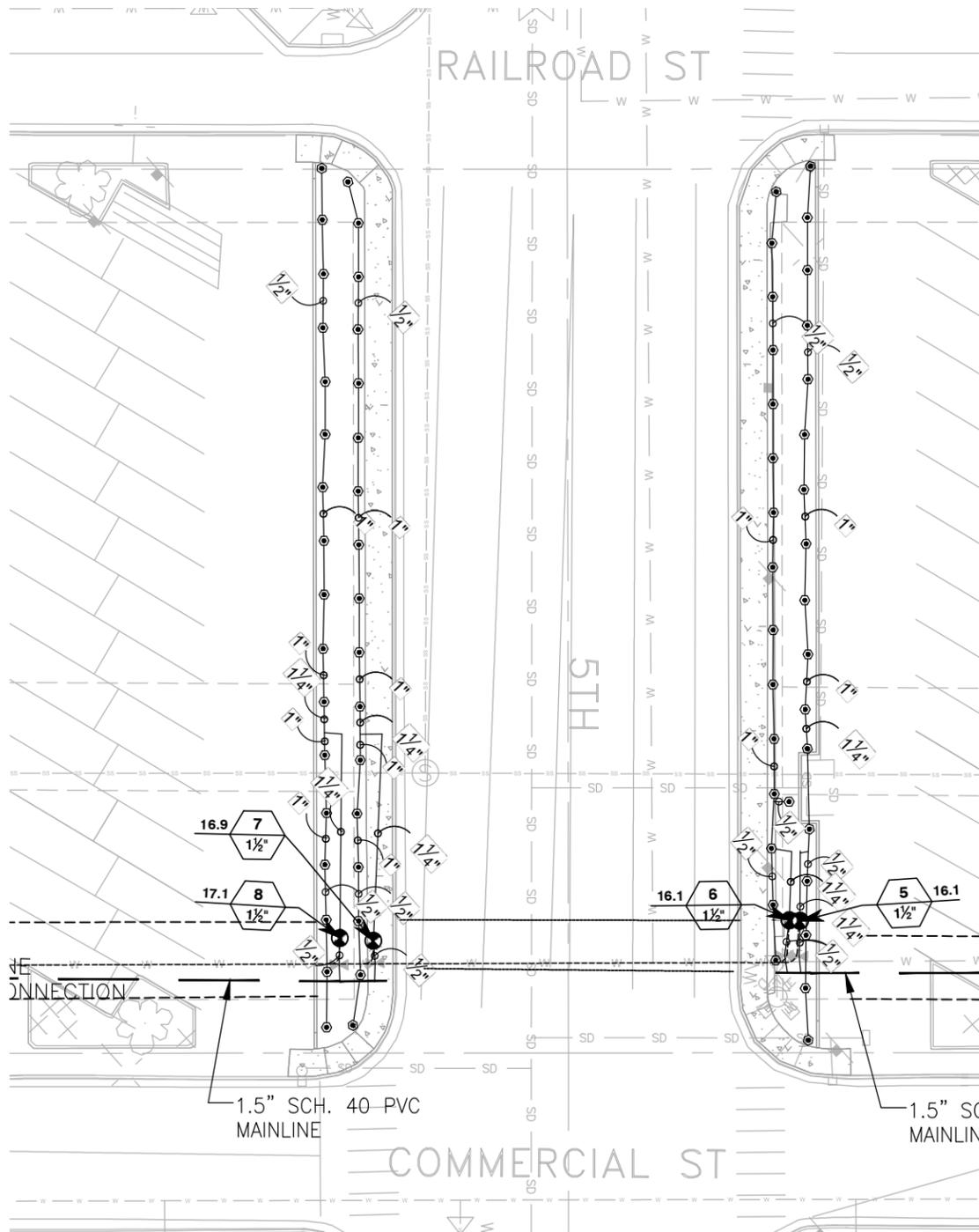
1 BLOCK END IMPROVEMENTS  
 4TH , 5TH AND 6TH STREET COMMERCIAL - RAILROAD

1" = 100'

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	HEADS	PSI	PRECIP
1	Hunter ICV-G-BSP-FS	1-1/2"	Turf Spray	23.65	12	34.21	0.79 in/h
2	Hunter ICV-G-BSP-FS	1-1/2"	Turf Spray	21.57	10	34.11	0.75 in/h
3	Hunter ICV-G-BSP-FS	1-1/2"	Turf Spray	21.08	9	34.27	0.74 in/h
4	Hunter ICV-G-BSP-FS	1-1/2"	Turf Spray	25.77	13	33.76	0.82 in/h
5	Hunter ICV-G-BSP-FS	1-1/2"	Turf Spray	16.06	17	34.29	0.98 in/h
6	Hunter ICV-G-BSP-FS	1-1/2"	Turf Spray	16.06	16	34.35	0.98 in/h
7	Hunter ICV-G-BSP-FS	1-1/2"	Turf Spray	16.85	17	34.33	1.00 in/h
8	Hunter ICV-G-BSP-FS	1-1/2"	Turf Spray	17.15	17	34.25	0.98 in/h
9	Hunter ICV-G-BSP-FS	1-1/2"	Turf Spray	21.36	9	33.96	0.74 in/h
10	Hunter ICV-G-BSP-FS	1-1/2"	Turf Spray	24.19	11	34.06	0.79 in/h
11	Hunter ICV-G-BSP-FS	1-1/2"	Turf Spray	24.49	11	34.37	0.79 in/h
12	Hunter ICV-G-BSP-FS	1-1/2"	Turf Spray	23.64	10	34.38	0.76 in/h





1 BLOCK END IMPROVEMENTS  
L402 4TH , 5TH AND 6TH STREET COMMERCIAL - RAILROAD

1" = 100'

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	HEADS	PSI	PRECIP
1	Hunter ICV-G-BSP-FS	1-1/2"	Turf Spray	23.65	12	34.21	0.79 in/h
2	Hunter ICV-G-BSP-FS	1-1/2"	Turf Spray	21.57	10	34.11	0.75 in/h
3	Hunter ICV-G-BSP-FS	1-1/2"	Turf Spray	21.08	9	34.27	0.74 in/h
4	Hunter ICV-G-BSP-FS	1-1/2"	Turf Spray	25.77	13	33.76	0.82 in/h
5	Hunter ICV-G-BSP-FS	1-1/2"	Turf Spray	16.06	17	34.29	0.98 in/h
6	Hunter ICV-G-BSP-FS	1-1/2"	Turf Spray	16.06	16	34.35	0.98 in/h
7	Hunter ICV-G-BSP-FS	1-1/2"	Turf Spray	16.85	17	34.33	1.00 in/h
8	Hunter ICV-G-BSP-FS	1-1/2"	Turf Spray	17.15	17	34.25	0.98 in/h
9	Hunter ICV-G-BSP-FS	1-1/2"	Turf Spray	21.36	9	33.96	0.74 in/h
10	Hunter ICV-G-BSP-FS	1-1/2"	Turf Spray	24.19	11	34.06	0.79 in/h
11	Hunter ICV-G-BSP-FS	1-1/2"	Turf Spray	24.49	11	34.37	0.79 in/h
12	Hunter ICV-G-BSP-FS	1-1/2"	Turf Spray	23.64	10	34.38	0.76 in/h

2 BLOCK END IMPROVEMENTS  
L402 5TH STREET IRRIGATION PLAN



SCALE: 1-0" = 30'-0"

Elko, Nevada  
Block End Improvements  
City of Elko



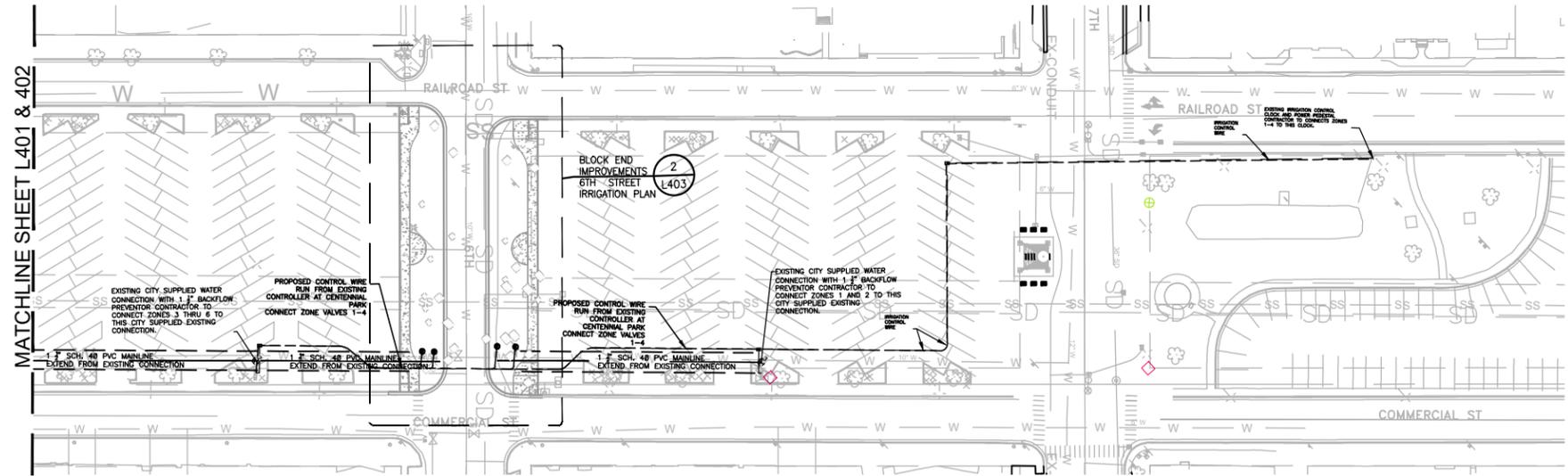
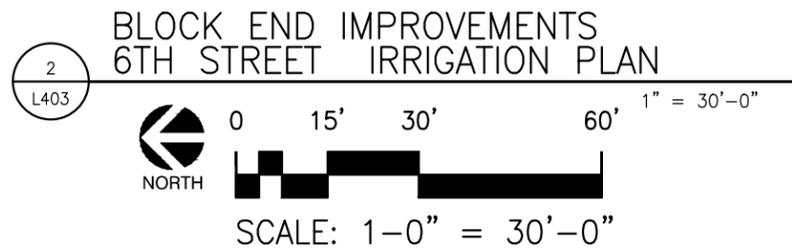
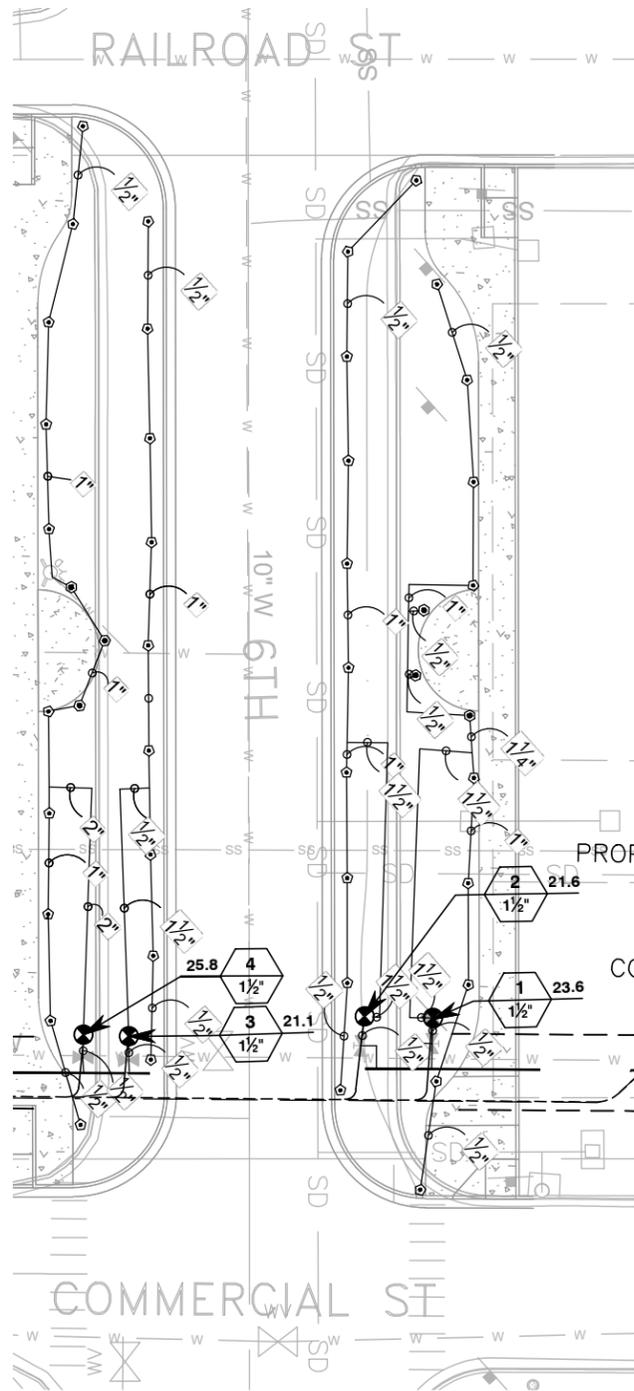
© 2020 | ALL RIGHTS RESERVED

Construction Documents

07.25.2020  
DRAWN BY | HANSEN  
CHECKED BY | ROSA  
REVISIONS

BLOCK END IMPROVEMENTS -  
5TH STREET IRRIGATION PLAN

L402



**1**  
**BLOCK END IMPROVEMENTS**  
L403 4TH , 5TH AND 6TH STREET COMMERCIAL – RAILROAD 1" = 100'

**VALVE SCHEDULE**

NUMBER	MODEL	SIZE	TYPE	GPM	HEADS	PSI	PRECIP
1	Hunter ICV-G-BSP-FS	1-1/2"	Turf Spray	23.65	12	34.21	0.79 in/h
2	Hunter ICV-G-BSP-FS	1-1/2"	Turf Spray	21.57	10	34.11	0.75 in/h
3	Hunter ICV-G-BSP-FS	1-1/2"	Turf Spray	21.08	9	34.27	0.74 in/h
4	Hunter ICV-G-BSP-FS	1-1/2"	Turf Spray	25.77	13	33.76	0.82 in/h
5	Hunter ICV-G-BSP-FS	1-1/2"	Turf Spray	16.06	17	34.29	0.98 in/h
6	Hunter ICV-G-BSP-FS	1-1/2"	Turf Spray	16.06	16	34.35	0.98 in/h
7	Hunter ICV-G-BSP-FS	1-1/2"	Turf Spray	16.85	17	34.33	1.00 in/h
8	Hunter ICV-G-BSP-FS	1-1/2"	Turf Spray	17.15	17	34.25	0.98 in/h
9	Hunter ICV-G-BSP-FS	1-1/2"	Turf Spray	21.36	9	33.96	0.74 in/h
10	Hunter ICV-G-BSP-FS	1-1/2"	Turf Spray	24.19	11	34.06	0.79 in/h
11	Hunter ICV-G-BSP-FS	1-1/2"	Turf Spray	24.49	11	34.37	0.79 in/h
12	Hunter ICV-G-BSP-FS	1-1/2"	Turf Spray	23.64	10	34.38	0.76 in/h

Elko, Nevada  
Block End Improvements  
**City of Elko**



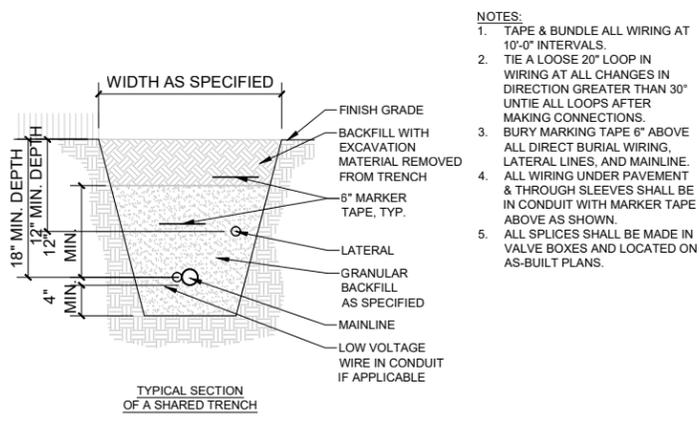
© 2020 | ALL RIGHTS RESERVED

Construction Documents

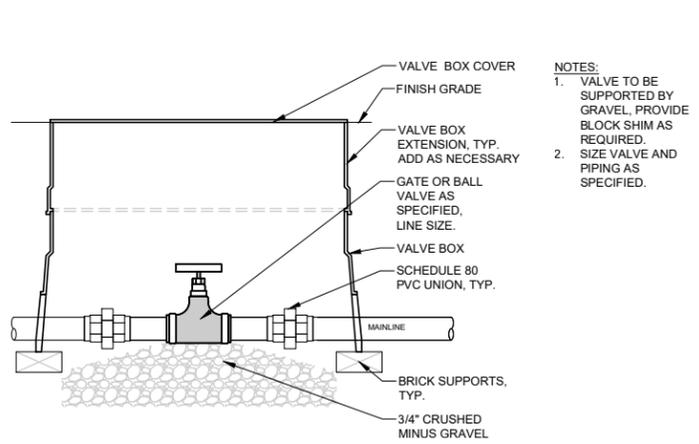
07.25.2020  
DRAWN BY | HANSEN  
CHECKED BY | ROSA  
REVISIONS

BLOCK END IMPROVEMENTS –  
6TH STREET  
IRRIGATION PLAN

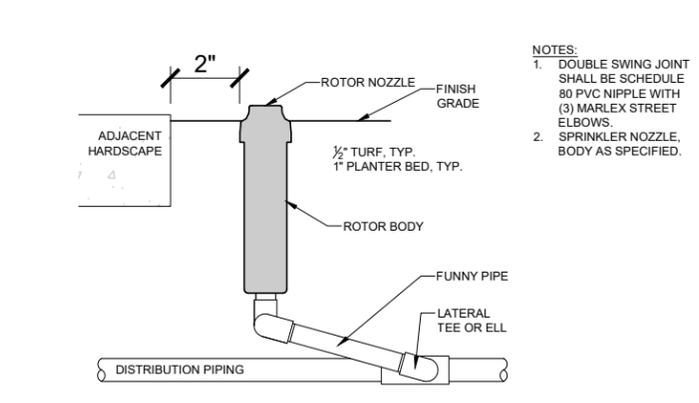
L403



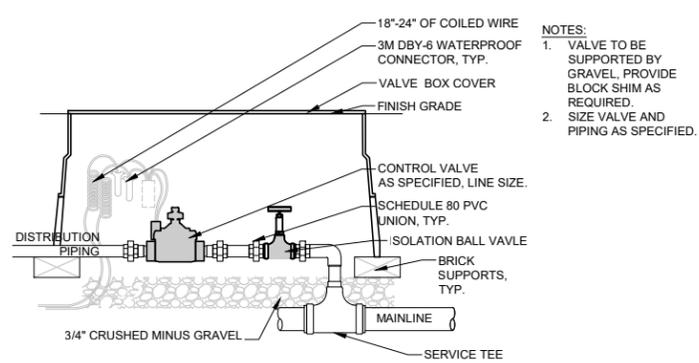
**1 IRRIGATION TRENCH**  
 L501 NOT TO SCALE



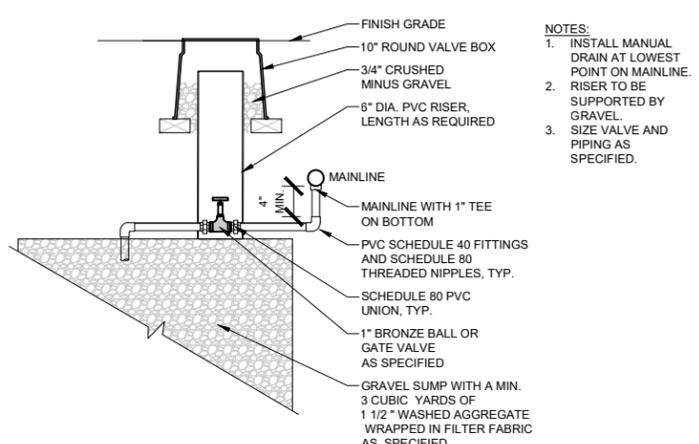
**2 ISOLATION VALVE / STOP AND WASTE VALVE**  
 L501 NOT TO SCALE



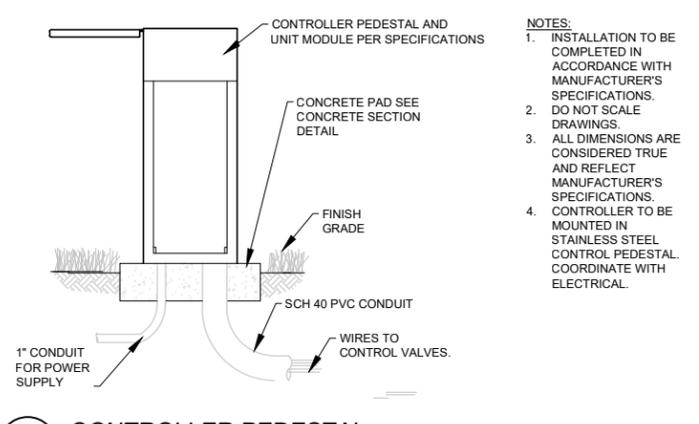
**3 SPRINKLER HEAD**  
 L501 NOT TO SCALE



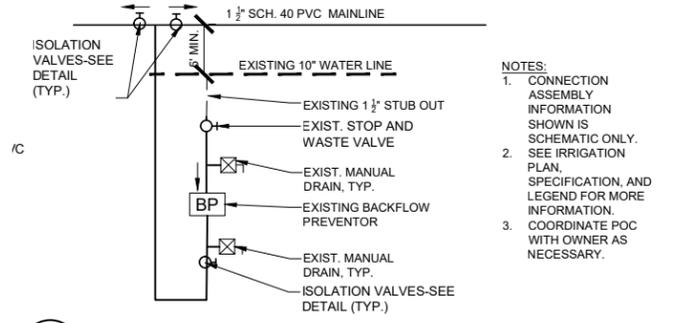
**4 ELECTRIC CONTROL VALVE**  
 L501 NOT TO SCALE



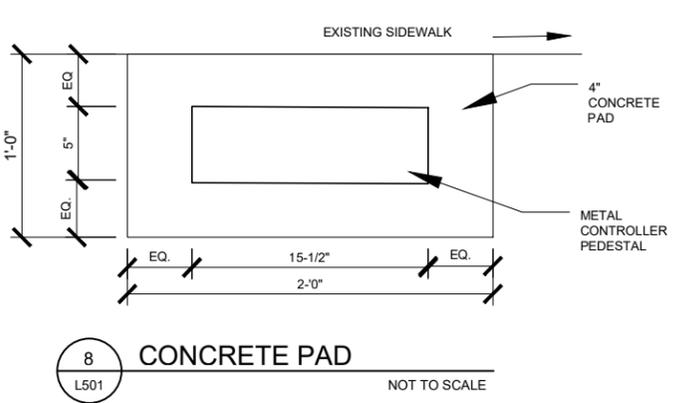
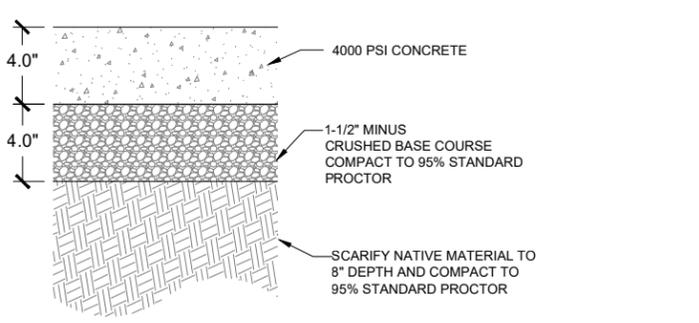
**5 MANUAL DRAIN**  
 L501 NOT TO SCALE



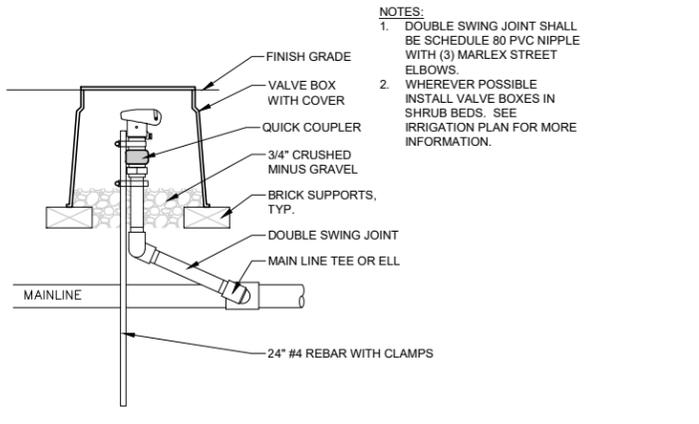
**6 CONTROLLER PEDESTAL**  
 L501 NOT TO SCALE



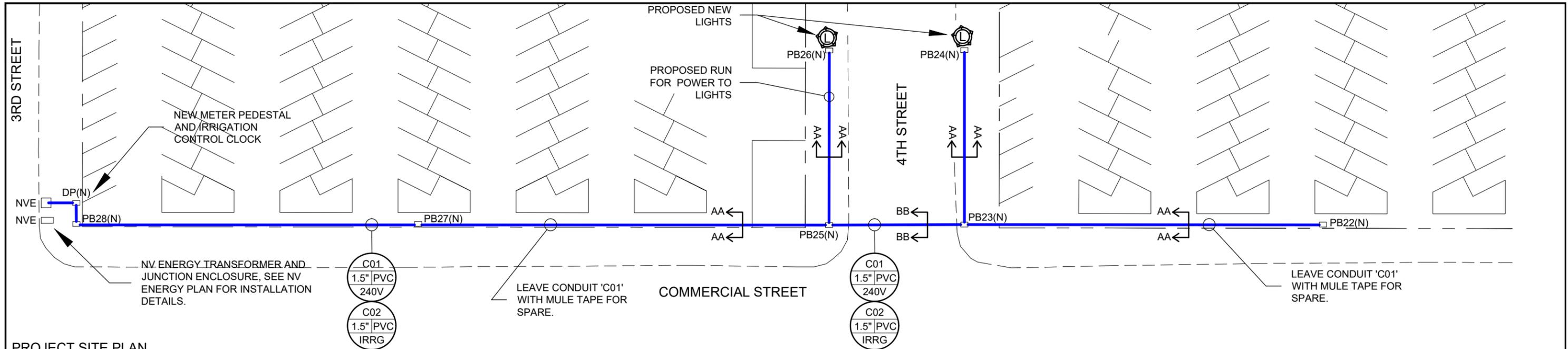
**7 EXISTING POINT OF CONNECTION**  
 L501 NOT TO SCALE



**8 CONCRETE PAD**  
 L501 NOT TO SCALE



**9 QUICK COUPLER**  
 L501 NOT TO SCALE



**PROJECT SITE PLAN**

SCALE: 1" = 40'

**DRAWING NOTES:**

- 1 INSTALL NEW PULL BOXES (PB28, PB25, PB23, PB19, PB17) WITH A N36 TYPE.
- 2 INSTALL NEW PULL BOXES (PB16, PB21, PB22, PB27) WITH A N9 TYPE.
- 3 ALL OUTDOOR ELECTRICAL EQUIPMENT TO BE NEMA 3R MINIMUM.
- 4 PROVIDE AND INSTALL NEW PULL BOXES (PB18, PB20, PB24, PB26) USE 'N9' TYPE BOXES. INSTALL CONDUIT, WIRING, AND FITTING TO NEW LIGHT POLES AS SHOWN.
- 5 PROVIDE AND INSTALL FOUR NEW LIGHT POLES AS SHOWN, MATCH EXISTING SINGLE HEAD POLES. PROVIDE CONCRETE BASES, CONDUIT, WIRING AND VERIFY PROPER OPERATION. CONNECT TO EXISTING LIGHTING CIRCUITS AS SHOWN.
- 6 AT BLOCKS 3 AND 4 PROVIDE AND INSTALL NEW PANEL TO SERVICE NEW LIGHTS AND IRRIGATION
- 7 AT BLOCKS 5 AND 6 PROVIDE AND INSTALL NEW CONDUIT RUN FROM EXISTING PB7, PULL NEW LIGHTING AND IRRIGATION POWER FROM LP1-5 TO NEW PB16.
- 8 ALL CONDUIT TRENCHES ARE TO BE INSTALL PER PLANS, AND INCLUDE A MINIMUM OF THE TWO CONDUITS AS SHOWN. CONDUITS SHOULD BE ADDED IF NEEDED FOR IRRIGATION CONTROLS AND FUTURE. CONDUIT FILLS ARE TO BE INSTALLED TO DEVICES NEEDED (LIGHTS & VALVES) UNUSED CONDUITS ARE TO HAVE MULE TAPE INSTALLED, LABELED AND LEFT FOR FUTURE USE.

**LEGEND:**

- DECORATIVE LIGHT FIXTURE. MATCH EXISTING FIXTURES, WITH 14' POLES, ANTIQUE ARMS, FIXTURE HEADS TO BE EQUIPPED WITH LED LIGHTING. (CODALE ELECTRIC)
- PHILIPS RENAISSANCE & HADCO  
CAT #RN20-135W80LED4K-ACDR-LE5R-120  
CAT #P4420-14-A

PANEL:	DP	DC DEVICE TYPE:	Breaker	ENCLOSURE:	NEMA 3R	MAINS(A):	200	BUS RATING(A):	200
LOCATION:	3-4TH STREET	DEVICE FAMILY:	Bolt Dn	MOUNTING:	PEDESTAL TYPE	WIRING:	3 PHASE 4 WIRE	BUS WITHSTAND(A):	10000
FED FROM:	NVE			VOLTAGE:	208/120V			FAULT CURRENT(A):	2500

DC AMPS P	NOTES	DESCRIPTION	DEMAND CODE	VA	CKT	PHASE LOADS			VA	DEMAND CODE	DESCRIPTION	NOTES	DC AMPS P
						A	B	C					
					1	400			2	400	GEN	LTS	20 1
					3	100			4	100	GEN	GEN	20 1
					5				6				
					7				8				
					9				10				
					11				12				
					13				14				
					15				16				
					17				18				
					19				20				
					21				22				
					23				24				
					25				26				
					27				28				
					29				30				

SCHEDULE TOTALS      KVA      AMPS

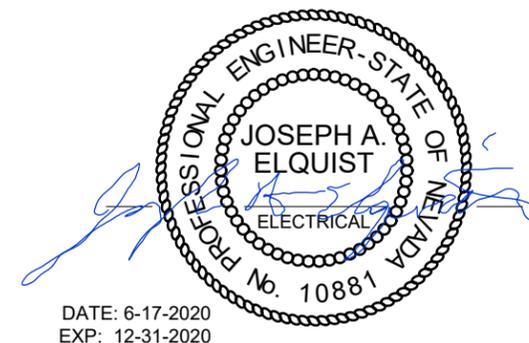
TOTAL CONNECTED      -      -

TOTAL DEMAND      -      -

TOTAL DESIGN      -      -

USE PEDESTAL MOUNTED METERED MILBANK, EATON, OR EQUAL  
200A, 208/120V, 3Ø, 12 CIRCUIT MINIMUM  
(EATON PART #CMP4421, MILBANK #CP3B1251BA)

\*SUBMIT & VERIFY WITH ENGINEER, FINAL LOCATION TO BE DETERMINED BY CITY OF ELKO



CITY OF ELKO  
1751 COLLEGE AVE  
ELKO, NEVADA 89801  
775-777-7210

**SCALE**

HORZ 1"=40'

VERT NONE

DESIGNED BY JAE

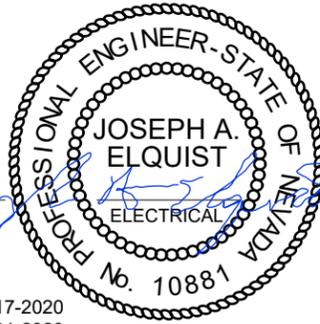
DRAWN BY JAE

CHECKED BY -

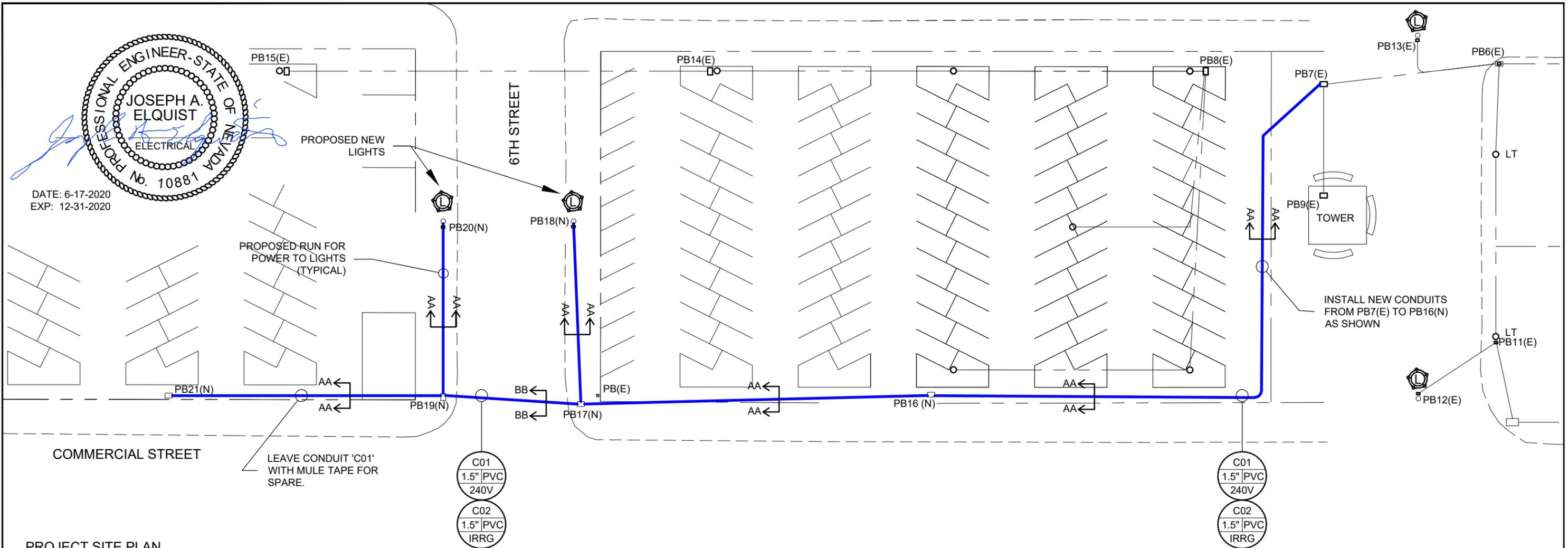
DATE 10-8-2020

CITY OF ELKO  
DOWNTOWN BLOCK ENDS  
ELECTRICAL INSTALLATION

SHEET  
**E1**



DATE: 6-17-2020  
EXP: 12-31-2020



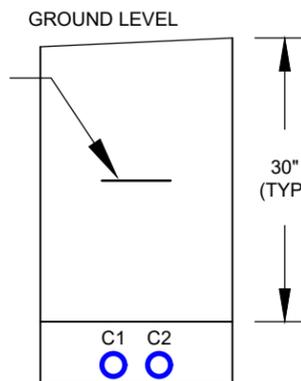
**PROJECT SITE PLAN**

SCALE: 1" = 40'

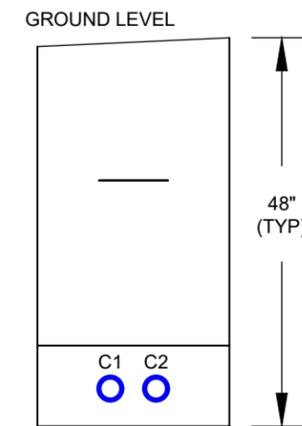
**CONDUIT SCHEDULE**

TAG	FROM	TO	FILL	GROUND	TYPE	NOTES
	PB	PB	4 X #10 AWG, THWN	#10 AWG	1.5" PVC	ELECTRICAL FEEDERS FOR NEW LIGHTS. (INSTALL MULE TAPE IN UN-USED CONDUITS)
	PB	PB	INSTALL CONTROL CABLES PER LANDSCAPING PLANS		1.5" PVC	IRRIGATION CONTROLS (INSTALL MULE TAPE IN UN-USED CONDUITS)

6" WARNING TAPE  
INSTALLED 12" BELOW GRADE  
(TYPICAL ALL TRENCHES)



TRENCH SECTION - AA



TRENCH SECTION - BB



CITY OF ELKO  
1751 COLLEGE AVE  
ELKO, NEVADA 89801  
775-777-7210

**SCALE**

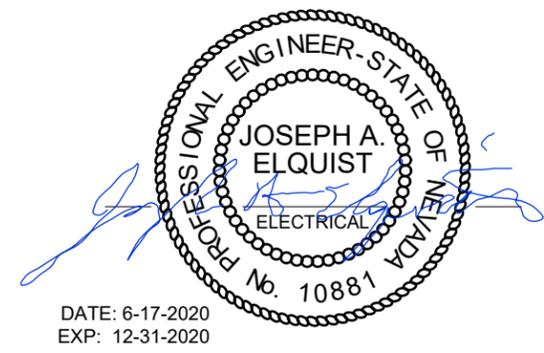
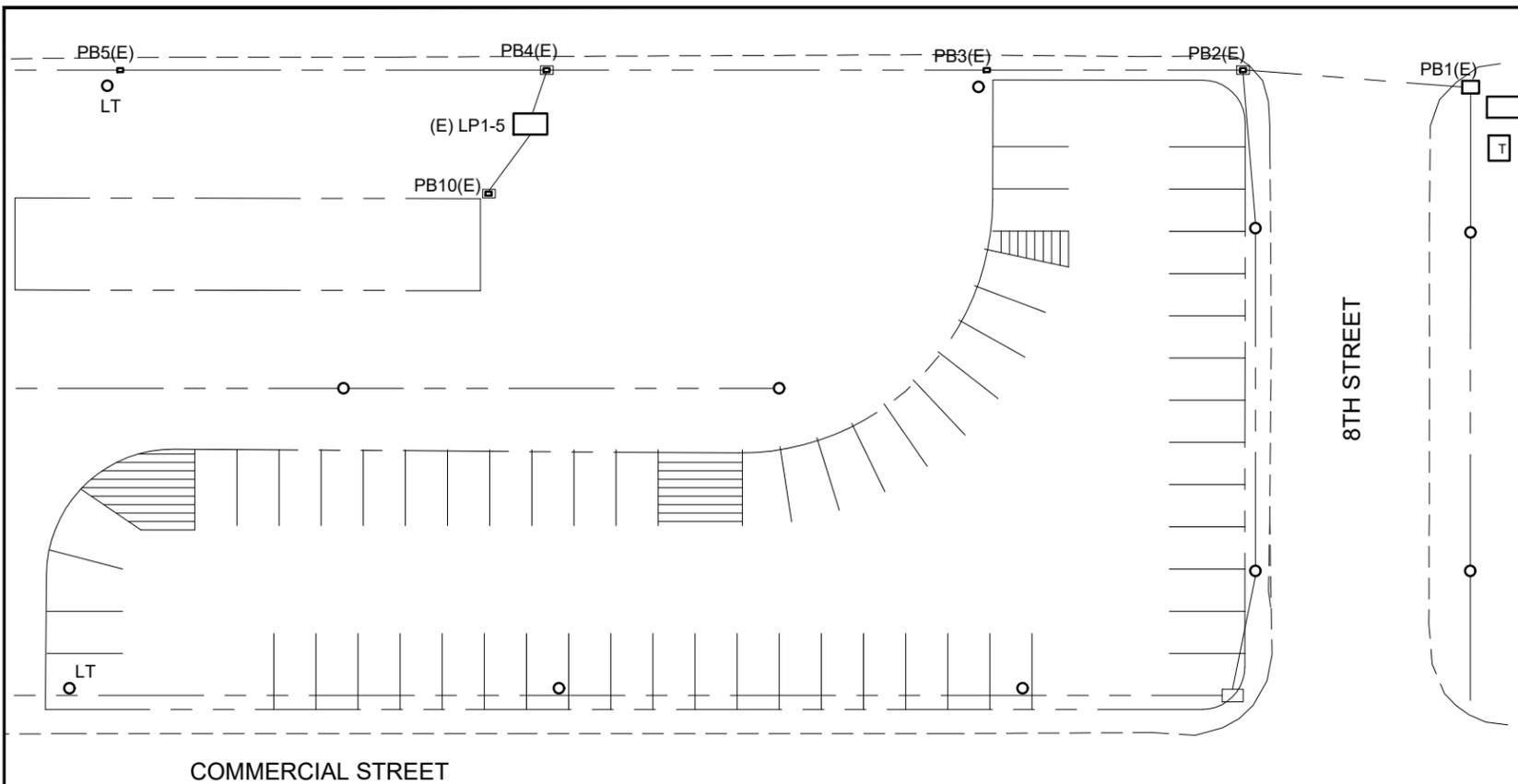
HORZ 1"=40'  
VERT NONE

DESIGNED BY JAE  
DRAWN BY JAE  
CHECKED BY -  
DATE 6-17-2020

CITY OF ELKO  
DOWNTOWN BLOCK ENDS  
ELECTRICAL INSTALLATION

SHEET

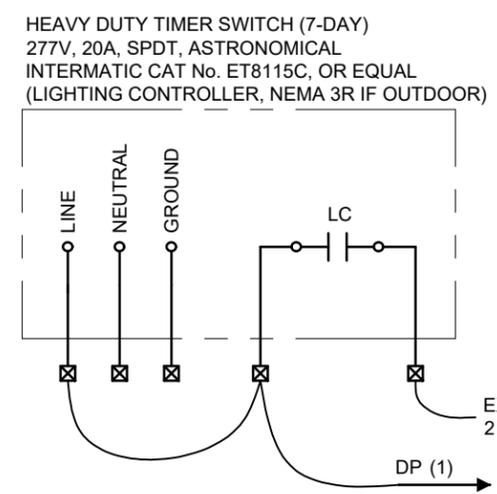
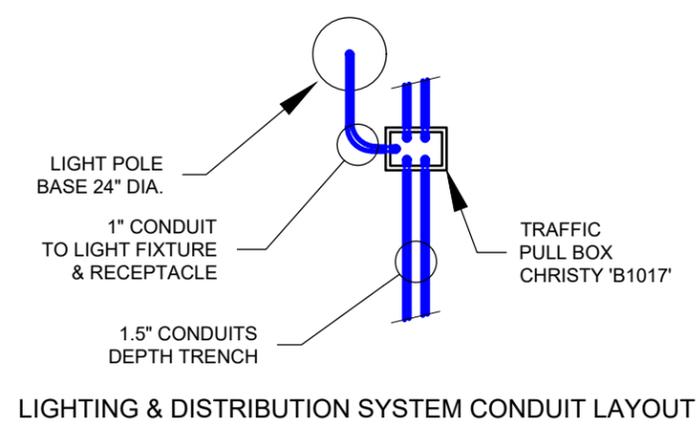
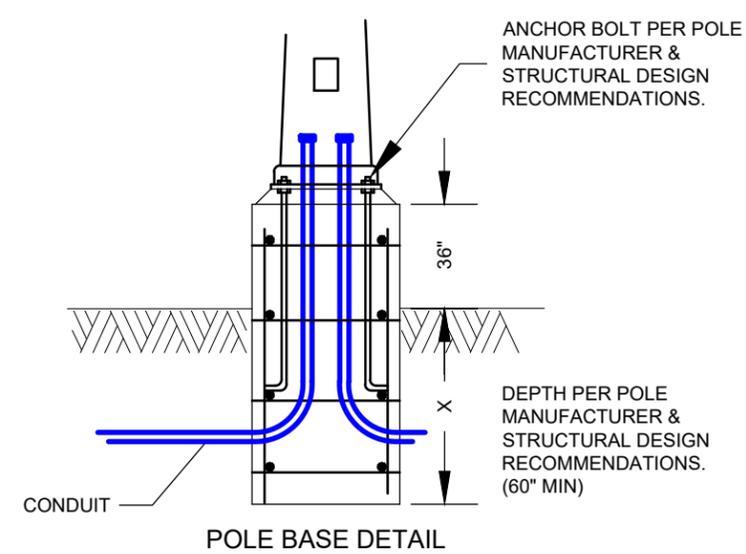
**E2**



- DRAWING NOTES:**
- 1 LIGHTING CIRCUIT WILL BE SUPPLIED FROM DISTRIBUTION PANEL 'DP' LOCATED AS SHOWN. CONTRACTOR WILL SUPPLY AND INSTALL A LIGHTING CONTACTOR 'LC', ELECTRONIC TIMER AND PHOTO CONTROL AT THE ELECTRICAL PANEL TO CONTROL THE LIGHTING, IF NEEDED.
  - 2 COLOR CODE CONDUCTORS THROUGHOUT INSTALLATION.  
 ØA = BLACK  
 ØB = RED  
 ØC = BLUE  
 NEUTRAL = WHITE  
 GROUND = GREEN
  - 3 LABEL CONDUCTORS AT EVERY CONNECTION, IN EVERY PULL BOX, AND EVERY TERMINATION POINT. LABELS TO BE PERMANENT AND MUST BE APPROVED BY ENGINEER PRIOR TO USE. LABEL TO DISPLAY PANEL NAME AND CIRCUIT NUMBER.
  - 4 INSTALL AN ELECTRICAL PULL BOXES AS SHOWN, AND AS NEEDED, USE TRAFFIC RATED BOX IN PARKING AREAS. USE CHRISTY B1017 TRAFFIC BOX, AND CHRISTY N9 ELECTRICAL BOX, OR EQUAL.

**PROJECT SITE PLAN**

SCALE: 1" = 40'



CITY OF ELKO  
 1751 COLLEGE AVE  
 ELKO, NEVADA 89801  
 775-777-7210

**SCALE**  
 \_\_\_\_\_  
 HORZ 1"=40'  
 \_\_\_\_\_  
 VERT NONE  
 \_\_\_\_\_

DESIGNED BY JAE  
 \_\_\_\_\_  
 DRAWN BY JAE  
 \_\_\_\_\_  
 CHECKED BY -  
 \_\_\_\_\_  
 DATE 6-17-2020  
 \_\_\_\_\_

CITY OF ELKO  
 DOWNTOWN BLOCK ENDS  
 ELECTRICAL INSTALLATION

SHEET  
**E3**

Agenda Item: I.B.

City of Elko Redevelopment Agency  
Agenda Action Sheet

1. Title: **Review, consideration, and possible approval of the continuation of the RDA Storefront Improvement Grant Program, and matters related thereto. FOR POSSIBLE ACTION**
2. Meeting Date: **November 10, 2020**
3. Agenda Category: **NEW BUSINESS**
4. Time Required: **10 minutes**
5. Background Information: **August 9, 2016 meeting, RDA directed staff to establish a Storefront Improvement Grant Program with a maximum annual expenditure of \$50,000 for the first five years, to be reevaluated thereafter. The RDA has approved \$272,228.81 in grants in the first 4 years and therefore exceeding the previously approved allocation. CL**
6. Budget Information:  
    Appropriation Required: **N/A**  
    Budget amount available: **N/A**  
    Fund name: **Redevelopment Agency**
7. Business Impact Statement: **Required / Not Required**
8. Supplemental Agenda Information: **Staff Report**
9. Recommended Motion: **Move to accept the continuation of the Storefront Improvement Grant Program for an additional 5 years at \$50,000 each year or a total of \$250,000 and to be reevaluated thereafter.**
10. Prepared By: **Cathy Laughlin, City Planner**
11. Committee/Other Agency Review:
12. Agency Action:
13. Agenda Distribution:



# CITY OF ELKO

## Planning Department

Website: [www.elkocity.com](http://www.elkocity.com)  
Email: [planning@ci.elko.nv.us](mailto:planning@ci.elko.nv.us)

1751 College Avenue • Elko, Nevada 89801 • (775) 777-7160 • Fax (775) 777-7119

---

## Memorandum

To: Redevelopment Agency  
From: Cathy Laughlin –City Planner  
Date: October 25, 2020  
Meeting Date: November 10, 2020

Agenda item:

### **Review, consideration, and possible approval of the continuation of the RDA Storefront Improvement Grant Program, and matters related thereto. FOR POSSIBLE ACTION**

The RDA Storefront Improvement Grant program has been a very successful program. Since 2017, we have approved \$272,228.81 in grants. Some of the larger completed projects were Dalling Hall, Jason and Gina Land Property, and Rubies Bar. As of October 25, 2020, we have paid out \$106,862.67 of the approved grants. The majority of the 2020 grants have not requested reimbursement and that makes up a large portion of the difference between what is been approved and what has been paid.

The Redevelopment Plan goals and objectives state:

- ) To benefit, sustain and support the visual enhancement and beautification; and to minimize unplanned growth by guiding revitalization activities and new development in such fashion as to meet the needs of the Redevelopment Area, the City and its citizens.
- ) To respect the efforts and accomplishments of the past; and, encourage maximum participation of residents, business persons, property owners, and community organizations in the redevelopment of the Redevelopment Area through enduring public/private partnerships.

#### 1. Owner Participation.

Owners of real property within the Redevelopment Area shall be extended reasonable opportunities to participate in the redevelopment of property in the Redevelopment Area if such owners agree to participate in the redevelopment in conformity with this Redevelopment Plan and the owner participation implementation rules adopted by the Agency. The Agency will also extend participation opportunities to tenants within the Redevelopment Area.

I feel that we have certainly met and will continue to meet the goal and objectives as well as the Owner Participation with the Storefront Improvement Grant Program if RDA approves the continuation of the program.

Below are some before and after photos to evaluate the success of the first four years of the program.

2017 Storefront Program Before and After Photos



J.M. Capriola Co. ~ 500 Commercial Street



Western Folklife Center ~ 501 Railroad Street



Dalling Hall ~ 600 Commercial Street



Gerber Law Office ~ 491 4<sup>th</sup> Street

2018 Storefront Program Before and After Photos



Pat Laughlin Family Living Trust ~ 927 Idaho Street



Patray Assets ~ 524 Commercial Street

2019 Storefront Program Before and After Photos



Jason and Gina Land ~ 475 8<sup>th</sup> Street



Catherine Wines ~ 421 Railroad Street

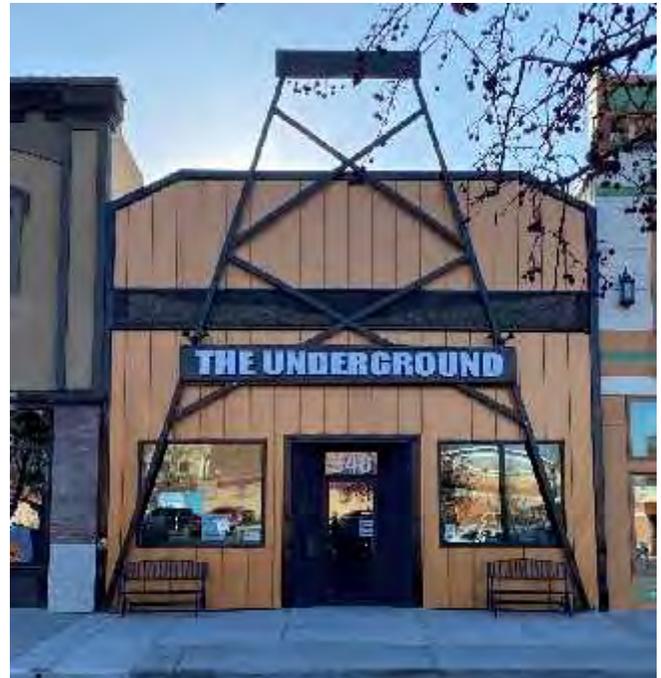
2020 Storefront Program Before and After Photos



Rubies Bar ~ 442 Idaho Street



Lockie and MacFarlan ~ 919 Idaho Street



Underground Bar ~ 548 Commercial Street



600 Block transformation ~ 10 years

This block is evidence that when one property invests in a storefront transformation, you will find that neighbors surrounding that property will be stimulated to invest in their properties as well.

The last four years have proven that the program is very successful.

RDA Storefront Improvement Grant

Participant	2017 \$ Approved	2017 \$ Paid	2018 \$ Approved	2018 \$ Paid	2019 \$ Approved	2019 \$ Paid	2020 \$ Approved	2020 \$ Paid
Susan Wright	\$5,775.56	\$5,775.56						
Gerber Professional Bldg.	\$15,000.00	\$15,000.00						
Jeff Dalling	\$25,000.00	\$0.00						
Western Folklife Center	\$20,399.93	\$20,399.93						
Pat Laughlin Family Trust			\$5,105.00	\$5,105.00				
Patray Assets LLP			\$25,000.00	\$25,000.00				
OC Restaurants, LLC			\$25,000.00	\$0.00				
Susan Wright					\$16,997.50	\$7,525.00		
Catherine Wines					\$7,445.64	\$0.00		
Jason & Gina Land					\$25,000.00	\$25,000.00		
Lockie & MacFarlan							\$3,057.18	\$3,057.18
Braemar Construction							\$25,000.00	
Lori Ayala, Rubies Bar							\$25,000.00	
Clay Gremel							\$23,448.00	
Living Stones Church							\$25,000.00	
	\$66,175.49	\$41,175.49	\$55,105.00	\$30,105.00	\$49,443.14	\$32,525.00	\$101,505.18	\$3,057.18

<b>Total Approved to date</b>	<b>\$272,228.81</b>
<b>Total Paid to date</b>	<b>\$106,862.67</b>

City of Elko Redevelopment Agency  
**Agenda Action Sheet**

1. Title: Review, consideration, and possible action to re-appoint the five members of the Redevelopment Advisory Council, and matters related thereto. **FOR POSSIBLE ACTION**
2. Meeting Date: **November 10, 2020**
3. Agenda Category: **NEW BUSINESS**
4. Time Required: **5 minutes**
5. Background Information: **Per the Redevelopment Advisory Council Bylaws adopted February 14, 2017, the members of the RAC shall be appointed by the RDA annually in July. Due to Covid 19, all advisory board meetings have been canceled and therefore was not brought to the RDA in July. The RDA shall appoint five (5) members to the RAC board. The RAC board members shall satisfy the following criteria or have the following affiliations or associations, and shall serve without compensation: (1) a member of the RDA, (2) the president or designee of the Downtown Business Association, (3) the chairman or designee of the Arts and Culture Advisory Board, (4) one member who resides within the City of Elko incorporated boundary, and (5) one stakeholder from the redevelopment area. Lina Blohm, Jon Karr, Catherine Wines, Bill Hance and Jeff Dalling have indicated an interest in continuing on the board.**
6. Budget Information:  
    Appropriation Required: **N/A**  
    Budget amount available: **N/A**  
    Fund name: **N/A**
7. Business Impact Statement: **Not Required**
8. Supplemental Agenda Information:
9. Recommended Motion: **Pleasure of the Agency**
10. Prepared By: **Cathy Laughlin, Redevelopment Manager/City Planner**
11. Committee/Other Agency Review:
12. Agency Action:
13. Agenda Distribution:

## Cathy Laughlin

---

**From:** (null) Coldwell Banker <linab@citlink.net>  
**Sent:** Thursday, July 09, 2020 1:32 PM  
**To:** Cathy Laughlin  
**Subject:** Re: RAC

Cathy,  
I apologize for the delay as I have been out of town. I am interested in continuing in my position with RAC.  
Lina

Sent from my iPhone

On Jul 1, 2020, at 4:11 PM, Cathy Laughlin <[claughlin@elkocitynv.gov](mailto:claughlin@elkocitynv.gov)> wrote:

Lina,  
Based on the RAC bylaws, we agenda for the Redevelopment Agency meeting every July for the reappointment of the RAC members. Would you like to continue to serve as the member on the RAC?  
Please respond via email so I can include it in the packet for their agenda.  
Thanks,

*Cathy Laughlin*  
*City Planner*

(775)777-7160 ph  
(775)777-7219 fax  
[claughlin@elkocitynv.gov](mailto:claughlin@elkocitynv.gov)

City of Elko  
1751 College Avenue  
Elko, NV 89801

## Cathy Laughlin

---

**From:** jeff dalling <jcdalling@hotmail.com>  
**Sent:** Thursday, July 02, 2020 4:22 PM  
**To:** Cathy Laughlin  
**Subject:** Re: RAC

I would like to continue serving on the RAC

Jeff Dalling

On Jul 1, 2020, at 4:05 PM, Cathy Laughlin <claughlin@elkocitynv.gov> wrote:

Jeff,

Based on the RAC bylaws, we agenda for the Redevelopment Agency meeting every July for the reappointment of the RAC members. Would you like to continue to serve as the member on the RAC? Please respond via email so I can include it in the packet for their agenda.

Thanks,

*Cathy Laughlin*  
*City Planner*

(775)777-7160 ph  
(775)777-7219 fax  
[claughlin@elkocitynv.gov](mailto:claughlin@elkocitynv.gov)

City of Elko  
1751 College Avenue  
Elko, NV 89801

## Cathy Laughlin

---

**From:** Garret Kamps <garret@collectivecoffeeasters.co>  
**Sent:** Monday, July 06, 2020 6:02 PM  
**To:** Cathy Laughlin  
**Subject:** Jon Kar, RAC

Hey Cathy!

Jon Karr will continue to represent the DBA to the RAC. Let me know if you have any questions or concerns! Thanks!

Garret Kamps  
775-388-7318  
[www.collectivecoffeeasters.co](http://www.collectivecoffeeasters.co)

# Reports

## Redevelopment Agency 2019/2020 Budget

July 1, 2020 to June 30, 2021

Revenues		
	Approved Budget	As of 11/3/2020
Beginning Fund Balance	<b>\$1,358,208</b>	
Budget to beginning fund balance dif.	<b>-\$58,339</b>	
Property Tax Revenues (anticipated)	\$393,888	\$170,219
Interest Revenues (anticipated)	\$7,000	\$941
Transfer in from General Fund		
<b>Total Revenues</b>	<b>\$1,700,757</b>	<b>\$171,160</b>

Balance to date	<b>\$1,470,782</b>
-----------------	--------------------

Expenditures		
	Approved Budget	As of 11/3/2020
Legal	\$20,000	
Public Improvements		
Misc. items	\$1,000	\$247
Storefront Program (pledged 2017)	\$25,000	
Storefront Program (pledged 2018)	\$25,000	
Storefront Program (pledged 2019)	\$16,918	
Storefront Program (pledged 2020)	\$98,448	
Storefront Program (pledged 2021)	\$50,000	
Public-Private Partnerships	\$75,000	
RAC Recognition Program	\$1,000	
400 Block Alley power project	?	
Block End Project	\$600,000	
Balance towards savings	\$788,291	
Revolving Fund	\$100	
<b>Total Expenses</b>	<b>\$1,700,757</b>	<b>\$247</b>

## Redevelopment Agency 2019/2020 Budget

July 1, 2019 to June 30, 2020

Revenues		
	Approved Budget	As of 6/30/2020
Beginning Fund Balance	<b>\$1,043,835</b>	
Budget to beginning fund balance dif.	<b>\$7,178</b>	
Property Tax Revenues (anticipated)	\$355,538	\$324,680
Interest Revenues (anticipated)	\$7,000	\$18,457
Transfer in from General Fund		
<b>Total Revenues</b>	<b>\$1,413,551</b>	<b>\$343,136</b>

<b>Balance to date</b>	<b>\$1,299,867</b>
------------------------	--------------------

Expenditures		
	Approved Budget	As of 6/30/2020
Legal	\$20,000	\$2,847
Public Improvements		
Misc. items	\$1,000	\$247
Storefront Program (pledged 2017/18)	\$25,000	
Storefront Program (pledged 2018/19)	\$55,105	\$30,105
Storefront Program (pledged 2019/20)	\$49,443	\$32,525
Storefront Program (pledged 2020/21)	\$101,505	\$3,057
Public-Private Partnerships	\$75,000	
Centennial Train Refurbish	\$4,000	\$2,422
Art Spot Reno	\$10,000	\$10,000
RAC Recognition Program	\$1,000	\$1,000
400 Block Alley power project	\$3,000	\$3,000
Block End Project		\$9,080
Balance towards savings	\$1,068,398	
Revolving Fund	\$100	
<b>Total Expenses</b>	<b>\$1,413,551</b>	<b>\$94,283</b>