

Assessor's Parcel Number: N/A

Date: MAY 25, 2006

Recording Requested By:

Name: LYNDA TEGLIA, COMMUNITY DEVELOPMENT

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Real Property Transfer Tax: \$ N/A

Douglas County - NV  
Werner Christen - Recorder  
Page: 1 Of 6 Fee: 0.00  
BK-0506 PG-10779 RPTT: 0.00



CONTRACT #2006.091

(Title of Document)

FILED

NO. 2006.091

**CONTRACT FOR SERVICES OF INDEPENDENT CONTRACTOR**

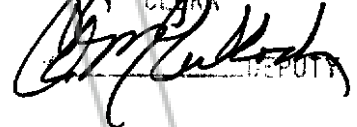
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A CONTRACT BETWEEN DOUGLAS COUNTY

AND

SOLAEGUI ENGINEERS, LTD  
715 H STREET  
SPARKS, NV 89431

BARBARA REED  
CLERK



WHEREAS, Douglas County, a political subdivision of the State of Nevada, from time to time requires the services of independent contractors; and

WHEREAS, it is deemed that the services of Contractor herein specified are both necessary and desirable and in the best interests of Douglas County; and

WHEREAS, Contractor represents that he is duly qualified, equipped, staffed, ready, willing and able to perform and render the services hereinafter described;

NOW, THEREFORE, in consideration of the agreements herein made, the parties mutually agree as follows:

**1. EFFECTIVE DATE OF CONTRACT.** This contract shall not become effective until and unless approved by the Douglas County Board of County Commissioners.

**2. INDEPENDENT CONTRACTOR STATUS.** The parties agree that Contractor shall have the status of an independent contractor and that this contract, by explicit agreement of the parties, incorporates and applies the provisions of NRS 284.713, as necessarily adapted, to the parties, including that Contractor is not a County employee and that

There shall be no:

- (1) Withholding of income taxes by the County;
- (2) Industrial insurance coverage provided by the County;
- (3) Participation in group insurance plans which may be available to employees of the County;
- (4) Participation or contributions by either the independent contractor or the County to the public employees retirement system;
- (5) Accumulation of vacation leave or sick leave;
- (6) Unemployment compensation coverage provided by the County if the requirements of NRS 612.085 for independent contractors are met.

**3. INDUSTRIAL INSURANCE.** Contractor further agrees, as a precondition to the performance of any work under this contract and as a precondition to any obligation of the County to make any payment under this contract, to provide the County with a work certificate and/or a certificate issued by a qualified insurer in accordance with NRS 616B.627. Contractor also agrees, prior to commencing any work under the contract, to complete and to provide the following written request to a qualified insurer:

(Company Name) has entered into a contract with Douglas County to perform work from (starting date) to (ending date) and requests that the insurer provide to Douglas County 1) a certificate of coverage issued pursuant to NRS 616B.627 and 2) notice of any lapse in coverage or nonpayment of coverage that the contractor is required to maintain. The certificate and notice should be mailed to:

Douglas County Manager

Post Office Box 218  
Minden, Nevada 89423

Contractor agrees to maintain required workers compensation coverage throughout the entire term of the contract. If contractor does not maintain coverage throughout the entire term of the contract, contractor agrees that County may, at any time the coverage is not maintained by contractor, order the contractor to stop work, suspend the contract, or terminate the contract. For each six month period this contract is in effect, contractor agrees, prior to the expiration of the six month period, to provide another written request to a qualified insurer for the provision of a certificate and notice of lapse in or nonpayment of coverage. If contractor does not make the request or does not provide the certificate before the expiration of the six month period, contractor agrees that County may order the contractor to stop work, suspend the contract, or terminate the contract.

Contractor may, in lieu of furnishing a certificate of an insurer, provide an affidavit indicating that he is a sole proprietor and that:

1. In accordance with the provisions of NRS 616B.659, has not elected to be included within the terms, conditions and provisions of chapters 616A to 616D, inclusive, of NRS; and
2. Is otherwise in compliance with those terms, conditions and provisions.

**4. SERVICES TO BE PERFORMED.** The parties agree that the services to be performed are as follows: Traffic engineering analysis and report (Tasks 1-12 plus 13, 8-week delivery) in accordance with the attached May 4, 2006 proposal.

**5. PAYMENT FOR SERVICES.** Contractor agrees to provide the services set forth in Paragraph (4) at a cost not to exceed a total cost of \$90,000. Contractor agrees to submit billings to the County which will be paid within a reasonable time.

**6. TERMINATION OF CONTRACT.** This contract may be revoked without cause by either party prior to the date set forth in paragraph (2), provided that a revocation shall not be effective until 30 days after a party has served written notice upon the other party.

**7. CONSTRUCTION OF CONTRACT.** This contract shall be construed and interpreted according to the laws of the State of Nevada.

**8. COMPLIANCE WITH APPLICABLE LAWS.** Contractor shall fully and completely comply with all applicable local, state and federal laws, regulations, orders, or requirements of any sort in carrying out the obligations of this contract, including, but not limited to, all federal, state, and local accounting procedures and requirements and all immigration and naturalization laws.

**9. ASSIGNMENT.** Contractor shall neither assign, transfer nor delegate any rights, obligations or duties under this contract without the prior written consent of the County.

**10. COUNTY INSPECTION.** The books, records, documents and accounting procedures and practices of Contractor related to this contract shall be subject to inspection, examination and audit by the County, including, but not limited to, the contracting agency, the County Manager, the District Attorney, and, if applicable, the Comptroller General of the United States, or any authorized representative of those entities.



**11. DISPOSITION OF CONTRACT MATERIALS.** Any books, reports, studies, photographs, negatives or other documents, data, drawings or other materials prepared by or supplied to Contractor in the performance of its obligations under this contract shall be the exclusive property of the County and all such materials shall be remitted and delivered, at Contractor's expense, by Contractor to the County upon completion, termination or cancellation of this contract. Alternatively, if the County provides its written approval to Contractor, any books, reports, studies, photographs, negatives or other documents, data, drawings or other materials prepared by or supplied to Contractor in the performance of its obligations under this contract must be retained by Contractor for a minimum of six years after final payment is made and all other pending matters are closed. If, at any time during the retention period, the County, in writing, requests any or all of the materials, then Contractor shall promptly remit and deliver the materials, at Contractor's expense, to the County. unless the County has requested remittance and delivery by Contractor of the items. Contractor shall not use, willingly allow or cause to have such materials used for any purpose other than the performance of Contractor's obligations under this contract without the prior written consent of the County.

**12. PUBLIC RECORDS LAW.** Contractor expressly agrees that all documents ever submitted, filed, or deposited with the County by Contractor, unless designated as confidential by a specific statute of the State of Nevada, shall be treated as public records pursuant to NRS ch. 239 and shall be available for inspection and copying by any person, as defined in NRS 0.039, or any governmental entity. Contractor expressly and indefinitely waives all of its rights to bring, including but not limited to, by way of complaint, interpleader, intervention, or any third party practice, any claims, demands, suits, actions, judgments, or executions, for damages or any other relief, in any administrative or judicial forum, against the County or any of its officers or employees, in either their official or individual capacity, for violations of or infringement of the copyright laws of the United States or of any other nation.

**13. INDEMNIFICATION.** Contractor agrees to indemnify and save and hold the County, its agents and employees harmless from any and all claims, causes of action or liability arising from the performance of this contract by Contractor or Contractor's agents or employees.

**14. MODIFICATION OF CONTRACT.** This contract constitutes the entire contract between the parties and may only be modified by a written amendment signed by the parties and approved by the Board of County Commissioners.

IN WITNESS WHEREOF, the parties hereto have caused this contract to be signed and intend to be legally bound thereby.

Doug N. Johnson 5-19-06  
Douglas County (Date)

[Signature] 5-17-06  
Contractor (Date)

Approved as to form by:

N/A  
Deputy District Attorney

**SOLAEGUI**  
ENGINEERS

May 4, 2006

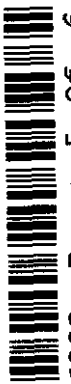
Mr. Carl Ruschmeyer  
Douglas County  
1594 Esmeralda, P.O. Box 218  
Minden, NV 89423

**Re: Topsy - North Sunridge Developments**

Dear Carl:

We appreciate the opportunity to propose on the traffic engineering elements of this development package. We have spoken to Nevada Department of Transportation and Douglas County staff to establish the scope of work. It consists of the following tasks.

1. Trip generation calculations
2. Trip distribution
3. Trip assignment (one cumulative scenario)
4. Intersection capacity analysis at the following locations:
  - US-395/Old Clear Creek
  - US-395/Jacks Valley- North Sunridge
  - US-395/Topsy
  - Topsy/on-site major collector intersection
  - North Sunridge/on-site major collector intersection
  - Topsy/Center
  - Snyder/Bigelow
  - Snyder/Edmonds
5. Eight study scenarios
  - AM existing
  - PM existing
  - AM existing plus project (2011)
  - PM existing plus project (2011)
  - AM base (2026)
  - PM base (2026)
  - AM base plus project (2026)
  - PM base plus project (2026)
6. Coordinate future year traffic volumes with Parsons on their NDOT/Douglas County study
7. Site plan review including discussion of on-site circulation, the need for auxiliary turn lanes at the key intersections and the Village Property driveways. The timing of the roadway improvement will also be discussed.
8. Review the adequacy of left turn storage on the US-395 intersections with specific concern regarding the previously proposed dual left turn lanes on the north and east approaches of Topsy and North Sunridge

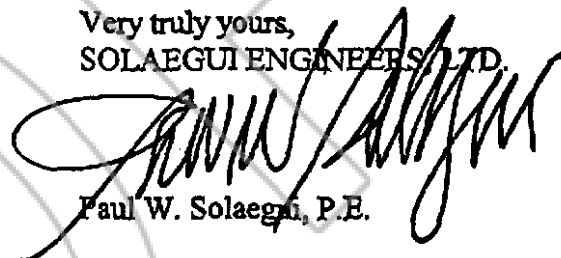


9. Discuss the previously proposed northbound US-395 third through lane at the key US-395 intersections
10. Review roadway sizing and intersection spacing recommendations on Topsy and North Sunridge east of US-395 including recommendations for the major on-site collector intersections on Topsy and North Sunridge
11. Discuss timing of needed major roadway improvements including the Carson City conditions of approval for the Schultz subdivision to improve roadways
12. Findings presented in report form
13. We propose to calculate and provide in the study detailed individual trip assignment figures for up to ten individual parcels/users in the study area.
14. Preparing for and attending public hearings or staff coordination meetings

We propose to complete the traffic engineering analysis as outlined above under tasks 1 through 12 for the lump sum fee of \$70,000.00. We propose to complete task 13 "individual trip assignment figures" for the additional lump sum fee of \$20,000.00. We will be available to attend public hearings or agency coordination meetings outlined under task 14 on a separate time and materials basis.

We have attached an agreement for your approval. The return of this executed document with the requested scope of work will serve as our notice to proceed. We propose to complete the study in an expedited manner in four weeks for the lump sum fee of \$130,000.00.

Very truly yours,  
SOLAEGUI ENGINEERS LTD.



Paul W. Solaegui, P.E.

PROPOSAL North Sunridge

**AUTHORIZATION:**

Tasks 1-12	8 week delivery	Fee \$ 70,000.00	_____
Tasks 1-12 plus 13	8 week delivery	Fee \$ 90,000.00	_____
Tasks 1-12	4 week delivery	Fee \$130,000.00	_____
Tasks 1- 12 plus 13	4 week delivery	Fee \$150,000.00	_____
Task 14	T&M Meetings		_____

**SEAL**

**CERTIFIED COPY**

The document to which this certificate is attached is a full, true and correct copy of the original on file and on record in my office.

DATE: May 25 2006  
 B. Reed Clerk of the 9th Judicial District Court of the State of Nevada, in and for the County of Douglas.  
 By [Signature] Deputy



BK- 0506  
PG- 10784