

Assessor's Parcel Number: N/A

Date: AUGUST 22, 2019

Recording Requested By:

Name: LORI KROBOTH, JUDICIAL SERVICES

Address: _____

City/State/Zip: _____

Real Property Transfer Tax: \$ N/A



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KAREN ELLISON, RECORDER

CONTRACT #2019.154

(Title of Document)

CONTRACT FOR SERVICES OF INDEPENDENT CONTRACTOR

A CONTRACT BETWEEN
DOUGLAS COUNTY
PO BOX 218
MINDEN NV 89423
("COUNTY")

FILED
NO. 2014.154
8-22-14
DATE
DOUGLAS COUNTY CLERK
MINDEN, NV
BY [Signature] DEPUTY

AND

TATE SNYDER KIMSEY ARCHITECTS, LTD., A NEVADA PROFESSIONAL CORPORATION
225 SOUTH ARLINGTON AVENUE
RENO NV 89501
("CONTRACTOR")

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

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

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

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

1. EFFECTIVE DATE AND TERM OF CONTRACT. This contract shall not become effective until and unless approved by both parties, and shall remain in effect until the services specified in Paragraph 4 of this contract are completed by Contractor.

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.

A. Unless the Contractor complies with ¶ B below, 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 the insurer:

TATE SNYDER KIMSEY ARCHITECTS has entered into a contract with Douglas County to perform work relating to the Douglas County Judicial and Law Enforcement Center, and requests that the State Industrial Insurance System 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
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 the 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.

B. Contractor may, in lieu of furnishing a certificate of an insurer, provide an affidavit indicating that it 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 personal services to be performed by Contractor are specified in the Proposal attached hereto as Exhibit 1 to provide design services for the Courtroom for the East Fork Justice Court located at the Douglas County Judicial and Law Enforcement Center located at 1625 8th (Water) Street, Minden, Nevada.

5. PAYMENT FOR SERVICES. Contractor agrees to provide the professional services set forth in ¶ 4 at a cost not to exceed **\$13,725.00**. Unless Contractor has received a written exemption from the County, Contractor shall be paid in full only upon completion of all of the Services set forth in Paragraph 4 and after a satisfactory final inspection of the work is completed by Douglas County

6. NON APPROPRIATION. All payments under this contract are contingent upon the availability to the County of the necessary funds. In accordance with NRS § 354.626 and any other applicable provision of law, the financial obligations under this contract between the parties shall not exceed those monies appropriated and approved by the County for this contract for the then current fiscal year under the Local Government Budget Act. This contract shall terminate and the County's obligations under it shall be extinguished if the County fails to appropriate monies.

Nothing in this contract shall be construed to provide Contractor with a right of payment over any other entity. Any funds obligated by the County under this contract that are not paid to Contractor shall automatically revert to the County's discretionary control upon the completion, termination, or cancellation of the agreement. The County shall not have any obligation to re-award or to provide, in any manner, the unexpended funds to Contractor. Contractor shall have no claim of any sort to the unexpended funds.

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 not 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 Chapter 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, including attorney's fees, expert fees, and other costs, 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.

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

J. Pat Pueri
Tate Snyder Kimsey Architects

8.19.2019
(Date)

[Signature]
Honorable Cassandra Jones
Justice of the Peace
East Fork Township
Douglas County, Nevada

8/26/19
(Date)



las vegas | los angeles | reno | grand rapids

July 25, 2019

Judge Cassandra Jones
East Fork Justice Court
1038 Buckeye Road
Minden, NV 89423

Mr. Scott McCullough, Project Manager
Douglas County
1594 Esmeralda Avenue
Minden, NV 89423

RE: Douglas County East Fork Justice Court – Construction Documents & Construction Admin.

Honorable Judge Jones and Mr. McCullough,

Thank you both for allowing TSK to be a part of the Concept Design for the East Fork Justice Courtroom Renovation Package. We understand the Concept Design Package as submitted on June 19, 2019, was accepted and TSK has been requested to submit an A/E Fee Proposal to complete the Construction Documents with the project to proceed to Permitting/Bidding and Construction as soon as possible. We appreciate Douglas County Considering TSK and the Engineering Team to be a part of this next phase.

Proposed Team:

Architecture TSK Architects 225 South Arlington Ave., Suite A, Reno, NV 89501
Mechanical: CR Engineering, 5434 Longley Lane, Reno, NV 89511
Electrical: JP Engineering, 10597 Double R Blvd., Suite 1, Reno, NV 89521

Services not included: Structural Engineering, Plumbing Engineering, and Civil Engineering.

Proposed AE work:

Provide Architectural and Engineering Drawings suitable for permitting, Bidding and Construction, indicating demolition of existing finishes, (Flooring, Jury Box, Gallery Seating, Portions of Judges Bench, Bar, and Recorders Desk. Demolition of a select portion of ceiling including lighting, diffusers, etc...) New work to include, new reconfigured/smaller jury seating, new gallery seating in location, new Bar/Millwork, Revised Judges Bench Millwork to accommodate ballistics resistant protective material, new court reporter stand, and new bailiff podium. AE team to show new ceiling at selected areas.

Proposed Deliverables:

Provide a concept booklet showing proposed demolition plan, proposed reconfigured seating option plans, and cost estimate.

Architectural Scope of Work:

Demolition Floor & Ceiling Plans, Partial Demolition Interior Elevations. New Floor & Ceiling Plans, New details at existing Bench to accommodate Ballistics Material. New Jury Box and Bar Millwork plan and details. Finish Schedules and Project Specifications. Support Douglas County during Permitting and Bidding Activities. Provide full Construction Administration Support (includes 2 site visits during construction)

Electrical Engineering Scope of Work:

Proposed renovations will be comprised of new lighting/ceiling reconfiguration, video monitor relocation, (power and data), and sound system. The existing electrical power & data at the Judge's Bench will be moved and reconnected to accommodate new bullet resistant plating. Electrical power for receptacles, Fire Alarm/Fire Protection (Sprinklers) Design modifications. Lighting & photometric study and Record Drawings. Services to include site investigation, consultation, calculations, construction documents, and pan specifications suitable for complete bidding. JPE to include contracts support services and shop drawing review. JPE to attend one local design meeting and one Site Visit during CA Phase.

COPY

Douglas County

State of Nevada

CERTIFIED COPY

I certify that the document to which this certificate is attached is a full and correct copy of the original record on file in the Clerk-Treasurer's Office on this

22nd day of August, 2019
By *[Signature]* Deputy