

Recorder's Office Cover Sheet

Recording Requested By:

Name: Scott McCullough

Department: County Manager

Item ID/Agreement #: DC-975-2024

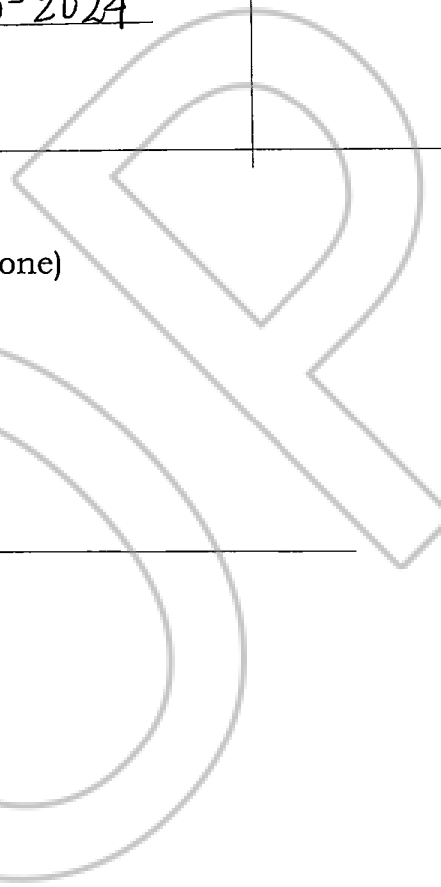


SHAWNYNE GARREN, RECORDER

Type of Document: (please select one)

- Agreement
- Contract
- Grant
- Change Order
- Easement
- Other

specify: \_\_\_\_\_



FILED

NO. DC-075-2024

8/1/24  
DATE

DOUGLAS COUNTY CLERK  
MINDEN, NV

DOUGLAS COUNTY  
MINDEN, DOUGLAS COUNTY, NEVADA

BY AL DEPUTY

CONSTRUCTION MANAGER AT RISK  
CONTRACT FOR CONSTRUCTION

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**COOPER**

**CONTRACT**

This OWNER-CMAR Construction Agreement by and between Douglas County, PO Box 218, Minden, NV 89423, hereinafter referred to as "OWNER," and the Construction Manager at Risk named below, hereinafter referred to as "CMAR," is made and entered into as follows:

**Execution Date:** **July 18, 2024**

**Project Identification**

DC Project No.: **CMAR 07-18-24**  
Project Name: **Douglas County Justice Center**  
Project Location: **Minden**  
PWP Project No.: **DO 2024-321**

**OWNER:**

Douglas County  
PO Box 218  
Minden, NV 89423  
(775) 790-5212

**CMAR:**

**CORE West, Inc. dba CORE Construction**  
**7150 Cascade Valley Court**  
**Las Vegas, NV 89128**  
**(775) 525-5757**

**Architect:**

TSK Architects  
225 South Arlington Suite A  
Reno, NV 89501  
(775) 337-4700

**ARTICLE 1: GUARANTEED MAXIMUM PRICE**

For furnishing of all materials and all labor, tools, and appliances and all expense, direct or indirect, including all profits, connected with the proper execution of the Work and of maintaining the same until it is accepted by OWNER, the OWNER will pay and CMAR shall accept as full compensation therefore, a total sum not to exceed:

\$6,595,033.00

Written: Six Million, Five Hundred Ninety-Five Thousand, Thirty-Three Dollars and No Cents

the Guaranteed Maximum Price ("GMP"). This GMP is for the performance of the Work in accordance with the Contract Documents (as defined in Article 7 hereof).

The GMP is for the total amount and is not to be construed as a "line item" guarantee. If one category exceeds the budget amount, or if another is less than the budgeted amount, neither shall result in an adjustment to the GMP except as specifically set forth herein.

**ARTICLE 2: ALLOWANCES**

CMAR has included in the GMP for the Cost of the Work "Allowances" for items for which final costs have not yet been determined. Allowances include the cost to CMAR (less any applicable trade discounts) of materials and equipment required by the allowances to be delivered at the project location, and all applicable taxes. CMAR's costs for unloading and handling on the project location, labor, installation costs, bond and insurances costs, overhead, profit, and other expenses contemplated for the allowances have already been included in the GMP. No demand for additional payment on account of any of the foregoing will be valid.

Whenever during the course of the construction, costs are less than the allowances, the OWNER may at its option allocate the savings to the OWNER's Contingency, reallocate the funds to another item, or take a deductive change order.

In no event shall there be an increase in the GMP or a material change in the Scope of the Work without OWNER's prior written consent through a Contract Change Order. However, if the final price of an allowance exceeds the GMP amount as a result of an OWNER-approved Change Order, CMAR may be allowed bond and insurances costs, overhead and profit on the difference between the GMP allowance amount and the final price.

**ARTICLE 3: CONTINGENCY FUNDS**

The GMP shall include a Construction Contingency that is for CMAR's exclusive use and may be used by CMAR at its sole discretion.

Any funds remaining in the Contractor's Contingency shall be split between CMAR and OWNER with OWNER receiving fifty-one (51) percent, and CMAR receiving forty-nine (49) percent and credited as indicated in Exhibit "B" – Compensation Conditions, Article 6.0 FINAL PAYMENT.

The OWNER's Contingency shall not be included in the GMP and is for OWNER's exclusive use and may be used by OWNER at its sole discretion.

**ARTICLE 4: COST SAVINGS**

CMAR shall work cooperatively, in good faith, with subcontractors, Architect, and OWNER to identify appropriate opportunities to reduce the Project costs and promote cost savings without sacrificing quality. Any identified cost savings from the GMP shall be released by CMAR as soon as practical to OWNER with intent to fund additional program elements.

Any funds remaining as a result of cost savings shall be split between CMAR and OWNER with OWNER receiving fifty-one (51) percent, and CMAR receiving forty-nine (49) percent and credited as indicated in Exhibit "B" – Compensation Conditions, Article 6.0 FINAL PAYMENT.

**ARTICLE 5: TIME OF THE ESSENCE**

Time is of the essence, and CMAR acknowledges that the time for completion of the Work is sufficient for it to perform all the Work. In case of failure on the part of CMAR to complete the Work within the time(s) specified in the Contract Documents or within such additional time(s) as may be granted by formal action of Douglas County. CMAR and Owner recognize that time is of the essence and that Owner will suffer financial and other losses if the Work is not completed and Milestones not achieved within the times specified herein, plus any extensions thereof allowed in accordance with the Contract. The parties also recognize the delays, expense, and difficulties involved in proving in a legal or arbitration proceeding the actual loss suffered by Owner if the Work is not completed on time. Accordingly, instead of requiring any such proof, Owner and CMAR agree that as liquidated damages for delay (but not as a penalty) CMAR will pay to Owner the sum(s) indicated in Exhibit "B" – Compensation Conditions, Article 7.0 LIQUIDATED DAMAGES.

Contract Time: **270 Calendar days to Substantial Completion**  
**300 Calendar Days to Final Completion**

**ARTICLE 6: WORK REQUIRED**

The term "Work" includes all labor, materials, services, equipment, tools, transportation, power, water, permanent and temporary utilities, connections, provisions for safety, and all incidental and other things necessary to produce the finished construction of the Project as described by the Contract Documents. CMAR agrees to provide all labor, materials, equipment, tools and services necessary, and to do everything required by the Contract Documents as necessary to complete all Work required for the Project within the time specified for Substantial Completion and Final Completion of the Work.

**ARTICLE 7: INCORPORATED DOCUMENTS**

OWNER and CMAR mutually agree that the following documents are incorporated into and made a part of this Contract by reference (the "Contract Documents"):

- Exhibit A: General Conditions of the Contract
- Exhibit B: Compensation Conditions
- Exhibit C: Addenda
- Exhibit D: Guaranteed Maximum Price as approved by the Douglas County Board of County Commissioners
- Exhibit E: Technical Specifications
- Exhibit F: List of Drawings

In addition, the following items, which are not exhibits to this Contract, shall constitute part of the Contract Documents:

- Contract Drawings
- Construction Schedule submitted pursuant to Exhibit "A" – General Conditions, Article 11.0 **CONSTRUCTION SCHEDULE AND DATA**, and any amendments approved by the OWNER
- Current Prevailing Wage Rates, Douglas County, Nevada
- CMAR Contract for Preconstruction Services,
- CMAR Fee Proposal submitted with Request for Proposal,

**ARTICLE 8: GOVERNING ORDER OF CONTRACT DOCUMENTS**

The Bidding and Contract Documents include various divisions, sections and conditions, which are essential parts for the Work to be provided by the successful Bidder. A requirement occurring in one is as binding as though occurring in all. They are intended to be complementary and to describe and provide for a complete Work. In case of discrepancy, the following precedence will govern:

- Contract

- Exhibit "A" – General Conditions
- Exhibit "B" – Compensation Conditions
- Exhibit "C" – Addenda
- Exhibit "D" – Guaranteed Maximum Price as approved by Douglas County
- Exhibit "E" – Technical Specifications
- Exhibit "F" – List of Drawings
- Contract Drawings
- Construction Schedule submitted pursuant to Exhibit "A" – General Conditions, Article 11.0 CONSTRUCTION SCHEDULE AND DATA, and any amendments approved by the OWNER
- Current Prevailing Wage Rates, Douglas County, Nevada
- CMAR Contract for Preconstruction Services, by reference, dated July 16, 2020
- CMAR Fee Proposal submitted with Request for Proposal, dated June 18, 2020

Addenda, Change Orders and Supplemental Agreements will take precedence over any of the above. Detailed plans shall have precedence over general plans.

CMAR shall take no advantage of any apparent error or omission in the Bidding Documents. In the event CMAR discover such an error or omission, CMAR shall immediately notify OWNER. OWNER will then make such corrections and interpretations as may be deemed necessary for fulfilling the intent of the Bidding Documents.

#### **ARTICLE 9: CONTRACT TIME**

CMAR shall commence the Work to be performed under this Contract on the date set by OWNER in the written Notice to Proceed, continuing the Work with diligence and shall complete the entire Work in accordance with Exhibit "A" – General Conditions, Article 11.0 CONSTRUCTION SCHEDULE AND DATA. Further, in the event interim milestone completion dates are established in Exhibit "A" – General Conditions, Article 11.0 CONSTRUCTION SCHEDULE AND DATA for separable portions of the Work, CMAR agrees to complete said separable portions of the Work in accordance with said milestone dates. CMAR is aware of regulatory and other restrictions on the timelines for work performed in the area of the Project and understands that there will be no allowance for additional Contract Time as a result of any such restrictions.

#### **ARTICLE 10: AGREEMENT MODIFICATIONS**

This Contract embodies the entire agreement between OWNER and CMAR and supersedes all other writings, oral agreements, or representations. The parties shall not be bound by or be liable for any statement, representation, promise, inducement or understanding of any kind or nature not set forth herein. No changes,

amendments or modifications of any of the terms or conditions of the Contract shall be valid unless reduced to writing and signed by both parties.

**ARTICLE 11: ASSIGNMENT RIGHTS**

OWNER and CMAR each binds themselves, their partners, successors, assignees and legal representatives to the other party hereto and to the partners, successors, assignees and legal representatives of such other party in respect to all covenants, agreements and obligations contained in the Contract.

No party shall assign, transfer or delegate any rights, obligations or duties under this Contract without the prior written consent of the other parties for which approval may be withheld for any reason or for no reason whatsoever. CMAR shall not assign, transfer, convey or otherwise dispose of the Contract or its right, title or interest in or to the same or any part thereof, without prior consent of OWNER and concurred to by the sureties.

**ARTICLE 12: INDEMNIFICATION**

To the fullest extent permitted by law, CMAR shall defend, indemnify, and hold harmless OWNER, and its agents, employees, and members of the Board from and against all claims, damages, losses, and expenses, including, but not limited to attorneys' fees arising out of or resulting from performance of this Contract, provided that such claim, damage, loss, or expense is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property caused by the negligent, reckless, or intentional acts or omissions of CMAR, a Subcontractor, anyone directly or indirectly employed by them for whose acts they may be liable, regardless of whether such claim, damage, loss, or expense is caused in part by OWNER indemnified hereunder. However, in no event shall CMAR be required to indemnify OWNER for claims, damages, loss or expenses arising out of OWNER's sole negligence. Such obligation shall not be construed to negate, abridge, or reduce other rights or obligations of indemnity which would otherwise exist as to a party or person described in this Article.

In any and all claims against OWNER, its agents, employees, or any of the members of the Board by any employee of the contractor, any subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation under the first paragraph of this Article shall not be limited in any way by any limitation on the amount or type of damages, compensation, or benefits payable by or for the contractor or any subcontractor under workers' compensation acts, disability benefit acts, or other employee benefit acts.

CMAR's obligations of this Article shall not extend to the liability of the Architect or its employees arising out of (a) the preparation or approval of maps, sketches, opinions, reports, surveys, CCOs, designs, or



specifications, or (b) the giving of or the failure to give directions or instructions by the Architect or its employees provided such giving or failure to give is the primary cause of injury or damage.

#### **ARTICLE 13: PATENT INDEMNITY**

CMAR hereby indemnifies and shall defend and hold harmless OWNER and its agents, employees, and members of the Board of Trustees respectively from and against all claims, losses, costs, damages, and expenses, including attorney's fees, incurred by OWNER and its agents, employees, and members of the Board of Trustees respectively, as a result of or in connection with any claims or actions based upon infringement or alleged infringement of any patent and arising out of the use of the equipment or materials furnished under the Contract by CMAR, or out of the processes or actions employed by, or on behalf of CMAR in connection with the performance of the Contract. CMAR shall, at its sole expense, promptly defend against any such claim or action unless directed otherwise by OWNER or its representatives provided that OWNER or its representatives shall have notified CMAR upon becoming aware of such claims or actions, and provided further that CMAR's aforementioned obligations shall not apply to equipment, materials, or processes furnished or specified by OWNER or and its agents, employees, and members of the Board of Trustees.

CMAR shall have the right, in order to avoid such claims or actions, to substitute at its expense non-infringing equipment, materials, or processes, or to modify such infringing equipment, materials and processes so they become non-infringing, or obtain the necessary licenses to use the infringing equipment, material or processes, provided that such substituted and modified equipment, materials and processes shall meet all the requirements and be subject to all the provisions of this Contract.

#### **ARTICLE 14: INDEPENDENT CONTRACTOR**

The parties agree that CMAR is an independent contractor and that this contract is entered into in accordance with Nevada law that CMAR is not an employee of OWNER, and that there shall be no:

1. Withholding of income taxes by OWNER;
2. Industrial insurance coverage provided by OWNER;
3. Participation in group insurance plans which may be available to employees of OWNER;
4. Participation or contribution by either the independent contractor or OWNER to the Public Employees Retirement System;
5. Accumulation of vacation leave or sick leave;
6. Unemployment compensation coverage provided by OWNER.

CMAR represents that it is fully experienced and properly qualified to perform the class of work provided for herein, and that it is properly licensed, equipped, organized and financed to perform such work. CMAR shall act as an independent contractor and not as the agent of OWNER in performing the Contract and is responsible for maintaining complete control over its employees and all of its suppliers and Subcontractors. Nothing contained in this Contract or any Subcontract awarded by CMAR shall create any contractual relationship between any such supplier or Subcontractor and OWNER. However, each subcontract and supplier agreement entered into by CMAR, relative to the Contract, shall bind such Subcontractor or supplier to the same terms and conditions as appear in the Contract. CMAR shall perform all work in accordance with its own methods subject to strict compliance with the Contract.

#### **ARTICLE 15: RIGHTS AND REMEDIES**

The duties and obligations imposed by the Contract documents and the rights and remedies available thereunder shall be in addition to and not a limitation of any duties, obligations, rights and remedies otherwise imposed or available by law.

#### **ARTICLE 16: SEVERABILITY**

The Contract and the various provisions thereof are severable. Should any part, clause, provisions or terms be declared invalid, ineffective, or unenforceable, the remaining provisions of the Contract shall remain in full legal force and effect.

#### **ARTICLE 17: FINAL PAYMENT**

As provided in Exhibit "A" – General Conditions, when the Work and all requirements of the Contract Documents are fully and satisfactorily completed, OWNER will pay to CMAR a final payment consisting of the remaining unpaid balance of the Contract Sum due CMAR after accounting for OWNER's share of funds remaining in CMAR's Construction Contingency Fund and OWNER's share of funds remaining as a result of Cost Savings. The acceptance of the final payment by CMAR shall constitute a full and final release and waiver of all CMAR claims and rights of claim against the OWNER relating or pertaining to the Work.

Acceptance of the final payment by CMAR shall terminate OWNER-CMAR Construction Agreement after which time the applicable terms and conditions for Warranties and Insurance shall continue to apply.

#### **ARTICLE 18: FAIR EMPLOYMENT PRACTICES**

In connection with the performance of work under this Contract, CMAR agrees not to discriminate against any employee or applicant for employment because of race, creed, color, national origin or ancestry, sex, sexual orientation, gender identity or expression, religion, disability, or age. Such agreement shall include, but not be limited to employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or

termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship. CMAR further agrees to insert this provision in all subcontracts hereunder, except subcontracts for standard commercial supplies or raw materials. Any violation of such provision by CMAR shall constitute a material breach of this Contract.

As this agreement will be funded, in part, by federal funds, Contractor's attention is especially drawn to the following requirements:

Civil rights requirements. The following requirements apply to the underlying Agreement:

(1) Nondiscrimination -In accordance with Title VI of the Civil Rights Act of 1964, as amended, 42 U.S.C. § 2000d, Section 303 of the Age Discrimination Act of 1975, as amended, 42 U.S.C. § 6102, Section 202 of the Americans with Disabilities Act of 1990, 42 U.S.C. § 12132, and 49 U.S.C. § 5332, the Contractor agrees that it will not discriminate against any employee or applicant for employment because of race, color, creed, national origin, sex, age, or disability. In addition, the Contractor agrees to comply with applicable Federal implementing regulations and other implementing requirements issued.

(2) Equal Employment Opportunity -The following equal employment opportunity requirements apply to the underlying Agreement:

(a) Race, Color, Creed, National Origin, Sex, Age -In accordance with Title VII of the Civil Rights Act, as amended, 42 U.S.C. § 2000e, and Federal transit laws at 49 U.S.C. § 5332, the Contractor agrees to comply with all applicable equal employment opportunity requirements of U.S. Department of Labor (U.S. DOL) regulations, "Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor," 41 C.F.R. Parts 60 et seq., (which implement Executive Order No. 11246, "Equal Employment Opportunity," as amended by Executive Order No. 11375, "Amending Executive Order 11246 Relating to Equal Employment Opportunity," 42 U.S.C. § 2000e note), and with any applicable Federal statutes, executive orders, regulations, and Federal policies that may in the future activities undertaken in the course of the work under this Agreement. The Contractor agrees to take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, creed, national origin, sex, or age. Such action shall include, but not be limited to, the following: employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. In addition, the Contractor agrees to comply with any implementing requirements issued.

(b) Age - In accordance with Section 4 of the Age Discrimination in Employment Act of 1967, as amended, 29 U.S.C. § 623, the Contractor agrees to refrain from discrimination against present and prospective employees for reason of age. In addition, the Contractor agrees to comply with any implementing requirements issued.

(c) Disabilities - In accordance with Section 102 of the Americans with Disabilities Act, as amended, 42 U.S.C. § 12112, the Contractor agrees that it will comply with the requirements of U.S. Equal Employment Opportunity Commission, "Regulations to Implement the Equal Employment Provisions of the

Americans with Disabilities Act," 29 C.F.R. Part 1630, pertaining to employment of persons with disabilities. In addition, the Contractor agrees to comply with any implementing requirements issued.

**ARTICLE 19: INSURANCE REQUIREMENTS**

A certificate of insurance evidencing the required coverage, as stipulated in the General Conditions of the Contract, shall be filed with OWNER prior to CMAR mobilizing onto the Project site and prior to commencement of any work on the Project.

**ARTICLE 20: BONDS AND GUARANTY**

CMAR shall furnish a performance bond, payment bond and guarantee bond in the form attached hereto and in accordance with the requirements set forth in Exhibit "A" – General Conditions, Article 4.4 Bond Requirements.

**ARTICLE 21: STATUTORY REQUIREMENTS**

CMAR agrees to all terms and conditions of the Nevada Revised Statutes (NRS), the Nevada Administrative Code (NAC) and local law as may apply to this Contract and to the work performed under this Contract and agrees to comply with all such applicable laws and regulations.

**ARTICLE 22: INFORMATION ACCESS**

The books, records, documents, and accounting procedures and practices of the CMAR relevant to this Contract shall be subject to inspection, examination and audit by OWNER, its agents and representatives, and the State of Nevada during the course of this project and for 3 years after its completion.

**ARTICLE 23: EXAMINATION OF DOCUMENTS**

Execution of this Contract by each party shall constitute the representation by each such party that it has examined the contents of all the Contract Documents, including, but not limited to, CMAR General Conditions of the Contract, that it has read and understands the same, and specifically agrees to be bound thereby.

SIGNATURE PAGE FOLLOWS

REST OF PAGE LEFT BLANK

IN WITNESS WHEREOF, the Douglas County has authorized its Chairman to execute this Contract on behalf of the said OWNER, and CMAR has hereunto set its hand and seal the day and year above written.

MINDEN, DOUGLAS COUNTY, NEVADA

BY: [Signature]  
CHAIRMAN County Manager  
BOARD OF COUNTY COMMISSIONERS

**CONSTRUCTION MANAGER AT RISK**

CORE WEST, INC. DBA CORE CONSTRUCTION

By: [Signature]

Printed Name: Mark Hobaica

Title: Executive Vice President

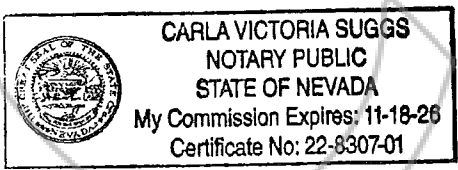
Date: This 18<sup>th</sup> day of July, 2024.

STATE OF NEVADA        )  
                                      ) ss:  
CLARK COUNTY            )

On the 18 day of July, 2024, Mark Hobaica personally appeared before me, a notary public, and was personally known or proved to me to be the person whose name is subscribed on the foregoing instrument and who acknowledged to me that she/he executed the foregoing Contract with full authority on behalf of \_\_\_\_\_

CORE WEST, INC. / DBA CORE CONSTRUCTION

[Signature]  
Notary's Signature



**PERFORMANCE BOND**

KNOW ALL MEN BY THESE PRESENTS,

THAT CORE West, Inc. dba CORE Construction \_\_\_\_\_, as CMAR, and  
Travelers Casualty and Surety Company of America &  
Liberty Mutual Insurance Company \_\_\_\_\_, as Surety, are held and firmly bound unto  
Douglas County \_\_\_\_\_, hereinafter called OWNER, in the sum of  
Six million five hundred ninety five thousand thirty three and 00/100 dollars (\$6,595,033.00),  
for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors,  
administrators, successors, and assigns, jointly and severally, firmly by these presents.

WHEREAS, said CMAR has been awarded and is about to enter into the annexed Contract with said OWNER  
to perform all Work required under the GMP Schedule(s) dated July 18th 2024.

CMAR 07-18-24 Douglas County Justice Center  
of OWNER's specifications entitled 1280 Buckeye Rd, Minden, NV 89423.

NOW, THEREFORE, if CMAR shall well and truly perform and fulfill all the undertakings, covenants, terms,  
conditions, and agreements of the Contract and any extensions thereof that may be granted by OWNER  
required under the Contract, and shall also well and truly perform and fulfill all the undertakings, covenants,  
terms, conditions and agreements of any and all modifications, additions, or alterations of the Contract that  
may hereafter be made, and shall also fully indemnify and hold harmless OWNER from all cost and damage  
which it may suffer by failure of reason to do so and shall fully reimburse and pay OWNER all outlay and  
expense which OWNER may incur in making good any such default, then this obligation shall be void;  
otherwise, to remain in full force and effect.

The Surety further agrees that whenever CMAR shall be, and is declared by OWNER to be, in default under  
the Contract (and said default shall be construed to be any breach of any of the provisions of the Contract on  
the part of CMAR) the Surety shall promptly remedy the default, or will complete the Contract in accordance  
with its terms and conditions and shall fully indemnify and hold harmless OWNER from all costs, damages  
and expenses which may arise thereafter (including reasonable attorney's fees) and which OWNER may  
suffer by reason of Surety's failure to do so.

**PERFORMANCE BOND - CONTINUED**

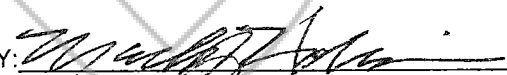
The Surety and CMAR further agree that any modifications, additions or alterations which may be made in the terms of the Contract or in the Work to be done thereunder, or any extensions of the Contract, or other forbearance on the part of either OWNER or CMAR to the other, shall not in any way release CMAR and the Surety, or either of them, their heirs, assigns, executors, administrators and successors, from their liability hereunder, notice to Surety of any such modifications, additions, extensions or forbearance being hereby expressly waived.

The sum of this Performance Bond is in addition to the sum of the Payment Bond being executed concurrently herewith.

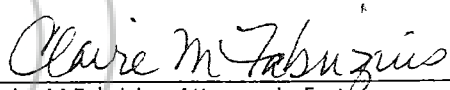
SIGNED AND SEALED, this 26th day of July, 2024 .

(SEALED AND NOTARIAL ACKNOWLEDGMENT OF SURETY)

CORE West, Inc. dba CORE Construction (Seal)  
CMAR

BY:   
Mark F. Hobaica, Executive Vice President  
(Signature)

Travelers Casualty and Surety Company of America &  
Liberty Mutual Insurance Company (Seal)  
Surety

BY:   
Claire M Fabrizius, Attorney-in-Fact  
(Signature)

**LABOR AND MATERIAL PAYMENT BOND**

KNOW ALL MEN BY THESE PRESENTS THAT CORE West, Inc. dba CORE Construction as  
Travelers Casualty and Surety Company of America &  
CMAR, and Liberty Mutual Insurance Company, as Surety, are held and firmly  
bound unto Douglas County hereinafter called OWNER, in the sum of  
Six million five hundred ninety five thousand thirty three and 00/100  
\_\_\_\_\_ dollars (\$ 6,595,033.00 ), for the payment of which sum well  
and truly to be made, we bind ourselves, our heirs, executors, administrators, successors, and assigns, jointly  
and severally, firmly by these presents.

WHEREAS, said CMAR has been awarded and is about to enter into the annexed Contract with said OWNER  
to perform all Work required under the GMP Schedule(s) dated July 18th 2024  
\_\_\_\_\_ of  
OWNER's specifications entitled CMAR 07-18-24 Douglas County Justice Center,  
1280 Buckeye Rd, Minden, NV 89423

NOW, THEREFORE, if said CMAR, or subcontractors, fail to pay for any materials, equipment, or other  
supplies, or for rental of same, used in connection with the performance of work contracted to be done, or for  
amounts due under applicable state law for any work or labor thereon, said Surety will pay for the same in an  
amount not exceeding the sum specified above, and, in the event suit is brought upon this bond, a reasonable  
attorney's fee to be fixed by the court. This bond shall insure to the benefits of any persons, companies, or  
corporations entitled to file claims under applicable state law.



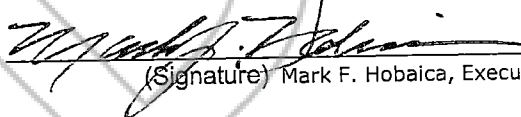
**LABOR AND MATERIAL PAYMENT BOND - CONTINUED**

PROVIDED, that any alterations in the Work to be done or the materials to be furnished, which may be made pursuant to the terms of said Contract, shall not in any way release either said CMAR or said Surety thereunder, nor shall any extensions of the time granted under the provisions of said Contract release either said CMAR or said Surety, and notice of such alterations or extension of the Contract is hereby waived by said Surety. The sum of this Payment Bond is in addition to the sum of the Performance Bond being executed concurrently herewith.

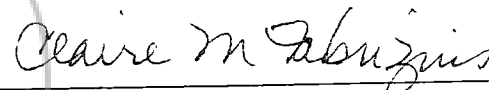
SIGNED AND SEALED, THIS 26th day of July, 2024.

(SEALED AND NOTARIAL ACKNOWLEDGMENT OF SURETY)

CORE West, Inc. dba CORE Construction (Seal)  
CMAR

BY:   
(Signature) Mark F. Hobaica, Executive Vice President

Travelers Casualty and Surety Company of America &  
Liberty Mutual Insurance Company (Seal)  
(Surety)

BY:   
(Signature) Claire M. Fabrizius, Attorney-in-Fact

**FORM OF GUARANTEE**

GUARANTEE FOR CORE West, Inc. dba CORE Construction,  
7150 Cascade Valley Ct, Las Vegas, NV 89128  
\_\_\_\_\_  
(Name and address of prime contractor)

We hereby guarantee that the CMAR 07-18-24 Douglas County Justice Center,  
1280 Buckeye Rd, Minden, NV 89423  
\_\_\_\_\_  
**Municipal Building**  
(Description of the work)

Which we have constructed, has been done in accordance with the plans and specifications; that the Work constructed will fulfill the requirements of the guaranties included in the Contract Documents. We agree to repair or replace any or all of our work, together with any other adjacent work which may be damaged in so doing, that may prove to be defective in the workmanship or materials within a period of one year from the date of filing of Notice of Final Completion of the above named Work by the County of Douglas, State of Nevada, without any expense whatsoever to said County of Douglas, ordinary wear and tear and unusual abuse or neglect excepted.

In the event of our failure to comply with the above-mentioned conditions within five (5) calendar days after being notified in writing by Douglas County, Minden, Nevada, we, collectively or separately, do hereby authorize Douglas County to proceed to have said defects repaired and made good at our expense and we will honor and pay the costs and charges therefore upon demand. When correction work is started, it shall be carried through to completion.

DATED: TBD  
(Notice of completion filing date)

(SEAL AND NOTARIAL ACKNOWLEDGMENT OF SURETY)

CORE West, Inc. dba CORE Construction (Seal)  
(CMAR)

BY: *Mark F. Hobaica*  
(Signature) Mark F. Hobaica, Executive Vice President

Travelers Casualty and Surety Company of America &  
Liberty Mutual Insurance Company (Seal)  
(Surety)

BY: *Claire M. Fabrizius*  
(Signature) Claire M. Fabrizius, Attorney-in-Fact

**CMAR SURETY COMPANY CONTACTS**

PERFORMANCE BOND NO. **108082831 & 022239105**  
Surety Name: Travelers Casualty and Surety Company of America & Liberty Mutual Insurance Company  
Address: One Tower Square, Hartford, CT 06183-6014 & 175 Berkeley St, Boston, MA 02116  
Phone No: 314-579-8290 & 469-997-6789  
Fax No: \_\_\_\_\_  
Contact: Dave Wykoff & Alisha Weis


LABOR AND MATERIAL PAYMENT BOND NO. **108082831 & 022239105**  
Surety Name: Travelers Casualty and Surety Company of America & Liberty Mutual Insurance Company  
Address: One Tower Square, Hartford, CT 06183-6014 & 175 Berkeley St, Boston, MA 02116  
Phone No: 314-579-8290 & 469-997-6789  
Fax No: \_\_\_\_\_  
Contact: Dave Wykoff & Alisha Weis

GUARANTY BOND NO. **108082831 & 022239105**  
Surety Name: Travelers Casualty and Surety Company of America & Liberty Mutual Insurance Company  
Address: One Tower Square, Hartford, CT 06183-6014 & 175 Berkeley St, Boston, MA 02116  
Phone No: 314-579-8290 & 469-997-6789  
Fax No: \_\_\_\_\_  
Contact: Dave Wykoff & Alisha Weis

STATE OF ARIZONA

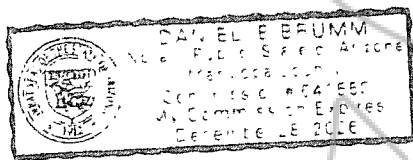
COUNTY OF MARICOPA

On this 26<sup>th</sup> day of July, 2024 before me personally appeared Claire M Fabrizio with whom I am personally acquainted, who, being by me duly sworn said: That he/she is Attorney-in-Fact of Travelers Casualty and Surety Company of America, Hartford, CT and of Liberty Mutual Insurance Company, Boston, MA and that said seal affixed to said instrument is such corporate seal; that was so affixed by authority of the Board of Directors thereof and of his/her office under the Standing Resolutions of said Company; and that he/she signed his/her name thereto as Attorney-in-Fact by like authority.

  
Danielle Brumm

NOTARY STAMP

My commission expires:





**Travelers Casualty and Surety Company of America**  
**Travelers Casualty and Surety Company**  
**St. Paul Fire and Marine Insurance Company**

**POWER OF ATTORNEY**

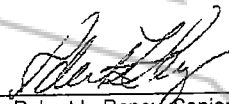
**KNOW ALL MEN BY THESE PRESENTS:** That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint **Claire M Fabrizio** of **FRISCO**, **Texas**, their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

**IN WITNESS WHEREOF**, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **21st** day of **April**, 2021.



State of Connecticut

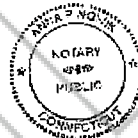
City of Hartford ss.

By:   
 Robert L. Raney, Senior Vice President

On this the **21st** day of **April**, 2021, before me personally appeared **Robert L. Raney**, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

**IN WITNESS WHEREOF**, I hereunto set my hand and official seal.

My Commission expires the **30th** day of **June**, 2026



  
 Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

**RESOLVED**, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

**FURTHER RESOLVED**, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

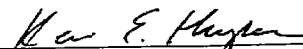
**FURTHER RESOLVED**, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

**FURTHER RESOLVED**, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this **26th** day of **July**, 2024.



  
 Kevin E. Hughes, Assistant Secretary

**To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.**  
**Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.**



This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

Certificate No: 8210311-990503

POWER OF ATTORNEY

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Amy Milostan; Claire M. Fabrizius; David L. Buckman; Jacqueline Gurney; Robert E. Marvin

all of the city of Frisco state of TX each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 19th day of June, 2023.



Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company
By: David M. Carey
David M. Carey, Assistant Secretary

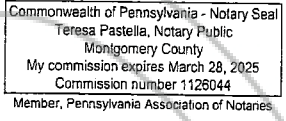
Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

For bond and/or Power of Attorney (POA) verification inquiries, please call 610-832-8240 or email HOSUR@libertymutual.com.

State of PENNSYLVANIA ss
County of MONTGOMERY

On this 19th day of June, 2023 before me personally appeared David M. Carey, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at Plymouth Meeting, Pennsylvania, on the day and year first above written.



By: Teresa Pastella
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV - OFFICERS: Section 12. Power of Attorney. Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII - Execution of Contracts: Section 5. Surety Bonds and Undertakings. Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation - The President of the Company, acting pursuant to the Bylaws of the Company, authorizes David M. Carey, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization - By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 26th day of July, 2024.



By: Renee C. Llewellyn
Renee C. Llewellyn, Assistant Secretary



Douglas County Justice Center

Minden, NV

Guaranteed Maximum Price - GMP #1

July 18, 2024

EXHIBIT D.1

#	Description	Base Price
<b>GENERAL</b>		<b>\$232,208</b>
GEN1	Temporary Site Construction Requirements	\$171,888
GEN3	Waste Management & Cleaning Requirements	\$60,320
<b>SITE WORK (ROUGH)</b>		<b>\$2,168,900</b>
7	Survey & Staking	\$57,875
8	Site Clearing, Earthwork, Utilities, & AC Paving	\$2,061,518
12	Storm Water Management	\$49,507
<b>SITE WORK (FINISH)</b>		<b>\$18,492</b>
23	Fencing & Gates	\$18,492
<b>STRUCTURE</b>		<b>\$531,724</b>
30	Concrete	\$225,424
31	Masonry	\$179,400
33	Steel	\$104,128
36	Rough Carpentry	\$22,772
<b>ENCLOSURE</b>		<b>\$261,974</b>
40	Architectural Caulking & Sealants	\$8,300
46	Metal Roof & Wall Panels	\$237,689
54	Overhead Coiling Doors	\$15,985
<b>INTERIOR FINISHES</b>		<b>\$113,581</b>
56	Doors, Frames, & Hardware	\$31,720
60	Framing & Sheathing	\$67,297
61	Painting & Coatings	\$5,340
67	Concrete Finishing	\$7,182
70	Final Clean Requirements	\$2,042
<b>MEP SYSTEMS</b>		<b>\$2,156,965</b>
103	Electrical & Low Voltage Systems	\$2,156,965
<b>Subtotal</b>		<b>\$5,483,844</b>
<b>CONTINGENCIES &amp; ALLOWANCES</b>		<b>SUB TOTAL</b>
2.5%	CMAR Construction Contingency	\$137,097
0.0%	Owner Contingency	\$0
LS	Allowance #1: Temporary Power	\$30,400
LS	Allowance #2: Increase CUB Electrical Room for SES	\$115,000
<b>Subtotal</b>		<b>\$5,766,341</b>
<b>GENERAL CONDITIONS</b>		<b>SUB TOTAL</b>
LS	General Conditions	\$403,328
LS	Warranty	\$23,083
<b>Subtotal</b>		<b>\$6,192,752</b>
<b>INSURANCE, BONDS, AND BUILDERS RISK</b>		<b>SUB TOTAL</b>
1.15%	General Liability	\$75,843
0.73%	Payment and Performance Bond	\$48,144
LS	Builders Risk Insurance	\$27,689
<b>Subtotal</b>		<b>\$6,344,428</b>
<b>CONTRACTOR'S FEE</b>		<b>SUB TOTAL</b>
3.95%	Construction Manager At Risk Fee	\$250,605
<b>Subtotal</b>		<b>\$6,595,033</b>
<b>GMP Total</b>		<b>\$6,595,033</b>
<b>Guaranteed Maximum Price</b>		<b>\$6,595,033</b>

## EXHIBIT D.2 BASIS OF GMP

Douglas County Justice Center GMP #1  
PWP #DO-2024-321 | July 18, 2024



The Basis of GMP is a written explanation clarifying the scope, assumptions and exclusions used in establishing the Guaranteed Maximum Price (GMP) for the Douglas County Justice Center Project in Minden, Nevada dated July 18, 2024. This GMP is based on CMAR's incorporation of the scope shown on the documents listed in the Enumeration of Documents, and the scope clarifications below.

### Assumptions, Clarifications, & Exclusions

#### SCHEDULE

This GMP is based upon performance of the work per the enclosed Preliminary Construction Schedule, which is an integral part of this GMP Package. This project has been divided into multiple phases, which are identified within the preliminary construction schedule and account for the overall construction duration and timeframe anticipated.

As part of the preconstruction phase, CMAR identified significant earthwork, utility work, and the Central Utility Building that is preferred to take place in advance of starting the actual Justice Center building construction. Electrical switchgear and the generators have also been identified as materials that have incredibly long lead times and durations for ordering, fabrication, and shipping. Based on this information, CMAR has implemented a multiple GMP procurement approach. This GMP#1 consists of site clearing, earthwork, site utilities, paving and site concrete on Buckeye Rd and the access road, CUB building construction, and early electrical equipment procurement. GMP#2 is planned to consist of the remaining scopes and work necessary to complete the project.

#### Schedule Clarifications:

- BIM Coordination will require the Design Team's assistance in furnishing current Revit (or similar) models, including periodic updates as may be required, as well as participation on an as-needed basis by Design Team and Consultants to address any issues that may require the teams review together.
- Microsoft Project Professional for Office 365 will be used as the schedule management program.
- We anticipate normal working hours 7:00 AM to 4:00 PM, Monday through Friday, with some Saturday work as required to meet the schedule.
- All concrete pours are assumed to be early morning pours. If the authorities having jurisdiction do not allow early morning pours, the concrete pour sequence would be extended which would affect the critical path of the schedule.
- Activities within the Overall project schedule and general sequence of construction will be re-evaluated later when GMP#2 is executed.
- If GMP#2 does not start as scheduled in April 2025, CMAR reserves the right to adjust General Conditions and General Requirements costs.

#### Weather:

The following table represents a mutual understanding of the number of reasonable days of adverse weather per month where no weather dependent construction activities may occur due to unworkable field conditions. CMAR has assumed the risk to make up for lost days per month in accordance with this table.

CMAR shall be granted an extension of time for delays resulting from additional lost days per calendar month beyond what is illustrated in the table in the Basis of GMP. The lost days illustrated in this schedule are per calendar month and shall not accrue from month to month.



# EXHIBIT D.2 BASIS OF GMP

Douglas County Justice Center GMP #1  
PWP #DO-2024-321 | July 18, 2024



(Northern Nevada – Minden, NV Region)

Month	Number of Reasonably Anticipated Days of Adverse Weather Per Month	Average Precipitation
July	0	0.22
August	0	0.30
September	0	0.34
October	1	0.67
November	1	0.89
December	2	1.39
January	2	1.47
February	2	1.15
March	2	1.12
April	0	0.49
May	0	0.46
June	0	0.39

CMAR considers soil condition that are unsuitable for heavy equipment operation to be adverse weather days. CMAR reserves the right to work Saturdays in order to meet schedule.

## Cost Clarifications

This GMP is based on 2024 Northern Nevada Rural Counties Prevailing Wage Rates and includes Nevada sales tax. The value provided in the GMP includes all direct and indirect construction costs but does not include typical project “soft costs”. These costs include, but are not limited to design professional fees, permits and plan review fees, utility connection fees, land acquisition costs, “loose” furniture, fixtures, and equipment (FF&E), special inspections, commissioning agent services, etc.

## MATERIALS ECONOMIC IMPACTS

The parties acknowledge that some of the materials and products to be used and installed in the construction of this project may become unavailable, delayed in shipment and/or subject to price increases due to circumstances beyond the control of the CMAR, including the COVID-19 pandemic. If a specified product is unavailable or shipment is delayed, CMAR shall provide written notice and shall be afforded additional time and substitute products may be considered. If there is an increase in price of materials, equipment, or products between the date of this contract and the time when the job is ready for the installation of the affected material, the amount of this contract shall be increased to reflect the additional cost to obtain the materials, provided that the CMAR gives the Owner written notice and documentation of the increased costs.

## CONTINGENCIES

- **CMAR Construction Contingency** – CMAR Construction Contingency is included in this GMP and is intended to be used at CMAR’s discretion to cover costs that have not been completely identified as trade specific scope on the GMP setting documents may require further clarification or coordination. These costs include, but not limited to, scope gap, coordination issues between trades, and missed scope during the

# EXHIBIT D.2 BASIS OF GMP

Douglas County Justice Center GMP #1  
PWP #DO-2024-321 | July 18, 2024



bidding process. The CMAR Construction Contingency is not intended to account for design revisions or additional scope requests by the design / owner during construction.

- **Owner Project Contingency** – Owner Contingency is NOT included in this GMP.

## ALLOWANCES

We have included the Allowances listed below in this GMP. These Allowances are considered to be an allotted sum of money included for a particular system or scope of work for which sufficient detail is not available to determine a definitive cost. A reasonable estimate for an assumed scope and quality is included as a placeholder. The Owner receives the savings for any amount under the allocation and is at risk for any amount over the allocation.

- **Allowance #1 – Temporary Power (\$30,400)** – This Allowance is intended to cover costs for temporary power from NV Energy. This allowance includes (2) 200a 480v 3ph 4w metered panels (to be located at the CMAR trailer yard and the future Justice Center building pad) and (1) 75KVA rated transformer. Two months of a generator is also included to be used before NV Energy temporary power is active.
- **Allowance #2 – Increase CUB Electrical Room Size for SES (\$115,000)** – This Allowance is intended to cover costs to increase the width of the CUB Electrical Room by 10'-11" (approx. 115 SF) to fit the actual size of the electrical switchgear. The current floor plan provides space to accommodate an electrical switchgear that is 36" x 177" wide. In order to meet the requirements of the plans and electrical one-line diagram, the actual size of the electrical switchgear would need to be 48" deep x 308" wide.

## ALTERNATES

No Alternates have been identified. Alternates are scopes of work which are NOT INCLUDED as part of the base contract work.

## SUBCONTRACTORS

All subcontractors will be properly licensed, have bid within their license limits and are prequalified. Please refer to the Exhibit D.5 1% Listing for subcontractors with contracts over 1% of the GMP total.

## HOURLY RATES

The following agreed to hourly rates will be used to determine and define "Actual Costs". The Actual Costs for each of the agreed to rates includes all normal and customary payroll paid by the Contractor plus all fringe benefits, taxes and insurances.

	<u>Standard Rate</u>	<u>Overtime Rate</u>
<b>Project Management:</b>		
Director of Operations	180	-
Project Director	155	-
Sr. Project Manager	142	-
Project Manager	118	-
Assistant Project Manager	105	-
Project Engineer	90	-
MEP QC Manager	125	-
BIM Manager	110	-
Contracts Manager	88	-
Assistant Contracts Manager	67	-
Project Coordinator	88	-
Project Accountant	88	-
Intern	44	66

# EXHIBIT D.2 BASIS OF GMP

Douglas County Justice Center GMP #1

PWP #DO-2024-321 | July 18, 2024



### Field Operations:

General Superintendent	155	-
Superintendent	125	-
Asst. Superintendent	105	-
Carpenters	85	128
Laborers	78	117

## Assumptions & Exclusions

### GENERAL ASSUMPTIONS

- This GMP is considered lump sum, not line itemed. Scope values are provided for transparency and as a contract schedule of values. Any line-item cost variances will be carried across the duration of the entire project and the net savings (if any) will be split with the Owner per the terms of the contract at final completion. Costs for any individual line items are not guaranteed within this GMP, but rather the bottom-line cost of the GMP. Any cost savings from any individual line items will be offset against possible overruns of any other line items throughout the duration of the project.
- Building permits are to be procured by the Owner and in hand prior to CMAR mobilizing on site and Contract Time commencing. CMAR shall be granted an extension of time for delays resulting from not having an approved grading / building permit in place on the anticipated start date.
- CMAR assumes that the soils / geotechnical report prepared by Black Eagle Consulting, Inc. is accurate and true. Any adverse soil conditions including but not limited to contaminated soils, different shrink/swell factors, etc. shall be cause for a time extension and adjustment of the GMP.
- CMAR will coordinate the work with the Owner's contractors and agencies, for example NV Energy, Southwest Gas, AT&T, Frontier, Town of Minden Water, Minden Gardnerville Sanitation District, etc., with their respective scopes as it pertains to this project. The Owner will provide direction related to any conflict. The project schedule has been developed assuming these contractors/agencies will be able to meet all required scheduled installation and/or utility turn-on dates and these dates will be communicated through the Owner. Any costs due to changes made by the permitting agencies after submission of the estimate are subject to change.
- CMAR does not warrant or guarantee that the Contract Documents comply with Authorities Having Jurisdiction (AHJ), or local regulations or requirements. This is the responsibility of the Architect and Engineers, and we assume all requirements have been incorporated into the Contract Documents.
- Normal shrinkage cracking of all cementitious material, such as slabs, concrete walls, fully grouted CMU walls, etc. is expected and shall not be cause for removal or replacement of structurally sound slabs.
- This GMP is based on Over-Excavation of the building areas per the Geotechnical Investigation issued by Black Eagle Consulting, Inc. dated July 25, 2023. This GMP includes over-excavation for the Justice Center building foundation per RFI Response #6 issued by TSK Architects dated May 10, 2024. It is understood that at this time the design for the building footings is not complete, and CORE has not reviewed any foundation plans for the Justice Center building.

## EXHIBIT D.2 BASIS OF GMP

Douglas County Justice Center GMP #1  
PWP #DO-2024-321 | July 18, 2024



### SPECIFIC EXCLUSIONS

- Typical Project "Soft Costs" unless otherwise specified. These include, but are not limited to: design professional costs, permits and fees, utility connection charges, land acquisition, legal fees, equipment and furnishings, etc.
- "Loose" furniture, fixtures, and equipment (FF&E).
- Power company / communication companies (telephone / internet) / gas company costs other than trenching, backfill, conduits and coordination.
- Servers, equipment, etc.
- Testing and inspection services of special inspectors.
- Services of a commissioning agent.
- Salvaging and relocation of any existing equipment or furnishings, unless otherwise specified.
- Fire pump and domestic water booster pump – available pressure assumed adequate.
- Hard digging / caliche.

### Scope-Specific Clarifications

CMAR's GMP is based upon plans and specifications as itemized in attached Exhibit D.3 Enumeration of Documents, with the following Scope-Specific Assumptions and Clarifications.

#### SITE WORK (ROUGH)

##### 008 – SITE CLEARING, EARTHWORK, UTILITIES, & AC PAVING

- Excludes any activities associated with unidentified subsurface conditions.
- Excludes any reworking of the future Justice Center building pad. It may be necessary to scarify and recompact the building pad before foundation construction, and this work will be included in GMP #2 if necessary.
- Excludes the domestic water meter set and RP backflow preventer noted on sheet C6.0, and 8" and 6" fire sweeps, as these items are located inside the future Justice Center building. The 3" domestic water line will be stubbed 5' outside the building.
- Excludes cattle guards. Details currently shown on C8.5, but no locations are identified.
- Excludes parking lot signage and striping, currently shown on plans. Intended for GMP #2.
- Excludes handicap parking and striping, currently shown on C8.1. Intended for GMP #2.

#### SITE WORK (FINISH)

##### LANDSCAPING & IRRIGATION

- Excludes all landscaping and irrigation, including soil preparation, landscaping finish grading, seeding, and planting. These items are intended for GMP #2.

#### STRUCTURE

##### 033 – STEEL

- Excludes AISC Certified Fabricator and Erector certification as approved in RFI Response #17.

## EXHIBIT D.2 BASIS OF GMP

Douglas County Justice Center GMP #1

PWP #DO-2024-321 | July 18, 2024



### ENCLOSURE

#### THERMAL INSULATION

- Excludes insulation on inside of masonry exterior walls (not shown) and insulation in ceiling structure. Ceiling insulation intended for GMP #2.

#### INTERIOR FINISHES

##### 056 – DOORS, FRAMES, & HARDWARE

- Assumes Door 102 is 4 ft wide and Type L. The door schedule calls for 3 ft width, but the floor plan calls for 4 ft width. The door schedule calls for a Type H door, which does not exist. The Exterior Elevations depict a bottom louver, so door Type L is assumed.
- Assumes Door 102.1 is Type P. The Door Schedule calls for Type L, but the Exterior Elevations depict a flush door, so door Type P is assumed.

##### 060 – FRAMING & SHEATHING

- Excludes interior framing in the CUB building.

##### 061 – PAINTING & COATINGS

- Excludes interior painting of drywall and hollow metal doors and frames.
- Excludes painting and block sealer at interior and exterior CMU per section 099000-2.3A.

##### 067 – CONCRETE FINISHING

- Includes two coats of TK-Bright Seal Acrylic concrete sealer at the Storage Room, Generator Room, and Electrical Room. A floor finish was not called out in these rooms.
- Excludes resilient wall base (not shown).

#### SPECIALTIES

##### FIRE PROTECTION SPECIALTIES

- Excludes fire protection specialties, as these are intended for GMP #2.

#### MP&E SYSTEMS

##### MECHANICAL SYSTEMS

- Excludes Division 23 Heating, Ventilation and Air Conditioning (HVAC) and all equipment shown on Mechanical sheets M0.01 and M2.01, including exhaust fans and associated ductwork. These items will be included with GMP #2.

##### 103 – ELECTRICAL SYSTEMS & LOW VOLTAGE SYSTEMS

- Excludes all site lighting, including site light poles, bases, conduit, fixtures, wiring, and terminations of light poles.
- Excludes fire alarm, security, and tele data systems (none shown).
- Excludes lightning protection system (none shown).
- Excludes wire for future building conduit stubs (P02 & P06/E1.01) as shown on the single-line drawing on E0.04.
- The electrical switchgear is based on the drawings as a specification was not included.
- In order to comply with Note 11 on E0.04, sub breaker sizes have been increased from 50 KAIC to 65 KAIC to protect against ordering sub breakers before the final electrical design is complete. A completed electrical study or a sign off by the owner is required before releasing the electrical equipment for production.

## **EXHIBIT D.2 BASIS OF GMP**

*Douglas County Justice Center GMP #1*  
PWP #DO-2024-321 | July 18, 2024



- Assumes that the Electrical Coordination Study and Arch Flash Hazard Analysis will not be completed until after the balance of the design is complete and permitted, and therefore, assumes the studies will not hold up or delay the approval of submittals or procurement of electrical switchgear.

### **END OF BASIS OF GMP**





**EXHIBIT D.3  
ENUMERATION OF DOCUMENTS**

Project Name: Douglas County Justice Center GMP #1  
CORE Project No: 23-10-005

PROJECT MANUAL						
Specification/ Drawing	Description	Spec Date	Stamp Date	CORE Received Date	Revision	
<b>Division 00</b>	<b>Procurement and Contracting Requirements</b>					
000101	Project Title Sheet_V1	24-Apr-24	None	26-Apr-24	None	
000101	Project Title Sheet_V2	24-Apr-24	None	26-Apr-24	None	
000102	Project Information	24-Apr-24	None	26-Apr-24	None	
000107	Seals Page	24-Apr-24	20-Mar-24	26-Apr-24	None	
000110	Specification Index	24-Apr-24	None	26-Apr-24	None	
<b>Division 01</b>	<b>General Requirements</b>					
012500	Substitution Procedures	24-Apr-24	None	26-Apr-24	None	
012600	Contract Modification Procedures	24-Apr-24	None	26-Apr-24	None	
012613	Request for Information	24-Apr-24	None	26-Apr-24	None	
013000	Administrative Requirements	24-Apr-24	None	26-Apr-24	None	
013216	Construction Progress Schedule	24-Apr-24	None	26-Apr-24	None	
013300	Submittal Requirements	24-Apr-24	None	26-Apr-24	None	
014000	Quality Requirements	24-Apr-24	None	26-Apr-24	None	
015000	Temporary Facilities and Controls	24-Apr-24	None	26-Apr-24	None	
016000	Product Requirements	24-Apr-24	None	26-Apr-24	None	
017300	Execution Requirements	24-Apr-24	None	26-Apr-24	None	
017800	Closeout Procedures and Submittals	24-Apr-24	None	26-Apr-24	None	
017836	Warranties and Bonds	24-Apr-24	None	26-Apr-24	None	
<b>Division 03</b>	<b>Concrete</b>					
033000	Cast-In-Place Concrete	24-Apr-24	None	26-Apr-24	None	
<b>Division 04</b>	<b>Masonry</b>					
042000	Unit Masonry	24-Apr-24	None	26-Apr-24	None	
<b>Division 05</b>	<b>Metals</b>					
051200	Structural Steel Framing	24-Apr-24	None	26-Apr-24	None	
053100	Steel Decking	24-Apr-24	None	26-Apr-24	None	
054000	Cold-Formed Metal Framing	24-Apr-24	None	26-Apr-24	None	
055000	Metal Fabrications	24-Apr-24	None	26-Apr-24	None	
<b>Division 07</b>	<b>Thermal and Moisture Protection</b>					
072100	Thermal Insulation	24-Apr-24	None	26-Apr-24	None	
072500	Weather Barriers	24-Apr-24	None	26-Apr-24	None	
074113	Metal Roof Panels	24-Apr-24	None	26-Apr-24	None	
074213.23	Metal Composite Material Wall Panels	24-Apr-24	None	26-Apr-24	None	
076200	Sheet Metal Flashing and Trim	24-Apr-24	None	26-Apr-24	None	
078400	Firestopping	24-Apr-24	None	26-Apr-24	None	
079200	Joint Sealants	24-Apr-24	None	26-Apr-24	None	
<b>Division 08</b>	<b>Openings</b>					
081113	Hollow Metal Doors and Frames	24-Apr-24	None	26-Apr-24	None	
083323	Overhead Coiling Doors	24-Apr-24	None	26-Apr-24	None	
087100	Door Hardware					
<b>Division 09</b>	<b>Finishes</b>					
092116	Gypsum Board Assemblies	24-Apr-24	None	26-Apr-24	None	
092216	Non-Structural Metal Framing	24-Apr-24	None	26-Apr-24	None	
096500	Resilient Wall Base and Accessories	24-Apr-24	None	26-Apr-24	None	
099000	Painting and Coating	24-Apr-24	None	26-Apr-24	None	
099650	Anti-Graffiti Coatings	24-Apr-24	None	26-Apr-24	None	
<b>Division 10</b>	<b>Specialties</b>					
104400	Fire Protection Specialties	24-Apr-24	None	26-Apr-24	None	
<b>Division 22</b>	<b>Plumbing</b>					
220500	Common Work Results for Plumbing	24-Apr-24	None	26-Apr-24	None	
221414	Storm Drainage Piping	24-Apr-24	None	26-Apr-24	None	
221423	Storm Drainage Piping Specialties	24-Apr-24	None	26-Apr-24	None	
<b>Division 23</b>	<b>Heating, Ventilation and Air Conditioning (HVAC)</b>					
230000	Common Work Results for HVAC Systems	24-Apr-24	None	26-Apr-24	None	
230548	Vibration and Seismic Controls for HVAC	24-Apr-24	None	26-Apr-24	None	
230553	Identification for HVAC Piping and Equipment	24-Apr-24	None	26-Apr-24	None	



**EXHIBIT D.3  
ENUMERATION OF DOCUMENTS**

Project Name: Douglas County Justice Center GMP #1  
CORE Project No: 23-10-005

Specification/ Drawing	Description	Spec Date	Stamp Date	CORE Received Date	Revision
230593	Testing , Adjusting, and Balancing for HVAC	24-Apr-24	None	26-Apr-24	None
233113	Metal Ducts	24-Apr-24	None	26-Apr-24	None
233423	HVAC Power Ventilators	24-Apr-24	None	26-Apr-24	None
<b>Division 26</b>	<b>Electrical</b>				
260001	Electrical General Provisions	24-Apr-24	None	26-Apr-24	None
260002	Electrical Submittals	24-Apr-24	None	26-Apr-24	None
260003	Temporary Electrical Facilities for Construction	24-Apr-24	None	26-Apr-24	None
260503	Equipment Wiring Connections	24-Apr-24	None	26-Apr-24	None
260519	Low-Voltage Electrical Power Conductors and Cables	24-Apr-24	None	26-Apr-24	None
260526	Grounding and Bonding	24-Apr-24	None	26-Apr-24	None
260529	Hangers, Supports and Firestopping for Electrical Systems	24-Apr-24	None	26-Apr-24	None
260530	Seismic Protection for Electrical Equipment	24-Apr-24	None	26-Apr-24	None
260533	Raceway and Boxes for Electrical Systems	24-Apr-24	None	26-Apr-24	None
260553	Electrical Identification	24-Apr-24	None	26-Apr-24	None
260573.13	Short-Circuit Studies	24-Apr-24	None	26-Apr-24	None
260573.16	Coordination Studies	24-Apr-24	None	26-Apr-24	None
260573.19	Arc-Flash Hazard Analysis	24-Apr-24	None	26-Apr-24	None
262200	Dry Type Transformers	24-Apr-24	None	26-Apr-24	None
262416	Panelboards	24-Apr-24	None	26-Apr-24	None
262726	Wiring Devices	24-Apr-24	None	26-Apr-24	None
262813	Fuses	24-Apr-24	None	26-Apr-24	None
262819	Disconnects	24-Apr-24	None	26-Apr-24	None
262913	Motor Starters (Separately Mounted)	24-Apr-24	None	26-Apr-24	None
263213.13	Diesel Engine Generator Sets (Onboard Paralleling)	24-Apr-24	None	26-Apr-24	None
263556	Surge Protective Devices	24-Apr-24	None	26-Apr-24	None
263623 (09)	Automatic Transfer Switch & Bypass Isolation Automatic Transfer Swith (Power Frame Type, ATC-900 Controller, All Frame Sizes)	24-Apr-24	None	26-Apr-24	None
264000	Load Test Bank	24-Apr-24	None	26-Apr-24	None
265100	Luminaires	24-Apr-24	None	26-Apr-24	None
266000	Testing and Commissioning of Electrical Equipment	24-Apr-24	None	26-Apr-24	None
<b>Division 31</b>	<b>Earthwork</b>				
310516	Aggregates for Earthwork	24-Apr-24	None	26-Apr-24	None
311000	Site Clearing	24-Apr-24	None	26-Apr-24	None
312213	Rough Grading	24-Apr-24	None	26-Apr-24	None
312316	Excavation	24-Apr-24	None	26-Apr-24	None
312317	Trenching	24-Apr-24	None	26-Apr-24	None
312323	Fill	24-Apr-24	None	26-Apr-24	None
312500	Erosion and Sedimentation Controls	24-Apr-24	None	26-Apr-24	None
313700	Riprap	24-Apr-24	None	26-Apr-24	None
<b>Division 32</b>	<b>Exterior Improvements</b>				
321216	Asphalt Paving	24-Apr-24	None	26-Apr-24	None
328400	Planting Irrigation	24-Apr-24	None	26-Apr-24	None
329113	Soil Preparation	24-Apr-24	None	26-Apr-24	None
329119	Landscape Grading	24-Apr-24	None	26-Apr-24	None
329219	Seeding	24-Apr-24	None	26-Apr-24	None
329300	Plants	24-Apr-24	None	26-Apr-24	None
<b>Division 33</b>	<b>Utilities</b>				
331116	Site Water Utility Distribution Piping	24-Apr-24	None	26-Apr-24	None
333111	Public Sanitary Utility Sewerage Piping	24-Apr-24	None	26-Apr-24	None
334100	Storm Utility Drainage Piping	24-Apr-24	None	26-Apr-24	None
<b>DRAWINGS</b>					
Specification/ Drawing	Description	Drawing Date	Stamp Date	CORE Received Date	Revision
	COVER SHEET	24-Apr-24	None	26-Apr-24	None
G0.00	GENERAL SHEET	24-Apr-24	None	26-Apr-24	None





**EXHIBIT D.3**  
**ENUMERATION OF DOCUMENTS**

Project Name: Douglas County Justice Center GMP #1

CORE Project No: 23-10-005

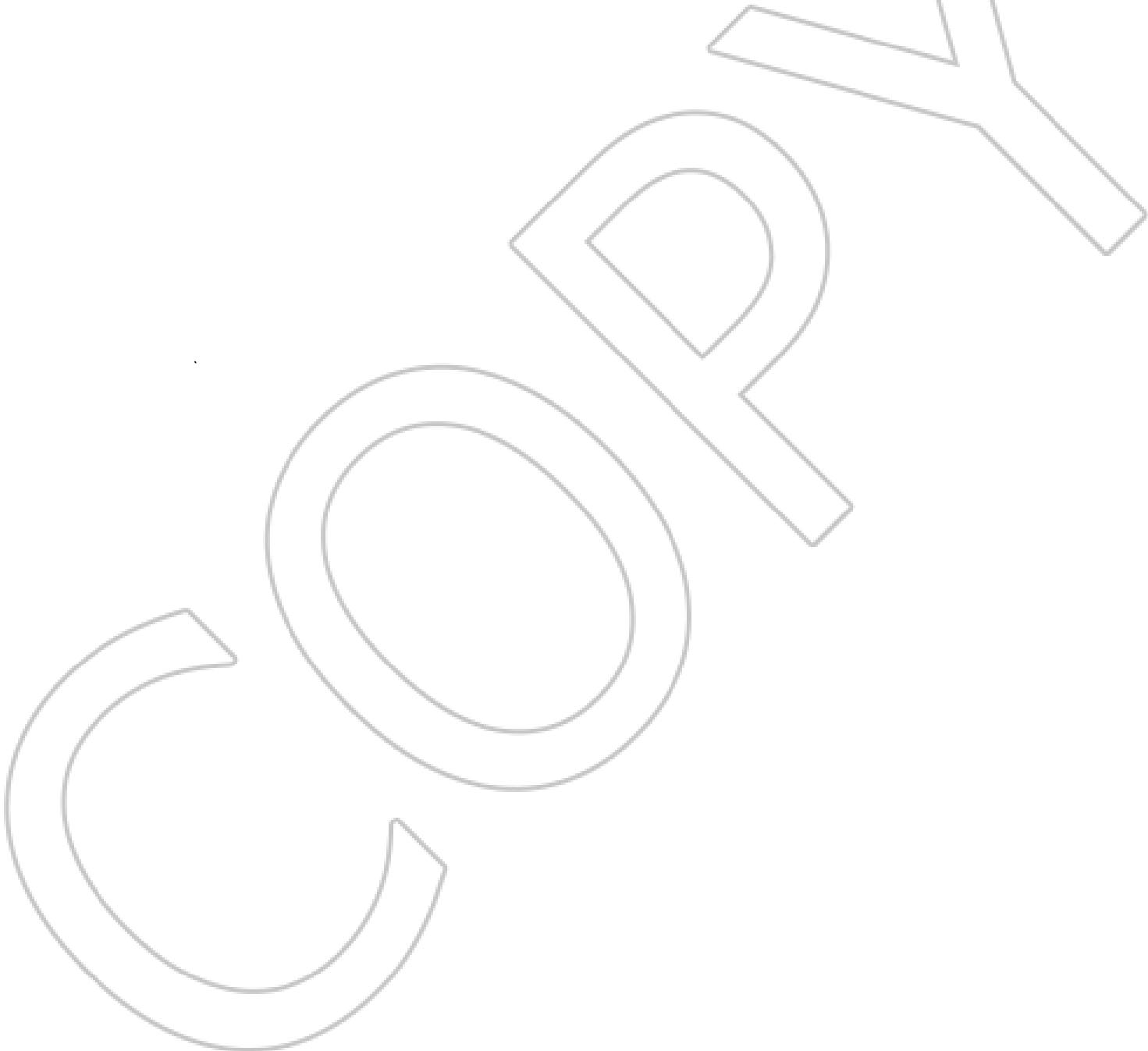
Specification/ Drawing	Description	Spec Date	Stamp Date	CORE Received Date	Revision
G0.01	GENERAL ACCESSIBILITY DETAILS	24-Apr-24	None	26-Apr-24	None
G0.02	GENERAL ACCESSIBILITY DETAILS	24-Apr-24	None	26-Apr-24	None
G0.03	LIFE SAFETY DETAILS	24-Apr-24	None	26-Apr-24	None
C1.0	COVER SHEET	25-Apr-24	9-May-24	10-May-24	9-May-24
C2.0	NOTES, ABBREVIATIONS, & LEGEND	25-Apr-24	25-Apr-24	26-Apr-24	None
C3.0	EXISTING CONDITIONS, DEMOLITION, & EROSION CONTROL PLAN	25-Apr-24	25-Apr-24	26-Apr-24	None
C4.0	SITE PLAN - (GMP-1)	25-Apr-24	9-May-24	10-May-24	9-May-24
C4.1	SITE PLAN - (GMP-2)	25-Apr-24	9-May-24	10-May-24	9-May-24
C4.2	BUCKEYE ROAD FRONTAGE IMPROVEMENTS	25-Apr-24	25-Apr-24	26-Apr-24	None
C4.3	BUCKEYE ROAD FRONTAGE GRADING	25-Apr-24	25-Apr-24	26-Apr-24	None
C5.0	ROUGH GRADING PLAN - (GMP-1)	25-Apr-24	9-May-24	10-May-24	9-May-24
C5.1	GRADING PLAN - (GMP-2)	25-Apr-24	9-May-24	10-May-24	9-May-24
C6.0	UTILITY PLAN	25-Apr-24	10-May-24	10-May-24	10-May-24
C6.1	ACCESS ROAD PLAN & PROFILE	25-Apr-24	25-Apr-24	26-Apr-24	None
C7.0	SECTIONS	25-Apr-24	25-Apr-24	26-Apr-24	None
C8.0	DETAILS	24-Apr-24	25-Apr-24	26-Apr-24	None
C8.1	DETAILS	25-Apr-24	9-May-24	10-May-24	9-May-24
C8.2	DETAILS	24-Apr-24	25-Apr-24	26-Apr-24	None
C8.3	DETAILS	25-Apr-24	25-Apr-24	26-Apr-24	None
C8.4	DETAILS	24-Apr-24	25-Apr-24	26-Apr-24	None
C8.5	DETAILS	25-Apr-24	9-May-24	10-May-24	9-May-24
A1.00	OVERALL ARCHITECTURAL SITE PLAN	24-Apr-24	None	10-May-24	10-May-24
A2.01	ARCHITECTURAL FLOOR PLAN & SLAB PLAN	24-Apr-24	None	26-Apr-24	None
A3.01	CEILING & ROOF PLAN	24-Apr-24	None	26-Apr-24	None
A4.01	EXTERIOR ELEVATIONS	24-Apr-24	None	10-May-24	4-May-24
A5.01	BUILDING SECTIONS	24-Apr-24	None	26-Apr-24	None
A6.01	WALL SECTIONS	24-Apr-24	None	26-Apr-24	None
A7.01	DOOR SCHEDULE, PANEL AND FRAME TYPES	24-Apr-24	None	26-Apr-24	None
A9.01	EXTERIOR & SECTION DETAILS	24-Apr-24	None	26-Apr-24	None
A9.02	DOOR DETAILS	24-Apr-24	None	26-Apr-24	None
A9.03	PARTITION DETAILS	24-Apr-24	None	26-Apr-24	None
S0.0	STRUCTURAL GENERAL NOTES	24-Apr-24	26-Apr-24	26-Apr-24	None
S0.1	SPECIAL INSPECTIONS & QUALITY ASSURANCE	24-Apr-24	26-Apr-24	26-Apr-24	None
S0.2	TYP. CONC. & FOUNDATION DETAILS	24-Apr-24	26-Apr-24	26-Apr-24	None
S0.3	TYP. CONC. & CMU DETAILS	24-Apr-24	26-Apr-24	26-Apr-24	None
S0.4	TYP. MASONRY DETAILS	24-Apr-24	26-Apr-24	26-Apr-24	None
S0.5	TYP. ROOF FRAMING DETAILS	24-Apr-24	26-Apr-24	26-Apr-24	None
S0.6	TYP. COLD-FORMED STEEL DETAILS	24-Apr-24	26-Apr-24	26-Apr-24	None
S1.01	FOUNDATION PLAN	24-Apr-24	26-Apr-24	26-Apr-24	None
S2.01	ROOF FRAMING PLAN	24-Apr-24	26-Apr-24	26-Apr-24	None
S3.01	WALL ELEVATIONS	24-Apr-24	26-Apr-24	26-Apr-24	None
S5.01	BUILDING SECTIONS	24-Apr-24	26-Apr-24	26-Apr-24	None
M0.01	MECHANICAL LEGEND, ABBREVIATIONS, AND CALCULATIONS	24-Apr-24	25-Apr-24	26-Apr-24	None
M2.01	MECHANICAL FLOOR PLAN	24-Apr-24	25-Apr-24	26-Apr-24	None
P0.01	PLUMBING LEGEND, ABBREVIATIONS, SPECIFICATIONS, CALCS, & SCHEDULES	24-Apr-24	25-Apr-24	26-Apr-24	None
P2.01	PLUMBING FLOOR PLAN	24-Apr-24	25-Apr-24	26-Apr-24	None
E0.01	LEGENDS, DRAWING SCHEDULE - CUB	None	26-Apr-24	26-Apr-24	None
E0.02	FIXTURE & PANEL SCHEDULES & IECC CALCULATIONS - CUB	None	26-Apr-24	26-Apr-24	None
E0.03	DETAILS - CUB	None	26-Apr-24	26-Apr-24	None
E0.04	PARTIAL ONELINE DIAGRAM - CUB	None	26-Apr-24	26-Apr-24	None
E1.01	ELECTRICAL SITE PLAN - CUB BUILDING	None	26-Apr-24	26-Apr-24	None
E2.01	LIGHTING PLAN - CUB	None	26-Apr-24	26-Apr-24	None
E3.01	POWER & MECHANICAL PLAN - CUB	None	26-Apr-24	26-Apr-24	None



**EXHIBIT D.3**  
**ENUMERATION OF DOCUMENTS**

**Project Name:** Douglas County Justice Center GMP #1  
**CORE Project No:** 23-10-005

Specification/ Drawing	Description	Spec Date	Stamp Date	CORE Received Date	Revision
<b>ADDENDA</b>					
Addendums	Description	Drawing Date	Stamp Date	CORE Received Date	Revision
	Basis of GMP	6-Jun-24	None	6-Jun-24	None
	Pre-Bid RFI Responses 1- 18	28-May-24	None	28-May-24	None





**EXHIBIT D.4 Project Name: Douglas County Justice Center GMP #1**  
**BASELINE PROJECT SCHEDULE CORE Project No: 23-10-005**

ID	Task Name	Duration	Start	Finish	Qtr-3, 2024	Qtr-4, 2024	Qtr-1, 2025	Qtr-2, 2025	Qtr-3, 2025	Qtr-4, 2025	Qtr-1, 2026	Qtr-2, 2026
0	<b>Douglas County Justice Center GMP #1 Schedule</b>	<b>465 d</b>	<b>Thu 7/18/24</b>	<b>Fri 5/15/26</b>								
1	GMP#1 Notice to Proceed	0 d	Thu 7/18/24	Thu 7/18/24								
2	GMP #1 Permits Received	0 d	Fri 7/19/24	Fri 7/19/24	7/18							
3	<b>Procurement</b>	<b>465 d</b>	<b>Thu 7/18/24</b>	<b>Fri 5/15/26</b>								
40	Procure Switchgear and Generators	400 d	Fri 10/18/24	Fri 5/15/26								
41	<b>Rough Site Construction</b>	<b>105 d</b>	<b>Thu 8/8/24</b>	<b>Wed 1/8/25</b>								
55	<b>Off-Site Construction - GMP 1</b>	<b>26 d</b>	<b>Fri 8/30/24</b>	<b>Mon 10/7/24</b>								
60	<b>CUB Construction - GMP 1</b>	<b>99 d</b>	<b>Fri 8/30/24</b>	<b>Wed 1/22/25</b>								
76	GMP 1 Completion	0 d	Wed 1/22/25	Wed 1/22/25								
77	De-mobilize and Secure Site	10 d	Thu 1/23/25	Wed 2/5/25								
78	Final Completion	0 d	Wed 2/5/25	Wed 2/5/25								

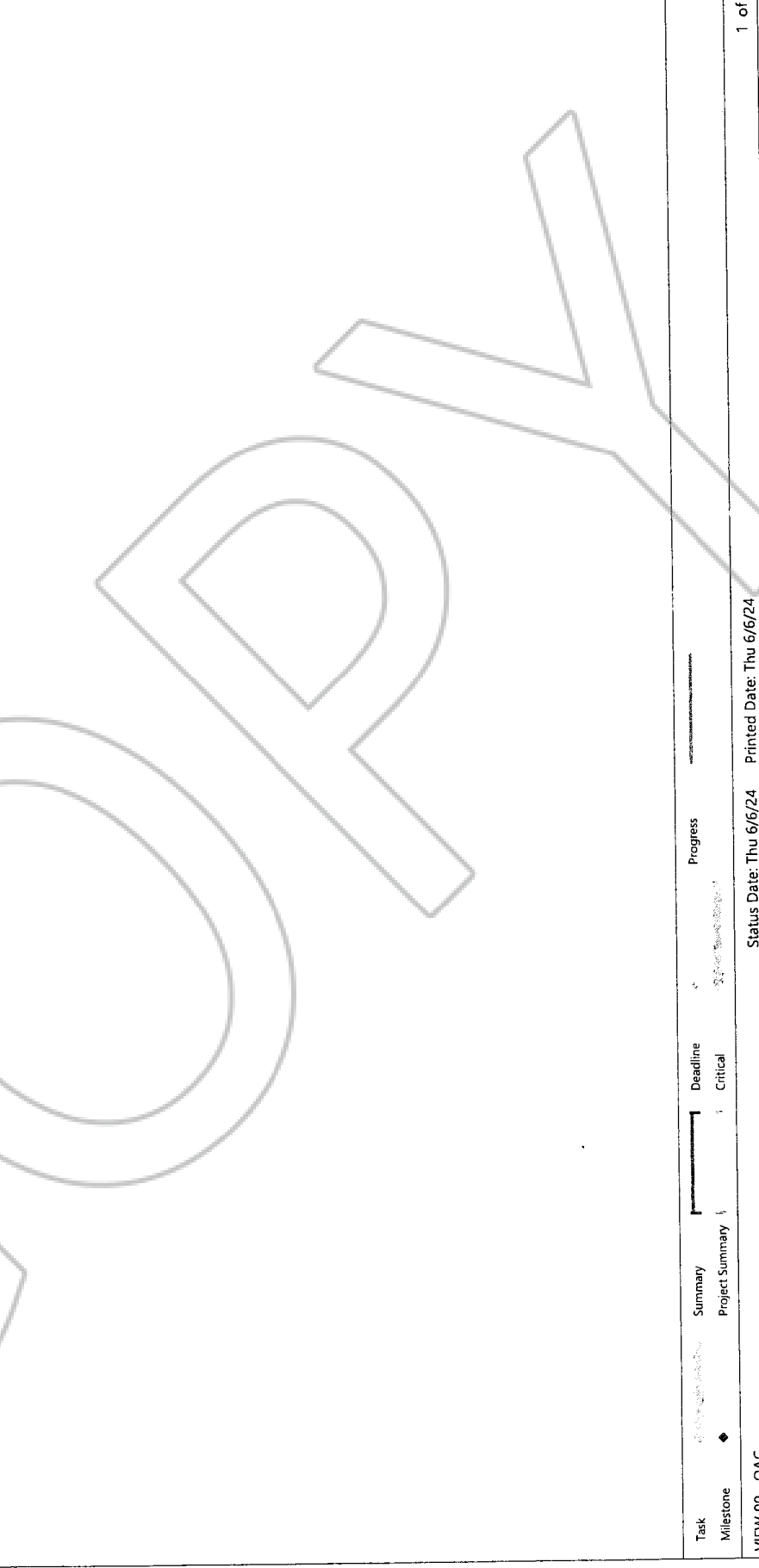


EXHIBIT D.5  
1% Subcontractor Listing

Douglas County Justice Center GMP #1

PWP-DO-2024-321

June 6, 2024

Minden, NV



In accordance with NRS 338.16995.9.C, the CMAR shall submit a list including the name of each subcontractor who will provide labor or a portion of the work for which he will be paid an amount exceeding 1% of the total cost of the public work, or \$50,000, whichever is greater, and the number of the license issued to the subcontractor, pursuant to Nevada Revised Statutes Chapter 624. The CMAR shall also list any portion of the work exceeding 1% of the total cost of the public work, or \$50,000, whichever is greater, that the CMAR intends to self-perform.

Description of Work	Subcontractor	License No.
General Requirements	CORE West Inc.	6144A
Earthwork, Utilities & AC Paving	Knox Excavating, Inc.	44190A
Concrete	Northern Nevada Concrete, Inc.	55920
Masonry	Construction Development Services Inc DBA Silver State Masonry	22791
Steel	Rhyno Built LLC	82840
Metal Roof & Wall Panels	Alpine Roofing Co Inc.	17484
Framing & Sheathing	M & H Building Specialties	51255
Electrical & Low-Voltage Systems	Nelson Electric Company, Inc.	16697

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

13 day of AUGUST, 20 24

By [Signature] Deputy