

Item # 4-2B

City of Carson City  
Agenda Report

Date Submitted: March 11, 2008

Agenda Date Requested: March 20, 2008  
Time Requested: Consent Agenda

To: Mayor and Supervisors  
From: Purchasing & Contracts

**Subject Title:** Action to approve Amendment No. 3 for Contract No. 2006-146 Carson City Fairgrounds/Fuji Park Phase 4, Part 2 with Lumos & Associates through December 31, 2008 for a not to exceed amount of \$47,688.00 and to increase the contingency from \$4,408.00 to \$6,720.00 from the Question 18 Capital Fairgrounds Fund 254-5046-452-7150 as provided for in FY 2007/2008.

**Staff Summary:** As the Fairgrounds project has proceeded from the final design phase into the construction phase, the Parks and Recreation Department has been working with various facility user groups to provide the following:

1. Additional site amenities, including a public address system
2. Take advantage of partnership construction opportunities with the State of Nevada
3. Provide the City's Public Works Department staff with additional construction assistance by the consultant team to expedite progress for a June/July 2008 project completion date.

In addition, during the project's bidding and building permit stages, the consultant team was required to produce additional plans and specification packages for different aspects of the project which was not anticipated in the consultant team's original scope of work. This also required additional meetings with City staff and the Building Department to address permit comments and package coordination.

**Type of Action Requested:** (check one)  
 Resolution  Ordinance  
 Formal Action/Motion  Other (Specify)

**Does This Action Require A Business Impact Statement:**  Yes  No

**Recommended Board Action:** I move to approve Amendment No. 3 for Contract No. 2006-146 Carson City Fairgrounds/Fuji Park Phase 4, Part 2 with Lumos & Associates through December 31, 2008 for a not to exceed amount of \$47,688.00 and to increase the contingency from \$4,408.00 to \$6,720.00 from the Question 18 Capital Fairgrounds Fund 254-5046-452-7150 as provided for in FY 2007/2008.

**Explanation for Recommended Board Action:** On April 5, 2007 the Board of Supervisors approved Contract No. 2006-146 Carson City Fairgrounds/Fuji Park Project with Lumos & Associates for a not to exceed amount of \$94,218.00 and a contingency amount of \$5,782.00 for Architectural and Engineering Services. On May 17, 2007 the Board of Supervisors approved Amendment No. 1 for a not to exceed amount of \$52,506.00 and increased the contingency amount from \$5,782.00 to \$8,408.00 to develop electrical and landscaping/irrigation documents in-order to publicly bid the remaining portion of the project. Amendment No. 2 was issued for a not to exceed amount of \$4,000.00, to verify parking lot, site grades, and elevations, which left \$4,408.00 in contingency. Amendment No. 3 for Contract No.

2006-146 Carson City Fairgrounds/Fuji Park Phase 4, Part 2 Project with Lumos & Associates is for a not to exceed amount of \$47,688.00; to extend the time through December 31, 2008; to increase the contingency from \$4,408.00 to \$6,720.00; and to authorize Purchasing and Contracts to issue amendments up to \$6,720.00 to implement the design changes requested by the Parks and Recreation Department and the Fuji Park Users Coalition.

**Applicable Statue, Code, Policy, Rule or Regulation:** Architects, Engineers and Surveyors are considered professional services contracts pursuant to the requirements of NRS, Chapters 332 and 625; therefore, a formal bidding process is not required.

**Fiscal Impact:** Not to exceed an additional amount of \$50,000.00

**Explanation of Impact:** If approved, the referenced account could be decreased by an additional \$50,000.00.

**Funding Source:**


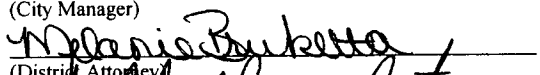
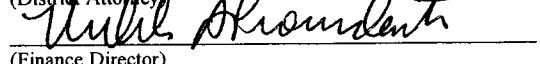
Q18 Capital Fairground 254-5046-452-7150 Account as provided for in FY 2007/2008.

Balance as of 3/3/08	\$1,972,481.58
Less this Amendment	\$50,000.00
Ending Balance	\$1,922,481.58

**Alternatives:** Provide other direction pursuant to Board Action.

**Supporting Material:** Amendment No. 3, Exhibit A (Original Agreement), B (Amendment No. 1), C (Amendment No.2), and D (Amendment No. 3)

**Prepared By:** Sandy Scott, Management Assistant

**Reviewed By:**  Date: 3/11/08  
 (Park & Rec) \_\_\_\_\_ Date: 3/11/08  
 \_\_\_\_\_ Date: 3-11-08  
 (City Manager)  Date: 3-11-08  
 (District Attorney)  Date: 3-11-08  
 (Finance Director)

**Board Action Taken:**

Motion: \_\_\_\_\_ 1) \_\_\_\_\_ Aye/Nay  
 \_\_\_\_\_ 2) \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

\_\_\_\_\_  
 (Vote Recorded By)

# AMENDMENT NO. 3

## Contract No. 2006-146

**THIS AMENDMENT** is made and entered into this 20<sup>th</sup> day of March, 2008, by and between the City and County of Carson City, of the State of Nevada, hereinafter referred to as the "CITY", and Lumos & Associates, hereinafter referred to as the "**CONTRACTOR**", and is made to amend the existing contract known as "**CONTRACT # 2006-146**", and titled "**Carson City Fairgrounds/Fuji Park Phase 4, Part 2 Project**".

### WITNESSETH:

**WHEREAS**, during the performance of **CONTRACTOR'S** duties pursuant to **CONTRACT #0708-085** design changes were requested by the **CITY** and Carson City Fairgrounds Users Groups not within the *Scope of Work* of the **CONTRACT**; and

**WHEREAS**, the **CITY** and **CONTRACTOR** desire to amend **CONTRACT** to provide **CONTRACTOR** authorization to perform the additional work and to compensate **CONTRACTOR** for the additional work; and

**WHEREAS**, said amendment is at the request of both **CITY** and **CONTRACTOR**, and that significant benefit will be derived by the City from said amendment;

**NOW, THEREFORE**, in consideration of the mutual promises herein, **CITY** and **CONTRACTOR**, by and through their respective authorized representatives hereby agree to:

1 Amend Paragraph 1.1.1 of **CONTRACT # 2006-146** to provide in its entirety as follows:

**CONTRACTOR** shall provide and perform the following services as set forth in Exhibit A to this Agreement and Exhibit B to this Amendment No. 1, Exhibit C to Amendment No. 2, and Exhibit D to this Amendment to **CONTRACT #2006-146** Attached hereto and incorporated herein by reference for and on behalf of **CITY** herein referred to as "**Services**."

2 Amend Paragraph 2.1 of **CONTACT # 2006-146** to provide in its entirety as follows:

**CONTRACOR** shall complete *Scope of Work* on or before December 31, 2008.

3 Amend Paragraph 2.2 of **CONTRACT # 2006-146** to provide in its entirety as follows:

**CONTRACOR** shall provide the **Services** specified in **Section 1 Scope of Work** and **CITY** agrees to pay **CONTRACTOR** the **CONTRACT SUM** based upon time and material and the attached fee schedule for a not to exceed amount of One Hundred Ninety Eight Thousand Four Hundred Twelve Dollars and No Cents (\$198,412.00).

**IT IS ALSO AGREED**, that all unaffected conditions, requirements and restrictions of the Original Contract document remain in full force and effect for the duration of the Contract term.

**AMENDMENT NO. 3**  
**Contract No. 2006-146**

**4      ACKNOWLEDGMENT AND EXECUTION:**

**CARSON CITY**

Finance Director  
Attn: Sandy Scott, Management Assistant  
201 North Carson Street, Suite 11  
Carson City, Nevada 89701  
Telephone: 775-887-2133 X 30137  
Fax: 775-887-2107  
sscott@ci.carson-city.nv.us

By:   
SANDY SCOTT  
Management Assistant

DATED: 3-11-08

**CITY'S DEPARTMENT**

I certify that the funds are available for this project.

**FUNDING SOURCE:** 254-5046-452-7150  
**BUDGET ALLOCATION:** \$1,972,481.58

**BY:** Roger Moellendorf, Director  
Parks and Recreation Department  
3303 Butti Way, Building 9  
Carson City, NV 89701  
Telephone: 775-887-2363  
Fax: 775-887-2145

  
(Signature)

DATED 3/11/08

**CITY'S LEGAL COUNSEL**

Neil A. Rombardo, District Attorney

I have reviewed this contract and approve as to its legal form.

By:   
Deputy District Attorney

DATED: 3-11-08

**PROJECT CONTACT PERSON:**

Vern Krahn, Park Planner  
Telephone: 775-887-2363

**AMENDMENT NO. 3**  
**Contract No. 2006-146**

Undersigned says: That he is the **CONTRACTOR**; that he has read the foregoing Contract Amendment; and that he understands the terms, conditions and requirements thereof.

**CONTRACTOR**

**BY:** Thomas W. Young, P.E.

**TITLE:** Location Principal

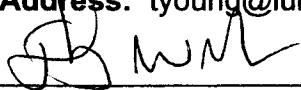
**FIRM:** Lumos & Associates

**CARSON CITY BUSINESS LICESNE#:** 08-0471

**Address:** 800 East College Parkway

**CITY:** Carson City      **STATE:** Nevada      **ZIP CODE:** 89706

**E-mail Address:** tyoung@lumosengineering.com



\_\_\_\_\_  
(Signature of **CONTRACTOR**)

DATED: 3/11/2008

NOTARY

NAME: Regina L. Berry  
(printed name of notary)

L.S.

Regina L. Berry / Lyon County  
(signature of notary)

DATED this 11 day of March, 2008

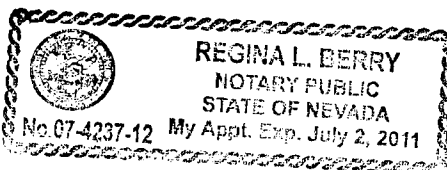




Exhibit A

March 20, 2007

Mr. Les Porter  
Commercial Construction Consulting, Inc.  
5401 Longley Ln #A-18  
Reno, Nevada 89511

Mr. Vern L. Krahn, Park Planner  
Carson City Parks and Recreation Department  
3303 Butti Way, Building No. 9  
Carson City, Nevada. 89701

**Re: Proposal for Architectural & Engineering Services  
Fairgrounds/Fuji Park Phase 4, Part 2  
Improvement Project**

Dear Mr. Porter and Mr. Krahn:

We are submitting this proposal for the above referenced project.

#### **Scope of Services**

We understand that Lumos and Associates, Inc. will work with Vern Krahn of the Parks and Recreation Department, as well as Development Engineering Services, on the Carson City Fairgrounds/Fuji Park Improvement Project, Phase 4, Part 2. This work will predominately include a new rodeo arena with a new announcers booth and relocated grandstands, a new multipurpose barn, a new multipurpose barn, restroom building, and new paved parking area with site amenities. Our understanding of the project area is defined by Old Clear Creek Road (north), Bodine's (east), Clear Creek (south), and the existing Exhibit Hall (west). This work does not include street frontage or landscape improvements on Old Clear Creek Road.

This proposal includes the preparation of Civil Improvement Plans and Architectural Plans for the proposed new Fairgrounds.

Lumos and Associates, Inc. and its Consultant Team will prepare construction documents, respond to comments from the Carson City Building Department, provide bid assistance, and provide construction assistance. The specific individual steps and anticipated milestone dates required for the entire Phase 4 improvements, Part 1 & 2, are as follows:

#### **Part 1**

- Pre-project kick-off meeting / review project schedule (week of December 18, 2006).
- Preparation of Demolition/Erosion Control Plan, **submitted by January 31, 2007**

- Geotechnical Report, **Submitted by January 31, 2007**
- Hydraulic (Flood) Analysis, **Completed by January 31, 2007.**
- Demolition of existing Fairgrounds complete by **March 30, 2007.**

Part 2

- Preparation of construction documents for Fairgrounds' site and buildings.
- Final Civil Engineering and rough grading plans, including Electrical (Energy Nevada) and irrigation sleeves, general notes, and cost estimate documents for asphalt parking lot and underground utilities beneath the parking lot submitted to Carson City Building Department with a **target date of April 20, 2007.**
- Final plans, specifications, bid summary, special conditions, technical conditions, and cost estimate indicating "For Bidding Purposes Only" documents submitted to Carson City for bidding. **Final Documents submitted by May 30, 2007.**
- Bidding process/addenda as required.
- Bids opened, **Anticipated on June 30, 2007**
- Plans and specifications indicating "Conformed for Construction" submitted to Carson City.
- Construction Assistance (Anticipated six month construction period).
- Record Drawings

This proposal is the second part of the Phase 4 design proposal, including Construction Documents, Bidding Assistance, Construction Assistance and Record Drawings.

**Task A Civil Improvement Plans (75 % Commercial Construction Consulting, Inc and 25% Carson City)**

Lumos and Associates will design and prepare the plans for the site, grading and utility improvements for the Fuji Park Fairgrounds. Complete plan sets, suitable for bidding, will be prepared along with, an engineer's estimate, domestic water usage calculations and fire flow calculations. The existing survey base will be utilized; however, some additional survey may be required to pick up any changes since the 2003 base survey. In addition, this task will entail, coordination of design with Carson City parks and Recreation Department and the new Bodines Development.

**Task B Architectural Plans (Carson City)**

Architectural Plans (including mechanical) will be provided for the following buildings:

- 1) New arena, chutes and holding pens
- 2) Announcer's booth
- 3) New Restroom building
- 4) Relocation of grandstands
- 5) One new multipurpose barn
- 6) Concession and office building (not included in this proposal)
- 7) Maintenance building (not included in this proposal)
- 8) Restroom showers (not included in this proposal)

Site electrical/lighting plans will be provided by Energy Nevada and are not part of this contract; however, there will be coordination with Energy Nevada for the following:

- 1) New electrical conduit/service to the new arena and grandstands, announcer's booth, restroom building and multipurpose barn.
- 2) Relocation of existing 3-phase power and vault that serves the on-site municipal well.
- 3) New Arena/Special Events lighting.
- 4) New Parking lot lighting
- 5) Frontage Utility Conduit

This task also includes plan revisions requested by the Carson City Building Department that are necessary to obtain building permits and a conformed set of drawings.

**Task C Foundation/Structural Plans (Carson City)**

Lumos and Associates will provide plans and structural calculations for the new building foundations to be included with the architectural building plans.

**Task D Reimbursables (T&M: Commercial Construction Consulting, Inc. – Reimbursables for Parking Lot Improvements  
T&M: Carson City - Reimbursables for Arena and Buildings Improvements including Architectural and Mechanical)**

Lumos and Associates will provide all copies of plans and reports on a time and materials basis. The budget indicated is an estimate only. We will advise you of the need for additional funds as we approach that amount.

**Task E Carson City Permit Comments (T&M: Commercial Construction Consulting, Inc. – Permits for Parking Lot Improvements  
T&M: Carson City – Permits for Arena and Buildings improvements including Architectural and Mechanical)**

This task will include the processing and permitting of the civil improvement plans. Agency requested revisions and obtaining necessary approvals would be completed under this task. Time required to complete the review process cannot be anticipated; therefore, this task will be



billed on a time and materials basis. The budget indicated is an estimate only. We will advise you of the need for additional funds as we approach that amount.

**Task F        Meetings (T&M: Commercial Construction Consulting, Inc. – Meetings for Parking Lot Improvements  
T&M: Carson City – Meetings for Arena and Buildings improvements Including Architectural and Mechanical)**

Lumos and Associates will attend project and city meetings on an as-needed and requested basis in accordance with our current fee schedule during the project design. This task will be billed on a time and materials basis. The budget indicated is an estimate only. We will advise you of the need for additional funds as we approach that amount.

**Task G        Bid & Construction Assistance (T&M: Commercial Construction Consulting, Inc. - Construction Assistance for Parking Lot Improvements  
T&M: Carson City - Construction Assistance for Arena and Buildings improvements including Architectural and Mechanical)**

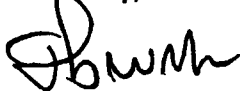
Lumos & Associates and its consultant team will provide bid assistance during the project bid phase and construction assistance including the following items: attend the pre-bid and pre-construction conferences; respond to contractor requests for information; and review shop drawings and submittals on an as-needed basis. Our consultant team will be available for site visits on an as-needed basis in accordance with the attached budget. These services will be performed on an as-needed basis, and billed on a time and materials basis for a construction period of six months. The budget indicated is an estimate only. We will advise you of the need for additional funds as we approach that amount.

This task will include reviewing the contractor's Record Drawings and preparation of the Record Drawings in an AutoCAD format.

The Scope of Services that Lumos and Associates, Inc. anticipates providing in order to achieve the results desired by the City for this project have been identified above. In the event that the budget or scope changes Lumos reserves the right to renegotiate fees.

The proposed project timeline and fee schedule are attached.

Sincerely,



Thomas W. Young, P.E.  
Engineering Manager

**Project Budget**

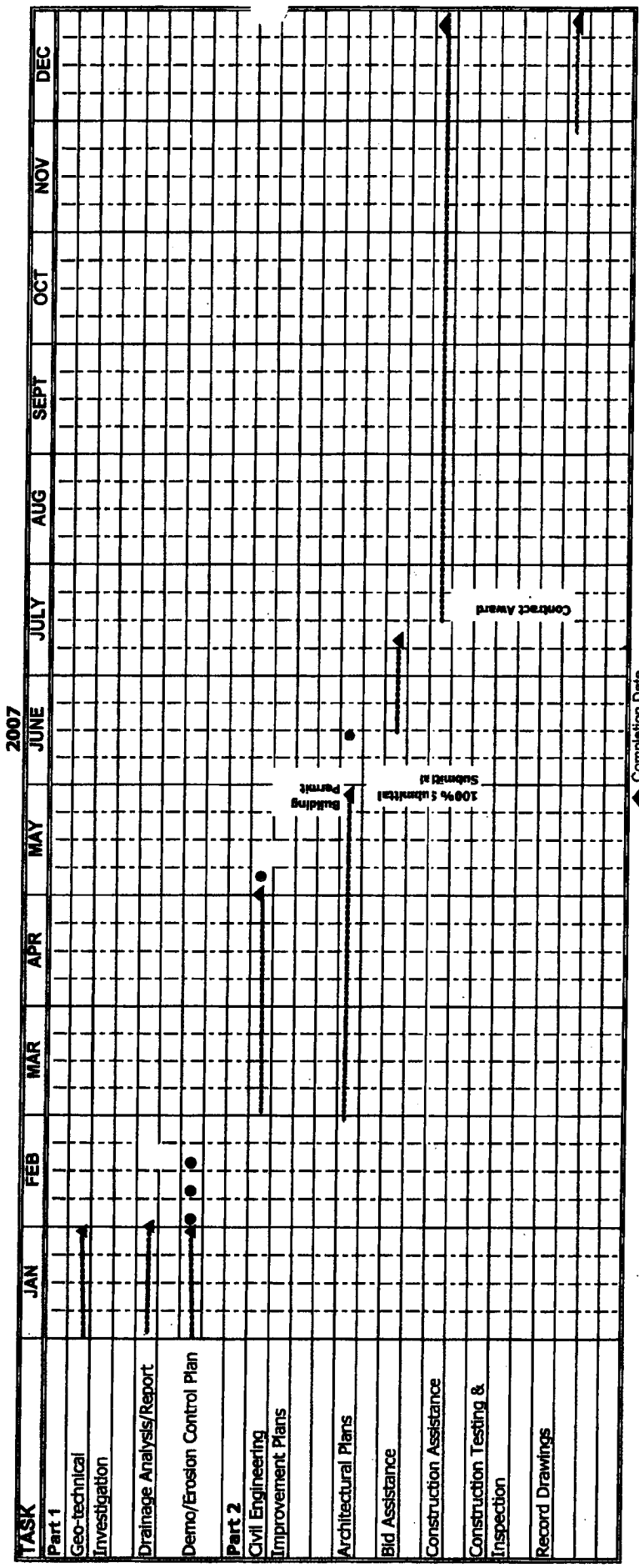
Carson City Fairgrounds/Fuji Park Improvement Project Phase 4 - Part 2

Date: 3-14-07

**Carson City Contracted Fees**

Task Description	\$180 Pres	\$160 Princ	\$145 P Mgr	\$140 P.M. Arch	\$95 LS. Arch	\$95 Eng	\$70 Draft	\$125 Surv	\$150 2-M-Sur	\$45 Cler	milage	Plan Sets	Sub-Cons	COST
<b>A</b> Civil Engineering Plans														\$10,003
Project Management/Coord. w/Developer & Carson City			12.5											\$1,813
Prep Base Sheets/Research Utilities														\$0
Survey														\$0
Site														\$0
Grading														\$0
Utilities														\$0
Fire Flow Calculations			9			20	15			1				\$4,300
Domestic Water Use Calculations			1			8				1				\$950
Special/Coast Est			1			8				1				\$950
			2			18				4				\$1,980
<b>B</b> Foundation/Structural														
Project Management			8											\$21,770
Foundation Plans			18			52	65			4				\$870
Structural Calculations			18			40								\$11,980
Survey														\$6,120
Specs/Coast Est			4			8		2	8					\$1,450
<b>C</b> Architectural Plans														\$1,340
Building Plans													\$39,000	\$44,850
Mechanical Plans														\$0
Reimbursables														\$0
Carson City Review														\$250
<b>F</b> Meetings														\$1,290
<b>G</b> Construction Assistance (T&M)														\$1,250
One site visit/Meeting per Week (estimated)			13			48								\$14,845
Architecture													\$8,000	\$8,445
Mechanical													\$400	\$8,000
<b>TOTAL</b>	0	0	81	0	0	200	80	2	8	11	0	0	\$47,400	\$94,218

# CARSON CITY FAIRGROUNDS/FUJI PARK IMPROVEMENT PROJECT PHASE 4 SCHEDULE



● Building Permit Review



Exhibit B

May 2, 2007

Mr. Vern Krahn, Planner  
Carson City Parks and Recreation Department  
3303 Butti Way, Building No. 9  
Carson City, Nevada. 89701

**Re: Addendum to Contract for Engineering Services  
Fairgrounds/Fuji Park Phase 4, Part 2  
Improvement Project- Electrical and Landscape Design**

Dear Vern,

We are submitting this addendum to our contract for the above referenced project pursuant to your request to include landscaping and electrical design in our Scope of Work.

**Task B - Architectural Plans** - This addendum includes the preparation of electrical plans and will be included under existing Task B as follows.

Dinter Engineering will prepare Electrical Plans in coordination with the buildings' architectural plans and the civil plans, to include:

- New electrical conduit/service to the new arena and grandstands
- Announcer's booth
- Restroom building
- Multipurpose barn
- Relocation of existing 3-phase power and vault that serves the on-site municipal well
- New Arena/Special Events lighting.
- New Parking lot lighting
- Frontage Utility Conduit

**Task G - Construction Assistance** - Additional time will be included under this existing Task for construction assistance provided by the electrical engineer and the landscape architect for site visits on an as-needed basis in accordance with the attached budget. These services will be performed on an as-needed basis, and billed on a time and materials basis for a construction period of six months. The budget indicated is an estimate only. We will advise you of the need for additional funds as we approach that amount.

**Task L - Landscape Architecture Plans** - This new Task includes the preparation of Landscape Plans.

Lumos and Associates, Inc. will prepare Landscape Architecture Improvement Plans to include planting and irrigation plans (with irrigation water use calculations) and with appropriate details. We anticipate that landscaping will consist of trees and shrubs irrigated by a drip irrigation system and will be connected to the irrigation service constructed as part of Phase 1. Landscape plans will be provided for the following areas:

- The area between the back face of curb of the north parking lot and the existing fence line adjacent to Old Clear Creek Road.
- The landscape islands within the parking area and within the Fairgrounds entry road.
- The area from the back face of curb of the east parking lot and the property line adjacent to the new Bodines Casino.

It is our understanding that the existing fence between the new parking lot and Old Clear Creek Road will be removed upon completion of the project. We understand that in addition to landscaping you would like to incorporate landscape features in this area, such as fencing or boulders, to discourage vehicles from driving directly off of Old Clear Creek Road to the parking lot.

The landscaping adjacent to the east property line will be coordinated with Bodines landscape plans for compatibility of plant selection and placement.

**Fees**

<b>Task B</b>	<b>– Electrical Plans</b>	<b>- \$33,792.75</b>
<b>Task G</b>	<b>- Construction Assistance</b>	<b>-\$ 8,682.50</b>
		<b>(addition to existing contract)</b>
<b>Task L</b>	<b>– Landscape Plans</b>	<b>- \$10,030.00</b>
	<b>Total</b>	<b><u>\$52,505.25</u></b>

As always, if you have any questions, please do not hesitate to give me a call.

Sincerely,



Georgia Turner, P.E.  
Project Manager



Thomas W. Young, P.E.  
Engineering Manager

Encl. Addendum Budget Worksheet  
Dinter Engineering Worksheet

**Project Budget**

Date: 5-02-07

**Carson City Fairgrounds/Full Park Improvement Project Phase 4 - Part 2 Addendum Additional to Existing Contract**

**Carson City Contracted Fees**

Task Description	\$180 Pres	\$160 Princ	\$145 P Mgr	\$140 P.M. Arch	\$95 L.S. Arch	\$95 Eng	\$70 Draft	\$125 Surv	\$150 2-M-Su	\$45 Cler	\$ - mlage	Plan Sets	Sub-Cons	Total
<b>A</b>														
Civil Engineering Plans														
Project Management/Coord. w/Developer & Carson City														
Prep Base Sheets/Research Utilities														
Survey														
Site														
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Fire Flow Calculations														
Domestic Water Use Calculations														
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<b>B</b>														
Foundation/Structural														
Project Management														
Foundation Plans														
Structural Calculations														
Survey														
Specs/Cost Est														
<b>C</b>														
Architectural Plans														
Building Plans														
Mechanical Plans														
Electrical														
Reimbursables													\$29,385	\$33,792.75
<b>E</b>														
Carson City Review														
<b>F</b>														
Meetings														
<b>G</b>														
Construction Assistance (T&M)														
One site visit/Meeting per Week (estimated)														
Architecture													\$3,750	\$4,312.50
Mechanical													\$3,800	\$4,370.00
Electrical														
<b>L</b>														
Landscape Plans			6	16	40		42			4		100		\$10,090
<b>TOTAL</b>	0	0	6	16	40	0	42	0	0	4	0	\$100		\$52,505.25

**J.P. COPOULOS, ARCHITECT**

P.O. BOX 2517 CARSON CITY, NEVADA 89702 775 885 7907

Date 5/2/2007

Lumos & Associates, Inc  
 Chas Macquarie  
 800 East College Pkwy.  
 Carson City, Nevada 89706

**Proposal for Architectural Services**

PROJECT Fuji Park Electrical

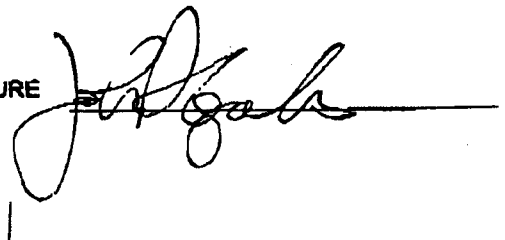
TASK	ITEM	DESCRIPTION	Hours	COST	TOTAL
Add Electrical	Consultant	Electrical Engineer	1	28,135.00	28,135.00
	Architect	@ \$125/HR	10	125.00	1,250.00
Add Construction Admin	Const Admin	Architect	30	125.00	3,750.00
	Const Admin	MEP Engineer	40	95.00	3,800.00

**TOTAL \$36,935.00**

Let this proposal act as an ammendment to our contract dated 3/5/07. This proposal is good for 30 days.

Accepted: \_\_\_\_\_

SIGNATURE









Carson City Fuji Park Site Development Proposal Rev2 to JPC 050107

ESTIMATE OF COSTS			
PRINCIPAL PROJECT MANAGER	0	\$145.00	\$0.00
SENIOR PROFESSIONAL ENGINEER	1	\$125.00	\$125.00
DESIGN ENGINEER	0	\$100.00	\$0.00
PROJECT MANAGER	38	\$95.00	\$3,610.00
DESIGNER	21	\$80.00	\$1,680.00
CADD TECH	0	\$80.00	\$0.00
CLERICAL	1	\$50.00	\$50.00
Hours Subtotal	61		
Cost Subtotal			\$5,465.00
Expenses (See Backup Sheet)			\$80.00
<b>14.00 Frontage Utility Conduits</b>			<b>\$5,525.00</b>
<b>ESTIMATE OF COSTS - Building Mechanical &amp; Plumbing</b>			
PRINCIPAL PROJECT MANAGER	0	\$145.00	\$0.00
SENIOR PROFESSIONAL ENGINEER	8	\$125.00	\$1,000.00
DESIGN ENGINEER	20	\$100.00	\$2,000.00
PROJECT MANAGER	0	\$95.00	\$0.00
DESIGNER	0	\$80.00	\$0.00
CADD TECH	24	\$80.00	\$1,920.00
CLERICAL	0	\$50.00	\$0.00
Hours Subtotal	52		
Cost Subtotal			\$4,440.00
Expenses (See Backup Sheet)			\$0.00
<b>5.00 Restroom Building Mechanical &amp; Plumbing</b>			<b>\$4,440.00</b>
<b>SINGLE PROJECT TOTAL COST</b>			<b>\$28,135.00</b>

Design Items include:

- A. Electrical systems for new east side buildings, & arena (lighting, power, conduits, etc)
- B. No demolition.
- C. Mechanical & plumbing systems for new restroom building (heating, ventilation, toilets, sinks, etc.) are included
- D. Produced in one package

\*\* This proposal was prepared with the assumption that there the project will be done as one design package. Also there are four (4) progress submittal packages figured in (30%, 60%, 100%, & Construction); if these submittals are reduced or added then hours could be reduced or added.

Exhibit C



RECEIVED

MAY 13 2007

CARSON CITY PARKS DEPT

June 12, 2007

Mr. Vern L. Krahn, Planner  
Carson City Parks and Recreation Department  
3303 Butti Way, Building No. 9  
Carson City, Nevada. 89701

**Re: Fairgrounds/Fuji Park Rough Grading-- Phase IV Part 1**

Dear Vern:

Lumos and Associates, Inc., appreciates the opportunity to submit this proposal for construction surveying for the above-noted project. Rough grading for the Fairgrounds will be staked to the subgrade elevations depicted on the Phase IV-Part 1 approved plans for the entire Fairgrounds, as shown on Sheet C3, excluding the water quality basin located directly south of the Bodine's Casino property boundary. Our understanding is that the subgrade elevations for the improved surfaces, including AC pavement, sidewalk, curb & gutter and the building pads are after compaction.

**SCOPE OF WORK**

**A. CONTROL**

- 1. Find and verify control.

**B. ROUGH GRADING**

- 1. One set of stakes.
- 2. Set grade stakes on a 100-ft. grid and additional stakes as needed.

**FEES**

Proposed cost based upon the above scope of work: **\$3,000.00** I

The above cost is based upon no prevailing wages being paid to both the survey party chief and rodman.

This cost does not include elevation verification upon completion of the rough grading. If requested, we would be happy to perform this service on a time and materials basis, estimated as not to exceed **\$1,000.00** J

In the event that the enclosed "Scope of Work" is substantially altered and the estimated fees for the related tasks are exceeded substantially, Lumos and Associates would appreciate the opportunity to renegotiate the fees related thereto. You may authorize this work for

construction survey for Rough Grading by processing a separate purchase order or agreement referencing this letter.

We look forward to working with you on this project, and if you have any questions or require any additional information, please contact me.

Sincerely,



Georgia Turner P.E.  
Project Manager  
Lumos and Associates, Inc.



Douglas A. Potts, P.L.S.  
Survey Manager



Exhibit D

RECEIVED

MAR 05 2008

CARSON CITY PARKS DEPT

March 5, 2008

Mr. Vern L. Krahn, Park Planner  
Carson City Parks and Recreation Department  
3303 Butti Way, Building No. 9  
Carson City, Nevada. 89701

**Re: Fairgrounds/Fuji Park Phase 4, Part 2  
Addendum No. 3  
City Contract #2006-146**

Dear Vern,

Pursuant to the design changes that Carson City Parks and Recreation Department and the Carson City Fairgrounds / Fuji Park user groups have requested, I have prepared this amendment for design, bid document preparation and construction management fees to cover the additional expenses for Lumos and Associates and the project subconsultants, J.P. Copoulos and Dinter Engineering. This proposal is based heavily on the multiple plan reviews, the separation of bid packages and the requested design changes to provide cost effective improvements to the Fairgrounds/Fuji Park. We understand the necessity and the importance of multiple plan reviews by the Fairgrounds user groups and by the Carson City Engineering, Building and Parks & Recreation Departments. The requested and extra work is itemized below:

#### Design

- Addition of Fairgrounds Sound System.
- State Water Line Re-route and material take-off.
- The addition of and revisions to the Covered Show Arena Architectural, Site, Grading and Foundation Plans.
- Two separate Animal Wash Racks Revisions, resulting from the user group reviews, including Site, Grading, Utility Plans and Details.
- The addition of rolling gates, additional fencing around the Plaza Area and Portable Shower/Toilet connection, including Site, Utility and Details.
- Revisions to the Bid Schedule, Cost Estimate, and Special Conditions for the above items.
- Addition of Additive Alternate Bid Items for Electrical, Mechanical, Architectural and Civil Items.

#### Landscape

- Preparation of a separate Bid Package for Landscaping, including separation of the Plans, Bid Schedule, Cost Estimate and revision of Special Conditions.

- Preparation of an additional plan sheet, Civil Site Plan, including grading, fence relocation and sign detail.
- Change of Point of Connection Location for irrigation system.
- Landscape revisions requested by Carson City Planning Division.

#### Survey

- Existing State Water Line Field Location

#### Reimbursables

- Reproduction of Plan sets and Specifications for Building Department, Parks & Recreation Department and Carson City Engineering for review and permitting.
- Additional plan sets for separate Landscape and Sign Permit submittals
- Additional Plan sets for separate Barn, Announcer's Booth and Small Animal Arena Permit submittals.

#### Meetings

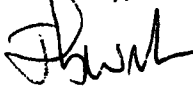
- Additional meeting requested by Carson City including, Design Team meetings, Plan review meetings, and Building Department Meeting.

#### Bid and Construction Assistance

- Our original contract specified that we would attend construction meetings on an as needed basis. The complexity of the project and multiple building permit submittals necessitate that we attend weekly project meetings at the instance of Carson City. We are requesting additional fees for Construction Assistance during the 180-day construction period. In our initial proposal we did not include weekly progress meetings and coordination of separate permit submittals as is currently being required.

Attached is our budget for this work. Thank you for considering this addendum. If you have any questions, please do not hesitate to give me a call.

Sincerely,



Thomas W. Young, P.E.  
Location Principal

Enc: Addendum Budget

**Addendum to Design Contract - Addendum Number 3**  
**Carson City Fairgrounds/Fuji Park, Phase 4, Part 2**

March 5, 2008

Task	Description	Pres	\$165	\$140	\$125	\$120	\$95	\$85	\$70	\$70	\$150	\$45	\$-	Sets	Sub-Cons	COST
<b>A</b>	<b>Civil Improvement Plans</b>															
1	State Water Line Re-Route & Cost estimate			2.75			4.25			3						\$999
2	Covered Show Arena Foundation & Calcs.			4.5					3							\$840
3	Animal Washrack (2 revisions)			12.5					12.5							\$2,625
4	Portable Shower/Rolling Gate/Add Fencing			8					7.5							\$1,645
5	Revise Bid Schedule/Estimate/Add Alternates			8			9									\$1,975
	Subtotal															\$8,084
<b>B</b>	<b>Architectural/Electrical/Mechanical</b>															
	Fairgrounds Sound System			4										7455		\$9,133
<b>D</b>	<b>Reimbursables</b>															
	Plans sets for Permit Submittals to Bldg. Dept. & Eng for Civil, Architec. Elec. & Landscape															\$2,000
<b>F</b>	<b>Meetings</b>															\$2,765
<b>G</b>	<b>Construction Assistance</b>															
	Progress Meetings, weekly, (26 weeks)				159											\$19,875
	Submittal review/RFI's				16											\$2,000
	Subtotal															\$21,875
<b>H</b>	<b>Landscaping</b>															
1	Separate Plan set & Bid Sched. from Civils			3			5		2	2						\$1,175
2	Add Grading, relocate fence, revise Irrigation P.O.C.			3.5			9		4							\$1,625
4	Separate Sign Permit			1			1.75									\$306
	Subtotal															\$3,106
<b>J</b>	<b>Survey</b>															
1	State Water Line Locate			0.5			1		1		3					\$725
	<b>TOTAL</b>		0	48	175	1	29	1	28	6	3	0	7,455	\$4,765	\$8,573	\$47,688