

CLARK COUNTY
DEPARTMENT OF AVIATION

Professional Services Contract

2365 - Central Maintenance and Distribution Facility

SECOND AMENDMENT

Name Of Firm	Welles Pugsley Architects LLP dba Simpson Coulter Studio
Contact, Name & Title	Wade J. Simpson, Principal
Address Of Firm	151 E. Warm Springs Rd Las Vegas, NV 89119
Telephone Number	(702) 435-1150
Email	wsimpson@simpsoncoulter.com

**SECOND AMENDMENT TO
PROFESSIONAL SERVICES CONTRACT
2365 – CENTRAL MAINTENANCE AND DISTRIBUTION FACILITY**

This Second Amendment ("Second Amendment") to Professional Services Contract 2365 – Central Maintenance and Distribution Facility ("Contract") is made on this _____, by and between Clark County, Nevada, on behalf of its Department of Aviation ("OWNER"), and Welles Pugsley Architects LLP dba Simpson Coulter Studio ("CONSULTANT"). The Owner and the Consultant are each a "Party" to this Contract, and together they are the "Parties."

WITNESSETH:

WHEREAS, the Parties entered into the Contract on November 7, 2017;

WHEREAS, the Parties entered into the First Amendment to the Contract on January 20, 2022 (the "First Amendment") to add scope and associated Contract value related to the Central Distribution Facility and Central Maintenance Facility;

WHEREAS, the Parties are entering into this Second Amendment to authorize and fund Construction Administration Extended Services related to Owner requested changes to the drawing package and extend construction administration services; and

WHEREAS, it is the intent of the Parties that except as expressly amended and modified by the provisions and conditions of the First Amendment and this Second Amendment, the Contract shall and will remain in full force and effect.

NOW, THEREFORE, the Parties, for and in consideration of the mutual covenants and conditions herein, agree to amend the Contract as follows:

Action 1: In Exhibit "C" – COMPENSATION CONDITIONS, delete the first paragraph of Section 2, and replace with:

2. FEES FOR SERVICES:

OWNER shall pay to CONSULTANT **FOUR MILLION, EIGHT HUNDRED TWENTY-SEVEN THOUSAND, THREE HUNDRED NINETY-ONE DOLLARS AND SEVENTY-SIX CENTS (\$4,827,391.76)**, subject to the provisions set forth below. As set forth in the First Amendment, that amount represents \$1,305,259.00 for the Central Distribution Facility, and \$1,864,708.00 for the Central Maintenance Facility. This Second Amendment authorizes \$1,657,424.76 for Construction Administration Extended Services. The detailed breakdown for each of the foregoing is shown below.

Action 2: In Exhibit "C" – COMPENSATION CONDITIONS, add the following schedule entitled "SCHEDULE OF COMPENSATION – CONSTRUCTION ADMINISTRATION EXTENDED SERVICES" immediately after the SCHEDULE OF COMPENSATION – CENTRAL MAINTENANCE FACILITY:

SCHEDULE OF COMPENSATION – CONSTRUCTION ADMINISTRATION EXTENDED SERVICES

<u>PAY ITEM</u>	<u>DESCRIPTION</u>	<u>UNIT</u>	<u>SUBTOTAL</u>
1	HVAC Change to Vehicle Maintenance Building	LS	\$118,662.50
2	Clark County Building Dept Permits	LS	\$151,225.45
3	Facilities Office Area and Misc. Changes	LS	\$309,055.81
4	Site Plan/Existing NV Energy Pullboxes Change	LS	\$51,921.00
Total for Design Services			<u>\$630,864.76</u>
5	Extended Construction Administration	Hourly	\$531,920.00
6	Close-Out	Hourly	\$244,640.00
Total for Construction Administration Services			<u>\$776,560.00</u>
7	OWNER's Special Allowance		\$250,000.00
<u>ESTIMATED TOTAL FOR ALL PAY ITEMS 1 THROUGH 7</u>			<u>\$1,657,424.76</u>

Action 3: **At the end of the Contract following Exhibit “F,” add as Exhibit “G” the “Fee Proposal Amendment #2,” dated June 26, 2025, that is attached to this Second Amendment.**

Except as modified by this Second Amendment, the Contract shall remain in full force and effect. As amended hereby, the Contract is hereby ratified and confirmed in its entirety.

[Remainder of page intentionally left blank.]


IN WITNESS WHEREOF, the Parties have caused this Contract to be executed the day and year first above written.

OWNER:

APPROVED AS TO FORM

CLARK COUNTY, NEVADA

STEVEN B. WOLFSON
District Attorney

By: 

JOHN P. WITUCKI
Senior Attorney

By: _____
ROSEMARY A. VASSILIADIS
Director of Aviation

CONSULTANT:

WELLES PUGSLEY ARCHITECTS LLP dba
SIMPSON COULTER STUDIO

By: 

WADE J. SIMPSON
Principal

EXHIBIT "G"
Fee Proposal Amendment #2, dated June 26, 2025

(See following pages)

Fee Proposal Amendment #2

Harry Reid International Airport
CCDOA 2365 – Central Distribution and Maintenance Facility

June 26, 2025



Simpson Coulter | STUDIO
PLANNING. ARCHITECTURE. INTERIOR DESIGN.

June 26, 2025

Mr. Wayne Ficklin

RE: Fee Proposal – Amendment #2, CCDOA #2365

Dear Wayne,

Per your request and our discussion, please review and approve this fee proposal for the following services:

1. Change HVAC of evaporative cooling to new rooftop non-water HVAC units at the Vehicle Maintenance Facility.
2. Clark County Building Department procedure changes to create documents for twenty (20) total permits.
3. Changes to Facilities Office area and other miscellaneous changes to Central Maintenance Facility.
4. Changes to Site Plan to allow existing NV Energy pullboxes to remain where they are currently located.
5. Extended Construction Administration.

Scope of Services

1. **Change HVAC of Evaporative Cooling to New Rooftop Non-Water HVAC Units for the Vehicle Maintenance Building.**
Clark County enacted a new ordinance while the project was in Plan Check, which required the redesign of the Vehicle Maintenance facility's mechanical equipment.
2. **Clark County Building Department Procedure Changes.**
These changes required the Design team to create documents to support twenty (20) total permits for this project.
3. **Changes to Facilities Office Area and Other Miscellaneous Changes to the Central Maintenance Facility.**
Per requests from CCDOA, these changes are necessary to support current staffing. Due to the delay in the project, new department needs have been identified and changes are being designed for implementation. Revised building permits will be required.
4. **Changes to Site Plan to Allow Existing NV Energy Pullboxes to Remain Where Currently Located.**
Revisions to the Site Plan were required in order to save time and money in relocating existing NV Energy pullboxes.
5. **Extended Construction Administration (Hourly Not to Exceed).**
Construction duration is identified as being longer than originally contemplated. This duration, along with the changes, is cause for these extended/additional services.
6. **Close-Out (Hourly Not To Exceed)**
The Close-out period will happen a few years later than the original contract assumed. This causes additional escalation in costs. Also, the new changes will add to the effort during the Close-out period.

Fee Schedule

To perform the scope of services previously described, we propose a total fee of **One Million Four Hundred Seven Thousand Four Hundred Twenty-Four Dollars and Seventy-Six Cents (\$1,407,424.76)** to be invoiced monthly, based on the percentage of work complete.

1. HVAC Change to Vehicle Maintenance Building	\$ 118,662.50
2. Clark County Building Department Procedure Changes to Create Documents for 20 Total Permits	\$ 151,225.45
3. Changes to Facilities Office Area and Other Miscellaneous Changes to Central Maintenance Facility	\$ 309,055.81
4. Changes to Site Plan to Allow Existing NV Energy Pullboxes to Remain Where Currently Located	\$ 51,921.00
5. Extended Construction Administration (Hourly Not to Exceed)	\$ 531,920.00
6. Close-Out (Hourly Not to Exceed)	<u>\$ 244,640.00</u>
TOTAL FOR CONSTRUCTION ADMINISTRATION EXTENDED SERVICES	<u>\$1,407,424.76</u>

We thank you for this ongoing opportunity and look forward to continuing to work with you on this project. If you have any further questions or concerns regarding this proposal, we would be happy to address them with you. Please feel free to contact me directly.

Sincerely,



Wade J. Simpson, AIA,
Principal
P: 702.435.1150
E: wsimpson@simpsoncoulter.com

Accepted: _____
Signature

Date: _____

Printed Name/Title: _____

ATTACHMENTS:

1. Simpson Coulter Studio Hourly Breakdown, dated 06.04.25
2. Fee Breakdown, dated 06.04.25
3. NV5 Statement with Backup, dated 01.20.25
4. TMCx Solutions - Change Order #1, dated 09.24.24
5. List of Twenty (20) Permits
6. Kleinfelder - Contract Amendment #6, dated 01.16.24
7. Electrosonic Additional Scope Request 01, dated 03.21.24
8. Honeywell - Engineering Hours, dated 04.13.23
9. Kleinfelder - Additional Service Request No. 8, dated 04.30.25
10. Wright Structural Engineers - Additional Service Authorization, dated 04.28.25
11. NV5 - Additional MEP Services, dated 05.30.25
12. Electrosonic - Additional Scope Request for Central Maintenance Building, dated 04.23.25
13. Honeywell Change Order #2, dated 05.28.25
14. Factor Commissioning and Consulting, Inc. - Fire Protection Report Amendment No. 1, dated 03.05.25

15. Kleinfelder - Additional Service Request No. 7, dated 02.17.25
16. NV5 - Additional MEP CA Support, Rev 1, dated 08.22.24
17. GRN Vision - Additional Service Request, dated 03.07.25

**SIMPSON COULTER | STUDIO HOURS FOR
AMENDMENT #2
JUNE 26, 2025**

SCOPE:

1. HVAC Change to Vehicle Maintenance Building.

Principal:	8 hrs. x \$310.00 =	\$ 2,480.00
Sr. Project Architect:	80 hrs. x \$180.00 =	\$ 14,400.00
Sr. BIM Production:	60 hrs. x \$120.00 =	\$ 7,200.00
Administration:	24 hrs. x \$ 90.00 =	<u>\$ 2,160.00</u>
SUB-TOTAL		\$ 26,240.00

2. Clark County Building Department Procedure Changes to Create Documents for Twenty (20) Total Permits.

Principal:	12 hrs. x \$310.00 =	\$ 3,720.00
Sr. Project Architect:	275 hrs. x \$180.00 =	\$ 49,500.00
Sr. BIM Production:	120 hrs. x \$120.00 =	\$ 14,400.00
Administration:	80 hrs. x \$ 90.00 =	<u>\$ 7,200.00</u>
SUB-TOTAL		\$ 74,820.00

3. Changes to Facilities Office Area and Other Miscellaneous Changes to the Central Maintenance Facility.

Principal:	80 hrs. x \$310.00 =	\$ 24,800.00
Sr. Project Architect:	360 hrs. x \$180.00 =	\$ 64,800.00
Sr. BIM Production:	420 hrs. x \$120.00 =	\$ 50,400.00
Administration:	56 hrs. x \$ 90.00 =	<u>\$ 5,040.00</u>
SUB-TOTAL		\$145,040.00

4. Changes to Site Plan to Allow Existing NV Energy Pullboxes to Remain Where Currently Located.

Principal:	4 hrs. x \$310.00 =	\$ 1,240.00
Sr. Project Architect:	48 hrs. x \$180.00 =	\$ 8,640.00
Sr. BIM Production:	16 hrs. x \$120.00 =	\$ 1,920.00
Administration:	8 hrs. x \$ 90.00 =	<u>\$ 720.00</u>
SUB-TOTAL		\$ 12,520.00

5. Extended Construction Administration (Hourly Not To Exceed).

Principal:	104 hrs. x \$310.00 =	\$ 32,240.00
Sr. Project Architect:	1,664 hrs. x \$180.00 =	\$299,520.00
Sr. BIM Production:	208 hrs. x \$120.00 =	\$ 24,960.00
Administration:	208 hrs. x \$ 90.00 =	<u>\$ 18,720.00</u>
SUB-TOTAL		\$375,440.00

6. Close-Out (Hourly Not To Exceed).

Principal:	80 hrs. x \$310.00 =	\$ 24,800.00
Sr. Project Architect:	400 hrs. x \$180.00 =	\$ 72,000.00
Sr. BIM Production:	400 hrs. x \$120.00 =	\$ 48,000.00
Administration:	240 hrs. x \$ 90.00 =	<u>\$ 21,600.00</u>
SUB-TOTAL		\$166,400.00

**FEE BREAKDOWN FOR
AMENDMENT #2
JUNE 26, 2025**

1. HVAC Change to Vehicle Maintenance Building	
Simpson Coulter Studio	\$ 26,240.00
NV5 (T&M)	\$ 57,922.50
TMCx	<u>\$ 34,500.00</u>
SUB-TOTAL	\$118,662.50
2. Clark County Building Department Procedure Changes to Create Documents for Twenty (20) Total Permits	
Simpson Coulter Studio	\$ 74,820.00
Kleinfelder – Civil Engineering #6	\$ 33,957.00
Electrosonic – Low Voltage	\$ 28,062.00
Honeywell International	<u>\$ 14,386.45</u>
SUB-TOTAL	\$151,225.45
3. Changes to Facilities Office Area and Other Miscellaneous Changes to Central Maintenance Facility	
Simpson Coulter Studio	\$145,040.00
Kleinfelder – Civil Engineering #8	\$ 9,542.00
Wright Engineering – Structural	\$ 11,000.00
NV5 – MP&E (\$68,000.00 + \$18,000.00 + \$5,000.00)	\$ 91,000.00
Electrosonic – Low Voltage	\$ 38,918.00
Honeywell International	\$ 10,055.81
Factor – Fire Protection Report Update	<u>\$ 3,500.00</u>
SUB-TOTAL	\$309,055.81
4. Changes to Site Plan to Allow Existing NV Energy Pullboxes to Remain Where Currently Located.	
Simpson Coulter Studio	\$ 12,520.00
Kleinfelder – Civil Engineering #7	<u>\$ 39,401.00</u>
SUB-TOTAL	\$ 51,921.00
5. Extended Construction Administration (Hourly Not to Exceed)	
Simpson Coulter Studio	\$375,440.00
Kleinfelder – Civil Engineering	\$ 65,000.00
Wright Engineering – Structural	\$ 15,000.00
NV5 – MP&E	\$ 50,000.00
Electrosonic – Low Voltage	\$ 15,000.00
GRN Vision – LEED Construction Administration Extended	<u>\$ 11,480.00</u>
SUB-TOTAL	\$531,920.00
6. Close-Out (Hourly Not to Exceed)	
Simpson Coulter Studio	\$166,400.00
Kleinfelder – Civil Engineering	\$ 14,500.00
Wright Engineering – Structural	\$ 14,500.00
NV5 – MP&E	\$ 17,500.00
Electrosonic – Low Voltage	\$ 14,500.00
GRN Vision – LEED Close-Out	\$ 7,240.00
TMCx Solutions	<u>\$ 10,000.00</u>
SUB-TOTAL	\$244,640.00
TOTAL FOR CONSTRUCTION ADMINISTRATION EXTENDED SERVICES	<u>\$1,407,424.76</u>

DISCLOSURE OF OWNERSHIP/PRINCIPALS

Business Entity Type (Please select one)						
<input type="checkbox"/> Sole Proprietorship	<input checked="" type="checkbox"/> Partnership	<input type="checkbox"/> Limited Liability Company	<input type="checkbox"/> Corporation	<input type="checkbox"/> Trust	<input type="checkbox"/> Non-Profit Organization	<input type="checkbox"/> Other
Business Designation Group (Please select all that apply)						
<input type="checkbox"/> MBE	<input type="checkbox"/> WBE	<input type="checkbox"/> SBE	<input type="checkbox"/> PBE	<input type="checkbox"/> VET	<input type="checkbox"/> DVET	<input type="checkbox"/> ESB
Minority Business Enterprise	Women-Owned Business Enterprise	Small Business Enterprise	Physically Challenged Business Enterprise	Veteran Owned Business	Disabled Veteran Owned Business	Emerging Small Business
Number of Clark County Nevada Residents Employed:				27		
Corporate/Business Entity Name:		Welles Pugsley Archtiects LLP				
(Include d.b.a., if applicable)		Db: Simpson Coulter Studio				
Street Address:		151 E. Warm Springs Road		Website: simpsoncoulter.com		
City, State and Zip Code:		Las Vegas, NV 89119		POC Name: Wade Simpson Email: wsimpson@simpsoncoulter.com		
Telephone No:		702-435-1150		Fax No: 702-435-7699		
Nevada Local Street Address: (If different from above)				Website:		
City, State and Zip Code:				Local Fax No:		
Local Telephone No:				Local POC Name: Email:		

All entities, with the exception of publicly-traded and non-profit organizations, must list the names of individuals holding more than five percent (5%) ownership or financial interest in the business entity appearing before the Board.

Publicly-traded entities and non-profit organizations shall list all Corporate Officers and Directors in lieu of disclosing the names of individuals with ownership or financial interest. The disclosure requirement, as applied to land-use applications, extends to the applicant and the landowner(s).


Entities include all business associations organized under or governed by Title 7 of the Nevada Revised Statutes, including but not limited to private corporations, close corporations, foreign corporations, limited liability companies, partnerships, limited partnerships, and professional corporations.

Full Name	Title	% Owned (Not required for Publicly Traded Corporations/Non-profit organizations)
Wade J. Simpson	Partner	41%
Sean L. Coulter	Partner	41%
Kathryn Joy Rineer	Partner	18%

This section is not required for publicly-traded corporations. Are you a publicly-traded corporation? ☐ Yes ☒ No

- Are any individual members, partners, owners or principals, involved in the business entity, a Clark County, Department of Aviation, Clark County Detention Center or Clark County Water Reclamation District full-time employee(s), or appointed/elected official(s)?
☐ Yes ☒ No (If yes, please note that County employee(s), or appointed/elected official(s) may not perform any work on professional service contracts, or other contracts, which are not subject to competitive bid.)
- Do any individual members, partners, owners or principals have a spouse, registered domestic partner, child, parent, in-law or brother/sister, half-brother/half-sister, grandchild, grandparent, related to a Clark County, Department of Aviation, Clark County Detention Center or Clark County Water Reclamation District full-time employee(s), or appointed/elected official(s)?
☐ Yes ☒ No (If yes, please complete the Disclosure of Relationship form on Page 2. If no, please print N/A on Page 2.)

I certify under penalty of perjury, that all of the information provided herein is current, complete, and accurate. I also understand that the Board will not take action on land-use approvals, contract approvals, land sales, leases or exchanges without the completed disclosure form.


Signature

Wade J. Simpson
Print Name

Principal
Title

July 8, 2025
Date

DISCLOSURE OF RELATIONSHIP

List any disclosures below:
(Mark N/A, if not applicable.)

NAME OF BUSINESS OWNER/PRINCIPAL	NAME OF COUNTY* EMPLOYEE/OFFICIAL AND JOB TITLE	RELATIONSHIP TO COUNTY* EMPLOYEE/OFFICIAL	COUNTY* EMPLOYEE'S/OFFICIAL'S DEPARTMENT
N/A	N/A	N/A	N/A

* County employee means Clark County, Department of Aviation, Clark County Detention Center or Clark County Water Reclamation District.

"Consanguinity" is a relationship by blood. "Affinity" is a relationship by marriage.

"To the second degree of consanguinity" applies to the candidate's first and second degree of blood relatives as follows:

- Spouse – Registered Domestic Partners – Children – Parents – In-laws (first degree)
- Brothers/Sisters – Half-Brothers/Half-Sisters – Grandchildren – Grandparents – In-laws (second degree)

For County Use Only:

If any Disclosure of Relationship is noted above, please complete the following:

- ☐ Yes ☐ No Is the County employee(s) noted above involved in the contracting/selection process for this particular agenda item?
- ☐ Yes ☐ No Is the County employee(s) noted above involved in any way with the business in performance of the contract?

Notes/Comments:

Signature

Print Name
Authorized Department Representative