



togetherforbetter

CLARK COUNTY, NEVADA
CMAR PRECONSTRUCTION
AND CONSTRUCTION SERVICES CONTRACT

RFP NO. 607802-25
CLARK COUNTY REHABILITATION CENTER

MCCARTHY BUILDING COMPANIES, INC.
NAME OF FIRM
PAUL KING, SENIOR VICE PRESIDENT
DESIGNATED CONTACT, NAME AND TITLE (Please type or print)
2580 ST. ROSE PARKWAY, SUITE 200 HENDERSON, NEVADA 89074
ADDRESS OF FIRM INCLUDING CITY, STATE AND ZIP CODE
(858) 204-4390
(AREA CODE) AND TELEPHONE NUMBER
N/A
(AREA CODE) AND FAX NUMBER
PKING@MCCARTHY.COM
E-MAIL ADDRESS

CLARK COUNTY REHABILITATION CENTER

THIS CMAR PRECONSTRUCTION AND CONSTRUCTION CONTRACT (the "Contract") is made and entered into, effective as of _____ (the "Effective Date"), by and between the County of Clark, a political subdivision of the State of Nevada, (the "Owner"), and MCCARTHY BUILDING COMPANIES, INC. (the "Construction Manager at Risk" or "CMAR"). The Owner and the CMAR are sometimes individually referred to herein as "Party" and collectively as "Parties."

RECITALS

WHEREAS, the Owner intends to construct CLARK COUNTY REHABILITATION CENTER (the "Project"); and

WHEREAS, the Owner is authorized under NRS 338.1685-338.16995 to contract with a qualified CMAR for an eligible public work following the selection procedures contained therein; and

WHEREAS, the Owner desire to enter into a contract for CMAR Preconstruction Services for the Project; and Construction of the Project; and the CMAR desire to provide these services hereinafter set forth below;

WHEREAS, the Owner desires to retain a properly licensed CMAR pursuant to NRS Chapter 624 within the State of Nevada, and possesses the special knowledge, skills, and expertise to perform preconstruction and construction services, and the CMAR desires to provide these services hereinafter set forth below;

WHEREAS, the parties have agreed to all portions of this agreement except the Guaranteed Maximum Price. The Guaranteed Maximum Price will be negotiated in good faith pursuant to NRS 338.1696.

NOW, THEREFORE, in consideration of the mutual covenants herein contained, the Parties hereto, intending to be legally bound, agree as follows:

1. PROJECT DESCRIPTION

The Project consists of the preconstruction services set forth more fully in PreConstruction **Exhibit A** (PreConstruction Scope of Services) and may include Construction Services more fully set forth and described in the Construction **Exhibit B** (GMP Schedule of Values) **and C** (Schedule of GMP Allowances, Qualifications and Clarifications).

2. CONSTRUCTION COVENANT

The CMAR hereby covenants and agrees to undertake and complete the Work (defined in the Contract Documents) in a good, substantial and workmanlike manner. The CMAR further agrees to provide the materials, labor, tools, and equipment necessary to properly and expeditiously complete the Work in strict accordance with the requirements of the Contract and other Contract Documents and to accept payment of the Contract Amount, subject to any adjustments under the terms of the Contract, as complete compensation therefor (including all of the expenses, direct or indirect, incurred by the CMAR in connection therewith).

3. CMAR RESPONSIBILITIES**3.1 Designation of CMAR Representative**

The CMAR representative is the individual identified in PreConstruction **Exhibit E** (Key Personnel List for Preconstruction Services) and Construction **EXHIBIT E** (Key Personnel List for Construction Services), if applicable, (the "CMAR Representative") to act in that capacity, who shall be responsible for the services required under this Agreement. The preconstruction services specified by this Agreement may be performed by the personnel identified in Preconstruction **Exhibit E** (Key Personnel List for Preconstruction Services) and the construction services specified by this Agreement may be performed by the personnel identified in Construction **EXHIBIT E** (Key Personnel List for Construction Services) provided that such associates, employees, and subcontractors perform under the personal supervision of the CMAR Representative.

If any personnel or sub-consultants who are expected to provide the services required under this Agreement are objectionable to the County for any reason, the CMAR shall, without additional compensation, replace such personnel and sub-consultants with personnel and sub-consultants acceptable to the County.

If the CMAR personnel or sub-consultants are unable to complete their responsibilities for any reason under this Agreement, or the CMAR desires for any reason to substitute personnel or sub-consultant assigned to the Project, the CMAR agrees to obtain the approval of the County for any personnel or sub-consultant substitution. The County shall not unreasonably withhold approval unless the County determines the substitution is not in the best interest of the County or the Project.

If the CMAR fails to make an acceptable replacement within thirty (30) days, the County may terminate this Agreement for default as provided in Section 10.4 of this Agreement.

3.2 Correspondence Review

The CMAR shall promptly furnish the County's Representative with copies of each correspondence, if any, sent to the County's designated design consultant involved with the Project, and to any regulatory agencies.

3.3 Cooperation with the County

The CMAR agrees that its officers, associates, employees and sub-consultants will cooperate with the County in providing the services under this Agreement and will be, with advance notice, available for consultation with the County at such reasonable times as to not conflict with the County's other responsibilities.

3.4 Attendance at Meetings or Public Hearings

The CMAR shall notify the County in writing in advance of any additional costs which may be incurred prior to attending any meetings or public hearings as may be necessary in connection with the services performed by the CMAR under this Agreement.

4. COUNTY RESPONSIBILITIES

4.1 Project Manager

The County shall designate a Project Manager who will function as the County's Representative with respect to this Agreement. The County's Representative shall have authority to define the County's operation-policies with respect to the services of the CMAR. However, the County's Representative is not authorized to change or waive any of the provisions set forth in this Agreement.

4.2 Access to Records

Upon the CMAR's request and without cost to the CMAR, the County shall either provide or make copies available to the CMAR of any documents and data which the County has available including, without limitation, reports, maps, plans, specifications, surveys, records, ordinances, codes, regulations, and other documents related to the services required under this Agreement. The County shall assist the CMAR in obtaining data and documents from public agencies and from private citizens and business firms whenever the County determines that such material is necessary for the completion of the services required by this Agreement.

4.3 Cooperation with CMAR

The County agrees that its officers and employees will cooperate with the CMAR in the performance of this Agreement and will be, with advance notice, available for consultation with the CMAR at such reasonable times as to not conflict with the CMAR's other responsibilities. The County shall provide the CMAR with access to the Project site as may be required to perform the services under this Agreement.

5. DOCUMENT INCORPORATION

The Contract consists of this document and the following documents incorporated herein by this reference as a part hereof:

Preconstruction Exhibits:

- Exhibit A – Scope of Services
- Exhibit B – Preconstruction Services Performance Schedule
- Exhibit C – Preconstruction Services Payment Schedule
- Exhibit D – Hourly Fee Schedule for Additional Preconstruction Services
- Exhibit E – Key Personnel List for Preconstruction Services
- Exhibit F – Required Submittals
- Exhibit G – Listing of Work Estimated by CMAR to Exceed 1% of Cost of Public Work
- Exhibit H – Insurance Requirements
- Exhibit I – Subcontractor Information
- Exhibit J – Preconstruction Services Fee Proposal Form

If the Gross Maximum Price Construction Authorization is agreed to and signed by both parties, the following documents will be incorporated herein by this reference as a part hereof:

Construction Exhibits:

- Exhibit A – General Conditions
- Exhibit B – GMP Schedule of Values

- Exhibit C – GMP Qualifications and Clarifications
- Exhibit C-1 – Owner Contingency
- Exhibit D – Technical Specifications and Drawings for the Project
- Exhibit F – Geotechnical and Environmental Reports
- Exhibit G – List of Work Estimated by CMAR to Exceed 1% of Cost of Public Work
- Exhibit H – Baseline Project Schedule
- Exhibit I – Prevailing Wage Rates
- Exhibit J – Insurance Requirements
- Exhibit K – Subcontractor Information
- Exhibit L – Close-out Documentation Summary Report of Subcontractors

6. **PRECONSTRUCTION TERMS**

Preconstruction Services shall be set forth in Preconstruction Exhibit A (Scope of Preconstruction Services).

6.1 Compensation: Basic Preconstruction Services

See Preconstruction **Exhibit C** (Preconstruction Services Payment Schedule) for the agreed upon compensation for CMAR Preconstruction Services.

6.2 Compensation: Additional Preconstruction Services

For any services not set forth in Preconstruction **Exhibit A** (Scope of Services), the County shall negotiate a contract modification for a firm fixed price based on the hourly rates in the fee schedule set forth in Preconstruction **Exhibit D** (Hourly Fee Schedule for Additional Preconstruction Services).

6.3 Compensation: Reimbursable Expenses

The CMAR agrees that all direct and indirect expenses are included in the fixed fee for the Basic Services and any modifications executed between the parties thereafter. No reimbursable expenses are authorized.

6.4 Invoice

The CMAR may submit an invoice for payment of the fixed fee as set forth in Preconstruction **Exhibit C** (Preconstruction Services Payment Schedule). The County's Representative will notify the CMAR of any problems regarding the invoice within fourteen (14) days from receipt thereof. If no response is received from the County's Representative within that time, the CMAR may expect payment within thirty (30) days from the date of receipt by the County. If payment has not been received within thirty (30) days, the CMAR agrees to contact the County's Representative to resolve any problem for the delay. If the resolution of the delay is not satisfactory to the CMAR, the CMAR may submit a claim pursuant to Section 11.20A.

6.5 Right to Off-Set

The County's Representative may subtract, offset or withhold from any unpaid invoice or amounts due to or to become due to CMAR, any claims which the County may have for failure of the CMAR to comply with the terms, conditions or covenants of this Agreement or any other agreement between County and CMAR, or any damages, costs and expenses caused by, resulting from, or arising out of the negligent act or omission of the CMAR in the performance of the services under this Agreement including, without limitation, any error or deficiency in the report or other documents prepared by the CMAR. The County's Representative shall provide a written statement to the CMAR of the off-set which has been subtracted from any payment to the CMAR along with appropriate documentation and receipts, including any reasonable estimates, and a description of the failure, error or deficiency attributed to the CMAR. If the CMAR disputes the right or amount of the off-set made by the County, the CMAR may file a claim pursuant to Section 11.20 of this Agreement.

6.6 Final Payment

Upon completion of the services required under this Agreement, and acceptance thereof by the County (which acceptance will not be unreasonably withheld), the CMAR will, within thirty (30) days of the County's acceptance, be paid the balance of any money due for such services. Unless CMAR provides written notice of any unresolved claims existing as of the time of the application for Final Payment, acceptance of Final Payment by CMAR shall act as a waiver of any and all claims for additional compensation or an extension of time, or both.

6.7 Requested Changes

The County may at any time and without notice to the sureties, if any, make changes in the services to be performed by the CMAR under this Agreement by written modification.

6.8 Adjustment of Compensation

The County may at any time, by written order, and without notice to the sureties, if any, make changes within the general scope of this Agreement in any one or more of the following:

- (i) Description of services to be performed.
 - (ii) Time of performance (i.e., hours of the day, days of the week, etc.).
 - (iii) Place of performance of the services.
- (a) If any such change causes an increase or decrease in the cost, or the time required for performance of any part of the Work under this Agreement, whether or not changed by the order, the County may make an equitable adjustment in the Agreement price, the delivery schedule, or both, and may modify the Agreement.
 - (b) The CMAR must assert its right to an adjustment under this clause within 30 days from the date of receipt of the written order; however, if the County decides that the facts justify, the County may receive and act upon a proposal submitted before final payment of the Agreement.
 - (c) If the CMAR's proposal includes the cost of property made obsolete or excess by the change, the County shall have the right to prescribe the manner of the disposition of the property.
 - (d) Failure to agree to any adjustment shall be a dispute under Section 11.20; however, nothing in this clause shall excuse the CMAR from proceeding with the Agreement as changed.
 - (e) The CMAR shall provide current, complete, and accurate documentation to the County in support of any equitable adjustment within fourteen (14) calendar days of any request by the County. Failure to provide adequate documentation after a request from the County will be deemed a waiver of the CMAR's right to dispute the equitable adjustment proposed by the County, where such equitable adjustment has a reasonable basis at the time it is determined by the County.

6.9 Preconstruction Services Performance Schedule

The CMAR shall perform and complete the services required under this Agreement according to the schedule ("Preconstruction Services Performance Schedule") set forth in PreConstruction **Exhibit B**. If the performance of services is delayed in the time period outlined in Preconstruction **Exhibit B**, the CMAR shall notify the County's Representative in writing of the reasons for the delay and include a plan which brings the CMAR performance into compliance with the Preconstruction Performance Schedule.

7. CONSTRUCTION TERMS

Construction Services will only commence upon successful negotiation of the Guaranteed Maximum Price which can be found in Addendum 1. Prior to execution of Addendum 1 by both parties, CMAR shall (a) provide the County with a list of the labor or portions of the work which are estimated by the CMAR to exceed one percent (1%) of the estimated cost of the public work; (b) identify each subcontractor who is to provide labor or a portion of the work which is estimated by the CMAR to exceed one percent (1%) of the estimated cost of the public work in accordance with NRS 338.16991 and 338.16995 and provide the names of each selected subcontractor to the public body on the Listing of Work Estimated by CMAR to Exceed 1% of Cost of Public Work; PreConstruction **Exhibit G**; and (c) provide a description of the labor or portion of the work that the prime contractor will self-perform, or provide a statement that the CMAR will perform all work other than that being performed by a subcontractor listed pursuant to, and any other required exhibits set forth in Construction **Exhibit J** (Insurance Requirements).

A Notice to Proceed will be provided to CMAR by Owner which will trigger the Construction Portion of this agreement and all incorporated construction exhibits.

7.1 Commencement and Contract Time

Time is of the essence in the performance and completion of this Contract. The CMAR shall commence the Work on the date set by the Owner in the Notice to Proceed, and shall achieve Substantial Completion of the entire Work as shown in Construction Exhibit H thereafter, subject to adjustments of the Contract Time as provided in the Contract Documents.

8. AUDIT: ACCESS TO RECORDS

8.1 Records

The County shall have the right to audit the CMAR books, records and other documents directly pertinent to the performance of this Agreement. The CMAR agrees to maintain books, records and other documents directly pertinent to performance of this Agreement in accordance with generally accepted accounting principles and practices. The CMAR shall also maintain the financial information and data used to prepare or support the invoices submitted to the County. Audits conducted pursuant to this provision shall be in accordance with generally accepted auditing standards, procedures and guidelines of the County, or its designated representative. The County, or its duly authorized representatives, shall have access to such books, records, and documents for the purpose of inspection, audit and copying. The CMAR will provide proper facilities for such access and inspection.

8.2 Disclosure

The CMAR shall be afforded the opportunity for an audit entrance and exit conference and an opportunity to comment and submit any supporting documentation on the pertinent portions of the draft audit report, and that the final audit report will include the written comments, if any, of the CMAR.

8.3 Period of Maintenance

The books, records and other documents under Sections 8.01 and 8.02 of this Agreement shall be maintained for three (3) years after the date of the final payment for the services under this Agreement. In addition, those records and other documents which relate to any arbitration, litigation or the settlement of any claim arising out of this Agreement, or to which an audit exception has been taken, shall be maintained and made available until three (3) years after the date that the arbitration, litigation or exception has been resolved.

8.4 Subcontract Provisions

The CMAR agrees to include Sections 8.1 through 8.3 of this Agreement in all its subcontracts directly related to performance of services specified in this Agreement which are in excess of \$10,000.

9. LIQUIDATED DAMAGES

The CMAR agrees that time is of the essence of this Contract and further agrees to satisfactorily complete the Work in accordance with the Contract Documents. If the CMAR shall neglect, fail, or refuse to complete the Work for any reason within the time specified for Substantial Completion in the Contract plus any adjustments to the Contract Time resulting from approved Change Orders, then the CMAR does hereby agree, as a part consideration for the awarding of this Contract, to pay to the Owner, as liquidated damages and not as a penalty, as follows:

Liquidated damages shall not accrue after the date of Substantial Completion provided the CMAR completes all punch-list work within thirty (30) calendar days after the date of the Certificate of Substantial Completion. Liquidated damages shall accrue at the sum of **\$1,000 per calendar day** if the CMAR does not complete all punch-list work within the time limit stipulated in the Certificate of Substantial Completion. [For projects with multiple GMPs, see D1 progress schedules].

The said amounts are fixed and agreed on by and between the CMAR and the Owner because of the impracticability and extreme difficulty of fixing and ascertaining the true value of the damages which the Owner will sustain by failure of the CMAR to complete the Work on time, such as architectural and engineering inspection, supervision and contract administration, loss of revenue, cancellation costs for schedule performances, interest charges, delays caused to other construction activities of Owner by failure to perform this Contract, and other damages, some of which are indefinite and not susceptible of easy proof, said amount is agreed to be a reasonable estimate of the amount of damages which the Owner will sustain and said amount shall be deducted from any monies due or that may become due to the CMAR.

10. MUTUAL WAIVER OF CONSEQUENTIAL DAMAGES

Except with respect to the indemnity obligations set forth in Sections 11.7 and 11.12 of this agreement, and in Section 9 of Construction Exhibit A General Conditions, in no event will either party be liable to the other party for consequential damages arising out of or relating to this agreement. This waiver does not extend to claims for consequential damages brought by third parties.

11. MISCELLANEOUS PROVISIONS

11.1 Right of Suspension

The County may, without cause, order the CMAR in writing to suspend, delay or interrupt the Work, in whole or in part, for such period of time as determined by the County. An adjustment to the compensation or the Term of the Agreement may be made for the change in the cost or time of performing the Agreement caused by the suspension, delay, or interruption.

No adjustment shall be made to the extent that:

- (i) The performance is, was or would have been so suspended, delayed or interrupted by another cause for which the CMAR is responsible; or
- (ii) An equitable adjustment is made or denied under another provision of the Contract Documents, or
- (iii) The CMAR could have mitigated the increase in cost to perform the Contract.

11.2 Termination for Convenience

The County reserves the right to terminate this Agreement without cause or default on the part of the CMAR with ten (10) days' prior written notification to the CMAR. Notification of the CMAR is deemed to have occurred on the date that the County either:

- (i) Faxes a copy of the notice to the CMAR to the fax number provided in the Section entitled "Notice" of the Agreement, or
- (ii) Deposits written notification with the United States Postal Service, postage prepaid, and addressed to the party and location contained in the Section entitled "Notice" of the Agreement.
- (iii) In the event of termination, without cause or default, the County agrees to pay to the CMAR the reasonable value for the services performed as of the date that notification of termination is received by the CMAR. In no event shall the County be liable to the CMAR for services in excess of the percentage completed at the time of termination.

11.3 Termination Caused by Lack of Agreement on Guaranteed Maximum Price

Should the parties be unable to reach an agreement on the price of the Construction pursuant to NRS 338.1696. the agreement will terminate upon ten (10) business days written notice provided by County to CMAR. This termination will be considered a termination for Convenience. County will then have the right to bid out the construction portion of project using all of CMAR's preconstruction designs and documents. CMAR may submit a bid for the project.

11.4 Termination for Cause

A. Default

The occurrence of any of the following events shall constitute a default by the CMAR hereunder (herein "Event of Default"):

- (i) the CMAR defaults in the due observance and performance of any term, condition or covenant contained in this Agreement;
- (ii) the CMAR (a) voluntarily terminates operations or consent to the appointment of a receiver, trustee or liquidator of the CMAR for all or a substantial portion of its assets, (b) is adjudicated bankrupt or insolvent or files a voluntary petition in bankruptcy, or admits in writing to the inability to pay its debts as they become due, (c) make a general assignment for the benefit of creditors, (d) file a petition or answer seeking reorganization or an arrangement with creditors or take advantage of any insolvency law, or (e) if action shall be taken by the CMAR for the purpose of effecting any of the foregoing;
- (iii) any warrant, execution or other writ is issued or levied upon any property or assets of the CMAR and continues unvacated and in effect for a period of thirty (30) days; or
- (iv) the CMAR, in the judgment of the County, fails to provide the services hereunder properly and with proper dispatch in accordance with the time schedule set forth in this Agreement; and
- (v) the default is continuing five (5) days after written notice is given to the CMAR pursuant to Section 11.1.

B. County's Rights

Upon the occurrence of an Event of Default the County may, without prejudice to any other right or remedy it may have at law or equity:

- (i) Terminate this Agreement, suspend payment of all pending invoices otherwise due to the CMAR hereunder, and finish this Agreement by such means as deemed appropriate by the County, reserving the right to deduct from any balance due CMAR the cost of completing this Agreement. In the event the cost of finishing the CMAR performance of this Agreement exceeds the balance due the CMAR, the excess shall be paid by the CMAR to the County within five (5) days of invoicing by the County, or
- (ii) Terminate this Agreement, and the obligations imposed hereunder, including the obligation of any further payment for the services of the CMAR except for the reasonable value for the services performed to the date of termination.

In the event that the County elects to implement (i) above, and at the request of CMAR, the costs and expenses of completion of this Agreement shall be computed and audited by an individual identified by the County who is independent of the process. The audit shall be conducted in accordance with generally accepted accounting principles and the cost thereof shall be paid by the CMAR.

11.5 Ownership of Documents

- A. Except for Design Professionals, Consultants and sub-consultants regulated under NRS Chapter 625, any and all test results, evaluations, reports, plans, drawings, specifications, studies and other documents (including magnetic or electronic media) prepared or assembled by the CMAR or any of its subcontractors which are related to the performance of this Agreement are deemed to be the property of the County. In the event of completion or termination of this Agreement, the County reserves the right to require delivery of any and all test results, evaluations, reports, plans, drawings, specifications, studies and other documents (including magnetic or electronic media) not in its possession. The CMAR shall be entitled to retain a reproducible copy of such test results, evaluations, reports, plans, drawings, specifications, studies and other documents furnished to the County.

- B. The test results, evaluating reports, plans, drawings, specifications, studies or other documents (including magnetic or electronic media) which are given, prepared or assembled by the CMAR or subcontractors under this Agreement shall not be made available to any individual or organization without the prior written consent of the County. Except for marketing pamphlets and submittals to clients, the CMAR shall not publish, submit for publication, or publicly display the Project without the written consent of the County.

11.6 Insurance

- A. CMAR shall obtain and maintain the insurance coverage required in Preconstruction **Exhibit H** and **Construction Exhibit I** incorporated herein by this reference. CMAR shall comply with the terms and conditions set forth in Preconstruction **Exhibit H** and **Construction Exhibit J** and shall include the cost of the insurance coverage in their prices.
- B. If CMAR fails to maintain any of the insurance coverage required herein, Owner may withhold payment, order CMAR to stop the work, declare CMAR in breach, suspend or terminate this Agreement.

11.7 Indemnity

To the extent permitted by NRS 338.155, and notwithstanding any of the insurance requirements set forth in Section 11.6, and not in lieu thereof, the CMAR shall defend, indemnify and hold the County, its Board of Commissioners, officers, employees and agents (herein the "Indemnitees"), harmless from and against any and all claims (including, without limitation, patent infringement and copyrights claims), damages, losses, expenses, suits, actions, decrees, judgments, arbitration awards or any other form of liability (including, without limitation, reasonable attorney fees and court costs) (collectively herein the "Claims"), arising out of or resulting from this agreement, to the extent that such Claims are caused in whole or in part by the negligence, errors, omissions, recklessness or intentional misconduct of the CMAR, its employees, subcontractors, agents or anyone employed the CMAR's subcontractors or agents, in the performance of this Agreement.

As part of its obligation hereunder, the CMAR shall, at its own expense, defend the Indemnitees against the Claims brought against them, or any of them, which is caused by the negligence, errors, omissions, recklessness or intentional misconduct of the CMAR, its employees, subcontractors or agents, for and against which the CMAR is obligated to indemnify the Indemnitees pursuant to this Section, unless the Indemnitees, or any of them elect to conduct their own defense which, in such case, shall not relieve the CMAR of its obligation of indemnification set forth herein. If the CMAR or the CMAR's insurer fails to defend the Indemnitees as required herein, the Indemnitees shall have the right, but not the obligation, to defend the same and, if the CMAR is adjudicated by the trier of fact to be liable, the CMAR agrees to pay the direct and incidental costs of such defense (including attorney fees and court costs) which is proportionate to the liability of the CMAR. As used in this Section 11.7, "agents" means those persons who are directly involved in and acting on behalf of the County or the CMAR, as applicable, in furtherance of the contract or the public work to which the contract pertains.

Nothing herein shall be construed to require CMAR to indemnify County against liability cause by the sole negligence of the County.

The provisions of this section shall survive any termination or completion of this Agreement.

11.8 Assignment

The County and the CMAR each bind itself and its partners, successors, administrators and assigns to the other party of this Agreement and to the partners, successors, executors, administrators and assigns of such other party in respect to all covenants of this Agreement, except the CMAR shall not assign, sublet or transfer any obligation or benefit under this Agreement without the written consent of the County. Nothing contained herein shall be construed as creating any personal liability on the part of any officer or agent of the County.

11.9 Waiver

No consent or waiver, express or implied, by either party to this Agreement, or of any breach or default by the other in the performance of any obligations hereunder, shall be deemed or construed to be a consent or waiver of any other breach or default by such party hereunder. Failure on the part of any party hereto to complain of any act, or failure to act of the other party, or to declare that other party in default hereunder, irrespective of how long such failure continues, shall not constitute a waiver of the rights of such party hereunder. Inspection, payment, or tentative approval or acceptance by the County or the failure of the County to perform any inspection hereunder, shall not constitute a final acceptance of the Work or any part thereof and shall not release the CMAR of any of its obligations hereunder.

11.10 CMAR Warranties

The CMAR hereby represents and warrants:

- (i) That it is financially solvent, able to pay its debts as they mature, and is possessed of sufficient working capital to complete this Agreement; that it is experienced, competent, qualified and able to furnish the plant, tools, materials, supplies, equipment and labor which is used to perform the services contemplated by this Agreement, and that it is authorized to do business in the State of Nevada.

- (ii) That it holds a license, permit or other special license to perform the services included in this Agreement, as required by law, or employs or works under the general supervision of the holder of such license, permit or special license.
- (iii) That its computer hardware, software, and firmware will continue functioning without interruption, and will continue to accurately process date, time, and data necessary to the performance of this Agreement.

11.11 CMAR Employees

The CMAR shall be responsible for maintaining satisfactory standards of competency, conduct and integrity, of personnel assigned to the Project, and shall be responsible for taking such disciplinary action with respect to such personnel as may be necessary. In the event the CMAR fails to remove any employee from the Work of this Agreement whom the County deems incompetent, careless or insubordinate, or whose continued employment on the Work is deemed by the County to be contrary to the public interest, the County reserves the right to require such removal as a condition for the continuation of this Agreement.

11.12 Independent Contractor

It is hereby expressly agreed and understood that in the performance of the services required herein, the CMAR shall be, and is, an independent contractor, and is not an agent, representative or employee of County and shall furnish such services in its own manner and method except as required by this Contract. Further, CMAR has and shall retain the right to exercise full control over the employment, direction, compensation, and discharge of all persons employed by CMAR in the performance of the services hereunder. CMAR shall be solely responsible for, and shall indemnify, defend, and hold County harmless from all matters relating to the payment of its employees, including compliance with social security, withholding and all other wages, salaries, benefits, taxes, demands, and regulations of any nature whatsoever.

11.13 Applicable Law

This Agreement shall be construed and interpreted in accordance with the laws of the State of Nevada.

11.14 Compliance with Laws

The CMAR shall in the performance of its obligations hereunder comply with all applicable laws, rules and regulations of all governmental authorities having jurisdiction over the performance of this Agreement including, without limitation, the Federal Occupational Health and Safety Act and all state and federal laws prohibiting and/or related to discrimination by reason of race, sex, age, religion or national origin.

11.15 Severability

In the event that any provisions of this Agreement shall be held to be invalid or unenforceable, the remaining provisions of this Agreement shall remain valid and binding on the parties hereto.

11.16 Confidentiality

The CMAR shall treat the information relating to the Project, which has been produced by the CMAR or provided by the County, as confidential and proprietary information of the County and shall not permit its release to other parties or make any public announcement or publicity release without the County's written authorization. The CMAR shall also require each subcontractor to comply with this requirement.

11.17 Site Inspection

The CMAR represents that it has visited the location of the Project and has satisfied itself as to the general condition thereof and that the CMAR compensation as provided for in the Agreement is just and reasonable compensation for performance hereunder including reasonably foreseen and foreseeable risks, hazards and difficulties in connection therewith based on such above-ground observations.

11.18 Modification

All modification or amendments to this Agreement are null and void unless reduced in writing and signed by the parties hereto.

11.19 Prohibition Against Contingent Fees

The CMAR warrants that no person or entity has been employed or retained to solicit or secure this Agreement with the agreement or understanding that a commission, percentage, brokerage or contingent fee would be paid to that person. For breach or violation of this provision, the County shall have the right to annul this Agreement without liability or, in its discretion, to deduct from the compensation to be paid to the CMAR, or otherwise recover, the full amount of such commission, percentage, brokerage or contingent fee.

11.20 Claim or Dispute Resolution

A. Notice of Claim or Dispute

For each claim or dispute which the CMAR has against or with the County (except for any claim for an equitable adjustment under Section 6.8 which is subject to the 30-day limitation set forth therein), notice of the claim must be submitted in writing to the County's Representative within thirty (30) days after the claim or dispute arises. The purpose of written notification is to place the County on notice so that proper measures can be taken to properly consider the claim, and if necessary, defend against the claim or dispute, and the failure to give such notice shall preclude the CMAR from subsequently mediating that particular claim or dispute pursuant to Section 10.20C of this Agreement, and the CMAR shall have no further recourse against the County. Pending a final decision on the claim or dispute under Sections 10.20B or 10.20C, the CMAR shall proceed diligently with the performance of this Agreement.

B. Resolution by Management

The County's Representative and the CMAR Representative shall meet within a reasonable time after receipt of the written notice received pursuant to Section 11.20A in an attempt to resolve the claim or dispute to the mutual satisfaction of the parties. If the matter is not disposed of by mutual agreement between the County's Representative and the CMAR Representative, the claim or dispute shall be decided by the Director of Public Works, Parks & Recreation whose decision shall be reduced to writing and mailed or otherwise furnished to the CMAR. The decision of the Director shall be final and conclusive unless, within thirty (30) days after the date on which the CMAR receives its copy of such decision, the CMAR mails or otherwise furnishes to the Director a written request to mediate the claim or dispute, in which event the parties shall proceed pursuant to provisions of Section 11.20C. The failure to make such request shall preclude the CMAR from proceeding any further on the claim or dispute, and the CMAR shall have no further recourse against the County.

C. Resolution by Mediation

Upon receipt of the request to mediate authorized pursuant Section 11.3B or Section 11.20B, the County and the CMAR shall come to an agreement as to the appointment of a mediator for purposes of hearing the appeal. If the parties cannot agree upon an independent private mediator within 45 days after notice of the receipt of the request to mediate, the party may proceed to file a judicial action with the Eighth Judicial District Court, Clark County, Nevada. The mediation shall take place in Clark County, Nevada, unless otherwise agreed to by the parties. The fees and expenses of the mediator shall be equally shared by both parties. Each party is responsible for their own costs, expenses, consultant fees and attorney fees incurred in the presentation or defense of any claim, dispute or controversy that is subject to mediation between the parties. The decision of the mediator shall be non-binding.

D. Right of Judicial Action

Any claim, dispute, or other matter in question between the parties concerning any provisions of this Agreement that cannot otherwise be resolved between the parties through the use of mediation required herein may be submitted for judicial action. Prior to the exercise of this right, the party seeking judicial relief shall have provided the other party 30 days prior written notice before filing such judicial action.

11.21 Attorney Fees

The prevailing party in any litigation brought to enforce the provisions of this Agreement shall be entitled to reasonable attorney fees and court costs.

11.22 Calendar Day

All references in this Agreement to days are to calendar days unless otherwise indicated.

11.23 Counterpart Signatures

This Agreement may be executed in counterparts, all such counterparts will constitute the same contract and the signature of any party to any counterpart will be deemed a signature to, and may be appended to, any other counterpart. Executed copies hereof may be delivered by facsimile or e-mail and upon receipt will be deemed originals and binding upon the parties hereto, regardless of whether originals are delivered thereafter.

11.24 County's Right to Replace Subcontractor

If the County objects to a subcontractor identified during the selection process, the CMAR shall change the subcontractor and be compensated for any change in costs resulting from the replacement.

11.25 Non-Discrimination and Fair Employment Practices

A. Discrimination

The County is committed to promoting full and equal business opportunity for all persons doing business in Clark County, Nevada. The CMAR acknowledges that the County has an obligation to ensure that public funds are not used to subsidize private discrimination. CMAR recognizes that if the CMAR or their subcontractors are found guilty by an appropriate authority of refusing to hire or do business with an individual or company due to reasons of race, color, religion, sex, sexual orientation, gender identity or gender expression, age, disability, national origin, or any other legally protected status, the County may declare the CMAR in breach of contract and terminate the Contract.

B. Fair Employment Practices

In connection with the performance of work under this Contract, the CMAR agrees not to discriminate against any employee or applicant for employment because of race, color, religion, national origin, sex, sexual orientation, gender identity or gender expression, age, disability, or any other legally protected status. Such agreement 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.

The CMAR further agrees to insert this provision in all subcontracts hereunder. Any violation of such provision by a CMAR shall constitute a material breach of this Contract

11.26 Employment of Unauthorized Aliens

In accordance with the Immigration Reform and Control Act of 1986, CMAR agrees that it will not employ unauthorized aliens in the performance of this Contract.

11.27 No COUNTY Employee Benefits or Rights

CMAR acknowledges that CMAR and any subcontractors, agents or employees employed by CMAR shall not, under any circumstances, be considered employees of COUNTY, and that they shall not be entitled to any of the benefits or rights afforded employees of COUNTY, including, but not limited to, sick leave, vacation leave, holiday pay, Public Employees Retirement System benefits, or health, life, dental, long-term disability or workers' compensation insurance benefits. COUNTY will not provide or pay for any liability or medical insurance, retirement contributions or any other benefits for or on behalf of CMAR or any of its officers, employees or other agents.

11.28 Federal, State and Local Statutes, Codes, Etc.

CMAR will not produce a work product or provide Preconstruction services, which violates or infringes on any copyright or patent rights, or violates any Federal, State, and Local Statutes, codes, ordinances, or resolutions, or regulations. COUNTY'S review, approval, acceptance, or payment for any of CMAR'S services herein shall not be construed to operate as a waiver of any rights under this Contract or of any cause of action arising out of the performance of this Contract, and CMAR shall be and remain liable in accordance with the terms of this Contract and applicable law for all damages to COUNTY caused by CMAR'S performance or failures to perform under this Contract. COUNTY'S review, approval, acceptance, or payment for any of the services performed by CMAR shall not be construed as a waiver of any rights of COUNTY under this Contract.

Prior to each design submittal, CMAR shall check all documents. Each submittal shall be in accordance with the appropriate submittal requirements listed herein. Incomplete submittals shall be rejected. All cost associated with the re-submittal shall be borne by the CMAR.

11.29 Staff Availability

CMAR agrees that its officers and employees will cooperate with COUNTY in the performance of services under this Contract and will be available for consultation with COUNTY at such reasonable times with advance notice as to not conflict with their other responsibilities.

CMAR has or will retain such employees as it may need to perform the services required by this Contract. Such employees shall not be employed by COUNTY.

11.30 Disclosure of Ownership/Principals

CMAR agrees to provide the information on the attached "Disclosure of Ownership/Principals" form prior to any contract award by the Board of County Commissioners.

11.31 Rights and Remedies

The rights and remedies of COUNTY provided for under this section are in addition to any other rights and remedies provided by law or under other sections of this Contract.

11.33 Change of Ownership / Key Personnel

CMAR shall notify COUNTY in writing thirty (30) days prior to any change in ownership of CMAR or any key personnel listed for this PROJECT. The approval of this contract has, to some degree, been based on the participation and qualifications of CMAR and other key personnel, listed in CMAR'S response to the Request for Proposal submitted prior to receiving this Contract. COUNTY has the option to either approve or disapprove any proposed alternate personnel related to the PROJECT. If CMAR fails to notify COUNTY of key personnel changes, COUNTY may terminate this Contract for default.

Significant change in the level of participation may be defined as:

1. CMAR or key personnel not actively participating in the PROJECT for a continuous period of time greater than one month, e.g. sabbatical leave, or a 25% reduction in time devoted to the PROJECT.

11.34 Covenant Against Contingent Fees

CMAR warrants that no person or selling agency has been employed or retained to solicit or secure this Contract upon an agreement or understanding for a commission, percentage, brokerage, or contingent fee, excepting bona fide permanent employees. For breach or violation of this warranty, COUNTY shall have the right to annul this Contract without liability or in its discretion to deduct from the Contract price or consideration or otherwise recover the full amount of such commission, percentage, brokerage, or contingent fee.

11.35 Gratuities

1. COUNTY may, by written notice to CMAR, terminate this Contract if it is found after notice and hearing by COUNTY that gratuities (in the form of entertainment, gifts, or otherwise) were offered or given by CMAR or any agent or representative of CMAR to any officer or employee of COUNTY with a view toward securing a contract or securing favorable treatment with respect to the awarding or amending or making of any determinations with respect to the performance of this Contract.
2. In the event this Contract is terminated as provided in paragraph 1 hereof, COUNTY shall be entitled:
 - a. to pursue the same remedies against CMAR as it could pursue in the event of a breach of this Contract by CMAR; and
 - b. as a penalty in addition to any other damages to which it may be entitled by law, to exemplary damages in an amount (as determined by COUNTY) which shall be not less than three (3) nor more than ten (10) times the costs incurred by CMAR in providing any such gratuities to any such officer or employee.
3. The rights and remedies of COUNTY provided in this clause shall not be exclusive and are in addition to any other rights and remedies provided by law or under this Contract.

11.36 Covenant

CMAR covenants that it presently has no interest and that it will not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of services required to be performed under this Contract. CMAR further covenants, to its knowledge and ability, that in the performance of said services no person having any such interest shall be employed.

11.37 Confidential Treatment of Information

CMAR shall preserve in strict confidence any information obtained, assembled or prepared in connection with the performance of this Contract.

11.38 ADA Requirements

All work performed or services rendered by CMAR shall comply with the Americans with Disabilities Act standards adopted by Clark County. All facilities built prior to January 26, 1992 must comply with the Uniform Federal Accessibility Standards; and all facilities completed after January 26, 1992 must comply with the Americans with Disabilities Act Accessibility Guidelines.

11.39 Subcontractor Information

CMAR shall provide a list of the Minority-Owned Business Enterprise (MBE), Women-Owned Business Enterprise (WBE), Physically-Challenged Business Enterprise (PBE), Small Business Enterprise (SBE), Veteran Business Enterprise (VET), Disabled Veteran Business Enterprise (DVET), and Emerging Small Business Enterprise (ESB) subcontractors for this Contract utilizing the attached format (Preconstruction **Exhibit I** and Construction **Exhibit K**). The information provided in Preconstruction **Exhibit I** and Construction **Exhibit K** by CMAR is for COUNTY'S information only.

11.40 Authority

COUNTY is bound only by COUNTY agents acting within the actual scope of their authority. COUNTY is not bound by actions of one who has apparent authority to act for COUNTY. The acts of COUNTY agents which exceed their contracting authority do not bind COUNTY.

11.41 Force Majeure

CMAR shall be excused from performance hereunder during the time and to the extent that it is prevented from obtaining, delivering, or performing, by acts of God, fire, war, loss or shortage of transportation facilities, lockout or commandeering of raw materials, products, plants or facilities by the government. CMAR shall provide COUNTY satisfactory evidence that nonperformance is due to cause other than fault or negligence on its part.

11.42 Non-Endorsement

As a result of the selection of CMAR to supply goods or services, COUNTY is neither endorsing nor suggesting that CMAR'S service is the best or only solution. CMAR agrees to make no reference to COUNTY in any literature, promotional material, brochures, sales presentations, or the like, without the express written consent of COUNTY.

11.43 Public Records

COUNTY is a public agency as defined by state law, and as such, is subject to the Nevada Public Records Law (Chapter 239 of the Nevada Revised Statutes). Under the law, all of COUNTY'S records are public records (unless otherwise declared by law to be confidential) and are subject to inspection and copying by any person. All contract documents are available for review following the award of the Contract.

11.44 Companies that Boycott Israel

CMAR certifies that, at the time it signed this Contract, it was not engaged in, and agrees for the duration of the Contract, not to engage in, a boycott of Israel. Boycott of Israel means, refusing to deal or conduct business with, abstaining from dealing or conducting business with, terminating business or business activities with or performing any other action that is intended to limit commercial relations with Israel; or a person or entity doing business in Israel or in territories controlled by Israel, if such an action is taken in a manner that discriminates on the basis of nationality, national origin or religion. It does not include an action which is based on a bona fide business or economic reason; is taken pursuant to a boycott against a public entity of Israel if the boycott is applied in a nondiscriminatory manner; or is taken in compliance with or adherence to calls for a boycott of Israel if that action is authorized in 50 U.S.C. § 4607 or any other federal or state law.

11.45 Time

Time shall be of the essence of this Agreement and the CMAR agrees to satisfactorily complete all preconstruction services and work within the time limits established in the incorporated documents. Failure to comply with the time schedule set forth in this Agreement shall be deemed adequate cause for termination of this Agreement.

11.46 Obligation Limitation

COUNTY and CMAR mutually agree that the fee described herein is for PreConstruction services only and in no manner obligates the COUNTY to enter into a GMP construction contract with the CMAR.

11.47 Examination of Documents:

Execution of this Agreement by the CMAR constitutes the CMAR'S representation that they have examined the contents of all contract documents, including the CMAR General Conditions of the Contract that they have read and understands the same, and specifically agrees to be bound thereby

12. NOTICES

Any notice required to be given under the Contract shall be deemed to have been given when the notice is (i) delivered personally, (ii) transmitted by facsimile with confirmation of transmission, (iii) transmitted by email with confirmation of receipt by addressee, or (iv) sent by U.S. mail via certified mail-return receipt requested at the following addresses:

County: Clark County Purchasing and Contracts Division
Attn: Purchasing Manager
500 South Grand Central Parkway, 4th Floor
Las Vegas, Nevada 89155

CMAR: McCarthy Building Companies, Inc.
Attn: Paul King
2580 St. Rose Parkway, Suite 200
Henderson, Nevada 89074

CMAR: McCarthy Building Companies, Inc.
(For Insurance Notices) Attn: Jillian Reyes
2580 St. Rose Parkway, Suite 200
Henderson, Nevada 89074
email: Jnreyes@mccarthy.com

Any change in the addresses stated above shall be made in writing and delivered in the manner provided herein.

[Signatures on following page]


IN WITNESS WHEREOF, the parties have caused this Contract to be executed as of the Effective Date.

COUNTY:

CLARK COUNTY, NEVADA

By: _____
JESSICA COLVIN
Chief Financial Officer
DATE

CMAR:
MCCARTHY BUILDING COMPANIES, INC.

By: _____

PAUL KING
SENIOR VICE PRESIDENT
4/6/26
DATE

APPROVED AS TO FORM:
STEVEN B. WOLFSON
District Attorney

Sarah Schaerrer
By: Sarah Schaerrer (Apr 15, 2026 11:41:14 PDT)
SARAH SCHAERRER
Deputy District Attorney
04/15/2026
DATE

GUARANTEED MAXIMUM PRICE FOR CONSTRUCTION

AUTHORIZATION NO. ___

CONTRACT AMOUNT

For furnishing all labor, materials, equipment, tools and services and for doing everything required by this Contract and the other Contract Documents, the Owner will pay, and the CMAR shall accept the Contract Price, as defined in the General Conditions, which in no event shall exceed the **Guaranteed Maximum Price** of \$____. The Guaranteed Maximum Price (GMP) includes, Cost of the Work, General Conditions, CMAR Fee, and CMAR Contingency. The aforementioned amount is subject to increase or decrease as provided in the Contract.

The CMAR's Guaranteed Maximum Price (GMP) for the entire Work on the Project consists of:

A. Cost of the Work (excluding General Conditions)	\$ _____
B. General Conditions*	\$ _____
C. CMAR's Fee*	\$ _____
D. CMAR's Contingency**	\$ _____
E. Insurance and Bonds	\$ _____
Total Guaranteed Maximum Price	\$ _____

Percentage Split of GMP Savings:	<u>Owner</u>	<u>CMAR</u>
	70%	30%

Savings includes underrun of the total Guaranteed Maximum Price, including CMAR's contingency remaining at the end of the project; savings does NOT include unused Owner's Contingency. One hundred percent (100%) of the unused Owner's Contingency, shall be retained by the Owner.

* The General Conditions and CMAR's Fee shall be calculated as a percentage of the Cost of Work.

** The **CMAR's Contingency** shall be used at the discretion of the CMAR; however, the CMAR shall notify the Owner in writing of the intent to utilize the CMAR's contingency prior to any expenditures. The CMAR's Contingency shall be used: (1) for expenditure(s) less than \$100,000, at the discretion of the CMAR; and (2) for expenditure(s) of \$100,000 or more, upon Owner's written approval, which shall not be unreasonably withheld or delayed. In no event shall CMAR's Contingency be used for expenditures not covered under Section 4.04(a).

Disclaimer:

CMAR has reviewed and accepted any and all revisions to the CMAR Preconstruction and Construction Services Agreement awarded on _____, attached hereto, and the above GMP Authorization No. X includes any associated costs.

IN WITNESS WHEREOF, the parties have caused this Contract to be executed as of the Effective Date.

COUNTY:

CLARK COUNTY, NEVADA

By: _____ DATE
JESSICA COLVIN
Chief Financial Officer

CMAR:
MCCARTHY BUILDING COMPANIES, INC.

By: _____ DATE
PAUL KING
SENIOR VICE PRESIDENT

APPROVED AS TO FORM:
STEVEN B. WOLFSON
District Attorney

By: _____ DATE
SARAH SCHAERRER
Deputy District Attorney

AUTHORIZATION LIST OF REVISIONS AND ATTACHMENTS

The following list of revisions and attachments are incorporated into the Construction Services Agreement

1. REVISIONS (if applicable)
2. EXHIBIT A - General Conditions
3. EXHIBIT B - GMP Schedule of Values
4. EXHIBIT C - GMP Qualifications and Clarifications
5. EXHIBIT C-1 - Exhibit "C-1" Owner Contingency
6. EXHIBIT D - Technical Specifications and Drawings for the Project
7. EXHIBIT E - Copy of Key Personnel List
8. EXHIBIT F - Geotechnical and Environmental Reports
9. EXHIBIT G - List of Work Estimated by CMAR to Exceed 1% of Cost of Public Work
10. EXHIBIT H - Baseline Project Schedule
11. EXHIBIT I - Prevailing Wage Rates
12. EXHIBIT J - Insurance Requirements
13. EXHIBIT K - Subcontractor Information
14. EXHIBIT L - Close-out Documentation Summary Report of Subcontractors

PRECONSTRUCTION EXHIBITS

[Exhibits to be reviewed and added during the RFP process. Below is an example only.]

The following exhibits are incorporated into the Agreement for preconstruction services as noted below:

Exhibit A	Scope of Services
Exhibit B	Preconstruction Services Performance Schedule
Exhibit C	Preconstruction Services Payment Schedule
Exhibit D	Hourly Fee Schedule for Additional Preconstruction Services
Exhibit E	Key Personnel List for Preconstruction Services
Exhibit F	Required Submittals
Exhibit G	Listing of Work Estimated by CMAR to Exceed 1% of Cost of Public Work
Exhibit H	Insurance Requirements
Exhibit I	Subcontractor Information
Exhibit J	Preconstruction Proposal Fee Form

PRECONSTRUCTION EXHIBIT A
RFP NO. 607802-25
SCOPE OF SERVICES

PROJECT IDENTIFICATION:

Project Name: Clark County Rehabilitation Center
Project Location: APN: 123-34-401-004 (Las Vegas Blvd. & Beasley Dr.)
RPM Project No.: RP. B0123067

BACKGROUND:

The project site is located at the northwest corner of North Las Vegas Boulevard and Beasley Drive in Clark County, Nevada. The site consists of approximately 14.3 acres and will be used for a proposed Clark County North Valley Rehabilitation Center. Preliminary site plans show that (8) buildings, including a central plant building are planned with paved areas. The structures will be one, two, or three-stories in height, construction building type TBD with concrete slab-on-grade lower floors and no subterranean level. There will be on-site paved areas. It is further assumed that final grades will generally be at or near existing site grades. The property is designed to have a central gathering or healing courtyard for use by staff and all patients. Once admitted into the program, all patients will be inside a secure area formed by the proposed 8 buildings.

SCOPE OF WORK FOR PRECONSTRUCTION SERVICES:

In consideration of the mutual covenants and conditions provided herein, COUNTY does hereby employ CMAR to perform Preconstruction Services, and CMAR agrees to expeditiously perform such services for the reference project. The scope of CMAR's Preconstruction Services includes shall be no less than (8) months and includes but is not limited to the following:

GENERAL REQUIREMENTS/CONDITIONS

1. Comply with General Conditions/Requirements.
2. Distribution of documents to potential bidders, coordination of pre-bid conferences and bid openings, and determination of the best bids in each category. Prior to issuing requests for proposals to subcontractors, CMAR shall provide COUNTY with a copy of CMAR'S request for subcontractor proposals, including the form that the subcontractors must utilize to submit their proposals, along with all associated instructions.
3. Development of GMP(s) based upon project needs identified during preconstruction. GMP(s) obtained from all necessary bids after reviewing and coordinating the bid results with COUNTY. Along with the GMP Proposals, CMAR shall submit a bound set of documents that includes all subcontractor proposals for which the estimated value is at least 1% of the total cost of the public work, or \$50,000, whichever is greater, and narratives as necessary to describe any changes to the submitted subcontractor proposals.
4. Work with COUNTY in the enhancement of Division 01 General Requirements

PRECONSTRUCTION COORDINATION:

5. CMAR shall participate in regularly scheduled design progress/construction document development review meetings with the CONSULTANT and COUNTY.
6. Development of questions, review comments, suggestions, and cost estimates at and throughout each of the stipulated phases of design/construction document development: To include at a minimum entitlement package, 30%, 60%, 95%. Necessary GMP(s) preparation and assembly as identified during preconstruction.
7. Assessment and advisement regarding schedule elements including impacts related to long lead submittals and long lead equipment procurement. Coordinate with Owner & Architect to develop phasing and construction sequencing.
8. Provide Preconstruction Construction Schedules aligned with the design development progression. Construction schedule shall describe phasing of work to meet the project's needs. Included during schedule development shall be a proposed logistics plan to facilitate the work.
9. Development of constructability and value engineering suggestions with each cost estimate, including final CMAR constructability and value engineering suggestions based upon 100% Construction Documents. CMAR constructability and value engineering suggestions shall be based on relevant first cost, life cycle cost, schedule impact, and constructability issues.
10. Assistance with developing bid alternates as may be appropriate to accommodate the project budget and the current cost estimates.

11. CMAR shall certify final contract documents prior to GMP submittals. Certification indicates CMAR has reviewed all contract documents for constructability, scheduling, and quality and that no additional information is required for GMP(s) and COUNTY-CMAR Construction Agreement award.
12. Assistance with identifying and reconciling differences between third party cost estimating consultant's and/or CONSULTANT's cost estimates and CMAR'S cost estimates.
13. CMAR shall utilize Virtual Design Construction (VDC) and Building Information Modeling (BIM) throughout the design and construction process.

SUBCONTRACTOR PARTICIPATION:

14. CMAR shall employ subcontractors for each trade as appropriate to the project scope.
15. CMAR advertisements, pre-qualification procedures, and contracts with all subcontractors for GMP construction services shall be conducted in accordance with NRS Sections 338.16991, 338.16995 and all other applicable statutes with regards to soliciting and contracting with subcontractors for a CMAR project, and 338.01165. Advertisement for subcontractor applications must comply with NRS 338.1385 (1) (a). Subcontractor qualifications and involvement shall also be coordinated as described in Request for Proposals 'Project Implementation Plan.'
16. CMAR shall develop potential bidder lists for all trades where the estimated value of the subcontract is at least 1% of the total cost of the public work, or \$50,000, whichever is greater. The complete list of subcontractors that CMAR intends to solicit bids from for GMP construction services shall be provided to COUNTY prior to issuing the request for proposals to subcontractors. CMAR must comply with NRS 338.1696.
17. CMAR shall coordinate the date and time of the bid opening with COUNTY to ensure that COUNTY is represented at the bid opening. CMAR shall provide COUNTY with a bound copy of all documentation submitted by subcontractors and suppliers immediately after the bid opening concludes. The bound copy shall also include CMAR'S summary tabulation of the bid results.
18. Coordination of input and questions from subcontractors with regard to the project scope described herein to align current market conditions.
19. CMAR shall review all subcontractor proposals to determine completeness of scope, adherence to project schedule, and commitment to quality and safety before making the final recommendation to COUNTY. CMAR'S recommendation shall be based on what is deemed to be the best value for COUNTY.
20. CMAR shall employ appropriate subcontractors and require appropriate subcontractors to attend and participate in regularly scheduled design progress/construction document review meetings with CONSULTANT and COUNTY to provide ongoing input with respect to constructability, construction cost, construction duration, sequence of construction, and construction means and methods.

PRECONSTRUCTION FIELD INVESTIGATION:

21. CMAR shall furnish all materials, equipment, permits, and labor required in order to conduct destructive and non-destructive investigations, with participation by appropriate subcontractors, of all existing site and building conditions, and all off-site conditions as appropriate for each project. CMAR must comply with NRS 338.16935.

DELIVERABLES INCLUDE BUT ARE NOT LIMITED TO:

22. CMAR shall provide cost estimates at each of the stipulated phases of design/construction document development: entitlement package, 30%, 60%, 95%, with GMP(s) to follow.
23. CMAR shall include a general cashflow projection along with each cost estimate.
24. Anticipated Schedules reflecting project phasing and for overall Project delivery.

**PRECONSTRUCTION EXHIBIT B
RFP NO. 607802-25
PERFORMANCE SCHEDULE**

PROJECT IDENTIFICATION:

Project Name: Clark County Rehabilitation Center
 Project Location: APN: 123-34-401-004 (Las Vegas Blvd. & Beasley Dr.)
 RPM Project No.: RP. B0123067

PROPOSED TIMELINE:

Preconstruction services will commence upon Notice to Proceed and are estimated to last a minimum of (8) months. COUNTY anticipates ongoing Preconstruction services throughout the duration of the Project.

CMAR PROJECT SCHEDULE	
Project Name:	Clark County Rehabilitation Facility
Project Location:	APN: 123-34-401-004 (Las Vegas Blvd. & Beasley Dr.)
Project No:	RP. B0123067
Anticipated Contract for Preconstruction Services Award	April 2026
Preconstruction Kickoff Meeting	10 Days
Preconstruction Services Design Notice to Proceed Date (START)	TBD
Initial Document Evaluation Period	TBD
Deadline for Land Use Design Cost Estimate	TBD
Design Development Period	TBD
Deadline for 30% Design Development Cost Estimate	TBD
Construction Document Development Period	TBD
Deadline for 60% Construction Document Cost Estimate	TBD
Construction Document Development Period	TBD
Deadline for 95% Construction Document Cost Estimate	TBD
Construction Document Development Period	TBD
Deadline for Final GMP Proposal	TBD
Anticipated GMP Proposal Negotiation & Review Period	TBD
Anticipated GMP Approval Date	TBD
Total Anticipated Preconstruction Services Days	240 Days
<p>Delivery of multiple GMP's is expected for completion of all services. The 240 Days listed above represents anticipated level of effort expected in order to receive all GMPs for completion of all services. These days do not necessarily represent a timeframe for completion of all preconstruction services. Starting & Completion of all services will be determined based on approved schedule. CMAR is to provide a detailed schedule including at minimum, a line item for each of the milestones and review/design durations listed above for each GMP.</p>	
Anticipated Insurance and Bonds Submittal:	10 Days
Anticipated GMP Contract Award:	August 2026
Construction Notice to Proceed:	Summer 2026
Anticipated Multi-Phased Construction Duration	2 Years
Certificate of Final Completion/Completion of all Services	Summer 2028

**PRECONSTRUCTION EXHIBIT C
RFP NO. 607802-25
PAYMENT SCHEDULE**

PROJECT IDENTIFICATION:

Project Name: Clark County Rehabilitation Center
Project Addresses: APN: 123-34-401-004 (Las Vegas Blvd. & Beasley Dr.)
RPM Project No.: RP. B0123067

PROPOSED PAYMENT SCHEDULE:

Clark County Rehabilitation Center	
30% SD	
60% DD	
95% CD	
GMP(s) ea.	

**PRECONSTRUCTION EXHIBIT F
RFP NO. 607802-25
REQUIRED SUBMITTALS**

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PRECONSTRUCTION EXHIBIT G
RFP NO. 607802-25
LIST OF WORK ESTIMATED BY CMAR TO EXCEED 1% OF COST OF PUBLIC WORK

Left intentionally blank

PRECONSTRUCTION EXHIBIT H
RFP NO. 607802-25
INSURANCE REQUIREMENTS

TO ENSURE COMPLIANCE WITH THE CONTRACT DOCUMENT, CMAR SHOULD FORWARD THE FOLLOWING INSURANCE CLAUSE AND SAMPLE INSURANCE FORM TO THEIR INSURANCE AGENT PRIOR TO PROPOSAL SUBMITTAL.

- A. **Format/Time:** CMAR shall provide COUNTY with Certificates of Insurance, for coverage as listed below, and endorsements affecting coverage required by this Contract within **ten (10) business days** after COUNTY'S written request for insurance. All policy certificates and endorsements shall be signed by a person authorized by that insurer and who is licensed by the State of Nevada in accordance with NRS 680A.300. All required aggregate limits shall be disclosed and amounts entered on the Certificate of Insurance and shall be maintained for the duration of the Contract and any renewal periods.
- B. **Best Key Rating:** COUNTY requires insurance carriers to maintain during the Contract term, an A.M. Best Rating of A-VII or higher, which shall be fully disclosed and entered on the Certificate of Insurance.
- C. **Owner Coverage:** COUNTY, its officers and employees must be expressly covered as additional insured's except on Workers' Compensation or Professional Liability. CMAR'S insurance shall be primary with respect to COUNTY, its officers and employees.
- D. **Endorsement/Cancellation:** CMAR'S general liability and automobile liability insurance policies shall be endorsed to recognize specifically CMAR'S contractual obligation of additional insured to COUNTY and must note that COUNTY will be given thirty (30) calendar days advance notice by certified mail "return receipt requested" of any policy changes, cancellations, or any erosion of insurance limits. Either a copy of the additional insured endorsement, or a copy of the policy language that gives COUNTY automatic additional insured status must be attached to any certificate of insurance. ***Policy number must be referenced on endorsement or the form number must be referenced on certificate.***
- E. **Deductibles:** All deductibles and self-insured retentions shall be fully disclosed in the Certificates of Insurance. *If the deductible is "zero" it must still be referenced on the certificate.*
- F. **Aggregate Limits:** If aggregate limits are imposed on bodily injury and property damage, then the amount of such limits must not be less than \$4,000,000.
- G. **Commercial General Liability:** Subject to Paragraph F of this Exhibit, CMAR shall maintain limits of no less than \$1,000,000 combined single limit per occurrence for bodily injury (including death), personal injury, XCU, and property damages. Commercial general liability coverage shall be on a "per occurrence" basis only, not "claims made," and be provided either on a Commercial General Liability or a Broad Form Comprehensive General Liability (including a Broad Form CGL endorsement) insurance form. Policy must include premises/operations, contractual liability, products and completed operations (3 years post-completion), personal and advertising, independent contractors, and broad form property damage. Policies must contain a primary and non-contributory clause and must contain a waiver of subrogation endorsement. ***A separate copy of the waiver of subrogation endorsement must be provided. A separate copy of the additional insured endorsement is required and must be provided for Commercial General Liability. Policy number must be referenced on endorsement or the form number must be referenced on certificate.***
- H. **Automobile Liability:** Subject to Paragraph F of this Exhibit, CMAR shall maintain limits of no less than \$1,000,000 combined single limit per occurrence for bodily injury and property damage to include, but not be limited to, coverage against all insurance claims for injuries to persons or damages to property which may arise from services rendered by CMAR and cover owned, hired, and non-owned autos used for the performance of services under this Contract. ***A separate copy of the additional insured endorsement is required and must be provided for Automobile Liability policies. Policy number must be referenced on endorsement or the form number must be referenced on certificate.***
- I. **Umbrella or Excess Liability:** An umbrella (over primary) or excess policy with limits not less than \$5,000,000 per occurrence and aggregate and may be used to comply with limits or other primary coverage requirements. When used, the umbrella policy shall apply to bodily injury/property damage, personal injury / advertising injury and shall include a "dropdown" provision providing primary coverage for any liability not covered by the primary policy. The coverage shall also apply to automobile liability and if applicable, professional liability.
- J. **Professional Liability:** CMAR shall maintain limits of no less than \$2,000,000 per claim and \$2,000,000 in the aggregate. If the professional liability insurance provided is on a Claims Made Form, then the insurance coverage required must continue for a period of two (2) years beyond the completion or termination of this Contract. Any retroactive date must coincide with or predate the beginning of this and may not be advanced without the consent of COUNTY.

Technology Professional Liability Errors and Omissions Insurance: appropriate to CMAR'S profession and work hereunder, with limits not less than \$1,000,000 per occurrence. Coverage shall be sufficiently broad to respond to the duties and obligations as is undertaken by CMAR in this Contract and shall include, but not be limited to, claims involving security breach, system failure, data recovery, business interruption, cyber extortion, social engineering, infringement of intellectual property, including but not limited to infringement of copyright, trademark, trade dress, invasion of privacy violations, information theft, damage to or destruction of electronic information, release of private information, and alteration of electronic information. The policy shall provide coverage for breach response costs, regulatory fines and penalties as well as credit monitoring expenses.

1. The Policy shall include or be endorsed to include; property damage liability coverage for damage to, alteration of, loss of, or destruction of electronic data and/or information "property" of COUNTY in the care, custody, or control of CMAR. If not covered under CMAR'S liability policy, such "property" coverage of COUNTY may be endorsed onto CMAR'S Cyber Liability Policy as covered property as follows:

If CMAR maintains broader coverage and/or higher limits than the minimums shown above, COUNTY requires and shall be entitled to the broader coverage and/or the higher limits maintained by CMAR. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to COUNTY.

- K. **Workers' Compensation and Employer's Liability:** CMAR shall obtain and maintain for the duration of this Contract, a work certificate and/or a certificate issued by an insurer qualified to underwrite workers' compensation insurance in the State of Nevada, in accordance with Nevada Revised Statutes Chapters 616A-616D, inclusive. Employer's Liability with limits not less than \$1,000,000 each accident/disease.
- L. **Failure to Maintain Coverage:** If CMAR fails to maintain any of the insurance coverage required herein, COUNTY may withhold payment, order CMAR to stop the work, declare CMAR in breach, suspend or terminate the Contract.
- M. **Additional Insurance:** CMAR is encouraged to purchase any such additional insurance as it deems necessary.
- N. **Damages:** CMAR is required to remedy all injuries to persons and damage or loss to any property of COUNTY, caused in whole or in part by CMAR, their subcontractors or anyone employed, directed or supervised by CMAR.
- O. **Cost:** CMAR shall pay all associated costs for the specified insurance. The cost shall be included in the price(s).
- P. **Insurance Submittal Address:** All Insurance Certificates requested shall be sent to the Clark County Purchasing and Contracts Division, Attention: Insurance Coordinator at 500 South Grand Central Parkway, 4th Floor, Las Vegas, Nevada 89155
- Q. **Insurance Instructions:** The following information must be filled in by CMAR'S Insurance Company representative:
 1. Insurance Broker's name, complete address, phone and fax numbers.
 2. CMAR'S name, complete address, phone and fax numbers.
 3. Insurance Company's Best Key Rating
 4. Commercial General Liability (Per Occurrence)
 - Policy Number
 - Policy Effective Date
 - Policy Expiration Date
 - Each Occurrence (\$1,000,000)
 - Damage to Rented Premises (\$100,000)
 - Medical Expenses (\$10,000)
 - Personal & Advertising Injury (\$2,000,000)
 - General Aggregate (\$2,000,000)
 - Products - Completed Operations Aggregate (\$2,000,000)
 - Contractual Liability (\$2,000,000)
 5. Automobile Liability
 - Policy Number
 - Policy Effective Date
 - Policy Expiration Date
 - Combined Single Limit (\$1,000,000)
 6. Worker's Compensation (Statutory) and Employer's Liability (\$1,000,000 each accident/disease)
 7. Professional Liability
 - Policy Number
 - Policy Effective Date
 - Policy Expiration Date
 - Per Claim (\$1,000,000)
 - Aggregate (\$2,000,000)
 8. Description: RFP Number and Name of Contract (must be identified on the initial insurance form and each renewal form).
 9. Certificate Holder:

Clark County, Nevada
c/o Purchasing and Contracts Division
Government Center, Fourth Floor
500 South Grand Central Parkway
P.O. Box 551217
Las Vegas, Nevada 89155-1217
 10. Appointed Agent Signature to include license number and issuing state.

PRECONSTRUCTION EXHIBIT I
RFP NO. 607802-25
SUBCONTRACTOR INFORMATION

DEFINITIONS:

- **MINORITY OWNED BUSINESS ENTERPRISE (MBE):** An independent and continuing **Nevada** business for profit which performs a commercially useful function and is at least 51% owned and controlled by one or more minority persons of Black American, Hispanic American, Asian-Pacific American or Native American ethnicity.
- **WOMEN OWNED BUSINESS ENTERPRISE (WBE):** An independent and continuing **Nevada** business for profit which performs a commercially useful function and is at least 51% owned and controlled by one or more women.
- **PHYSICALLY CHALLENGED BUSINESS ENTERPRISE (PBE):** An independent and continuing **Nevada** business for profit which performs a commercially useful function and is at least 51% owned and controlled by one or more disabled individuals pursuant to the federal Americans with Disabilities Act.
- **SMALL BUSINESS ENTERPRISE (SBE):** An independent and continuing **Nevada** business for profit which performs a commercially useful function, is **not** owned and controlled by individuals designated as minority, women, or physically challenged, and where gross annual sales does not exceed \$2,000,000.
- **VETERAN OWNED ENTERPRISE (VET):** A Nevada business at least 51% owned/controlled by a veteran.
- **DISABLED VETERAN OWNED ENTERPRISE (DVET):** A Nevada business at least 51% owned/controlled by a disabled veteran.
- **EMERGING SMALL BUSINESS (ESB):** Certified by the Nevada Governor's Office of Economic Development effective January, 2014. Approved into Nevada law during the 77th Legislative session as a result of AB294.

It is our intent to utilize the following MBE, WBE, PBE, SBE, VET, DVET and ESB subcontractors in association with CONTRACT:

1. Subcontractor Name: _____
 Contact Person: _____ Telephone Number: _____
 Description of Work: _____
 Estimated Percentage of Total Dollars: _____
 Business Type: MBE WBE PBE SBE VET
 DVET ESB

2. Subcontractor Name: _____
 Contact Person: _____ Telephone Number: _____
 Description of Work: _____
 Estimated Percentage of Total Dollars: _____
 Business Type: MBE WBE PBE SBE VET
 DVET ESB

3. Subcontractor Name: _____
 Contact Person: _____ Telephone Number: _____
 Description of Work: _____
 Estimated Percentage of Total Dollars: _____
 Business Type: MBE WBE PBE SBE VET
 DVET ESB

No MBE, WBE, PBE, SBE, VET, DVET, or ESB subcontractors will be used.

PRECONSTRUCTION EXHIBIT J
PRECONSTRUCTION SERVICES FEE FORM

J.

Preconstruction Fee

Preconstruction Fee + GC (no insurance) and Fee for construction value of \$120M. Total is collectively the Proposer's "Fee"

1. Applicant shall complete CMAR Preconstruction Services Fee Proposal Form (Exhibit A of the RFP) in its entirety and submit to COUNTY. COUNTY will provide directions for submittal of Proposal prior to due date. Points for CMAR Preconstruction Design Service Fee Proposal shall be awarded based on dollar value amount. In compliance with NRS 338.1693 points will be assessed using the following method:

Points for CMAR "Fee":

L= Lowest proposed fee

F=PROPOSER'S/Applicant's proposed fee

P= Number of points available

T= Total number of points earned

Equation example: $L/F \times P = T$

Example:

Proposal 1: \$120,000 Calculating points: $120,000/120,000 \times 20 = 20$ points

Proposal 2: \$170,000 $120,000/170,000 \times 20 = 14.12$ points

Proposal 3: \$225,000 $120,000/225,000 \times 20 = 10.67$ points

****Per NRS 338.1693 Section 6 "...in no event shall the proposed amount of compensation be less than 5 percent or more than 20 percent of the scoring for the selection of the most qualified applicant."*



Honoring Every Journey to Restore Hope and Purpose.

**PRECONSTRUCTION EXHIBIT J
PRECONSTRUCTION SERVICES FEE FORM**

**EXHIBIT A OF THE RFP
RFP NO. 607802-25
PRECONSTRUCTION SERVICES FEE PROPOSAL FORM**

PROJECT IDENTIFICATION:

Project Name: Clark County Rehabilitation Center
 Project Location: APN: 123-34-401-004 (Las Vegas Blvd. & Beasley Dr.)
 RPM Project No.: RP.B0123067

OWNER:

County of Clark, Purchasing & Contracts Division
 500 S Grand Central Pkwy., 4th Floor
 Las Vegas, NV 89155-1825
 Telephone Number: 702-455-6277
 Fax Number: 702-868-2536
 Contact: Geraldine Cruz, Purchasing Analyst II
 Email: Geraldine.cruz@clarkcountynv.gov

CMAR:

Company Name: McCarthy Building Companies, Inc.
Address: 2580 St Rose Pkwy #200
City, State, Zip Code: Henderson, NV 89074

PROPOSED FEES FOR CMAR PRECONSTRUCTION SERVICES:

1. Fixed Fee for Preconstruction Services:	<u>\$700,000.00</u>
2. CMAR's Fee during Construction (Percentage):	<u>5.0 %</u>
3. CMAR's Fee (Item 2) x Estimated Construction Budget	<u>\$130,000,000.00</u>
4. General Conditions during Construction (Percentage)(excl. Insurance)	<u>2.75 %</u>
5. General Conditions % (Item 4) x Estimated Construction Budget	<u>\$3,575,000.00</u>
6. Total Proposed Fees: Sum of Items 1, 3, and 5 above:	<u>\$10,775,000.00</u>

The listed percentages for Items 2 and 4 will be utilized for selected CMAR's final GMP contact.

The Fixed Fee for Preconstruction Services (Item 1) listed above is based on Scope of Work as provided in Exhibits A of the Preconstruction Services Agreement.

PERCENTAGE SPLIT OF GMP SAVINGS	<u>Owner</u>	<u>CMAR</u>
	70%	30%

PRECONSTRUCTION EXHIBIT J
PRECONSTRUCTION SERVICES FEE FORM

CMAR SIGNATURE:

Construction Manager at Risk

Firm Name: McCarthy Building Companies, Inc.

Address: 2580 St Rose Pkwy #200

City, State, Zip Code: Henderson, NV 89074

Phone: (702) 990-6707

Signature:  _____

Print: Ross Edwards

Title: Senior Vice President

Date: 2/5/2026

**CONSTRUCTION EXHIBIT A
RFP NO. 607802-25
GENERAL CONDITIONS**

SECTION 1. DEFINITIONS

SECTION 2. CMAR'S RIGHTS AND RESPONSIBILITIES

- 2.01 Responsibility for the Security of the Work and Project Site
- 2.02 Responsibility for Protecting Adjacent Areas
- 2.03 Responsibility for Construction Safety
- 2.04 Responsibility for Clean-Up of the Work Site
- 2.05 Responsibility for Construction Procedures
- 2.06 Responsibility for Employment of Competent Project Personnel
- 2.07 Responsibility for Uncovering and Correcting the Work
- 2.08 Responsibility for Permits and Fees
- 2.09 Responsibility for Record Documents
- 2.10 Responsibility for Substitution of Materials, Products or Services
- 2.11 Responsibility for Delivery and Storage of Materials and Equipment
- 2.12 Responsibility for Emergencies
- 2.13 Responsibility for Payment of Subcontractors and other Parties
- 2.14 Responsibility for Schedule of Values
- 2.15 Responsibility for Site Inspection

SECTION 3. OWNER'S RIGHTS AND RESPONSIBILITIES

- 3.01 Owner's Designated Representative
- 3.02 Right to Perform or Award Separate Contracts for Portions of the Work
- 3.03 Right to Perform Additional Work Within or Near the Project Site
- 3.04 Progress Meetings
- 3.05 Right of Suspension
- 3.06 Right of Termination for Convenience
- 3.07 Right to Replace Subcontractor

SECTION 4. CONTRACT COMMENCEMENT, PROGRESS AND COMPLETION

- 4.01 Notice to Proceed
- 4.02 Baseline Project Schedule
- 4.03 Progress of the Work
- 4.04 Payment Terms and Definitions
- 4.05 Progress Payments and Retainage

SECTION 5. COMPLETION OF THE PROJECT

- 5.01 Substantial Completion
- 5.02 Punch List
- 5.03 Final Inspection and Final Acceptance of the Work
- 5.04 Final Payment
- 5.05 Non-Conforming Work Not Accepted

SECTION 6. LIQUIDATED AND DELAY DAMAGES

- 6.01 Owner's Recovery of Liquidated Damages
- 6.02 Delay Damages

SECTION 7. BONDING REQUIREMENTS

- 7.01 Required Bonds
- 7.02 Acceptable Surety
- 7.03 Failure to Maintain Bonds

SECTION 8. INSURANCE REQUIREMENTS

- 8.01 Required Insurance
- 8.02 Acceptable Insurance
- 8.03 Failure to Maintain Insurance

SECTION 9. INDEMNITY

- 9.01 Indemnity
- 9.02 Patent Indemnity

SECTION 10. BREACH OF CONTRACT AND REMEDIES

- 10.01 Definition of Breach
- 10.02 Event of Default
- 10.03 Damages
- 10.04 Termination for Cause
- 10.05 Owner's Right to Perform the Work
- 10.06 Deduction from Progress Payments
- 10.07 Rights and Remedies are Cumulative

SECTION 11. REPRESENTATIONS AND WARRANTIES

- 11.01 General Representations and Warranties
- 11.02 Warranty of Merchantability and Fitness for Particular Purpose
- 11.03 Warranty Work Conforms with Requirements of the Contract
- 11.04 Warranty Exclusions Prohibited

SECTION 12. DISPUTES BETWEEN PARTIES

- 12.01 In General
- 12.02 Work to Proceed
- 12.03 Alternate Dispute Resolution Costs and Fees
- 12.04 Notice of Disputes
- 12.05 Right of Judicial Action

SECTION 13. COMPLIANCE WITH THE LAWS

- 13.01 General
- 13.02 Compliance with Labor Laws
- 13.03 Compliance with Americans with Disabilities Act (ADA)
- 13.04 Compliance with Immigration Reform Control Act of 1986
- 13.05 Air Pollution Control
- 13.06 Fire Prevention
- 13.07 Provisions Required by Law
- 13.08 Stormwater Pollution Control
- 13.09 Disposal of All Wastes (Hazardous, Toxic, and Non-Hazardous)
- 13.10 Compliance with National Environmental Policy Act (NEPA)
- 13.11 Use of Apprentices

SECTION 14. CONTRACT INTERPRETATION

- 14.01 General
- 14.02 Intent and Correlation
- 14.03 Governing Order of Contract Documents
- 14.04 Conflicting Conditions
- 14.05 Graphic Enhancement

SECTION 15. MISCELLANEOUS PROVISIONS

- 15.01 Regulatory Authorities
- 15.02 Subcontracts
- 15.03 Audit of Records
- 15.04 Independent Contractor
- 15.05 Severability
- 15.06 Assignment of Contractual Rights
- 15.07 Ownership and Use of Documents
- 15.08 Prohibited Interest
- 15.09 Waiver
- 15.10 No Personal Liability

- 15.11 Contract Modification
- 15.12 Required Reporting for Bidder's Preference on Public Work Projects
- 15.13 Owner's Recovery of Bidders Preference Penalties
- 15.14 Counterpart Signatures
- 15.15 Prison Rape Elimination Act Compliance
- 15.16 Detention Facilities
- 15.17 Gratuities
- 15.18 Covenant
- 15.19 Disclosure of Ownership Form
- 15.20 Authority
- 15.21 Non-Endorsement
- 15.22 Public Records
- 15.23 Companies that Boycott Israel
- 15.24 State of Nevada Legal Holidays
- 15.25 Close-out Documentation
- 15.26 Utilities
- 15.27 Taxes
- 15.28 Labor Strife
- 15.29 Change Orders
- 15.30 Uniform Standard Specifications for Public Works Construction Off-Site Improvements

SECTION 1 DEFINITIONS

The following definitions shall apply to the Contract:

- a) **“Addendum”** means a written change or other written instrument issued by the Owner via the Clark County Purchasing and Contracts division that amends or otherwise changes the GMP Setting Documents prior to submission of the GMP.
- b) **“Applicable Law”** means (1) any federal, state, or local law, code, or regulation; or (2) any formally adopted and generally applicable rule, requirement, determination, standard policy, implementation schedule, or other order of any governmental body having appropriate jurisdiction to the extent it relates specifically to the construction of the project and the responsibilities of the CMAR under the Contract. Each and every provision of law and clause required by law to be inserted in the Contract shall be deemed to be inserted therein, and the Contract shall be read and enforced as though such provision were included therein, and if through mistake or otherwise, any such provision is not inserted, or is not correctly inserted, then upon the application of either party, the Contract shall be physically amended to make such insertion or correction. The Owner acknowledges that the respective design professionals and/or Owner, and not the CMAR, are responsible for Contract Document compliance with Applicable Law. This acknowledgement in no way limits the responsibility of the CMAR to diligently perform the Scope of Services in the Contract for Construction Manager at Risk Preconstruction Services for dated Insert Preconstruction Services Execution Date, between the Owner and the CMAR.
- c) **“As-Builts”** means record drawings or drawings representing the ‘as-built’ condition of the Work.
- d) **“Baseline Project Schedule”** means the initial schedule of the Work submitted by the CMAR and accepted by the Owner at the outset of the Project which is used as the baseline for comparing the progress of the Project. Such schedule is further described in Section 01 32 16 (Progress Schedules) of the Technical Specifications.
- e) **“Certified Payroll Report”** means the record required to be compiled, maintained, and submitted by the CMAR and its Subcontractors to the Owner in compliance with NRS 338 and any other provisions of Nevada law.
- f) **“Construction Change Directive”** means a written order from the Owner directing immediate changes in the Work for which a modification to the Contract Amount, Contract Time or other provision of the Contract may be appropriate but may not have been negotiated at the time of issuance. The CMAR is to proceed immediately with the implementation of the Construction Change Directive.
- g) **“Change Order”** means a written order to the CMAR signed by the Owner and CMAR issued after execution of the Contract that authorizes a change in the Work, Contract Amount or Contract Time. Except as allowed by the Contract Documents, the Contract Amount or Contract Time may be changed only by the issuance of a Change Order. The execution of the Change Order indicates the CMAR's agreement to the terms set forth therein including the adjustment, if any, in the Contract Amount or Contract Time.
- h) **“County”** means the County of Clark, a political subdivision of the State of Nevada.
- i) **“CMAR Fee”** means the CMAR overhead and profit as further defined in Section 4 of this Contract.
- j) **“CMAR General Conditions”** means the costs as further defined in Section 4 of this Contract.
- k) **“Contingency- CMAR”** means the allowance that may be utilized by the CMAR to cover certain Cost of the Work as further defined in these General Conditions.
- l) **“Contingency – Owner”** means the Owner's Contingency shall consist of 1) Conflicts and Contingencies, 2) Risk Allowance, and 3) Owner directed scope addition(s).
- m) **“Conflicts and Contingencies - Owner”** means the method of payment for additional work as directed by the Owner and is included in the Owner Contingency; Exhibit C-1.
- n) **“Construction Manager at Risk” (CMAR)** means the contractor with whom the Owner has entered into this Contract to perform the Work.
- o) **“Construction Manager at Risk Work”, “CMAR Work” or “Work”** means everything required to be furnished and done for and relating to the construction of the Project by the CMAR pursuant to this Contract. CMAR Work includes the employment and furnishing of all construction services, labor, materials, equipment, supplies, tools, scaffolding, transportation, utilities, temporary facilities and other things and services of every kind whatsoever necessary for the full performance and completion of the CMAR's responsibility to obtain Permits, except as detailed in the Technical Specifications and “Exhibit” Contract Documents attached hereto, procurement of equipment and materials, construction, management, coordination and related obligations with respect to the construction of the Project under this Contract, including all completed structures, assemblies, fabrications, acquisitions and installations, and all of the CMAR's administrative, accounting, record keeping, notification and similar responsibilities of every kind whatsoever under this Contract pertaining to such obligations. A reference to CMAR Work shall mean any part and all of the CMAR Work unless the context otherwise requires, and shall include all extra CMAR Work authorized by Change Order or Work Change Directive.

- p) **"Consultant"** means the licensed Architect, Engineer or other design professional and its consultants, retained by the Owner to perform design services for the Project.
- q) **"Contract"** means the CMAR Construction Contract, which does not come into existence until executed by all parties, and all other documents incorporated therein by reference. The Contract is a contract for the cost of the work, plus a fee, with a guaranteed maximum price.
- r) **"Contract Amount"** means the compensation to be paid the CMAR to construct the Work and is included in the "Amount of Contract" section of the Contract by the Owner.
- s) **"Contract Award Date"** means the date this Contract is awarded by the Owner to the CMAR and date this Contract becomes effective.
- t) **"Contract Documents"** means the Owner-CMAR Construction Contract, General Conditions, Technical Specifications, Drawings and, if applicable, the Addenda or other Modifications made to the aforementioned documents.
- u) **"Contract Time"** means the number of days set forth in the Owner-CMAR Construction Contract for constructing the Work for achieving Substantial Completion of the Work, including the authorized extensions thereto, which commences to start with the date set forth in the Notice to Proceed.
- v) **"Cost of the Work"** means the cost to construct the Work, as further defined in Section 4.04(a).
- w) **"Critical Path"** means the path through the project schedule indicating the minimum time in which it is possible to complete the Work, and the tasks that, if delayed, will delay Substantial Completion of the Work."
- x) **"Date of Substantial Completion"** means the date established and certified by the Owner when construction is sufficiently complete, in accordance with the Contract Documents, so the Owner can occupy or utilize the Work, or designated portion thereof, for the use for which it is intended.
- y) **"Day"** means a calendar day unless otherwise specifically designated.
- z) **"Designated Representative"** means the person authorized pursuant to Section 3.01 (Designated Representative) of the Contract to act or make decisions on behalf of the Owner.
- aa) **"Drawings"** mean the diagrammatic representations of the requirements for construction of the Work that are incorporated as a part of the Contract.
- bb) **"Final Completion"** occurs on the date when the obligations of the CMAR under this Contract are complete and accepted by the Owner and final payment becomes due and payable.
- cc) **"Force Majeure"** The CMAR shall be excused from performance hereunder during the time and to the extent that the CMAR is prevented from obtaining, delivering, or performing in the customary manner, disruptions in labor or materials resulting from a health crisis regardless of whether epidemic, pandemic or isolated to areas from which such labor and materials are supplied; by acts of God, fire, war, loss or shortage of transportation facilities, lockout or commandeering of raw materials, products, plants or facilities by the government or acts of terrorism. The CMAR shall provide the Owner evidence that nonperformance is due to other than fault or negligence of the CMAR.
- dd) **"Good Construction Practices"** means those methods, techniques, standards and practices which, at the time they are to be employed and in light of the circumstances known or reasonably believed to exist at such time, are generally recognized and accepted as good equipping, installation, construction, commissioning and testing practices for the construction and improvement of capital assets in the construction industry as followed in the southwestern region of the United States.
- ee) **"Governing Body"** means the Clark County Board of Commissioners or any federal, state, regional or local legislative, executive, judicial or other governmental board, agency, city, county, commission, administration, court or other body, or any official thereof having jurisdiction.
- ff) **"Guaranteed Maximum Price" or "GMP"** means the maximum amount which the Owner is obligated to pay CMAR for construction of the Project, inclusive of all costs, general conditions, and fees of CMAR in connection with the Work.
- gg) **"GMP Setting Documents"** means the Technical Specifications and Drawings prepared by the Architect/Engineer, reviewed by the CMAR during Pre-Construction Service and utilized by the CMAR to prepare the GMP.
- hh) **"Hazardous Material"** means any substance or material identified now or in the future as hazardous under any federal, state or local law or regulation, or any other substance or material that may be considered hazardous or otherwise subject to statutory or regulatory requirement governing handling, disposal or clean-up.
- ii) **"Insurance Requirement"** means any rule, regulation, code, or requirement issued by any insurance company which has issued a policy of required insurance under this Contract, as in effect during this Contract, compliance with which is a condition to the effectiveness of such policy.

- jj) **"Key Personnel"** means those individuals identified by CMAR in Exhibit E of its Proposal.
- kk) **"Labor Commissioner"** means the person appointed and functioning pursuant to NRS Chapter 607 who is charged with enforcing the labor laws of the State of Nevada.
- ll) **"Lien"** means any and every lien against the Project or against any monies due or to become due from the Owner to the CMAR under this Contract, for or on account of the Work, including mechanics', materialmen's, laborers' and lenders' liens.
- mm) **"Major Change in the Work"** means changes to the Work ordered by the Owner in writing that involve adjustment to the Contract Amount or extension of the Contract Time and may be inconsistent with the Construction Documents.
- nn) **"Minor Change in the Work"** means changes to the Work ordered by the Owner in writing that do not involve adjustment to the Contract Amount or extension of the Contract Time and are not inconsistent with the Construction Documents.
- oo) **"Modification"** means (i) any Addenda related to the GMP Setting Documents (ii) a written Change Order, (iii) a written interpretation, (iv) a written order issued by the Owner for a minor change in the Work, or (v) a written amendment to the Contract signed by both parties.
- pp) **"Notice of Award"** is the letter issued by the Owner notifying the CMAR of the award of the Project by the Clark County Board of Commissioners, authorizing the CMAR to proceed with the procurement of the bonds and insurance, and including the Contract for execution and return to the Owner.
- qq) **"Notice to Proceed"** means the document issued by the Owner that (i) establishes the date the CMAR is allowed to begin construction activity at the site, and (ii) commences the running of the Contract Time.
- rr) **"Owner"** means the County of Clark, a political subdivision of the State of Nevada.
- ss) **"Owner's Designated Representative"** means Owner's employee identified in Section 3.01 (Designated Representative) of the Contract.
- tt) **"Permits"** means all orders of approval, permits, licenses, authorizations, consents, certifications, exemptions, rulings, entitlements and approvals issued by a Governmental Body of whatever kind and however described which are required under Applicable Law to be obtained or maintained by any person with respect to the Construction of the Project.
- uu) **"Product Data"** means the illustrations, standard schedules, performance charts, instructions brochures, diagrams and other information furnished by the CMAR to illustrate a material, product or system for some portion of the Work.
- vv) **"Progress Record Documents"** means the set of documents maintained by the CMAR indicating the actual as-built revisions to the Work and Contract Documents, which are further described in Section 01700 of the Technical Specifications.
- ww) **"Progress Schedule"** means a version of the schedule for the Work provided by the CMAR subsequent to the Baseline Project Schedule, pursuant to the requirements of the Contract related to issues such as time extensions, claims, payments, tardiness and recovery.
- xx) **"Project"** means the total construction of which the Work performed provided under the Contract may be the whole or a part thereof and which may include construction by the Owner or by other contractor hired by the Owner.
- yy) **"Promptly"** means without delay and on time.
- zz) **"Reasonable Time"** means ten (10) business days, except where otherwise specified, or unless Clark County Board of Commission action is required.
- aaa) **"Request for Information or RFI"** means a written request initiated by the CMAR to obtain clarification or information regarding the Project.
- bbb) **"Samples"** mean the physical examples that illustrate the materials, equipment or workmanship, to be used by the CMAR and that establish standards for the judgment of the Work.
- ccc) **"Shop Drawings"** mean the drawings, diagrams, schedules and other data specially prepared for the Work by the CMAR or any Subcontractor, manufacturer, Supplier or distributor to illustrate some portion of the Work.
- ddd) **"Site"** means the location of the Project where the Work is to be performed.
- eee) **"State"** means the State of Nevada.
- fff) **"Subcontractor"** means any individual or entity who is sublet any part of the Work by the CMAR. There is no contractual relationship between the Owner and the Subcontractor who performs work or services for the CMAR.

- ggg) **"Submittal"** means the item required by the Contract Documents to be provided to the Owner for information, review, or approval as indicated. Unless otherwise specifically indicated, Submittals are not a part of the construction and do not become part of the Contract Documents. Schedules, Shop Drawings, Product Data, and Samples are typical examples of a Submittal.
- hhh) **"Substantial Completion"** means the point in time when, in the opinion of the Owner, construction is sufficiently complete, in accordance with the Contract Documents, that the Owner can occupy or utilize the Work, or designated portion thereof, for the intended use of the Project. This is not necessarily final acceptance of the Project or any portion thereof. A Certificate of Substantial Completion shall be issued by the Owner establishing the Date of Substantial Completion and noting any incomplete or unacceptable portions of the Work that must be completed or corrected prior to final acceptance of the Work. The date of such Certificate shall commence the running of the warranty periods required by the Contract Documents for the completed portions of the Work, except as otherwise provided in the Contract Documents or Certificate of Substantial Completion.
- iii) **"Supplier"** means an entity selected by CMAR or Subcontractor of any tier for the supply of any materials or equipment for the Project.
- jjj) **"Tax"** means any tax, fee, levy, duty, impost, charge, surcharge, assessment or withholding, or any payment-in-lieu thereof, and any related interest, penalty or addition-to tax.
- kkk) **"Technical Specifications"** means the written descriptions of the requirements for the Work incorporated/attached as Exhibit "D" hereto as a part of the Contract.

SECTION 2. CMAR'S RIGHTS AND RESPONSIBILITIES

Section 2.01 Responsibility for the Security of the Work and Project Site

- a) The CMAR is responsible at all times for the Work and for the Project site regardless of whether or not the Owner has required any insurance coverages (such as Builder Risk Insurance) which would have protected the interest of the CMAR and the Owner. The CMAR shall conduct its operations under the Contract in a manner as to avoid the risk of damage, injury, loss or theft by any means (including acts of God, vandalism or sabotage) to the Work or to the property of the CMAR, Owner or any other person. The CMAR shall promptly take such reasonable precautions, which are necessary and adequate against any and all conditions involving such risk of damage, injury, loss or theft. The CMAR shall continuously inspect the Work (including the materials and equipment used in connection therewith) to discover and determine if any such conditions exist and shall be solely responsible for correcting such conditions.
- b) The CMAR shall cooperate with the Owner on all security matters and shall promptly comply with any security requirements established by the Owner. Such compliance with these security requirements shall not relieve the CMAR of its responsibility for maintaining proper security for the above-noted items, nor shall it be construed as limiting in any manner the CMAR's obligation to undertake such reasonable action as may be required to establish and maintain secure conditions at the Work site. The CMAR shall prepare and maintain accurate reports of incidents of loss, theft or vandalism and shall furnish these reports to the Owner in a timely manner.

Section 2.02 Responsibility for Protecting Adjacent Areas

- a) Unless otherwise specifically provided in the Contract, the CMAR shall not perform the Work in a manner that would disrupt or otherwise interfere with the operation of any pipeline, telephone line, electric transmission line, ditch or other structure which may be on or adjacent to the Work site, or enter upon lands in their natural state until approved by the Owner. Thereafter, and before it begins the Work, the CMAR shall give due notice to the Owner of its intention to start the Work. The CMAR shall not be entitled to an increase in the Contract Time, or extra compensation on account of any postponement, interference or delay of the Work caused by such line, ditch or structure.
- b) The CMAR shall preserve and protect cultivated areas and planted vegetation (such as trees, plants, shrubs and grass) on or adjacent to the Work site that the Owner has determined does not unreasonably interfere with the performance of the Work (including the operation of equipment or stockpiling of materials) and shall repair or restore any damage thereto.

Section 2.03 Responsibility for Construction Safety

- a) The CMAR shall be solely responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the Work. The CMAR shall comply with all applicable laws, ordinances, rules, regulations and lawful orders of any public authority bearing on the safety of persons or property or their protection from damage, injury or loss.
- b) The CMAR shall take all reasonable precautions for the safety of all employees on the Work and all other persons who may be affected thereby. The CMAR shall designate a responsible member of his organization whose duty shall be the prevention of accidents.
- c) Except as otherwise stated in the Contract, if the CMAR encounters any materials reasonably believed to be asbestos, lead or polychlorinated biphenyl (PCB) on the Project site, the CMAR shall immediately stop work in the area affected and give notice of the condition to the Owner. The CMAR shall not resume the Work in the affected area without written direction by the Owner.

Section 2.04 Responsibility for Clean-Up of the Work Site

The CMAR shall, at all times, keep the work area in a neat, clean and safe condition. Upon completion of any portion of the Work, the CMAR shall promptly remove all of its equipment, temporary structures and surplus materials not to be used at or near the same location during later stages of work. Upon completion of the Work and before final payment is made, the CMAR shall, at its expense, dispose of all unnecessary vegetation, structures, rubbish, unused materials, and other equipment and materials belonging to it or used in the performance of the Work to the satisfaction of the Owner in accordance with all applicable federal, state, and local laws, ordinances and codes. The CMAR shall leave the premises and Work site in a neat, clean, and safe condition. In the event of the failure to comply with the foregoing, the Owner may satisfy the requirements of this Section at the CMAR's expense

Section 2.05 Responsibility for Construction Procedures

- a) The CMAR shall supervise and direct the Work using its best skill and attention. The CMAR shall be solely responsible for all construction means, methods, techniques, sequences and procedures and for coordinating all portions of the Work under the Contract.
- b) The CMAR shall not be relieved from its obligations to perform the Work in accordance with the Contract either by the activities or duties of the Owner in the administration of the Contract, or by inspections, tests or approvals required or performed by persons other than the CMAR.

Section 2.06 Responsibility for Employment of Competent Project Personnel

The CMAR shall employ competent project personnel that are acceptable to the Owner to oversee various aspects of the Project. Any substitution of the personnel defined in this section is prohibited and will be permitted only after a written request for such substitution has been made and approved by the Owner.

- a) **Project Manager.** The Project Manager shall oversee all Work on the Project. The Project Manager shall have the authority to act on the CMAR's behalf on contract-specific issues. The Project Manager is to be present at progress meetings, and be involved in the chain of dispute resolution, Change Order negotiation, schedule development, public involvement, and other project specific activities where additional CMAR oversight is required to ensure full compliance with Contract requirements. The Project Manager shall continue in that capacity for the duration of the Project, unless the Project Manager ceases to be on the CMAR's payroll or the Owner otherwise agrees to a substitution in writing. Written approval by Owner of a Project Manager substitution request will not be unreasonably withheld.
- b) **Superintendent.** The Superintendent shall manage all Work on the Project, including all subcontracted Work. The Superintendent shall represent the CMAR and all communications given to the Superintendent shall be as binding as if given to the CMAR. The Superintendent shall be available 24 hours a day and shall be on the construction site when there is any construction activity taking place on the Project. During day and night work schedules, the Superintendent may appoint additional deputy superintendents, as approved by the Owner.

The Superintendent is to be present at progress meetings and be available as needed to meet with the Owner regarding the progress of the Work and related activities. Failure to maintain a Superintendent on the Project site at all times work is in progress shall be considered a material breach of this Contract, entitling the Owner to terminate the Contract or, alternatively, issue a stop Work order until the Superintendent is on Project site.

The Superintendent shall continue in that capacity for the duration of the Project, unless the Superintendent ceases to be on the CMAR's payroll or the Owner otherwise agrees to a substitution in writing. Written approval shall not be unreasonably withheld.

Section 2.07 Responsibility for Uncovering and Correcting the Work

- a) If any portion of the Work has been covered contrary to the request of the Owner or contrary to the requirements stated in the Contract, the CMAR shall, if requested by the Owner, uncover for observation and, if not in accordance with the Contract Documents, shall be replaced and recovered at the CMAR's expense without any adjustment to the Contract Time.
- b) If any portion of the Work has been covered which the Owner has not specifically requested to observe prior to being covered, the CMAR shall, if requested by the Owner, uncover for observation and, if unacceptable, shall be replaced and recovered at the CMAR's expense without any adjustment to the Contract Time. If the uncovered Work is in compliance with the requirements of the Contract, the cost to recover shall be paid by the Owner.

Section 2.08 Responsibility for Permits and Fees

Unless otherwise provided in the Contract Documents to be the responsibility of the Owner, the CMAR shall secure all the necessary Permits and pay the required license and inspection fees associated therewith, which are necessary for the proper execution and completion of the Work.

Section 2.09 Responsibility for Record Documents

The CMAR shall keep a marked-up, up-to-date set of the Progress Record Documents subject to the provisions of Section 01700 of the Technical Specifications. The Progress Record Documents shall depict the as-built conditions of the Work as they occur during the course of construction as an accurate record of the deviations between the Work as designed and the Work as installed.

Section 2.10 Responsibility for Substitutions of Materials, Products or Services

- a) **Criteria.** The CMAR may propose the substitution of any material, product or service in lieu of that required or specified by brand name or trade name under the Contract subject to the requirements set forth herein. Any material, product or service manufactured by a company other than the one specified, or is brand name, model number or generic species other than what is specified, will be considered a substitution.

Prior to proposing the substitution, the CMAR shall determine whether or not (i) the proposed material, product or service is, in fact, equal to that specified after considering the ease of operation, maintenance, repairs, appearance, longevity and any other pertinent factors and (ii) the substitution will result in a cost savings, reduced construction time or similar demonstrable benefit to the Owner. A substitution will not be permitted where the material or product is intended to match others in use, accommodate artistic design, specific function or economy of maintenance.

- b) **Procedure.** In accordance with the Baseline Project Schedule, the CMAR shall submit to the Owner a written request for the substitution accompanied by drawings, samples, test data, certificates and any other pertinent documentation which will permit the Owner to make a fair and equitable decision concerning the proposed substitution. If the CMAR fails to submit the written request within the specified time, the substitution will not be allowed. If the substitution is acceptable to the Owner, a written authorization will be provided to the CMAR. No substitution will be allowed which will result in an increase in the Contract Amount.
- c) **Burden of Proof.** The burden of proof in establishing the equality of the proposed substitution shall be upon the CMAR. Approval of a substitution shall not relieve the CMAR from responsibility for compliance with the other requirements of the Contract. The CMAR shall bear the expense for any changes in other parts of the Work caused by the substitution. The submission of a substitution incurs no obligation on the part of the Owner to accept or construe the proposed substitution to be an equal to that specified under the Contract. The Owner will be the sole judge of whether or not the substitution is equal in quality, utility and economy to that specified under the Contract. The Owner will have a reasonable amount of time to review each request for substitution.
- d) **Required Certificates.** The substituted material, product or service shall be supported, by proper certification from the governmental agencies having jurisdiction over its use in the Work.

Section 2.11 Responsibility for the Delivery and Storage of Materials and Equipment

The CMAR shall receive, unload, store in a secure place, and deliver from storage to the Work site all materials and equipment required for the performance of the Contract. The storage facilities and methods of storing shall meet with the Owner's approval. Any materials and equipment subject to degradation by exposure shall be stored in a suitable enclosure provided by the CMAR.

Section 2.12 Responsibility for Emergencies

When emergencies affecting or threatening the safety of any person or property occur, the CMAR shall immediately act with diligence to prevent injury to such person, or damage or loss to such property. If the CMAR should fail to act, the Owner may, but is not obligated to, act immediately to prevent injury to such person, or damage or loss to property, whichever may be endangered by the emergency by whatever means or method the Owner deems appropriate, including, but not limited to, the use of other contractors, the Owner's own forces, and the CMAR's on-site equipment and materials, in which case, the CMAR shall pay the Owner for any such expenses incurred as provided in Section 10.05 (Owner's Right to Carry out the Work).

Section 2.13 Responsibility for Payment of Subcontractors and Other Parties

The CMAR is responsible for paying each Subcontractor constructing any portion of the Work, and other parties providing labor, material or supplies in connection with the Work pursuant to Nevada law.

Section 2.14 Responsibility for Schedule of Values

- a) The CMAR, if so requested by the Owner, shall have provided to the Owner a schedule of values allocated to various portions of the Work. The schedule of values shall be formed and supported by such data and information, acceptable to the Owner.
- b) Each line item of the schedule of values shall contain no more than reasonable and attributable costs applicable to the line item. The CMAR shall warrant the schedule of values to be reliable and accurate, and documents used in the preparation thereof shall be available for review by the Owner. Each line item on the schedule of values shall contain all costs attributable to that item with the exception of the CMAR Fee and CMAR General Conditions, which shall be separately listed as a single line item at the bottom of the schedule of values as a lump sum total for the Project and payable as a percentage of overall work complete.

Section 2.15 Responsibility for Site Inspection

- a) The CMAR acknowledges that it has taken steps reasonably necessary to ascertain the nature and location of the Work, and that it has investigated and satisfied itself as to the general and local conditions which can affect the Work or its cost, including but not limited to (i) conditions bearing upon transportation, disposal, handling, and storage of materials; (ii) the availability of labor, water, electric power, and roads; (iii) uncertainties of weather or similar physical conditions at the site; (iv) the conformation and conditions of the ground; and (v) the character of equipment and facilities needed preliminary to and during work performance.

- b) The CMAR also acknowledges that it has satisfied itself as to the character, quality, and quantity of surface and subsurface materials or obstacles to be encountered insofar as this information is reasonably ascertainable from an inspection of the site, including all exploratory work done by the Owner, as well as from the drawings and specifications made a part of this contract. Any failure of the CMAR to take the actions described and acknowledged in this Section will not relieve the CMAR from responsibility for estimating properly the difficulty and cost of successfully performing the work, or for proceeding to successfully perform the work without additional expense to the Owner.
- c) The Owner assumes no responsibility for any understanding reached or representation made concerning conditions which can affect the Work by any of the CMAR's officers or agents before the execution of the Contract, unless that understanding or representation is expressly stated in the Contract.

SECTION 3. OWNER'S RIGHTS AND RESPONSIBILITIES

Section 3.01 Owner's Designated Representative

- a) The Owner shall appoint a Designated Representative with respect to the Contract. The Designated Representative shall have complete authority to transmit instructions, receive information, interpret and define the policies of the Owner and to make other decisions on the part of the Owner. Following the issuance of the Notice to Proceed, the Designated Representative may perform any review, communications, notices or other act required on the part of the Owner.
- b) The Designated Representative shall not have any authority to change or interpret the Contract or Contract Documents, whether orally or in writing. Any ambiguity between the parties that require interpretation of the Contract or Contract Documents shall be resolved by written submission of a RFI by the CMAR. Any request for a change to the Contract or Contract Documents shall be resolved by written submission of a Change Order request by the CMAR. The Contract or Contract Documents shall not be changed without written confirmation from the Owner.
- c) Communications from the Owner's Representative may be verbal or written. Any verbal instruction or directive by the Owner's Representative to the CMAR that changes either the Contract Amount or Contract Time or that changes either the Contract or the Contract Documents shall not be valid unless confirmed in writing and acknowledged and accepted by the Owner (i) within five working days or (ii) when the work that is subject to the verbal directive commences, whichever is earlier. Absent written confirmation of the Owner's Representative's verbal instruction to the CMAR, the parties agree that there is a strong presumption that no such verbal directive was ever given.

Section 3.02 Right to Perform or Award Separate Contracts for Portions of the Work

- a) **Coordination.** The Owner reserves the right to perform portions of the Work related to the Project with its own forces or to award a separate contract or contracts for portions of the Work under the same or similar conditions of the Contract. The Owner will provide for the coordination of the activities by its own forces and that of each separate contractor with the Work of the CMAR. The CMAR shall participate with the Owner and the other separate contractors in reviewing their construction schedules when so directed by the Owner.
- b) **Revisions to the Guaranteed Project Schedule.** The CMAR shall make the revisions to the Guaranteed Project Schedule deemed necessary after a joint review and mutual agreement. The Guaranteed Project Schedule as revised shall then constitute the schedule to be used by the CMAR. If the activities by the Owner or the other contractors are completed within the time reflected in the Guaranteed Project Schedule as revised or an extension is granted in the Contract Time, the CMAR shall be precluded from asserting any claim for delay or additional expenses resulting from the Owner exercising its rights granted herein.
- c) **Storage of Equipment and Materials.** The CMAR shall afford the Owner and separate contractors' reasonable opportunity for introduction and storage of their materials and equipment and performance of their activities, and shall connect and coordinate the CMAR's construction and operations with theirs as required by the Contract.
- d) **Reporting of Separate CMAR Deficiencies.** If part of the Work depends on the proper execution of construction or operations by the Owner or a separate contractor, the CMAR shall, prior to proceeding with the Work and each portion thereof, promptly report to the Owner the apparent discrepancies or defects such other construction or operations that would render the Work unsuitable for proper execution by the CMAR. The CMAR's failure to report such discrepancy or defect shall constitute an acknowledgment that the Owner's or separate contractor's completed or partially completed construction or operations is fit and proper for the CMAR to proceed with the Work, except as to defects not then reasonably discoverable.
- e) **Delays and Damages to Separate CMARs.** The CMAR shall defend, indemnify and hold the Owner harmless pursuant to the provisions of Section 9.01 (General Indemnity) of the General Conditions for each claim asserted by a separate contractor for delay, improperly timed activity, defective construction or damage to the work of the separate contractor which is caused by the CMAR. The CMAR agrees to make no claim of cost or damages against the Owner for any delay, improperly timed activity, defective construction or damage to the Work of the CMAR which is caused (i) by the CMAR, or (ii) by a separate contractor unless such contractor is under contract to the Owner, or to a general contractor of the Owner.

The Owner shall pay each claim of cost incurred by the CMAR arising from the delay, improperly timed activity, defective construction or damage to the Work caused by a separate contractor acting under the direction or control of the Owner, or under the direction and control of a general contractor of the Owner, provided such claim meet the requirements contained in Section 01 29 76 (Application for Payment) of the Technical Specifications.

The failure of either party to pay the costs as required herein shall entitle the other party to file a claim pursuant to Section 12 (Disputes between the Parties) of the Contract.

- f) **Repair of Damages.** The CMAR shall promptly repair any damage caused by the CMAR to the work of a separate contractor or to any property of the Owner or other property owner if so requested and permitted by the injured party. Such repair shall be in lieu of the payment of monetary damages to the injured party.

Section 3.03 Right to Perform Additional Work Within or Near the Project Site

- a) The Owner reserves the right at any time to contract with other contractors whose work may occur within or near the site of the Project. In such event, the CMAR agrees not to interfere with or hinder the progress of work by the other contractors, and the Owner agrees to require such contractors to coordinate their work with that of the CMAR. The CMAR agrees to cooperate and coordinate with such contractors as directed by the Owner.
- b) The CMAR shall arrange the Work and shall place and dispose of the materials being used so as not to interfere with the operations of other contractors within the limits of the same Project. The CMAR shall join the Work with that of the other contractors in an acceptable manner and shall perform it in proper sequence to that of the other contractors.

Section 3.04 Progress Meetings

The Owner shall chair the progress meetings between the parties to the Contract that shall include a representative from each major subcontractor if so requested by the Owner. The CMAR shall take notes of the progress meeting and shall distribute copies to each party within five (5) days after completion of the meeting. The meeting notes shall summarize decisions made at the meeting and reflect the weekly job progress in comparison to the Baseline Project Schedule. The attendees are responsible for remembering their own required action and the conference notes shall serve only as a reminder and record of the required action.

Section 3.05 Right of Suspension

The Owner may, without cause, order the CMAR in writing to suspend, delay or interrupt the Work, in whole or in part, for such period of time as determined by the Owner. An adjustment shall be made for the increase in the time & cost of performing the Contract but not to exceed 120 calendar days (excluding therefrom any profit to the CMAR Fee), on the increased cost of performance caused by the suspension, delay, or interruption. No adjustment shall be made to the extent that:

- a) The performance is, was or would have been so suspended, delayed or interrupted by another cause for which the CMAR is responsible; or
- b) An equitable adjustment is made or denied under another provision of the Contract Documents, or
- c) The CMAR could have mitigated the increase in cost to perform the Contract.

If the Work is suspended beyond the 120-calendar day period, the provision of 3.06 shall apply and the CMAR will recover from the Owner payment for Work executed, including reasonable negotiated overhead and profit, and costs incurred by reason of such termination.

Section 3.06 Right of Termination for Convenience

- a) Prior to, or during the performance of the Work, the Owner reserves the right to terminate the Contract in whole or in part, for any reason whatsoever (including, but not necessarily limited to, funding limitations). Upon such an occurrence the Owner will immediately notify the design professional and the CMAR in writing specifying the effective termination date of the Contract.
- b) After receipt of the Notice of Termination, the CMAR shall immediately proceed with the following obligations, regardless of any delay in determining or adjusting any amounts due at the point in the Contract:
 - i) Stop all construction;
 - ii) Place no further orders for materials or services;
 - iii) Terminate all subcontracts;
 - iv) Cancel all material and equipment orders as applicable; and
 - v) Take whatever action is necessary to protect and preserve all property related to this Contract, which is in the possession of the CMAR.
- c) Within 180 days of the date of the Notice of Termination, the CMAR shall submit a final termination settlement proposal to the Owner based upon costs up to the date of termination, including reasonable profit as allowed by the Contract Documents on completed Work, and reasonable demobilization costs as allowed by the Contract Documents. If the CMAR fails to submit the proposal within the time allowed, the Owner may determine the amount due to the CMAR because of the termination and shall pay the determined amount to the CMAR.
- d) The CMAR may terminate the Contract if through no act or fault of the CMAR or CMAR Subcontractor, their agents or employees or any other persons or entities, performing portions of the Work under direct or indirect contract with the CMAR, limited to either of the following reasons:

- i) Issuance of an order of a court or other public authority having jurisdiction that requires all Work to be terminated;
- ii) An act of government, such as a declaration of national emergency that requires all Work to be terminated.

Section 3.07 Right to Replace Subcontractor

The Owner shall have the right to require that the CMAR replace any Subcontractor at any time and for any reason by requesting such change in writing in accordance with the provisions of NRS 338.

SECTION 4. CONTRACT COMMENCEMENT, PROGRESS AND COMPLETION

Section 4.01 Notice to Proceed

- a) After receipt of all required submittals, including insurance and bonds, the Owner will issue a Notice to Proceed. The CMAR shall not commence construction activities at the Work site prior to the date specified in the Notice to Proceed.
- b) If deemed appropriate, the Owner may issue a Material Notice to Proceed to the CMAR authorizing the ordering of supplies, materials, equipment or other items related to the Work prior to issuance of the Notice to Proceed.

Section 4.02 Baseline Project Schedule

Within the time provided in Section 01 32 16 (Progress Schedules) of the Technical Specifications, the CMAR shall submit the Baseline Project Schedule for the Work, which shall contain the appropriate milestones by which the Owner can judge and determine the progress of the Work.

Section 4.03 Progress of the Work

- a) The CMAR shall provide sufficient labor, materials, facilities, and equipment and shall work such hours, including night shifts, overtime operations, Saturdays, Sundays and holidays, as may be necessary to insure the prosecution and completion of the Work or separable portions thereof, in accordance with the Baseline Project Schedule.
- b) If the progress of the Work falls behind or fails to proceed in accordance with the Baseline Project Schedule, or it becomes apparent to the Owner from the current schedule that the Work will not be substantially complete within the Contract Time (as adjusted by Owner approved Change Orders), in addition to the other requirements of the Contract and remedies available to the Owner, the CMAR agrees to take the following actions at no additional cost to the Owner to correct such tardiness:
 - i) Increase manpower in such quantities and crafts as will substantially eliminate, in the judgment of the Owner, the backlog of Work;
 - ii) Increase the number of working hours per shift, shifts per working day, working days per week, the amount of equipment, or any combination of the foregoing, sufficient to substantially eliminate, in the judgment of the Owner, the backlog of Work; and,
 - iii) Reschedule activities to achieve maximum practical concurrence of accomplishment of activities.
- c) The failure of the CMAR to comply with the requirements of this Section or to remedy the tardiness shall be grounds for a determination by the Owner that the CMAR is failing to diligently prosecute the Work, in which case the Owner may, after the notice of the breach has been provided to the CMAR pursuant to Section 10.01 (Definition of Breach) of the Contract, without prejudice to other remedies the Owner may have and regardless of whether the CMAR has taken or is taking corrective action, immediately correct the CMAR's failure at the CMAR's expense by exercising the right to perform and carry out the work as provided in Section 10.05 (Owner's Right to Carry Out the Work) including the use of the Owner's work forces, to award separate contracts, to supplement the CMAR's work forces, to prepare or have prepared schedules which shall be used to determine the provisions of the Contract to withhold liquidated damages, and any other means the Owner deems appropriate.

Section 4.04 Payment Terms and Definitions

- a) **Cost of the Work (and related terms)**
 - i) The Cost of the Work includes wages paid, but not bonuses paid, for labor in the direct employ of the CMAR in the performance of the Work, exclusive of the labor that is to be included in the General Conditions. Labor rates, including fringe benefits, shall be in conformance with the applicable Prevailing Wage Rates as published by the Nevada State Labor Commission for this Project. This includes labor and management of CMAR self-performed construction work.
 - ii) The Cost of the Work includes employees benefits and taxes for employees including, but not limited to, unemployment compensation, social security, health, welfare, retirement, and other fringe benefits as required by law, labor agreements, or paid under the CMAR's standard personnel policy, insofar as such costs are actually paid to employees of the CMAR detailed in subsection above who are engaged in the Work for employees.
 - iii) The Cost of the Work includes the cost of all materials, supplies, and equipment incorporated in the cost of the Work, including costs of certificates of inspection and testing, transportation, storage, and handling, excluding testing and inspections required to be paid for directly by Owner.

- iv) The Cost of the Work includes all payments made by the CMAR to the Subcontractors and suppliers for the cost of the Work performed under the Contract.
- v) The Cost of the Work includes all costs directly incurred in the performance of the Work or in connection with the Project, and not included in the CMAR's Fee, which are reasonably inferable from the Contract Documents as necessary to produce the intended results and not already included in the General Conditions, CMAR Fee or CMAR Contingency.
- vi) Sales, use, gross receipts or other taxes, tariffs or duties related to the cost of the Work for which the CMAR is liable and not already included in the General Conditions, CMAR Fee or CMAR Contingency.
- vii) The CMAR's Cost of the Work includes the cost (including transportation and maintenance) of all supplies, equipment, temporary facilities, and hand tools (not owned by workers) that are used or consumed in the performance of the Work.
- viii) The CMAR's Cost of the Work includes rental charges for all necessary machinery and equipment, exclusive of hand tools owned by workers, used for the Work, whether rented from the CMAR or others, including installation, repair and replacement, dismantling, removal, maintenance, transportation, and delivery costs at rates consistent with those prevailing in the area.
- ix) CMAR's Cost of the Work includes all temporary water, power, and fuel costs necessary for the Work.
- x) CMAR's Cost of the Work includes all cost for removal of all generated non-hazardous substances, debris, and waste materials.

b) CMAR's General Conditions (and related terms)

- i) The CMAR's General Conditions includes salaries of CMAR's management and administrative employees when stationed at the field office, in whatever capacity employed, excluding construction labor and management of CMAR self-performed construction work, employees engaged on the road expediting the production or transportation of material and equipment, and employees from the principal or branch office performing jobsite functions while located at the principal office; including, by way of example and not limitation, the CMAR's Project manager, Project engineer, Project coordinator, Project estimator, Project scheduler and Project superintendent.
- ii) The CMAR's General Conditions includes the cost of CMAR's management and administrative employees including, but not limited to, unemployment compensation, social security, health, welfare, retirement, and other fringe benefits as required by law, labor agreements, or paid under the CMAR's standard personnel policy, insofar as such costs are actually paid to employees of the CMAR detailed in subsection a above who are engaged in the Work for employees.
- iii) The CMAR's General Conditions includes sales, use, gross receipts, or other taxes, tariffs, or duties related to the Work for which the CMAR is liable, as they specifically relate to the items included in the General Conditions cost line item.
- iv) The CMAR's General Conditions includes all costs associated with establishing, equipping, operating, maintaining, and demobilizing the specified field office(s).
- v) The CMAR's General Conditions includes all costs for reproduction, photographs, fax transmissions, long distance telephone calls, data processing services, postage, express delivery charges and on-site telephone service at the CMAR's field office.
- vi) The CMAR's General Conditions include all costs related to management of the CMAR's safety program.
- vii) The CMAR's General Conditions include the cost of CMAR bonding as stipulated herein.
- viii) The CMAR's General Conditions include all required Permits, fees, licenses, and tests not paid by the Owner.
- ix) The CMAR's General Conditions include the CMAR's cost of insurance as stipulated in Section 8 herein.
- x) The CMAR's General Conditions shall not include transportation, travel, and hotel expenses for the CMAR's personnel incurred in connection with the Work unless specifically approved in writing by the Owner.

c) CMAR's Fee (and related terms)

- i) The CMAR's Fee includes salaries and other mandatory or customary compensation of the CMAR's employees at its principal and branch offices, except employees assigned to the Project at the principal office. Specifically excluded are CMAR's personnel paid under CMAR's General Conditions.
- ii) The CMAR's Fee includes general and administrative expenses of the CMAR's principal and branch offices other than the field office.
- iii) The CMAR's Fee includes the CMAR's capital expenses, including interest on the CMAR's capital employed for the Work.
- iv) The CMAR's Fee includes the CMAR's profit.
- v) The CMAR's Fee excludes CMAR General Conditions (and related items) as listed above.

d) CMAR's Contingency (and related terms)

- i) The CMAR's Contingency may be used to fund the following:

- A) Increases in the Cost of the Work identified through the refinement, development and completion of the Contract Documents or procurement of the Work, including increases in subcontractor or supplier costs, after acceptance by the Owner of the GMP and execution of this Contract. Decreases in the Cost of the Work shall transfer to the CMAR Contingency.
 - B) Increases in the Cost of the Work for concealed conditions that can be reasonably inferred from the construction documents and/or the Work.
 - C) Rework by the CMAR that is not a result of the CMAR's or Subcontractor's negligence or lack of coordination or communication with the Consultant or trade Subcontractors.
 - D) Increase in the cost of the General Conditions. Decreases in the cost of the General Conditions shall transfer to the CMAR Contingency.
 - E) Any deductible incurred as a result of a Builder's Risk Insurance claim.
- ii) The CMAR's Contingency shall not be used to fund the following:
- A) Increases in the Cost of the Work as a result of an omission or correction in the Contract Documents that should have been identified through a reasonable constructability check and coordination review of the construction documents by the CMAR during the discharge of the CMAR's pre-construction duties. Design omissions or corrections which the CMAR could have reasonably identified through a reasonable constructability check and coordination review will be resolved on a case-by-case basis.
 - B) Increases in the Cost of the Work as a result of the CMAR's or subcontractor's negligence or lack of coordination or communication with the Consultant or trade Subcontractors.
- iii) The Owner's Contingency shall be used to fund the following:
- A) Increase in the Cost of the Work as a result of errors and omissions of the Consultant that could not have been reasonably discovered by the CMAR through a reasonable constructability check and coordination review of the construction documents by the CMAR during the discharge of the CMAR's pre-construction duties.
 - B) Increases in the Cost of the Work as a result of Building Code compliance or outside agency requirements identified through the refinement, development and completion of the Contract Documents after acceptance by the Owner of the GMP and execution of this Contract or during construction of the Work, including increases in Subcontractor or Supplier costs.
 - C) Increases in the Cost of the Work due to an unforeseen condition that could not be reasonably foreseeable from the Contract Documents.
 - D) Increases in the Cost of the Work due to an unavoidable event, including weather, that arises and that could not have been anticipated from the Contract Documents.
- iv) For each use of the CMAR's Contingency, the CMAR shall:
- A) Notify the Owner in writing no later than fourteen (14) days after the event or first knowledge of the cause that results in a request to use the CMAR Contingency;
 - B) Attempt to gain Owner approval of the use of the CMAR Contingency prior to the expenditure;
 - C) Owner approval must be obtained for use of expenditure(s) in excess of \$100,000;
 - D) Provide backup documentation as requested by the Owner to justify the use and amount of the CMAR Contingency request; and
 - E) Document the approval of the expenditure of the CMAR Contingency through the use of a form acceptable to the Owner.
- v) Reference Section 01 26 00 (Contract Modification Procedures) of the Technical Specifications for the allowable CMAR's Contingency mark-ups, including subcontractor mark-up, for overhead and profit.

Section 4.05 Progress Payments and Retainage

- a) **Schedule of Values.** Within fourteen (14) days after the issuance of the Notice to Proceed, the CMAR shall submit to the Owner and the Consultant a schedule of values of the various portions of the Work, aggregating to the total Contract Sum, divided to facilitate payments to Subcontractors, prepared in a form acceptable to the Owner, and supported by such data to substantiate its correctness as the Owner may require. This schedule, when approved by the Owner and the Consultant, shall be the basis for each progress payment application. The scheduled costs shall be itemized in accordance with the breakdown listed in the CMAR GMP proposal and according to the list of defined components included in Subsection b below.
- b) **Progress Bills and Payments.** The CMAR may submit a monthly progress bill requesting payment for the Work performed to-date after measuring the Work and estimating its value based upon the unit prices contained in the Contract or the approved schedule of values. The progress bill must be submitted and must be accompanied by photographs of the Work completed to date and other supporting documentation (such as material receipts and storage verifications). The quantities and value estimates

must have the concurrence of the Owner. As permitted pursuant to Section 10.06 (Deduction from Progress Payments) of these General Conditions and NRS Chapter 338, the Owner may withhold from the progress payment an amount that is sufficient to protect the Owner for the CMAR's failure to comply with the requirements of the Contract or applicable building codes, laws or regulations.

- c) **Certified Payroll Reports.** The CMAR must submit certified payroll records each month as required by NRS Chapter 338. If the certified payroll records for the previous month have not been received, the Owner may withhold funds from the progress payment in accordance with NRS Chapter 338. The Owner requires the use of LCP Tracker software for the submission of certified payrolls by the CMAR and all of its Subcontractors.
- d) **Retainage.** From the progress payment to be made to the CMAR, the Owner shall deduct and retain an amount equal to five percent (5%) of the amount approved for payment through 50% completion of the work.
- e) **Deposits.** CMAR shall notify Owner of any and all deposits made in furtherance of the performance of services under this Contract.
- f) **Payment for Stored Material.** The Owner may at its discretion pay the CMAR the cost of the material that is to be used in the performance of the Work provided the material complies with the requirements of the Contract and the following conditions are satisfied:
 - i) The CMAR stores the material in a manner acceptable to the Owner at the Work site or other site that is acceptable to the Owner.
 - ii) The CMAR furnishes evidence of the quantity and quality of the stored material that is acceptable to the Owner.
 - iii) The CMAR furnishes legal title (free of liens or encumbrances of any kind) for the stored material that is acceptable to the Owner.
 - iv) The CMAR furnishes evidence the stored material is insured against loss, damage or disappearance thereof prior to use in the Work that is acceptable to the Owner.

The transfer of title to, or the payment for, the stored material by the Owner shall in no way relieve the CMAR of responsibility for placing the material in accordance with the requirements of the Contract.

If payment is being sought for material not specifically purchased for the Work, but taken from the CMAR's stock, then in lieu of an invoice, the CMAR shall submit to the Owner a statement and accompanying affidavit certifying that the material was taken from the CMAR's stock and that the claimed material and transportation costs represent the actual costs to the CMAR.

The progress bill requesting payment for the stored material shall not exceed the Contract price for such material or the price for the Contract item comprising the material used by the CMAR.

SECTION 5. COMPLETION OF PROJECT

Section 5.01 Substantial Completion

- a) When the CMAR considers the Work or portion thereof has reached Substantial Completion, the CMAR shall so inform the Owner. The Owner shall schedule a walk-through to establish a punch list of items to be completed or corrected by the CMAR.
- b) If the Work or any designated portion thereof has reached Substantial Completion, and all applicable governmental authorities have granted final approval of the Work, the Owner will issue a Certificate of Substantial Completion establishing the date of Substantial Completion identifying responsibilities of the Owner and CMAR for security, maintenance, utilities, damage to the work and insurance, and fixing the time for the CMAR to finish the items on the punch list accompanying the Certificate. The Certificate of Substantial Completion shall be submitted to the Owner and CMAR for their written acceptance of responsibilities assigned to them in such Certificate.
- c) In the event the CMAR is unwilling to provide written acceptance of the Certificate of Substantial Completion, the Owner shall issue the Certificate without the CMAR's signature, and (i) the CMAR shall immediately comply with the provisions of the Certificate, and any dispute involving the CMAR's unwillingness to provide written acceptance shall be resolved in accordance with Section 12 (Disputes Between the Parties). In such event, the Owner may withhold Liquidated Damages based on the completion date shown on the issued Certificate of Substantial Completion until such time as the dispute is resolved between the parties.

Section 5.02 Punch List

- a) The CMAR shall complete or correct the Work identified on the punch list within the time specified on the Certificate of Substantial Completion or as otherwise directed. If the CMAR fails to satisfactorily complete or correct the punch list items, such failure shall constitute a breach of this Contract and the Owner shall have the option to invoke any of the remedies provided for under Section 10.
- b) The time stated for completion of punch list items shall include final clean-up of the Work site.

Section 5.03 Final Inspection and Final Acceptance of the Work

When the CMAR considers the Work is complete, the CMAR shall so notify the Owner in writing. If, after inspection and testing, the Owner determines that the Work has been completed as required by the Contract and the Contract otherwise fully performed, the Owner shall inform the CMAR that application for final payment may be made. The Contract shall not be considered to be fully performed until the CMAR provides the Owner with the certificates, guaranties, releases, certified payroll records, affidavits, record documents and other documents required under the Contract. Final acceptance of the Work shall be confirmed by the making of final payment unless otherwise stipulated at the time such payment is made.

Section 5.04 Final Payment

- a) Provided the Contract has been fully performed pursuant to Section 5.03 (Final Inspection and Final Acceptance of the Work) of the Contract, the CMAR shall prepare and submit a final payment application for all Work performed under the Contract. The acceptance of final payment shall operate as a release to the Owner by the CMAR of all claims and liabilities for all things done or furnished in connection with the Work and for every act or omission, negligent or otherwise, of the Owner and others relating to or arising out of the Work.
- b) No payment, final or otherwise, shall operate to release the CMAR from any obligations under the Contract or the Sureties from any obligations under the Performance Bond, Labor and Material Payment Bond or the Guaranty Bond.

Section 5.05 Non-Conforming Work Not Accepted

Neither final acceptance, the making of final payment, nor the entire or partial occupancy of the completed Work by the Owner, shall constitute an acceptance of the Work, or any portion thereof, not completed in accordance with the requirements of the Contract.

SECTION 6. LIQUIDATED AND DELAY DAMAGES

Section 6.01 Owner's Recovery of Liquidated Damages

- a) The CMAR acknowledges that time is an essential element of this Contract and for that reason the Work needs to proceed and be prosecuted vigorously to completion. In the event that the Work is not completed within the Contract Time set forth in Section 5 (Commencement and Contract Time) of the Contract, the CMAR further acknowledges that the Owner will suffer damages which are difficult to ascertain, such as, but not necessarily limited to, the cost associated with additional architectural, engineering, inspection, supervision and contract administration.
- b) Because it is difficult and impractical to fix the amount of actual damages which would be suffered by the Owner if the CMAR fails to meet the completion deadline, the parties have agreed that the amount of liquidated damages set forth in Section 6 of the Contract is a reasonable estimate of the damages to be suffered by the Owner.
- c) The CMAR agrees to pay the Owner Liquidated Damages for each day that the Work exceeds the completion deadline until the CMAR reaches Substantial Completion of the Work. The Liquidated Damages provided for therein pertain only to the failure to complete the Work by the completion deadline, which in the aggregate shall not exceed the CMAR's Fee as set forth in Section 3.C. By executing the Contract, the CMAR agrees that the amount of liquidated damages set forth therein is fair and reasonable.
- d) If the Owner permits the CMAR to complete the Work, or any part thereof, after the completion deadline or any extensions thereto, such permission shall not be construed as a waiver on the part of the Owner of any of its rights or remedies under the Contract.
- e) The Owner's right to withhold Liquidated Damages pursuant to the provisions of this Section, or any other section of the Contract, is self-executing, and is not subject to the notice of claim and dispute resolution procedures set forth in Section 12 (Disputes Between the Parties) of the Contract. If the CMAR disagrees with the assessment or withholding of any Liquidated Damages, such disagreement shall be treated as a dispute between parties subject to the notice of claim and alternative dispute resolution procedures set forth in that Section.

Section 6.02 Delay Damages

- a) The CMAR shall not make any claim against the Owner for an increase in the Contract Amount, or for any damages, losses or additional expenses which the CMAR may suffer as a result of any delay in the completion of the Work (regardless of the circumstances giving rise to the delay), with the exception of the following:
 - i) Delays so unreasonable in length as to amount to an abandonment of the Project,
 - ii) Delays caused by fraud, misrepresentation, concealment or other bad faith by the Owner,
 - iii) Delays caused by active interference by the Owner, or
 - iv) Delays caused by a decision by the Owner to significantly add to the scope or duration of the public work.
- b) If any of the exceptions set forth in (i) through (iv) above are determined by the Owner to be applicable, the Owner may grant a time extension commensurate with the delay, increase the Contract Amount and/or consider for payment a claim for damages, losses or additional expenses resulting from any delay in the completion of the Work provided such claim meets the requirements set forth in Section 12 (Disputes Between the Parties) of this Contract. The Owner shall determine the validity of the claim and the amount to be paid, and such consideration or payment shall not invalidate, limit or otherwise waive the prohibition provisions of this Section with respect to any future delay claims of the CMAR.
- c) Without limiting the circumstances that may cause delays for which the CMAR is assuming the risk for CMAR's delay damages, the following possible delay circumstances for which a time extension may be considered within the contemplation of the parties:
 - i) Unknown or uncertain conditions including, but not necessarily limited to, the discovery of caliche, ground water and all other subsurface conditions, including hazardous materials,
 - ii) Weather conditions (including, but not limited to, precipitation, flood, mud slides, sink holes, ice and snow resulting from precipitation, wind, temperature or humidity) and the resultant effects thereof regardless of the nature, duration, severity or abnormality of such weather condition,

- iii) Unmarked utilities or utility interferences,
 - iv) Events of war, labor disputes, transportation delays, freight embargos, earthquakes, floods, epidemics, terrorist threats or acts, workplace violence, theft, vandalism damage to the Work (including fire and explosion), disruptions in labor or materials resulting from a health crisis regardless of whether epidemic, pandemic or isolated to areas from which such labor and materials are supplied; acts of God and all other events, acts or omissions resulting in the unavailability of labor, materials, equipment or utilities,
 - v) Acts or omissions of the Owner and other governmental authorities acting in their role as code and regulation enforcement regulators,
 - vi) Acts or omissions of contractors, subcontractors, suppliers and material manufacturers involved in the Work,
 - vii) Acts, omissions and coordination of other contractors regardless of the event location or contractual relationship between the parties, unless such contractors are under the direction or control of the Owner, or under the direction or control of a general contractor of the Owner, and
 - viii) Discovery of hazardous substances or substances suspected of being hazardous,
- d) This Section shall apply to any claim described as a "disruption," "acceleration," "suspension," "schedule change," "impact to the progress of the Work" or some other term avoiding use of the term "delay."
- e) No CMAR claim for delay and impact damages shall be computed or determined on the basis of the Eichleay formula or a related formula to allocate unabsorbed overhead costs or expenses. Any claim and impact damages shall be computed or determined on the basis of actual damages incurred by the CMAR.

SECTION 7. BONDING REQUIREMENTS

Section 7.01 Required Bonds

The CMAR shall obtain and maintain throughout the term of this Contract the bonds required in Exhibit J, incorporated herein by this reference. CMAR shall comply with the terms and conditions set forth in Exhibit J.

Section 7.02 Acceptable Surety

Surety companies executing bonds must be licensed to issue surety by the State of Nevada Insurance Division pursuant to Nevada Revised Statute Chapter 683A and bonds must be issued by an appointed producer of insurance pursuant to Nevada Revised Statute Chapter 683A.

Section 7.03 Failure to Maintain Bonds

If, for any reason, the bonds are not maintained in effect as required herein, the surety files for protection under the federal bankruptcy laws or similar state laws or the surety rating decreases from that required under Section 7.2 (Acceptable Surety) of the Contract, the Owner may require the CMAR to procure bonds from another surety to be substituted in lieu of the bonds originally provided to the Owner, and the failure to procure the substitute bonds shall constitute a breach of the Contract entitling the Owner to any of the remedies set forth in Section 10 (Breach of Contract and Remedies) of the Contract.

SECTION 8. INSURANCE REQUIREMENTS

Section 8.01 Insurance

The CMAR shall obtain and maintain the insurance coverage required in Exhibit J incorporated herein by this reference. CMAR shall comply with the terms and conditions set forth in Exhibit J.

Section 8.02 Acceptable Insurance

Insurance companies issuing certificates of insurance must be licensed by the State of Nevada Insurance Division and certificates of insurance must be issued by an appointed producer of insurance pursuant to Nevada Revised Statute Chapter 683A.

Section 8.03 Failure to Maintain Insurance

The CMAR's failure to provide or maintain any of the insurance coverage required herein shall constitute a breach of the Contract. In addition to the remedies that the Owner may have pursuant to Section 10 (Breach of Contract and Remedies) of the General Conditions, the Owner may take whatever action is necessary to maintain the current policies in effect (including the payment of any premiums that may be due and owing by the CMAR) or procure substitute insurance. The CMAR is responsible for any costs incurred by the Owner in maintaining the current insurance coverage in effect, or providing substitute insurance, and such costs may be deducted from any sums due and owing the CMAR.

SECTION 9. INDEMNITY

Section 9.01 Indemnity

- a) To the extent permitted by NRS 338.155, and notwithstanding any of the insurance requirements set forth in Section 11.6, and not in lieu thereof, the CMAR shall defend, indemnify and hold the County, its Board of Commissioners, officers, employees and agents (herein the "Indemnitees"), harmless from and against any and all claims (including, without limitation, patent infringement and copyrights claims), damages, losses, expenses, suits, actions, decrees, judgments, arbitration awards or any other form of liability (including, without limitation, reasonable attorney fees and court costs) (collectively herein the "Claims"), arising out of or resulting from this agreement, to the extent that such Claims are caused in whole or in part by the negligence, errors, omissions, recklessness or intentional misconduct of the CMAR, its employees, subcontractors, agents or anyone employed the CMAR's subcontractors or agents, in the performance of this Agreement.

As part of its obligation hereunder, the CMAR shall, at its own expense, defend the Indemnitees against the Claims brought against them, or any of them, which is caused by the negligence, errors, omissions, recklessness or intentional misconduct of the CMAR, its employees, subcontractors or agents, for and against which the CMAR is obligated to indemnify the Indemnitees pursuant to this Section, unless the Indemnitees, or any of them elect to conduct their own defense which, in such case, shall not relieve the CMAR of its obligation of indemnification set forth herein. If the CMAR or the CMAR's insurer fails to defend the Indemnitees as required herein, the Indemnitees shall have the right, but not the obligation, to defend the same and, if the CMAR is adjudicated by the trier of fact to be liable, the CMAR agrees to pay the direct and incidental costs of such defense (including attorney fees and court costs) which is proportionate to the liability of the CMAR. As used in this Section 11.7, "agents" means those persons who are directly involved in and acting on behalf of the County or the CMAR, as applicable, in furtherance of the contract or the public work to which the contract pertains.

Nothing herein shall be construed to require CMAR to indemnify County against liability cause by the sole negligence of the County.

The provisions of this section shall survive any termination or completion of this Agreement.

- b) It is expressly agreed that the CMAR shall defend the Indemnitees against the Claims and in the event that the CMAR fails to do so, the Owner shall have the right, but not the obligation, to defend the same and to charge all direct and incidental costs, including attorney's fees and court costs to the CMAR. Nothing in the aforementioned Section 9.01 shall require the CMAR to indemnify the Indemnitees for the claims or damages arising out of the sole negligence of the Indemnitees.

Section 9.02 Patent Indemnity

- a) The CMAR shall protect, defend and hold the Owner, its officers, employees, agents and consultants (collectively the "Patent Indemnitees") harmless from and against all claims, losses, costs, damages, and expenses, including attorney fees, court costs or other expenses (collectively the "Patent Claims"), incurred by the Patent Indemnitees, or any of them, 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 the CMAR, or out of the processes or actions employed by, or on behalf of, the CMAR in connection with the performance of the Contract. The CMAR shall, at its sole expense, promptly defend against any such claim or action unless directed otherwise by the Patent Indemnitees; provided that the Patent Indemnitees shall have notified the CMAR upon becoming aware of such claims or actions, and provided further that the CMAR's aforementioned obligations shall not apply to equipment, materials or processes furnished or specified by the Patent Indemnitees.
- b) In order to avoid such claims or actions, the CMAR shall have the right, at its expense, to substitute non-infringing equipment, materials or processes, or to modify such infringing equipment, materials and processes so they become non-infringing, or to obtain the necessary licenses authorizing the use of the infringing equipment, material or processes, provided that such substituted and modified equipment, materials and processes shall meet the requirements of this Contract.

SECTION 10. BREACH OF CONTRACT AND REMEDIES

Section 10.01 Definition of Breach

If, during the existence of the Contract, the CMAR:

- a) Fails to properly pay any Subcontractor or other parties for labor, materials or supplies as required by Section 2.13 (Responsibility for Payment of Subcontractors and Other Parties) of the Contract;
- b) Fails to begin the Work within the time specified in the Notice to Proceed as required by Section 4.01 (Notice to Proceed) of the Contract;
- c) Fails to diligently prosecute the Work as required by Section 4.02 (Guaranteed Project Schedule) or Section 4.03 (Progress of the Work) of the Contract;
- d) Fails to provide sufficient workmen, materials or equipment to assure the prompt completion of the Work as required by Section 4.03 (Progress of Work) of the Contract;
- e) Fails to complete the Work within the Contract Time as required by Section 5 (Commencement and Contract Time) of the Contract;

- f) Fails to complete the punch list within the time specified in the Certificate of Substantial Completion as required by Section 5.02 (Punch List) of the Contract;
- g) Fails to maintain the bonds, industrial insurance coverage for his employees, general liability insurance or any of the other policies of insurance as required by Sections 7.01 (Required Bonds) and 8.01 (Required Insurance) of the Contract;
- h) Fails to pay third party claims as required by Section 9.01 (General Indemnity) of the Contract;
- i) Fails to maintain licensure by the Nevada State Contractors Board as required by Section 11.01 (General Warranty) of the Contract;
- j) Fails to promptly remedy the Work not in conformance with the Contract as required by Section 11.03 (Warranty Work Conforms with Requirements of the Contract);
- k) Fails to observe laws, ordinances, rules or regulations pertaining to the Project as required by Section 13.01 (General) of the Contract;
- l) Fails to investigate, or cooperate in the investigation of, complaints concerning the payment of prevailing wage rates requested by the Owner or the State Labor Commissioner's Office as required by Section 13.02 (Compliance with Labor Laws) of the Contract;
- m) Fails to maintain solvency, allows a judgment to stand against the CMAR for a period of five (5) days, files a petition with the United States Bankruptcy Court, is adjudged insolvent or bankrupt, makes a general assignment for the benefit of creditors, or commits an act of bankruptcy or insolvency; or
- n) Fails to remedy any other material breach of the provisions of the Contract; then the occurrence of any of the above shall constitute a breach of the Contract which if unremedied may constitute an Event of Default as described in Section 10.02 (Event of Default).

Section 10.02 Event of Default

- a) The CMAR and the Surety under the Performance Bond shall be entitled to seven (7) days' notice of each breach described in Section 10.01 (Definition of Breach) of the Contract and given the opportunity within such time to cure the breach, provided, however, such breach is capable of a cure. If such breach is capable of a cure but by its nature cannot be cured within the seven day period, the CMAR or Surety may be allowed such additional time as may be reasonably necessary to cure the breach provided the cure is commenced within the seven day period and is diligently pursued to completion.
- b) If any breach is not subject to cure, or is not cured as provided herein, the Owner may declare that an "Event of Default" has occurred and the Owner may, in addition to any other remedies available in law or equity, invoke any of the remedies provided for under this Section 10 (Breach of Contract and Remedies) of the Contract.

Section 10.03 Termination for Cause

- a) Upon the occurrence of an Event of Default, the Owner may terminate the Contract which shall take effect immediately upon service of the notice on the CMAR and the Surety under the Performance Bond unless a different effective date is specified therein. In the event of such termination, the Surety shall have the right to take over and perform the Contract.
- b) If the Surety does not commence performance of the Contract within ten (10) days of receipt of the notice, the Owner may do any and all of the following:
 - i) Take possession of the Project Site and the materials, equipment, tools, and construction equipment and machinery thereon owned by the CMAR;
 - ii) Accept the assignment of the CMAR's subcontracts pursuant to this Contract (Contingent assignment of subcontracts to Owner if Contract is terminated); and
 - iii) Finish the Work by whatever method deemed expedient by the Owner.
- c) The CMAR shall not be entitled to any further payment under the Contract until the Work is completed and accepted by the Owner. If the unpaid balance of the Contract Amount exceeds the cost of completing the Work, including compensation for any damages or expenses incurred by the Owner through the default of the CMAR, the excess shall be paid to the CMAR. If, however, the damages and expenses exceed the unpaid balance of the Contract Amount, the CMAR and the Surety under the Performance Bond shall pay the difference to the Owner.

Section 10.04 Owner's Right to Perform the Work

- a) If the CMAR fails to perform or proceed with the Work, or any part thereof, as required by the Contract, and fails within the seven (7) day notice required pursuant to Section 10.02 (Event of Default) of the Contract to remedy the breach, or to commence and continue correction of such breach with promptness and due diligence toward completion, the Owner may, without prejudice to any other right or remedy available to the Owner, and without terminating the Contract and relieving the CMAR from its obligations under the Contract, proceed to correct the breach, or applicable portion thereof, by any means or methods deemed appropriate (including use of the Owner's personnel).
- b) If the Owner discovers during the course of the corrective action that the breach is greater or otherwise different from, but nevertheless related to, the breach described in the seven-day notice, then the greater or different breach shall be deemed to have been included in the original seven-day notice and the Owner may proceed with the corrective action without having to provide any additional notice to the CMAR.

- c) If, after expiration of the seven-day notice period required pursuant to Section 10.02 (Event of Default) of the Contract, the CMAR proceeds to correct the breach and the Owner has already incurred certain expenses (such as, but not necessarily limited to, preparation of cost estimates or remedial plans and drawings, placement of material orders, demolition costs, rental costs, storage costs, trash removal expenses, utility expenses, scheduled commitments from contractors which cannot be canceled without the Owner incurring costs to the contractor, transportation costs of personnel or materials, and incurred cost of hiring technical personnel whether licensed or not) as part of an effort to remedy the breach, then the CMAR shall pay the Owner for such incurred expenses as provided herein.
- d) If, after issuance of the seven day notice of the breach required pursuant to Section 10.02 (Event of Default) of the Contract, the Owner decides not to take any action to correct the breach or fails in the effort to correct the breach, the CMAR remains responsible for the breach and any expenses incurred in any failed effort to correct the breach.
- e) In the event of a correction and expense as provided herein, the Contract Amount shall be reduced by the amount of the incurred expenses which amount the Owner shall be entitled to deduct from any payments then or thereafter due the CMAR (including the direct and indirect costs of using the Owner's personnel). If payments then or thereafter due the CMAR are not sufficient to cover the incurred expenses, the CMAR shall pay the difference to the Owner.

Section 10.05 Deduction From Progress Payments

- a) For each and every breach set forth in Section 10.01 (Definition of Breach) of the Contract, the Owner may decline to certify, in whole or in part, any pending application for payment which, in the opinion of the Owner, may be necessary to protect the Owner from the damages and expenses which are expected to be incurred, or which have been incurred, as a result of the breach. Based upon the opinion of the Owner, the Owner may withhold from any requested progress payment such sum as may be necessary to protect the Owner from such damages and expenses including, but not necessarily limited to, the Liquidated Damages permitted pursuant to Section 6.01 (Owner's Recovery of Liquidated Damages) of the Contract which the Owner anticipates will occur as a result in the delay in the Completion of the Project.
- b) If an agreement can be reached between the Owner and the CMAR concerning the request for payment, the CMAR shall promptly submit a revised application for certification. The Owner shall have the right to deny in whole or in part, or to require an adjustment to, any pending application if, as a result of new evidence or observations subsequent to the issuance of a previous certification, the Owner has determined that the amount paid exceeds the percentage of completion of the Work, the Work cannot be completed for the unpaid balance of the Contract or any other such certification was improperly issued.
- c) If the CMAR remedies the failure for which payment has been withheld, and the Owner verifies such correction, then the withheld money shall be included with the payment of the next application.

Section 10.06 Rights and Remedies are Cumulative

Except as otherwise expressly stated in the Contract, the rights and remedies of the parties are cumulative, and the exercise by any party of one or more of such rights or remedies shall not preclude the exercise by it, at the same or different times, of any other rights or remedies for the same default or any other default by the other party.

SECTION 11. REPRESENTATIONS AND WARRANTIES

Section 11.01 General Representations and Warranties

The CMAR hereby represents and warrants that it (a) is familiar with requirements of the Contract; (b) has investigated the site and is knowledgeable concerning the local conditions that may affect the performance of the Work; (c) is satisfied that the Work can be performed and completed as required in the Contract; (d) accepts all of the risks directly or indirectly connected with the performance of the Contract; (e) has not been influenced by any statement or promise other than those contained in the Contract Documents; (f) is experienced and competent to perform the Contract; (g) is familiar with all general and special laws, ordinances and regulations that may affect the Work, its performance, or those persons employed therein; (h) is familiar with tax and labor regulations and with rates of pay that will affect the Work, and (i) is properly licensed and will remain properly licensed by the CMARs Board of the State of Nevada in order to perform the Contract.

Section 11.02 Warranty of Merchantability and Fitness for Particular Purpose

The CMAR warrants that the equipment and materials used or provided as part of the Contract are of merchantable quality and fit for their particular purpose.

Section 11.03 Warranty Work Conforms with Requirements of the Contract

- a) In addition to other warranties and longer time periods which may be provided in the Contract, and as a minimum, the CMAR warrants the Work performed under the Contract is in conformance with the requirements of the Contract, and that the Work is free of defects and deficiencies in design attributable to the CMAR, materials and workmanship (unless furnished by the Owner) for a period of twelve (12) months from the date of the Certificate of Substantial Completion (or 12 months from the completion date of any portions of the Work first performed after Substantial Completion), regardless of whether the same were furnished or performed by the CMAR or by any of its Subcontractors of any tier. Upon receipt of written notice from the Owner of any non-conformance to the Contract during the applicable warranty period, the CMAR shall promptly correct the affected non-conformance at a time acceptable to the Owner.

- b) The CMAR shall perform such tests as the Owner may require verifying that the Work is in compliance with the Contract. If such Work is not in accordance with the Contract, the costs of the correcting and testing, including the cost of removal necessary to gain access thereto and other related incidental costs, shall be borne by the CMAR. If such Work is found to be in accordance with the Contract, the costs of uncovering, replacement, and testing shall be charged to the Owner. The CMAR warrants any corrected Work to be in conformance with the Contract for a period of twelve (12) months from the date of acceptance thereof. If the CMAR fails to promptly make the necessary corrections and tests, the Owner may perform or cause to be performed the same at the CMAR's expense. The CMAR and its Surety shall be liable for the satisfaction and full performance of the warranties set forth in this Section.
- c) Unless otherwise provided elsewhere in the Contract, the materials and equipment incorporated into the Work shall be new and of the most suitable grade of their respective kinds for their intended use, and all workmanship shall be in accordance with construction practices acceptable to the Owner.
- d) Nothing contained in this Section shall be construed to establish a period of limitation with respect to the CMAR's obligations under the Contract other than specifically to correct the Work then known by the Owner to be in non-conformance with the Contract, including, but not limited to, defects and deficiencies in design attributable to the CMAR, materials and workmanship (unless furnished by the Owner).
- e) Design attributable to the architect is not warranted by CMAR.

Section 11.04 Warranty Exclusions Prohibited

- a) The Owner will not accept any warranty clause from the CMAR, Subcontractor or manufacturer that states:
 - i) That the implied warranties of Merchantability or Fitness for a Particular Purpose are excluded from the Contract;
 - ii) That the warranty clause is in lieu of all other warranties that are either expressed or implied.
- b) In addition to the above restrictions, the warranty requirements of the Contract shall exist in a direct extension from the manufacturer to the Owner as well as from the CMAR to the Owner if the manufactured product is sold directly to the CMAR.

SECTION 12. DISPUTES BETWEEN THE PARTIES

Section 12.01 In General

Any claim, dispute or other controversy that may arise between the Owner and CMAR concerning any provision of this Contract shall be resolved through the good faith efforts of both parties. In accordance with NRS 338.150, if the claim, dispute or controversy cannot otherwise be settled, the parties shall use an alternate dispute resolution method before initiation of any judicial action. For purposes of this Contract, alternate dispute resolution shall mean non-binding mediation before an independent private mediator agreed to by the parties. If the parties cannot agree upon an independent private mediator within forty-five (45) days after notice of the claim is provided pursuant to Section 12.04 below, the party may proceed to file a judicial action with the Eighth Judicial District Court, Clark County, Nevada. The alternate dispute resolution proceedings shall take place in Clark County, Nevada, unless otherwise agreed to by the parties.

Section 12.02 Work to Proceed

While the alternate dispute resolution or judicial action is pending, the CMAR shall proceed with the Work and maintain progress in accordance with the requirements of the Contract, unless otherwise mutually agreed upon in writing.

Section 12.03 Alternate Dispute Resolution Costs and Fees

The fees and expenses of the alternate dispute resolution proceedings shall be equally shared by both parties. Each party is responsible for their own costs, expenses, consultant fees and attorney fees incurred in the presentation or defense of any claim, dispute or controversy that may arise between the parties.

Section 12.04 Notice of Disputes

In the event that a claim, dispute, or controversy arises between the parties which are related to the progress or construction of the Project, the party asserting the claim, dispute or controversy must provide written notice thereof to the other party within thirty (30) days after its occurrence. The written notice shall set forth with specificity the nature of the claim, dispute or controversy, the relief sought, and other matters properly relating thereto. The notification is important to the recipient of the notice so that proper measures can be taken to properly observe and record the progress of the Work, to properly document the impact that the claim, dispute or controversy may have thereon, and to enable that party to properly verify any costs incurred by the party asserting the claim, dispute or controversy in connection therewith. The failure of the party to provide proper notice to the other party as required herein shall forever bar that party from any remedy thereon, including seeking any alternate dispute resolution and/or judicial action. The notice and time requirements set forth herein shall not apply to warranty claims or other construction defect claims that the Owner may have against the CMAR relating to the construction of the Work.

Section 12.05 Right of Judicial Action

Any claim, dispute, or other matter in question between the parties concerning any provisions of this Contract that cannot otherwise be resolved between the parties through the use of the alternate dispute resolution required herein and, in the case of the CMAR, which has not been waived by the acceptance of final payment, may be submitted for judicial action. Prior to the exercise of this right, the party seeking judicial relief shall have provided the other party thirty (30) days prior written notice before filing such judicial action.

SECTION 13. COMPLIANCE WITH THE LAWS

Section 13.01 General

The CMAR shall comply with all federal, state and local laws and regulations applicable to construction of the Work including, but not necessarily limited to, licensing requirements, labor and health laws, and requirements for the payment of sales and use taxes on equipment, materials and supplies provided in connection with the Contract.

Section 13.02 Compliance with Labor Laws

- a) **Prevailing Wage Rate Law.** The CMAR and each Subcontractor shall comply with all federal, state and local labor laws with regard to minimum wages, overtime work, hiring and discrimination including, without limitation, NRS Chapter 338.
- b) **Prevailing Wage Rates.** For public work projects whose cost is one hundred thousand dollars (\$100,000) or more, the CMAR hereby acknowledges that pursuant to the provisions of NRS 338.040 and 338.050, any person who is employed by the CMAR or Subcontractor at the Work Site, or who performs work on a public work project (regardless of any contractual relationship alleged to exist between the workman and his other employer), is subject to the prevailing wage rate provisions of NRS 338.010 to 338.090, inclusive.

The CMAR is responsible for ensuring that the aforementioned persons are paid in accordance with the current prevailing wage rates approved by the State Labor Commissioner. Any Change Order causing a contract to equal or exceed one hundred thousand dollars (\$100,000) will subject the Contract to the provisions of Prevailing Wage Rate Law and to audit by the State Labor Commissioner. Any work performed after regular working hours, or on Sunday or a legal holiday, shall be performed without additional expense to the Owner.

In accordance with NRS Chapter 338, the CMAR shall post the current prevailing wage rates and applicable addenda in a place generally visible to the workmen. The prevailing wage rates and applicable addenda are available from the office of the State Labor Commissioner (www.Labor.NV.gov). The CMAR agrees to investigate, or to assist in the investigation of, each claimed violation of the prevailing wage law as may be requested by the Owner or the State Labor Commissioner.

Should this project exceed 36 months from the bid opening, which is determined to be upon receipt of the final GMP, new prevailing wage rates shall apply. All labor rates shall remain firm from the date of the bid opening through 36 months. An updated Exhibit – Prevailing Wage Rates will be effective on the first day of the 37 month from the date of the bid opening and new prevailing wages shall apply. New prevailing wages will be obtained from the State of Nevada Labor Commissioner's Office prevailing wages at the time of the 37 month. Subject to the prevailing wage rate provisions of NRS 338.010 to 338.090 inclusive and Assembly Bill No. 190.

- c) **Certified Payroll Reports.** Pursuant to NRS Chapter 338, any public work contract awarded for one hundred thousand dollars (\$100,000) or more, the CMAR and each Subcontractor are required to:
- i) Keep an accurate record showing the (A) name of worker, (B) occupation of the worker, (C) if the worker has a driver's license or identification card, an indication of the state or other jurisdiction that issued the license or card, and (D) the actual per diem wages and benefits paid to each worker employed by them in connection with the Work. These records are referred to as the Certified Payroll Reports.
 - ii) Keep an additional accurate record showing, for each worker employed by the CMAR or Subcontractor who has a driver's license or identification card (A) the name of the worker, (B) the driver's license or identification card number of the worker, and (C) the state or other jurisdiction that issued the license or card.
 - iii) The CMAR, and each Subcontractor through the CMAR, is required to submit a copy of the Certified Payroll Reports for each calendar month to the Owner no later than fifteen (15) calendar days after the end of the month. The CMAR shall be responsible for coordinating the submittal of all the Certified Payroll Reports for the Project, including the reports of each Subcontractor who is performing Work on the Project. The Owner requires the use of LCP Tracker software for the submission of certified payrolls by the CMAR and all of its Subcontractors.

The CMAR agrees to contact the Nevada State Labor Commissioner with any question concerning the payment of prevailing wage rates.

- d) **Penalties.** In accordance with NRS 338.060, the CMAR shall forfeit the penalty provided herein to the Owner for each calendar day or portion thereof that each workman employed on the Project (i) is paid by the CMAR or Subcontractor less than the designated wage rate for the work on the Project, (ii) the CMAR or Subcontractor willfully included inaccurate or incomplete information in the monthly Certified Payroll Report submitted to the Owner, (iii) the CMAR or Subcontractor did not report to the Owner as required pursuant to NRS 338.070, and/or (iv) if a violation of more than one provision of subsection (i) through (iii) herein involves the same workman, the CMAR shall forfeit the penalty set forth in each violated subsection.

The CMAR hereby stipulates that the Owner may withhold not less than twenty dollars (\$20.00), nor more than fifty (\$50.00) for each and every violation of subparagraphs (i) through (iii) herein, the actual amount of which is according to a sliding scale based on the size of the CMAR's business which is adopted by the State Labor Commissioner, except that for violation of subparagraph (iii) the maximum penalty is limited to one thousand (\$1,000) for the first violation and five thousand (\$5,000) for each subsequent violation occurring during the term of the Contract.

In addition to any penalty imposed by the Labor Commissioner, if the CMAR or Subcontractor is determined by the Owner to have violated the provisions of this Section, the Owner may deduct from any payments due the CMAR, the costs of the proceedings associated with the investigation of each wage complaint including, but not limited to, employee salaries, investigator fees and attorney fees.

In addition to any monetary penalty imposed by the statute, the CMAR, or its Subcontractor, agent or representative, performing Work on the Project who neglects to comply with the prevailing wage rate requirements of NRS Chapter 338 is guilty of a misdemeanor.

e) **Copeland Anti-Kickback Law.** The CMAR shall comply with the Copeland Anti- Kick Back Act (19 U.S.C. 874) as supplemented in the Department of Labor Regulations (29 CFR Part 3). This Act provides that the CMAR or Subcontractor shall be prohibited from inducing by any means, any person employed in the construction, completion or repair of public work, to give up any part of the compensation to which that person is otherwise entitled.

f) **Fair Employment Law.** The CMAR shall comply with the fair employment provisions of NRS 338.125.

i) Discrimination:

The Owner is committed to promoting full and equal business opportunity for all persons doing business in Clark County, Nevada. The CMAR acknowledges that the Owner has an obligation to ensure that public funds are not used to subsidize private discrimination. CMAR recognizes that if the CMAR or their subcontractors are found guilty by an appropriate authority of refusing to hire or do business with an individual or company due to reasons of race, color, religion, sex, sexual orientation, gender identity or gender expression, age, disability, national origin, or any other legally protected status, the Owner may declare the CMAR in breach of contract and terminate the Contract.

ii) Fair Employment Practices

In connection with the performance of work under this Contract, the CMAR agrees not to discriminate against any employee or applicant for employment because of race, color, religion national origin, sex, sexual orientation, gender identity or gender expression, age, disability, or any other legally protected status. Such agreement 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.

The CMAR further agrees to insert this provision in all subcontracts hereunder. Any violation of such provision by the CMAR or its subcontractors shall constitute a material breach of this Contract.

g) **Preferential Employment. (This Section IS ___ IS NOT ___ Applicable to this Contract)** The CMAR shall comply with the preferential employment provisions of NRS Chapter 338.130. This law requires, in all cases where persons are employed in the construction of public works, preference must be given, when the qualifications of applicants are equal: First, to persons who have been honorably discharged from the Army, Navy, Air Force, Marine Corps or Coast Guard of the United States, a reserve component thereof or the National Guard, and are citizens of the State of Nevada; Second, to other citizens of the State of Nevada. If these provisions of NRS 338 are not complied with by the CMAR engaged on the public work, the contract shall be void, and any failure or refusal to comply with any of these provisions of this section renders any such contract void.

h) **Federal Wage Rates. (This Section IS ___ IS NOT ___ Applicable to this Contract)** The CMAR shall comply that the Federal Wage Rates attached (*Attachment Exhibit 1*) and incorporated herein as a part hereof which are applicable to the Contract. The wages paid under the Contract shall conform to the Davis-Bacon Act of March 3, 1931, as amended (46 Stat. 1494, as amended, 40 U.S.C. 276a to 276a-7) as supplemented by Department of Labor Regulations (29- CFR, Part 5). If the State Wage Rates and Federal Wage Rates are not equal, the CMAR shall pay the higher prevailing rate.

i) **Special Requirements. (This Section IS ___ IS NOT ___ Applicable to this Contract)** The CMAR shall comply with the requirements of Federal Requirements (*Attachment Exhibit 1*), incorporated herein as a part hereof, which are applicable to the Contract.

Section 13.03 Compliance with Americans with Disabilities Act (ADA)

The Work shall comply with the ADA as amended to date. The CMAR shall construct the Work in compliance with the Americans with Disabilities Act and the rules and regulations promulgated thereunder and shall immediately notify the Owner of any conflicts between the Contract Documents and the Act or the rules and regulations promulgated thereunder.

Section 13.04 Compliance with Immigration Reform Control Act of 1986

In accordance with the Immigration Reform and Control Act of 1986, the CMAR shall not employ unauthorized aliens in the performance of the Contract.

Section 13.05 Air Pollution Control

a) Prior to commencing the Work, the CMAR shall obtain a permit from the Clark County Department of Air Quality and Environmental Management.

b) The CMAR shall perform the Work in a manner that does not discharge smoke, dust, or other air contaminants into the atmosphere from any source whatsoever, in violation of the laws, rules, and regulations of federal, state, and local government pertaining to air pollution including, but not necessarily limited to, the following:

i) Nevada Revised Statute 445: Air Quality Regulations.

ii) Title 40 Code of Federal Regulations (CFR) Part 82 Protection of Stratospheric Ozone – Refrigerant Regulations.

iii) Adhering to all Clark County Department of Air Quality and Environmental Management regulations.

c) The CMAR shall not be granted any time extensions for delays due to compliance with or violations of the aforementioned laws, rules, or regulations; and shall pay all compliance costs and violation fines and penalties. Such imposed fines and penalties shall not result in an increase in the Contract Amount, and are not subject to reimbursement by the Owner.

Section 13.06 Fire Prevention

- a) The CMAR shall conform to all federal, state, and local laws and regulations pertaining to burning, fire prevention, and control within or adjacent to the Work Site. Necessary precautions to avoid and eliminate fire hazards shall be the responsibility of the CMAR.
- b) All tarpaulins used for any purpose during construction of the Work shall be made of material resistant to fire, water, and weather and shall bear UL labels. Lighting of any fires on the Project Site is strictly forbidden.
- c) The CMAR shall provide portable fire extinguishers compatible with the hazard of each work area and shall instruct its personnel in their location and use. Wherever welding or burning is conducted, inflammable materials shall be protected and a fire watch shall be provided by the CMAR to be present during the burning and welding operation to ensure that protective measures are taken and no fires result from such operation. The fire watch shall have fire extinguisher equipment readily available and know-how for proper use.

Section 13.07 Provisions Required by Law

Each and every provision of Nevada Revised Statutes Chapter 338 and 624 and any other laws required to be inserted in this Contract shall be deemed to be inserted herein and the Contract shall be read and enforced as though it were included herein, and if through mistake or otherwise any such provision is not inserted, or inserted incorrectly, then upon the application of either party, the Contract shall be amended to make such insertion or correction.

Section 13.08 Stormwater Pollution Control

- a) Prior to commencing the Work, the CMAR shall obtain a National Pollutant Discharge Elimination System (NPDES) permit from Nevada Division of Environmental Protection (NDEP) for construction activities.
- b) The CMAR shall perform the Work so as to not discharge stormwater runoff containing pollutants or sediment into the waters of the United States (including municipal separate storm sewer systems [MS4s]) in violation of federal and state laws, rules, and regulations.
- c) The CMAR shall:
 - i) Comply with the provisions of Nevada Revised Statutes, Chapter 445A: Water Pollution Control.
 - ii) Adhere to all Federal regulations under 40 CFR 122.26(b)(14).
 - iii) Provide to the Owner, prior to commencing construction operations, copies of all associated Permits or waivers.
- d) All information and forms pertaining to Nevada's Stormwater NPDES Permitting Program can be found on the following website: <http://ndep.nv.gov/bwpc/storm01.htm>.
- e) The county, state, and federal regulations identified above are hereby incorporated by reference as preconditions of this Contract. The CMAR shall familiarize itself with these regulations and practices, and is advised that prior to engaging in any construction activities, the CMAR shall submit a Notice Of Intent (NOI) to the Nevada Division of Environmental Protection. A Storm Water Pollution Prevention Plan (SWPPP) must be completed prior to submission of the NOI and must remain on the Project site and be updated as necessary for the duration of the project. As applicant, the CMAR is responsible for insuring that all persons on the Project site, including contractor and subcontractor personnel, abide by the conditions of the permit. As the applicant, the CMAR is responsible for supplying complete copies of the NOI and SWPPP to all project subcontractors.
- f) Upon completion of the Project, the CMAR must (at no additional cost to the Owner) permanently stabilize the construction area and file a Notice Of Termination (NOT) with NDEP to terminate the permit.
- g) The CMAR shall not be granted any time extensions for delays due to compliance with or violations of the aforementioned laws, rules, regulations, and requirements and shall pay all compliance costs and violation fines and penalties. Such imposed fines and penalties shall not result in an increase in the Contract Amount, and are not subject to reimbursement by the Owner.

Section 13.09 Disposal of All Wastes (Hazardous, Toxic, and Non-Hazardous)

- a) CMAR shall be responsible for disposal of all waste materials including non-hazardous, hazardous, or toxic materials. CMAR shall make its own arrangements for disposal or recycle of all waste materials and shall pay all costs associated with the proper disposal of all waste.
- b) CMAR shall obtain written verification in terms of the landfill weight ticket, recycling certificate from the disposal site owner or operator with a written release from the disposal site owner or operator absolving the Owner of any and all responsibility in connection with the disposal of waste material on said property.
- c) Unless otherwise provided, full compensation for all costs involved in disposing of materials as specified in this section, including all costs of hauling, shall be considered as included in the price paid for the Contract items of work involving such material and no additional compensation will be allowed therefore.
- d) No waste material that is to be disposed shall be stockpiled on the Owner's property or the Project site longer than seven (7) days, unless otherwise approved by the Owner. Prior to initiating construction, the CMAR shall provide to the Owner a proposed temporary stockpile location. Construction debris and materials shall not be stockpiled in unapproved locations.

- e) For hazardous or toxic materials waste, CMAR shall comply with all local, State, and federal regulations including but not limited to Resources Conservation and Recovery Act (RCRA), Toxic Substance Control Act (TSCA). CMAR must fill out the Waste Manifest and provide a copy of the Manifest to the Owner. CMAR (or its subcontractor) shall provide all necessary licenses or permits documentation for handling, transportation and disposal of hazardous or toxic materials as submittal information to the Owner. CMAR is responsible to identify/classify the hazardous waste, getting an EPA hazardous waste site number by filing the paperwork with NDEP as the hazardous waste generator, retaining certified RCRA hazardous waste transporter subcontractor, properly dispose the RCRA hazardous waste in certified hazardous waste treatment or landfill sites, deactivated the EPA hazardous waste site number when the job is done, and provide safe handling training to CMAR employees.

Section 13.10 Compliance with National Environmental Policy Act (NEPA)

If this contract is sponsored in whole or part through Federal funding, CMAR is required to comply with NEPA requirements including but not limited to, compliance with Clean Air Act, Clean Water Act, Endangered Species Act, National Historic Preservation Act, Migratory Bird Treaty Act, Resource Conservations and Recovery Act (RCRA), Toxic Substance Control Act (TSCA).

Section 13.11 Use of Apprentices

Contractor represents that it and its subcontractors will comply with Senate Bill 82 of the 82nd Legislative Session of the Nevada Legislature (2023) ("SB 82"), and NRS 338.01165 regarding the hiring of apprentices from a valid Apprenticeship Program (recognized by the State Apprenticeship Council) for the applicable type of public work (as defined in NRS 338.010).

A Contractor and/or Subcontractor engaged in a Vertical Construction who employs a worker pursuant to NRS 338.040 shall use one or more apprentices for at least 10 percent of total hours of labor in each apprenticed craft or type of work to be performed for which more than three workers are employed on a public work.

A Contractor and/or Subcontractor engaged in a Horizontal Construction who employs a worker pursuant to NRS 338.040 shall use one or more apprentices for at least 3 percent of total hours of labor in each apprenticed craft or type of work to be performed for which more than three workers are employed on a public work.

Contractor shall factor compliance with SB 82 into their pricing, including when a Contractor and/or Subcontractor, who is a signatory to a collective bargaining agreement with a union that sponsors an apprenticeship program for an apprenticed craft or type of work for which the term of apprenticeship is not more than three (3) years, requests an apprentice from that apprenticeship program, and an apprentice in the appropriate craft or type of work is not available, and that Contractor and/or Subcontractor then utilizes a person who graduated from the apprenticeship program in that craft or type of work within the three (3) years immediately preceding the request from that Contractor and/or Subcontractor. All change orders submitted to the County seeking the difference in cost for a Contractor and/or Subcontractor utilizing the option set forth in the previous sentence, and as more fully set forth in SB 82, will not be accepted by COUNTY.

SECTION 14. CONTRACT INTERPRETATION

Section 14.01 General

- a) **Governing Law.** The Contract shall be construed and enforced in accordance with the laws of the State of Nevada. Any action for the enforcement of any provision of this Contract shall be instituted in the County of Clark, State of Nevada.
- b) **References Hereto.** The terms "hereby," "hereof," "herein," "hereunder" and any similar terms refer to this Contract; and the term "hereafter" means after, and the term "heretofore" means before, the Contract Award Date.
- c) **Gender and Plurality.** Words of the masculine gender mean and include correlative words of the feminine and neuter genders and words importing the singular number mean and include the plural number and vice versa.
- d) **Persons.** Words importing persons include firms, companies, associations, joint ventures, general partnerships, limited partnerships, limited liability corporations, trusts, business trusts, corporations and other legal entities, including public bodies, as well as individuals.
- e) **Headings.** The table of contents and any headings preceding the text of the Articles, Sections and subsections of this Contract shall be solely for convenience of reference and shall not affect its meaning, construction or effect.
- f) **Entire Contract.** This Contract includes the requirements of the Plans and Specifications, the General Conditions and all appendices and clarifications thereto. Without limiting the generality of the foregoing, This Contract shall completely and fully supersede all other understandings and agreements among the Parties related to the execution of this Contract.
- g) **Standards of Workmanship and Materials.** Any reference in this Contract to materials, equipment, systems or supplies (whether such references are in lists, notes, Specifications, schedules, or otherwise) shall be construed to require the CMAR to furnish the same in accordance with the grades and standards therefore indicated in this Contract. Where this Contract does not specify any explicit quality or standard for construction materials or workmanship, the CMAR shall use only workmanship and new materials of a quality consistent with that of construction, workmanship and materials specified elsewhere in the Specifications, and the Specifications are to be interpreted accordingly.
- h) **Technical Standards and Codes.** References in this Contract to all professional and technical standards, codes and specifications are to the most recently published professional and technical standards, codes and specifications of the institute, organization, association, Owner or society specified, all as in effect as of the Contract Award Date. Unless otherwise specified to the contrary, (i) all such professional and technical standards, codes and specifications shall apply as if incorporated in the

Specifications, and (ii) if any material revision occurs, to the CMAR's knowledge, after the Contract Date, and prior to completion of the applicable Work, the CMAR shall notify the Owner. If so directed in writing by the Owner, the CMAR shall perform the applicable Work in accordance with the revised professional and technical standard, code, or specification as long as the Guaranteed Maximum Price is adjusted, subject to cost substantiation, for any additional cost or expense attributable to any such revision.

- i) **Causing Performance.** A Party shall itself perform, or shall cause to be performed, subject to any limitations specifically imposed hereby with respect to Subcontractors or otherwise, the obligations affirmatively undertaken by such Party under this Contract.
- j) **Party Bearing Cost of Performance.** All obligations undertaken by each Party hereto shall be performed at the cost of the Party undertaking the obligation or responsibility, unless the other Party has explicitly agreed herein to bear all or a portion of the cost either directly, by reimbursement to the other Party or through an adjustment to the Guaranteed Maximum Price.
- k) **Assistance.** The obligations of a Party to cooperate with, to assist or to provide assistance to the other Party hereunder shall be construed as an obligation to use the Party's personnel resources to the extent reasonably available in the context of performance of their normal duties, and not to incur material additional overtime or third party expense unless requested and reimbursed by the assisted Party.
- l) **Good Construction Practice.** Good Construction Practice shall be utilized hereunder, among other things, to implement, and in no event displace or lessen the stringency of, the Contract Specifications or Contract Standards. In the event that, over the course of the performance of this Contract, Good Construction Practice evolves in a manner which in the aggregate materially and adversely affects the cost of compliance therewith by the CMAR, the CMAR shall be relieved of its obligation to comply with such evolved Good Construction Practice (but not the Good Construction Practice as of the Contract Award Date) unless the Owner agrees to adjust the Guaranteed Maximum Price on a cost-substantiated basis, as appropriate, to account for such additional costs. Except to the extent that the CMAR is relieved of its obligation to comply with such evolved Good Construction Practice, as provided above, in no event shall any evolution of Good Construction Practice, or any Owner election to pay or not pay any such additional costs, relieve the CMAR of its obligations hereunder.
- m) **Applicability and Stringency of Contract Standards.** The CMAR shall be obligated to comply only with those Contract Standards which are applicable in any particular case. Where more than one Contract Standard applies to any particular performance obligation of the CMAR hereunder, each such applicable Contract Standard shall be complied with. In the event there are different levels of stringency among such applicable Contract Standards, the most stringent of the applicable Contract Standards shall govern.
- n) **Delivery of Documents in Digital Format.** In this Contract, the CMAR is obligated to deliver reports, records, proposals and other documentary submittals in connection with the performance of its duties hereunder. The CMAR agrees that all such documents shall be submitted to the Owner both in printed form (in the number of copies indicated) and, at the Owner's request, in digital form. Digital copies shall consist of computer readable data submitted in Adobe PDF format which the Owner may reasonably request to facilitate the administration and enforcement of this Contract. If drawings, native AutoCAD files should be submitted unless an alternate format is requested by the Owner. In the event that a conflict exists between the signed or the signed and stamped hard copy of any document and the digital copy thereof, the signed or the signed and stamped hard copy shall govern. The Owner uses the Microsoft Office Suite of software and Primavera Expedition for contract administration.
- o) **Drafting Responsibility.** Neither Party shall be held to a higher standard than the other Party in the interpretation or enforcement of this Contract as a whole nor any portion hereof based on drafting responsibility.
- p) **No Third-Party Rights.** This Contract is exclusively for the benefit of the Owner and the CMAR and shall not provide any third parties with any remedy, claim, liability, reimbursement, cause of action or other rights.
- q) **References to Include.** All references to "include" or "including" herein shall be deemed to be followed by the words "but not be limited to" or "without limitation" or words of similar import.

Section 14.02 Intent and Correlation

The Contract is intended to include all items necessary for the proper execution and completion of the Work. The Contract Documents are complementary, and what is required by one portion or section of the Contract shall be as binding as if required by all. Any work not covered in the Contract will not be required unless it is consistent with the Contract Documents, and it is reasonably inferable or necessary to produce the intended results or provide a complete work. Words and abbreviations, which have well known technical or trade meanings, are used in the Contract Documents in accordance with such recognized meanings.

Section 14.03 Governing Order of Contract Documents

The Contract Documents include various divisions, sections, and conditions, which are essential parts for the work to be provided by the CMAR. In case of discrepancy, the lower number document will govern over the higher numbered document according to the following order of precedence, unless to do so would contravene the intent of the Contract Documents as determined by the Owner:

- a) Change Orders
- b) Addenda, with those of later date having precedence over those of an earlier date
- c) CMAR Construction Contract
- d) General Conditions
- e) Special Provisions, Drawings and Referenced Standards (these documents are to be construed together in determining the intent of the Owner)

Section 14.04 Conflicting Conditions

In the event of inconsistencies within or between parts of the Contract Documents, or between the Contract Documents and applicable standards, codes and ordinances, the CMAR shall (a) provide the better quality or greater quantity of Work or (a) comply with the more stringent requirement; either or both in accordance with the Owner's interpretation.

Section 14.05 Graphic Enhancement

Graphic enhancement of any text of the Contract such as bolding, underlining, italics, etc. is added for ease of reference and shall not be interpreted as placing additional importance on the enhanced text or lessening the importance of text without such enhancement.

SECTION 15. MISCELLANEOUS PROVISIONS

Section 15.01 Regulatory Authorities

- a) The CMAR does hereby acknowledge and agrees that Owner or Owner's Designated Representative for purposes of the Project, does not have any control, authority or influence over the decisions or requirements of regulatory authorities which are separate from the Owner, or which are departments of the Owner including, but not limited to, the Building Department, Fire Department, Planning Department or other divisions within the Department of Public Works acting in a regulatory manner. The CMAR is responsible for complying with the requirements imposed by the regulatory authorities (including the departments of the Owner acting in a regulatory manner) and any delays resulting to the CMAR in the performance of the Contract from having to comply with such requirements are solely the responsibility of the CMAR, and not attributable in any manner to the Owner.
- b) The Owner's Designated Representative acts in a capacity similar to that of a representative working for a private property owner which is to ensure that the Owner receives a quality product, delivered on schedule, for a fair price. Furthermore, the Owner's Designated Representative does not speak or act for any regulatory authority, nor does any regulatory authority speak or act for the Owner's Designated Representative. The CMAR agrees that its relationship with the regulatory authorities having jurisdiction over the Project is separate from its relationship with the Owner's Designated Representative, and that the CMAR's interaction with each regulatory authority is to be conducted without assistance from the Owner's Designated Representative.

Section 15.02 Subcontracts

- a) Any subcontract entered into by the CMAR and its Subcontractor or material Supplier shall not create any contractual relationship between the Owner and the Subcontractor or material Supplier. It is the CMAR's responsibility to ensure all subcontract agreements and material supply contracts comply with the term and conditions set forth in this Contract and applicable Statutes
- b) The CMAR agrees to provide a copy of each subcontract (including contracts for the purchase of supplies) entered into by the CMAR in connection with the Project if so requested by the Owner for any of the reasons set forth in NRS 338.140 (1)(d).
- c) The CMAR shall not substitute a Subcontractor for any portion of the Work which was previously indicated would be performed by the CMAR unless such substitution meets the requirements of NRS Chapter 338.
- d) If the CMAR submitted with its proposal a signed and notarized Affidavit and received a preference in bidding, the contract between the CMAR and Subcontractor and each contract between a subcontractor and a lower-tier subcontractor must provide that:
 - (i) If a party to the contract causes the CMAR to fail to comply with the requirements of the Affidavit, the party is liable to the Owner for a penalty as defined by statute:
 - (ii) The right to recover the amount determined pursuant to paragraph (a) by the Owner may be enforced by the Owner directly against the party that causes the failure to comply; and
 - (iii) No other party to the contract is liable to the Owner for a penalty.

Section 15.03 Audit of Records

- a) The CMAR agrees to maintain the financial books and records (including supporting documentation) pertaining to the performance of this Contract according to standard accounting principles and procedures. The books and records shall be maintained for a period of three (3) years after completion of this Contract, except that books and records which are the subject of an audit finding shall be retained for three (3) years after such finding has been resolved. If the CMAR goes out of business, the CMAR shall forward the books and records to the Owner to be retained by the Owner for the period of time required herein.
- b) The Owner, or its Designated Representative(s), shall have the right to inspect and audit (including the right to copy and/or transcribe) the books and records of the CMAR pertaining to the performance this Contract during normal business hours. The Owner will provide prior written notice to the CMAR of the audit and inspection. If the books and records are not located within Clark County, the CMAR agrees to deliver them to the Owner, or to the address, designated by the Owner, within Clark County. In lieu of such delivery, the CMAR may elect to reimburse the Owner for the cost of travel (including transportation, lodging, meals and other related expenses) to inspect and audit the books and records at the CMAR's office. If the books and records provided to the Owner are incomplete, the CMAR agrees to remedy the deficiency after written notice thereof from the Owner, and to reimburse the Owner for any additional costs associated therewith including, without limitation, having to revisit the CMAR's office. The CMAR's failure to remedy the deficiency shall constitute a material breach of this Contract. The Owner shall be entitled to its costs and reasonable attorney fees in enforcing the provisions of this Section.

- c) If, at any time during the term of this Contract, or at any time after the expiration or termination of the Contract, the Owner or the Owner's Designated Representative(s) finds the dollar liability is less than payments made by the Owner to the CMAR, the CMAR agrees that the difference shall be either: (i) repaid immediately by the CMAR to the Owner, or (ii) at the Owner's option, credited against any future billings due the CMAR.

Section 15.04 Independent Contractor

The 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. The CMAR shall act as an independent contractor and not as an agent of the Owner in performing the Contract. The CMAR shall maintain complete control over its employees and all of its subcontractors. Nothing contained in the Contract or any subcontract awarded by the CMAR shall create any contractual relationship between any such subcontractor and the Owner. The CMAR shall perform the Work in accordance with its own methods subject to compliance with the Contract.

Section 15.05 Severability

The invalidity, illegality, or unenforceability of any provision of the Contract or the occurrence of any event rendering any portion or provision of the Contract void shall in no way affect the validity or enforceability of any other portion or provision of the Contract. Any void provision shall be deemed severed from the Contract, and the balance of the Contract shall be construed and enforced as if the Contract did not contain the particular portion of provision held to be void. The parties further agree to amend the Contract to replace any stricken provision with a valid provision that comes as close as possible to the intent of the stricken provision. The provisions of this clause shall not prevent the entire Contract from being void should a provision which is of the essence of the Contract to be determined void.

Section 15.06 Assignment of Contractual Rights

The 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 thereto without prior written consent of Owner and any sureties. Any attempt by CMAR to assign or otherwise transfer any interest in this Contract without the prior written consent of Owner shall be void.

Section 15.07 Ownership and Use of Documents

The Drawings and Special Provisions are and shall remain the Owner's property unless a consultant is used in the preparation of the Contract Documents in which case ownership shall be according to the agreement between the Owner and the Consultant. They are to be used only with respect to the Project and are not to be used on any other project. Submission or distribution to meet official regulatory requirements for other purposes in connection with the Project is not to be construed as infringement of the copyright of the Owner's or Consultant's common law or other reserved rights.

Section 15.08 Prohibited Interests

No official of the Owner, who is authorized in such capacity and on behalf of the Owner to negotiate, make, accept or approve, or take part in negotiating, making, accepting, or approving any architectural, engineering, inspection, construction or material supply contract or any subcontract in connection with the construction of the Project, shall become directly or indirectly interested personally in the Contract or in any part hereof. No officer, employee, architect, attorney, engineer or inspector of, or for the Owner, who is authorized in such capacity and on behalf of the Owner to exercise any legislative, executive, supervisory or other similar functions in connection with the construction of the Project, shall become directly or indirectly interested personally in the Contract or in any part hereof, any material supply contract, subcontract, insurance contract, or any other contract pertaining to the Project.

Section 15.09 Waiver

No waiver of any breach or failure to enforce any of the terms, conditions or covenants of the Contract shall be construed to be a waiver of any succeeding breach of the same or similar provision of the Contract.

Section 15.10 No Personal Liability

No official, officer, employee or agent of the Owner shall in any way be personally liable or responsible for any covenant or agreement herein contained, whether expressed or implied, or for any statement, representation or warranty made in connection with the Contract.

Section 15.11 Contract Modification

The Contract represents the entire and integrated agreement between the Owner and the CMAR and supersedes prior negotiations, representations or agreements, either written or oral, made by either party. The Contract may only be amended by a Modification.

Section 15.12 Required Reporting for Bidder's Preference on Public Work Projects

- a) In accordance with NRS 338.0117 for contracts awarded as the result of the bidders' preference being received, CMAR shall maintain, and submit as required, the reports as indicated in this Section 15.12. It is the CMAR's responsibility to maintain, documentation required to substantiate the information provided in the reports, including information for all Subcontractors on the Project.

- b) At least 50 percent of the workers employed on the Project, including, without limitation, any employees of the CMAR and of any Subcontractor engaged on the Project, will hold a valid driver's license or identification card issued by the State of Nevada Department of Motor Vehicles ("DMV");
 - i) The CMAR shall keep or cause to be kept, for both the CMAR and all Subcontractors, an accurate record showing, for each worker employed by the CMAR or Subcontractor in connection with the Project:
 - A) The name of the worker;
 - B) The occupation of the worker;
 - C) If the worker has a driver's license or identification card, an indication of the state or other jurisdiction that issued the license or card; and
 - D) The actual per diem, wages and benefits paid to the worker.
 - ii) An additional accurate record showing, for each worker employed by the CMAR or Subcontractor in connection with the public work who has a driver's license or identification card;
 - A) The name of the worker;
 - B) The driver's license number or identification card number of the worker; and
 - C) The state or other jurisdiction that issued the license or card.
 - iii) The records maintained pursuant to paragraph (i) above must be open at all reasonable hours to the inspection by the Owner and the public as provided by NRS 239.010. The CMAR engaged on the Project shall ensure that a copy of each record for each calendar month is received by the Owner no later than fifteen 15 days after the end of the month. The copy of the record maintained pursuant to paragraph (ii) is confidential and **not open** to public inspection. The CMAR shall maintain the records for a minimum of two years after final payment is received from the Owner.
- c) All vehicles used primarily for the Project will be:
 - i) Registered and partially apportioned to Nevada pursuant to the International Registration Plan, as adopted by the DMV pursuant to NRS 707.826; or
 - ii) Registered in the State of Nevada;
 - A) The CMAR shall keep or cause to be kept, for both the CMAR and all Subcontractor vehicles primarily used on the Project, an accurate record, updated monthly, showing a listing of vehicles being used on this Project. The list must include the Nevada State license plate number and registration information for both General CMAR and Subcontractors vehicles.
 - B) The records maintained pursuant to paragraph must be open at all reasonable hours to the inspection by the Owner and the public as provided in NRS 239.010. The CMAR shall maintain the records for a minimum of two years after final payment is received from the Owner.
- d) If applying to receive a preference in bidding pursuant to subsection 3 of NRS 338.1727 or subsection 2 of NRS 408.3886, at least 50 percent of the design professionals working on the Project, including, without limitation, employees of the Design-Build team and of any Subcontractor engaged on the Project, will have a valid driver's license or identification card issued by the State of Nevada DMV;
 - i) The CMAR shall keep or cause to be kept, for design professionals employed by either the CMAR and all Subcontractors, an accurate record, updated monthly, of the following information:
 - A) The name of the design professional;
 - B) The state or other jurisdiction that issued the license or card
 - C) The drivers' license number of identification card number of the design professional; and
 - ii) The records maintained pursuant to paragraph (i) subsection (A) and (B) must be open at all reasonable hours to the inspection by the Owner and the public as provided in NRS 239.010. The copy of the record maintained pursuant to paragraph (i) subsection (C) is confidential and not open to public inspection. The CMAR shall maintain the records for a minimum of two years after final payment is received from the Owner.
- e) The CMAR and any Subcontractor engaged on the Project will maintain and make available for the inspection within this State his or her records concerning payroll relating to the Project.

Section 15.13 Owner's Recovery of Bidders Preference Penalties

- a) If the Owner determines that the CMAR has failed to comply with a requirement certified in its Public Works Bidders Preference Affidavit the Owner may seek to recover by civil action penalties for failure to comply in the amount defined by statute.

- b) If the CMAR submitted with its Proposal a signed and notarized Affidavit receives a preference in bidding and is awarded the construction contract, the contract between the CMAR and Owner must provide that;
- i) If a party to the contract causes the CMAR to fail to comply with the requirements of the Affidavit, the party is liable to the Owner for a penalty as defined by statute;
 - ii) The right to recover the amount determined pursuant to paragraph (a) by the Owner may be enforced by the Owner directly against the party that causes the failure to comply; and
 - iii) No other party to the contract is liable to the Owner for a penalty.

Section 15.14 Counterpart Signatures

This Contract may be executed in counterparts. All such counterparts will constitute the same contract and the signature of any party to any counterpart will be deemed a signature to, and may be appended to, any other counterpart. Executed copies hereof may be delivered by facsimile or e-mail and upon receipt will be deemed originals and binding upon the parties hereto, regardless of whether originals are delivered thereafter.

The parties agree that this Contract may be signed electronically via the Owner's designated electronic signature platform, and that the electronic signatures appearing herein shall be considered the same as handwritten signatures for the purposes of validity, admissibility, and enforceability.

Section 15.15 Prison Rape Elimination Act Compliance

CMAR must comply with the Prison Rape Elimination Act (PREA) of 2003 (Federal Law 42 U.S.C. 15601 et.seq.), with all applicable PREA standards, with all applicable policies related to PREA and standards related to PREA for preventing, detecting, monitoring, investigating, and eradicating any form of sexual abuse within Clark County Detention Center (CCDC) or North Valley Complex (NVC) facilities/offices owned, operated, or contracted. CMAR acknowledges that, in addition to "self-monitoring requirements" Detention Services Division (DSD) will conduct announced or unannounced, compliance monitoring to include "on-site" monitoring. Failure to comply with PREA, including PREA standards and DSD policies may result in termination of this Contract.

Section 15.16 Detention Facilities

Nevada Revised Statute (NRS) 280.290 provides that the Sheriff is the chief law enforcement and administrative officer of the Las Vegas Metropolitan Police Department (LVMPD) and shall continue to perform all of his duties as Sheriff; and NRS 211.030 provides that the Sheriff is the custodian of the jails in his county and of the prisoners therein and that he shall keep the jails personally, or by his deputy or by a jailer or jailers appointed by him for that purpose, for whose acts he is responsible; LVMPD through its Detention Services Division (DSD) operates the Clark County Detention Center (CCDC) and the North Valley Complex (NVC). Accordingly, LVMPD DSD is COUNTY'S representative for all operations of the CCDC and NVC.

CMAR shall be fully and solely responsible for safety and health conditions for conducting all operations under this Contract and at all times in such a manner as to avoid the risk of endangerment to health, bodily harm to persons, and damage to property. CMAR shall continually and diligently inspect all equipment, materials and work to discover any conditions which might involve such risks and shall be solely responsible for discovery and correction of any such conditions CMAR shall furnish all safety equipment, supplies and instructions required for the work and enforce the proper use of such by its employees, agents, subcontractors and any and all sub-tier levels and suppliers. CMAR shall notify COUNTY in writing of the name of their assign employee responsible for safety and health including a twenty-four (24) hour telephone number prior to commencement of work. CMAR shall comply with all requirements of Nevada Revised Statute Chapter 618, Occupational Safety and Health, Nevada Administrative Code Chapter 618 and have established an active Safety Program in accordance therewith.

Section 15.17 Gratuities

- a) Owner may, by written notice to CMAR, terminate this Contract if it is found after notice and hearing by Owner that gratuities (in the form of entertainment, gifts, or otherwise) were offered or given by CMAR or any agent or representative of CMAR to any officer or employee of Owner with a view toward securing a contract or securing favorable treatment with respect to the awarding or amending or making of any determinations with respect to the performance of this Contract.
- b) In the event this Contract is terminated as provided in paragraph 1 hereof, Owner shall be entitled:
 - i) to pursue the same remedies against CMAR as it could pursue in the event of a breach of this Contract by CMAR; and
 - ii) as a penalty in addition to any other damages to which it may be entitled by law, to exemplary damages in an amount (as determined by Owner) which shall be not less than three (3) nor more than ten (10) times the costs incurred by CMAR in providing any such gratuities to any such officer or employee.
- c) The rights and remedies of Owner provided in this clause shall not be exclusive and are in addition to any other rights and remedies provided by law or under this Contract.

Section 15.18 Covenant

CMAR covenants that it presently has no interest and that it will not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of services required to be performed under this Contract. CMAR further covenants, to its knowledge and ability, that in the performance of said services no person having any such interest shall be employed.

Section 15.19 Disclosure of Ownership Form

CMAR agrees to provide the information on the attached Disclosure of Ownership/Principals form prior to any contract and/or contract amendment to be awarded by the Board of County Commissioners.

Section 15.20 Authority

Owner is bound only by Owner's agents acting within the actual scope of their authority. Owner is not bound by actions of one who has apparent authority to act for Owner. The acts of Owner's agents which exceed their contracting authority do not bind Owner.

Section 15.21 Non-Endorsement

As a result of the selection of CMAR to supply goods or services, Owner is neither endorsing nor suggesting that CMAR'S service is the best or only solution. CMAR agrees to make no reference to Owner in any literature, promotional material, brochures, sales presentations, or the like, without the express written consent of Owner.

Section 15.22 Public Records

Owner is a public agency as defined by state law, and as such, is subject to the Nevada Public Records Law (Chapter 239 of the Nevada Revised Statutes). Under the law, all of Owner's records are public records (unless otherwise declared by law to be confidential) and are subject to inspection and copying by any person. All Contract documents are available for review following the award of the Contract.

Section 15.23 Companies that Boycott Israel

CMAR certifies that, at the time it signed this Contract, it was not engaged in, and agrees for the duration of the Contract, not to engage in, a boycott of Israel. Boycott of Israel means, refusing to deal or conduct business with, abstaining from dealing or conducting business with, terminating business or business activities with or performing any other action that is intended to limit commercial relations with Israel; or a person or entity doing business in Israel or in territories controlled by Israel, if such an action is taken in a manner that discriminates on the basis of nationality, national origin or religion. It does not include an action which is based on a bona fide business or economic reason; is taken pursuant to a boycott against a public entity of Israel if the boycott is applied in a nondiscriminatory manner; or is taken in compliance with or adherence to calls for a boycott of Israel if that action is authorized in 50 U.S.C. § 4607 or any other federal or state law.

Section 15.24 State of Nevada Legal Holidays

CMAR is advised that below there are 10 firm legal holidays and 11 when December 31st falls on Friday.

Martin Luther King's Birthday
Presidents' Day
Memorial Day
Juneteenth
Independence Day
Labor Day
Nevada Admission Day
Veteran's Day
Thanksgiving Day and the Friday After
Christmas Day
New Year's Day

Section 15.25 Close-out Documentation

As a part of the required Contract close-out documentation, CMAR shall submit a Summary Report of Material Suppliers and Subcontractors listing the name of the Subcontractor, work performed, the Business Enterprise Group (BEG), Ethnicity Status, and Value of the contracts. The close-out document shall be submitted in a manner that substantially meets the format and content of the form attached hereto as Close-out Documentation Summary Report of Subcontractors. See **Exhibit L**.

The Business Enterprise Categories are defined as follows:

- a) **MINORITY OWNED BUSINESS ENTERPRISE (MBE):**
An independent and continuing business for profit, which performs a commercially useful function and is at least 51 percent owned and controlled by one or more minority persons of African American (AA), Hispanic American (HA), Asian-Pacific American (AX) or Native American (NA) ethnicity.
- b) **WOMEN OWNED BUSINESS ENTERPRISE (WBE):**
An independent and continuing business for profit, which performs a commercially useful function and is at least 51 percent owned and controlled by one or more women.
- c) **PHYSICALLY CHALLENGED BUSINESS ENTERPRISE (PBE):**
An independent and continuing business for profit, which performs a commercially useful function and is at least 51 percent owned and controlled by one or more disabled individuals pursuant to the federal Americans with Disabilities Act.

- d) **SMALL BUSINESS ENTERPRISE (SBE):**
An independent and continuing business for profit which performs a commercially useful function, is not owned and controlled by individuals designated as minority, women, or physically challenged, and where gross annual sales does not exceed \$2,000,000.
- e) **VETERAN OWNED ENTERPRISE (VET):**
A Nevada business at least 51% owned/controlled by a veteran.
- f) **DISABLED VETERAN OWNED ENTERPRISE (DVET):**
A Nevada business at least 51% owned/controlled by a disabled veteran.
- g) **EMERGING SMALL BUSINESS (ESB):**
Certified by the Nevada Governor's Office of Economic Development effective January 2014. Approved into Nevada Law during the 77th Legislative session as a result of AB294.

The information provided by CMAR is for Owner's information only, as requested by the Board of County Commissioners.

Section 15.26 Utilities

CMAR shall, at its expense, arrange for, develop and maintain all utilities in work areas to meet the requirements of the Contract. Such utilities shall be furnished by CMAR at no additional cost to Owner.

Section 15.27 Taxes

CMAR shall pay all taxes, levies, duties and assessments of any nature that may be applicable to any work under this Contract. The Contract amount and any approved change orders amounts shall include all taxes imposed by law. CMAR shall make any and all payroll deductions required by law. CMAR herein indemnifies and holds Owner harmless from any liability regarding any and all such taxes, levies, duties, assessments and deductions.

Section 15.28 Labor Strife

CMAR shall not cause or condone labor strife that may jeopardize the timely and efficient completion of public construction projects.

Section 15.29 Change Orders

CMAR shall comply with all provisions and conditions which are required by an approved change order between Owner and CMAR. In the event a change order adjusts the GMP Price and/or the Contract term, associated costs and fees as outlined in this Contract shall apply.

Section 15.30 Uniform Standard Specifications for Public Works Construction Off-Site Improvements Does Not Apply to Section 105.17(C)

Section 105.17(c) of the Uniform Standard Specifications for Public Works Construction Off-Site Improvements, Clark County Area, Nevada, current edition and all revisions through date of advertisement, does not apply to this Contract.

**CONSTRUCTION EXHIBIT B
RFP NO. 607802-25
GMP SCHEDULE OF VALUES**

Left intentionally blank

**CONSTRUCTION EXHIBIT C
RFP NO. 607802-25
GMP QUALIFICATIONS AND CLARIFICATIONS**

Left intentionally blank

**CONSTRUCTION EXHIBIT C-1
RFP NO. 607802-25
OWNER CONTINGENCY**

Left intentionally blank

**CONSTRUCTION EXHIBIT D
RFP NO. 607802-25
TECHNICAL SPECIFICATIONS AND DRAWINGS FOR THE PROJECT**

Left intentionally blank

**CONSTRUCTION EXHIBIT E
RFP NO. 607802-25
COPY OF KEY PERSONNEL LIST**

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**CONSTRUCTION EXHIBIT F
RFP NO. 607802-25
GEOTECHNICAL AND ENVIRONMENTAL REPORTS**

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**CONSTRUCTION EXHIBIT H
RFP NO. 607802-25
BASELINE PROJECT SCHEDULE**

**CONSTRUCTION EXHIBIT I
RFP NO. 607802-25
PREVAILING WAGE RATES (ATTACHED TO FINAL CONTRACT)**

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CONSTRUCTION EXHIBIT J
RFP NO. 607802-25

BONDS AND INSURANCE REQUIREMENTS AND FORMS

1. BONDS

A. Contractor shall furnish bonds covering the faithful performance of the Contract, payment of all obligations arising thereunder and a Guaranty Bond to take effect upon substantial completion of the project, utilizing the bond forms. Bonds may be secured through Contractor's usual sources, provided that the surety is authorized and licensed to do business in the State of Nevada. All bonds specified shall indicate the State of Nevada Insurance Division license number, the surety company name, address, telephone number, and include the appointed agent of record who issued the bond. Surety Bonds issued by an individual are not acceptable to Clark County.

B. Not later than **ten (10) business days** after COUNTY'S written request for insurance, Contractor shall furnish contract bonds to the Purchasing and Contracts Division as follows:

1. Labor and Material Payment Bond in the amount of 100% of the Contract price.
2. Performance Bond in the amount of 100% of the Contract price.
3. Guaranty Bond in the amount of 100% of the Contract price. The Guaranty Bond will go into effect from the date of Notice of Substantial Completion.

Award will become final after the Governing Body has authorized the award and Contractor has submitted its required bonds utilizing COUNTY'S Bond forms.

C. Form of Bonds

1. The bonds referred to herein **shall be written on the Performance Bond, Labor and Material Payment Bond, and Guaranty Bond forms provided by COUNTY.**
2. Contractor shall require the attorney-in-fact who executes the required bonds on behalf of the surety to affix thereto a certified and current copy of his power of attorney.
3. **Any Performance Bond, Labor and Material Payment Bond, or Guaranty Bond prepared by an appointed agent must provide their license number and the issuing state.**
4. The bonds specified in this section must be issued by a certified surety which is listed in the Department of the Treasury, Fiscal Service, (Department Circular 570; Current Revision) companies holding certificates of authority as acceptable sureties on Federal Bonds and as acceptable reinsuring companies.

2. INSURANCE

A. Contractor further agrees, as a precondition to the performance of any work under this contract and as a precondition to any obligation of COUNTY to make any payment under this contract, workers' compensation insurance in the state of Nevada in accordance with Nevada Revised Statutes Chapters §616A through 616D, inclusive, whether or not Contractor has employees and Employer's Liability with limits not less than \$1,000,000 each accident/disease.

B. Contractor agrees to maintain the required workers' compensation coverage throughout the entire term of the contract. If Contractor does not maintain coverage throughout the entire term of the contract, Contractor agrees that COUNTY may, at any time the coverage is not maintained by Contractor, order Contractor to stop work, assess liquidated damages as defined herein, suspend the contract, or terminate the contract.

C. Contractor shall furnish not later than **ten (10) business days** after COUNTY'S written request for insurance, the insurance as indicated below. The certificates for each insurance policy shall be signed by a person authorized by that insurer and licensed by the State of Nevada.

D. As a condition precedent to receiving payments, Contractor shall have on file with COUNTY current certificates of insurance evidencing the required coverage. Insurance certificates for COUNTY should contain the information shown on the sample certificates attached.

- E. Each insurance company's rating as shown in the latest A.M. Best's Rating Guide shall be fully disclosed and entered on the required certificate of insurance. COUNTY requires insurance carriers to maintain a Best's Key Rating of A-VII or higher (i.e., A.VII, A.VIII, A.IX, A.X, etc.). The adequacy of the insurance supplied by Contractor, including the rating and financial health of each insurance company providing coverage, is subject to the approval of COUNTY.
- F. COUNTY, its officers, employees, agents, and volunteers, NV Energy, additionally, **State of Nevada, Department of Transportation, Las Vegas Valley Water District (LVVWD), Regional Flood Control District (RFCD), U.S. Bureau of Land Management (BLM), Clark County Water Reclamation District (CCWRD), Clark County School District (CCSD), City of Las Vegas (CLV)**, must be expressly covered as insured's with respect to liability arising out of the activities by or on behalf of the named insured in connection with this project.
1. Contractor's insurance shall be primary as respects COUNTY, its officers, employees, agents, and volunteers, NV Energy, additionally, **State of Nevada, Department of Transportation, Las Vegas Valley Water District (LVVWD), Regional Flood Control District (RFCD), U.S. Bureau of Land Management (BLM), Clark County Water Reclamation District (CCWRD), Clark County School District (CCSD), City of Las Vegas (CLV)**. Any other coverage (insurance or otherwise) available to COUNTY, its officers, employees and volunteers shall be excess over the insurance required of Contractor and shall not contribute with it.
- G. Contractor's commercial general liability and automobile liability insurance policy shall be endorsed to recognize specifically Contractor's contractual obligation of additional insured to COUNTY. All policies must note that COUNTY will be given 30-calendar days advance notice by certified mail "return receipt requested" of any policy changes, cancellations, or any erosion of insurance limits. **Separate copies of additional insured endorsements are required and must be attached to any certificate of insurance. Policy number must be referenced on endorsement or the form number must be referenced on certificate.**
- H. All deductibles and self-insured retentions shall be fully disclosed in the Certificate of Insurance. ***If the deductible is "zero" it must still be referenced on the certificate.***
- I. If aggregate limits are imposed on the insurance coverage, then the amount of such limits must not be less than **\$4,000,000** per occurrence or per accident. All aggregates must be fully disclosed, and the amount entered on the required certificate of insurance. Contractor's insurer must notify COUNTY of any erosion of the aggregate limits. The "per occurrence" limits of insurance required herein must be maintained in full, irrespective of any erosion of aggregate.
- J. Contractor shall obtain and maintain, for the duration of the Contract or longer period if specified herein, insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by Contractor, its agents, representatives, employees or subcontractors of any tier. The cost of such insurance shall be included in Contractor's RFP. Contractor is required to obtain and maintain the following coverage:
1. **Commercial General Liability:** Commercial General Liability, to include Contractors Pollution Liability which includes Asbestos Liability or include an additional Asbestos Liability endorsement in the amount of \$2,000,000, including Asbestos Abatement Liability (proof of subcontractor certificate of insurance must be provided) coverage shall be on "occurrence" basis only and not "claims made." The coverage must be provided on either an ISO Commercial General Liability form or an ISO Broad Form Comprehensive General Liability (including a Broad Form CGL Endorsement) insurance form. Policies must contain a primary and non-contributory clause and must contain a waiver of subrogation endorsement. Any exceptions to coverage must be fully disclosed on the required certificates. If other than these forms are submitted as evidence of compliance, complete copies of such policy forms must be submitted to COUNTY within **ten (10) business days** after COUNTY'S written request of insurance. Policies must include, but need not be limited to, coverage for bodily injury, property damage, personal injury, Broad Form property damage, premises and operations, severability of interest, products and completed operations, XCU, contractual and independent contractors. Contractor shall maintain limits of no less than **\$2,000,000** combined single limit per occurrence for bodily injury (including death), personal injury and property damages. **A separate copy of the waiver of subrogation endorsement must be provided. A separate copy of the additional insured endorsement is required and must be provided for Commercial General Liability. Policy number must be referenced on endorsement or the form number must be referenced on certificate.**
2. **Auto Liability:** Auto Liability must provide coverage for claims for damage due to bodily injury or death of any person, or property damage arising out of the ownership, maintenance or use of **any motor vehicles whether owned, hired or non-owned**. Contractor shall maintain limits of no less than **\$2,000,000** combined single limit "per accident" for bodily injury and property damage. **A separate copy of the additional insured endorsement is required and must be provided for Automobile Liability policies. Policy number must be referenced on endorsement or the form number must be referenced on certificate.**

3. **Builder's Risk Insurance or Installation Floater:** In an amount equal to the initial contract amount plus additional coverage equal to the contract amount for all subsequent change orders. COUNTY, the Contractor, and subcontractors, shall be insureds on the policy, Coverage shall be written on an All-Risk, replacement cost basis. Policy shall be maintained until whichever of the following shall first occur: (1) final payment has been made after completion of the project; or (2) until no person or entity, other than COUNTY, has an insurable interest in the property required to be covered. Policy must provide coverage from the time any covered property becomes the responsibility of the Contractor, and continue without interruption during construction, renovation, or installation, including the time during which the covered property is being transported to the construction installation site, or awaiting installation, whether on or off site. Policy shall contain a waiver of subrogation against the COUNTY and the contractor is responsible for the payment of all policy deductibles.
- K. If Contractor fails to maintain any of the insurance coverage required herein, then COUNTY will have the option to declare Contractor in breach or may purchase replacement insurance or pay the premiums that are due on existing policies in order that the required coverage may be maintained. Contractor is responsible for any expenses paid by COUNTY to maintain such insurance and COUNTY may collect the same from Contractor or deduct the amount paid from any sums due Contractor under the contract.
- L. The insurance requirements specified herein do not relieve Contractor of its responsibility or limit the amount of their liability to COUNTY or other persons and Contractor is encouraged to purchase such additional insurance, as it deems necessary.
- M. Contractor is responsible for and must remedy all damage or loss to any property, including property of COUNTY, caused in whole or in part by Contractor, any subcontractor or anyone employed, directed or supervised by Contractor. Contractor is responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the work.
- N. Contractor shall pay all premiums and costs of insurance.
- O. Regardless of the coverage provided by any insurance policy, Contractor shall indemnify, defend and hold COUNTY, NV Energy, **additionally, State of Nevada, Department of Transportation, Las Vegas Valley Water District (LVVWD), Regional Flood Control District (RFCD), U.S. Bureau of Land Management (BLM), Clark County Water Reclamation District (CCWRD), Clark County School District (CCSD), City of Las Vegas (CLV)**, harmless from any and all claims, demands, actions, attorneys' fees, costs, and expenses based upon or arising out of any acts, errors, omissions, fault or negligence of Contractor or its principals, employees, subcontractors or other agents while performing services under this Contract. Contractor shall indemnify, defend and hold harmless COUNTY and others specified from any attorney's fees or other costs of defense, even if the allegations of the claim are groundless, false or fraudulent.

DEDUCTIBLES:

Each loss shall be adjusted separately for any one Insured Project and any one Occurrence, and from the amount of each adjusted loss, the amount as stated below shall be deducted:

- A. In respect of losses arising from all other insured perils: \$25,000 per each occurrence.
- B. In respect of losses arising from the peril of flood: \$150,000 per each occurrence.
- C. In respect of losses arising from the peril of earthquake, volcanic eruption, landslide or mine subsidence: \$500,000 per each occurrence.

Contractor will be responsible for the deductible amounts, per each occurrence, as shown above, or as adjusted by COUNTY'S Builders Risk policy from year to year. COUNTY will make every attempt to maintain the deductibles from year to year, but Contractor will be responsible for the deductibles as they are negotiated. COUNTY will give Contractor 30 calendar days' notice of any change in the existing deductibles. Contractor shall have the right, upon notice of an increase in the deductibles as shown, to justify a change order to help compensate Contractor for costs associated with an increase in deductibles as shown.

- A. It is Contractor's responsibility to be familiar with the current coverage described in this section.
- B. Contractor shall immediately report any incident or claim, no later than 24 hours after occurrence, against any insurance furnished by COUNTY, to COUNTY'S Risk Management representative in writing of details of incident. Contractor shall, at the same time, forward to COUNTY'S Risk Management representative a copy of the executed form(s) to COUNTY and COUNTY'S insurance agent.

- C. Contractor shall provide any and all documentation relative to loss and damage via delivery receipts, bills of lading, material invoices, acknowledgment forms, etc.
- D. In the event of a claim, Contractor shall meet with COUNTY to determine the quantities of replacement materials and/or equipment. Contractor shall be responsible for the reordering of all items upon direction of COUNTY'S authorized representative. COUNTY'S payment for these materials and equipment shall not be made until delivered to be job site. The payment(s) are subject to the deductible amount as identified within this section.
- E. COUNTY reserves the right to have Contractor furnish the actual insurance policies for examination.

PERFORMANCE BOND

IMPORTANT: SURETY COMPANIES EXECUTING BONDS MUST BE LICENSED TO ISSUE SURETY BY THE STATE OF NEVADA INSURANCE DIVISION PURSUANT TO NEVADA REVISED STATUTE 683A AND ISSUED BY AN APPOINTED PRODUCER OF INSURANCE PURSUANT TO NEVADA REVISED STATUTE 683A. INDIVIDUAL SURETY BONDS ARE NOT ACCEPTABLE.

KNOW ALL MEN BY THESE PRESENTS,

That _____, as Principal Contractor, and _____, as Surety, are held and firmly bound unto CLARK COUNTY, NEVADA, hereinafter called COUNTY, in the sum of _____ dollars, 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 Contractor has been recommended for award and shall enter into the contract with said COUNTY to perform all work required under the Bidding Schedule(s) **RFP NO. 607802-25** of COUNTY'S specifications, entitled **CLARK COUNTY REHABILITATION CENTER**.

NOW THEREFORE, if said Contractor shall perform all the requirements of said contract required to be performed on their part, at the times and in the manner specified therein, then this obligation shall be null and void, otherwise it shall remain in full force and effect.

PROVIDED, that any change order(s), 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 said Contractor or said Surety thereunder, nor shall any extensions of time granted under the provisions of said contract release either said Contractor or said Surety, and notice of such change order(s), alterations or extensions of the contract is hereby waived by said Surety.

SIGNED this _____ day of _____, 20

(SEAL AND NOTARIAL ACKNOWLEDGMENT OF SURETY)

(Principal Contractor)

(Authorized Representative and Title)

By: _____
(Signature)

Surety: _____

(Appointed Agent Name)

(State of Nevada, License Number)

By: _____
(Signature)

(Appointed Agent Name)

(License Number and Issuing State)

By: _____
(Signature)

Address: _____

Address: _____

Telephone: _____

Telephone: _____

ISSUING COMPANY MUST HOLD CERTIFICATES OF AUTHORITY AS ACCEPTABLE SURETY ON FEDERAL BONDS AND AS ACCEPTABLE REINSURING COMPANY WITH LISTING IN THE DEPARTMENT OF TREASURY, FISCAL SERVICE, (DEPARTMENT OF CIRCULAR "570," CURRENT REVISIONS).

LABOR AND MATERIAL PAYMENT BOND

IMPORTANT: SURETY COMPANIES EXECUTING BONDS MUST BE LICENSED TO ISSUE SURETY BY THE STATE OF NEVADA INSURANCE DIVISION PURSUANT TO NEVADA REVISED STATUTE 683A AND ISSUED BY AN APPOINTED PRODUCER OF INSURANCE PURSUANT TO NEVADA REVISED STATUTE 683A. INDIVIDUAL SURETY BONDS ARE NOT ACCEPTABLE.

KNOW ALL MEN BY THESE PRESENTS,

That _____, as Contractor, and _____, as Surety, are held and firmly bound unto CLARK COUNTY, NEVADA, hereinafter called COUNTY, in the sum of _____ dollars, 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 Contractor has been recommended for award and shall enter into the contract with said COUNTY to perform all work required under the Bid Schedule(s), **RFP NO. 607802-25, CLARK COUNTY REHABILITATION CENTER.**

NOW THEREFORE, if said Contractor, or subcontractors, fails 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 benefit of any persons, companies or corporations entitled to file claims under applicable State law.

PROVIDED, that any change order(s), 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 Contractor or said Surety thereunder, nor shall any extensions of time granted under the provisions of said Contract release either said Contractor or said Surety, and notice of such change order(s), alterations or extensions of the Contract is hereby waived by said Surety.

SIGNED this _____ day of _____, 20

(SEAL AND NOTARIAL ACKNOWLEDGMENT OF SURETY)

(Principal Contractor)

(Authorized Representative and Title)

By: _____
(Signature)

Surety: _____
(State of Nevada, License Number)

(Appointed Agent Name)

By: _____
(Signature)

(Appointed Agent Name)

(License Number and Issuing State)

By: _____
(Signature)

Address: _____

Address: _____

Telephone: _____

Telephone: _____

ISSUING COMPANY MUST HOLD CERTIFICATES OF AUTHORITY AS ACCEPTABLE SURETY ON FEDERAL BONDS AND AS ACCEPTABLE REINSURING COMPANY WITH LISTING IN THE DEPARTMENT OF TREASURY, FISCAL SERVICE, (DEPARTMENT OF CIRCULAR "570," CURRENT REVISIONS).

GUARANTY BOND

IMPORTANT: SURETY COMPANIES EXECUTING BONDS MUST BE LICENSED TO ISSUE SURETY BY THE STATE OF NEVADA INSURANCE DIVISION PURSUANT TO NEVADA REVISED STATUTE 683A AND ISSUED BY AN APPOINTED PRODUCER OF INSURANCE PURSUANT TO NEVADA REVISED STATUTE 683A. INDIVIDUAL SURETY BONDS ARE NOT ACCEPTABLE.

GUARANTEE for _____

(Name and Address of Prime Contractor)

We hereby guarantee that the **RFP NO. 607802-25, CLARK COUNTY REHABILITATION CENTER** which we have constructed, has been done in accordance with the plans and specifications; that the work as 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 workmanship or materials within a period of one year from the date of the Notice of Substantial Completion of the above named work by the County of Clark, State of Nevada, without any expense whatsoever to said County of Clark, State of Nevada, ordinary wear and unusual abuse or neglect excepted.

In the event of our failure to comply with the above mentioned conditions within 14 calendar days after being notified in writing by Clark County, Nevada, we collectively or separately, do hereby authorize Clark County, Nevada 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.

SIGNED this _____ day of _____, 20

(SEAL AND NOTARIAL ACKNOWLEDGMENT OF SURETY)

(Principal Contractor)

(Authorized Representative and Title)

By: _____
(Signature)

Surety: _____
(State of Nevada, License Number)

(Appointed Agent Name)

By: _____
(Signature)

(Appointed Agent Name)

(License Number and Issuing State)

By: _____
(Signature)

Address: _____

Address: _____

Telephone: _____

Telephone: _____

ISSUING COMPANY MUST HOLD CERTIFICATES OF AUTHORITY AS ACCEPTABLE SURETY ON FEDERAL BONDS AND AS ACCEPTABLE REINSURING COMPANY WITH LISTING IN THE DEPARTMENT OF TREASURY, FISCAL SERVICE, (DEPARTMENT OF CIRCULAR "570," CURRENT REVISIONS).

**CONSTRUCTION EXHIBIT K
RFP NO. 607802-25
SUBCONTRACTOR INFORMATION**

DEFINITIONS:

- **MINORITY OWNED BUSINESS ENTERPRISE (MBE):** An independent and continuing **Nevada** business for profit which performs a commercially useful function and is at least 51% owned and controlled by one or more minority persons of Black American, Hispanic American, Asian-Pacific American or Native American ethnicity.
- **WOMEN OWNED BUSINESS ENTERPRISE (WBE):** An independent and continuing **Nevada** business for profit which performs a commercially useful function and is at least 51% owned and controlled by one or more women.
- **PHYSICALLY CHALLENGED BUSINESS ENTERPRISE (PBE):** An independent and continuing **Nevada** business for profit which performs a commercially useful function and is at least 51% owned and controlled by one or more disabled individuals pursuant to the federal Americans with Disabilities Act.
- **SMALL BUSINESS ENTERPRISE (SBE):** An independent and continuing **Nevada** business for profit which performs a commercially useful function, is **not** owned and controlled by individuals designated as minority, women, or physically challenged, and where gross annual sales does not exceed \$2,000,000.
- **VETERAN OWNED ENTERPRISE (VET):** A Nevada business at least 51% owned/controlled by a veteran.
- **DISABLED VETERAN OWNED ENTERPRISE (DVET):** A Nevada business at least 51% owned/controlled by a disabled veteran.
- **EMERGING SMALL BUSINESS (ESB):** Certified by the Nevada Governor's Office of Economic Development effective January, 2014. Approved into Nevada law during the 77th Legislative session as a result of AB294.

It is our intent to utilize the following MBE, WBE, PBE, SBE, VET, DVET and ESB subcontractors in association with CONTRACT:

4. Subcontractor Name: _____
Contact Person: _____ Telephone Number: _____
Description of Work: _____
Estimated Percentage of Total Dollars: _____
Business Type: MBE WBE PBE SBE VET
 DVET ESB

5. Subcontractor Name: _____
Contact Person: _____ Telephone Number: _____
Description of Work: _____
Estimated Percentage of Total Dollars: _____
Business Type: MBE WBE PBE SBE VET
 DVET ESB

6. Subcontractor Name: _____
Contact Person: _____ Telephone Number: _____
Description of Work: _____
Estimated Percentage of Total Dollars: _____
Business Type: MBE WBE PBE SBE VET
 DVET ESB

No MBE, WBE, PBE, SBE, VET, DVET, or ESB subcontractors will be used.

CONSTRUCTION EXHIBIT L
RFP NO. 607802-25
CLOSE-OUT DOCUMENTATION SUMMARY REPORT OF SUBCONTRACTORS

Project Number: _____	Date: _____
Project Name: _____	PWP Number: _____
General Contractor: _____	Subcontractor: _____
Prepared by: _____	Contact Number: _____
Email Address: _____	

	Subcontractor Name	*BEG	Ethnicity	Address	Bid Item or Work Performed	Value of Contract
1						
2						
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						

AGENDA ITEM DEVELOPMENT REPORT

OFFICE OF THE COUNTY MANAGER
CLARK COUNTY, NEVADA

AIDR No.: _____

KEVIN SCHILLER
County Manager

Date: 4/7/2026

Agenda Date: 5/5/2026

JESSICA L. COLVIN
Chief Financial Officer

Originating
Department: Finance – Purchasing and Contracts

ABIGAIL FRIERSON
Deputy County Manager

Contact/Ext: Geraldine Cruz / 455-6277

LISA KREMER
Deputy County Manager

LES LEE SHELL
Deputy County Manager

Issue: Selection of and Contract with

Subject/Title:

RFP No. 607802-25; Preconstruction and Construction Services for Clark County Rehabilitation Center

Recommended Action:

Approve the selection of and Contract with McCarthy Building Companies, Inc., for RFP No. 607802-25, Preconstruction and Construction Services for Clark County Rehabilitation Center, contingent upon submission of the required insurance and bonds; and authorize the Chief Financial Officer or her designee to sign the Contract, initial Guaranteed Maximum Price Authorization and all subsequent Guaranteed Maximum Price Authorizations for this project; or take other action as appropriate. (For possible action)

Summary:

On June 20, 2023, Board approved funding for the Opioid Treatment Center Project also known as the Clark County Rehabilitation Center in the amount of \$64,632,513. The funds will be distributed between Preconstruction and Construction Services. On December 22, 2025, Request for Proposal (RFP) No. 607802-25 was advertised on the Clark County Purchasing website and in the Las Vegas Review Journal. Proposals were requested from general contractors to perform Construction Manager at Risk (CMAR) services for Clark County Rehabilitation Center.

Proposals were received from the following firms: CORE West, Inc. dba CORE Construction (NBE), Korte Construction Company dba The Korte Company (NBE), McCarthy Building Companies, Inc. (NBE), Rafael Construction Inc. & MB Contractors, Inc., (NBE), Sletten Construction of Nevada, Inc. (NBE), Suffolk Construction Company, Inc. & M.J. Dean Construction, Inc. (NBE), The PENTA Building Group, LLC (NBE), and The Whiting-Turner Contracting Company (NBE).

An Ad-Hoc Committee comprised of 4 individuals from Clark County Real Property Management, Clark County School District, City of Henderson and a representative from Gensler Architecture Design & Planning, P.C. reviewed and evaluated the proposals. After the evaluation, the Ad-Hoc Committee ranked the firms in the following order: McCarthy Building Companies, Inc., The PENTA Building Group, LLC, CORE West, Inc. dba CORE Construction, The Whiting-Turner Contracting Company, Sletten Construction of Nevada, Inc., Korte

Construction Company dba The Korte Company, Suffolk Construction, Inc. & M.J. Dean Construction, Inc., and Rafael Construction, Inc. & MB Contractors, Inc.

Subsequent to the evaluation of the written proposals, 3 were selected for oral presentations. After the oral presentations, the Ad-Hoc Committee ranked these short-listed firms in the following order: McCarthy Building Companies, Inc., The PENTA Building Group, LLC and CORE West, Inc. dba CORE Construction.

The Ad-Hoc Committee recommended the selection of McCarthy Building Companies, Inc.

The selected firm will provide preconstruction services for Clark County Rehabilitation Center. The project site consists of approximately 14.3 acres and will be used for a proposed Clark County North Valley Rehabilitation Center.

Following the completion of the design and as part of the preconstruction services, the selected CMAR will prepare a Guaranteed Maximum Price (GMP) proposal for the construction phase of the project. If negotiations are not successful, the County may bid and award the construction contract as allowed by Chapter 338 of the NRS.

The following are the evaluation criteria and point values.

Written Evaluation:

Evaluation Criteria	Point Value
Cover Letter	PASS/FAIL
Organizational Information	PASS/FAIL
Compliance with County Contracts	5
Disclosure of Ownership Form	PASS/FAIL
Key Personnel List / Personnel Qualifications	20
CMAR Project Experience	25
Project Implementation Plan	20
Quality Assurance Control Program	5
Safety Program	5
Preconstruction Fee	20
Affidavit of Eligibility for Preference in Bidding and Certificate of Eligibility	5
TOTAL SCORE	105 POINTS

Oral Presentation:

Evaluation Criteria	Point Value
Presentation	100
TOTAL SCORE	100 POINTS

The recommendation of award is in accordance with NRS 338.16935, contract between construction manager at risk for certain preconstruction services. Pursuant to internal policies and procedures, Clark County solicited these services through the RFP process.

KEVIN SCHILLER
County Manager

RFP NO. 607802-25
 CLARK COUNTY REHABILITATION CENTER
 ATTACHMENT 1 – EVALUATION SUMMARY

WRITTEN PROPOSALS:

Proposer	Evaluator A	Evaluator B	Evaluator C	Evaluator D	Total Average Score	Ranking
McCarthy Building Companies, Inc.	66	69	61	68	85.05	1
The PENTA Building Group, LLC	48	63	54	67	82.81	2
CORE West Inc., dba CORE Construction	52	73	61	67	81.56	3
The Whiting-Turner Contracting Company	61	36	64	68	78.61	4
Sletten Construction of Nevada, Inc.	53	47	57	68	78.26	5
Korte Construction Company, Inc. dba The Korte Company	36	30	49	55	72.50	6
Suffolk Construction Company, Inc. & M.J. Dean Construction, Inc.	33	48	41	63	63.84	7
Rafael Construction, Inc. & MB Contractors, Inc.	37	20	49	54	60.18	8

ORAL PRESENTATIONS:

Proposer	Evaluator A	Evaluator B	Evaluator C	Evaluator D	Total Average Score	Ranking
McCarthy Building Companies, Inc.	92.00	92.00	85.00	87.00	89.00	1
The PENTA Building Group, LLC	74.00	86.00	90.00	89.00	84.75	2
CORE West Inc., dba CORE Construction	34.00	78.00	73.00	69.00	63.50	3



607802-25 Scoring Summary

Active Submissions

	Total	20.A Statement Affirming or Denying being found liable for a breach of contract	20.B Statement Affirming or Denying being found disqualified from being awarded a contract	20.C Upload all applicable Nevada State Contractor's License	21.A Cover Letter
Supplier	/ 105 pts	Pass/Fail	Pass/Fail	Pass/Fail	Pass/Fail
McCarthy Building Companies, Inc	85.05 pts	Pass	Pass	Pass	Pass
The PENTA Building Group	82.81 pts	Pass	Pass	Pass	Pass
CORE Construction	81.56 pts	Pass	Pass	Pass	Pass



	Total	20.A Statement Affirming or Denying being found liable for a breach of contract	20.B Statement Affirming or Denying being found disqualified from being awarded a contract	20.C Upload all applicable Nevada State Contractor's License	21.A Cover Letter
Supplier	/ 105 pts	Pass/Fail	Pass/Fail	Pass/Fail	Pass/Fail
The Whiting-Turner Contracting Company	78.61 pts	Pass	Pass	Pass	Pass
Sletten	78.26 pts	Pass	Pass	Pass	Pass
Korte Construction Company dba The Korte Company	72.5 pts	Pass	Pass	Pass	Pass
Suffolk Construction	63.84 pts	Pass	Pass	Pass	Pass
Rafael Construction Inc. & MB Contractors Inc.	60.18 pts	Pass	Pass	Pass	Pass



	21.B Organizational Information	21.C Compliance with County Contracts	21.D Disclosure of Ownership Form	21.E Key Personnel List / Personnel Qualifications	21.F CMAR Project Experience
Supplier	Pass/Fail	/ 5 pts	Pass/Fail	/ 20 pts	/ 25 pts
McCarthy Building Companies, Inc	Pass	1 pts	Pass	17.75 pts	21.25 pts
The PENTA Building Group	Pass	5 pts	Pass	15.75 pts	17.5 pts
CORE Construction	Pass	5 pts	Pass	16.75 pts	20 pts
The Whiting-Turner Contracting Company	Pass	5 pts	Pass	14.5 pts	20 pts
Sletten	Pass	5 pts	Pass	15.25 pts	17.5 pts
Korte Construction Company dba The Korte Company	Pass	5 pts	Pass	11.25 pts	12.25 pts
Suffolk Construction	Pass	5 pts	Pass	11.5 pts	14.5 pts



	21.B Organizational Information	21.C Compliance with County Contracts	21.D Disclosure of Ownership Form	21.E Key Personnel List / Personnel Qualifications	21.F CMAR Project Experience
Supplier	Pass/Fail	/ 5 pts	Pass/Fail	/ 20 pts	/ 25 pts
Rafael Construction Inc. & MB Contractors Inc.	Pass	5 pts	Pass	11.75 pts	11 pts

	21.G Project Implementation Plan	21.H Quality Assurance Control Program	21.I Safety Program	21.J Preconstruction Fee	21.K Affidavit of Eligibility for Preference in Bidding and Certificate of Eligibility
Supplier	/ 20 pts	/ 5 pts	/ 5 pts	/ 20 pts	/ 5 pts
McCarthy Building Companies, Inc	17 pts	5 pts	5 pts	13.05 pts	5 pts



	21.G Project Implementation Plan	21.H Quality Assurance Control Program	21.I Safety Program	21.J Preconstruction Fee	21.K Affidavit of Eligibility for Preference in Bidding and Certificate of Eligibility
Supplier	/ 20 pts	/ 5 pts	/ 5 pts	/ 20 pts	/ 5 pts
The PENTA Building Group	16 pts	3.75 pts	5 pts	14.81 pts	5 pts
CORE Construction	17.5 pts	4 pts	5 pts	13.31 pts	0 pts
The Whiting-Turner Contracting Company	14.75 pts	3.75 pts	4.25 pts	11.36 pts	5 pts
Sletten	15.5 pts	3.75 pts	4.25 pts	12.01 pts	5 pts
Korte Construction Company dba The Korte Company	12.5 pts	2.25 pts	4.25 pts	20 pts	5 pts
Suffolk Construction	13.75 pts	3 pts	3.5 pts	12.59 pts	0 pts



	21.G Project Implementation Plan	21.H Quality Assurance Control Program	21.I Safety Program	21.J Preconstruction Fee	21.K Affidavit of Eligibility for Preference in Bidding and Certificate of Eligibility
Supplier	/ 20 pts	/ 5 pts	/ 5 pts	/ 20 pts	/ 5 pts
Rafael Construction Inc. & MB Contractors Inc.	11.25 pts	2.25 pts	3.75 pts	15.18 pts	0 pts

	Upload Clark County Business License	21.L Addenda Acknowledgement Form
Supplier	Pass/Fail	Pass/Fail
McCarthy Building Companies, Inc	Pass	Pass



	Upload Clark County Business License	21.L Addenda Acknowledgement Form
Supplier	Pass/Fail	Pass/Fail
The PENTA Building Group	Pass	Pass
CORE Construction	Pass	Pass
The Whiting-Turner Contracting Company	Pass	Pass
Sletten	Pass	Pass
Korte Construction Company dba The Korte Company	Pass	Pass
Suffolk Construction	Pass	Pass



	Upload Clark County Business License	21.L Addenda Acknowledgement Form
Supplier	Pass/Fail	Pass/Fail
Rafael Construction Inc. & MB Contractors Inc.	Pass	Pass



together**for**better

Department of Finance Purchasing and Contracts Division

500 S Grand Central Pky 4th Fl • Box 551217 • Las Vegas NV 89155-1217
(702) 455-2897 • Fax (702) 386-4914

Jessica Colvin, Chief Financial Officer
Brett Wood, Purchasing Deputy Director
Adriane Garcia, Purchasing Manager

NOTIFICATION OF RECOMMENDATION TO AWARD

RFP NO. 607802-25 CLARK COUNTY REHABILITATION CENTER

April 7, 2026

It is the intent of the Clark County Department of Finance, Purchasing and Contracts Division, to recommend award of RFP No. 607802-25, Clark County Rehabilitation Center, at the May 5, 2026, meeting of the Clark County Board of County Commissioners, to McCarthy Building Companies, Inc.

Proposals were received from:

CORE West, Inc. dba CORE Construction
Korte Construction Company dba The Korte Company
McCarthy Building Companies, Inc.
Rafael Construction Inc. & MB Contractors, Inc.
Sletten Construction of Nevada, Inc.
Suffolk Construction Company, Inc. & M.J. Dean Construction, Inc.
The PENTA Building Group, LLC
The Whiting-Turner Contracting Company

If you have any questions concerning this notification, please contact me at (702) 455-6277.

ISSUED BY:

Geraldine Cruz

Geraldine Cruz (Apr 7, 2026 07:36:04 PDT)

GERALDINE CRUZ
Purchasing Analyst II

GVC/tg

cc: John Advent, Real Property Management
Dan Rakers, Real Property Management

Jurisdiction Detail [Back]			
Business Name: MCCARTHY BUILDING COMPANIES, INC.			
Muti-Jurisdiction ID: 1996039924		License Status: ACTIVE	
Business Address: 2580 ST ROSE Henderson NV, 89074		Business Phone: 702.990.6707	
Issue Date: 02/06/1996			
License Classification: CONTRACTOR			
Primary Jurisdiction: HENDERSON			
Non-Primary Jurisdictions:			
CLARK COUNTY			
LAS VEGAS			
NORTH LAS VEGAS			



STATE OF NEVADA STATE CONTRACTORS BOARD



THE CONTRACTOR HEREIN HAS BEEN LICENSED UNDER THE PROVISIONS OF NEVADA REVISED STATUTES 624 AND NEVADA ADMINISTRATIVE CODE 624 SINCE SEPTEMBER 11, 2006.

MCCARTHY BUILDING COMPANIES INC

License No: 0066125

Status: ACTIVE

Monetary Limit: Unlimited

Expiration Date: 09/30/2027

Licensed for the following Classifications

AB General Engineering and General Building

Qualified Individual(s)

RAYMOND JOHN SEDEY, JR, Trade
PAUL MICHAEL DUDZINSKI, CMS

Southern Nevada Office
8400 West Sunset Road, Suite 150
Las Vegas, Nevada 89113
(702) 486-1100
www.nscb.nv.gov

KENT LAY, CHAIR

Northern Nevada Office
5390 Kietzke Lane, Suite 102
Reno, Nevada 89511
(775) 688-1141
www.nscb.nv.gov

Principals can be viewed online at: nscb.nv.gov



STATE OF NEVADA CONTRACTOR'S LICENSE



THIS IS TO CERTIFY THAT THE COMPANY OR PERSON LISTED BELOW IS LICENSED IN THE STATE OF NEVADA FOR THE CLASSIFICATION(S) SHOWN

LICENSE #: 0066125

STATUS: Active
EXPIRES: 09/30/2027
LIMIT: Unlimited

MCCARTHY BUILDING COMPANIES INC
12851 MANCHESTER RD
SAINT LOUIS, MO 63131-1802

CLASS: AB

Classification definitions can be viewed online at: nscb.nv.gov



STATE OF NEVADA CONTRACTOR'S LICENSE



THIS IS TO CERTIFY THAT THE COMPANY OR PERSON LISTED BELOW IS LICENSED IN THE STATE OF NEVADA FOR THE CLASSIFICATION(S) SHOWN

LICENSE #: 0066125

STATUS: Active
EXPIRES: 09/30/2027

MCCARTHY BUILDING COMPANIES INC
12851 MANCHESTER RD
SAINT LOUIS, MO 63131-1802

CLASS: AB

Classification definitions can be viewed online at: nscb.nv.gov

MCCARTHY BUILDING COMPANIES, INC.

Unique Entity ID GZH9ED5FL2V3	CAGE / NCAGE 3ES54	Purpose of Registration All Awards
Registration Status Active Registration	Expiration Date Feb 3, 2027	
Physical Address 12851 Manchester RD Saint Louis, Missouri 63131-1802 United States	Mailing Address 12851 Manchester RD Saint Louis, Missouri 63131-1802 United States	

Business Information

Doing Business as (blank)	Division Name (blank)	Division Number (blank)
Congressional District Missouri 02	State / Country of Incorporation Missouri / United States	URL http://www.mccarthy.com/

Registration Dates

Activation Date Feb 5, 2026	Submission Date Feb 3, 2026	Initial Registration Date Apr 14, 2003
---------------------------------------	---------------------------------------	--

Entity Dates

Entity Start Date Mar 23, 1864	Fiscal Year End Close Date Dec 31
--	---

Immediate Owner

CAGE 7ALN9	Legal Business Name MCCARTHY HOLDINGS, INC
----------------------	--

Highest Level Owner

CAGE 8VVJ9	Legal Business Name GENUINE MCCARTHY ENTERPRISES INC.
----------------------	---

Executive Compensation

Registrants in the System for Award Management (SAM) respond to the Executive Compensation questions in accordance with Section 6202 of P.L. 110-252, amending the Federal Funding Accountability and Transparency Act (P.L. 109-282). This information is not displayed in SAM. It is sent to USAspending.gov for display in association with an eligible award. Maintaining an active registration in SAM demonstrates the registrant responded to the questions.

Proceedings Questions

Registrants in the System for Award Management (SAM.gov) respond to proceedings questions in accordance with FAR 52.209-7, FAR 52.209-9, or 2. C.F.R. 200 Appendix XII. Their responses are displayed in the responsibility/qualification section of SAM.gov. Maintaining an active registration in SAM.gov demonstrates the registrant responded to the proceedings questions.

Exclusion Summary

Active Exclusions Records?

N

SAM Search Authorization

I authorize my entity's non-sensitive information to be displayed in SAM public search results:

Yes

Entity Types

Business Types

Entity Structure Other	Entity Type Business or Organization	Organization Factors Subchapter S Corporation
----------------------------------	--	---

Socio-Economic Types

Check the registrant's Reqs & Certs, if present, under FAR 52.212-3 or FAR 52.219-1 to determine if the entity is an SBA-certified HUBZone small business concern. Additional small business information may be found in the SBA's Dynamic Small Business Search if the entity completed the SBA supplemental pages during registration.

Financial Information

Accepts Credit Card Payments
No

Debt Subject To Offset
No

EFT Indicator
0000

CAGE Code
3ES54

Points of Contact

Electronic Business

👤
Andrew Jehle

12851 Manchester Road
Saint Louis, Missouri 63131
United States

Government Business

👤
Andrew Jehle

12851 Manchester Road
Saint Louis, Missouri 63131
United States

Past Performance

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Brett Mueth

12851 Manchester Road
Saint Louis, Missouri 63131
United States

Brett J Mueth

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Saint Louis, Missouri 63131
United States

Service Classifications

NAICS Codes

Primary	NAICS Codes	NAICS Title
Yes	236220	Commercial And Institutional Building Construction
	236210	Industrial Building Construction
	237310	Highway, Street, And Bridge Construction
	237990	Other Heavy And Civil Engineering Construction

Disaster Response

This entity does not appear in the disaster response registry.

List of Disqualified Contractors

NRS 338.017 provides for the temporary disqualification of a contractor from being awarded a public works contract/subcontract as a result of having committed an "offense." The disqualification applies to the contractors and any corporate officers, if any, of the contractor.

NRS 338.017(2) A person, and the corporate officers, if any, of that person, who is identified in the System for Award Management Exclusions operated by the General Services Administration as being excluded from receiving contracts from the Federal Government pursuant to 48 C.F.R. §§ 9.400 et seq. as a result of being debarred may not be awarded a contract for a public work for the period of debarment of the contractor from receiving contracts from the Federal Government.

The following contractors and corporate officers thereof may not be awarded a public works contract/subcontract for the time period stated:

Contractor	Corporate Officers	Suspension Period
24/7 Global Services Inc. NV Pro Garage Doors 8920 W. Russell Road, #1104 Las Vegas, NV 89148		Until the suspension is lifted
360 Home Services LLC 3210 Opera Drive Las Vegas, NV 89146	Heather Landay	Until the suspension is lifted
360 Pro Carpentry LLC 3140 Polaris Ave., Suite 17 - 18 Las Vegas, NV 89102	Hugo Alejandro Sanabria Lopez, Managing Member	Until the suspension is lifted
A M H Services 2890 Vassar Street B9 Reno NV 89502	Leonard Mark Haire	Until the suspension is lifted
Acerio Landscaping Acerio Masonry LLC 6640 Escalon Drive Las Vegas, NV 89108		Until the suspension is lifted
Accurate Tile & Floors Inc 2840 Via Tera Street Henderson NV 89074	Sherly Ann Bice	Until the suspension is lifted
Acme Landscape & Maintenance P O Box 31916 Laughlin NV 89028	Nick R. Economou	Until the suspension is lifted
Adame Construction Adame Handyman Services LLC 2475 W. Cheyenne, Ste. 220 Las Vegas, NV 89032		Until the suspension is lifted
Affordable Patios & Sunrooms DBA Reno Patios & Fireplace 910 Glendale Avenue Sparks, NV 89431	Richard Garriga Taylor President	Until the suspension is lifted
Akal Construction Ace Construction Inc. 2795 E. Bidwell St., Suite 100-318 Folsom, CA 95360	Jaspal Singh Sidhu, President	Until the suspension is lifted
Alliance Contracting LLC, 702 Contracting 8730 Quail Glen Drive Colorado Springs, CO 80920	Brian Jeffrey Davis, Manager	Until the suspension is lifted

Automation Studio (THE) 6651 Schuster Street Las Vegas NV 89118	Yanv Dean Edelman	Until the suspension is lifted
Blue Diamond Plumbing LLC 8635 W. Sahara Avenue, Suite 521 Las Vegas, NV 89117		Until the suspension is lifted
Briner Drilling Inc 3616 Lark Lane Kingman, AZ 86409	Michael Dale Briner	Until the suspension is lifted
Caro Construction P.O. Box 19820 S. Lake Tahoe, CA 96150	Jesus J. Caro, Owner	Until the suspension is lifted
Christopher M Rios LLC dba A Restoration 5119 Crystal Cavern Way North Las Vegas, NV 89031	Christopher Michael Rios, Mgr.	Until the suspension is lifted
Chrome Builders Construction Inc. 1835 E. Charleston Blvd., #106 Las Vegas, NV 89104	Liliana Zeitlin, President Richard Louis Zeitlin, President	Until the suspension is lifted
Cranetech Inc. P.O. Box 30790 Stockton, CA 95213	Eric B. Factor, President	Until suspension is lifted
Dan O Construction LLC P O Box 803 Fallon, NV 89407	Jason Daniel Homer, President	Until the suspension is lifted
Del Kora Stone Inc 4640 South Valley View Blvd Ste F Las Vegas NV 89103	Gilberto Delgado-Duran	Until the suspension is lifted
Delta Mechanical Inc 6056 Baseline Road, Ste #155 Mesa AZ 85206	Todor Kitchukov	Until the suspension is lifted
E & C Construction Co. Inc. dba Escan Construction Company P O Box 94977 Las Vegas, NV 89193	Frank Canul, President	Until the suspension is lifted
Eames Hardwood E B Eames Company Inc. 680 W. 600 N Logan, UT 84321	Ezra B. Eames, President	Until the suspension is lifted
Empire Roofing S R Builders LLC 9962 Matfen Court Las Vegas NV 89178	Sergio A Rodriguez	Until the suspension is lifted
Encor Solar LLC 3049 Executive Pkwy., #300 Lehi, UT 84043	Daniel Taylor Larkin, Manager	Until the suspension is lifted
Envision Construction & Design Inc. 6711 Sierra Court, Suite D Dublin, CA 94568	Leonard F. Nieto, Sr., President	Until the suspension is lifted
Epsilon Windows and Doors LLC 9728 Ravine Ave Las Vegas, NV 89117	Marcos Mishel Ocampo, Manager	Until the suspension is lifted

Excal Construction Inc 13090 Seminole Road Stagecoach NV 89429	James E. Butler	Until the suspension is lifted
Fibrwrap Construction Services USA Inc 19788 Edison Avenue Chesterfield MO 63005	Frank Richard Firsching President	Until the suspension is lifted
Fox Construction Industries LLC 4150 W. Pioneer Ave., Suite B Las Vegas, NV 89102	Nelson Chuang, Managing Member	Until the suspension is lifted
G Force Demolition Inc 3431 W Oquendo Road Las Vegas NV 89118	Alexander Edward Garcia President	Until the suspension is lifted
Get Solarize dba Solarize LLC 4830 W University Ave Las Vegas, NV 89103	Frances Kim Le, Manager Michael Sean Hogan, Manager	Until the suspension is lifted
GVM Mechanical LLC 7977 Severn Valley Las Vegas, NV 89139	Ruel Sanchez Delacruz, Manager	Until the suspension is lifted
H2O Transportation LLC 681 Tarn Way Reno, NV 89503	Araceli Espitia	July 18, 2025 to July 18, 2028
Hard Surfaces, Inc. 541 W Sunset Road Henderson NV 89011	Todd Michael Bull	Until the suspension is lifted
Harder Built Construction LLC 1802 N. Carson Street, Unit 100 Carson City, NV 89701	Joseph Raymond Harder, Mgr.	Until the suspension is lifted
Heating + Air Paramedics of Henderson -- Fixit Operations LLC 8444 Moondance Cellars Court Las Vegas, NV 89139	Larissa Fraga, Manager Jorge Zarazua, Jr., Manager Matthew Jacob Oney, Manager	Until the suspension is lifted
Heavy Move Specialists LLC P.O. Box 81304 Las Vegas, NV 89180	David Carrasquillo, Managing Member	Until the suspension is lifted
Hicks Unique Building 1400 Balzar Las Vegas NV 89106	Timothy Vance Hicks	Until the suspension is lifted
High Sierra Drywall Inc 2999 S Virginia Reno NV 89502	Michael Alen Laub	Until the suspension is lifted
J A Russo Enterprises LLC P O Box 77816 Corona CA 92877	John Anthony Russo, Managing Member	Until the suspension is lifted
Jackson Contracting Inc P O Box 316 Littlefield AZ 86432	Damon Robert Jackson	Until the suspension is lifted
J M H Home Improvements 7151 Okelly Chapel Rd Ste 345 Cary NC 27519	John Mark Holley	Until the suspension is lifted
Johnson Electric Motor Inc. dba J E M Electric	Douglas Scott Kammeyer	Until the suspension is lifted

J. L. M. ELECTRIC

2925 S. Commerce Way
Ogden, UT 84401

K D Builders 1808 Apalachee Drive S. Lake Tahoe, NV 86150	Kirk Arthur David, Owner	Until the suspension is lifted
Komax Development Inc 5815 Duneville Ct. Las Vegas NV 89103	James Myong Kim	Until the suspension is lifted
K O H Mechanical Contractors Inc 5639 S. Riley Lane Murray UT 84107		Until the suspension is lifted
Las Vegas Raid Air LLC 1614 Rio Bravo Drive North Las Vegas, NV 89031		Until the suspension is lifted
Lawsons Construction 5725 S. Valley View Blvd., Ste. 7 Las Vegas, NV 89118	April CM Lawson, Manager	Until the suspension is lifted
League Construction LLC 6141 Meisenheimer Avenue Las Vegas, NV 89131	Mitchell Troy League, Managing Member	Until the suspension is lifted
Lewis K Construction LLC 7322 S. Rainbow Blvd., Suite 116 Las Vegas, NV 89139	Kevin Deshawn Lewis, Manager	Until the suspension is lifted
M West Electric LLC 235 Oxford Cloth Court Henderson, NV 89074	Ronald Lee Doane, Manager	Until the suspension is lifted
Maverick Transportation, LLC 5061 E. Kellogg Road Pahrump, NV 89061	Terry Kleinberg	Until the suspension if lifted
Metro Flooring LLC 6100 Camas Canyon Ave Las Vegas, NV 89130		Until the suspension is lifted
Nikam Development Company 8600 Kiel Ridge Circle Las Vegas NV 89117	Nissim Azouz President	Until the suspension is lifted
Performance Solar Nevada Inc. 2401 Merlu Lane Escondido CA 92026	Dennis Francis Esposito Jr	Until the suspension is lifted
Prodiguim Corp DBA Landscape Masters Construction 1717 Warrenville Street Las Vegas, NV 89117	Jay Don Weber, President	Until the suspension is lifted
Racas Consulting LLC Racas Flooring 4780 W. Ann Rd., Suite 5 #383 North Las Vegas, NV 89031	Richard Alexander Corzo, Managing Member	Until the suspension is lifted
Radcliffe Painting Inc. 4596 Spring Drive Reno, NV 89502	Samuel Arthur Radcliffe, Pres.	Until the suspension is lifted
Rainbow Tims Concrete 1429 Patricia Drive	Rainbo Jo Tims	Until the suspension is lifted

Gardnerville NV 89460

Reveles Landscaping & Maintenance LTD 293 Bowsprit Court Las Vegas, NV 89183	Rodolfo Reveles	Until the suspension is lifted
R G Landcape 4104 Browndeer Cir Las Vegas, NV 89129	Kimberline Gabriela Moller-Galdamez	Until the suspension is lifted
R J P LLC dba Surface Pro 8635 W. Sahara Ave., #582 Las Vegas, NV 89117	Robert James Purdy, Member	Until the suspension is lifted
Rock Solid Covering Inc DBA B J L T Tile and Stone 7322 S. Rainbow Blvd. Ste 125 Las Vegas, NV 89139	Shannon Lea Cross	Until the suspension is lifted
Safe Choice HVAC Plumbing and Electric LLC 350 E. Dessert Inn Rd., A204 Las Vegas, NV 89109		Until the suspension is lifted
Sharpline Multimedia Inc 2001 Clearview Carson City, NV 89701	Michael Travis Legatzke	Until the suspension is lifted
St. George Consulting Inc 2210 Sunland Avenue Las Vegas, NV 89106	Marian Hany Morice President	Until the suspension is lifted
Stonewater Construction LLC 6955 N Durango Drive Las Vegas, NV 89149	Donald Curtis Morgan Jr.	Until the suspension is lifted
Stuart Spear dba Stuart Spear Construction P.O. Box 18827 Reno, NV 89511	Stuart Spear, Owner	Until the suspension is lifted
Sun Source Energy LLC 5580 W. Flamingo Road, Suite 101 Las Vegas, NV 89103		Until the suspension is lifted
Sunvolt, Alpha & Omega Energy Services LLC 4350 Arville St., Suite 400 Las Vegas, NV 89103		Until the suspension is lifted
Tiffany Decorating Company 120 Wentworth Avenue Glencoe, IL 60022	Jeffery Samuel Silverman	Until the suspension is lifted
Truckee Pines Construction LLC 10580 N. McCarran Blvd., 115-585 Reno, NV 89503	Michael Charles Hackley, Mgr.	Until the suspension is lifted
United Pacific Construction 1452 W Horizon Ridge Pkwy, B304, Suite 132 Henderson, NV 89012	Peter Bisol Picarro, President	Until the suspension is lifted
US Underground LLC 3528 East Kagan Court North Las Vegas, NV 89081	Arrmando Bravo-Cervantes, Managing Member	Until the suspension is lifted

Vegas Pro Electrical Services LLC
2436 Desert Glen Drive
Las Vegas, NV 89134

John Harry Kutcher

Until the suspension is lifted

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