

January 28, 2026

Monument Construction
ATTN: Jon Wayne Nielsen, President
7787 Eastgate Road, #110
Henderson, NV 89011

**RE: NOTICE OF AWARD
UMC BID NUMBER 2025-07, UMC 7 Story Tower & Trauma Building Elevator
Modernization Project (PWP NO. CL-2026-102)**

Dear Mr. Nielsen,

Thank you for submitting all of the required documentation for the above-referenced Bid. All documentation appears to be in order, and this project is hereby awarded to Monument Construction in the amount of the base bid of \$5,590,795 plus \$59,088 for selected additives, for a total of \$5,649,883. This Notice of Award letter authorizes you to immediately execute the required contracts with your equipment and material supplier(s) and required subcontractor(s). No substitution of listed subcontractor(s) is permitted unless first submitted to University Medical Center of Southern Nevada ("UMC") in writing and in accordance with the contract documents. A copy of the contract document is enclosed for your records. In accordance with the contract documents, if you have not already done so, please provide the following within ten (10) business days of the date of this award: Certificate of Insurance for Builders Risk/Course of Construction; Labor and Material Payment Bond; Performance Bond and Guaranty Bond.

This is not the Notice to Proceed. UMC's Plant Operations Department will administer this contract and will contact you in the near future to schedule the project kickoff meeting. They will also coordinate with our Public Safety Office/Officers and Contracts Management teams to ensure you have all of the resources and support needed to complete this project. Further, they will ensure project activities do not unduly disrupt services to our patients, their loved ones, staff and the public.

Thank you for your continued interest in doing business with UMC.

Sincerely,

Mason Van Houweling
Chief Executive Officer

Enclosure(s): Contract Documents (Bid Document and Contractor's Bid Form)

Cc: Monty Bowen, Plant Operations
William Rawlinson, Plant Operations

BID ATTACHMENT 1

BID NUMBER 2025-07

BID TITLE UMC 7 Story Tower & Trauma Building Elevator Modernization

Bidder Statement of Authority to Submit Bid

Bidder hereby offers and agrees to furnish the material(s) and service(s) in compliance with all terms, conditions, specifications, and amendments in the Invitation to Bid and any written exceptions in the offer. We understand that the items in this Invitation to Bid, including, but not limited to, all required certificates are fully incorporated herein as a material and necessary part of the contract.

The undersigned hereby states, under penalty of perjury, that all information provided is true, accurate, and complete, and states that he/she has the authority to submit this bid.

I certify, under penalty of perjury, that I have the legal authorization to bind the firm hereunder:

	Monument Construction
SIGNATURE OF AUTHORIZED REPRESENTATIVE	LEGAL NAME OF FIRM
Jon Wayne Nielsen - President	7787 Eastgate Rd #110
NAME AND TITLE OF AUTHORIZED REPRESENTATIVE	ADDRESS OF FIRM
702.530.2303	Henderson, NV, 89011
PHONE NUMBER OF AUTHORIZED REPRESENTATIVE	CITY, STATE ZIP
Jwn@buildmonuments.com	11.17.2025
EMAIL ADDRESS	DATE

BUSINESS LICENSE / CONTRACTORS LICENSE INFORMATION:

<u>CURRENT STATE: NV</u>	<u>LICENSE NO. 20101633041</u>	<u>ISSUE DATE: 08.18.2025</u>	<u>EXPIRATION DATE: 08/31/2026</u>
<u>CURRENT COUNTY: Clark</u>	<u>LICENSE NO. 2024331409</u>	<u>ISSUE DATE: 02.01.2012</u>	<u>EXPIRATION DATE: 04.30.2026</u>
<u>CURRENT CITY: Henderson</u>	<u>LICENSE NO. 2024331409</u>	<u>ISSUE DATE: 02.01.2012</u>	<u>EXPIRATION DATE: 04.30.2026</u>

BID ATTACHMENT 2
UNIVERSITY MEDICAL CENTER OF SOUTHERN NEVADA

BID FORM

BID NO. 2025-07
UMC 7 Story Tower & Trauma Building Elevator Modernization
PWP NUMBER: CL- 2026-102

Monument Construction

(NAME)

7787 Eastgate Rd #110, Henderson, NV 89011

(ADDRESS)

I, THE UNDERSIGNED BIDDER:

1. Agree, if awarded this Contract, I will complete all work for which a Contract may be awarded and to furnish any and all labor, equipment, materials, transportation, and other facilities required for the services as set forth in the Bidding and Contract Documents.
2. Have examined the Contract Documents and the site(s) for the proposed work and satisfied themselves as to the character, quality of work to be performed, materials to be furnished and as to the requirements of the specifications.
3. Have completed all information in the blanks provided and have submitted the following within this Bid:
 - a) **BID ATTACHMENT 5:** Have listed the name of each Subcontractor which will be paid an amount exceeding five percent (5%) of the Total Base Bid amount.
 - b) **BID ATTACHMENT 3:** Attached a bid security in the form of, at my option, a Cashier's Check, Certified Check, Money Order, or Bid Bond in favor of the OWNER in the amount of five percent (5%) of the Total Base Bid amount.
 - c) If claiming the preference eligibility, I have submitted a valid Certificate of Eligibility with this Bid.
4. I acknowledge that if I am one of the three apparent low bidders at the bid opening, and if I have listed Subcontractor(s) pursuant to NRS 338.141, I must submit **BID ATTACHMENT 4** within two (2) hours after completion of the bid opening pursuant to the Instructions to Bidders, forms must be submitted via email to fred.parandi@umcsn.com and I understand that OWNER shall not be responsible for lists received after the two-hour time limit, regardless of the reason. I understand that submission after the two-hour time limit is not allowed and will be returned to me and the bid will be deemed non-responsive. I acknowledge that for all projects, I will list:
 - a) My firm's name on the list if my firm will perform any work which is more than 1 percent (1%) of the BIDDER's total bid and which is not being performed by a subcontractor. The BIDDER shall also include on the list:
 - 1) A description of the labor or portion of the work that the BIDDER will perform: or
 - 2) A statement that the BIDDER will perform all work other than that being performed by a subcontractor listed.
 - b) The name of each first tier subcontractor who will provide labor or a portion of the work on the public work to the BIDDER for which the first tier subcontractor will be paid an amount exceeding \$250,000.
 - c) If I will employ a first tier subcontractor who will provide labor or a portion of the work on the public work to the BIDDER for which the first tier subcontractor will not be paid an amount exceeding \$250,000, the name of each first tier subcontractor who will provide labor or a portion of the work on the public work to the BIDDER for which the first tier subcontractor will be paid 1 percent (1%) of the BIDDER's total bid or \$50,000, whichever is greater.
5. I acknowledge that if I am one of the three apparent low BIDDER(s) at bid opening, and if I have submitted a valid Certificate of Eligibility as described in 3 (c) above, I must submit **BID ATTACHMENT 6**, Affidavit Pertaining to Preference Eligibility, within two-hours after completion of the bid opening pursuant to the General Conditions. The forms must be submitted via email to fred.parandi@umcsn.com. OWNER shall not be responsible for lists received after the two-hour time limit, regardless of the reason. I understand that submission of the Certificate after the two-hour time limit is not allowed and it will be returned to me and the bid will be deemed non-responsive.

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6. I acknowledge that if I am one of the three apparent low BIDDER(s) for the base bid at the bid opening, I must submit the **BID ATTACHMENT 7, Schedule of Values**, by 5:00 PM on the next business day.
7. I acknowledge that if notified that I am the low BIDDER, I must submit **BID ATTACHMENT 8, Prime Contractor Acknowledgment of UMC Procedures & Practices and the Representations and Certifications** form by 5:00 PM of the next business day.
8. I acknowledge that if notified that I am the low BIDDER, I must submit **EXHIBIT E** by 5:00 PM of the next business day.
9. I acknowledge that if I am one of the three apparent low BIDDER(s) for the base bid at the bid opening, I must submit the **BID ATTACHMENT 10 "Disclosure of Ownership/Principals"** form within 24-hours of request.
10. I acknowledge that my bid is based on the current State of Nevada prevailing wages, if applicable.
11. I acknowledge that I have not breached a public work contract for which the cost exceeds \$25,000,000, within the preceding year, for failing to comply with NRS 338.147 and the requirements of a contract in which I have submitted within 2 hours of the bid opening an Affidavit pertaining to preference eligibility.
12. I will provide the following submittals within ten (10) business days from receipt of Notice of Intent to Award:
 - a) Performance Bond, Labor and Material Payment Bond and a Guaranty Bond, for 100% of the Contract amount as required.
 - b) Certificates of insurance for Commercial General Liability in the amount of \$1,000,000, Automobile Liability in the amount of \$1,000,000, Pollution Liability, which includes Asbestos Liability or include an additional Asbestos Liability endorsement in the amount of \$1,000,000 including Asbestos Abatement Liability (proof of subcontractor certificate of insurance must be provided) and Workers' Compensation insurance issued by an insurer qualified to underwrite Workers' Compensation insurance in the State of Nevada, as required by law. **Note: The requirement is that general contractors have pollution liability and asbestos abatement liability coverage in the aforementioned amounts. UMC is not requiring subcontractors to have pollution and asbestos liability. However, the general contractor may require this of a subcontractor, at the general contractor's discretion, in order to protect the general contractor.**
13. I acknowledge that if I do not provide the above submittals on or before the **tenth** business day after Notice of Intent to Award or do not keep the bonds or insurance policies in effect or allow them to lapse during the performance of the Contract; I will pay over to the OWNER the amount of **\$200.00** per day as liquidated damages.
14. I confirm this bid is genuine and is not a sham or collusive, or made in the interest of, or on behalf of any person not herein named, nor that the Bidder in any manner sought to secure for themselves an advantage over any bidders.
15. I further propose and agree that if my bid is accepted, I will commence to perform the work called for by the contract documents on the date specified in the Notice to Proceed and I will complete all work within the calendar days **specified in the General Conditions**.
16. I further propose and agree that I will accept as full compensation for the work to be performed the price written in the Bid Schedule below.
17. I have carefully checked the figures below and the OWNER will not be responsible for any error or omissions in the preparation or submission of this Bid.
18. I agree no verbal agreement or conversation with an officer, agent or employee of the OWNER, either before or after the execution of the contract, shall affect or modify any of the terms or obligations of this Bid.
19. I am responsible to ascertain the number of addenda issued, and I hereby acknowledge receipt of the following addenda:

Addendum No. <u> 1 </u> dated, <u> 11.05.2025 </u>	Addendum No. _____ dated, _____
Addendum No. <u> 2 </u> dated, <u> 11.14.2025 </u>	Addendum No. _____ dated, _____
Addendum No. <u> 3 </u> dated, <u> 11.17.2025 </u>	Addendum No. _____ dated, _____
Addendum No. _____ dated, _____	Addendum No. _____ dated, _____

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20. I agree to perform all work described in the drawings, specifications, and other documents for the amounts quoted below:

ITEM NUMBER	ITEM DESCRIPTION	LUMP SUM
1.	MODERNIZE PASSENGER ELEVATOR T1 INCLUDING *PERMIT FEES	\$ 468,060.00
2.	MODERNIZE PASSENGER ELEVATOR T2 INCLUDING *PERMIT FEES	\$ 468,060.00
3.	MODERNIZE PASSENGER ELEVATOR P2 INCLUDING *PERMIT FEES	\$ 468,060.00
4.	MODERNIZE PASSENGER ELEVATOR P3 INCLUDING *PERMIT FEES	\$ 468,060.00
5.	MODERNIZE SERVICE ELEVATOR S4 INCLUDING *PERMIT FEES	\$ 468,060.00
6.	MODERNIZE SERVICE ELEVATOR S5 INCLUDING *PERMIT FEES	\$ 468,060.00
7.	MODERNIZE SERVICE ELEVATOR S5A INCLUDING *PERMIT FEES	\$ 468,060.00
8.	CODE REQUIRED IMPROVEMENTS/ REVISIONS TO ELEVATOR EQUIPMENT ROOM PENTHOUSE OF 7 STORY TOWER	\$1,271,574.00
9.	OWNER CONTINGENCY	\$ 800,000.00
10.	HONEYWELL FIRE ALARM AND HVAC CONTROLS	\$ 242,801.00
	TOTAL BID AMOUNT	\$ 5,590,795.00

Quantities stated are to be used to evaluate proposals and will not alleviate the BIDDER from completing all work as required in the Contract Documents and Plans. Each BIDDER is held responsible for the examination and/ or to have acquainted themselves with any conditions at the job site which would affect their work before submitting a bid. Failure to meet these criteria shall not relieve the BIDDER of the responsibility of completing the Bid without extra cost to the project OWNER. **Estimates of quantities of the various items of work and materials, as set forth in the Proposal Form, are approximates only and given solely to be used as a uniform basis for the comparison.**

ADDITIVE ALTERNATES

The OWNER may exercise the following items subject to the availability of funds. The additive alternate price quoted shall remain firm throughout the Contract term, as detailed in Instruction to Bidders.

Alternative	ITEM DESCRIPTION	TOTAL
1.	INTERIM MAINTENANCE/PREVENTATIVE MAINTENANCE DURING PERIOD FROM NOTICE TO PROCEED UNTIL REFURBISHMENT HAS BEEN COMPLETED FOR T1 AND T2	\$ 18,588.00
2.	INTERIM MAINTENANCE/PREVENTATIVE MAINTENANCE DURING PERIOD FROM NOTICE TO PROCEED UNTIL REFURBISHMENT HAS BEEN COMPLETED FOR P2 AND P3	\$ 16,200.00
3.	INTERIM MAINTENANCE/PREVENTATIVE MAINTENANCE DURING PERIOD FROM NOTICE TO PROCEED UNTIL REFURBISHMENT HAS BEEN COMPLETED FOR S4, S5 AND S5A	\$ 24,300.00
4.	Initial 5-Year Maintenance Cost	\$212,856.00
5.	Year 6 Maintenance Cost	\$ 44,274.00
6.	Year 7 Maintenance Cost	\$46,487.00
7.		\$
	ADD ALTERNATES AMOUNT	\$ 362,705.00
	GRAND TOTAL BID AMOUNT	\$ 5,953,500.00

21. BUSINESS ENTERPRISE INFORMATION:

The BIDDER submitting this Bid is a MBE WBE PBE SBE VET DVET ESB as defined in the Instructions to Bidders.

22. BUSINESS ETHNICITY INFORMATION:

UMC 7 Story Tower & Trauma Building Elevator Modernization

The BIDDER submitting the Bid Ethnicity is Caucasian (CX) African American (AA) Hispanic American (HA) Asian Pacific American (AX) Native American (NA) Pacific Islander (PI)

Other as defined in the Instructions to Bidders.

23. BIDDERS' PREFERENCE Is the Bidder claiming Bidders' Preference?

Yes If yes, the Bidder acknowledges that he/she is required to follow the requirements set forth in the Affidavit (**Bid Attachment 6**).

No I do not have a Certificate of Eligibility to receive preference in bidding.

24. Monument Construction
LEGAL NAME OF FIRM AS IT WOULD APPEAR IN CONTRACT

7787 Eastgate Rd #110
ADDRESS OF FIRM

Henderson, NV 89011
CITY, STATE, ZIP CODE

(702) 530-2303 702.947.2606
TELEPHONE NUMBER FAX NUMBER

NEVADA STATE CONTRACTORS' BOARD LICENSE INFORMATION:

I certify that the license(s) listed below will be the license(s) used to perform the majority of the work on this project.

LICENSE NUMBER: A-0080649, B-0075502

LICENSE CLASS: A, B

LICENSE LIMIT: Unlimited

ONE TIME LICENSE LIMIT INCREASE \$ _____ IF YES, DATE REQUESTED _____

DUN & BRADSTREET NUMBER 01960820

CLARK COUNTY BUSINESS LICENSE NO. 2024331409

STATE OF NEVADA BUSINESS LICENSE NO. NV20101633041

Jon Wayne Nielsen
AUTHORIZED REPRESENTATIVE
(PRINT OR TYPE)

JWN龍
SIGNATURE OF AUTHORIZED REPRESENTATIVE

Jwn@buildmonuments.com
E-MAIL ADDRESS

11.19.2025
TODAY'S DATE