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JUN 06 2023

NEVADA COMMISSION FOR
COMMON INTEREST COMMUNITIES
AND CONDOMINIUM HOTELS

220 S. Rock Boulevard, Suite 12
Reno, Nevada 89502
Office: (775) 384-2898

mgatto

June 5, 2023

Sierra Ranchos Property Owners Association
C/O Equus Management Group
Attn: BJ Brown
5480 Reno Corporate Dr.
Suite 100
Reno, NV 89511

Subject: **Proposal for Civil Design of Community Road**
Sierra Ranchos Property Owners Association
APN: Wrangler Rd and Panhandle Rd
Washoe County, NV
File No: PW23-205

Dear Mrs. Brown:

Presented herein is our proposal to provide civil design of grading plans for the reconstruction of Wrangler Road and Panhandle Road located in Washoe County, Nevada. The purpose of our proposed services is to regrade the existing dirt roads and roadside ditches for the existing community roads.

PROJECT AND SITE DESCRIPTION

Our project information is based on a project limits outline and discussions with Hanford Consulting. We understand that the site is located in the Rancho Haven Community of Washoe County, Nevada. The initial project consists of using the prepared topo provided and performed by DK Survey to regrade the existing roads and roadside ditches.

SCOPE OF SERVICES

Task 1: Civil Design

Utilizing a previously completed topographic survey and the additional topo completed by others, Westex Consulting will prepare construction plans to improve Wrangler Road and Panhandle Road. The improvements shall include one lane in each direction and associated drainage facilities. These plans will be approved by Washoe County and shall include Title, Notes, Plan and Profiles, erosion control, and applicable details.

Task 2: SWPPP

Westex will prepare erosion control plans and documents necessary for the SWPPP permit which is required for the contractor to pick up permits. Should it be determined that the contractor or another company will prepare this document, this task will be deleted from this proposal. The contractor for the project will be the responsible party signing and adhering to the SWPPP.

Task 3: Drainage Memo

Westex will prepare a drainage memo to address the on-site drainage plan supporting the roadway improvements. Onsite flows will be computed using the Rational Method, using the roadway plans to determine contributing basins. Drainage will be designed to conform to standards outlined in the Truckee Meadows Regional Drainage Manual.

TIME OF PERFORMANCE

Preliminary design information will be provided to the owner and design team on an interim basis to keep the design progressing.

Final Delivery of construction plans timing will be determined after feedback on preliminary plans but is not expected to exceed 6 weeks.

FEE

A breakdown of our anticipated fees is provided in the following table.

Scope	Fee
Construction Plans	\$9,500
SWPPP	\$1,800
Drainage Memo	\$2,500
<u>Total</u>	<u>\$13,800</u>

CLOSURE

If this proposal is acceptable as written, please sign the attached work order and return. We appreciate the opportunity to submit this proposal and look forward to being of service. If you have questions, please do not hesitate to contact us.

Respectfully submitted,
WESTEX Consulting Engineers, LLC



Rebecca C. Bernier, P.E.
Civil Department Manager



Blake D. Carter, P.E.
Principal

Attached: Work Order Authorization



220 S. Rock Boulevard, Suite 12
Reno, Nevada 89502
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**WORK ORDER AUTHORIZATION
SENT VIA EMAIL**

ORDERED BY: Mrs. BJ Brown DATE: 6/05/2023

COMPANY NAME: Sierra Ranchos Property Owners Association FILE #: PW23-205

MAILING ADDRESS: _____
(Street/P.O. Box) (City) (State/Zip)

BILLING EMAIL ADDRESS: _____

BILLING ADDRESS: _____
(if different from (Street/P.O. Box) (City) (State/Zip)
mailing):

TELEPHONE: _____ EMAIL ADDRESS: _____

FAX: _____ CELL: _____

STAFF: RCB

DOCUMENTS RECEIVED: Concept Sketch

DESCRIPTION OF WORK: Construction Plans

JOB NAME: Sierra Ranchos Road Improvements

PERMIT #: N/A

APN #: N/A

JOB ADDRESS: Wrangler Road and Panhandle Road, Washoe County, Nevada

FEE: \$13,800 (Thirteen Thousand, Five Hundred Dollars)

PROPERTY OWNER: _____

ADDRESS: _____
(Street/P.O. Box) (City) (State/Zip)

Pursuant to NRS 108.245 you are hereby given notice that the consultant providing the service indicated above may, at a future date, claim a lien as provided by law against the property if the consultant is not paid.

Bills are rendered monthly for work in the preceding month and except as otherwise provided by written agreement, are due and payable upon receipt. A charge of one and one-half percent (1-1/2%) per month will be added to unpaid invoices after thirty (30) days.

No invoices can be reissued more than fourteen days after receipt. In the event legal action is necessary to enforce payment of any amounts due, I agree to pay reasonable Attorney's fees incurred.

PLEASE SIGN AND RETURN THIS WORK ORDER
TO OUR OFFICE, OR VIA EMAIL:
rebecca@westexconsulting.com

(SIGNATURE)

(WRITTEN OR TYPED NAME)

(DATE)

...THANK YOU !!