Governor
Joseph M. Lombardo

Members
Treasurer Zach Conine
Director Kristopher Sanchez
Director Tom Burns
Member Ken Liu
Member Tracy Holland
Member Jesse Haw
Member Matt Kershaw
Member Blayne Osborn

PUBLIC NOTICE

AGENDA

MEETING OF THE NEVADA STATE INFRASTRUCTURE BANK
January 23, 2024
4:00 P.M.

Locations:
Via videoconference at the following locations:

Nevada State Capitol
Old Assembly Chambers
101 North Carson Street
Carson City, NV 89701

Grant Sawyer State Office Building
Governor's Office Conference Room
555 East Washington Avenue, Suite 5100
Las Vegas, NV 89101

Members of the public may also participate in this meeting virtually through Microsoft Teams, accessible here:

Click here to join the meeting
Meeting ID: 281 735 489 344
Passcode: Uk8tLZ

Or call in (audio only)
+1 775-321-6111
Phone Conference ID: 203 149 079#

Agenda Items:

1. Roll Call

2. Public Comment
   Comments from the public are invited at this time. Pursuant to NRS 241.020(3)(d)(7), the Board intends to limit to 3 minutes the time for an individual to speak and reserves the right to impose other reasonable restrictions on place or manner for such comment. No restriction will be imposed based on viewpoint. Comment will only be received on matters relevant to the Board's jurisdiction. The Board is not permitted to deliberate or take action on any items raised during the public comment period until the matter itself has been specifically included on an agenda as an item upon which action may be taken by the Board.

Comments by the public may be emailed to ejimenez@nevadatreasurer.gov by 9:00 p.m. the day before the scheduled meeting and include the commenter's full name. Content may be redacted due to inappropriate language. All written public comments shall, in their entirety, be included as part of the public record.

3. Approval of the minutes from the State Infrastructure Bank Board of Directors meeting from October 30, 2023. **(For discussion and possible action).**

4. Staff report on the operations and administration of the Nevada State Infrastructure Bank, including an update on financing applications received by the Nevada State Infrastructure Bank, and direction to staff as appropriate **(For discussion and possible action).**

   - Northern Nevada Building and Construction Trades Council Development Corporation – *Carville Park Apartments*
   - Lincoln County – *Lincoln County Power District Local Generation and Resiliency System*
   - Escape Solar LLC – *Escape Solar and Energy Storage Project*
   - Boys and Girls Club of Western Nevada – *Smart Start, Mountain Street Center*

   Presenter: Erik Jimenez, Secretary to the Board of Directors of the Nevada State Infrastructure Bank.

5. Discussion of project and funding priorities for the Board of Directors of the Nevada State Infrastructure Bank, and direction to staff as appropriate. **(For discussion and possible action).**

   Presenter: Erik Jimenez, Secretary to the Board of Directors of the Nevada State Infrastructure Bank.

6. Presentation of the staff report required pursuant to Regulation No. R017-22 for the proposed West Wendover Fire Station Emergency Operations Center project which was previously submitted to the Nevada State Infrastructure Bank for consideration. **(For discussion only).**

   Presenter: Erik Jimenez, Secretary to the Board of Directors of the Nevada State Infrastructure Bank.

7. Approval of a transfer of $1,750,000 from the Nevada State Infrastructure Bank's Federal Infrastructure Matching Account to the Nevada State Infrastructure Bank's General Account. **(For discussion and possible action).**

8. Consideration and possible approval of a resolution approving a financing agreement and related documents for the financing of the West Wendover Fire Station Emergency

Operations Center in the maximum principal amount of $1,750,000; and providing other matters properly related thereto. **(For discussion and possible action)**.

9. Public Comment.
Comments from the public are invited at this time. Pursuant to NRS 241.020(3)(d)(7), the Board intends to limit to 3 minutes the time for an individual to speak and reserves the right to impose other reasonable restrictions on place or manner for such comment. No restriction will be imposed based on viewpoint. Comment will only be received on matters relevant to the Board's jurisdiction. The Board is not permitted to deliberate or take action on any items raised during the public comment period until the matter itself has been specifically included on an agenda as an item upon which action may be taken by the Board.

Comments by the public may be emailed to ejimenez@nevadatreasurer.gov by 9:00 p.m. the day before the scheduled meeting and include the commenter's full name. Content may be redacted due to inappropriate language. All written public comments shall, in their entirety, be included as part of the public record.

10. **ADJOURNMENT**

Notes:

STACKED AGENDA: Above is an agenda of all items scheduled to be considered. Unless otherwise stated, items may be taken out of the order presented on the agenda by the discretion of the Chair. Items may also be combined for consideration or pulled or removed from the agenda at any time. Persons who have business before the Commission are solely responsible to see that they are present when their business is conducted.

The Nevada State Infrastructure Bank is pleased to make reasonable accommodations for persons with physical disabilities. Please call (775) 684-5613 if assistance is needed.

In the event there are supporting materials available for items on this agenda, such materials will be produced upon request pursuant to NRS 241.020(7) and (8) by submitting a request via email to ejimenez@nevadatreasurer.gov. Supporting materials may also be available at the Bank's website at https://sib.nv.gov/Board.

Erik Jimenez, Secretary to the Board of Directors may be contacted at (775) 684-5613 to obtain copies of supporting materials, which are available to the public at 101 North Carson Street, Suite 4, Carson City, NV 89701.

THIS AGENDA HAS BEEN POSTED IN THE FOLLOWING PUBLIC LOCATIONS:

- **State Capitol Building, 1st & 2nd Floors, 101 North Carson Street, Carson City, NV 89701**
- **Nevada Legislative Building, 401 South Carson Street, Carson City, NV 89701**
- **Nevada State Library, 100 Stewart Street, Carson City, NV 89701**
- **Blasdel Building, 209 East Musser Street, Carson City, NV 89701**
- **Grant Sawyer State Office Building, 555 East Washington Avenue, Las Vegas, NV 89101**
- **Also online at: https://sib.nv.gov and https://notice.nv.gov/.**

STATE INFRASTRUCTURE BANK
October 30, 2023 – 2:00 PM
Summary Minutes

Location:
Via videoconference at the following locations:

Old Assembly Chambers
Capitol Building, Second Floor
101 N. Carson Street
Carson City, NV 89701

Governor's Office Conference Room
555 E Washington Avenue, Suite 5100
Las Vegas, NV 89101

Treasurer Conine called the meeting to order at 2:00 pm

Board directors & members present:
Treasurer Zach Conine – Carson City
Director Terry Reynolds – Business and Industry – Carson City
Director Tom Burns – Governor's Office of Economic Development – Las Vegas
Member Ken Liu – Las Vegas
Member Tracy Holland – Carson City
Member Jesse Haw – Carson City
Member Matt Kershaw – Virtual Teams
Member Blayne Osborn – Las Vegas

Others present:

Terri Sheridan:	Governor's Office of Economic Development
Bob Potts:	Governor's Office of Economic Development
Erik Jimenez:	Treasurer's Office
Emily Nagel:	Treasurer's Office
Itzel Fausto:	Treasurer's Office
Jeff Fontaine:	Lincoln County Regional Development
Varlin Higbee:	Lincoln County Commissioners
Derick Hembd:	SixCo Nevada
Gary McNamara:	SixCo Nevada
Bill Vinnicombe:	SixCo Nevada
Andy Hewitt:	SixCo Nevada
Rob Benner:	Norther Building Trades
Wendy Colborne:	Norther Building Trades
Wayne Klomp:	Lincoln County
Jana Wilcox Lavin:	Opportunity 180
Scott Gilles:	Opportunity 180
Mike McGregor:	Equitable Facilities Fund
Alexis Motarex:	Associated General Contractors

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Nick De Starr:	Associated General Contractors
Lea Case:	Belz & Case Government Affairs
Elyse Monroy-Marsala:	Belz & Case Government Affairs
Shawn McCormack:	Equitable Facilities Fund
Amanda Brazeau:	Rowe Law Group
Amanda Vaskov:	Nevada Housing Coalition
Andrew Artusa:	Zions Bank Public Finance
Areli Alarcon:	Carrara Nevada
Chris Melville:	City of West Wendover
Chris Daly:	Nevada State Education Association
Adam Drost:	Legislative Counsel Bureau
Elissa Secrist:	McDonald Carano
Greg Esposito:	GE Consulting
Irene Bustamante-Adams:	Clark County School District
Jason Cooper:	Environmental Protection
Jennifer Berthiaume:	Nevada Association of Counties
Kathy Flanagon:	Southern Nevada Water Authority
Lynda Tache:	Collaboration Center Foundation
Matt Kershaw:	Clark County Credit Union
Mendy Elliot:	Flynn Giudici Government Affairs
Nick Vander Poel:	Flynn Giudici Government Affairs
Nicole Ting:	Lander County DAG
Russell Rowe:	Rowe Law Group
Taylor Avery:	Las Vegas Review-Journal
James Dennis:	YMCA
James Halsey:	IBEW
Leslie Mujica:	IBEW
Victoria Supple:	Argentum Partners
Zachary Walusek:	RTC Southern Nevada
Ferrari Reeder-Public Affairs	

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Agenda Item 2 – Public Comment

No public comment in Carson City or Las Vegas. No written public comment.

Agenda Item 3 – **For discussion and possible action:** Election of a Vice Chair for the Board of Directors of the Nevada State Infrastructure Bank. NRS 408.55069(6).

Treasurer Conine moved to approve Jesse Haw as Vice Chair for the Board of Directors of the State Infrastructure Bank. Director Reynolds seconded this nomination and motion. Motion passed unanimously.

Agenda Item 4 – For discussion and possible action: Approval of the minutes from the State Infrastructure Bank Board of Directors meeting from October 10, 2022.

Director Burns, Member Liu, and Member Kershaw abstained from the motion to approve the minutes as they were not present at the previous meeting.

Treasurer Conine noted that they may go back and watch the last meeting or have someone be present to affirm to the veracity of the report in those minutes.

Motion to approve the meeting minutes from Member Holland and a second from Member Reynolds. Motion passed unanimously.

Agenda Item 5 – For discussion only: Staff report on the operations and administration of the Nevada State Infrastructure Bank.

Erik Jimenez, Secretary to the Board of Directors and acting Executive Director presented this report. He referenced page 34 of the materials and expressed that they have been very busy administering the State Infrastructure Bank. Since their last board meeting the biggest changes were made from Senate Bill 10 of the 82nd session of the Nevada Legislature and included that in the materials, in the staff memo which made several functional changes to the infrastructure bank. One changed the Board of Directors where they now have nine members and are still working on getting the tribal representative from the Assembly speaker appointed over the next several months. Additionally, Senate Bill 10 moved the operations of the bank from the Nevada Department of Transportation (NDOT) into the Treasurer's Office. He noted that when the bank was originally set up it was functionally set up under NDOT, however much of the work over the last two to three years has been done by the Treasurer's Office which made sense to the move the bank's operations in the Treasurer's Office. They still need an Executive Director. The Governor's office is looking for candidates to figure out who would be a great permanent Executive Director. In the interim, the Treasurer's Office will continue to make sure that the bank keeps moving. With the end of the legislative session, they also have an updated budget for the 2024-2025 biennium. He reviewed much like the previous biennium; all administrative expenses are paid for at least temporarily out of the Bond Interest and Redemption Fund. He noted they are not using administrative expenses out of the bank's operating accounts or the proceeds from that 2022 bond issuance. They're all, at least for this coming biennium coming through the Bond Interest and Redemption Fund. They expect that there will be a conversation to change that in subsequent biennium's but look forward to having those kind conversations with the Legislative Council Bureau to understand what the bank can afford to do administratively in its infancy years. He noted that the total operational expenses

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available to the bank for this coming biennium or this current biennium are $273,874 in fiscal year 2024 and $258,681 in fiscal year 2025. He reviewed that in April of 2022, they completed the sale of $75 million in Limited Tax General Obligation Bonds to capitalize the infrastructure bank. As part of this issuance, they tranche the money into three categories. $40 million was issued in the first series and then in the Series B, which was a $35 million issuance and were designated as social bonds. The $15 million that goes to charter schools was part of that issuance along with the $20 million in affordable housing. Then the $40 million could be used for other infrastructure projects through the bank. Since they completed that bond sale in April 2022, the Treasurer's Office has invested the funds very diligently and have seen some significant investment returns for the bank. As of October 13th, 2023, they have earned $1.8 million on those funds. He noted that after the cost of issuance from the original bond sale, they have recouped the cost of issuance and then also have added additional proceeds into the bank. Instead of that $75 million, they now have $76,647,205 of which to issue loans or do other operational expenses for the bank. The individual account balances have grown as well and have $20.4 million into the Affordable Housing Revolving Account, $15.3 million into the Charter School Capital Needs Revolving Account and $40.8 million in the Federal Infrastructure Matching Account. As part of the proceeds, in the original bond documents there is no restrictions on where interest must be used. Therefore, the board could decide to move some of the interest in those varying accounts at a later date to the general account or other accounts as necessary. He discussed in the 35th Special Session, Senate Bill 1 appropriated $14 million from the State's General Fund to the State Infrastructure Bank. This appropriation was designed to serve as a credit enhancement for the upcoming Major League Baseball Stadium to back Clark County's bonds and would hold there in the event that it was needed during that bond process. He noted they have two approved staff for the infrastructure bank, that being the Unclassified Executive Director and a Classified Administrative Assistant III. They have been conducting interviews over the last few weeks for that position where they are hopeful that in the next few weeks, they can have that staff member come on board to have some administrative support.

Treasure Conine expressed on behalf of the rest of the Board how thankful they are for Mr. Jimenez for stepping in very ably into this position and for all the work he's provided as they would not be here without him. He stated they are excited for a new Executive Director but pointed out that the Bank has been in good hands thanks to Mr. Jimenez.

This is an informational item only and therefore did not require a vote of the members.

Agenda Item 6 – For discussion and possible action: Update on financing applications received by the Nevada State Infrastructure Bank, and direction to staff as appropriate.

Mr. Jimenez provided an update of the financial applications received. He stated there is a two or three stage process between someone asking for financing from the infrastructure bank, to later moving on the agenda for the Board's possible consideration. He noted they have many conversations with local governments, nonprofits, and tribal governments, which are the eligible entities to borrow from the bank about potential projects. Sometimes they figure out that them taking a loan out is not the best use of dollars or there are other dollars that may be better served for a project and therefore projects will get filtered out. Before they even come to the Board of Directors, they work with potential applicants to make sure that they submit that financing application. He expressed it's a very robust financing application where they ask for a lot of documentation to be transparent to the public, but to also ensure that the projects and deals are ready before they even start talking about potential financing. They work with the applicants to get all documents in and there's considerable back and forth with applicants to make sure all the

documents are submitted. Once bank staff has gone through those applications, they vet them for completion, try to understand more about the projects, ensure that they make sense, and fit with the overall ethos of how the State's going and then bring them to the Board of Directors. He stated they are not approving any of the items on Agenda Item 6 as they are mainly just looking to get some Board feedback and make them aware of the process. After that, they move through a robust credit and financial analysis required under the Regulation LCB File R017-22 which has a series of specific steps that banks must undertake to go through that process. He noted that the level of documentation changes significantly from that financial application to when they get to that stage. He stated that they are not there yet for any of these projects but hope to get there soon. With their first project they have a $20 million piece of the infrastructure bank that is currently in the Affordable Housing Revolving Fund. He expressed they have worked very diligently with their friends in the Northern and Southern Nevada Building Trades to bring the AFL-CIOS Housing Investment Trust, which is a mutual fund that invests in mortgage-backed securities and has financed probably a couple billion dollars of affordable housing throughout the country as a financial partner in these potential deals. They are really excited about it through the Northern Nevada Building and Construction Trades Council Development Corporation, which is the nonprofit arm of the building trades.

He reviewed there is a property in Reno called the Carville Park Apartments that was built by the Building Trades in 1979 and is currently utilizing a HUD contract for 52-units in 208-beds of Section 8 Housing. That project is in desperate need of a renovation and the intention would be to do a rehabilitation on the project using money from the AFL Housing Investment Trust and they've committed $67,875,000 to support this project. This project is already moving through the permitting process and has been approved for the zoning change that it needs through the Reno City Council. It's moving through on the local government side and then all the current tenants would be temporarily rehoused during the acquisition rehab and then would have the opportunity to move back into the property with their Section 8 vouchers.

Member Haw inquired how they parse out these projects if there's multiple and whether they are ranking these, and if they are just trying to get as much money out as possible. He also referred to page 42 of the materials noting that the SIB is established to provide low-cost financing and inquired if this is defined somewhere or how are they judging what they charge on the interest rate.

Mr. Jimenez noted that they are taking applications in the order received and if they are complete in which that could take months to have all documentation submitted. Currently, they do not have enough applications to meet the Bank's corpus of funding, so they have not come to the point where they are forced to rank them. However, they imagine they'll get to that process in the future where they will need to be open minded and would be interested in how the Board might choose to handle those decisions. He expressed that if they wanted to disburse this money out as soon as possible, then they probably would have already done so but there's many steps that must be taken place in order to get a loan from idea to ready for Board action. He noted these are all the current applications they have received so far. He noted that on the Bank's website SIB.NV.GOV, they have an interest rate setting methodology which is required pursuant to the Bank's regulation which sets interest rates based on a benchmark for the current general obligation yield for the (MMD) Municipal Market Data rates. They apply the credit rating of an applicant and a BAA rating to an unrated borrower and then look for what the term of the loan that they're asking for and apply a rate. He noted the last time they updated this was on September 6th and have seen significant jumps in the market from when they initially adopted the benchmark to where the Federal Reserve has moved the Fed funds target rate which is why they use the benchmark to take advantage of

changing market conditions. Additionally, they do provide some base level subsidy based on the credit rating of the applicant which is about a 10% subsidy and then let the Board of Directors determine for the affordable housing and charter school space to understand if that benchmark comes out at a rate that might be too high for a particular project or if they are thinking about social outcomes, they may need to adjust the interest rate where they've created the flexibility to do that.

Director Reynolds with the Department of Business and Industry commented that they are in terrible need of housing. He noted this rehabilitates 52-units and brings them up to the current levels for code and habitability which is significant, and it'll keep them in that position for a period of time. This helps keep the number of units that they have available for affordable housing for Section 8 within their community. He stated he went through the packet, all the information provided, and also reviewed what the applicant has put forward to make an application for this project. He noted it's very similar to the information that they require for their affordable housing projects and commends them. He expressed they have done very well in terms of supplying them all the information that's needed for this type of project. He thanked Mr. Jimenez for presenting and thanked them for staying through the course to bring these units into a modern state and still make them affordable.

Mr. Jimenez added that they do expect the Carville Park project to utilize private activity bond volume cap in some way, shape or form. They have been waiting to discuss first but expect they'll have a robust conversation with the Nevada Housing Division and all the incredible work that they do to ensure they are getting everything that they need.

Treasurer Conine expressed that they certainly had a good model when it comes to long but detailed and effective forms.

Mr. Jimenez provided an overview of the West Wendover Fire Station/Emergency Operations Center project. He noted that the project was brought to his attention a couple of years ago and they've been trying to figure out a way to help the City of West Wendover build a much-needed improvement to their existing fire station, which is inhibiting their population growth. They can't grow unless they have the necessary public safety facilities. He noted that the City Manager, Chris Melville, should be on the phone, as well as the City's Financial Advisor, Andrew Artusa, if any questions. He reviewed that the City has come forth with a robust financing package showing some money from the Community Development Block Grant Funds through GOED, there is a loan from the USDA Rural Development, as well as grants. He stated this is the main reason they decided to set up the State Infrastructure Bank for projects that wouldn't happen but for a little available capital. Right now, the City is experiencing a gap in this project of $1.6 million and they are hoping that the SIB can facilitate that gap. He commended The City as they've done all the work from the permitting, into getting all these applications, and financing from the various federal agencies, He expressed their excitement to start doing the due diligence here to hopefully get this project over the line.

City Manager Chris Melville took a moment to thank Erik and the staff for assisting them through that gauntlet of an application process as they wouldn't have got it done without Erik's help.

Mr. Jimenez moved on to the Lincoln County Power District Local Generation and Resiliency System Project. He began the presentation noting that Lincoln County is the applicant for this project, and they are partnering with a development company named SixCo Nevada to hopefully build a local generation and resiliency system for the Lincoln County Power District. The intent of

this is to replace the open market energy purchases that are being made by the Lincoln County Power District and build a solar generation facility and energy storage system with some transmission lines to that facility. They have done some back and forth on this project and are hopeful to apply for funding from new United States Department of Agriculture (USDA) programs through the Inflation Reduction Act. He stated they have spoken with the leadership at the USDA and are very excited about this potential project. They are working with the applicant on size and scope of the project. Initially they thought it was going to be a 10MW project but now shifting it down to a 5MW project. There is a robust process for the USDA Powering Affordable Clean Energy Program, and they need some initial funding for some of the feasibility work that's going to be needed to secure that financing from the USDA.

State Infrastructure Coordinator Bob Lucy works in conjunction with the Governor's Office of Economic Development with Mr. Bob Potts. He stated he's been working with these individuals since January of 2023 and expressed this is one of the most unique projects that he has seen come across his desk that really establishes the needs that they are trying to accomplish here in Northern Nevada. They have Chairman Varlin Higbee from Lincoln County, Jeff Fontaine, Director of the RDA with Lincoln County, and the President/CFO of SixCo Nevada.

Bill Vinnicombe is the Energy Project Advisor for SixCo, but also a board member and shareholder. He expressed they are very excitement and have greatly appreciated the support of Lincoln County, Lincoln County Renewable Regional Development Authority, and Lincoln County Power District to help solve a particular problem. He provided a brief background of SixCo Nevada. He stated their roots go back to the original six companies that developed Hoover Dam. One of their senior executives, his great-great grandfather was from Utah Construction and formed the six companies. He noted there is a very strong legacy of doing things within the rural environment. As they have been working with Lincoln County, they identified a variety of different needs and opportunities. They are developing a rural renewable energy and sustainability complex in Lincoln County and utilize a variety of different feedstocks. He noted that within their particular model, they will have the park itself and tenants. The project would be a prospective tenant with the idea that they could develop and provide a platform for these five megawatts (5MW) of power which would be owned by Lincoln County. He explained that the generation would be sold via the USDA requirements, via power purchase agreement to Lincoln County Power District, and it allows them to have locally generated power and eliminate the open market risk which has given rise to a fairly large operating loss over the last few years. Jeff Fontaine introduced himself as the Contract Executive Director for the Lincoln County Regional Development Authority. He stated that this renewable energy industrial park has been in the works for several years in Lincoln County and is now a key piece of their five-year Comprehensive Economic Development Strategy. They are looking forward to this project to bring more jobs to Lincoln County. He expressed they have a great public private partnership with Sixco and with Lincoln County. This project is a key piece of the infrastructure needs for power development there at the park. The other piece of course is the community benefit of being able to get power to Lincoln County and help stabilize the cost and power availability for the community. He also expressed their appreciation to Mr. Jimenez as he has been a great help in walking them through this process.

Member Haw asked whether the county would be signed off on the general obligation or not and if the project doesn't pencil or doesn't work then how would they get paid back.

Mr. Fontaine noted that there are two aspects to this. The first being that the overall structure within the USDA PACE program, Power and Affordable Clean Energy, looks very much like a real estate

structure in the sense that there's equity and there's debt. The equity for this project would be coming through the IRA and the cash grants that are provided against the solar system. There's a full application process that does require engineering drawings and detailed analysis where there are costs related to that. He noted that when it's finally approved by the USDA, they will have a commitment such as a permanent loan commitment. Similar to a real estate transaction. He stated that they would look from the State Infrastructure Bank (SIB) to provide the working capital and the construction financing. The SIB would be repaid through the USDA's process and perspective as a nonrecourse obligation. He stated that even though the system will be owned by the applicant by Lincoln County, the USDA will look solely to the asset, to the solar system itself, to the land lease where it's located, and for the power purchase agreement. Within that particular structure in addition to the equity that's nested in the project itself, it's non-recourse to the county which is critical and underpinning of the entire structure. With respect to the second question, he states that if the project doesn't get ultimately approved then they can utilize those studies for the broader layout of the park. He stated that they can provide a lien against that and could do certain things to help secure the SIB's obligation or their loan to them which gets repaid through their tenant leases and so forth. He had an additional comment noting that one unique nature of this particular park is that has the Union Pacific Mainline Railroad from Port of Los Angeles to Salt Lake City and goes physically through the property. This permits them to move product from renewal biofuels into Los Angeles and international markets. They have a lot of activity that's taking place around their relationship with the Danish government, Scandinavian technology, and USDA National Office is very focused, and this is one of the top rural infrastructure projects in the United States. Even though they are talking about the small solar piece of which is an important part, with that, there's security to repay from both aspects.

Treasurer Conine expressed his appreciation to everyone for their willingness to be flexible.

Member Haw thanked the Secretary and stated this was easy and comprehensive to read. He directed staff to please ensure that the securitization portion of the Lincoln County Power District Local Generation Resiliency System has a fall back for how they get paid back if the PACE doesn't come forward for the takeout loan.

A motion was not required on this agenda item and therefore did not require a vote of the members.

<u>Agenda Item 7</u> – <u>For discussion only</u>: Presentation of the staff report required pursuant to Regulation No. R017-22 for the proposed Nevada Facilities Fund project which was previously submitted to the State Infrastructure Bank for consideration.

Mr. Jimenez began the presentation expressing their excitement to bring this agenda item to the Board which has been two years in the making. He noted they've been working on this since the conclusion of the 2021 Legislative Session. He stated that the applicant is present, they have some folks from the Equitable Facilities Fund, and folks from Opportunity 180. He expressed that this is one of the most game changing projects that they've seen, through his time in state government to promote K-12 educational opportunities for the kids who need it the most. Opportunity 180, who is a local nonprofit primarily based in Southern Nevada, came to them with the idea of creating a Revolving Loan Fund for charter schools. These schools have traditionally struggled in accessing capital financing as they don't have county bond proceeds to be able to leverage for capital projects and have to structure their buildings and operations out of their prepupal allocation. He reviewed

that the more money that a charter school operator spends on capital is less money that goes to the teachers and puts dollars into the classrooms to pay students. They have a request for $15 million from the bank's Charter School Capital Needs Revolving Account to establish what the applicant is proposing for the proposed Nevada Facilities Fund which would be a low-cost financing mechanism valued at $100 million for charter school operators in their most underserved communities.

Jana Wilcox Lavin with Opportunity 180 noted that Erik gave a broad and thoughtful overview of the projects. She shared in addition since the time of the project was proposed, they have also received a $12 million federal contribution to the project that will help support both protecting the schools who receive access to financing as well as supporting the overall fund and making it more robust and secure for all. She noted that the schools will be applicants to Opportunity 180 and Equitable Facilities Fund. She briefly provided a background of Opportunity 180 noting they support the recruitment, investment, and launch of charter schools to serve their highest needs students. She expressed they are most excited about providing this sort of capital financing to schools which will increase the amount of dollars going into classrooms for children, which is their primary goal overall. Because they are so actively involved in the charter space across the state and have just made their first rural charter school investment, they do see their pipeline for schools that they'll be evaluating. It's evolved since they originally submitted their application and will continue to do so as a part of their ongoing reporting and engagement with the SIB and the Treasurer's Office. She stated they will ensure to keep everyone in the loop on how that pipeline evolves and works its way through the process.

Mike McGregor from Equitable Facilities Fund shared some of the mechanics. He thanked Mrs. Wilcox Lavin, the Treasurer, Mr. Jimenez, and the entire State Infrastructure Bank Board for having them there. He expressed that Equitable Facilities Fund (EFF) are super excited about this initiative and what it will mean for public schools, students, and families throughout Nevada. He noted they are a nationwide nonprofit social impact fund that's committed over $1billion of the most affordable financing to public charter schools since they launched in 2017. They are honored to potentially bring this model to Nevada, where $15 million will be leveraged in order to deliver over $100 million of loans and hope more over time as this will be the evolving vehicle administered by Opportunity 180 as well as their team at the Equitable Facilities Fund. It promises to create a whole lot of opportunity within the public education sector where there might not be opportunity otherwise due to the affordable facilities barrier therefore, they are excited about this customized vehicle for Nevada families. He noted they intend for schools that borrow from this vehicle to do so at interest rates lower than the US Treasury is attaining currently 4.5 - 5% for five-year loans which means there’s more resources going into classrooms where they belong as opposed to being sunk on expensive buildings or into the pockets of bankers. He concluded stating they are grateful to be present.

Director Reynolds stated that he has been with this project since it started and passed through the legislature. He is very pleased to see that it's coming to fruition and expressed that they count on his support for this tremendous project and one which Nevada should be proud to have within its community.

Member Osborne asked about page 4,264 of the meeting materials noting the list was submitted in August of 2022 regarding phase one and phase two projects and inquired whether that's still accurate and what the status is of those on the list.

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Ms. Wilcox Lavin thanked him for the question and stated that the sector is evolving regularly so even since this list they've brought on, 4 new schools have been approved by the State Public Charter School Authority. They have continued to engage with these schools along the way and have new data that was just released which is the first complete data set that they've received since the COVID school shutdowns. She noted that this was an initial list of schools who are currently in financial arrangements that are costly and that are considering looking for opportunities for financing to help understand the size of the market which continues to grow and continues to evolve. All schools listed are eligible to apply, but none have moved forward into underwriting or analysis yet, therefore they would anticipate the list continuing to evolve which is something they will certainly share in their ongoing reporting.

Treasurer Conine asked how a school could get considered and how could they reach out.

Ms. Wilcox Lavin stated that they set up in advance that question and a direct e-mail (Nevada Facilities Fund) NVFF@Opportunity180.org. They are ready to launch a direct web page on their website that'll talk through the mechanics and opportunities. They will work with continuing to build a list of potential prospects and then engaging with the Equitable Facilities Fund's underwriting team to take those through diligence. She noted that e-mail will be the best way for communication because they can keep track of everything going forward on an ongoing open application. It will be a rolling application and they'll consider schools as they apply. They are looking at schools who have a high burden in terms of their capital costs, but who also are effectively serving students and meeting their needs. There is both a school quality analysis as well as a financial analysis of the schools that will inform those final decisions.

Treasurer Conine commented that this was a conversation that had started four days before the end of the last legislative session with himself, Mr. Kieckhefer, and then with Governor Sisolak, legislative leaders from both parties which then became a mining tax bill that got through to help some folks in education directly. He noted that the intention of the infrastructure bank in the beginning of this idea was to build something where they would be able to hopefully attract outside capital that would make this larger than just the $75 million. He expressed thanks to the massive commitment of Opportunity 180 and EFF coming in with $85,000,000 to match with the $15,000,000 of state money. He shared that the original dream they thought to build something bigger would not have been the case if not for Opportunity 180 and EFF coming to the table with that information and, Director Reynolds, and others helping support this bank through its infancy over 2 governors and many different legislators which then led to many different questions. He closed this agenda item by stating they are very grateful to be here at this place.

This is an informational item only and therefore did not require a vote of the members.

Agenda Item 8 – **For discussion and possible action:** Approval of a loan of $15,000,000 from the Nevada State Infrastructure Bank's Charter School Capital Needs Revolving Account to Opportunity 180 to establish the Nevada Facilities Fund.

Motion to approve this agenda item from Director Burns and a second from Member Reynolds. Motion passed unanimously.

Treasurer Conine congratulated and thanked everyone for their perseverance.

Agenda Item 9 – **For discussion only:** Dates for future meetings.

Treasurer Conine noted that the Bank is in the process of working with the Board of Directors to get a meeting scheduled either for late December or early January where they hope to have some more progress and loan applications. He stated they will work around all schedules.

This is an informational item only and therefore did not require a vote of the members.

Agenda Item 10 – Public Comment

No public comment in Carson City or Las Vegas. No written public comment.

Meeting adjourned at 2:52 pm.

DRAFT

To: Board of Directors of the Nevada State Infrastructure Bank
From: Erik Jimenez, Secretary to the Board of Directors
Date: January 16, 2024
Re: State Infrastructure Bank – Agenda Item 4 – Staff Report

The following report has been prepared by Bank Staff to detail the administration and operations of the Nevada State Infrastructure Bank since the last meeting of the Board of Directors on October 30, 2023.

Administration / Operations:

Since the last meeting of the Board of Directors, staff from the State Treasurer's Office has worked to ensure that the Bank's operations have continued seamlessly by working to service the Bank's public-facing website, serving as staff to the Board of Directors, evaluating financing applications that have been submitted by potential borrowers, and working to increase the awareness of the Bank to local governments, Tribal governments, and non-profit organizations.

Since the last Board meeting on October 30th, staff has:

- Disbursed $15,000,000 from the Charter School Capital Needs Revolving Account to Opportunity 180 to establish the Nevada Facilities Fund;

- Submitted the Bank's annual report for Fiscal Year 2023 required by NRS 408.55087;

- Conducted the required regulatory review pursuant to LCB File No. R017-23, for the West Wendover Fire Station Emergency Operations Center Project, which is up for the Board's consideration on January 23, 2024; and

- Has received two additional financing applications from prospective borrowers.

Staffing / Positions:

The Bank has two approved positions for the Fiscal Year 2024-2025 biennium which include:

- An unclassified Executive Director (appointed by the Governor); and
- A classified Administrative Assistant III position.

The Treasurer's Office recently posted and conducted interviews for the Administrative Assistant III position but was unable to identify a suitable candidate for the position. The Treasurer's Office expects to repost this position and go through another round interviews over the next several weeks.

State Infrastructure Bank Financial Overview:

The Bank was capitalized with an initial $75 million, through a taxable general obligation bond issuance in April 2022. As part of this issuance, the Bank's initial funds were bucketed into the following areas:

- Federal Infrastructure Matching/General Infrastructure - $40,000,000
- Affordable Housing - $20,000,000
- Charter Schools - $15,000,000

After accounting for the $238,288 incurred from bond issuance costs and factoring in the additional monies that the Treasurer's Office has generated in interest returns, the total amount of funds that was available for the Bank is $77,891,002 as of January 16, 2023.

Similarly, after account for the Bank's approval of its first loan of $15 million to Opportunity 180 from the Charter School Capital Needs Revolving Account, coupled with the expected loan that will be brought before the Board of Directors for consideration on January 23, 2024 *(see Exhibit A)*, and the credit enhancement required for the credit enhancement to support the upcoming MLB stadium in Las Vegas, the Bank can expect to have a little over $63 million in funds available to offer loans to qualified borrowers in Fiscal Years 2024 and 2025. A breakdown of the current funds available to the Bank is included below:

Account	Initial Amount	Allocated	Remaining
Affordable Housing	$20,700,888	$0	$20,700,888
Charter Schools	$15,527,477	$15,000,000	$527,477
Infrastructure Matching /General Account	$41,412,154	$0	$41,412,154
MLB Stadium - Credit Enhancement	$14,265,215	$0	$14,265,215
Leg. Authorized Staffing (BIRF Transfer) (FY24)	$273,874	$0	$273,874
Leg. Authorized Staffing (BIRF Transfer) (FY25)	$258,681	$0	$258,681
Expected Loan Repayments/Fees (FY24)	$239,000	-	$239,000
Expected Loan Repayments/Fees (FY25)	$213,713	-	$213,713

Total Funds Available to the Bank	**$77,891,002**
Available Staffing Resources (FY24-25)	**$532,555**
Total Funds Available for New Loans	**$63,093,232**

Expected Loan Pipeline: With the completion of the $15 million loan to Opportunity 180 to establish the Nevada Facilities Fund, Bank Staff has worked to identify a new pipeline of potential projects to utilize the Bank's remaining $63 million in available loan funds. To date, the Bank has received an additional five completed applications for financing. Of these, the West Wendover Fire Station Emergency Operation Center will go before the Board of Directors for consideration on January 23, 2024 (*see Exhibit A for project overview)*.

Staff is also currently working to finalize the regulatory review of the Carville Park Apartments Project. Staff is hopeful that this project can come before the before the Board for its consideration at the Bank's next meeting in March or April of 2024 (*see Exhibit B for project overview)*.

Additionally, staff is evaluating the financing applications that have been received for the Lincoln County Power District's Local Generation and Resiliency System, the Estuary Power Solar and Energy Storage Project, and the Boys and Girls Club of Western Nevada's Smart Start Project (*see Exhibit C for project overviews)*.

Finally, if the Bank were to process all of the applications that are expected in the next few months *(see Exhibit D)* all available funds could potentially be exhausted until sizable loan repayments are made over time. A brief overview the potential projects the Bank is currently expecting in its pipeline is included below:

Project	Project Ask	Status	Location
West Wendover - Fire Station/Emergency Operations Center	$1,750,000	Currently on the 1/23/24 agenda for Board consideration	Elko County
Carville Park Apartments	$7,000,000	Will be on the March/April 2024 agenda for Board consideration	Washoe County
Lincoln County Power District - Local Generation and Resiliency System	$5,000,000	Application received; staff is working on evaluating the application	Lincoln County
Estuary Power - Escape Solar and Energy Storage Project	$20,000,000	Application received, but project has not yet been fully vetted	Lincoln County
Boys and Girls Club of Western Nevada – Smart Start, Mountain Street Center	$1,200,000	Application received, but project has not yet been fully vetted	Carson City
Desert Pines Master Planned Development	$25,000,000	Application expected within 1-2 weeks	Clark County
Clear Acre Apartments	$0	Project can happen because of Carville Park Approval	Washoe County
Bristlecone Recovery Center – Medical Detox Center	$600,000	Application expected February 2025	Washoe County
University of Nevada Reno - Farm House Athletic Facility	$5,000,000	Application expected within next several weeks	Washoe County
Riverwood Apartments	$8,000,000	Application expected mid-2025	Washoe County
TMCC - STEM and Arts Building	$5,000,000	Application expected mid-2025	Washoe County

Amount Available for Loans/Financial Assistance	$63,093,232
Total Amount Requested (as of 1/16/24)	$34,950,000
Expected Amount Still to Be Requested	$43,600,000
Amount Remaining	($15,456,768)

Exhibit A

Projects that will be considered at the Board of Directors meeting on January 23, 2024

Project #1: West Wendover Fire Station Emergency Operations Center

- **Applicant:** City of West Wendover
- **Location:** 1113 N. Gene L. Jones Way, West Wendover, NV 89883
- **Amount Requested:** $1,750,000 from the State Infrastructure Bank General Account
- **Security:** Medium-term general obligation of the Borrower
- **Maturity:** 10 years
- **Interest Rate:** Fixed rate of 3.65% per annum
- **Repayment:** Semi-annual payments of interest and annual payments of principal not to exceed $231,000 in any fiscal year until maturity of the loan in 10 years

The City of West Wendover has applied to the Bank to obtain gap financing for the West Wendover Fire Station Emergency Operations Center ("WWFS-EOC") project, which includes the construction of a facility of approximately 11,300 square feet in size.

The proposed facility would include just over 2,100 square feet of office and general operations space, along with 9,400 square feet of apparatus bays and support areas. According to the Applicant, the facility is designed to accommodate future expansion for the city as needs develop, including expansions to office areas, training rooms, storage and living quarter components for public safety personnel.

The total cost for the proposed WWFS-EOC is $13,682,068, of which the applicant has already secured $11,932,068 in funding. A breakdown of the various sources of funding for the project is included in the table below:

Source of Funding	Amount
USDA Rural Development Loan	$8,906,800
Cash supplied by the Applicant	$2,325,268
Nevada Community Development Block Grant Funds (GOED)	$500,000
USDA Grant	$200,000
Proposed SIB Gap Financing	$1,750,000
Total	**$13,682,068**

Using an analysis performed by the Nevada Governor's Office of Economic Development, the Applicant expects that this project will result in 98 construction and development jobs for the project with an average wage of $53.84/hour. Additionally, the Applicant expects that project will result in 16 full-time fire department personnel positions that will be created through this project with an average wage of $40.77/hour.

Exhibit B

Projects expected to be considered at the Board of Directors meeting in March/April of 2024

Project #1: Carville Park Apartments

- **Applicant:** Northern Nevada Building and Construction Trades Council Development Corporation
- **Location:** 1224 Carville Park, Reno, NV 89512
- **Amount Requested:** $7,000,000 from the Bank's Affordable Housing Revolving Account
- **Maturity:** 20 years
- **Interest Rate:** Fixed rate of 6.25% per annum
- **Repayment:** The Bank is in a subordinate position to the AFL-CIO Housing Investment Trust; repayment will be based on rental revenues in the project and is expected 14 years after closing.

The Carville Park Apartments are currently a 52-unit (208 bed) 100% subsidized Section 8 project currently serving low-income residents in Reno with an emphasis on elderly tenants as well as those with disabilities. The 4.4-acre site currently houses a two-story garden style community, which has been operated by the Northern Nevada Building and Construction Trades Council Development Corporation since its original construction in 1979.

Under this proposed project, the Applicant plans to convert the existing 52 shared quad units into 208 private studios and 1-bedroom units, each with a full kitchen, bathroom, and living space. This project would be a partnership with the Applicant, the Canopy Companies, and the AFL-CIO's Housing Investment Trust. The AFL-CIO Housing Investment Trust has committed to investing a total of $67,875,000 to support this project, which would leverage the proposed investment from the Bank by 9.7 times. An expected breakdown of pension matching investment from the AFL-CIO Housing Investment Trust for this project is included below:

Pension Matching Investment

Summary of the investment commitment(s) made by the AFL-CIO Housing Investment Trust (AFL-CIO HIT), the funding request from the Nevada State Infrastructure Bank (NIB) and the multiplier the Bank is expected to generate on it's investment.

Source of Funds	Investment
AFL-CIO HIT Investment: Construction financing through direct tax credit equity bridge loan	14,000,000
AFL-CIO HIT Investment: Construction financing through purchse of tax exempt private activity bonds	30,000,000
AFL-CIO HIT Investment: Construction and permanent financing through purchse of HUD 221(d)(4).	23,875,000
AFL-CIO HIT Investment: Total	**67,875,000**
NV State Infrastructure Bank Investment	7,000,000
NIB Investment Multiplier	**9.70x**

NIB Investment Multiplier = AFL-CIO HIT Total Investment / NIB Investment

Source: The Canopy Companies, Internal Financial Projections •

The Applicant estimates that there will be $50,100,000 in total economic impact from this project, which would generate $2,100,000 in State and Local taxes. The Applicant also estimates that the project will result in the creation of 286 jobs and the retention of five jobs.

Exhibit C

Financing applications that have been recently received by the Bank, which still need to undergo the required regulatory review by staff

Application #1: Lincoln County Power District Local Generation and Resiliency System

- **Applicant:** Lincoln County
- **Location:** Crestline Road, Panaca, NV 89042
- **Amount Requested:** $5,000,000 from either the Federal Infrastructure Matching Account or the State Infrastructure Bank General Account

Lincoln County is seeking to partner with the SixCo Nevada, Inc. to build a Local Generation and Resiliency System for the Lincoln County Power District ("LCPD"). The project is intended to replace the open-market energy purchases which are regularly made by the LCPD, with a 5-megawatt solar generation facility with an accompanying 17 miles of transmission lines to connect the LCPD grid to the generation facility.

Overall, this anticipated $21 million project is intended to create a local source of renewable energy generation within Lincoln County, thereby replacing the electricity which LCPD has to purchase on the open market to make up for the shortfall of electricity available from Hoover Dam. In calendar year 2022, these open market purchases led to an approximate $935,000 operating loss for the LCPD. As a result, customer rate increases have occurred to offset this loss - thereby reducing the disposal income available to Lincoln County residential and non-residential customers.

The Applicant is anticipating applying to the USDA for funding to support the project through the Powering Affordable Clean Energy (PACE) Program authorized by the Inflation Reduction Act. In order to prepare its application to the USDA for PACE Program funding, Lincoln County has applied to the Bank for $5,000,000 in funding for working capital to allow the County and its development partner to prepare necessary feasibility studies and secure the land for the project.

Since the Applicant has not yet completed all the exhibits required by the Bank in its Financing Application, Bank staff is working with the Applicant to complete these items before it can be brought forward to the Board of Directors for its consideration.

Application #2: Estuary Power - Escape Solar and Energy Storage Project

- **Applicant:** Estuary Solar LLC in partnership with Ullico Infrastructure Fund

- **Location:** Lincoln County APNs 008-261-20 and 008-261-09, Unincorporated Lincoln County, NV
- **Amount Requested:** Up to $20,000,000 from either the Federal Infrastructure Matching Account or the State Infrastructure Bank General Account

Escape Solar LLC is a special purpose project entity that has been created to own and operate a utility-scale solar and battery energy storage project in southeast Lincoln County, Nevada. The entity is a wholly owned subsidiary of Estuary Power LLC, a renewable power producer based in Reno, Nevada with a successful track record of delivering renewable energy projects serving Nevada utilities, mines, and data centers, in partnership with the $5 billion Ullico Infrastructure Fund.

Under the proposed project, the applicant will sell solar energy to five utility-scale off takers (NRS 704B customers) under a long-term power purchase agreement. The applicant will also provide battery storage to two commercial entities under long-term fixed availability contracts. The cash flows derived from the long-term power purchase agreements and battery storage availability contracts will be the sources of financing repayment.

The construction period for this project is expected to be 15 months and is expected to provide a substantial opportunity for construction jobs at peak construction for the full 185MW facility. The project is estimated to generate approximately $81.5 million in total property taxes (~$1.9 million per year) to Lincoln County (and over $7.3 million in sales and use tax receipts to the State of Nevada).

Lincoln County Power District and Overton Power District No. 5 will benefit directly from wheeling costs of roughly $1.7 million per year paid by the project. Additionally, the project has agreed to provide roughly $3 million of network upgrades to the Lincoln County Power District as part of the project.

The Bank received this financing application on December 12, 2023. Staff is performing due diligence to evaluate the project and identify alternative sources of capital that could be helpful in an effort to preserve the Bank's limited resources.

Application #3: Boys and Girls Club of Western Nevada – Early Learning Center

- **Applicant:** Boys and Girls Club of Western Nevada
- **Location:** 2805 Mountain Street, Carson City, NV 89703
- **Estimated Request:** $1,200,000

The Boys and Girls Club of Western Nevada ("BGCWN") is seeking to purchase and renovate an existing building on Mountain Street in Carson City to open a new early learning and daycare center that will provide over 100 slots for families in need of affordable childcare services.

The BGCWN is partnering with the Pennington Foundation to come up with approximately $2 million in grant funds that will be used for capital improvements on the building to establish a

state-of-the-art facility. However, the BGCWN needs $1,200,000 in gap financing to purchase the existing building.

This project has already gone through the necessary approvals from the Carson City Planning Commission, and the BGCWN anticipates closing on the deal no later than June 28, 2024, to begin the remodel for an anticipated opening in January 2025. A formal application for this project was recently received by the Bank, and staff is working through the review process.

Exhibit D

Potential projects which are expected to submit financing applications later in 2024

Potential Project #1: University of Nevada Reno – Farmhouse Athletic Facility

- **Applicant:** Community Foundation of Northern Nevada
- **Location:** 1664 N. Virginia St., Reno, NV 89557
- **Estimated Request:** Up to $5,000,000 as a revolving line of credit from the State Infrastructure Bank General Account

The University of Nevada Reno ("UNR") is partnering with the Community Foundation of Northern Nevada and the Tolles Development Company to construct an indoor athletic facility on the UNR campus. This facility would assist the University with hosting athletic events during inclement weather and wildfire season, while also allowing for greater academic programming for students.

The total estimated cost for the facility is between $15 million - $20 million, and UNR has received a sizable donor commitment for the majority of the funding. It is contemplated that Bank funds would serve as a short-term bridge loan to the Community Foundation of Northern Nevada, and they would be repaid once the donor committed funds are available.

A formal application for financing for this project has not been received by the Bank yet, but we expect one will be submitted in the next few weeks.

Potential Project #2: Desert Pines - Master Planned Development

- **Applicant:** McCormack Baron Salazar in partnership with Chicanos Por La Causa
- **Location:** 3415 E Bonanza Rd, Las Vegas, NV 89101
- **Estimated Request:** Up to $25,000,000 from the Affordable Housing Revolving Fund and the State Infrastructure Bank General Account

McCormack Baron Salazar ("MBS") was recently selected by the City of Las Vegas as the development partner to manage the conversion of the existing Desert Pines Golf Course in a new master-planned community.

The roughly 100-acre project site will consist of a mixed-use, mixed-income development to be built out in several phases. The project will consist of a total of 1,514 residential units, including:

- 1,354 multi-family units (minimum of 50% affordable); and
- 160 single-family homes

Additionally, the project will also contain a 10,000 sq. ft. Community Center and Management Building, over 71,000 sq. ft. of commercial space, an estimated 30,000 sq. ft. College of Southern Nevada ("CSN") Training Center, and a 10,000 sq. ft. early childhood education center.

MBS is anticipating apply to the Bank for $25 million in gap financing to assist with hard infrastructure and the multi-family housing portions of the project. Similar to the Carville Park project, Desert Pines will be financed in collaboration with the AFL-CIO Housing Investment Trust, who is committing to covering a significant portion of expected housing costs.

A formal application for financing for this project has not been received by the Bank yet, but we expect one will be submitted in the next few weeks.

Potential Project #3: Bristlecone Recovery Center – Medical Detox Center

- **Applicant:** Bristlecone Recovery Center
- **Location:** 704 Mill Street, Reno, NV 89502
- **Estimated Request:** $600,000 from State Infrastructure Bank General Account

The Bristlecone Recovery Center ("BRC") is a non-profit organization that offers comprehensive addiction, gambling, and mental wellness treatment services to people in northern Nevada. The BRC is seeking gap financing to complete an estimated $2.7 million project for renovations and capital improvements to their main building on Mill Street, allowing for a new Detox Center that will primarily serve Medicaid patients.

To date, BRC has raised $2.1 million in funds that will go to support the bulk of this project; however, the project still needs $600,000 in gap financing to begin construction. A formal application for financing for this project has not been received by the Bank yet, but we expect one will be submitted in the next few weeks.

Potential Project #4: Riverwood Apartments

- **Applicant:** The Northern Nevada Building and Construction Trades Council Development Corporation
- **Location:** 805 Kuenzli St., Reno, NV 89502
- **Amount Requested:** $8,000,000 from the Affordable Housing Revolving Account

The Northern Nevada Building and Construction Trades Council Development Corporation is also working on the acquisition and rehabilitation of affordable multi-family housing at the current Riverwood Apartments site in Downtown Reno.

Under this proposed project, the Applicant plans to rehabilitate at least 360 multi-family units and allow them to remain affordable in perpetuity. Much like the Carville Park project, this project would also involve a partnership the Northern Nevada Building Trades and the AFL-CIO Housing Investment Trust.

This project is still in the early stages, the Bank will continue to work with the applicant on project specifics going into 2024, when a financing application is likely to be submitted.

Potential Project #5: Truckee Meadows Community College – STEM and Arts Building

- **Applicant:** Truckee Meadows Community College
- **Location:** 7000 Dandini Boulevard, Reno, Nevada 89512
- **Amount Requested:** $3 - $5 million

Truckee Meadows Community College ("TMCC") is in the process of developing a multi-phased approach to constructing a new building on its Dandini campus to serve a greater number of students in STEM, fine arts, and culinary arts programming.

TMCC is working to identify a capital stack to build the first phase of the project that will include: revenues from a student capital projects fee, donor contributions, and available funding from the NSHE Board of Regents. The Bank has been in preliminary conversations with TMCC and expects that the college will apply for gap financing in the range of $3 - $5 million to help complete the first phase of the new building.

This project is still in the early stages, the Bank will continue to work with TMCC on project specifics going into 2024, when a financing application is likely to be submitted.

To: Board of Directors of the Nevada State Infrastructure Bank
From: Erik Jimenez, Secretary to the Board of Directors
Date: January 16, 2024
Re: Agenda Item 6 - Executive summary for proposed loan to support the West Wendover Fire Station Emergency Operations Center Project

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This memo provides an executive summary for the City of West Wendover's request for a loan from the State Infrastructure Bank to construct the proposed West Wendover Fire Station Emergency Operations Center, along with a recommendation for the Board of Directors' consideration.

The full staff report on this project as required under regulation LCB File No. R017-23, can also be found in the Board Meeting Packet

Project Overview: The City of West Wendover ("the Applicant") is requesting a $1,750,000 loan from the Bank to assist with the construction of the West Wendover Fire Station Emergency Operations Center ("the Project").

- **Applicant:** City of West Wendover
- **Project:** The West Wendover Fire Station Emergency Operations Center
- **Lender:** Nevada State Infrastructure Bank
- **Amount Requested:** $1,750,000 from the State Infrastructure Bank's General Account

The Project includes the construction of a new facility that will be located adjacent to the West Wendover City Hall on North Gene L. Jones Way, West Wendover, NV. The fully constructed facility is anticipated to be approximately 11,300 square feet in size. Of this space, roughly 2,100 square feet will consist of an office and general operations area, along with 9,400 square feet of apparatus bays and support areas.

The Applicant has stated this this Project is vital to continued growth, economic development, and the long-term public safety operations for the city, since the existing fire station was constructed in the 1980's prior to the city's incorporation and subsequent population growth.

Sources of Funding: The total cost of the Project is $13,682,068, of which the Applicant has already secured $11,932,068 in funding through cash, a Rural Development Loan from the U.S. Department of Agriculture ("USDA"), Nevada Community Development Block Grant funds through the Governor's Office of Economic Development ("GOED"), and additional grant funds from the USDA.

The Applicant is proposing to use the proposed $1,750,000 in financing from the Bank for the final gap financing necessary to build the project.

A breakdown of the various sources of funding for the project is included in the table below:

Source of Funding	Amount
USDA Rural Development Loan	$8,906,800
Cash supplied by the Applicant	$2,325,268
Nevada Community Development Block Grant Funds (GOED)	$500,000
USDA Grant Funds	$200,000
Proposed SIB Gap Financing	$1,750,000
Total	**$13,682,068**

Financing Application Background: On August 29, 2023, the Applicant submitted a financing application to the Bank requesting a loan of $1,642,623 to complete financing for the Project.

Upon receipt of the application for financing, Bank staff began the due diligence process to examine the proposal for eligibility, borrower qualification, and financial viability pursuant to the Bank's governing statutes and regulations.

It should be noted, that while the Applicant initially requested $1,642,623 in financing from the Bank, after conversations during the review process, both the Applicant and Bank staff agreed that this number should be increased slightly to $1,750,000 to provide the Applicant with additional flexibility to deal with any unanticipated costs on the Project.

Loan Repayment: The Applicant is proposing to repay the loan from the Bank through the issuance of the *City of West Wendover, General Obligation (Limited Tax) Medium-Term Bond, Series 2024* in the aggregate principal amount not to exceed $1,750,000. This medium-term bond shall constitute a general obligation of the Applicant, whereby the Applicant is pledging its full faith and credit for repayment.

The proposed loan of $1,750,000 from the Bank to the Applicant will take the form of the Bank purchasing the medium-term general obligation bond issued by the Applicant. The medium-term obligation is expected to be issued on January 30, 2024.

Pursuant to the proposed loan term-sheet (Exhibit A) and Ordinance No. 2023-02, which authorizes the issuance of this medium-term general obligation bond, the Applicant will then pay the Bank interest at a rate of 3.65% per annum. Payments on principal and interest will come from available general fund revenues available to the Applicant.

Since this loan will constitute a general obligation of the Applicant pledged by its full faith and credit, and since the Nevada Department of Taxation has approved the medium-term obligation, Bank staff feels comfortable that this source of repayment is appropriate, and that the Applicant has the ability to repay the loan over a 10-year period.

Impact of loan on the Applicant's Finances: As outlined in the proposed term sheet (Exhibit A), the Applicant intends repay this loan through semi-annual payments of interest and annual payments of principal that do not exceed $231,000 in any fiscal year until maturity of the loan in 10 years.

Therefore, this loan would have an impact on the Applicant's overall finances of a maximum of $231,000 each fiscal year for the term of the loan.

Additionally, the Applicant will be permitted to elect to pre-pay or accelerate scheduled loan payments on both principal and interest without penalty or premium, which may reduce the anticipated interest that will be accrued by the Borrower.

An estimated debt service/amortization schedule of this proposed loan can be found in Exhibit B. Assuming the Applicant makes draws on the loan in line with the amortization schedule, the Bank could expect to receive $321,082.82 in interest payments over the life of this proposed loan.

Project Cash Flow Projections: Since this Project is layering financing from various sources including grant funds and a loan from the U.S. Department of Agriculture, the Applicant intends to utilize Bank funds last, to minimize the Applicant's overall interest burden.

Included below is an estimated draw-down schedule for the Applicant's Operation of the Construction Fund for this project:

Operation Of Project Construction Fund

Date	Principal	Rate	Receipts	Disbursements	Cash Balance
01/30/2024	55,000.00	-	55,000.00	55,000.00	-
01/01/2025	500,000.00	-	500,000.00	500,000.00	-
03/01/2025	500,000.00	-	500,000.00	500,000.00	-
07/01/2025	695,000.00	-	695,000.00	695,000.00	-
Total	**$1,750,000.00**	**-**	**$1,750,000.00**	**$1,750,000.00**	**-**

Investment Parameters

Investment Model [PV, GIC, or Securities]	GIC
Default investment yield target	Unrestricted
Cost of Investments Purchased with Bond Proceeds	1,750,000.00
Total Cost of Investments	$1,750,000.00
Target Cost of Investments at bond yield	$1,693,384.61
Actual positive or (negative) arbitrage	(56,615.39)
Yield to Receipt	-
Yield for Arbitrage Purposes	2.9173427%

Source: *Zions Public Finance*

Staff would note that the USDA is requiring the Applicant to make at least a $50,000 draw from the Bank for this proposed loan in the first year, then the remaining amount can be drawn down as needed by the Applicant.

The Applicant is intending on drawing down $55,000 of this proposed loan on January 30, 2024. An additional estimated $500,000 would be drawn on January 1, 2025, and another $500,000 would is anticipated to be drawn on March 1, 2025. The remaining $695,000 is estimated to be drawn on July 1, 2025.

Community Benefits and Job Creation: If the Board of Directors chooses to approve this loan, there will be a number of community and economic benefits brought forth through development of the project.

Using an analysis performed by the Nevada Governor's Office of Economic Development, the Applicant expects that this project will result in 98 construction and development jobs for the project with an average wage of $53.84/hour.

Additionally, the Applicant expects that project will result in 16 full-time fire department personnel positions that will be created through this project with an average wage of $40.77/hour.

Local Hiring, Apprenticeship Utilization, and Prevailing Wages: Qualified Borrowers who receive a loan or other financial assistance from the Bank are required pursuant to LCB File No. R017-22 to ensure that for each contractor and subcontractor who performs construction work on a qualified project:

- At least 50% of the total project work hours within each construction trade are performed by Nevada residents, with at least 15% of these work hours performed by disadvantaged workers; and
- At least 15% of the total project work hours within each construction trade must be performed by apprentices, with at least 5% of these work hours performed by first-year apprentices.

Recognizing that some remote jurisdictions may struggle to meet these hiring requirements, LCB File No. R017-22 also creates a process for an applicant to request a waiver of the local hire and/or apprenticeship requirements for a project that is financed by the Bank.

Based on conversations with the Applicant and representatives from the Building and Construction Trades Council of Northern Nevada, Bank staff has determined that the Applicant's remote geography would make it difficult, if not impossible, to adhere to the local hire and apprenticeship utilization thresholds set by the Bank.

Therefore, Bank staff is requesting that the Applicant be granted a waiver for the local hire and apprenticeship utilization requirements as a part of the Board of Directors' approval for this loan. Even with this waiver, Bank staff will continue to work with the Applicant to track the number of Nevada residents employed on the project as well as the utilization of registered apprentices as part of the Bank's required quarterly reporting during construction and the loan repayment period.

Additionally, pursuant to NRS 408.55086, projects financed by the Bank are subject to the payment of State prevailing wages, along with other provisions set forth in NRS 338.013 - 338.090. In the financing applicant submitted to the Bank, the Applicant stated that this Project will include the payment of prevailing wages.

If the Board of Directors to chooses to approve this application for a loan from the Bank, all construction work for this Project will be subject to these provisions, and Bank staff will work with the Applicant to provide the Board of Directors with regular reporting on compliance with these provisions.

Environmental Standards: All qualified projects that receive loans or other financial assistance from the Bank are required to align with the standards and goals set forth in Nevada's 2020 Climate Strategy as well as the State's goals from the reduction of greenhouse gas emissions set forth in NRS 445B.380 and NRS 704.7820.

In the financing application submitted to the Bank, the Applicant has confirmed that this Project will adhere to these requirements.

Disadvantaged Community Goals: The Bank has an established goal of having at least 40 percent of the principal amount of its loans and other financial assistance going to support qualified projects that are located:

- In qualified census tracts as designated by the U.S. Secretary of Housing and Urban Development;
- In census tracts which have a high level of social vulnerability according to the Social Vulnerability Index developed by the Centers for Disease Control and Prevention;
- In communities which are determined by the Board of Directors to have a relatively large percentage of the population having limited English proficiency;
- On tribal lands or in communities where tribal members commonly reside; or
- In areas that have been subject to historical instances of redlining, segregation, or other discriminatory practices.

Bank staff has analyzed the location of this Project to understand whether it would meet the Bank's 40% goal of locating all projects in disadvantaged communities. This analysis is included below:

- **Project Address:** 1111 N. Gene L. Jones Way, West Wendover, NV 89883
- **County:** Elko County
- **Census Tract:** 32007951500
- **Qualified Census Tract:** No
- **Social Vulnerability Score:** 0.606 (medium-to-high vulnerability)
- **Limited English Proficiency (>20%):** No
- **Tribal Lands:** No

Since the social vulnerability score for the census tract where the Project is located possesses a medium-to-high level of social vulnerability, Bank staff has deemed that this Project would contribute to the Bank's 40% goal of locating projects in disadvantaged communities.

Financing Agreement: Bank staff has worked with the Applicant, the Nevada Attorney General's Office, and legal counsel retained by the Applicant to draft a financing agreement between the Nevada State Infrastructure Bank and the Applicant for this project. This financing agreement is included as an exhibit in the formal staff report for consideration by the Board of Directors.

Staff recommendation:

Based on the foregoing analysis, staff recommends that the Board of Directors approve a loan of $1,750,000 from the Bank's General Revolving to the City of West Wendover to support the construction of the West Wendover Emergency Operations Center in accordance with the proposed loan terms included in Exhibit A.

Staff also recommends that the Board of Directors grant a waiver for the local hire and apprenticeship utilization requirements pursuant to LCB File No. R017-22 as part of its approval of this loan.

Exhibit A

West Wendover Fire Station
Emergency Operations Center
Proposed Loan Terms:

Lender	Nevada State Infrastructure Bank
Borrower	City of West Wendover
Loan Amount	$1,750,000
Loan Purpose	Loan proceeds will be used by the Borrower, together with other funds, to finance the construction of the West Wendover Fire Station Emergency Operations Center.
Maturity	10 years
Security	Medium-term general obligation of the Borrower
Interest Rate	Fixed rate of 3.65% per annum
Disbursement	Draw down loan with first disbursement upon the closing of the loan.
Additional Sources of Funding	Borrower will secure $11,932,068 in additional financing from Borrower cash on hand, a United States Department of Agriculture Rural Development Loan, Nevada Community Development Block Grant Funds, and additional grant funds from the United States Department of Agriculture.
Terms of Repayment	Semi-annual payments of interest and annual payments of principal that do not exceed $231,000 in any fiscal year until maturity of the loan in 10 years. The Borrower may elect to pre-pay or accelerate scheduled loan payments on both principal and interest without penalty or premium, which may reduce the anticipated interest that will be accrued by the Borrower.
SIB Loan Origination Fee	Borrower will pay 1% of the total loan amount, equaling $17,500 as a loan origination fee. This amount shall be paid in cash on the date of the first draw.
Reporting	Borrower will submit quarterly reports to Lender. Reports will include construction updates and timelines, anticipated job and economic impacts, anticipated climate impacts, and other project goals agreed upon by the Borrower and Lender.
Prevailing Wage, Local Hire, and Apprenticeship Utilization	Borrower will adhere to the Lender's established policies of local hiring, apprenticeship utilization, and the payment of prevailing wages.

Exhibit B

Estimated Debt Service/Amortization Schedule

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
01/30/2024	-	-	-	-	-
07/15/2024	-	-	920.10	920.10	-
01/15/2025	-	-	1,713.47	1,713.47	-
06/30/2025	-	-	-	-	2,633.57
07/15/2025	-	-	17,908.32	17,908.32	-
01/15/2026	180,000.00	3.650%	31,937.50	211,937.50	-
06/30/2026	-	-	-	-	229,845.82
07/15/2026	-	-	28,652.50	28,652.50	-
01/15/2027	173,000.00	3.650%	28,652.50	201,652.50	-
06/30/2027	-	-	-	-	230,305.00
07/15/2027	-	-	25,495.25	25,495.25	-
01/15/2028	179,000.00	3.650%	25,495.25	204,495.25	-
06/30/2028	-	-	-	-	229,990.50
07/15/2028	-	-	22,228.50	22,228.50	-
01/15/2029	185,000.00	3.650%	22,228.50	207,228.50	-
06/30/2029	-	-	-	-	229,457.00
07/15/2029	-	-	18,852.25	18,852.25	-
01/15/2030	192,000.00	3.650%	18,852.25	210,852.25	-
06/30/2030	-	-	-	-	229,704.50
07/15/2030	-	-	15,348.25	15,348.25	-
01/15/2031	199,000.00	3.650%	15,348.25	214,348.25	-
06/30/2031	-	-	-	-	229,696.50
07/15/2031	-	-	11,716.50	11,716.50	-
01/15/2032	206,000.00	3.650%	11,716.50	217,716.50	-
06/30/2032	-	-	-	-	229,433.00
07/15/2032	-	-	7,957.00	7,957.00	-
01/15/2033	214,000.00	3.650%	7,957.00	221,957.00	-
06/30/2033	-	-	-	-	229,914.00
07/15/2033	-	-	4,051.50	4,051.50	-
01/15/2034	222,000.00	3.650%	4,051.50	226,051.50	-
06/30/2034	-	-	-	-	230,103.00
Total	**$1,750,000.00**	**-**	**$321,082.89**	**$2,071,082.89**	**-**

To: Board of Directors of the Nevada State Infrastructure Bank
From: Erik Jimenez, Secretary to the Board of Directors
Date: January 16, 2024
Re: Agenda Item 6 - West Wendover Fire Station Emergency Operations Center - Staff Report

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Pursuant to the Regulation LCB File No. R017-22, which governs the Nevada State Infrastructure Bank (the "Bank"), staff has prepared the following report on the City of West Wendover's request for a loan from the Bank to construct the proposed West Wendover Fire Station Emergency Operations Center, along with a recommendation for the Board of Directors' consideration.

- **Applicant:** City of West Wendover
- **Project:** The West Wendover Fire Station Emergency Operations Center
- **Lender:** Nevada State Infrastructure Bank
- **Amount Requested:** $1,750,000 from the State Infrastructure Bank's General Account

Project Overview: The City of West Wendover ("the Applicant") is requesting a $1,750,000 loan from the Bank to assist with the construction of the West Wendover Fire Station Emergency Operations Center ("the Project").

The Project includes the construction of a new facility that will be located adjacent to the West Wendover City Hall on North Gene L. Jones Way, West Wendover, NV. The fully constructed facility is anticipated to be approximately 11,300 square feet in size. Of this space, roughly 2,100 square feet will consist of an office and general operations area, along with 9,400 square feet of apparatus bays and support areas.

A breakdown of the various components of the Project within the 1.5-acre site is as follows:

Building Bay Area – 9,300 sq. ft.

- Five 85 ft. equipment apparatus bays;
- Two decontamination rooms;
- Shower room and laundry; and
- Bay storage totaling approximately 9,300 sq. ft. including the Emergency Operations Center Equipment Area.

Building Office Area – 2,100 sq. ft.

- Reception area;
- Staff offices;
- Training Room/Day Room/Emergency Operations Center area;
- Kitchen;
- IT/Communications room;
- Storage; and
- Public restrooms, etc.

Site Improvements

- Front and rear building equipment aprons;
- Street improvements and facility access;
- Parking areas; and
- Landscaping, lighting, and signage.

The Applicant has stated this this Project is vital to continued growth, economic development, and the long-term public safety operations for the city, since the existing fire station was constructed in the 1980's prior to the city's incorporation and subsequent population growth.

The total cost of the Project is $13,682,068, of which the Applicant has already secured $11,932,068 in funding through cash, a Rural Development Loan from the U.S. Department of Agriculture ("USDA"), Nevada Community Development Block Grant funds through the Governor's Office of Economic Development ("GOED"), and additional grant funds from the USDA. The Applicant is proposing to use the proposed $1,750,000 in financing from the Bank for the final gap financing necessary to build the project.

A breakdown of the various sources of funding for the project is included in the table below:

Source of Funding	**Amount**
USDA Rural Development Loan	$8,906,800
Cash supplied by the Applicant	$2,325,268
Nevada Community Development Block Grant Funds (GOED)	$500,000
USDA Grant Funds	$200,000
Proposed SIB Gap Financing	$1,750,000
Total	**$13,682,068**

Financing Application Background: On August 29, 2023, the Applicant submitted a financing application to the Bank requesting a loan of $1,642,623* to complete financing for the Project.

Upon receipt of the application for financing, Bank staff began the due diligence process to examine the proposal for project eligibility, borrower qualification, and financial viability pursuant to the Bank's governing statutes and regulations.

Following this review, Bank staff determined that the Applicant's proposal met the statutory definition of an eligible project, meaning that the Applicant could be a qualified borrower of the Bank. Furthermore, the proposed Project also meets the initial statutory eligibility requirements to be considered for funding from the Board of Directors as a qualified project of the Bank as defined under NRS 408.55064. Therefore, the Project was initially brought to the Board of Directors of the Bank for initial comments and feedback during the Board's meeting on October 30, 2023.

During this meeting, Bank staff notified the Board of Directors that it would be moving forward with the completion of the full regulatory review of the Project as required pursuant to Regulation LCB File No. R017-22. This includes the development of this staff report, a credit analysis on the Applicant, along with a proposed term sheet (Exhibit A) and a proposed loan agreement (Exhibit E) for the Board of Directors' consideration.

The financing application submitted by the Applicant, along with all corresponding documents submitted to the Bank by the Applicant, can be found in Exhibit F of this report.

**Bank staff would note, that while the Applicant initially requested $1,642,623 in financing from the Bank, after conversations during the review process, both the Applicant and Bank staff agreed that this number should be increased slightly to $1,750,000 to provide the Applicant with additional flexibility to deal with any unanticipated costs on the Project.*

General Requirements: Pursuant to the Bank's regulation, LCB File No. R017-22, for each application for a loan or other financial assistance that is submitted to the Bank, staff is required to:

1) *Review the application for completeness, including, without limitation, any attachments, or exhibits;*
2) *Confirm that the governing body of the applicant has approved the application; and*
3) *Confirm that the applicant is a qualified borrower, and the project is an eligible project;*

The financing application submitted by the Applicant, along with all corresponding documents submitted to the Bank by the Applicant can be found in Exhibit F. As noted previously, the Applicant initially requested $1,642,623 in financing, but this number has since been increased to a proposed $1,750,000.

After reviewing the financing application submitted by the Applicant, Bank staff has determined that the application is complete, and that the Applicant's governing board has approved its application. Additionally, pursuant to NRS 408.55063, a qualified borrower that is eligible to receive a loan or other financial assistance from the Bank is defined as "a governmental unit, an Indian reservation or Indian colony or a private nonprofit entity created for charitable or educational purposes."

As illustrated through the financing application submitted to the Bank, the Applicant meets the definition of a governmental unit set forth in NRS 408.55057 since the City of West Wendover is a political subdivision within the State of Nevada. Additionally, staff has determined through its analysis that the Applicant is a qualified borrower, and the Project is a qualified project since it meets the definition of "Other Infrastructure Related to Economic Development" set forth in NRS 408.550615.

Repayment Structure, Financing and Credit Analysis: In addition to the above General Requirements set forth in LCB File No. R017-22, Bank staff also undergoes the following steps when reviewing financing applications:

1) *Confirm that the proposed source of repayment is appropriate for the loan or other financial assistance from the Bank and that the applicant has the ability to repay the loan or other financial assistance from the proposed source of repayment;*
2) *Determine the impact of the loan or other financial assistance on the finances and operations of the applicant;*
3) *Determine whether the applicant has unmet capital needs that could be detrimentally affected by the loan or other financial assistance or that could detrimentally affect the ability of the applicant to repay the loan or other financial assistance;*
4) *Review the audited financial statements of the applicant for the immediately preceding 5 years or, if the applicant is a new entity with less than 5 years of financial statements, review the existing audited financial statements and a feasibility study for the eligible project provided by the applicant;*
5) *Conduct a financial analysis of the applicant's general credit, including, without limitation:*
    a) *An analysis of the financial statements of the applicant using criteria appropriate for an analysis of municipal credits or private credits, as applicable;*
    b) *A review of any official statements or prospectus used by the applicant in conjunction with the issuance of bonds;*
    c) *Conducting discussions with the financial advisor and underwriter of the applicant to assist in evaluating the applicant's financial condition;*
    d) *A review of reports of bond rating agencies, where applicable;*
    e) *For applicants who are governmental units, a review of existing property tax rates and general obligation bonding capacity; (Not applicable)*
    f) *An analysis of the existing indebtedness of the applicant, both secured and unsecured; and*
    g) *An analysis of cash flow projections;*
6) *Examine population trends;*
7) *Examine assessed value trends;*
8) *Evaluate the relevant legal authority applicable to the applicant, including, without limitation, state law, federal tax law and local ordinances and resolutions;*
9) *Evaluate the extent to which the management of the applicant understands the obligations, terms and conditions of the loans and other financial assistance provided by the Bank; and*
10) *Determine the readiness of the management of the applicant to assume responsibility for the timely repayment of the loan or other financial assistance.*

Each of these items is addressed below:

1. ***Confirm that the proposed source of repayment is appropriate for the loan or other financial assistance from the Bank and that the applicant has the ability to repay the loan or other financial assistance from the proposed source of repayment.***

The Applicant is proposing to repay the loan from the Bank through the issuance the *City of West Wendover, General Obligation (Limited Tax) Medium-Term Bond, Series 2024* in the aggregate principal amount not to exceed $1,750,000. This medium-term bond shall constitute a general obligation of the Applicant, whereby the Applicant is pledging its full faith and credit for repayment.

The proposed loan of $1,750,000 from the Bank to the Applicant will take the form of the Bank purchasing the medium-term general obligation bond issued by the Applicant. The medium-term obligation is expected to be issued on January 30, 2024.

Pursuant to the proposed loan term-sheet (Exhibit A) and Ordinance No. 2023-02, which authorizes the issuance of this medium-term general obligation bond (Exhibit D), the Applicant will then pay the Bank interest on the medium-term obligation at a rate of 3.65% per annum. Payments on principal and interest will come from available general fund revenues available to the Applicant.

The Applicant's City Council formally approved Ordinance No. 2023-02, which authorized the issuance of this medium-term general obligation bond on January 2, 2024. Additionally, this medium-term general obligation has met the requirements set forth in NRS 350.087.

Finally, pursuant to NRS 350.089, once a local government approves a resolution for a medium-term obligation, it is required to be submitted to the Executive Director of the Nevada Department of Taxation for its approval or denial based upon the Department's view of the applicant's ability to repay the medium-term obligation.

On January 5, 2024, Shellie Hughes, Executive Director of the Nevada Department of Taxation issued her formal approval of this medium-term obligation as required under NRS 350.089. This approval can be viewed in Exhibit C.

Since this loan will constitute a general obligation of the Applicant pledged by its full faith and credit, and since the Nevada Department of Taxation has approved the medium-term obligation, Bank staff feels comfortable that this source of repayment is appropriate, and that the Applicant has the ability to repay the loan over a 10-year period.

2. ***Determine the impact of the loan or other financial assistance on the finances and operations of the applicant.***

As outlined in the proposed term sheet in Exhibit A, the Applicant intends repay this loan through semi-annual payments of interest and annual payments of principal that do not exceed $231,000 in any fiscal year until maturity of the loan in 10 years.

Therefore, this loan would have an impact on the Applicant's overall finances of a maximum of $231,000 each fiscal year for the term of the loan.

Additionally, the Applicant will be permitted to elect to pre-pay or accelerate scheduled loan payments on both principal and interest without penalty or premium, which may reduce the anticipated interest that will be accrued by the Borrower.

An estimated debt service/amortization schedule of this proposed loan can be found in Exhibit B of this report. Assuming the Applicant makes draws on the loan in line with the amortization schedule, the Bank could expect to receive $321,082.82 in interest payments over the life of this proposed loan.

3. ***Determine whether the applicant has unmet capital needs that could be detrimentally affected by the loan or other financial assistance or that could detrimentally affect the ability of the applicant to repay the loan or other financial assistance.***

As part of the Applicant's financing application, a five-year capital improvement plan covering Fiscal Years 2023/2024 – 2027/2028 was submitted and reviewed by Bank staff.

In addition to the proposed Project being considered by the Bank, the Applicant has three additional capital projects that are currently underway. A brief description of each of these projects provided by the Applicant is included below:

Capital Project #1 - City Downtown Infrastructure Phase 1 – $7,084,199

Since the City is proceeding with planned development initiatives on the City Center/Downtown property Phase 1 infrastructure needs to be completed. This infrastructure will include an extension to Pueblo Boulevard to the North of approximately 900 feet in a complete street design as well as related utility infrastructure, which will service the Phase 1 area that will contain approximately 60 acres of land for commercial development.

Status: Project is currently under construction, with completion scheduled for September 2023.

Funding sources: USDA loan, Nevada CDBG Grant, U.S. EDA Grant, NGM Grant and General Fund ARPA Allocation.

Capital Project #2 – Interoperability, Police, Police Dispatch, and Emergency Services Tower/Mobile Data - $426,000

The City of West Wendover continues its progress with regard to upgrades to the City's interoperability for Public Safety, which includes adding an additional radio tower at the Public Works Facility to enhance coverage of the eastern end of the community along with providing increased signal penetration of commercial buildings for radio traffic. This project also includes

upgrades to the Police Dispatch System for capability to integrate, use and transmit GIS, law enforcement and emergency services information from dispatch to officers and personnel on the street via wireless networking and related equipment in vehicles.

Status: Tower site location has been chosen and the FAA permit is currently in process for the location. GIS base mapping is also complete, so the dispatch system has base capabilities for networking. Construction is estimated to be complete by Spring 2024.

Funding sources: City general funds and a U.S. Department of Justice Technology Grant.

Capital Project #3 – West Wendover Clinic, Digital X-Ray Upgrade - $320,000

This project is to complete an upgrade to the West Wendover Clinic Digital X-ray machine and related equipment.

Status: X-ray acquisition process has been initiated. The project is estimated to be completed in January 2024.

Funding sources: The project is being funded through a grant obtained through the Health Resources and Services Administration ("HRSA").

Based on the review of the Applicant's five-year capital improvement plan along with their funding sources, Bank staff does not feel that the Applicant has any unmet capital needs that could be detrimentally affected by the loan or other financial assistance, or that could detrimentally affect the ability of the applicant to repay the loan or other financial assistance from the Bank.

4. ***Review the audited financial statements of the applicant for the immediately preceding 5 years or, if the applicant is a new entity with less than 5 years of financial statements, review the existing audited financial statements and a feasibility study for the eligible project provided by the applicant.***

Bank staff has reviewed the last six years of the Applicant's audited financial statements, which cover Fiscal Years 2018, 2019, 2020, 2021, and 2022. All of these independent financial audits were conducted by HintonBurdick, PLLC, which is a CPA and financial advisory firm with offices in Utah and Nevada. Bank staff has also confirmed the accuracy and validity of these audited financial statements provided by the Applicant for Fiscal Years 2018-2022.

Based on the review of these audited financial statements, the Applicant has demonstrated a positive net financial position in each fiscal year since 2018. In each fiscal year reviewed by staff, the Applicant's total assets (plus deferred outflows) have exceeded liabilities (plus deferred inflows).

Additionally, the Applicant's General Fund revenues have exceeded expenditures for each fiscal year since 2018. At the end of each fiscal year, unassigned fund balance for the Applicant's General Fund has also been in a positive position.

Based on these factors contained within the Applicant's audited financial statements for Fiscal Years 2018-2022, Bank staff feels comfortable that the Applicant is in a stable financial condition to repay this proposed loan from the Bank.

5. ***Conduct a financial analysis of the applicant's general credit, including, without limitation:***

a. ***An analysis of the financial statements of the applicant using criteria appropriate for an analysis of municipal credits or private credits, as applicable;***

Based on the analysis discussed in the previous section, Bank staff feels comfortable with the audited financial statements that were provided by Applicant covering Fiscal Years 2018-2022.

b. ***A review of any official statements or prospectus used by the applicant in conjunction with the issuance of bonds;***

The governing body of the Applicant has approved Ordinance No. 2023-02, which authorizes the issuance by the Applicant of its General Obligation (Limited-Tax) Medium-Term Bond, Series 2024, Series 2024 in the aggregate principal amount not to exceed $1,750,000. Additionally, the Executive Director of the Nevada Department of Taxation has approved the Applicant's request for the issuance of a medium-term obligation as required under NRS 350.089.

A copy of Ordinance Number 2023-02 is included as Exhibit D of this report.

Bank staff has thoroughly reviewed this ordinance and feels that it adequately reflects the provisions of the proposed loan term sheet in Exhibit A, and also provides an acceptable level of security under which the Applicant can be expected to repay this proposed loan.

c. ***Conducting discussions with the financial advisor and underwriter of the applicant to assist in evaluating the applicant's financial condition;***

Since the Applicant submitted its financing application on August 29, 2023, Bank staff has conducted numerous discussions with the Applicant, the applicant's financial advisor, and the Applicant's bond counsel to assist in evaluating the Applicant's financial condition to undertake this proposed loan.

The Applicant's financial advisor is Andrew Artusa who serves the Managing Director of Zions Public Finance. Additionally, the Applicant's bond counsel is Kendra Follett who is a member of the firm Sherman and Howard. Based on these discussions with the Applicant's financial advisor

and bond counsel, Bank staff feels comfortable about the Applicant's current financial condition.

d. A review of reports of bond rating agencies, where applicable;

Due to its small size, the Applicant has not received any formal ratings from bond rating agencies, so this section is not applicable for this project.

e. For applicants who are governmental units, a review of existing property tax rates and general obligation bonding capacity.

According to the Nevada Department of Taxation's *Property Tax Rates for Nevada Local Governments - FY 2023-2024*, the Applicant has an assessed valuation of $165,181,645 and a total property tax rate of $3.61 per $100.00 of assessed valuation.

The table below shows the assessed valuation of all property, including net proceeds of minerals valuation and total assessed valuation for the City of West Wendover. Also presented in this table, are the combined tax rate, county tax rate, combined special district tax rate, school district operating tax rate, and the Total Property Tax Rate.

City of West Wendover, Total Property Tax Rate – FY 2023-2024

Local Government Taxing Unit	Assessed Valuation	Est. Net Proceeds of Minerals	Total Assessed Valuation	Combined Tax Rate	County Tax Rate	Combined Special District Tax Rate	School Tax Rate	Total Property Tax Rate
City of West Wendover	165,181,645	-	165,181,645	1.3514	1.3386	0.75	0.17	3.61

Source: *Nevada Department of Taxation, Property Tax Rates for Nevada Local Governments – FY 2023-2024*

Additionally, the City of West Wendover has a maximum allowed tax rate of $3.4977 per $100 of assessed valuation, and a combined tax rate of $1.3514 per $100 of assessed valuation.

The table included below, shows a breakdown of different rates that comprise the combined tax rate, which include maximum allowed and levied operating rates, voter approved override allowed and levied tax rates, legislatively allowed and levied tax rates, and rates necessary to service debt incurred by the City of West Wendover.

City of West Wendover, Combined Property Tax Rate – FY 2023-2024

Local Government Taxing Unit	Maximum Allowed Tax Rate	Actual Rate Imposed	Voter Allowed Tax Rate	Imposed Voter Tax Rate	Legislative Allowed Tax Rate	Imposed Legislative Tax Rate	Debt Service Tax Rate	Combined Tax Rate
City of West Wendover	3.4977	1.3514	-	-	-	-	-	1.3514

Source: *Nevada Department of Taxation, Property Tax Rates for Nevada Local Governments – FY 2023-2024*

Finally, the following table shows the property tax bill that would be due for a homeowner within the City of Wendover with a home with an assessed value of $100,000. Homeowners in West Wendover with a home having an assessed value of $100,000 would be subject to a property tax bill of $1,263.50.

City of West Wendover Property Tax Impact on a Home with $100,00 Taxable Value

Local Government Taxing Unit	Total Tax Rate	Tax Bill
City of West Wendover	3.61	$1,263.50

Source: *Nevada Department of Taxation, Property Tax Rates for Nevada Local Governments – FY 2023-2024*

f. An analysis of the existing indebtedness of the applicant, both secured and unsecured; and

In its financing application that was submitted to the Bank, the Applicant provided a list outstanding financing obligations as of June 30, 2023. A matrix of the Applicant's outstanding obligations is included below:

OUTSTANDING FINANCING OBLIGATIONS
SECURED BY SOURCE OF REPAYMENT FOR REQUESTED FINANCING
Outstanding Balances Updated According to June 30, 2023

Name of Lender	Date of Debt	Outstanding Balance as of June 30, 2023	Maximum Annual Debt Service/Lease Payment	Retire Date	
USDA - GO Medium Term Sales Tax Revenue Bond, Series 2009	08-18-2009	3,617,732.92	313,500.00	08/18/2039	(1)
Pinnacle - GO Medium Term Bond Series 2015	07-14-2015	618,000.00	210,718.10	07/01/2025	(2)
Western Alliance Business Trust - Interim Debenture (Fixed Rate)	03-30-2022	8,906,800.00	Interest Only - based on draws made	When project is complete	(3)
Western Alliance Business Trust - Interim Debenture (Fixed Rate)	09-15-2022	5,789,400.00	Interest Only - based on draws made	When project is complete	(3)
OFF-BALANCE-SHEET					
USDA Commitment (Fire Station/EOC)	**Unknown**	**Commitment for $8,906,800**	**448,908.00**	**38 Yr Loan**	
USDA Commitment (Downtown Inf Phase 1)	**2nd Q FY24**	**Commitment for $2,414,400**	**126,324.00**	**35 Yr Loan**	
USDA Commitment (Downtown Inf Phase 1)	**2nd Q FY24**	**Commitment for $2,000,000**	**81,120.00**	**35 Yr Loan**	

(1) USDA Series 2009 Bond is for the City Hall/Government Complex

(2) GO Medium Term Obligation Series 2015 is funded by general fund revenue sources including but not solely from property taxes

(3) OFF-BALANCE-SHEET: USDA Commitments are made to close out the two (2) Interim Debentures by Western Alliance Business Trust once the related projects (Fire Station/EOC and Downtown Infrastructure Phase 1) are complete per the USDA Letter of Conditions

Source: *City of West Wendover, Nevada State Infrastructure Bank - Financing Application*

As of June 30, 2023, the Applicant has outstanding debt obligations which total $18,931,932.92.

Additionally, the Applicant has several commitments for future financing obligations that are currently off its balance sheet and are expected to be incurred going forward. These going-forward commitments total an additional $13,321,200 in expected debt obligations.

g. An analysis of cash flow projections.

An estimated debt service/amortization schedule for the proposed loan for this Project can be found in Exhibit B of this report.

Bank staff would note, that since this Project is layering financing from various sources, including grant funds, a loan from the U.S. Department of Agriculture; the Applicant intends to utilize Bank funds last, to minimize the Applicant's overall interest burden.

Included below is an estimated draw-down schedule for the Applicant's Operation of the Construction Fund for this project:

Operation Of Project Construction Fund

Date	Principal	Rate	Receipts	Disbursements	Cash Balance
01/30/2024	55,000.00	-	55,000.00	55,000.00	-
01/01/2025	500,000.00	-	500,000.00	500,000.00	-
03/01/2025	500,000.00	-	500,000.00	500,000.00	-
07/01/2025	695,000.00	-	695,000.00	695,000.00	-
Total	**$1,750,000.00**	**-**	**$1,750,000.00**	**$1,750,000.00**	**-**

Investment Parameters

Investment Model [PV, GIC, or Securities]	GIC
Default investment yield target	Unrestricted
Cost of Investments Purchased with Bond Proceeds	1,750,000.00
Total Cost of Investments	$1,750,000.00
Target Cost of Investments at bond yield	$1,693,384.61
Actual positive or (negative) arbitrage	(56,615.39)
Yield to Receipt	-
Yield for Arbitrage Purposes	2.9173427%

Source: *Zions Public Finance*

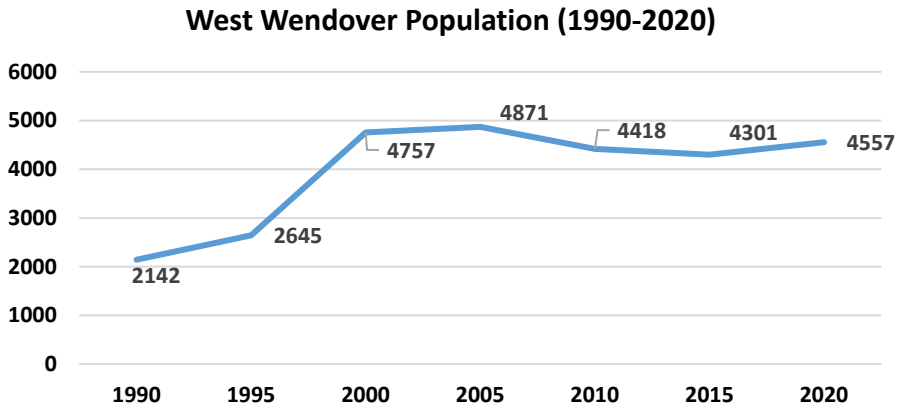
Bank staff would note that the USDA is requiring the Applicant to make at least a $50,000 draw from the Bank for this proposed loan in the first year, then the remaining amount can be drawn down as needed by the Applicant.

This draw-down schedule has been constructed by Bank staff in consultation with the Applicant's financial advisor to adhere the USDA's requirement, while also allowing the Applicant to draw the remaining amount over time as the Project construction progresses.

The Applicant is intending on drawing down $55,000 of this proposed loan on January 30, 2024. An additional estimated $500,000 would be drawn on January 1, 2025, and another $500,000 would is anticipated to be drawn on March 1, 2025. The remaining $695,000 is estimated to be drawn on July 1, 2025.

6. Examine population trends.

The City of West Wendover was first incorporated on July 1, 1991. According to the U.S. Census Bureau's 1990 Decennial Census, the population of West Wendover in 1990 was 2,142. Most recently, according to the 2020 Decennial Census, the population of the City of West Wendover was 4,557. The population trends of the Applicant covering the years 1990-2020 is illustrated below:



Source: *United States Census Bureau – 2020 Decennial Census*

As of 2023, the most recent population estimate for the City of West Wendover was 4,454. Since the City was first incorporated, the population has more than doubled.

7. Examine assessed value trends.

As was mentioned in a previous section, the Applicant currently has an assessed valuation of $165,181,645 for Fiscal Year 2023-2024. Bank staff has analyzed the Applicant's assessed valuation over a 10-year period from Fiscal Year 2014/2015 – Fiscal Year 2023/2024.

The table included below, shows the assessed valuation within the City of West Wendover over the most recent 10-year period.

City of West Wendover, Assessed Valuation Fiscal Years 2014 – 2024

Fiscal Year	Assessed Valuation	Valuation Change from Previous Year	Percentage Change from Previous Year
FY 14/15	126,181,503	-	-
FY 15/16	128,087,199	1,905,696	1.51%
FY 16/17	139,017,555	10,930,356	8.53%
FY 17/18	130,050,366	-8,967,189	-6.45%
FY 18/19	140,812,597	10,762,231	8.28%
FY 19/20	145,154,702	4,342,105	3.08%

FY 20/21	147,326,026	2,171,324	1.50%
FY 21/22	143,601,734	-3,724,292	-2.53%
FY 22/23	145,789,932	2,188,198	1.52%
FY 23/24	165,181,645	19,391,713	13.30%

Source: *Nevada Department of Taxation, Property Tax Rates for Nevada Local Governments – FY 2014-2024*

As illustrated by the table, the Applicant has experienced growth in its assessed valuation compared to the previous year, for eight of the last ten fiscal years. The Applicant has an average increase of its assessed valuation of 3.19% over this ten-year period.

8. ***Evaluate the relevant legal authority applicable to the applicant, including, without limitation, state law, federal tax law and local ordinances and resolutions.***

Pursuant to NRS 408.55063, a qualified borrower that is eligible to receive a loan or other financial assistance from the Bank is defined as "a governmental unit, an Indian reservation or Indian colony or a private nonprofit entity created for charitable or educational purposes."

As expressed in the financing application submitted to the Bank, the Applicant is considered a governmental unit since it is an incorporated city within the State of Nevada. Being that the Applicant is indeed a qualified government unit within the State of Nevada, staff has determined that the Applicant meets the standard for a qualified borrower under as defined under NRS 408.55063.

9. ***Evaluate the extent to which the management of the applicant understands the obligations, terms and conditions of the loans and other financial assistance provided by the Bank.***

Based on the financing application that was submitted to the Bank, discussions that Bank staff had with the Applicant during the application review process, and through recent negotiations on the proposed loan agreement outlined in Exhibit E, Bank staff feels that the Applicant thoroughly understands the terms and conditions of the proposed loan for the Project, along with all reporting requirements that will be imposed by the Bank.

10. ***Determine the readiness of the management of the applicant to assume responsibility for the timely repayment of the loan or other financial assistance.***

Based on the various sources of funding that are being leveraged to support this Project, the Applicant is coming to the Bank for $1,750,000 in gap financing to complete the project. Based on the Applicant's overall financial position coupled with the discussions that have been undertaken during this review process, Bank staff has determined that the management of the Applicant is ready to assume responsibility for the timely repayment of the Bank's loan over the 10-year period.

General Fund Financing Structure Requirements: Additionally, pursuant to LCB File No. R017-22, Bank staff also undergoes the following steps when reviewing financing applications that will have a general fund financing structure:

1) *Determine the sources of and the likely recurrence of the general fund revenues of the applicant;*
2) *Verify that the purpose of financing is consistent with a general obligation pledge;*
3) *Determine if the eligible project, if undertaken, will result in an increase in annual operating costs to the applicant; and*
4) *Determine the impact of the loan or other financial assistance from the Bank on the general fund balances and projected cash flow of the applicant.*

Each of these items is addressed below:

1. ***Determine the sources of and the likely recurrence of the general fund revenues of the applicant;***

In the financing application submitted to the Bank (Exhibit F), the Applicant provided its adopted budget for Fiscal Year 2023-2024. The table below, shows all of the Applicant's general fund revenues for Fiscal Year 2022-2023 and anticipated revenues for Fiscal Year 2023-2024.

City of Wendover General Fund Revenues

REVENUES	(1) ACTUAL PRIOR YEAR ENDING 6/30/2022	(2) ESTIMATED CURRENT YEAR ENDING 6/30/2023	(3) BUDGET YEAR ENDING 06/30/24 TENTATIVE APPROVED	(4) BUDGET YEAR ENDING 06/30/24 FINAL APPROVED
Property Taxes				
Real Property Taxes	1,335,220	1,585,979	1,701,530	1,701,530
Personal Property Taxes	256,913	284,056	304,752	304,752
Central Assessments	22,848	23,671	25,396	25,396
Subtotal	**1,614,981**	**1,893,706**	**2,031,678**	**2,031,678**
Licenses and Permits				
Business License	17,500	17,000	18,500	18,500
Alcohol Beverage License	240	150	150	150
City Gaming Taxes	212,598	207,000	212,900	212,900
Police & Protective - SOB License	-	-	-	-
Marijuana Origination Fee	-	103,000	40,000	40,000
Marijuana City 3% Excise Tax	942,477	903,000	960,000	960,000
Special Permits and Fees	1,555	1,500	1,500	1,500
Franchise Taxes	393,399	383,000	400,000	400,000
Right-of-Way Toll	256,628	265,200	253,000	253,000
Bldg Structure License	109,846	80,000	30,000	50,000
Animal License	936	1,000	1,000	1,000
Carline Taxes	86	100	100	100
Subtotal	**1,935,264**	**1,951,950**	**1,917,150**	**1,937,150**
Intergovernmental Revenue				
State Consolidated Revenue	3,431,646	3,564,890	3,725,900	3,725,900
State Marijuna Distribution	4,560	4,560	4,580	4,580
Motor Vehicle Fuel Tax 1.75	31,561	36,150	38,580	38,580
Motor Vehicle Fuel Tax 2.35	48,116	49,480	49,480	49,480
County Optional Road Tax 4	26,487	27,640	26,640	26,640
RTC Funds	187,000	199,000	114,000	190,000
County Infrastructure Tax	75,591	75,000	75,000	75,000
Special Grant Revenue - SLFRF	621,866	-	-	-
Grant Revenue - Police Department	110,880	115,000	15,000	15,000
Grant Revenue - Fire Department	43,805	24,417	26,055	26,056
Grant Revenue - Court	64,762	-	-	-
Justice Court Reimbursement	179,125	261,910	254,294	254,294
County Gaming Tax	438,278	440,000	480,000	480,000
Subtotal	**5,263,676**	**4,798,047**	**4,809,529**	**4,875,530**
Charges for Services				
Admin Assessments	-	1,900	1,260	1,260
Zoning & Subdivision Fees	-	-	-	-
Special Police Services	926	1,200	1,200	1,200
Fingerprints/Photographs	15,629	16,000	16,000	16,000
Special Fire Protection Services	9,873	10,000	10,000	10,000
Miscellaneous Public Works Revenue	-	900	900	900
Miscellaneous Paved Streets Revenue	11,558	14,606	14,606	14,606
Animal Shelter Fees	2,876	1,500	2,000	2,000
Dispatch Fees	7,584	7,584	7,584	7,584
Subtotal	**48,446**	**53,690**	**53,550**	**53,550**
Fines and Forfeits	**49,720**	**40,350**	**44,450**	44,450
Miscellaneous				
Interest Revenue	5,700	358,000	15,000	15,000
Miscellaneous Revenue	(1,450)	9,070	7,500	2,500
Wendover Will Merch Sales	-	-	6,000	6,000
Cash Over/(Short)	-	-	-	-
Donations from Private Sources	173,100	166,000	166,000	166,000
Rents and Royalties	27,920	29,500	39,100	39,100
Subtotal	**205,270**	**562,570**	**233,600**	**228,600**
TOTAL REVENUES	9,117,358	9,300,313	9,089,957	9,170,958

Based on conversations Bank staff has had with the Applicant and the Applicant's financial advisor, Bank staff feels that the Applicant's general fund revenues will remain in a positive position to repay this proposed loan over the 10-year period.

Additionally, since this loan is being secured by the full faith and credit of the Applicant through the issuance of a medium-term general obligation, the Applicant will be required to impose taxes or fees to generate additional revenues in the event that general fund revenues are insufficient to pay back principal and interest owed to the Bank for this loan.

2. ***Verify that the purpose of financing is consistent with a general obligation pledge;***

Based upon the review of Ordinance No. 2023-02, which authorizes the issuance of a medium-term general obligation bond to secure Bank financing for this Project, Bank staff believes that the Applicant's stated purpose of financing is consistent with the general obligation pledge.

A copy of Ordinance No. 2023-02 can be found in Exhibit D of this report.

3. ***Determine if the eligible project, if undertaken, will result in an increase in annual operating costs to the applicant; and***

As outlined in the term sheet for this Project (Exhibit A), if the Board of Directors chooses to approve this loan, the Applicant will see an increase its annual operating costs.

Over the course of the loan, the Applicant will be responsible for making semi-annual payments of interest and annual payments of principal that do not exceed $231,000 in any fiscal year until maturity of the loan in 10 years.

As shown in estimated the debt service/amortization schedule in Exhibit B, the Applicant is projected to make a small payment of $2,633.57 at the end of Fiscal Year 2025, and then payments will increase to roughly $229,000 - $230,000 each year thereafter.

Bank staff would note that the schedule of repayments listed in Exhibit B, is purely an estimate, since interest will be calculated based on draws from the loan.

4. ***Determine the impact of the loan or other financial assistance from the Bank on the general fund balances and projected cash flow of the applicant.***

As stated in the previous section, the Applicant will see an increase in the amount of liabilities on its general fund balance sheet in an amount not to exceed $231,000 each fiscal year until maturity of the proposed loan in 10 years.

While the Applicant may see temporary increases in its general fund balances as loan disbursements are made periodically, these funds are expected to be applied to the construction costs associated with the Project quickly after receipt.

State Infrastructure Bank General Account Requirements: Pursuant to LCB File No. R017-22, the Board of Directors is authorized to approve a loan or other financial assistance from the State Infrastructure Bank General Account if:

1) *The loan or other financial assistance will be used solely to finance all or part of the eligible costs of an eligible project;*
2) *The eligible project is not eligible to receive a loan or other financial assistance from the Bank's Affordable Housing Revolving Account, Charter School Capital Needs Revolving Account, or the Federal Infrastructure Matching Account; and*
3) *The developer selected for the eligible project demonstrates a long-term commitment to hiring local residents and using apprentices in apprenticeship programs registered with the State Apprenticeship Council.*

Staff has determined that the NVFF will meet these requirements in the following ways: First, the proposed loan for this Project will be used solely to finance eligible costs for this project.

Additionally, staff believes this Project is not eligible to be funded through the Affordable Housing Revolving Account or the Charter School Capital Needs Revolving Account since the Project is a fire station and does not deal with affordable housing or charter schools.

Bank staff did explore the possibility of funding this proposed loan of the Federal Infrastructure Matching Account, but after conversations with the Applicant and the Building and Construction Trades Council of Northern Nevada, it was determined that the utilization of a Project Labor Agreement would not be practical for the Building Trades for this Project. Therefore, it was determined that this Project would not be eligible for funding from the Federal Infrastructure Matching Account.

Finally, the Applicant has committed to selecting a developer for the Project who has demonstrated a long-term commitment to hiring local residents and using apprentices in apprenticeship programs registered with the State Apprenticeship Council.

Based on these factors, Bank staff has deemed that the Board of Directors is authorized to approve a loan for this Project from the Bank's General Account.

Community Benefits and Job Creation: If the Board of Directors chooses to approve this application, the Applicant expects that there will be a number of community and economic benefits brought forth through development of the project.

Using an analysis performed by the Nevada Governor's Office of Economic Development, the Applicant expects that this project will result in 98 construction and development jobs for the project with an average wage of $53.84/hour.

Additionally, the Applicant expects that project will result in 16 full-time fire department personnel positions that will be created through this project with an average wage of $40.77/hour.

The estimated job creation analysis provided by the Applicant in its financing application to the bank is included below:

West Wendover Fire Station Emergency Operations Center – Wage and Job Projections

Project Name:	West Wendover Fire Station/EOC
City/County:	City of West Wendover

Short-term Activity			
NAICS	**Jobs**	**Hourly Wage**	**Industry Title**
236220	90	$55.00	Fire Station Construction
922160	8	$40.77	
Total	**98**	**$53.84**	

Long-term Activity			
NAICS	**Jobs**	**Hourly Wage**	**Industry Title**
922160	16	$40.77	Fire Department Personnel
Total	**16**	**$40.77**	

Project Name	Anticipated # of full time jobs	Anticipated average hrly. wage	Anticipated average annual wage
West Wendover Fire Station/EOC - Shor	98	$53.84	$111,984
West Wendover Fire Station/EOC - Long	16	$40.77	$84,802
	114	$52.00	$108,169

Source: *Nevada Governor's Office of Economic Development, CDBG Job Analysis Matrix*

Additionally, the Applicant has stated that the lack of an adequate fire and emergency response station within its jurisdiction has limited the City's ability to expand its economic development efforts. It is expected that this Project will enable the Applicant to continue to grow and expand both its overall resident population as well as its number of local businesses.

Local Hiring, Apprenticeship Utilization, and Prevailing Wages: Qualified Borrowers who receive a loan or other financial assistance from the Bank are required pursuant to LCB File No. R017-22 to ensure that for each contractor and subcontractor who performs construction work on a qualified project:

- At least 50% of the total project work hours within each construction trade are performed by Nevada residents, with at least 15% of these work hours performed by disadvantaged workers; and
- At least 15% of the total project work hours within each construction trade must be performed by apprentices, with at least 5% of these work hours performed by first-year apprentices.

Recognizing that some remote jurisdictions may struggle to meet these hiring requirements, LCB File No. R017-22 also creates a process for an applicant to request a waiver of the local hire and/or apprenticeship requirements for a project that is financed by the Bank.

Based on conversations with the Applicant and representatives from the Building and Construction Trades Council of Northern Nevada, Bank staff has determined that the Applicant's remote geography would make it difficult, if not impossible, to adhere to the local hire and apprenticeship utilization thresholds set by the Bank.

Therefore, Bank staff is requesting that the Applicant be granted a waiver for the local hire and apprenticeship utilization requirements as a part of the Board of Directors' approval for this loan. Even with this waiver, Bank staff will continue to work with the Applicant to track the number of Nevada residents employed on the project as well as the utilization of registered apprentices as part of the Bank's required quarterly reporting during construction and the loan repayment period.

Additionally, pursuant to NRS 408.55086, projects financed by the Bank are subject to the payment of State prevailing wages, along with other provisions set forth in NRS 338.013 - 338.090. In the financing applicant submitted to the Bank, the Applicant stated that this Project will include the payment of prevailing wages.

If the Board of Directors to chooses to approve this application for a loan from the Bank, all construction work for this Project will be subject to these provisions, and Bank staff will work with the Applicant to provide the Board of Directors with regular reporting on compliance with these provisions.

Environmental Standards: All qualified projects that receive loans or other financial assistance from the Bank are required to align with the standards and goals set forth in Nevada's 2020 Climate Strategy as well as the State's goals from the reduction of greenhouse gas emissions set forth in NRS 445B.380 and NRS 704.7820.

In the financing application submitted to the Bank, the Applicant has confirmed that this Project will adhere to these requirements.

Disadvantaged Community Goals: As set forth in Regulation LCB File No. R017-22, the Bank has an established goal of having at least 40 percent of the principal amount of its loans and other financial assistance going to support qualified projects that are located:

- In qualified census tracts as designated by the U.S. Secretary of Housing and Urban Development;
- In census tracts which have a high level of social vulnerability according to the Social Vulnerability Index developed by the Centers for Disease Control and Prevention;
- In communities which are determined by the Board of Directors to have a relatively large percentage of the population having limited English proficiency;
- On tribal lands or in communities where tribal members commonly reside; or

- In areas that have been subject to historical instances of redlining, segregation, or other discriminatory practices.

Bank staff has analyzed the location of this Project to understand whether or not it would meet the Bank's 40% goal of locating all projects in disadvantaged communities. In performing this analysis, staff has utilized data from the U.S. Department of Housing and Urban Development, the Centers for Disease Control and Prevention, the U.S. Census Bureau, and the U.S. Department of Agriculture.

Since the national average estimate for limited English proficiency has been determined by the U.S. Census Bureau to be 8.3 percent, Bank staff has determined that census tracts with over 20% of the population limited English proficiency would meet the Bank's standard for its disadvantaged community goal.

How this Project compares to the Bank's metrics for locating projects in disadvantaged communities is expressed below:

- **Project Address:** 1111 N. Gene L. Jones Way, West Wendover, NV 89883
- **County:** Elko County
- **Census Tract:** 32007951500
- **Qualified Census Tract:** No
- **Social Vulnerability Score:** 0.606 (medium-to-high vulnerability)
- **Limited English Proficiency (>20%):** No
- **Tribal Lands:** No

Since the social vulnerability score for the census tract where the Project is located possesses a medium-to-high level of social vulnerability, Bank staff has deemed that this Project would contribute to the Bank's 40% goal of locating projects in disadvantaged communities.

Financing Agreement: Bank staff has worked with the Applicant, the Nevada Attorney General's Office, and legal counsel retained by the Applicant to draft a financing agreement between the Nevada State Infrastructure Bank and the Applicant for this project. This financing agreement is included in Exhibit E for consideration by the Board of Directors.

Staff recommendation: Based on the foregoing analysis, staff recommends that the Board of Directors approve a loan of $1,750,000 from the Bank's General Revolving to the City of West Wendover to support the construction of the West Wendover Emergency Operations Center in accordance with the proposed loan terms included in Exhibit A.

Staff also recommends that the Board of Directors grant a waiver for the local hire and apprenticeship utilization requirements pursuant to LCB File No. R017-22 as part of its approval of this loan.

Exhibit A

West Wendover Fire Station
Emergency Operations Center
Proposed Loan Terms:

Lender	Nevada State Infrastructure Bank
Borrower	City of West Wendover
Loan Amount	$1,750,000
Loan Purpose	Loan proceeds will be used by the Borrower, together with other funds, to finance the construction of the West Wendover Fire Station Emergency Operations Center.
Maturity	10 years
Security	Medium-term general obligation of the Borrower
Interest Rate	Fixed rate of 3.65% per annum
Disbursement	Draw down loan with first disbursement upon the closing of the loan.
Additional Sources of Funding	Borrower will secure $11,932,068 in additional financing from Borrower cash on hand, a United States Department of Agriculture Rural Development Loan, Nevada Community Development Block Grant Funds, and additional grant funds from the United States Department of Agriculture.
Terms of Repayment	Semi-annual payments of interest and annual payments of principal that do not exceed $231,000 in any fiscal year until maturity of the loan in 10 years. The Borrower may elect to pre-pay or accelerate scheduled loan payments on both principal and interest without penalty or premium, which may reduce the anticipated interest that will be accrued by the Borrower.
SIB Loan Origination Fee	Borrower will pay 1% of the total loan amount, equaling $17,500 as a loan origination fee. This amount shall be paid in cash on the date of the first draw.
Reporting	Borrower will submit quarterly reports to Lender. Reports will include construction updates and timelines, anticipated job and economic impacts, anticipated climate impacts, and other project goals agreed upon by the Borrower and Lender.
Prevailing Wage, Local Hire, and Apprenticeship Utilization	Borrower will adhere to the Lender's established policies of local hiring, apprenticeship utilization, and the payment of prevailing wages.

Exhibit B

Estimated Debt Service/Amortization Schedule

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
01/30/2024	-	-	-	-	-
07/15/2024	-	-	920.10	920.10	-
01/15/2025	-	-	1,713.47	1,713.47	-
06/30/2025	-	-	-	-	2,633.57
07/15/2025	-	-	17,908.32	17,908.32	-
01/15/2026	180,000.00	3.650%	31,937.50	211,937.50	-
06/30/2026	-	-	-	-	229,845.82
07/15/2026	-	-	28,652.50	28,652.50	-
01/15/2027	173,000.00	3.650%	28,652.50	201,652.50	-
06/30/2027	-	-	-	-	230,305.00
07/15/2027	-	-	25,495.25	25,495.25	-
01/15/2028	179,000.00	3.650%	25,495.25	204,495.25	-
06/30/2028	-	-	-	-	229,990.50
07/15/2028	-	-	22,228.50	22,228.50	-
01/15/2029	185,000.00	3.650%	22,228.50	207,228.50	-
06/30/2029	-	-	-	-	229,457.00
07/15/2029	-	-	18,852.25	18,852.25	-
01/15/2030	192,000.00	3.650%	18,852.25	210,852.25	-
06/30/2030	-	-	-	-	229,704.50
07/15/2030	-	-	15,348.25	15,348.25	-
01/15/2031	199,000.00	3.650%	15,348.25	214,348.25	-
06/30/2031	-	-	-	-	229,696.50
07/15/2031	-	-	11,716.50	11,716.50	-
01/15/2032	206,000.00	3.650%	11,716.50	217,716.50	-
06/30/2032	-	-	-	-	229,433.00
07/15/2032	-	-	7,957.00	7,957.00	-
01/15/2033	214,000.00	3.650%	7,957.00	221,957.00	-
06/30/2033	-	-	-	-	229,914.00
07/15/2033	-	-	4,051.50	4,051.50	-
01/15/2034	222,000.00	3.650%	4,051.50	226,051.50	-
06/30/2034	-	-	-	-	230,103.00
Total	**$1,750,000.00**	**-**	**$321,082.89**	**$2,071,082.89**	**-**

Yield Statistics

Bond Year Dollars	$10,786.08
Average Life	6.163 Years
Average Coupon	2.9768256%
Net Interest Cost (NIC)	2.9768256%
True Interest Cost (TIC)	2.9173427%
Bond Yield for Arbitrage Purposes	2.9173427%
All Inclusive Cost (AIC)	2.9173427%

IRS Form 8038

Net Interest Cost	2.9768256%
Weighted Average Maturity	6.163 Years

Exhibit C

Nevada Department of Taxation
Approval of Medium-Term Obligation

STATE OF NEVADA
DEPARTMENT OF TAXATION
Web Site: https://tax.nv.gov
Call Center: (866) 962-3707

LAS VEGAS OFFICE
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Las Vegas, Nevada 89119
Phone (702) 486-2300
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JOE LOMBARDO
Governor
GEORGE KELESIS
Chair, Nevada Tax Commission
SHELLIE HUGHES
Executive Director

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Carson City, Nevada 89706
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Fax: (775) 684-2020

RENO OFFICE
4600 Kietzke Lane, Suite L235
Reno, NV 89502
Phone: (775) 687-9999
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January 5, 2024

Ms. Alina Ceballos, Chief Financial Officer
City of West Wendover
P. O. Box 2825
West Wendover, NV 89883

Re: City of West Wendover
Medium-Term Fire Station Bond, Series 2024
Not to Exceed $1,750,000 /Acquisition, construction and equipping of a new fire station

Dear Ms. Ceballos:

The Department of Taxation has received a Medium-Term Fire Station Bond request from the City of West Wendover. The City of West Wendover is seeking authorization for medium term financing, in the amount not to exceed $1,750,000. This Medium-Term Fire Station Bond will be issued to finance the cost of acquiring, constructing, and equipping a 11,300 square foot twenty-four-hour facility. The interest rate for this medium-term financing will not exceed 4%. The term for this financing is ten years. The interest rate shall in no event exceed by more than 3% the "Index of Twenty Bonds" which is most recently published in the Bond Buyer before bids are received or negotiated offer is accepted in accordance with NRS 350.091.

The proceeds from this bond, grants, and cash contributions from the City of West Wendover, along with additional funds from a USDA loan will finance the entire project which is estimated to be approximately $13.6 million in total cost.

The request has been reviewed as required by NRS 350.089 and is approved.

Pursuant to NRS 350.089, the approval must be recorded in the minutes of the governing body, and the financing must be secured within eighteen months of the receipt of this approval.

If you have any questions regarding this matter, please do not hesitate to call Keri Gransbery in the Local Government Finance Division at 775-684-2077.

Sincerely,

Shellie Hughes
Executive Director, Department of Taxation

cc: Andrew Artusa, Managing Director, Zions Public Finance

Form NVTC-ADM-4
Rev. 01/2023

Exhibit D

Copy of Resolution 2023-02

Summary - An ordinance authorizing the issuance by the City of West Wendover, Nevada, of its General Obligation (Limited Tax) Medium-Term Bond, Series 2024 and providing other matters relating thereto.

ORDINANCE NO. 2023-02

AN ORDINANCE PROVIDING FOR THE ISSUANCE BY THE CITY OF WEST WENDOVER OF ITS GENERAL OBLIGATION (LIMITED TAX) MEDIUM-TERM BOND, SERIES 2024 FOR PURPOSE OF ACQUIRING, IMPROVING, EQUIPPING, OPERATING AND MAINTAINING A FIRE PROTECTION PROJECT; PROVIDING COVENANTS, AGREEMENTS AND OTHER DETAILS CONCERNING THE BOND, THE PROJECT AND GENERAL TAX PROCEEDS; RATIFYING ACTION PREVIOUSLY TAKEN AND PERTAINING TO THE FOREGOING BY THE CITY AND ITS OFFICERS AND EMPLOYEES; AND PROVIDING OTHER MATTERS RELATING THERETO.

WHEREAS, the City of West Wendover, in the County of Elko and State of Nevada (the "City," "County" and the "State," respectively), is a political subdivision of the State of Nevada, a body corporate and a city organized and operating as a City; and the City Council of the City (the "Council"); and

WHEREAS, pursuant Nevada Revised Statutes ("NRS") Sections 268.672 to 268.740 (the "City Bond Law"), NRS 268.063 and NRS 350.087 to 350.095, inclusive (the "Act"), the City is authorized to issue Bond to all or a portion of the cost to acquire, improve, equip, operate and maintain fire protection projects as described in NRS 268.688 for the West Wendover Fire Station (the "Project"); and

WHEREAS, pursuant to the Act, the City is authorized to enter into medium-term obligations to finance the Project and to issue, as evidence thereof, negotiable medium-term notes or Bond which shall not be paid in whole or in part from a levy of a special tax exempt from the limitations on the levy of ad valorem tax, but which shall be paid from other legally available funds of the City (subject to certain Constitutional and statutory tax limitations), which must mature not later than 10 years after the date of issuance and must bear interest at a rate or rates which do not exceed by more than 3 percent the "Index of Twenty Bond" which was most

recently published before bids for their purchase are received or a negotiated offer is accepted; and

WHEREAS, pursuant to NRS 350.087 and pursuant to a resolution adopted by the Council (the "Authorizing Resolution"), the Council determined to publish a notice (the "Notice") of its intention to authorize and to issue medium-term obligations (the "Obligations") in the maximum principal amount of $1,750,000 in a newspaper of general circulation in the City and an affidavit of such publication is on file in the office of the City Clerk; and

WHEREAS, the Council adopted by at least a two-thirds majority a resolution authorizing Obligations to finance the Project (the "Authorizing Resolution") which contained a finding by the Council that the public interest requires medium-term obligations and a statement of the facts upon which the finding was based, which vote was taken at least 10 days after the publication of the Notice; and

WHEREAS, pursuant to NRS 350.089 and relevant provisions of the Nevada Administrative Code, the Council caused a certified copy of the Authorizing Resolution and supporting documents to be submitted to the Executive Director of the Department of Taxation of the State of Nevada (the "Department of Taxation") for approval; and

WHEREAS, the City received the approval of the Executive Director of the Department of Taxation for the Obligations, a copy of such approval being attached hereto as Exhibit E; and

WHEREAS, the approval of the Department of Taxation as set forth in the preambles hereof is hereby recorded in the minutes of the Council as required by NRS 350.089; and

WHEREAS, the City has not previously utilized any of the authority so approved by the Department of Taxation; and

WHEREAS, pursuant to the Authorizing Resolution, the Council ordered the Obligations to be publicly offered for sale in the form of medium-term Bond, authorized the City Manager or Chief Financial Officer to arrange for the sale of the such Obligations; and

WHEREAS, the Council hereby determines that the Obligation herein authorized to be issued shall be designated the "City of West Wendover, Nevada, General

Obligation (Limited Tax) Medium-Term Bond, Series 2024" in the aggregate principal amount of not to exceed $1,750,000 (the "Bond" or the "Municipal Security"); and

WHEREAS, the Council has determined and hereby declares and determines that legally available funds of the City will at least equal the amount required in each year for the payment of interest on and the principal of the Bond; and

WHEREAS, pursuant to NRS 350.091, the Council has determined and hereby determines that the maximum term of the Bond does not exceed the estimated useful life of the Project financed with the proceeds of the Bond; and

WHEREAS, the Council elects to and hereby determines to issue the Bond in accordance with the provisions of NRS 350.500 through 350.720, and all laws amendatory thereof, designated in 350.500 thereof by the short title "Local Government Securities Law" (the "Bond Act"); and

WHEREAS, the Council is <u>not</u> authorized to levy general ad valorem taxes (the "General Taxes") to pay the principal of or interest on the Bond exempt from the limitations of any statutes of the State; any General Taxes levied for the purpose of paying principal or interest on the Bond will be subject to the limitations contained in the Constitution and the statutes of the State, including, without limitation, the limitations on ad valorem taxes contained in NRS 354.59811, 354.59813, 354.59815, 354.5982 and 361.453; and

WHEREAS, the Council is therefore authorized and empowered by the City Bond Law, the Act, the approval of the Executive Director of the Department of Taxation, and the Bond Act, without any further preliminaries:

A. To issue and sell the City's Bond; and

B. To exercise the incidental powers provided in the Bond Act in connection with the powers authorized therein or as otherwise expressly provided therein; and

WHEREAS, the Council in the Authorizing Resolution authorizing the City Manager and/or Chief Financial Officer or designee to arrange for the issuance and sale of the Bond, subject to, among other conditions, adoption by the City of this Ordinance specifying the Bond terms and details and approving their sale; and

WHEREAS, the City requested the Nevada State Infrastructure Bank (the "Nevada State Infrastructure Bank") under NRS 445A.060 to 445A.160, inclusive (the "State Project Act"), to make loans to the City by purchasing the Municipal Security in the maximum principal amount of $1,750,000; and

WHEREAS, the City has made an application for the financing of the Project (the "Financing Application"), through a loan made under and pursuant to NRS Chapter 408, and the Nevada State Infrastructure Bank has determined that the Project meets all requirements for a loan and has agreed to make a loan (the "Loan") to the City for the financing of the Project as set forth in the Financing Agreement between the Nevada State Infrastructure Bank and the City (the "Financing Agreement"); and

WHEREAS, NRS 350.105 to 350.195, inclusive, and NRS Chapter 408 permit the Municipal Security to be sold at private sale to the Nevada State Infrastructure Bank; and

WHEREAS, after private negotiation pursuant to the Bond Act and NRS Chapter 408, the Chief Financial Officer, as the chief financial officer of the City, or the City Manager, as the chief administrative officer of the City, is hereby authorized to receive bids and sell the Bond to the Nevada State Infrastructure Bank (the "Purchaser") and the Chief Financial Officer or the City Manager is hereby authorized to accept a binding bid for the Bond, the Bond to bear interest at the rate per annum provided in the Financing Agreement, such rate not to exceed 3 percent over the "Index of Twenty Bond" most recently published in The Bond Buyer prior to the time a negotiated offer is accepted for the Bond, at a price equal to the principal amount thereof, all as specified by the Chief Financial Officer or the City Manager in the Financing Agreement; and

WHEREAS, the Council has determined and hereby declares that each of the limitations and other conditions to the issuance of the Bond in the City Bond Law, the Act, the Bond Act, and in any other relevant act of the State or the Federal Government, has been met; and pursuant to NRS 350.708, this determination of the Council that the limitations in the Bond Act have been met shall be conclusive in the absence of fraud or arbitrary or gross abuse of discretion.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WEST WENDOVER DO ORDAIN:

SECTION 1. Short Title. This Ordinance shall be known and may be cited as the "2024 Medium-Term Bond Ordinance" (this "Ordinance").

SECTION 2. Sale of Bond and Execution and Acceptance of Financing Agreement. The City Manager or the Chief Financial Officer The sale of the Bond to the Nevada State Infrastructure Bank on the terms provided herein and in accordance with the Financing Agreement, to be executed by the City Manager or the Chief Financial Officer on behalf of the City, is hereby approved and accepted in substantially the form as is now on file in the office of the City, with such changes as are approved by the City Manager or the Chief Financial Officer, whose execution thereof shall constitute conclusive evidence of the approval of such changes. The City Manager or the Chief Financial Officer is hereby authorized to execute the Financing Agreement relating to the Loan for the purchase of the Bond as set forth in the preambles hereof.

SECTION 3. Ratification. All action heretofore taken by the Council and the officers and employees of the City directed toward the Project and toward the issuance, sale and delivery of the Bond is ratified, approved and confirmed including, without limitation, the Request for Financing and the distribution of the financial information relating to the Bond.

SECTION 4. Necessity of Project and Bond. It is necessary and in the best interests of the Council, its officers, and the inhabitants of the City, that the City effect the Project and defray wholly or in part the cost thereof by the issuance of the Bond therefor; and it is hereby so determined and declared.

SECTION 5. Authorization of Project. The Council hereby authorizes the Project.

SECTION 6. Authorization of Bond. For the purpose of providing funds to pay all or a portion of the cost of the Project, the City shall issue the "City of West Wendover, Nevada, General Obligation (Limited Tax) Medium-Term Bond, Series 2024" in the aggregate principal amount set forth in the Financing Agreement (not to exceed $1,750,000). The Bond shall be in the form substantially as set forth in Section 24 of this Ordinance.

SECTION 7. Ordinance to Constitute Contract. In consideration of the purchase and the acceptance of the Bond by those who shall own the same from time to time, the

provisions hereof shall be deemed to be and shall constitute a contract between the City and the registered owners from time to time of the Bond.

SECTION 8. Bond Equally Secured. The covenants and agreements herein set forth to be performed shall be for the equal benefit, protection and security of the owners of any and all of the outstanding Bond, all of which, regardless of the time or times of their maturity, shall be of equal rank without preference, priority or distinction except as otherwise expressly provided in or pursuant to this Ordinance.

SECTION 9. General Obligations. The Bond, as to the principal thereof and the interest thereon (the "Bond Requirements") shall constitute a general obligation of the City, which hereby pledges its full faith and credit for their payment.

SECTION 10. Payment of the Bond. The Bond Requirements of the Bond shall be payable from any monies legally available therefor, and provision for the payment of the Bond Requirements of the Bond shall be made as provided in the Act, provided, however, that ad valorem taxes levied for the purpose of paying the principal of or interest on the Bond shall be subject to the limitations contained in the Constitution and statutes of the State, including, without limitation, the limitations on the levy of ad valorem taxes imposed by NRS Sections 354.59811, 354.59813, 354.59815, 354.5982 and 361.453. The City is not authorized to levy ad valorem taxes exempt from the limitations of any of said statutes to pay the Bond Requirements of the Bond. The City hereby irrevocably covenants with the registered owners of the Bond from time to time that it will make sufficient provisions annually in its budget to pay the Bond Requirements of the Bond, when due.

SECTION 11. Limitations upon Security. The payment of the Bond is not secured by an encumbrance, mortgage or other pledge of property of the City, except for the proceeds of General Taxes and any other moneys pledged for the payment of the Bond. No property of the City, subject to such exception, shall be liable to be forfeited or taken in payment of the Bond.

SECTION 12. No Recourse Against Officers and Agents. No recourse shall be had for the payment of the Bond Requirements of the Bond or for any claim based thereon or otherwise upon this Ordinance authorizing their issuance or any other instrument relating thereto, against any individual member of the Council or any officer or other agent of the Council or

City, past, present or future, either directly or indirectly through the Council or the City, or otherwise, whether by virtue of any constitution, statute or rule of law, or by the enforcement of any penalty or otherwise, all such liability, if any, being by the acceptance of the Bond and as a part of the consideration of its issuance specially waived and released.

SECTION 13. Bond Details. The Bond shall be issued in fully registered form. The Bond shall be dated as of the date of their delivery, and shall be issued in denominations as set forth in the Financing Agreement or any integral multiple thereof (provided that no Bond may be in a denomination which exceeds the principal coming due on the maturity date and the Bond may be issued as a single bond). The Bond shall bear interest from their date until their maturity date at the rates set forth in the Financing Agreement, payable on January 15 and July 15 of each year commencing on July 15, 2024; provided that those Bond which are reissued upon transfer, exchange or other replacement shall bear interest at the rates set forth in the Financing Agreement from the most recent interest payment date to which interest has been paid or duly provided for, or if no interest has been paid, from the date of the Bond. The Bond shall mature on the designated dates and amounts of principal (not to exceed ten years from the date of the Bond) as designated in the Financing Agreement. The principal of any Bond shall be payable to the owner thereof as shown on the registration records kept by the registrar for the Bond designated in the Financing Agreement (the "Registrar"), upon maturity and upon presentation and surrender at the office of the paying agent for the Bond designated in the Financing Agreement (the "Paying Agent"). If any Bond shall not be paid upon such presentation and surrender at or after maturity, it shall draw interest at the interest rate specified in the Financing Agreement until the principal thereof is paid in full. Notwithstanding anything herein to the contrary, no presentation or surrender of the Bond shall be required for any payments on the Bond prior to maturity or prior payment in full thereof.

SECTION 14. A. Payment of Interest. Except as otherwise provided in Section 17 hereof, payment of interest on any Bond shall be made to the owner thereof by wire transfer in immediately available funds by the Paying Agent, on each interest payment date (or, if such interest payment date is not a business day, on the next succeeding business day), to the owner thereof, at his or her address as shown on the registration records kept by the Registrar as of the close of business on the first day of the calendar month next preceding each interest payment

date (other than a special interest payment date hereafter fixed for payment of defaulted interest) (the "Regular Record Date"); but any such interest not so timely paid or duly provided for shall cease to be payable to the owner thereof as shown on the registration records of the Registrar as of the close of business on the Regular Record Date and shall be payable to the owner thereof, at his or her address, as shown on the registration records of the Registrar as of the close of business on a date fixed to determine the names and addresses of owners for the purpose of paying defaulted interest (the "Special Record Date"). Such Special Record Date and the date for payment of defaulted interest shall be fixed by the Registrar whenever moneys become available for payment of the defaulted interest, and notice of the Special Record Date and the date for payment of defaulted interest shall be given to the owners of the Bond not less than ten days prior thereto by first-class mail to each such owner as shown on the Registrar's registration records as of a date selected by the Registrar, stating the date of the Special Record Date and the date fixed for the payment of such defaulted interest. The Paying Agent may make payments of interest on any Bond by such alternative means as may be mutually agreed to between the owner of such Bond and the Paying Agent. All such payments of principal and interest shall be made in lawful money of the United States of America without deduction for any service charges of the Paying Agent or Registrar.

B. Redemption. The Bond will be subject to redemption at the option of the City from any legally available funds on the dates and at the prices set forth in the Financing Agreement. If less than all of the Bond are permitted to be redeemed pursuant to the Financing Agreement, the Bond to be redeemed shall be selected by the City proportionately from each outstanding maturity of the Bond (including any mandatory sinking fund installment).

Unless waived by the registered owner of a Bond to be redeemed, notice of redemption shall be given by the Registrar in the name of the City by mailing such notice at least thirty days and not more than sixty days prior to the redemption date, by first-class mail, postage prepaid, to the registered owners of the Bond to be redeemed at their addresses as shown on the registration records. Failure to give such notice to the registered owner of any Bond, or any defect therein, shall not affect the validity of the proceedings for the redemption of any other Bond. All such notices of redemption shall be dated and shall state: (i) the CUSIP number or numbers of the Bond to be redeemed; (ii) the redemption date, (iii) the redemption price, (iv) if

less than all outstanding Bond are to be redeemed, the identification (and, in the case of partial redemption, the respective principal amounts) of the Bond to be redeemed, (v) that on the redemption date the redemption price will become due and payable upon each such Bond or portion thereof called for redemption, and that interest thereon shall cease to accrue from and after said date; and (vi) the place where such Bond are to be surrendered for payment of the redemption price, which place of payment shall be the principal corporate trust office of the Registrar. After such notice has been given in the manner hereinbefore provided, the Bond or Bond called for redemption shall become due and payable on the designated redemption date, and upon presentation and surrender thereof the City will pay the Bond or Bond called for redemption. Installments of interest due on the redemption date shall be payable as herein provided for payment of interest. A certificate by the Registrar that a notice of redemption has been given as herein set forth shall be conclusive and receipt by the Bondholder of a notice of redemption shall not be a condition precedent to the redemption of that Bond.

Notwithstanding the foregoing provisions, any notice of redemption may contain a statement that the redemption is conditioned upon the receipt by the Registrar of funds on or before the date fixed for redemption sufficient to pay the redemption price of the Bond so called for redemption, and that if such funds are not available, such redemption shall be canceled by written notice to the registered owners of the Bond called for redemption in the same manner as the original redemption notice was mailed.

SECTION 15. Reserved.

SECTION 16. Registration, Transfer and Exchange of Bond.

A. Records for the registration and transfer of the Bond shall be kept by the Registrar. Upon the surrender of any Bond at the Registrar, duly endorsed for transfer or accompanied by an assignment in form satisfactory to the Registrar duly executed by the owner or his or her attorney duly authorized in writing, the Registrar shall authenticate and deliver in the name of the transferee or transferees a new Bond or Bond of a like aggregate principal amount and of the same maturity, bearing a number or numbers not previously assigned. Bond may be exchanged at the Registrar for an equal aggregate principal amount of Bond of the same maturity of other authorized denominations, as provided in Section 13 hereof. The Registrar shall authenticate and deliver a Bond or Bond which the owner making the exchange is entitled

to receive, bearing a number or numbers not previously assigned. For every exchange or transfer of Bond requested by the owner thereof, the Registrar may make a sufficient charge to reimburse it for any tax, fee or other governmental charge required to be paid with respect to such exchange or transfer and may charge a sum sufficient to pay the cost of preparing and authenticating a new Bond.

B. The person in whose name any Bond shall be registered, on the registration records kept by the Registrar, shall be deemed and regarded as the absolute owner thereof for the purpose of payment and for all other purposes (except to the extent otherwise provided in Section 13 hereof with respect to interest payments); and payment of or on account of either principal or interest on any Bond shall be made only to or upon the written order of the owner thereof or his or her legal representative. All such payments shall be valid and effectual to discharge the liability upon such Bond to the extent of the sum or sums so paid.

C. If any Bond shall be lost, stolen, destroyed or mutilated, the Registrar shall, upon receipt of such evidence, information or indemnity relating thereto as it or the City may reasonably require, and upon payment of all expenses in connection therewith, authenticate and deliver a replacement Bond or Bond of a like aggregate principal amount and of the same maturity, bearing a number or numbers not previously assigned. If such lost, stolen, destroyed or mutilated Bond shall have matured, the Registrar may direct that such Bond be paid by the Paying Agent in lieu of replacement.

D. Whenever any Bond shall be surrendered to the Paying Agent upon payment thereof, or to the Registrar for transfer, exchange or replacement as provided herein, such Bond shall be promptly canceled by the Paying Agent or Registrar, and counterparts of a certificate of such cancellation shall be furnished by the Paying Agent or Registrar to the Council upon request.

SECTION 17. Reserved.

SECTION 18. Execution and Authentication.

A. Prior to the execution of any Bond by facsimile signature and pursuant to Section 350.638, Bond Act, to the act known as the Uniform Facsimile Signatures of Public Officials Act, cited as Chapter 351, NRS, the Mayor of the City (the "Mayor"), the City Treasurer of the City (the "Treasurer") and the City Clerk of the City (the "Clerk") shall have each filed with the Secretary of State of Nevada his or her manual signature certified by him or her under oath.

B. The Bond shall be approved, signed and executed in the name of and on behalf of the City with the manual or facsimile signature of the Mayor, shall be signed and executed with the manual or facsimile signature of the Treasurer, and shall bear a manual impression or a facsimile of an impression of the official seal of the City attested with the manual or facsimile signature of the Clerk.

C. No Bond shall be valid or obligatory for any purpose unless the certificate of authentication thereon, substantially in the form hereinafter provided, has been duly manually executed by the Registrar. The Registrar's certificate of authentication shall be deemed to have been duly executed by it if manually signed by an authorized officer or employee of the Registrar, but it shall not be necessary that the same officer sign the certificate of authentication on all of the Bond issued hereunder. By authenticating any of the Bond initially delivered pursuant to this Ordinance, the Registrar shall be deemed to have assented to all of the provisions of this Ordinance.

D. The Mayor, the Treasurer and the Clerk are hereby authorized and directed to prepare and to execute the Bond as herein provided.

SECTION 19. Use of Predecessor's Signature. The Bond bearing the signatures of the officers in office at the time of the execution of the Bond shall be valid and binding obligations of the City, notwithstanding that before their delivery any or all of the persons who executed them shall have ceased to fill their respective offices. The Mayor, the Treasurer, and the Clerk, at the time of the execution of a signature certificate relating to the Bond, may each adopt as and for his own facsimile signature, the facsimile signature of his predecessor in office if such facsimile signature appears upon any of the Bond.

SECTION 20. Incontestable Recital. Pursuant to 350.628 of the Bond Act, the Bond shall contain a recital that they are issued pursuant to the Bond Act, which recital shall be conclusive evidence of the validity of the Bond and the regularity of their issuance.

SECTION 21. State Tax Exemption. Pursuant to 350.710 of the Bond Act, the Bond, their transfer and the income therefrom shall forever be and remain free and exempt from taxation by the State or any subdivision thereof, except for the tax on estates imposed pursuant to Chapter 375A of NRS and the tax on generation-skipping transfers imposed pursuant to Chapter 375B of NRS.

SECTION 22. Initial Registration. The Registrar shall maintain separate registration records of the City for the Bond, showing the name and address of the owner of each Bond authenticated and delivered, the date of authentication, the maturity of the Bond, and its interest rate, principal amount, and bond number.

SECTION 23. Bond Delivery. After such registration by the Registrar and after their execution and authentication as provided herein, the Treasurer shall cause the Bond to be delivered to the Purchaser, upon payment being made in accordance with the terms of their sale.

SECTION 24. Bond Form. Subject to the provisions of this Ordinance, the Bond shall be in substantially the following form, with such omissions, insertions, endorsements, and variations as may be required by the circumstances, be required or permitted by this Ordinance, or be consistent with this Ordinance and necessary or appropriate to conform to the rules and requirements of any governmental authority or any usage or requirement of law with respect thereto:

(Form of Bond)

TRANSFER OF THIS BOND OTHER THAN BY REGISTRATION IS NOT EFFECTIVE

CITY OF WEST WENDOVER, NEVADA
GENERAL OBLIGATION (LIMITED TAX)
MEDIUM-TERM BOND
SERIES 2024

No. 1 **Maximum Principal Amount: $1,750,000**

Interest Rate(s)	**Maturity Date**	**Dated As of**
_____%	_____	**January 30, 2024**

REGISTERED OWNER: NEVADA STATE INFRASTRUCTURE BANK

PRINCIPAL AMOUNT: ONE MILLION SEVEN HUNDRED FIFTY THOUSAND DOLLARS

The City of West Wendover, Nevada (the "City" and the "State", respectively) for value received, hereby acknowledges itself to be indebted and promises to pay to the registered owner specified above, or registered assigns, the maximum principal amount specified above or such lesser amount as shall represent the aggregate principal amount advanced under the Financing Agreement between the Nevada State Infrastructure Bank and the City (the "Financing Agreement"), as is hereby required to be shown by the City Treasurer, acting as registrar (the "Registrar"), on the principal advance panel appended hereto, in installments of principal in the amounts and dates to be determined in accordance with the Financing Agreement and pursuant to the ordinance duly adopted by the City Council (the "Council") of the City on _____, 2024 (the "Ordinance") (unless the State Treasurer consents to prepayment and such prepayment is noted on the Prepayment Panel appended hereto) in lawful money of the United States of America, together with interest on the unpaid advances of principal until payment of such advances of principal shall have been discharged as provided in the Ordinance, said interest being payable on January 15 and July 15 of each year, commencing on July 15, 2024 of each year immediately succeeding the date of the first advance, and said installments of principal bearing interest at the rate of _____% per annum (calculated on the basis of a 360 day year consisting of twelve 30 day months), as set forth in the Financing Agreement, and being payable on January 15 and July 15 of the years and in the amounts and at the times designated in the Financing Agreement and the Ordinance. To the extent the actual principal amount of this Bond is less than the maximum principal amount set forth above, the principal and interest payments shall be adjusted as set forth in the Financing Agreement.

The principal and interest due in connection with this Bond (the "Bond Requirements") are payable by check, draft or warrant made to the order of the registered owner hereof and mailed by the City Treasurer or any interim or successor thereto as paying agent for this Bond (the "Paying Agent") to the address shown on the registration records of the Registrar. So long as the Nevada State Infrastructure Bank is the registered owner, payment of the Bond Requirements shall be made by depositing with the Nevada State Infrastructure Bank, on or before any principal or interest payment date or prior redemption date, the amount coming due on such payment date by electronic transfer in immediately available funds. If any payment date is not a business day, payment may be made on or before the next succeeding business day. If payment of any installment of principal of this Bond is not made when due, interest on such installment shall continue at the interest rate specified for such installment in the Ordinance until such principal installment is paid in full. No presentation or surrender of this Bond shall be required for any payments on this Bond prior to maturity or prior to payment in full thereof.

The Bond is issuable solely as fully registered Bond as a single bond, and is exchangeable for fully registered Bond of the same maturity in equivalent aggregate principal amounts and in authorized denominations at the aforesaid office of the Registrar but only in the manner, subject to the limitations, and on payment of charges provided in the Ordinance.

This Bond is fully transferable by the registered owner in person or by his or her duly authorized attorney on the registration records kept by the Registrar upon surrender of this Bond together with a duly executed written instrument of transfer satisfactory to the Registrar. Upon such transfer a new fully registered Bond of authorized denomination or denominations of the same aggregate principal amount and maturity will be issued to the transferee in exchange for this Bond, on payment of the charges and subject to the terms and conditions as set forth in the Ordinance.

This Bond must be registered in the name of the owner as to both principal and interest on the registration records kept by the Registrar in conformity with the provisions stated herein and endorsed hereon and subject to the terms and conditions set forth in the Ordinance. No transfer of this Bond shall be valid unless made on the registration records maintained at the principal office of the Registrar by the registered owner or his or her attorney duly authorized in writing.

The City and the Registrar and Paying Agent may deem and treat the person in whose name this Bond is registered as the absolute owner hereof for the purpose of payment and for all other purposes.

This Bond is issued by the City upon its behalf and upon the credit thereof, for the purpose of defraying wholly or in part the cost to acquire, improve, equip, operate and maintain fire protection projects as described in NRS 268.688 for the West Wendover Fire Station under the authority of and in full compliance with the Constitution and laws of the State, and pursuant to the Ordinance.

This Bond is issued pursuant to Nevada Revised Statutes ("NRS") 268.672 to 268.740, inclusive, and NRS 268.063 (the "City Bond Law"), pursuant to NRS 350.087 to

350.095, inclusive (the "Act"), pursuant to NRS 350.500 through 350.720, and all laws amendatory thereof, designated in Section 350.500 thereof as the "Local Government Securities Law" (the "Bond Act"), and pursuant to the Ordinance; pursuant to 350.628 of the Bond Act, this recital is conclusive evidence of the validity of the Bond and the regularity of their issuance; and pursuant to NRS 350.710 of the Bond Act, the Bond, their transfer, and the income therefrom shall forever be and remain free and exempt from taxation by the State or any subdivision thereof, except for the tax on estates imposed pursuant to Chapter 375A of NRS and the tax on generation-skipping transfers imposed pursuant to Chapter 375B of NRS.

The Bond, as to all Bond Requirements, shall be payable from any moneys of the City legally available for the purpose of making such payment and the full faith and credit of the City are hereby irrevocably pledged for making such payment. Provision for the payment of the Bond shall be made as provided in NRS 350.093 and 350.095 of the Act, provided, however, that ad valorem taxes levied for the purpose of paying the principal of and interest on the Bond are subject to the limitations contained in the Constitution and the statutes of the State, including, without limitation, the limitations on ad valorem taxes contained in NRS 354.59811, 354.5913, 354.59815, 354.5982 and 361.453. The City is not authorized to levy ad valorem taxes to pay the principal of or interest on the Bond exempt from the limitations of any such statutes, but the City has covenanted in the Ordinance to make sufficient provision annually in its budget to pay the Bond Requirements of the Bond, when due.

The principal installments of the Bond are subject to optional redemption, as provided in the Ordinance and the Financing Agreement.

The City covenants and agrees with the owner of this Bond and with each and every person who may become the owner hereof that it will keep and will perform all of the covenants of the Ordinance.

No recourse shall be had for the payment of the Bond Requirements of this Bond or for any claim based thereon or otherwise in respect to the Ordinance or other instrument pertaining thereto against any individual member of the Council, or any officer or other agent of the City, past, present, or future, either directly or indirectly through the Council or otherwise, whether by virtue of any constitution, statute or rule of law, or by the enforcement of any penalty or otherwise, all such liability, if any, being by the acceptance of this Bond and as a part of the consideration of its issuance specially waived and released.

It is hereby certified, recited, declared and warranted that all actions required to be taken prior to the issuance hereof have been had and taken by the City; that the issuance of the Bond has been approved by the Executive Director of the Department of Taxation of the State of Nevada as required by the Act, and that the principal of the Bond, when added to other City indebtedness, does not exceed the limits on indebtedness of the City provided in the Constitution and statutes of the State.

This Bond shall not be valid or obligatory for any purpose until the Registrar shall have manually signed the certificate of authentication hereon.

IN WITNESS WHEREOF, the City Council of the City of West Wendover, Nevada, has caused this Bond to be signed and executed in its name and on its behalf with the electronic, manual or facsimile signature of the Mayor, countersigned by the electronic, manual or facsimile signature of the City Treasurer, attested by the electronic, manual or facsimile signature of the City Clerk, with the electronic, manual or facsimile seal of the City affixed hereto all as of the date of the delivery hereof.

CITY OF WEST WENDOVER, NEVADA

{SEAL}

(Electronic, Manual or Facsimile Signature)
Mayor

Countersigned:

(Electronic, Manual or Facsimile Signature)
City Treasurer

Attest:
(Electronic, Manual or Facsimile Signature)
City Clerk

(End of Form of Bond)

EXHIBIT A

(Insert Schedule for Payment of Installments of Principal)

(Form of Registrar's Certificate)

PROVISION FOR REGISTRATION AS TO PRINCIPAL AND INTEREST

This Bond must be registered as to both principal and interest on the registration records for the Bond, kept by the office of the Chief Financial Officer of the City, as Registrar. After registration as to both principal and interest, the Registrar shall note such registration on such registration records and in the registration blank below, and the principal and interest on this Bond shall be paid to such registered owner. This Bond may be transferred by the registered owner or his legal representative only upon a duly executed assignment in form satisfactory to the Registrar, such transfer to be made on said registration records and endorsed hereon.

Every privilege, registration, and transfer, shall be exercised only in accordance with the authorizing ordinance and such reasonable rules and regulations as the Registrar may prescribe.

Date of Registration	Name of Registered Owner	Signature of Chief Financial Officer as Registrar
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

(End of Form of Registrar's Certificate of Authentication for Bond)

(Form of Assignment for Bond)

For value received, the undersigned hereby sells, assigns and transfers unto _____ the within Bond and hereby irrevocably constitutes and appoints _____ attorney, to transfer the same on the records kept for registration of the within Bond, with full power of substitution in the premises.

Dated: _____

_____
Signature Guaranteed:

_____

Name of Transferee:

_____

Address of Transferee:

_____
_____
_____

Social Security or other tax identification number of Transferee:

_____

NOTE: The signature to this Assignment must correspond with the name as written on the face of the within Bond in every particular, without alteration or enlargement or any change whatsoever.

NOTICE: TRANSFER FEES MUST BE PAID TO THE REGISTRAR IN ORDER TO TRANSFER OR EXCHANGE THIS BOND AS PROVIDED IN THE WITHIN-MENTIONED ORDINANCE.

(End of Form of Assignment for Bond)

(End of Form of Bond)

SECTION 25. Use of Bond Proceeds. Upon the issuance of the Bond, the Treasurer shall cause the proceeds of the Bond to be applied as follows:

A. First, the proceeds received from the sale of the Bond shall be deposited into a special account hereby created and designated as the "City of West Wendover, Nevada, General Obligation (Limited Tax) Medium-Term Bond, Series 2024, Construction Account" (the "Construction Account") to be held by the City. Moneys in the Construction Account shall be used solely to defray wholly or in part the cost of the Project including, without limitation, as provided in NRS 350.516, Bond Act, all costs of issuing the Bond, which the Council hereby determines are necessary and desirable and pertain to the Project. After the Project is complete and after all expenses have been paid or adequate provision therefor is made, pursuant to NRS 350.650 Bond Act, any unexpended balance of Bond proceeds (or, unless otherwise required by law, any other moneys) remaining in the Construction Account shall be deposited into the Medium-Term Debt Service Fund hereinafter created to be used to pay the principal of and interest on the Bond.

SECTION 26. Use of Investment Gain. Pursuant to NRS 350.658, any gain from any investment and any reinvestment of any proceeds of the Bond, if needed to defray the cost of the Project, shall be deposited promptly upon the receipt of such gain at any time or from time to time into the Construction Account, and if not needed to defray the cost of the Project, shall be deposited promptly into the Medium-Term Debt Service Fund, for the respective payment of the principal of or interest on the Bond or any combination thereof. As provided in Section 35 hereof, any annual General Taxes for the payment of the principal of or interest on the Bond levied after such deposits of any such investment or reinvestment gain, may be diminished to the extent of the availability of such deposit for the payment of such principal or interest.

SECTION 27. Completion of Project. The City, with the proceeds derived from the sale of the Bond, shall proceed to complete the Project without delay and with due diligence to the best of the City's ability, as hereinabove provided.

SECTION 28. Prevention of Bond Default. Subject to the provisions of Sections 31 and 35 hereof, the Treasurer shall use any Bond proceeds credited to the Construction Account, without further order or warrant, to pay the Bond Requirements of the Bond as the same become due whenever and to the extent moneys otherwise available therefor are insufficient for that purpose, unless such Bond proceeds shall be needed to defray obligations

accrued and to accrue under any contracts then existing and relating to the Project. The Treasurer shall promptly notify the Council of any such use.

SECTION 29. Purchaser Not Responsible. The validity of the Bond shall not be dependent on nor be affected by the validity or regularity of any proceedings relating to the Project, or any part thereof, or to the completion of the Project. The Purchaser, any associate thereof, and any subsequent owner of any Bond shall in no manner be responsible for the application or disposal by the City or by any of its officers, agents and employees of the moneys derived from the sale of the Bond or of any other moneys herein designated.

SECTION 30. General Tax Levies. Pursuant to NRS 350.596 of the Bond Act, any sums coming due on the Bond at any time when there are not on hand in the Medium-Term Debt Service Fund sufficient funds to pay same shall be promptly paid when due out of the Construction Account or out of a general fund of the City or out of any other funds that may be available for such purpose, including, without limitation, any proceeds of General Taxes legally available therefor. For the purpose of repaying any moneys so paid from any such fund or funds (other than any moneys available without replacement for the payment of such Bond Requirements on other than a temporary basis), and for the purpose of creating funds for the payment of the Bond Requirements, there are hereby created separate accounts designated as the "City of West Wendover, Nevada, General Obligation (Limited Tax) Medium-Term Bond, Series 2024, Medium-Term Debt Service Fund" (the "Medium-Term Debt Service Fund"). Pursuant to Sections 350.592 and 350.594 of the Bond Act, and 350.093 and 350.095 of the Act, except to the extent other funds are legally available therefor, there shall be duly levied immediately after the issuance of the Bond and annually thereafter, until all of the Bond Requirements shall have been fully paid, satisfied and discharged, a General Tax on all property, both real and personal, subject to taxation within the boundaries of the City, including the net proceeds of mines, fully sufficient to reimburse such fund or funds for any such amounts temporarily advanced to pay such initial installment of interest, and to pay the interest on the Bond becoming due after such initial installment, and to pay and retire the Bond as they thereafter become due at maturity as herein provided, after there are made due allowances for probable delinquencies. The proceeds of such annual levies shall be duly credited to the Medium-Term Debt Service Fund for the payment of such Bond Requirements. In the preparation of the annual budget or appropriation resolution or ordinance for the City, the

Council shall first make proper provisions through the levy of sufficient General Taxes for the payment of the interest on and the retirement of the principal of the bonded indebtedness of the City, including, without limitation, the Bond, subject to the limitation imposed by NRS 354.59811, 354.59813, 354.59815, 354.5982 and 361.453, and Section 2, art. 10, State Constitution, and the amount of money necessary for this purpose shall be a first charge against all such revenues received by the City.

SECTION 31. Priorities for Bond. In any year in which the total General Taxes levied against the property in the City by all overlapping units within the boundaries of the City exceeds the limitation imposed by NRS 361.453, or a lesser or greater amount fixed by the State Board of Examiners in any fiscal year, and it becomes necessary by reason thereof to reduce the levies made by any and all such units, the reductions so made shall be in General Taxes levied by such unit or units (including, without limitation, the City and the State) for purposes other than the payment of their bonded indebtedness, including interest thereon. The General Taxes levied for the payment of such bonded indebtedness and the interest thereon shall always enjoy a priority over General Taxes levied by each such unit (including, without limitation, the City and the State) for all other purposes where reduction is necessary in order to comply with the limitations of NRS 361.453, 354.59811, 354.59813 and 354.5982.

SECTION 32. Correlation of Levies. Such General Taxes shall be levied and collected in the same manner and at the same time as other taxes are levied and collected, and the proceeds thereof for the Bond herein authorized shall be kept in the Medium-Term Debt Service Fund, which accounts shall be used for no other purpose than the payment of principal and interest, respectively, as the same fall due.

SECTION 33. Use of General Fund. Any sums becoming due on the Bond at any time when there are on hand from such General Taxes (and any other legally available moneys) insufficient funds to pay the same shall be promptly paid when due from general funds on hand belonging to the City, reimbursement to be made for such general funds in the amounts so advanced when the General Taxes herein provided for have been collected, pursuant to 350.596 of the Bond Act.

SECTION 34. Use of Other Funds. Nothing in this Ordinance prevents the City from applying any funds (other than General Taxes) that may be available for that purpose to the payment of the Bond Requirements as the same, respectively, mature, and upon such payments,

the levy or levies herein provided may thereupon to that extent be diminished, pursuant to 350.598 of the Bond Act.

SECTION 35. Legislative Duties. In accordance with 350.592 of the Bond Act, it shall be the duty of the Council annually, at the time and in the manner provided by law for levying other General Taxes of the City, if such action shall be necessary to effectuate the provisions of this Ordinance, to ratify and carry out the provisions hereof with reference to the levy and collection of General Taxes; and the Council shall require the officers of the City to levy, extend and collect such General Taxes in the manner provided by law for the purpose of creating funds for the payment of the principal of the Bond and the interest thereon. Such General Taxes, when collected shall be kept for and applied only to the payment of the principal of and the interest on the Bond as hereinbefore specified.

SECTION 36. Appropriation of General Taxes. In accordance with 350.602 of the Bond Act, there is hereby specially appropriated the proceeds of such General Taxes to the payment of such principal of and interest and other Bond Requirements on the Bond; and such appropriations will not be repealed nor the General Taxes postponed or diminished (except as herein otherwise expressly provided) until the Bond Requirements the Bond have been wholly paid or provided for.

SECTION 37. Protective Covenants. The City covenants and agrees with each and every owner from time to time of the Bond, that:

A. The Project shall be completed without delay; and

B. The City will make the principal and interest and other Bond Requirement payments on the Bond at the place, on the date, and in the manner specified according to the true intent and meaning hereof and the Financing Agreement.

SECTION 38. Tax Covenant. The City covenants for the benefit of the Owners of the Bond that it will not take any action or omit to take any action with respect to the Bond, the proceeds thereof, any other funds of the City or any facilities financed with the proceeds of the Bond if such action or omission (i) would cause the interest on the Bond to lose its exclusion from gross income for federal income tax purposes under Section 103 of the Tax Code, or (ii) would cause interest on the Bond to lose its exclusion from alternative minimum taxable income as defined in Section 55(b) of the Tax Code except to the extent such interest is required to be included in the adjusted current earnings adjustment applicable to corporations under Section 56

of the Tax Code in calculating corporate alternative minimum taxable income. The foregoing covenant shall remain in full force and effect notwithstanding the payment in full or defeasance of the Bond until the date on which all obligations of the Issuer in fulfilling the above covenant under the Tax Code have been met. The City makes no covenant with respect to taxation of interest on the Bond as a result of the inclusion of that interest in the "adjusted financial statement income" of "applicable corporations" (as defined in Sections 56A and 59(k), respectively, of the Tax Code). The City hereby declares its intent to reimburse the costs of the Project out of the Bond. This is a declaration of official intent under Section 1.150-2 of the Treasury Regulations promulgated under the Tax Code. The Council hereby determines and declares that: the City intends to incur expenditures with respect to the Project prior to the issuance of the Bond and to reimburse those expenditures from the issuance of the Bond; and the payment of costs related to the Project and the reimbursement of such costs from the proceeds of the Bond is consistent with the City's budgetary and financial circumstances as of the date of this Resolution. The City does not currently have moneys which are, nor does the City reasonably expect moneys to be, allocated on a long-term basis, reserved or otherwise available pursuant to the City's budget to pay the expenditures which the City intends to reimburse; and the maximum principal amount of the Bond expected to be issued for the Project is $1,750,000.

SECTION 39. Defeasance. When all Bond Requirements of any Bond have been duly paid, the pledge, the lien, and all obligations hereunder shall thereby be discharged as to that Bond and the Bond shall no longer be deemed to be outstanding within the meaning of this Ordinance. There shall be deemed to be such due payment when the City has placed in escrow or in trust with a trust bank located within or without the State, an amount sufficient (including the known minimum yield available for such purpose from bills, certificates of indebtedness, notes, Bond or similar securities which are direct obligations of, or the principal of and interest on which are unconditionally guaranteed by the United States ("Federal Securities") in which such amount may be initially invested wholly or in part) to meet all Bond Requirements of the Bond, as the same become due together with (a) a report of a certified public accountant or firm of such certified public accountants as to the sufficiency of the escrow established to pay the Bond to be defeased in full on the stated maturity date or redemption date; (b) an escrow agreement satisfactory to the registered owner of the Bond to be defeased with an opinion of nationally recognized bond counsel regarding the validity and enforceability of the escrow

agreement; and (c) an opinion of nationally recognized bond counsel to the effect that the Bond to be defeased are no longer outstanding under this Ordinance and that the defeasance will not will not, in and of itself, have an adverse effect on the exclusion of interest on the Bond to be defeased from gross income for purposes of federal income taxation under Section 103 of the Tax Code; provided however, in rendering the foregoing opinion, no opinion is expressed on whether the interest on the Bond to be defeased is excluded from gross income for purposes of federal income taxation under Section 103 of the Tax Code.

The Federal Securities shall become due before the respective times on which the proceeds thereof shall be needed, in accordance with a schedule established and agreed upon between the City and the bank at the time of the creation of the escrow or trust, or the Federal Securities shall be subject to redemption at the option of the holders thereof to assure availability as needed to meet the schedule. For the purpose of this section "Federal Securities" shall include only Federal Securities which are not callable for redemption prior to their maturities except at the option of the owner thereof.

SECTION 40. Replacement of Registrar or Paying Agent. If the Registrar or Paying Agent initially appointed hereunder shall resign, or if the Council shall reasonably determine that it is in the best interests of the City to replace said Registrar or Paying Agent, the Council may, upon notice mailed to each owner of any Bond at his or her address last shown on the registration records, appoint a successor Registrar or Paying Agent, or both. No resignation or dismissal of the Registrar or Paying Agent may take effect until a successor is appointed. It shall not be required that the same institution serve as both Registrar and Paying Agent hereunder, but the City shall have the right to have the same institution serve as both Registrar and Paying Agent.

SECTION 41. Delegated Powers. The officers and employees of the City are hereby authorized and directed to take all action necessary or appropriate to effectuate the provisions of this Ordinance, including, without limitation:

A. The printing of the Bond, including, without limitation, and if appropriate, a statement of insurance, if any;

B. The execution of such certificates as may be reasonably required by the Purchaser for the Bond, relating, inter alia,

(1) the signing of the Bond,

(2) the tenure and identity the officials of the City,

(3) the assessed valuation of the taxable property in and the indebtedness of the City,

(4) the rate of General Taxes levied against taxable property in the City,

(5) the exclusion from gross income for federal income tax purposes of interest on the Bond,

(6) the delivery of the Bond and the receipt of the Bond purchase price,

(7) the accuracy and completeness of any information provided in connection with the Bond, including information contained in the Financing Application submitted to the Nevada State Infrastructure Bank in connection with the Financing Agreement,

(8) if it is in accordance with the fact, the absence of litigation, pending or threatened, affecting the validity of the Bond; and

C. The assembly and dissemination of financial and other information concerning the City and the Bond.

SECTION 42. Ordinance Irrepealable. After any of the Bond are issued, this Ordinance shall constitute an irrevocable contract between the City and the owner or owners of the Bond; and this Ordinance, if any Bond are in fact issued, shall be and shall remain irrepealable until the Bond, as to all Bond Requirements, shall be fully paid, canceled and discharged, as herein provided.

SECTION 43. Implied Repealer. All ordinances, resolution bylaws and orders, or parts thereof, inconsistent herewith are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any ordinance, resolutions, bylaw or order, or part hereof, heretofore repealed.

SECTION 44. Publication. When first proposed, this Ordinance must be read to the Council by title and may be referred to a committee for consideration, after which an adequate number of copies of this Ordinance must be deposited with the City Clerk for public examination and distribution upon request. Notice of the deposit, together with an adequate summary of the Ordinance, must be published once in a newspaper published in the City and

which has a general circulation in the City at least 10 days before the adoption of the ordinance, such publication to be in substantially the following form:

(Form for Publication of Notice of Deposit of an Ordinance)

ORDINANCE NO. 2023-02

AN ORDINANCE PROVIDING FOR THE ISSUANCE BY THE CITY OF WEST WENDOVER OF ITS GENERAL OBLIGATION (LIMITED TAX) MEDIUM-TERM BOND, SERIES 2024 FOR PURPOSE OF ACQUIRING, IMPROVING, EQUIPPING, OPERATING AND MAINTAINING A FIRE PROTECTION PROJECT; PROVIDING COVENANTS, AGREEMENTS AND OTHER DETAILS CONCERNING THE BOND, THE PROJECT AND GENERAL TAX PROCEEDS; RATIFYING ACTION PREVIOUSLY TAKEN AND PERTAINING TO THE FOREGOING BY THE CITY AND ITS OFFICERS AND EMPLOYEES; AND PROVIDING OTHER MATTERS RELATING THERETO.

PUBLIC NOTICE IS HEREBY GIVEN that an adequate number of typewritten copies of the above-entitled Ordinance have been deposited with the City Clerk of the City of West Wendover and are available for public examination and distribution upon request at the office of the City Clerk of the City of West Wendover, at his office in City Hall, 1111 N. Gene L. Jones Way, West Wendover, Nevada, and that such Ordinance was proposed on December 19, 2023, and will be considered for adoption at a regular meeting of the City Council of the City of West Wendover on January 2, 2024.

The following is a brief summary of the provisions of the Ordinance proposed on December 19, 2023. The Ordinance authorizes the issuance of the City of West Wendover, Nevada, "City of West Wendover, Nevada, General Obligation (Limited Tax) Medium-Term Bond, Series 2024" in the maximum principal amount of $1,750,000 (the "Bond") in order to finance the cost to acquire, improve, equip, operate and maintain fire protection projects as described in NRS 268.688 for the West Wendover Fire Station ("Project"). The Ordinance sets forth the details of the Bond, including, but not limited to, the maturity date, the interest rate and the terms of prior redemption thereof. The Ordinance provides the terms of registration, transfer and exchange, execution and delivery of the Bond. The Ordinance provides the form of the Bond and the use of the proceeds thereof for the costs of the Project and the costs of issuance of the Bond. The City makes a covenant in the Ordinance with respect to the exclusion of interest on the Bond from gross income for purposes of federal income taxation under the Internal Revenue Code of 1986, as amended to the date of delivery of the Bond. The Ordinance provides for the publication of the Ordinance in accordance with Nevada law.

/s/ Anna Bartlome
City Clerk

(End of Form of Publication)

SECTION 45. Publication After Adoption. This Ordinance shall be in effect 20 days after its publication as hereinafter provided, and after this Ordinance is signed by the Mayor and attested by the Clerk, this Ordinance shall be posted in full in the City Hall and published by title, together with an adequate summary of the Ordinance, together with the names of the council members voting for or against its passage, such publication to be made in a newspaper published and of general circulation in the City, pursuant to the provisions of NRS Section 266.115, such publication to be in substantially the following form:

(Form of Publication of Adoption of Ordinance)
ORDINANCE NO. 2023-02
(of the City of West Wendover, Nevada)

AN ORDINANCE PROVIDING FOR THE ISSUANCE BY THE CITY OF WEST WENDOVER OF ITS GENERAL OBLIGATION (LIMITED TAX) MEDIUM-TERM BOND, SERIES 2024 FOR PURPOSE OF ACQUIRING, IMPROVING, EQUIPPING, OPERATING AND MAINTAINING A FIRE PROTECTION PROJECT; PROVIDING COVENANTS, AGREEMENTS AND OTHER DETAILS CONCERNING THE BOND, THE PROJECT AND GENERAL TAX PROCEEDS; RATIFYING ACTION PREVIOUSLY TAKEN AND PERTAINING TO THE FOREGOING BY THE CITY AND ITS OFFICERS AND EMPLOYEES; AND PROVIDING OTHER MATTERS RELATING THERETO.

PUBLIC NOTICE IS HEREBY GIVEN, and that such Ordinance was proposed on December 19, 2023 and was passed and adopted at a meeting held on January 2, 2024, by the following vote of the City Council:

Those Voting Aye:	Nicolas Flores Juan Gorum John B. Hanson Roberto Trujillo
Those Voting Nay:	Gabriela Soriano
Those Abstaining:	None
Those Absent:	None

The Ordinance authorizes the issuance of the "City of West Wendover, Nevada, General Obligation (Limited Tax) Medium-Term Bond, Series 2024" in the maximum principal amount of $1,750,000 (the "Bond") in order to finance all or a part of the cost to acquire, improve, equip, operate and maintain fire protection projects as described in NRS 268.688 for the West Wendover Fire Station (the "Project"). The Ordinance sets forth the details of the Bond, including, but not limited to, the maturity date, the interest rate and the terms of prior redemption thereof. The Ordinance provides the terms of registration, transfer and exchange, execution and delivery of the Bond. The Ordinance provides the form of the Bond and the use of the proceeds thereof for the costs of the Project and the costs of issuance of the Bond. The City makes a covenant in the Ordinance with respect to the exclusion of interest on the Bond from gross income for purposes of federal income taxation under the Internal Revenue Code of 1986,

as amended to the date of delivery of the Bond. The Ordinance provides for the publication of the Ordinance in accordance with Nevada law.

This Ordinance shall be in full force and effect from and after January 25, 2024 *i.e.*, 20 days after the publication of such Ordinance by its title, together with an adequate summary of the Ordinance.

IN WITNESS WHEREOF, the City Council of the City of West Wendover, Nevada, has caused this Ordinance to be published.

DATED January 2, 2024.

Attest:

/s/ Jasie Holm
Mayor

/s/ Anna E. Bartlome
City Clerk

(End of Form of Publication)

SECTION 46. Severability. If any section, paragraph, clause or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Ordinance.

Proposed on December 19, 2023.
Proposed by _____.
Passed on January 2, 2024.

Vote:

Ayes:	Council Members:	Nicolas Flores Juan Gorum John B. Hanson Roberto Trujillo
Nays:	Council Member	Gabriela Soriano
Absent:	None	

Jasie Holm, Mayor
City of West Wendover, Nevada

Attest:

Anna E. Bartlome, City Clerk

This Ordinance shall be in full force and effect from and after the 25th day of the month of January of the year 2024 *i.e.*, 20 days after the publication of such Ordinance.

STATE OF NEVADA)
) **SS.**
CITY OF WEST WENDOVER)

The undersigned is the qualified and elected City Clerk of the City of West Wendover, Nevada (the "City"), and in the performance of my duties as Clerk do hereby certify:

A. The foregoing pages are a true, correct and compared copy of an ordinance adopted by City Council (the "Council") of the City at meetings held on December 19, 2023 and January 2, 2024. The original of the ordinance has been approved and authenticated by the signatures of the Mayor of the Council and myself as City Clerk, and has been recorded in the records of the Council kept for that purpose in the City Clerk's office.

B. The proceedings were duly had and taken as therein shown. The members of the Council indicated in the ordinance were present at the meetings and voted on the ordinance as set forth therein.

C. All members of the Council were given due and proper notice of such meetings.

D. Public notices of such meetings were given and such meetings were held and conducted in full compliance with the provisions of NRS 241.020. A copy of the notice of meetings and excerpt from the agenda for the meeting relating to the ordinance is attached as Exhibit A and Exhibit B. A copy of the affidavit of publication of notice of adoption of the ordinance is attached hereto as Exhibit C. A copy of the affidavit of publication of notice of adoption of the ordinance is attached hereto as Exhibit D.

E. Prior to 9:00 a.m. at least 3 working days before such meeting, such notice was mailed to each person, if any, who has requested notice of meetings of the City Council in compliance with NRS 241.020(4)(c) by United States Mail, or if feasible and agreed to by the requestor, by electronic mail.

6. After the ordinance was adopted, the ordinance was posted in full in the City Hall.

IN WITNESS WHEREOF, I have hereunto set my hand on January 2, 2024.

Anna E. Bartlome, City Clerk

EXHIBIT A

(Attach Copy of Notice of December 19, 2023 Meeting)

CITY OF WEST WENDOVER
P.O. Box 2825 • 1111 N. Gene L. Jones Way • West Wendover, NV 89883
Office (775) 664-3081 Fax (775) 664-3720

PUBLIC NOTICE PUBLIC NOTICE PUBLIC NOTICE

WEST WENDOVER CITY COUNCIL, REGULAR MEETING

DATE: December 19, 2023
TIME: 7:00 PM

LOCATION:Council Chambers #137, West Wendover City Hall

(THE MAYOR OR MAYOR PRO-TEM RESERVES THE RIGHT TO CHANGE THE ORDER OF THE AGENDA AND IF THE AGENDA IS NOT COMPLETE, TO RECESS THE MEETING AND CONTINUE ON ANOTHER SPECIFIED DATE AND TIME)

(IN THE EVENT THAT PUBLIC COMMENT IS ALLOWED DURING ANY AGENDA ITEM, THE MAYOR OR MAYOR PRO-TEM RESERVES THE RIGHT TO LIMIT SUCH COMMENT AND TERMINATE ANY FURTHER COMMENT)

(EACH SPEAKER, AFTER BEING ACKNOWLEDGED BY THE CHAIR, SHALL COME TO THE PODIUM AND IF REQUIRED FILL OUT A REQUEST TO SPEAK FORM, THEN WILL SPEAK DIRECTLY INTO THE MICROPHONE, AND STATE THEIR NAME, RESIDENCY AND ANY ORGANIZATION THEY ARE REPRESENTING FOR THE RECORD.)

(THESE PROCEEDINGS ARE BEING VIDEO RECORDED. THE COUNCIL MEETINGS CAN BE VIEWED ON THE INTERNET AT www.westwendovercity.com WITHIN 24 HOURS OF THE END OF THE MEETING.)

AGENDA

1. **CALL TO ORDER AND ROLL CALL**
   a. **Roll Call**
2. **PLEDGE OF ALLEGIANCE**
3. **COMMENTS FROM THE GENERAL PUBLIC**
   Requires a sign in sheet and request of the Council to speak, limitation of three minutes.
4. **APPROVAL OF THE MINUTES (For Possible Action)**
   a. **City Council - Regular Meeting - Dec 5, 2023 7:00 PM**
5. **CONSENT CALENDAR**
   a. **First Reading and Filing of Ordinance #2023-01; An Ordinance Authorizing the Issuance of the City of West Wendover, Nevada, Consolidated Tax Revenue Bond (West Wendover Fire Station Project), Series 2024 in the Maximum Principal Amount of $8,906,800 to Pay in Part the Cost of a Fire Protection Project; Providing the Forms, Terms and Conditions of the**

Bond, the Security Therefor and the Sale Thereof to the United States of America; Providing for the Collection and Disposition of Consolidated Tax Revenues Pledged for Repayment of the Bond; Providing Other Matters Relating Thereto; and Providing for an Effective Date

Report By City Manager

Review/Comment: City Council

b. **First Reading and Filing of Ordinance #2023-02; An Ordinance Providing for the Issuance by the City of West Wendover of Its General Obligation (Limited Tax) Medium-Term Bond, Series 2024 for Purpose of Acquiring, Improving, Equipping, Operating and Maintaining a Fire Protection Project; Providing Covenants, Agreements and Other Details Concerning the Bond, the Project and General Tax Proceeds; Ratifying Action Previously Taken and Pertaining to the Foregoing By the City and Its Officers and Employees; and Providing Other Matters Relating Thereto**

Report By City Manager

Review/Comment: City Council

6. NEW BUSINESS

a. **Discussion and Decision to Accept the Completed Annual Audit for Fiscal Year 2022-2023 and Other Matters Appropriately Related Thereto (For Possible Action)**

Report By Representative from HintonBurdick

Review/Comment/Action: City Council

b. **Discussion and Decision with Regard to the Approval of the Contract for Finance Consulting Services Between the City of West Wendover and Michelle Giovo, an Independent Contractor, for the Performance of Certain Financial Consultant Services for the City of West Wendover and Authorize the Mayor to Execute Such Contract and Other Matters Appropriately Related Thereto (For Possible Action)**

Report By City Manager

Review/Comment/Action: City Council

7. DEPARTMENT REPORTS

1. **Fire Chief**
2. **Police Chief**
3. **City Clerk/Records Officer**
4. **Chief Financial Officer**
5. **Public Works Director**
6. **City Manager**

8. COMMUNICATIONS

Reports by Elected Officials

9. APPROVAL OF THE CLAIMS

a. **Claims for December 19, 2023 (For Possible Action)**

b. **November 2023 Hand Checks/EFT (For Possible Action)**

c. **November 2023 Insurance (For Possible Action)**

10. COMMENTS FROM THE GENERAL PUBLIC

Requires a sign in sheet and request of the Council to speak, limitation of three minutes.

11. NEXT MEETING DATE AND ADJOURNMENT

a. Adjournment (For Possible Action)

<u>This notice is posted at the following locations</u>:
West Wendover City Hall, West Wendover Library,
Smith's Food & Drug, Nevada Post Office

Members of the public who are disabled and require special accommodations or assistance at the meeting are requested to notify the City Clerk in writing at the City of West Wendover, 1111 N. Gene L. Jones Way, P.O. Box 2825, West Wendover, Nevada, or by calling (775) 664-3081.

CITY OF WEST WENDOVER
P.O. Box 2825 • 1111 N. Gene L. Jones Way • West Wendover, NV 89883
Office (775) 664-3081 Fax (775) 664-3720

PUBLIC MEETING NOTICE

The West Wendover City Council will meet in a regular session on December 19, 2023, at the West Wendover City Hall, Council Chambers Room #137 at 7:00 p.m. Attached with this notice is the agenda for said meeting of the Council. This notice is posted pursuant to N.R.S. 241 020 as amended by the 1997 Legislature. This notice is posted at the following places no later than December 14, 2023.

WEST WENDOVER CITY HALL
WEST WENDOVER BRANCH LIBRARY
SMITH'S FOOD & DRUG STORE
WEST WENDOVER POST OFFICE

NOTICE TO PERSONS WITH DISABILITIES

Members of the public who are disabled and require special accommodations or assistance at the meeting are requested to notify the City Clerk in writing at the City of West Wendover, 1111 N. Gene L. Jones Way, P.O. Box 2825, West Wendover, Nevada, or by calling (775) 664-3081.

EXHIBIT B

(Attach Copy of Notice of January 2, 2024 Meeting)

CITY OF WEST WENDOVER
P.O. Box 2825 • 1111 N. Gene L. Jones Way • West Wendover, NV 89883
Office (775) 664-3081 Fax (775) 664-3720

PUBLIC NOTICE PUBLIC NOTICE PUBLIC NOTICE

WEST WENDOVER CITY COUNCIL, REGULAR MEETING

DATE: January 02, 2024
TIME: 7:00 PM

LOCATION:Council Chambers #137, West Wendover City Hall

(THE MAYOR OR MAYOR PRO-TEM RESERVES THE RIGHT TO CHANGE THE ORDER OF THE AGENDA AND IF THE AGENDA IS NOT COMPLETE, TO RECESS THE MEETING AND CONTINUE ON ANOTHER SPECIFIED DATE AND TIME)

(IN THE EVENT THAT PUBLIC COMMENT IS ALLOWED DURING ANY AGENDA ITEM, THE MAYOR OR MAYOR PRO-TEM RESERVES THE RIGHT TO LIMIT SUCH COMMENT AND TERMINATE ANY FURTHER COMMENT)

(EACH SPEAKER, AFTER BEING ACKNOWLEDGED BY THE CHAIR, SHALL COME TO THE PODIUM AND IF REQUIRED FILL OUT A REQUEST TO SPEAK FORM, THEN WILL SPEAK DIRECTLY INTO THE MICROPHONE, AND STATE THEIR NAME, RESIDENCY AND ANY ORGANIZATION THEY ARE REPRESENTING FOR THE RECORD.)

(THESE PROCEEDINGS ARE BEING VIDEO RECORDED. THE COUNCIL MEETINGS CAN BE VIEWED ON THE INTERNET AT www.westwendovercity.com WITHIN 24 HOURS OF THE END OF THE MEETING.)

AGENDA

1. **CALL TO ORDER AND ROLL CALL**
   a. **Roll Call**
2. **PLEDGE OF ALLEGIANCE**
3. **COMMENTS FROM THE GENERAL PUBLIC**
   Requires a sign in sheet and request of the Council to speak, limitation of three minutes.
4. **APPROVAL OF THE MINUTES (For Possible Action)**
   a. **City Council - Regular Meeting - Dec 19, 2023 7:00 PM**
5. **CONSENT CALENDAR**
   a. **Second Reading and Adoption of Ordinance #2023-01; An Ordinance Authorizing the Issuance of the City of West Wendover, Nevada, Consolidated Tax Revenue Bond (West Wendover Fire Station Project), Series 2024 in the Maximum Principal Amount of $8,906,800 to Pay in Part the Cost of a Fire Protection Project; Providing the Forms, Terms**

and Conditions of the Bond, the Security Therefor and the Sale Thereof to the United States of America; Providing for the Collection and Disposition of Consolidated Tax Revenues Pledged for Repayment of the Bond; Providing Other Matters Relating Thereto; and Providing for an Effective Date (For Possible Action)

Report By City Manager

Review/Comment/Action: City Council

b. **Second Reading and Adoption of Ordinance #2023-02; An Ordinance Providing for the Issuance by the City of West Wendover of Its General Obligation (Limited Tax) Medium-Term Bond, Series 2024 For Purpose of Acquiring, Improving, Equipping, Operating and Maintaining a Fire Protection Project; Providing Covenants, Agreements and Other Details Concerning the Bond, the Project and General Tax Proceeds; Ratifying Action Previously Taken and Pertaining to the Foregoing by the City and Its Officers and Employees; and Providing Other Matters Relating Thereto (For Possible Action)**

Report By City Manager

Review/Comment/Action: City Council

6. OLD BUSINESS

a. **Discussion and Decision to Accept the Written Approval of the Executive Director of the Department of Taxation, State of Nevada, for the Medium Term Obligation to Finance the Acquiring, Improving, Equipping, Operating and Maintaining a Fire Protection Project (For Possible Action)**

Report By Chief Financial Officer

Review/Comment/Action: City Council

7. DEPARTMENT REPORTS

1. **Fire Chief**
2. **Police Chief**
3. **City Clerk/Records Officer**
4. **Chief Financial Officer**
5. **Public Works Director**
6. **City Manager**

8. COMMUNICATIONS

a. **Reports by Elected Officials**

9. APPROVAL OF THE CLAIMS

a. **Claims for January 2, 2024 (For Possible Action)**

10. COMMENTS FROM THE GENERAL PUBLIC

Requires a sign in sheet and request of the Council to speak, limitation of three minutes.

11. NEXT MEETING DATE AND ADJOURNMENT

a. **Adjournment (For Possible Action)**

<u>This notice is posted at the following locations</u>:
West Wendover City Hall, West Wendover Library,
Smith's Food & Drug, Nevada Post Office

Members of the public who are disabled and require special accommodations or assistance at the meeting are requested to notify the City Clerk in writing at the City of West Wendover, 1111 N. Gene L. Jones Way, P.O. Box 2825, West Wendover, Nevada, or by calling (775) 664-3081.

CITY OF WEST WENDOVER
P.O. Box 2825 • 1111 N. Gene L. Jones Way • West Wendover, NV 89883
Office (775) 664-3081 Fax (775) 664-3720

PUBLIC MEETING NOTICE

The West Wendover City Council will meet in a regular session on January 2, 2024, at the West Wendover City Hall, Council Chambers Room #137 at 7:00 p.m. Attached with this notice is the agenda for said meeting of the Council. This notice is posted pursuant to N.R.S. 241 020 as amended by the 1997 Legislature. This notice is posted at the following places no later than December 27, 2023.

WEST WENDOVER CITY HALL
WEST WENDOVER BRANCH LIBRARY
SMITH'S FOOD & DRUG STORE
WEST WENDOVER POST OFFICE

NOTICE TO PERSONS WITH DISABILITIES

Members of the public who are disabled and require special accommodations or assistance at the meeting are requested to notify the City Clerk in writing at the City of West Wendover, 1111 N. Gene L. Jones Way, P.O. Box 2825, West Wendover, Nevada, or by calling (775) 664-3081.

"The City of West Wendover is an equal opportunity provider."

EXHIBIT C

(Attach Affidavit of Publication of Notice of Deposit of the Ordinance)

AFFIDAVIT OF PUBLICATION

PROOF OF PUBLICATION

I, **Roque Ruiz,** Clerk at the **High Desert ADVOCATE** Newspaper, published weekly at Wendover, Nevada, do solemnly swear that the Notice:

"PUBLIC NOTICE ...
ORDINANCE NO. 2023-02

An Ordinance Providing for the Issuance by the City of West Wendover of Its General Obligation (Limited Tax) Medium-Term Bond, Series 2024 for Purpose Of Acquiring, Improving, Equipping, Operating and Maintaining a Fire Protection Project; Providing Covenants, Agreements and Other Details Concerning the Bond, the Project And General Tax Proceeds; Ratifying Action Previously Taken and Pertaining to the Foregoing by the City and Its Officers and Employees; and Providing Other Matters Relating Thereto. ...
... ...
and that such Ordinance was proposed on December 19, 2023, and will be considered for adoption at a regular meeting of the City Council of the City of West Wendover on January 2, 2024. ... ..."

as per clipping attached, was published:

December 22nd, 2022

in the regular and entire issue of said newspaper, not in supplement thereof, for **one (1) week**
commencing with the issue **date 12/22/23**
and ending with the issue **12/22/23.**

Sign Roque A Ruiz

Roque Ruiz

Personally appeared before me and sworn to me,
this 21 December **, 2023.**

Notary Public Heather Murphy
In West Wendover,
Elko County,
Nevada.

HEATHER MURPHY
Notary Public, State of Nevada
Appointment No. 161[illegible]6
My Appt. Expires Jan. 1[illegible] 2024

PROOF OF PUBLICATION

PUBLIC NOTICE PUBLIC NOTICE PUBLIC NOTICE PUBLIC NOTICE

ORDINANCE NO. 2023-02

An Ordinance Providing for the Issuance by the City of West Wendover of Its General Obligation (Limited Tax) Medium-Term Bond, Series 2024 for Purpose Of Acquiring, Improving, Equipping, Operating and Maintaining a Fire Protection Project; Providing Covenants, Agreements and Other Details Concerning the Bond, the Project And General Tax Proceeds; Ratifying Action Previously Taken and Pertaining to the Foregoing by the City and Its Officers and Employees; and Providing Other Matters Relating Thereto.

PUBLIC NOTICE IS HEREBY GIVEN that an adequate number of typewritten copies of the above-entitled Ordinance have been deposited with the City Clerk of the City of West Wendover and are available for public examination and distribution upon request at the office of the City Clerk of the City of West Wendover, at his office in City Hall, 1111 N. Gene L. Jones Way, West Wendover, Nevada, and that such Ordinance was proposed on December 19, 2023, and will be considered for adoption at a regular meeting of the City Council of the City of West Wendover on January 2, 2024.

The following is a brief summary of the provisions of the Ordinance proposed on December 19, 2023. The Ordinance authorizes the issuance of the City of West Wendover, Nevada, "City of West Wendover, Nevada, General Obligation (Limited Tax) Medium-Term Bond, Series 2024" in the maximum principal amount of $1,750,000 (the "Bond") in order to finance the cost to acquire, improve, equip, operate and maintain fire protection projects as described in NRS 268.688 for the West Wendover Fire Station ("Project"). The Ordinance sets forth the details of the Bond, including, but not limited to, the maturity date, the interest rate and the terms of prior redemption thereof. The Ordinance provides the terms of registration, transfer and exchange, execution and delivery of the Bond. The Ordinance provides the form of the Bond and the use of the proceeds thereof for the costs of the Project and the costs of issuance of the Bond. The City makes a covenant in the Ordinance with respect to the exclusion of interest on the Bond from gross income for purposes of federal income taxation under the Internal Revenue Code of 1986, as amended to the date of delivery of the Bond. The Ordinance provides for the publication of the Ordinance in accordance with Nevada law.

/s/ Anna Bartlome
City Clerk

Published in the High Desert Advocate, December 22, 2023.

EXHIBIT D

(Attach Affidavit of Publication of Notice of Adoption of the Ordinance)

AFFIDAVIT OF PUBLICATION

PROOF OF PUBLICATION

I, **Roque Ruiz,** Clerk at the **High Desert ADVOCATE** Newspaper, published weekly at Wendover, Nevada, do solemnly swear that the Notice:

"PUBLIC NOTICE ...
ORDINANCE NO. 2023-02
(of the City of West Wendover, Nevada)

AN ORDINANCE PROVIDING FOR THE ISSUANCE BY THE CITY OF WEST WENDOVER OF ITS GENERAL OBLIGATION (LIMITED TAX) MEDIUM-TERM BOND, SERIES 2024 FOR PURPOSE OF ACQUIRING, IMPROVING, EQUIPPING, OPERATING AND MAINTAINING A FIRE PROTECTION PROJECT; PROVIDING COVENANTS, AGREEMENTS AND OTHER DETAILS CONCERNING THE BOND, THE PROJECT AND GENERAL TAX PROCEEDS; RATIFYING ACTION PREVIOUSLY TAKEN AND PERTAINING TO THE FOREGOING BY THE CITY AND ITS OFFICERS AND EMPLOYEES; AND PROVIDING OTHER MATTERS RELATING THERETO.

PUBLIC NOTICE IS HEREBY GIVEN, and that such Ordinance was proposed on December 19, 2023 and was passed and adopted at a meeting held on January 2, 2024, by the following vote of the City Council: ... ..."

as per clipping attached, was published:

January 5th, 2024

in the regular and entire issue of said newspaper, not in supplement thereof, for **one (1) week**
commencing with the issue **date 01/05/24**
and ending with the issue **date 01/05/24**

Sign Roque A Ruiz

Roque Ruiz

Personally appeared before me and sworn to me,
this 04 January **, 2024.**

Notary Public Heather Murphy
In West Wendover,
Elko County,
Nevada.

HEATHER MURPHY
Notary Public, State of Nevada
Appointment No. 1616346
My Appt. Expires Jan. 13, 2024

PROOF OF PUBLICATION

PUBLIC NOTICE

ORDINANCE NO. 2023-02
(of the City of West Wendover, Nevada)

AN ORDINANCE PROVIDING FOR THE ISSUANCE BY THE CITY OF WEST WENDOVER OF ITS GENERAL OBLIGATION (LIMITED TAX) MEDIUM-TERM BOND, SERIES 2024 FOR PURPOSE OF ACQUIRING, IMPROVING, EQUIPPING, OPERATING AND MAINTAINING A FIRE PROTECTION PROJECT; PROVIDING COVENANTS, AGREEMENTS AND OTHER DETAILS CONCERNING THE BOND, THE PROJECT AND GENERAL TAX PROCEEDS; RATIFYING ACTION PREVIOUSLY TAKEN AND PERTAINING TO THE FOREGOING BY THE CITY AND ITS OFFICERS AND EMPLOYEES; AND PROVIDING OTHER MATTERS RELATING THERETO.

PUBLIC NOTICE IS HEREBY GIVEN, and that such Ordinance was proposed on December 19, 2023 and was passed and adopted at a meeting held on January 2, 2024, by the following vote of the City Council:

Those Voting Aye:	
Council Members:	**Nicolas Flores**
	Juan Gorum
	John B. Hanson
	Roberto Trujillo
Those Voting Nay:	**Gabriela Soriano**
Those Absent:	**None**

The Ordinance authorizes the issuance of the "City of West Wendover, Nevada, General Obligation (Limited Tax) Medium-Term Bond, Series 2024" in the maximum principal amount of $1,750,000 (the "Bond") in order to finance all or a part of the cost to acquire, improve, equip, operate and maintain fire protection projects as described in NRS 268.688 for the West Wendover Fire Station (the "Project"). The Ordinance sets forth the details of the Bond, including, but not limited to, the maturity date, the interest rate and the terms of prior redemption thereof. The Ordinance provides the terms of registration, transfer and exchange, execution and delivery of the Bond. The Ordinance provides the form of the Bond and the use of the proceeds thereof for the costs of the Project and the costs of issuance of the Bond. The City makes a covenant in the Ordinance with respect to the exclusion of interest on the Bond from gross income for purposes of federal income taxation under the Internal Revenue Code of 1986, as amended to the date of delivery of the Bond. The Ordinance provides for the publication of the Ordinance in accordance with Nevada law.

This Ordinance shall be in full force and effect from and after January 25, 2024 i.e., 20 days after the publication of such Ordinance by its title, together with an adequate summary of the Ordinance.

IN WITNESS WHEREOF, the City Council of the City of West Wendover, Nevada, has caused this Ordinance to be published.

DATED January 2, 2024.

/s/ Jasie Holm
Mayor

Attest:
/s/ Anna E. Bartlome
City Clerk

Published in the High Desert Advocate, January 5, 2024

EXHIBIT E

(Attach Approval from Nevada Department of Taxation)

STATE OF NEVADA
DEPARTMENT OF TAXATION
Web Site: https://tax.nv.gov
Call Center: (866) 962-3707

LAS VEGAS OFFICE
700 E. Warm Springs Rd, Suite 200
Las Vegas, Nevada 89119
Phone (702) 486-2300
Fax (702) 486-2373

JOE LOMBARDO
Governor
GEORGE KELESIS
Chair, Nevada Tax Commission
SHELLIE HUGHES
Executive Director

CARSON CITY OFFICE
3850 Arrowhead Drive, 2nd Floor
Carson City, Nevada 89706
Phone: (775) 684-2000
Fax: (775) 684-2020

RENO OFFICE
4600 Kietzke Lane, Suite L235
Reno, NV 89502
Phone: (775) 687-9999
Fax: (775) 688-1303

January 5, 2024

Ms. Alina Ceballos, Chief Financial Officer
City of West Wendover
P. O. Box 2825
West Wendover, NV 89883

Re: City of West Wendover
Medium-Term Fire Station Bond, Series 2024
Not to Exceed $1,750,000 /Acquisition, construction and equipping of a new fire station

Dear Ms. Ceballos:

The Department of Taxation has received a Medium-Term Fire Station Bond request from the City of West Wendover. The City of West Wendover is seeking authorization for medium term financing, in the amount not to exceed $1,750,000. This Medium-Term Fire Station Bond will be issued to finance the cost of acquiring, constructing, and equipping a 11,300 square foot twenty-four-hour facility. The interest rate for this medium-term financing will not exceed 4%. The term for this financing is ten years. The interest rate shall in no event exceed by more than 3% the "Index of Twenty Bonds" which is most recently published in the Bond Buyer before bids are received or negotiated offer is accepted in accordance with NRS 350.091.

The proceeds from this bond, grants, and cash contributions from the City of West Wendover, along with additional funds from a USDA loan will finance the entire project which is estimated to be approximately $13.6 million in total cost.

The request has been reviewed as required by NRS 350.089 and is approved.

Pursuant to NRS 350.089, the approval must be recorded in the minutes of the governing body, and the financing must be secured within eighteen months of the receipt of this approval.

If you have any questions regarding this matter, please do not hesitate to call Keri Gransbery in the Local Government Finance Division at 775-684-2077.

Sincerely,

Shellie Hughes
Executive Director, Department of Taxation

cc: Andrew Artusa, Managing Director, Zions Public Finance

Form NVTC-ADM-4
Rev. 01/2023

Exhibit E

Draft Financing Agreement

Nevada State Infrastructure Bank

AND

The City of West Wendover

Financing Agreement for the West Wendover Fire Station Emergency Operations Center Project

Nevada State Infrastructure Bank
555 East Washington Avenue, Suite 5200
Las Vegas, NV 89101

NEVADA STATE INFRASTRUCTURE BANK FINANCING AGREEMENT

THIS AGREEMENT is dated as of January 24, 2024, and is by and between the NEVADA STATE INFRASTRUCTURE BANK (the "Bank"), an instrumentality of the State of Nevada, and the City of West Wendover (the "Borrower"), existing as an incorporated city within the State of Nevada.

WITNESSETH:

WHEREAS, pursuant to Chapter 408 of the Nevada Revised Statutes ("NRS") and the Nevada Administrative Code ("NAC"), the Bank is authorized to provide loans and other financial assistance to qualified borrowers to for the development, construction, repair, improvement, operation, maintenance, decommissioning and ownership of transportation facilities, utility infrastructure, water and wastewater infrastructure, renewable energy infrastructure, recycling and sustainability infrastructure, digital infrastructure, social infrastructure, and other infrastructure related to economic development as necessary for public purposes; and

WHEREAS, in accordance with the provisions NRS Chapter 408, the Bank has responsibility for the performance of various activities in connection with such loans; and

WHEREAS, the Borrower has made an application for the financing of the Project (as hereinafter defined), through a loan made under and pursuant to NRS Chapter 408, and the Bank has determined that the Project meets all requirements for a loan and has agreed to make a loan to the Borrower for the financing of the Project as set forth in this Agreement (the "Loan"); and

WHEREAS, the Loan and all payments of principal and interest thereon, including prepayments, and all proceeds thereof, have been or are intended to be pledged and assigned under the Resolution as security for the payment of principal of, premium, if any, and interest on the Bonds;

NOW, THEREFORE, in consideration of the Bank making the loan to the Borrower, in the principal amount and pursuant to the covenants hereinafter set forth, and intending to be legally bound by this Agreement, the Bank and the Borrower agree as follows:

ARTICLE I – DEFINITIONS

1.01. WORDS AND TERMS.

In addition to the words and terms elsewhere defined in this Agreement, the following words and terms shall have the meanings set forth below:

(1) "Agreement" or "Financing agreement" shall mean this financing agreement and all exhibits and schedules attached hereto.

(2) "Agreement Date" means the date written above.

(3) "Authorized Representative" shall mean the official or officials of the Borrower authorized by ordinance or resolution to sign documents associated with the Loan.

(4) "Defeasance Obligations" means, to the extent permitted by law, direct non-callable obligations of, or obligations the principal of and interest on which are unconditionally guaranteed by, the United States of America, including obligations issued or held in book entry form on the books of the Bank of the Treasury of the United States and including advance refunded tax-exempt bonds fully secured by non-callable direct obligations of the United States of America, non-callable obligations guaranteed by the United States of America, or "stripped" interest payment obligations of debt obligations of the Resolution Funding Corporation.

(5) "Disbursement" means an advance of principal under the Loan pursuant to the provisions of Section 8.04 of this Agreement.

(6) "Financing Application" shall mean the completed form which provides all information required to support obtaining the Loan.

(7) "Financing Rate" shall mean the charges, expressed as a percent per annum, imposed on the unpaid principal of the Loan as set forth herein.

(8) "Loan" shall mean the loan made to the Borrower pursuant to this Agreement and the State Act in the initial principal amount of $1,750,000.

(9) "Loan Repayment" shall mean the periodic loan payment due from the Borrower.

(10) “Medium-Term Obligation” shall mean the general obligation (limited tax) medium-term notes, bonds, or other obligations that have been pledged by the Borrower to repay all principal and interest to secure the loan from Bank.

(11) “Operations and Maintenance Expense” shall mean the costs of operating and maintaining the Project determined pursuant to generally accepted accounting principles, exclusive of interest on any debt payable from Gross Revenues, depreciation, and any other items not requiring the expenditure of cash.

(12) "Project" shall mean the state capital outlay project financed by this Loan, consisting of all labor, materials, and equipment designated to develop the West Wendover Fire Station Emergency Operations Center as more fully described in the Financing Application, in accordance with applicable law and the summary specifications included in Exhibit C.

(13) "Proceeding" means the commencement of a legal action or actions to enforce a legal right under this Agreement.

(14) "State" means the State of Nevada.

(15) "State Fiscal Year" shall mean the period commencing on July 1 of each year and ending on June 30 of the succeeding year.

(16) "State Infrastructure Bank" or "Bank" means the State-funded State Infrastructure Bank created pursuant to Chapter 408 of the Nevada Revised Statutes.

ARTICLE II - WARRANTIES, REPRESENTATIONS AND COVENANTS

2.01. GENERAL WARRANTIES, REPRESENTATIONS AND COVENANTS.

The Borrower warrants, represents and covenants that:

(1) The Borrower has full power and authority to enter into this Agreement and to comply with the provisions hereof and shall initiate and prosecute to completion all proceedings necessary to enable the Borrower to provide the necessary funds for repayment of the Loan.

(2) The Borrower currently is not the subject of bankruptcy, insolvency, or reorganization proceedings and is not in default of, or otherwise subject to, any agreement or any law, administrative regulation, judgment, decree, note, resolution, charter or ordinance which would currently restrain or enjoin it from entering into, or complying with, this Agreement.

(3) There is no material action, suit, proceeding, inquiry or investigation, at law or in equity, before any court or public body, pending or, to the best of the Borrower's knowledge, threatened, which seeks to restrain or enjoin the Borrower from entering into or complying with this Agreement or could render Borrower insolvent.

(4) All permits, authorizations, and approvals required as of the date of this Agreement have been obtained as of the implementation of the Project. The Borrower knows of no reason why any future required permits or approvals are not obtainable.

(5) The Borrower shall undertake the Project on its own responsibility, to the extent permitted by law.

(6) To the extent permitted by law, the Borrower shall release and hold harmless the State, its agencies, the Bank, and each of their respective officers, members, and employees from any claim arising in connection with the Borrower's actions or omissions in the Borrower's planning, administration, and implementation of activities financed by the Loan or its operation of the Project.

(7) All Borrower representations to the Bank, pursuant to the Financing Application and this Agreement, were and are true and accurate as of the date the Financing Application and this Agreement were each executed by the Borrower. The financial information delivered by the Borrower to the Bank was current and correct as of its date. Since the date such financial information was delivered, there has not been any material adverse change in the financial condition or revenues and expenditures of the Borrower, or in the collection of the Medium-Term Obligations pledged by the Borrower. The Borrower shall comply with all applicable State and Federal laws, rules, and regulations. To the extent that any assurance, representation, or covenant requires a future action, the Borrower shall take such action as is necessary for compliance.

(8) The Borrower shall adhere to accepted governmental accounting principles

established by the Governmental Accounting Standards Board. As part of its bookkeeping system, the Borrower shall keep accounts of the Project separate from all other accounts and it shall keep accurate records of all expenditures relating to the Project, the Medium-Term Obligations and Loan disbursement receipts.

(9) The Borrower shall maintain and produce to the Bank an annual budget consistent with generally accepted accounting principles.

(10) The Medium-Term Obligation, as to the principal thereof and the interest thereon (the "Bond Requirements") constitutes a general obligation of the Borrower and the Borrower pledges its full faith and credit for the payment of the Medium-Term Obligation. The Bond Requirements of the Medium-Term Obligation are payable from any monies legally available therefor, and provision for the payment of the Bond Requirements of the Medium-Term Obligation shall be made as provided in NRS 350.087 to 350.095, inclusive, provided, however, that ad valorem taxes levied for the purpose of paying the principal of or interest on the Medium-Term Obligation shall be subject to the limitations contained in the Constitution and statutes of the State, including, without limitation, the limitations on the levy of ad valorem taxes imposed by NRS Sections 354.59811, 354.59813, 354.59815, 354.5982 and 361.453. The Borrower is not authorized to levy ad valorem taxes exempt from the limitations of any of said statutes to pay the Bond Requirements of the Medium-Term Obligation. The Borrower irrevocably covenants in the ordinance authorizing the issuance of the Medium-Term Obligation (Ordinance No. 2023-02) with the registered owners of the Medium-Term Obligation from time to time that it will make sufficient provisions annually in its budget to pay the Bond Requirements of the Medium-Term Obligation, when due.

(11) A. Pursuant to NRS 408.55079, except as otherwise provided in this subsection, if the Borrower fails to remit in full any amount due to the Bank on the date on which the amount is due under the terms of the Medium-Term Obligation issued to the Bank by the City, the Bank shall notify the appropriate state agencies or officers, including, without limitation, the State Controller, who shall withhold all or a portion of any state money or other money administered by the State and its agencies, boards and instrumentalities that is allotted or appropriated to the City and apply an amount necessary to the payment of the amount due.

B. This subsection does not authorize the State or an agency, board or instrumentality thereof, or the State Controller, to withhold any money allocated or appropriated to the City if to do so would violate the terms of:

(a) An appropriation by the Legislature;

(b) Any federal law;

(c) A contract to which the State is a party;

(d) A contract to which a governmental unit or the City is a party; or

(e) A judgment of a court that is binding upon the State.

(12) The Borrower covenants that this Agreement is entered into for the purpose of implementing, financing the Project which will in all events serve a public purpose. The Borrower covenants that it will, under all conditions, complete and operate the Project to fulfill the public need described in its application for the financing of the Project.

(13) The Borrower shall promptly submit to the Bank such data, reports, records, contracts and other documents relating to the Project as the Bank may request in order to ascertain the performance by the Borrower of its obligations under this Agreement. The Bank shall have the right to conduct on-site monitoring visits and audits, and the Borrower shall, at Borrower's expense, cooperate and assist the Bank in the reasonable inspection and audit of books, records, accounts, data and other information related to the Project, and in copying and removing the same for such purposes at all reasonable times. The Borrower shall provide, without objection, any additional information as deemed appropriate by the Bank.

2.02 LEGAL AUTHORIZATION.

Upon signing this Agreement, the Borrower's legal counsel shall provide an opinion in substantially the form acceptable to the Bank.

2.03 AUDIT AND MONITORING REQUIREMENTS.

The administration of resources awarded by the Bank to the Borrower may be subject to audits and/or monitoring by the bank, at the sole and absolute discretion of the Bank.

(1) The Bank and its agents shall have the right, with or without prior written notice to Borrower to examine the records, books and other papers which reflect upon Borrower's financial condition or pertain to the income, expense, management, administration, and implementation of the Project and to make copies and abstracts from such materials. The Bank shall be permitted to make such examinations as often as The Bank may deem appropriate. The Bank also shall have the right, from time to time to conduct an audit or have an independent audit conducted of any of Borrower's financial information. At the conclusion of any audit conducted by or on behalf of the Bank, an audit report shall be prepared and delivered to the Borrower. Borrower shall pay on demand all costs incurred by Bank with respect to any such audit. Upon Borrower's failure to pay such amounts, and in addition to Bank's remedies for Borrower's failure to perform, the unpaid amounts shall be added to principal, shall bear capitalized interest until paid in full.

(2) The Bank may, from time to time, issue to the Borrower such reports, audit findings, and memoranda as it deems appropriate to notify the Borrower of any error, deficiency, or unsatisfactory condition (an "Adverse Condition") the Bank may discover. Such notification may be delivered in writing by any reasonable means including without limitation by email or first-class mail. Upon the Borrower's receipt of such notification, the Borrower shall take any action necessary to correct, resolve, or remedy any Adverse Condition to the satisfaction of the Bank. Records related to any audits, Adverse Conditions, litigation, or corrective action shall be retained for a period of no less than 7 years following the resolution same.

(3) Nothing in this Section 2.03 shall be construed to limit the authority of the Bank to conduct or arrange for the conduct of additional audits, examinations, or evaluations of State financial assistance or limit the authority of any other State official. The provisions of this section 2.03 shall be construed to give the Bank and the State the broadest possible authority permitted by the laws of Nevada to inspect, examine, audit and evaluate the financial records and other affairs of the Borrower and the Project.

(4) Copies of financial reporting packages, reports, or management letters required by this agreement shall be submitted by or on behalf of the Borrower directly to the Bank.

2.04 PROGRESS REPORTS

No later than January 15th, April 15th, July 15th, October 15th of each calendar year, the Borrower shall create and deliver to the Bank quarterly progress reports (individually, a "Progress Report") describing all material events, developments, and conditions of the Project. Progress Reports shall be submitted electronically to the Bank by an individual authorized by the governing board of the Borrower. At minimum, each Progress Report shall describe:

(1) All financial activities, events, and transactions which have occurred in the preceding 12 months.

(2) An analysis of the financial condition of the Project

(3) Program accomplishments occurring in the prior 12 months, including:

a. Specific action taken to implement approved objectives and activities of the Project;

b. Progress made on each objective and activity of the Project in terms of percentage completed;

(4) Any delays in the implementation of the Project, Project objective, or Project activity and the reason for the delay. In the event of a delay, a proposed revised Project schedule should be included if activities are not conforming to approved Project schedules as contained in the Financing Application.

(5) Financial information of the project, including but not limited to:

a. Dollar amount of all expenditures related to the Project; and

b. The amount and percent of funds being contributed to the Project from other sources.

(2) Any other information which may be of interest or note to the Bank or the State regarding the status, financial condition, or progress of the Project.

Should the Bank require any additional information or analysis from the Borrower following the receipt of any Progress Report, it shall make a request in writing to the individual who transmitted the Progress Report to the Bank. Any request for additional information shall set the Borrower's response deadline, which shall be strictly enforced.

2.03 RECORDS RETENTION.

The Borrower shall retain all records related to the Project for a period of no less than three (3) years. The Borrower shall retain sufficient records demonstrating its compliance with the terms of this Agreement for a period of at least five (5) years from the date any audit report is issued, and shall allow the Bank, or its designee, access to such records upon request. The Bank or the State may extend the period during which any records must be retained upon written notice to the Borrower. Borrower's failure to retain any records described in this Section 2.05 for the period prescribed (or any extension thereof) shall constitute a material event of default.

All costs charged to the Project, including any approved services contributed by the Borrower or others, shall be supported by properly executed payrolls, time records, invoices, contracts, or vouchers evidencing in proper detail the nature and propriety of the charges.

Any check or order drawn by the Borrower with respect to any item which is or will be supported by the Loan must be supported with a properly signed voucher on file in the office of the Borrower stating in proper detail the purpose for which such check or order is drawn. All checks, payrolls, invoices, contracts, vouchers, orders, or other accounting documents pertaining in whole or in part to the Project shall be clearly identified, and readily accessible, and, to the extent feasible, kept separate and apart from all other such documents.

2.04 ACCESS TO PROJECT SITE.

The Borrower shall provide to the Bank and its representatives access to any location related to the use or proposed use of Loan funds and any administrative offices related thereto. The Borrower shall cause all of its employees, agents, representatives, and contractors to cooperate during any Project inspections, including making available copies of any documents other materials.

ARTICLE III - LOAN REPAYMENT DEFAULT NOTICE

3.01. LOAN REPAYMENT DEFAULT NOTICE.

If at any time the Borrower has advance notice that it will not be able to pay any Loan Repayment when due, the Borrower shall immediately notify the Bank of such inability to make the required payment.

ARTICLE IV - THE PROJECT

4.01. PROJECT CHANGES.

The Borrower covenants and agrees that it will not change the scope of the Project or alter the nature of the Project in any material fashion, or substitute any other project for the Project, without the prior written approval of the Bank.

4.02. PROHIBITION AGAINST ENCUMBRANCES.

The Borrower is prohibited from selling, leasing, or disposing of any part of the Project which would materially adversely affect the ability of the Borrower to meet its obligations under this Agreement so long as this Agreement, including any amendment thereto, is in effect unless the written consent of the Bank is first secured.

4.03. COMPLETION MONEYS.

In addition to the proceeds of this Loan, the Borrower covenants that it has obtained, or will obtain, sufficient moneys from other sources to complete the Project on, or prior to, the Project completion date set forth in the Financing Application or such other date as the Bank may approve in writing. Failure of the Bank to approve additional financing, where required, shall not constitute a waiver of the Borrower's covenants to complete and place the Project in operation.

4.04. PROJECT SCHEDULE.

The Borrower agrees:

(1) Initiation of the Project is anticipated to take place on or about January 30, 2024.

(2) The Loan Repayments shall be due at the times and in the amounts set forth on Exhibit B.

ARTICLE V – RESERVED

ARTICLE VI - DEFAULTS AND REMEDIES

6.01. EVENTS OF DEFAULT.

Each of the following events shall be deemed a material event of default:

(1) Failure to make any Loan Repayment when it is due and such failure shall continue for a period of 5 days.

(2) Any warranty, representation, or other statement by, or on behalf of, the Borrower contained in this Agreement or in any document, certificate or information furnished in compliance with, or in reference to, this Agreement, is determined to be false or misleading.

(3) An order or decree is entered, with the acquiescence of the Borrower, appointing a receiver for any part of the Project or the Medium-Term Obligation or if such order or decree, having been entered without the consent or acquiescence of the Borrower, shall not be vacated, or discharged or stayed on appeal within 60 days after the entry thereof.

(4) Any Proceeding is instituted, with the acquiescence of the Borrower, for the purpose of effecting a composition between the Borrower and its creditors or for the purpose of adjusting the claims of such creditors, pursuant to any federal or state statute now or hereafter enacted, if the claims of such creditors are payable from the Medium-Term Obligation.

(5) Any bankruptcy, insolvency or other similar proceeding is instituted by, or against, the Borrower under federal or state bankruptcy or insolvency law now or hereafter in effect and, if instituted against the Borrower, is not dismissed within 60 days after filing.

(6) Any failure to comply with the provisions of this Agreement or failure in the performance or observance of any of the covenants or actions required by this Agreement (a "General Non-compliance Default"), provided, however, that if the Borrower provides the Bank with written notice of a General Non-compliance Default within 30 days of the date of such General Non-compliance Default, and such default does not relate to the Borrower’s obligations to make a Loan Repayment, then the Borrower shall have 60 days from the date of such General Non-compliance Default to cure such General Non-compliance Default to the satisfaction of the Bank in the Bank's sole and absolute discretion. If the Borrower fails, within the time periods provided in the previous sentence, to (i) provide written notice of a General Non-compliance Default, or (ii) cure the General Non-compliance Default to the satisfaction of the Bank in the Bank's sole and absolute discretion, then the Borrower shall be deemed to be in default of this Agreement as of the date of the General Non-compliance Default.

6.02. REMEDIES.

Upon any event of default described in Section 6.01, the Bank may pursue any available remedy at law or in equity, including without limitation:

(1) By suit, action or Proceeding at law or in equity to enforce the Bank's rights against the Borrower, the governing body of the Borrower, and any other of the officers, agents and employees of the Borrower, to require and compel the Borrower, the governing body of the Borrower, or any such officers, agents or employees to perform and carry out their respective duties, obligations or other commitments hereunder and their respective covenants and agreements with the holder of the Medium-Term Obligation.

(2) By suit, action or Proceeding at law or in equity, require the Borrower to account for all moneys received pursuant to this Agreement and to account for the receipt, use, application, or disposition of the Medium-Term Obligation.

(3) By suit, action or Proceeding at law or in equity, enjoin any acts or things which may be unlawful or in violation of the rights of the Bank.

(4) By suing for payment of amounts due, or becoming due, with interest on overdue payments together with all costs of collection, including attorneys' fees.

In addition to pursuing any other remedy available under this Agreement, upon an event of default, the Bank may, by providing 60 days advance written notice to the Borrower, elect to terminate this Agreement, and the Bank shall have no further obligation or commitment under this Agreement to the Borrower. Any partial Loan Repayments by the Borrower shall be allocated first to interest and second to principal.

6.03. REMEDIES NOT EXCLUSIVE; DELAY AND WAIVER.

No remedy conferred upon or reserved to the Bank by this Article is exclusive and every such remedy shall be cumulative and shall be in addition to every other remedy. No delay or omission by the Bank to exercise any right or power accruing as a result of an event of default shall impair any such right or power or shall be construed to be a waiver of any such default or acquiescence therein, and every such right and power may be exercised as often as may be deemed prudent by the Bank. No waiver of any default under this Agreement shall extend to or affect any subsequent event of default, whether of the same or different provision of this Agreement or shall impair consequent rights or remedies.

ARTICLE VII - GENERAL PROVISIONS

7.01 DISCHARGE OF OBLIGATIONS.

All payments required to be made under this Agreement shall be cumulative and any deficiencies in any Fiscal Year shall be added to the payments due in the succeeding Fiscal Year and all Fiscal Years thereafter until fully paid. Loan Repayments shall continue to be secured by this Agreement until all of the payments required shall be fully paid to the Bank. If at any time the Borrower shall have paid all amounts due under this Agreement, or shall, in accordance with the provisions of this Section 8.01 have defeased the Loan, the pledge of, and lien on, the Medium-Term Obligation to the Bank shall be no longer in effect and, except as provided in Section 2.03 and 2.05, this Agreement shall be deemed fully performed. Deposit of sufficient cash or Defeasance Obligations may be made to effect defeasance of this Loan; provided that, the deposit shall be made in irrevocable trust with a banking institution or trust company for the sole benefit of the Bank or its assignees and the Bank has approved in writing such deposit. The Borrower, as directed by the City Manager or the City Treasurer, may elect to pre-pay or accelerate scheduled loan payments on both principal and interest at any time without penalty or premium as provided in Section 8.05 of this Agreement.

7.02 ASSIGNMENT OF RIGHTS UNDER AGREEMENT.

The Borrower hereby expressly acknowledges that the Loan and all payments of principal

and interest thereon, and all proceeds thereof, have been pledged and assigned under the Resolution as security for the payment of principal of, premium, if any, and interest on the Bonds and by the execution of this Agreement the Borrower in all respects consents to such pledge and assignment. The Bank may further pledge or assign all or any parts of this Agreement without the prior consent of the Borrower after written notification to the Borrower. The Borrower shall not assign its rights and obligations under this Agreement without the prior written consent of the Bank and receipt by the Bank of a Bond Counsel Opinion, obtained at the Borrower's expense, that such assignment will not adversely impact the tax status of any Medium Term Obligation.

7.03 AMENDMENT OF AGREEMENT.

This Agreement may only be amended in writing mutually executed by authorized representatives of the Bank and Borrower. However, no amendment shall be permitted which is inconsistent with any applicable State or Federal law. Any attempted amendment to this Agreement which is inconsistent with any State or Federal law shall be deemed void *ab initio.*

7.04 ANNULMENT OF AGREEMENT.

The Bank may unilaterally annul this Agreement if the Borrower has not drawn any of the Loan proceeds within six months of the first scheduled disbursement date referenced in Exhibit A. If the Bank unilaterally annuls this Agreement, the Bank will provide written notification to the Borrower.

7.05 SUSPENSION AND TERMINATION.

If the Borrower abandons or, before completion, discontinues the Project; or if the commencement, prosecution, or timely completion of the Project by the Borrower is rendered improbable, infeasible, impossible, or illegal, by written notice to the Borrower, the Bank may suspend any or all of its obligations under this Agreement until such time as the event or condition resulting in such suspension has ceased or been corrected, or at its option, the Bank may terminate any or all of its remaining obligations under this Agreement.

Upon receipt of any termination or suspension notice, the Borrower shall proceed promptly to carry out the actions required therein which may include, but not be limited to: (1) necessary action to terminate or suspend, as the case may be, Project activities and contracts and such other action as may be required or desirable to keep to the minimum the costs upon the Loan; (2) furnish a statement of the Project activities and contracts, and other undertakings the cost of which are otherwise includable as Project costs; and (3) repay the Bank according to the provisions of the Agreement, or as otherwise agreed upon, in writing, by the Bank and the Borrower. The termination or suspension shall be carried out in conformity with the latest schedule, plan, and budget as approved by the Bank or upon the basis of terms and conditions imposed by the Bank upon the failure of the Borrower to furnish the schedule, plan, and budget within a reasonable time.

The Bank reserves the right to unilaterally cancel this Agreement for refusal by the Borrower to allow public access to all documents, papers, letters, or other materials subject to the provisions of the Nevada Revised Statutes, and made or received in conjunction with this Agreement.

7.06 SEVERABILITY CLAUSE.

If any provision of this Agreement shall be held invalid or unenforceable, the remaining provisions shall be construed and enforced as if such invalid or unenforceable provision had not been contained herein.

ARTICLE XIII - DETAILS OF FINANCING

8.01 PRINCIPAL AMOUNT OF LOAN.

The Bank agrees to lend to the Borrower, and the Borrower agrees to repay the Bank the Loan at the times, in the amounts and in the manner set forth in this Agreement. The principal amount of the Loan as of any date shall consist of the aggregate Disbursements, plus interest that has accrued on the principal advanced under the Loan from the date of each Disbursement, less the aggregate principal component of all Loan Repayments made, all as of such date.

The maximum principal amount of the Loan as of the date of the first Loan Repayment is $1,750,000, which consists of the amounts scheduled to be disbursed to the Borrower in the amounts and at the times set forth in estimated Disbursement Schedule attached hereto as Exhibit A.

Additionally, the Borrower agrees to secure $11,932,068 in additional funds from Borrower cash on hand, a loan from the United States Department of Agriculture, Rural Development, the Nevada Community Development Block Grant program, and an additional grant from the United States Department of Agriculture.

8.02 LOAN ORIGINATION FEE.

Upon the closing of the loan, the Borrower is obligated to pay 1% of the total loan amount, equaling $17,500 as a loan origination fee to the Bank. This amount shall be paid in cash on the date of the first draw.

8.03 FINANCING RATE.

Interest shall accrue on the principal amount of the Loan at the Financing Rate. The Financing Rate is 3.65% per annum, compounded annually, using a 360-day year consisting of twelve 30 day months counting convention, as indicated by the schedule of Loan Repayments attached hereto as Exhibit B.

8.04 LOAN DISBURSEMENTS.

The Bank shall disburse the Loan to the Borrower in the amounts and at the times set forth in the estimated Disbursement Schedule (Exhibit A) provided that prior to each Disbursement, the Bank receives a written request for such Disbursement which certifies that all prerequisites for such Disbursement have been satisfied. Any written request for a Disbursement shall be signed by the Borrower's Authorized Representative under penalty of perjury. The Bank may, prior to making any Disbursement, require Borrower to furnish it with any evidence the Bank may deem necessary to verify that Borrower has met the prerequisites for Disbursement. The Bank may elect, in its sole and absolute discretion, to withhold any Disbursement until it is satisfied that all prerequisites to Disbursement have been met.

Upon written request by the Borrower, the Bank may, in its sole and absolute discretion, amend the Disbursement Schedule to take into account unexpected events or reasonable adjustments to the financing of the Project.

Under no circumstances shall the sum of the Disbursements to the Borrower exceed $1,750,000 under this Agreement. Furthermore, the Bank's obligation to fund any Disbursement is subject to funds being made available by an appropriation made pursuant to Nevada law.

8.05 LOAN REPAYMENTS.

Loan Repayments shall be made at the time and in the amounts set forth in the Loan Repayment Schedule attached hereto as Exhibit B and set forth in the Proposed Loan Terms attached hereto as Exhibit C. The Borrower may elect to pre-pay or accelerate scheduled Loan Repayments on both principal and interest at any time without penalty or premium.

To the extent the actual principal amount of the Loan calculated as provided in Section 8.01 above is less than the estimated principal amount of the Loan as set forth in Section 8.01 hereof, the amount of the scheduled Loan Repayment credited to principal shall increase and the Loan Repayment Schedule shall be adjusted, so that the Loan is paid in full over a shorter amount of time. Notwithstanding the foregoing, however, if the actual principal amount of the Loan calculated as provided in Section 8.01 above is less than the estimated principal amount of the Loan as set forth in Section 8.01, the parties to this Agreement hereby agree to adjust the Loan Repayment Schedule in such a way as to not adversely impact any obligations of the Bank secured by repayments under this Agreement.

Loan Repayments shall be credited first to interest accruing on the principal amount of the Loan, if any, then to principal.

ARTICLE IX – MISCELLANEOUS

9.01 THIRD PARTY AGREEMENTS

Third Party Agreements: Except as otherwise authorized in writing by the Bank, the Borrower shall not execute any contract or obligate itself in any manner for the procurement of consultant services, construction or purchase of commodities contracts or amendments thereto, with any third party with respect to the Project without the prior written approval of the Bank. Failure to obtain such approval from the Bank shall be deemed a material breach of this Agreement, relieving the Bank of any obligation to make Disbursements under this Agreement. The Bank specifically reserves unto itself the right to review the qualifications of any consultant or contractor and to approve or disapprove the employment of the same. Such decisions shall be deemed final and binding on the Borrower.

9.02 EQUAL EMPLOYMENT OPPORTUNITY.

In connection with the carrying out of any project, the Borrower shall not discriminate against any employee or applicant for employment because of race, age, creed, color, sex or national origin.

9.03 PROHIBITED INTERESTS.

Neither the Borrower nor any of its contractors, subcontractors, consultants, or subconsultants shall enter into any contract with one another, or arrangement in connection with the Project or any property included or planned to be included in the Project, which violates any provision of the Nevada Revised Statutes, relating to conflicts of interest and prohibited transactions. The Borrower shall further diligently abide by all provisions of Nevada law regulating the Borrower with respect to procurement, contracting, and ethics.

9.04. ADHERENCE TO 2020 STATE CLIMATE STRATEGY.

Execution of this Agreement constitutes a certification by the Borrower that the Project will be carried out in conformance with all applicable regulations of the Bank, including ensuring that all elements of the Project are consistent with the standards and goals set forth in Nevada's Climate Strategy for the year of 2020 and the goals for the reduction of greenhouse gas emissions set forth in NRS 445B.380 and 704.7820.

The Borrower will be solely responsible for any liability in the event of non-compliance with applicable regulations and will reimburse the Bank for any loss incurred in connection therewith.

9.05 PREVAILING WAGES.

Execution of this Agreement constitutes a certification by the Borrower that the Project will be carried out in conformance with all applicable provisions of NRS Chapter 408 including the payment of prevailing wages.

The provisions of NRS 338.013 to 338.090, inclusive, apply to any contract for construction work on the Project, if any. Any contractor who is awarded a contract or enters into an agreement to perform construction work related to the Project, and any subcontractor who performs any portion of any construction work on the Project shall comply with the provisions of NRS 338.013 to 338.090, inclusive, in the same manner as if a public body had undertaken the qualified project or had awarded the contract.

The Borrower shall be solely responsible for any liability in the event of non-compliance with this section and will reimburse the Bank for any loss incurred in connection therewith.

9.06 LOCAL HIRE AND APPRENTICESHIP UTILIZATION.

Execution of this Agreement constitutes a certification by the Borrower that the Project will be carried out in conformance with all applicable regulations of the Bank including the hiring of Nevada residents and the utilization of registered apprentices on any construction projects. The Borrower has requested a waiver of this requirement and execution of this Agreement by the Borrower is contingent on the grant of the waiver by the Bank of the provisions of Section 9.06.

The Borrower will ensure that for the construction of the Project, not less than 50 percent of the total project work hours performed within each construction trade by employees of a contractor or subcontractor are performed by residents of Nevada, with not less than 15 percent of those project work hours performed within each construction trade by employees of the contractor or subcontractor being performed by disadvantaged workers.

If the Borrower is unable to comply with the project work hour requirements set forth in this section, the Borrower may petition the Bank for an exemption from these requirements of this section. Upon receipt of such a petition, the Bank may exempt the Borrower from the requirements of this section if it is found that the inability of the Borrower to comply with the requirements of this section is due to circumstances beyond the control of the Borrower.

The Borrower will be solely responsible for any liability in the event of non-compliance with applicable regulations and will reimburse the Bank for any loss incurred in connection therewith.

9.07 NO OBLIGATION TO THIRD PARTIES.

Except to the extent set forth herein, neither the Bank nor the Borrower shall be obligated or liable hereunder to any person or entity not a party to this Agreement.

9.08 WHEN RIGHTS AND REMEDIES NOT WAIVED.

In no event shall the making by the Bank of any Disbursement to the Borrower constitute or be construed as a waiver by the Bank of any breach of covenant or any default which may then exist, on the part of the Borrower, and the making of such Disbursement by the Bank while any such breach or default shall exist shall in no way impair or prejudice any right or remedy available to the Bank with respect to such breach or default.

9.09 BONUS OR COMMISSION.

By execution of the Agreement the Borrower represents that it has not paid and, also, agrees not to pay, any bonus or commission for the purpose of obtaining an approval of its application for the Loan established hereunder.

9.10 INDEMNITY.

To the extent allowed by law, the Borrower shall indemnify, defend, and hold harmless the Bank and all of its officers, agents, and employees from any claim, loss, damages, cost, charge, or expense arising out of any act, error, omission, or negligent act by the Borrower, its agents, employees, contractors and/or subcontractors during the performance of the Agreement, except that neither the Borrower, its agents, employees, contractors and/or subcontractors will be liable under this paragraph for any claim, loss, damages, cost, charge, or expense arising out of any act, error, omission, or negligent act by the Bank, or any of its officers, agents, or employees, during the performance of the Agreement.

If the Bank receives notice of claim for damages that may have been caused by the Borrower in the performance of services required under this Agreement, the Bank will immediately forward the claim to the Borrower. The Bank's failure to promptly notify the Borrower of a claim will not act as a waiver or any right herein.

9.11 PLANS AND SPECIFICATIONS.

In the event that this Agreement involves the purchasing of capital equipment or the constructing and equipping of a facility, the Borrower shall design and construct the equipment and/or facility in accordance with the standards applicable to the Borrower. Failure to follow the plans and specifications shall be sufficient cause for delays in the distribution of disbursements by the Bank.

9.12 PROJECT COMPLETION, BORROWER CERTIFICATION.

Upon completion of the Project, the Borrower will certify in writing that the Project (or expending of the Loan) was completed in accordance with applicable plans and specifications and that the Project is accepted by the Borrower as suitable for the intended purpose.

9.13 ENTIRE AGREEMENT.

The Financing application executed by the Borrower, all exhibits, attachments and schedules attached to the Financing Application, and this Agreement ("the Agreement Documents") sets forth the entire agreement between the parties and incorporate and supersede all prior negotiations, correspondence, conversations, agreements or understandings applicable to the matters contained herein and therein, and the parties hereto agree that there are no commitments, agreements or understandings concerning the subject matter of this Agreement that are not contained in the Agreement Documents. Accordingly, it is agreed that no deviation from the terms of the Agreement Documents shall be predicated upon any prior representation or agreements whether oral or written. It is further agreed that no modification, amendment or alteration in the terms and conditions contained in the Agreement Documents shall be effective unless contained in a written document executed by the parties hereto.

It is further agreed that the Bank will have no obligation to honor any request for disbursement made by the Borrower or otherwise make any disbursement under this agreement in the event that the Bank has notified the Borrower that an event of default has occurred under this or any other agreement between the Borrower and the Bank, or if the Bank, in its sole discretion, determines that events have occurred which substantially diminish the likelihood that the Borrower will timely and fully honor its obligations under this agreement or any other agreement between the Bank and the Borrower. Any waiver of this provision by disbursement following an event of default by the Borrower under the terms of this agreement, or any other agreement between the Borrower and the Bank, will not constitute a continuing waiver of this provision and the Bank may refuse to make further disbursements without any liability to the Borrower whatsoever.

In the event of conflict between the terms and conditions of the Agreement Documents: (i) the terms and conditions contained in the body of this Agreement prevail over conflicting terms and conditions contained in any exhibits, schedules and attachments attached to this Agreement; (ii) the terms and conditions contained in the body of the Financing Application prevail over any conflicting terms and conditions contained in any exhibits, schedules and attachments attached to the Financing Application; and (iii) the terms and conditions of the Agreement, including all exhibits, schedules and attachments hereto, prevail over conflicting terms and conditions contained in the Financing Application and any exhibits, schedules and attachments thereto.

9.14 NOTICES.

Any notice, demand, request or other instrument which is required to be given under this Agreement in writing shall be delivered to the following addresses and/or via email:

If to the Bank: Nevada State Infrastructure Bank
555 East Washington Avenue, Suite 5200
Las Vegas, Nevada 89101
If to Borrower: City of West Wendover
1111 N. Gene L. Jones Way
PO Box 2825
West Wendover, Nevada 89883

ARTICLE X - EXECUTION OF AGREEMENT

This Agreement shall be executed in three or more counterparts, any of which shall be regarded as an original and all of which constitute but one and the same instrument.

IN WITNESS WHEREOF, the Bank has caused this Agreement to be executed on its behalf by its Secretary and the Borrower has caused this Agreement to be executed on its behalf by its Authorized Representative and by its affixed seal. The effective date of this Agreement shall be the Agreement Date.

NEVADA STATE INFRASTRUCTURE BANK

_____ _____

Chair of the Board of Directors Legal

CITY OF WEST WENDOVER, NEVADA

_____

Mayor

_____

City Manager

Exhibit A

Estimated Loan Draw-Down/Disbursement Schedule

Total Loan Amount: $1,750,000

Total Bank Commitment: $1,750,000

Fiscal Year	Estimated Disbursement	Remaining
2024	$55,000	$1,695,000
2025	$1,000,000	$695,000
2026	$695,000	$0

EXHIBIT B

Estimated Debt Service Schedule

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
01/30/2024	-	-	-	-	-
07/15/2024	-	-	920.10	920.10	-
01/15/2025	-	-	1,713.47	1,713.47	-
06/30/2025	-	-	-	-	2,633.57
07/15/2025	-	-	17,908.32	17,908.32	-
01/15/2026	180,000.00	3.650%	31,937.50	211,937.50	-
06/30/2026	-	-	-	-	229,845.82
07/15/2026	-	-	28,652.50	28,652.50	-
01/15/2027	173,000.00	3.650%	28,652.50	201,652.50	-
06/30/2027	-	-	-	-	230,305.00
07/15/2027	-	-	25,495.25	25,495.25	-
01/15/2028	179,000.00	3.650%	25,495.25	204,495.25	-
06/30/2028	-	-	-	-	229,990.50
07/15/2028	-	-	22,228.50	22,228.50	-
01/15/2029	185,000.00	3.650%	22,228.50	207,228.50	-
06/30/2029	-	-	-	-	229,457.00
07/15/2029	-	-	18,852.25	18,852.25	-
01/15/2030	192,000.00	3.650%	18,852.25	210,852.25	-
06/30/2030	-	-	-	-	229,704.50
07/15/2030	-	-	15,348.25	15,348.25	-
01/15/2031	199,000.00	3.650%	15,348.25	214,348.25	-
06/30/2031	-	-	-	-	229,696.50
07/15/2031	-	-	11,716.50	11,716.50	-
01/15/2032	206,000.00	3.650%	11,716.50	217,716.50	-
06/30/2032	-	-	-	-	229,433.00
07/15/2032	-	-	7,957.00	7,957.00	-
01/15/2033	214,000.00	3.650%	7,957.00	221,957.00	-
06/30/2033	-	-	-	-	229,914.00
07/15/2033	-	-	4,051.50	4,051.50	-
01/15/2034	222,000.00	3.650%	4,051.50	226,051.50	-
06/30/2034	-	-	-	-	230,103.00
Total	**$1,750,000.00**	**-**	**$321,082.89**	**$2,071,082.89**	**-**

EXHIBIT C

Summary Project Specifications

On August 29, 2023, the City of West Wendover ("Borrower"), an incorporated city within the State of Nevada, submitted a Financing Application to the Nevada State Infrastructure Bank requesting a loan (the "Loan") from the Nevada State Infrastructure Bank's General Infrastructure Account, to obtain gap financing that is needed to construct the West Wendover Fire State Emergency Operations Center ("Project").

The Project involves the construction of a facility of approximately 11,300 square feet in size. The proposed facility would include just over 2,100 square feet of office and general operations space, along with 9,400 square feet of apparatus bays and support areas.

The Applicant has stated this this Project is vital to continued growth, economic development, and the long-term public safety operations for the city, since the existing fire station was constructed in the 1980's prior to the city's incorporation and subsequent population growth.

The total cost of the Project is $13,682,068, of which the Applicant has already secured $11,932,068 in funding through cash, a Rural Development Loan from the U.S. Department of Agriculture ("USDA"), Nevada Community Development Block Grant funds through the Governor's Office of Economic Development ("GOED"), and additional grant funds from the USDA. The Applicant is proposing to use the proposed $1,750,000 in financing from the Bank for the final gap financing necessary to build the Project.

A breakdown of the various sources of funding for the project is included in the table below:

Source of Funding	Amount
USDA Rural Development Loan	$8,906,800
Cash supplied by the Applicant	$2,325,268
Nevada Community Development Block Grant Funds (GOED)	$500,000
USDA Grant Funds	$200,000
Proposed SIB Gap Financing	$1,750,000
Total	**$13,682,068**

Using an analysis performed by the Nevada Governor's Office of Economic Development, the Applicant expects that this project will result in 98 construction and development jobs for the Project with an average wage of $53.84/hour. Additionally, the Applicant expects that the Project will result in 16 full-time fire department personnel positions that will be created through thie Project with an average wage of $40.77/hour.

The Borrower has issued its Medium-Term Obligation that will be used to repay the Bank's $1,750,000 Loan over a 10-year period.

A term sheet for the Loan for the Project is included on the following page.

West Wendover Fire Station
Emergency Operations Center
Project Loan Terms

Lender:	Nevada State Infrastructure Bank
Borrower:	City of West Wendover
Loan Amount:	Maximum of $1,750,000
Loan Purpose:	Loan proceeds will be used by the Borrower, together with other funds, to finance the construction of the West Wendover Fire Station Emergency Operations Center.
Maturity:	10 years
Security:	Medium-term general obligation of the Borrower
Interest Rate	Fixed rate of 3.65% per annum
Disbursement:	Draw down loan with first disbursement upon the closing of the loan.
Additional Sources of Funding:	Borrower will secure $11,932,068 in additional financing from Borrower cash on hand, a United States Department of Agriculture Rural Development Loan, Nevada Community Development Block Grant Funds, and additional grant funds from the United States Department of Agriculture.
Terms of Repayment:	Semi-annual payments of interest and annual payments of principal that do not exceed $231,000 in any fiscal year until maturity of the loan in 10 years. The Borrower may elect to pre-pay or accelerate scheduled loan payments on both principal and interest without penalty or premium, which may reduce the anticipated interest that will be accrued by the Borrower.
SIB Loan Origination Fee:	Borrower will pay 1% of the total loan amount, equaling $17,500 as a loan origination fee. This amount shall be paid in cash on the date of the first draw.
Reporting:	Borrower will submit quarterly reports to Lender. Reports will include construction updates and timelines, anticipated job and economic impacts, anticipated climate impacts, and other project goals agreed upon by the Borrower and Lender.
Prevailing Wage, Local Hire, and Apprenticeship Utilization:	Borrower will adhere to the Lender's established policies of local hiring, apprenticeship utilization, and the payment of prevailing wages.

A RESOLUTION APPROVING A FINANCING AGREEMENT AND RELATED DOCUMENTS FOR THE FINANCING OF THE WEST WENDOVER FIRE STATION EMERGENCY OPERATIONS CENTER IN THE MAXIMUM PRINCIPAL AMOUNT OF $1,750,000; AND PROVIDING OTHER MATTERS RELATED THERETO.

WHEREAS, pursuant to Chapter 408.55048 to 408.55088, inclusive (the "Act") of Nevada Revised Statutes ("NRS") and the Nevada Administrative Code ("NAC"), the Nevada State Infrastructure Bank (the "Bank") is authorized to provide loans and other financial assistance to qualified borrowers for the development, construction, repair, improvement, operation, maintenance, decommissioning and ownership of transportation facilities, utility infrastructure, water and wastewater infrastructure, renewable energy infrastructure, recycling and sustainability infrastructure, digital infrastructure, social infrastructure, and other infrastructure related to economic development as necessary for public purposes; and

WHEREAS, in accordance with the provisions the Act, the Board of the Bank has responsibility for the performance of various activities in connection with such loans; and

WHEREAS, the City of West Wendover, Nevada (the "Borrower") has made an application for the financing of labor, materials, and equipment designated to develop the West Wendover Fire Station Emergency Operations Center (the "Project") as more fully described in the Financing Application submitted to the Bank, in accordance with applicable law and the summary specifications included in Exhibit C to the Financing Agreement between the Bank and the Borrower (the "Financing Agreement") in the maximum principal amount of $1,750,000 through a loan made under and pursuant to the Act from moneys of the Bank, and the Bank has determined that the Project meets all requirements for a loan and has agreed to make a loan to the Borrower for the financing of the Project as set forth in the Financing Agreement (the "Loan"); and

WHEREAS, the Borrower has authorized the issuance of the City of West Wendover, Nevada, General Obligation (Limited Tax) Medium-Term Bond, Series 2024 (the "Bond") pursuant to Ordinance No. 2023-2 adopted by the City Council of the Borrower on January 2, 2024, to be issued to the Bank to repay the Borrower's obligations under the Financing Agreement; and

WHEREAS, the Borrower has pledged the payments of principal of and interest on the Bond as security for the Loan; and

WHEREAS, the Financing Agreement has been filed with the Board of the Bank; and

WHEREAS, the Financing Agreement is proposed to be entered into pursuant to the provisions of the Act; and

WHEREAS, the Financing Agreement contains the provisions required by the Act, including, without limitation, the provisions of NRS 408.55079.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF THE NEVADA STATE INFRASTRUCTURE BANK:

Section 1. The Financing Agreement in substantially the form now on file with the Board, but with such changes as may be approved by the Chair of the Board executing the Financing Agreement (such approval to be evidenced by the execution of the Financing Agreement by such officer) and the transactions contemplated thereby be, and the same hereby are, approved by the Board pursuant to the Act and the officials of the Board designated therein are authorized to execute and deliver the Financing Agreement on behalf of the Board and the Bank.

Section 2. The Board hereby finds and determines that (i) the term of the loan of 10 years does not exceed the anticipated useful life of the Project and (ii) the Financing Agreement contains the provisions required by the Act, including, without limitation, the provisions of NRS 408.55079 and is in full compliance with the Act. The Borrower will secure $11,932,068 in additional financing for the Project from the Borrower's cash on hand, a United States Department of Agriculture Rural Development Loan, Nevada Community Development Block Grant Funds, and additional grant funds from the United States Department of Agriculture, Rural Development.

Section 5. The officials of the Board and the Bank are authorized and directed to take all action necessary to effectuate the provisions of this Resolution and the transactions contemplated hereby, including the execution of any documents necessary in connection with the transactions contemplated by the Financing Agreement and the transactions contemplated thereby.

Section 6. This Resolution shall be effective upon passage and approval.

PASSED, ADOPTED AND APPROVED JANUARY 23, 2024.

_____

Zach Conine, State Treasurer, Chair
Board of Nevada State Infrastructure Bank

STATE OF NEVADA)
) ss.
CARSON CITY)

I am the duly chosen and qualified _____ of the Nevada State Infrastructure Bank (the "Bank") and do hereby certify that:

1. The foregoing pages constitute a true, correct, complete resolution (the "Resolution") which was passed and adopted by the Board of the Bank at the duly held meeting of January 23, 2024 (the "Resolution").

2. The original of the Resolution was signed by the Chair of the Board and was recorded in the minutes of the Board kept for that purpose in the Board's office.

3. Members of the Board, i.e.,

Chair:	Zachary B. Conine
Other Board Members:	Tom Burns
	Kristopher Sanchez
	Jesse Haw
	Tracy Holland
	Matt Kershaw
	Ken Liu
	Blayne Osborne

attended such meeting and voted in favor of the passage of the Resolution.

4. All members of the Board were given due and proper notice of such meeting.

5. Public notice of such meeting was given and such meeting was held and conducted in full compliance with the provisions of NRS 241.020.

6. At least three working days before such meeting, such notice was given to each member of the Board and to each person, if any, who has requested notice of meetings of the Board in accordance with the provisions of Chapter 241 of NRS.

7. A copy of the notice so given is attached to this certificate as Appendix A.

8. No other proceedings were adopted and no other action was taken or considered at such meeting relating to the subject matter of the Resolution.

IN WITNESS WHEREOF, I have hereunto set my hand on January 23, 2024.

_____

Name:
Title:

APPENDIX A

(Copy of Notice of Meeting)

Exhibit F

Financing Agreement Submitted to the Bank

Nevada State Infrastructure Bank

Financing Application

Nevada State Infrastructure Bank Overview:

The Nevada State Infrastructure Bank was established to provide low-cost financing to Nevada state agencies, local governments, Tribal governments, and non-profit organizations for priority infrastructure projects.

Pursuant to Chapter 408 of the Nevada Revised Statutes, the Bank may provide financing for a variety of infrastructure projects, including: transportation facilities, utility infrastructure, digital infrastructure, recycling and sustainability infrastructure, renewable energy infrastructure, social infrastructure, water and wastewater infrastructure, and other infrastructure related to economic development.

The Bank has been capitalized with an initial $75 million in State general obligation bonds that, are allocated to the following accounts within the Nevada State Infrastructure Bank:

- $40 million for projects for the Federal Infrastructure Matching Account;
- $20 million for projects for the Affordable Housing Revolving Account; and
- $15 million for projects for the Charter School Capital Needs Revolving Account.

In evaluating applications, the Bank will also seek to leverage outside capital and federal funding to help finance projects that improve quality of life, strengthen Nevada's climate resiliency, and help to promote a strong economy for communities across the State.

Application Instructions:

Please complete all sections of the application below and attach any required exhibits to request financing from the Nevada State Infrastructure Bank.

Prior to applying to the Bank for financing, please familiarize yourself with all the statutes and regulations governing the operation of the Bank.

The relevant statutory provisions can be found in Chapter 408 of the Nevada Revised Statutes (NRS 408.55048 – 408.55088).

Additionally, the regulations of the Bank provide the application requirements and describe the process for determining qualified projects and borrowers for applications to the Federal Infrastructure Matching Account, the Affordable Housing Revolving Account, and the Charter School Capital Needs Revolving Account.

Applications for financing will be reviewed by Bank staff and may be presented to the Board of Directors of the Nevada State Infrastructure Bank for consideration[1].

Completed, applications may be submitted as follows:

Via electronic mail:

Nevada State Infrastructure Bank

Email: *Financing.application@sib.nv.gov*

Via regular mail:

Nevada State Infrastructure Bank
c/o Executive Director
555 East Washington Avenue, Suite 5200
Las Vegas, Nevada 89101

-

[1] *Note: submission of an application does not guarantee Board consideration or project funding.*

Part 1: Applicant Information

Legal Name of the Applicant: City of West Wendover

Type of Applicant:

☒ Governmental Unit

☐ Indian Reservation or Colony

☐ Private Non-Profit Organization created for charitable or educational purposes

If applicant is a governmental unit or non-profit organization, please describe:

The City of West Wendover is a General Law Incorporated City operating under NRS 266

Mailing Address of the Applicant:

Street Address: 1111 N. Gene L. Jones Way - PO Box 2825

City, State, Zip Code: West Wendover, NV 89883

Name of the Individual Submitting this Application:

Chris J. Melville

Role/Title of the individual submitting the application:

City Manager

Address for the individual submitting the application:

Street Address: 1111 N. Gene L. Jones - PO Box 2825

City, State, Zip Code: West Wendover, NV 89883

Email for Individual submitting the application:

cmelville@westwendovercity.com

Phone number of individual submitting this application:

(775) 664-3081

Please list the contact information (Name, Address, Phone, Email) for other authorized individuals associated with the project (i.e., consultants, advisors, engineers, attorneys, etc.)

Name: Lauren Landa	Title: Interim Assistant City Attorney
Organization: Goicoechea, DiGrazia, Coyle & Stanton	Phone: (775) 738-8091
Street Address: 530 Idaho Street	Fax:
City, State, Zip: Elko, NV 89801	E-mail: laurenlanda@elkolawyers.com
Name: Darin Hawkes	Title: City Engineer of Record
Organization: Aqua Engineering, Inc.	Phone: (801) 683-3727
Street Address: 533 W 2600 S Suite 275	Fax:
City, State, Zip: Bountiful, UT 84010	E-mail: darin.hawkes@aquaeng.com

Part 2: Financing Requested

What type of financial assistance is the Applicant seeking? (Please select all that apply)

- [x] Loan
- [x] Grant
- [ ] Other Financial Assistance

Financing Amount Requested:

$1,642,623

Is the State Infrastructure Bank origination fee included in financing? (Please reference the regulations governing the Nevada State Infrastructure Bank)

- [ ] Yes
- [x] No

Financing term requested (Number of years): 35

Source of financing repayment:

- [ ] Enterprise Fund
- [ ] Special Fund
- [x] General Fund Lease
- [ ] Assessment District
- [ ] Special Taxes/Property Related Assessments
- [ ] Voter approved general obligation debt
- [x] Other

Please explain the source(s) of financing repayment:

The repayment source will be the city's General Fund and other assessments deemed appropriate as a repayment source.

Part 3: Project Information

Project Name: West Wendover Fire Station/Emergency Operations Center (EOC)

Project Address:

Street Address: 1113 N. Gene L. Jones Way

City, State, Zip Code: West Wendover, NV 89883

Project Category (Please reference Chapter 408 of the Nevada Revised Statutes):

- ☐ Transportation Facility
- ☐ Utility Infrastructure
- ☐ Water and Wastewater Infrastructure
- ☐ Renewable Energy Infrastructure
- ☐ Digital Infrastructure
- ☐ Recycling and Sustainability Infrastructure
- ☒ Social Infrastructure
- ☒ Other Infrastructure related to Economic Development

If the project category selected was "Other Infrastructure related to Economic Development" please explain the project:

Other infrastructure related to Economic Development was also selected as the project provides essential fire services related to the current and long term development of the community both commercially and residentially. Additionally, the new facility replaces an existing facility/property which has been leased for many years. With the relocation of the Fire Department operations, the owner of the facility/property will be able to move forward with expansion of their business operations including additional hospitality investments covering gaming and hotel expansions.

Is the project located in any of the following? (Please select all that apply)

☐ In a qualified census tract as designated by the United States Secretary of Housing and Urban Development pursuant to 26 U.S.C. § 42(d)(5)(B)(ii)

☐ In a census tract which has a high level of social vulnerability as determined according to the Social Vulnerability Index developed by the Centers for Disease Control and Prevention of the United States Department of Health and Human Services

☒ In a community which has a large percentage of the population having limited English proficiency

☐ In a community that has been subject to historical instances of redlining, segregation or other discriminatory practices

Is any part of the proposed project located on Tribal land?

☐ Yes

☒ No

Please attach a detailed description of the project. If the funding request is limited to a portion of the project, please identify as appropriate. If you have a feasibility study, a capital improvement plan, environmental study, or other such reports containing a detailed description of the project, please include as appropriate.

Attach all necessary documents as Exhibit 1. [Please label and attach items as Exhibits 1a, 1b, 1c, etc.]

If funding for the project is approved by the Nevada State Infrastructure Bank Board of Directors, how long will it take for this project to be completed?

Current schedule: Construction start 10-2023; completion 03-2025

Please list applicable permits for the project:

Type of Permit (Please include permit number)	Granting Authority	Date Submitted	Date Received	Expiration Date
Building Permit	City of West Wendover	10/16/2023	10/16/2023	06/30/2025

Please complete the attached Project Sources and Uses of Proceeds Table (located on page 22 of this document) as Exhibit 2. Attach any and all cost estimates, bids, project labor agreements, and construction contracts, if available. [Please label and attach them as Exhibits 2a, 2b, 2c, etc.]

Please provide for any and all documentation commitment(s) for project funding sources other than financing from the State Infrastructure Bank. This could include resolutions, grant agreements, loan agreements, contracts, etc. [Please label and them as Exhibit 3]

Is land acquisition a component of the project?

☒ Yes

☐ No

If yes, please provide a copy of the purchase agreement as Exhibit 4. Include a description of the land that has been or will be acquired (current owner, address, assessor's parcel number, purchase date or expected purchase date, cost or estimated cost), and identify the funding source(s) for the land below:

Exhibit 4 - Recorded Land Patent dated 3-11-2022 w/completed payments

Does the applicant already own the land needed for the project?

☒ Yes

☐ No

Please provide a comprehensive project timeline as Exhibit 5. Include specific project milestones such a preliminary engineering report, all required permits, design, engineering, land/right-of-way acquisition, preparation of bid documents, awarding of construction contract, construction start date, construction completion date, and the date that the project will become operational.

Private Activity - Will any entity, including a governmental entity other than the Applicant, use or directly benefit from any portion of the Project other than as a member of the general public? (For example, will a private entity or a federal agency operate, or lease space in the proposed project?)

☐ Yes

☒ No

If yes, please describe the entity that will use or otherwise benefit from the Project. Provide a copy of the agreement(s) with such private entity, or federal agency. [Please label and attach as Exhibit 6.]

Will financing be used to finance more than 5 percent of any private activity costs?

☐ Yes

☒ No

If yes, please explain:

Business Relocation – Will the proposed Project require the relocation of a private sector business from one area of the State to another?

☐ Yes

☒ No

If yes, please provide a justification to support the move:

Please describe any economic and/or community benefits that will result from the completion of this project. Please include the method, or calculation by which these results were identified:

The proposed project is a new facility designed by a reputable fire station design/build team (CORE/TSK) which have designed and constructed numerous fire service facilities in Nevada as well as surrounding states. The design of the new facility uses current NFPA, building code and industry standards and in addition is designed to accommodate not just the current fire service operations but as well, provides for the opportunity to expand the facility as operational needs grow.

Additionally, the new Fire Station will be located on city owned and controlled property, thus eliminating the current lease situation with the existing facility. Though the lease

What are the total number of jobs that will be created and the average wage for the project? (Please include the method or calculation by which these results were identified)

Please see the attached job creation (short and long-term) and wage matrix (Exhibit 7A) as provided by the Nevada Governor's Office of Economic Development for this project.

What are total number of jobs retained and the average wage? (Please include the method or calculation by which these results were identified)

Please see the attached job creation (short and long-term) and wage matrix (Exhibit 7A) as provided by the Nevada Governor's Office of Economic Development for this project.

Describe the environmental impact that will result from this project? (Please include the method or calculation by which these results were identified)

This original environmental work was completed in 2018 by USDA Rural Development as part of the City Hall/Government Complex Project as the Fire Station is a component of such project, see Exhibit 2B. Additionally an updated environmental assessment is currently being completed as part of the recently awarded Nevada CDBG funding. That documentation has a tentative completion date of August 31st.

Does this project comply with the with the standards and goals set forth in the 2020 Nevada Climate Strategy and the goals for the reduction of greenhouse gas emissions set forth in NRS 445B.380 and 704.7820?

☐ Yes

☐ No

☒ Unsure

Useful Life - Please provide evidence detailing the useful life of the Project. Useful life is defined as the estimated number of years the project is anticipated to remain in service. Please include estimated useful life projections with and without any anticipated maintenance costs. [Label and attach as Exhibit 7]

Is this project eligible to apply for funding from the Affordable Housing Revolving Account within the Nevada State Infrastructure Bank Fund? (Please reference the Nevada State Infrastructure Bank regulations for the guidelines and policies for the Affordable Housing Revolving Account.)

☐ Yes

☒ No

☐ Unsure

Is this project eligible to apply for funding from the Charter School Capital Needs Revolving Account within the Nevada State Infrastructure Bank Fund? (Please reference the Nevada State Infrastructure Bank regulations for the guidelines and policies for the Charter School Capital Needs Revolving Account.)

☐ Yes

☒ No

☐ Unsure

Is this project eligible to apply for funding from the Federal Infrastructure Matching Account within the Nevada State Infrastructure Bank Fund? (Please reference the Nevada State Infrastructure Bank regulations for the guidelines and policies for the Federal Infrastructure Matching Account.)

☐ Yes

☐ No

☒ Unsure

Is this project eligible to apply for funding from the State Infrastructure Bank General Account within the Nevada State Infrastructure Bank Fund? (Please reference the Nevada State Infrastructure Bank regulations for the guidelines and policies for the State Infrastructure Bank General Account.)

☒ Yes

☐ No

☐ Unsure

Part 4: Financial Information

Please provide copies of the five most recent fiscal year-end audited financial statements for the applicant and related parties to the project, if not already provided, as well as applicable revenue projections and cash flows. [Label and attach as Exhibits 8a, 8b, 8c, etc.]

Please provide the current year's adopted budget as Exhibit 9.

Are there any events or circumstances that have occurred since the date of the last financial statement could materially affect the overall financial condition of the Applicant?

☐ Yes

☒ No

If yes, please explain:

In the table below, please list all outstanding financing obligations (debts, notes, capital leases, etc.) secured by the source of repayment for the requested financing. Attach as Exhibit 10, and include a copy of all financing documents (e.g., the official statement along with any underlying loan agreements, lease agreements, or indentures, etc.) [Label and attach as Exhibits 10a, 10b, 10c, etc.]

Name of Lender	Date of Debt	Outstanding Balance (as of 06/30/2023)	Maximum Annual Debt Service/Lease Payment
USDA	08/18/2009	$3,617,732.92	$313,500
Pinnacle	07/14/2015	$618,000	$210,718.10
*Western Alliance Business	03/30/2022	$ Interest Only on Draws	$ N/A
*Western Alliance Business	09/15/2022	$ Interest Only on Draws	$ N/A

Please provide a description of any off-balance-sheet debt obligations, including capital leases and other contractual obligations:

*Two (2) Western Alliance Business Trust Interim Debentures are Off Balance Sheet as they will be closed out by USDA Loans at the completion of the related projects (Fire Station/EOC and Downtown Infrastructure Phase 1). See Exhibit 10C and 10D

Has the Applicant defaulted on any debt or other obligation including, but not limited to, bonds, leases, or loans within the last ten years?

☐ Yes

☒ No

If yes, please specify the date(s) and circumstances:

Please attach as Exhibit 11 the current Capital Improvement Plan. Explain below any expected plan for future debt issuance:

The most recent West Wendover CIP was adopted in July of 2022 and will be updated in July 2023. The CIP includes many projects a few of which have funding models in place to which construction and/or engineering/design is underway. Of the projects listed in the CIP the following are relevant:

No. 1 City Downtown Infrastructure Phase 1
No. 2 Fire Station/EOC Facility
No. 3 Interoperability, Police, Police Dispatch and Emergency Services
No. 4 West Wendover Clinic Digital X-ray Upgrade

Does the Applicant have an Inter-fund Transfer Policy?

☐ Yes

☒ No

If yes, please attach a copy of the policy as Exhibit 15.

Is the Applicant planning on utilizing any collateral in order to receive a loan or other financial assistance?

☐ Yes

☒ No

If yes, please explain:

Part 5: Loan Proceeds

Will the loan proceeds pay for any general administration or overhead costs?

☐ Yes

☒ No

Have any general administration or overhead costs already been incurred?

☒ Yes

☐ No

If yes, please explain:

There have been general administration costs on the project but the city does not account for those with applications for grants or financing of projects. They are considered general costs that the city absorbs as part of completing projects.

Will the Project include the payment of prevailing wages as set forth in NRS Chapter 408?

☒ Yes

☐ No

Will loan proceeds finance preliminary costs for the Project?

☐ Yes

☒ No

Have any preliminary costs already occurred?

☒ Yes

☐ No

If yes, please explain:

The project has completed Phase 1A and Phase 1B Design and Guaranteed Maximum Price (GMP). Phase 1B is anticipated to be accepted by the City Council and USDA on or before September 5, 2023. With the acceptance of Phase 1B GMP the project can then move into Phase 2, Final Design (remaining 30%) and construction to follow Fall of 2023.

Part 6: Legal Information

Please describe the composition of the Applicant's governing body, including the number of positions, term, and the selection/appointment process. Additionally, please provide a current list of individuals in these positions:

The Governing Board includes 6 elected positions under NRS 266: Mayor and 5 Council Members. The offices are set with 4 year staggering terms. The offices are part of the General Election cycle.

Current office holders:
Jasie Holm, Mayor
Nicolas Flores, City Council Member
Juan Gorum, City Council Member
John Hanson, City Council Member
Gabriela Soriano, City Council Member
Robert Trujillo, City Council Member

Has the governing body approved the application? (Please provide written documentation confirming approval):

Please describe any pending or anticipated litigation and/or contractual disputes that the Applicant is a party to:

None

Please describe any past, present, or potential issues or controversies that may impact the Project:

None

For any applicant that is a Charter City, please attach as Exhibit 16 a copy of the City's Charter including all addendums and supplements thereto.

For any applicant that is a School District, Special District, or Joint Powers Authority (JPA), please provide the statutory citation of formation authority or attach a copy of all formation documents and amendments as Exhibit 17.

For any applicant that is a non-profit organization, please provide as Exhibit 18, a copy of the following:

a. Articles of Incorporation, together with all amendments.

b. Certificate of Status/Good Standing in the State of Nevada.

c. Bylaws, together with all amendments.

d. 501 (c)(3) Determination Letter(s) from the IRS, and any related documents and correspondence with/from the IRS.

e. All Form 990s for the last three years

f. All Form 990-Ts for the last three years.

g. Capital Campaign brochures, forms, pledge cards, and related materials, if any.

Applicant acknowledges the following

All information submitted to the Nevada State Infrastructure Bank is true and correct at the time of submission, and such information does not contain any untrue or misleading statement of a material fact or omits to state any material fact necessary to make the statements contained herein not misleading. Further, applicants affirm, understand, and accept the obligations, terms, and conditions of loans and other financial assistance offered by the Bank.

By signing below, I acknowledge that I understand that it is unlawful to knowingly make a false claim, a false statement, use a false of fictitious name, or obtain money or benefit under false pretenses. I understand these acts are a violation of the laws of the State of Nevada punishable by civil penalties, including repayment, and/or criminal penalties including up to a category D felony and six years in state prison.

Print Name: CHRIS J. MELVILLE

Print Title: CITY MANAGER

Authorized Signature: Chris J. Melville Digitally signed by Chris J. Melville Date: 2023.08.29 14:57:45 -06'00'

Date: 08/29/2023

Application Checklist

(Complete and submit all required documents below with the Financing Application)

SIB Staff Use	INDICATE WHETHER OR NOT EACH DOCUMENT IS ATTACHED TO THIS APPLICATION			APPLICATION EXHIBITS	
Date Rec'd	*YES*	*NO*	*N/A*		
	◉	○	○	Application	Signed and Dated
	◉	○	○	Exhibit 1	Study, Plan, or Other Report with Detailed Project Description
	◉	○	○	Exhibit 1a	Approval from governing body to submit application
	◉	○	○	Exhibit 2	Sources and Uses of Proceeds Table
	◉	○	○	Exhibit 2a	Detailed cost estimates, bids, and construction contracts, that support Exhibit. Label each Exhibit a, b, c, etc.
	◉	○	○	Exhibit 2b	Explanation of potential environmental impacts potential environmental impacts. -Environmental study.
	◉	○	○	Exhibit 3	Documentation Demonstrating Commitment of Other Project Funding Sources (includes Applicant's contribution). Label each Exhibit a, b, c, etc.
	○	○	◉	Exhibit 3a	Project cash flow projections
	○	○	◉	Exhibit 3b	Bond rating agency report (if available)
	◉	○	○	Exhibit 3c	Existing property tax rates, and general obligation bonding capacity (governmental entities only)
	○	○	◉	Exhibit 3d	Historical revenues and expenses of proposed revenue source
	◉	○	○	Exhibit 4	Real Estate Purchase Agreement (if applicable)
	◉	○	○	Exhibit 5	Project Timeline
	○	○	◉	Exhibit 6	Project Benefit Information
	○	○	◉	Exhibit 6a	Project population trends
	○	○	◉	Exhibit 6b	Project assessed value trends

	◉	○	○	Exhibit 7	Useful Life Exhibit
	◉	○	○	Exhibit 8	Five (5) Years Audited Financial Statements [and any applicable revenue projections and cash flows]. -Cash flow available for debt service and debt service coverage ratio -Label each Exhibit a, b, c, etc.
	◉	○	○	Exhibit 9	Current Year Adopted Budget
	◉	○	○	Exhibit 10	Documentation of Outstanding Debt Obligations Label each Exhibit a, b, c, etc.
	◉	○	○	Exhibit 11	Current Capital Improvement Plan
	○	○	◉	Exhibit 12	Documentation of compliance with Nevada's Climate Strategy for the year 2020 and goals for reduction of greenhouse gas emissions set forth in NRS 445B.380 and 704.7820
	○	○	◉	Exhibit 13	Documentation of project compliance with NSIB regulation Sec. 17 (project labor standards)
	○	○	◉	Exhibit 14	Documentation that the average percentage of pupils who are served by all of those schools and are pupils who are at risk, as defined in NRS 388A.045, is 60% or greater (Charter School fund applicants only)
	○	○	◉	Exhibit 14a	Written authorization for the project from the sponsor of the charter school (Charter School fund applicants only)
	○	○	◉	Exhibit 15	Interfund Transfer Policy/Reimbursement Agreement (if applicable)
	○	○	◉	Exhibit 16	Charter City Information and Questionnaire (if applicable)
	○	○	◉	Exhibit 17	Districts Formation Documents and Amendments (If applicable)
	○	○	◉	Exhibit 18	Non-Profit Applicants Exhibits. (if applicable) Label each Exhibit a, b, c, etc.

Exhibit 2

SOURCES AND USES OF PROCEEDS TABLE

(NOTE: Please attach as Exhibit 2a, detailed cost estimates, bids, and construction contracts, etc. to support data provided in the table.)

PROJECT USES	*PROJECT FUNDING SOURCES*						
	Estimated Life of the Project	**SIB**	**[Applicant]**	**Other** USDA Loan	**Other** Nevada CDBG Grant	**Other** USDA Grant	**TOTAL**
Land Acquisition	38			$840,000			$840,000
Building Construction/Renovation		$1,642,623	$2,025,335	$7,329,416	$500,000	$200,000	$11,697,374
Construction Contingency			$299,933				$299,933
Machinery/Equipment							
Engineering/Architectural/ Design/Permits/Environmental				$485,117			$485,117
SIB Origination Fee							
Other: Interim Loan Interest Exp				$100,000			$100,000
Other: Cost of Interim & Bond Counsel				$152,267		$200,000	$152,267
TOTAL		$1,642,623	$2,325,268	$8,906,800	$500,000	$200,000	$13,574,691

Please provide the justification in determining the useful life of the Project:

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Exhibit 1-01:	**Project Description and Need**
Exhibit 1-02:	**West Wendover Capital Improvement Plan (Page 1) Adopted 7-18-2023**
Exhibit 1-03:	**CORE/TSK Phase 1B GMP Deliverables (August 7, 2023)**
Exhibit 1-04:	**CORE/TSK Phase 1A Deliverables (January 10, 2023)**
Exhibit 1-05:	**Original USDA Preliminary Architectural Feasibility Report (July 2018)**
Exhibit 1A:	**Governing Board Approval of Application**
Exhibit 2:	**Sources and Uses of Proceeds Table**
Exhibit 2A-01:	**Funding Cost Analysis 8-8-2023**
Exhibit 2A-02:	**Design/Construction Cost 8-8-2023**
Exhibit 2A-03:	**West Wendover/CORE Construction Contract**
Exhibit 2B-01:	**2018 USDA Environmental Document**
Exhibit 2B-02:	**2023 Nevada CDBG EA**
Exhibit 3-01:	**USDA Loan Approval Fire Station**
Exhibit 3-02:	**USDA Grant and Amendment No. 1 to Letter of Conditions**
Exhibit 3-03:	**Nevada CDBG 2023 Grant Award Documentation**
Exhibit 3-04:	**West Wendover Support Letter**
Exhibit 3-05:	**Nevada Division of Emergency Management Support Letter**
Exhibit 3C:	**Existing Property Tax Rate and General Obligation Bonding Capacity**
Exhibit 4:	**Property Ownership Documentation**
Exhibit 5:	**Current Project Schedule 8-7-2023**
Exhibit 5A:	**Phase 1B Design Deliverables with Guaranteed Maximum Price (GMP)**
Exhibit 7:	**Project Useful Life**
Exhibit 7A:	**West Wendover Fire Station Project Nevada CDBG Job Impact Analysis**
Exhibit 8A-01:	**FY2022 Audit**
Exhibit 8A-02:	**FY2022 Single Audit**
Exhibit 8B:	**FY 2021 Audit**
Exhibit 8C:	**FY 2020 Audit**
Exhibit 8D:	**FY 2019 Audit**
Exhibit 8E:	**FY 2018 Audit**
Exhibit 8F:	**West Wendover Financial Forecast, Income Statement 8-12-2023**
Exhibit 8G:	**West Wendover Financial Forecast, Cash Flow Analysis 8-12-2023**
Exhibit 8H:	**West Wendover Financial Forecast, Balance Sheet 8-12-2023**
Exhibit 9:	**Final Budget FY2024**
Exhibit 10:	**West Wendover Outstanding Obligations Schedule**
Exhibit 10A:	**USDA Loan 97-19 City Hall/Government Complex**
Exhibit 10B:	**Pinnacle Medium Term Obligation Florence Way**
Exhibit 10C:	**Western Alliance Business Trust Interim Debenture Fire Station**
Exhibit 10D:	**Western Alliance Business Trust Interim Debenture Downtown Inf Phase 1**
Exhibit 11:	**West Wendover Capital Improvement Plan FY24-28, Adopted 7-18-2023**

EXHIBIT 1-01

WEST WENDOVER
FIRE STATION EMERGENCY OPERATIONS CENTER

Description:

The West Wendover Fire Station Emergency Operations Center (WWFS-EOC) Project includes the construction of a facility of approximately 11,300 sqft in size. The facility includes just over 2,100 sqft of office and general operations area along with 9,400 sqft of apparatus bays and support area.

The facility is designed to accommodate future expansion as needs develop including expansions to office areas, training rooms, storage and living quarter components. The city anticipates this new facility will eventually be staffed on a full-time 24-hour basis.

The WWFS-EOC is an important long-term public safety facility for the City of West Wendover and has been listed in the city's annual Capital Improvement Plan for many years. Currently the project is listed as No. 2, behind the Downtown Development Infrastructure Phase1 Project which is nearing completion. The project was originally planned in 2007 to be part of the construction of the City Hall Government Complex. However, due to cost, the facility was delayed. Now more than a decade later, this important project is finally moving forward. The need for the new Fire Station is based on having an adequately sized facility that is capable of expansion and being located on local government owned and controlled property. The existing Fire Station was constructed in the mid 1980's by Elko County prior to the city's incorporation and is of inadequate size and design. Further complicating the existing facility is that it is located on approximately 1.5 acres of leased property. Though the current facility with its three (3) short apparatus bays was adequate for the needs of the community in the mid 1980's under Elko County, today the community is 4 times the size and the current facility is significantly undersized, outdated under NFPA standards and as noted, remains under an untenable lease situation. The property owner at this time desires to invest in growth and expansion of their current business facilities and operations and is no longer open to a renewal of the lease going forward. Thus, the city at this time is on a month-to-month lease while the new WWFS-EOC is being completed.

The proposed project is a new facility designed by a reputable fire station design/build team (CORE/TSK) which have designed and constructed numerous fire service facilities in Nevada as well as surrounding states. The design of the new facility uses current NFPA, building code and industry standards and in addition is designed to accommodate not just the current fire service operations but as well, provides for the opportunity to expand the facility as operational needs grow. The new facility will be located on city owned and controlled property, thus eliminating the current lease situation with the existing facility. Though the lease situation was acceptable in the past, with today's business opportunities and growth, the owner of the property has scheduled to expand an adjacent business (Rainbow Hotel and Casino). Thus, in addition to meeting the needs of the city's fire service for the future with the new facility design and its location on city owned property, with the relocation of our fire service operations, there will be the ability over the next several years for additional business investment and job growth in the community to occur related to the expansion of the adjacent commercial operations.

Construction of a new facility will be located west and adjacent the West Wendover City Hall on N. Gene L. Jones Way, West Wendover, Nevada.

The completed project will include the following contained within an approximate 1.50 acre site:

- Building Bay Area (9,300 sqft)

    - (5) 85ft equipment apparatus bays
    - (2) decontamination rooms
    - Shower room and laundry
    - Bay storage totaling approximately 9,300 sqft. Incl. EOC equipment area.

- Building Office Area (2,100 sqft)
    - Reception area
    - Staff offices
    - Training room/Day room/EOC area
    - Kitchen
    - IT/Com room
    - Storage
    - Public restroom, etc.

  * The Building Office Area portion will be expandable in the future as need arises.

- Site:
    - Front and rear building equipment aprons
    - Street improvements and facility access
    - Parking areas
    - Landscaping, lighting and signage

The facility will meet all local and state code requirements including current NFPA regulations and requirements related to its use as an Emergency Operations Center.

CITY OF WEST WENDOVER
FIVE YEAR CAPITAL IMPROVEMENT PROJECTS PLAN
FISCAL 2023-2024 thru 2027-2028
By Priority

√ Denotes Project process, engineering design and/or construction underway.

2023-2024

1. **√ CITY DOWNTOWN INFRASTRUCTURE PHASE 1 – COST ($7,084,199).**
With the City proceeding with planned development initiatives on the City Center/Downtown property Phase 1 infrastructure needs to be completed. This infrastructure will include an extension to Pueblo Boulevard to the north of approximately 900 feet in a complete street design as well as related utility infrastructure which will service the Phase 1 area that will contain approximately 60 acres of land for commercial development.

Progress Report: Project under construction, completion scheduled for September 2023. Funding by USDA loan, Nevada CDBG Grant, U.S. EDA Grant, NGM Grant and General Fund ARP Allocation. FY2023-2024

2. **√ FIRE STATION FACILITY – COST ($14,773,822).**
The current Fire Station is located on private land, which the City has leased on a yearly basis. The existing facility is limited in size and capability given its initial size and related construction and the property owner has chosen not to provide future lease of the facility. The community has more than quadrupled in size since the original facility was built and now the long-term needs of the community are not being met. The City has a site selected and partially developed to accommodate the new fire station facility, located adjacent to the City Hall on N. Gene L. Jones Way. The project is currently completing design and scheduled for construction late fall of 2023 under a Design/Build Contract with CORE Construction.

Progress Report: Design nearing completion, construction scheduled for late fall 2023 with expected one year construction. This project to be funded through USDA loan (obligated) and General Fund ARP Allocation and Other Grants/Loans FY 2023-2024

3. **√ INTEROPERABILITY, POLICE, POLICE DISPATCH AND EMERGENCY SERVICES TOWER/MOBILE DATA – COST *($426,000)***
The City of West Wendover continues its progress with regard to upgrades to the City's interoperability for Public Safety which includes adding an additional radio tower at the Public Works Facility to enhance coverage of the eastern end of the community along with providing increased signal penetration of commercial buildings for radio traffic. This project also includes upgrades to the Police Dispatch System for capability to integrate, use and transmit GIS, law enforcement and emergency services information from Dispatch to officers and personnel on the street via wireless networking and related equipment in vehicles.

Progress Report: Tower site location chosen, FAA permit in process for location. GIS base mapping complete, dispatch system has base capabilities for networking. Funding to be provided by General Fund and DOJ Technology Grant currently in place. Construction completion spring 2024. FY 2023-2024

4. **√ WEST WENDOVER CLINIC DIGITAL X RAY UPGRADE – COST ($320,000).**
This project is to complete an upgrade to the West Wendover Clinic Digital X-ray machine and related equipment. The project is being funded through a grant obtained through the Health Resources and Services Administration (HRSA).

Progress Report: X-ray acquisition process initiated. Completion of project by January 2024. Funding through HRSA Grant. FY 2023-2024

EXHIBIT 1-03

August 7, 2023

West Wendover Fire Station No. 13

Guaranteed Maximum Price (GMP)

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1. GMP
2. Basis of GMP
3. Schedule
4. Design Documents

CORE



1.
GMP

West Wendover
Fire Station 13

Guaranteed Maximum Price

Prepared on: 7-Aug-23

#	Description		GMP	BREAKOUTS Included in base Access Road	ALTERNATES NOT included ALT #1 Cross Street Visitor Parking
	GENERAL		**$402,036**	**$0**	**$6,595**
GEN1	General Requirements		**$136,878**	$0	$6,595
GEN2	Scaffolding & Equipment		**$129,454**	$0	$0
GEN3	Waste Management & Cleaning Requirements		**$135,704**	$0	$0
	DEMOLITION / OFF-SITE INFRASTRUCTURE		**$0**	**$0**	**$0**
	SITE WORK (ROUGH)		**$1,218,642**	**$74,497**	**$75,515**
7	Horizontal Survey & Staking		**$19,418**	$0	$3,884
8	Earthwork, Paving, & Utilities		**$1,199,224**	$74,497	$71,631
	SITE WORK (FINISH)		**$672,269**	**$35,605**	**$36,700**
16	Landscaping & Irrigation		**$121,208**	$0	$26,554
18	Flag Pole		**$6,600**	$0	$0
23	Gates		**$12,330**	$0	$0
24	Site Concrete		**$434,311**	$35,605	$10,146
25	Site Masonry		**$97,820**	$0	$0
	STRUCTURE		**$1,598,359**	**$0**	**$0**
27	Structural Layout & Coordination		**$11,538**	$0	$0
30	Structural Concrete		**$685,133**	$0	$0
33	PEMB Structure		**$462,471**	$0	$0
36	Rough Carpentry		**$439,217**	$0	$0
	ENCLOSURE		**$1,687,162**	**$0**	**$0**
38	Moisture Protection		**$161,730**	$0	$0
40	Caulking & Sealants		**$50,258**	$0	$0
44	Thermal Insulation		**$53,432**	$0	$0
46	PEMB Enclosure		**$693,706**	$0	$0
48	Stucco / EIFS		**$195,711**	$0	$0
52	Exterior Aluminum, Glass, & Glazing		**$76,150**	$0	$0
54	Special Doors		**$456,175**	$0	$0
	INTERIOR FINISHES		**$759,215**	**$0**	**$0**
55	Temporary Requirements for Phasing / Quality Control		**$34,614**	$0	$0
56	Doors, Frames, & Hardware		**$119,364**	$0	$0
59	Casework & Finished Carpentry		**$73,723**	$0	$0
60	Drywall		**$291,747**	$0	$0
61	Paint & High-Performance Coatings		**$91,911**	$0	$0
62	Acoustical Ceiling Treament		**$42,183**	$0	$0
65	Carpet & Resilient Flooring		**$15,865**	$0	$0
66	Fluid-Applied Flooring		**$34,950**	$0	$0
67	Concrete Finishing		**$44,358**	$0	$0
70	Progressive & Final Clean Requirements		**$10,500**	$0	$0
	SPECIALTIES		**$94,412**	**$0**	**$0**
72	Building Signage		**$30,800**	$0	$0
74	Building Specialties		**$63,612**	$0	$0
	EQUIPMENT		**$222,366**	**$0**	**$0**
86	Residential Equipment & Appliances		**$67,490**	$0	$0
89	Fire Station Equipment		**$154,876**	$0	$0
	MEP SYSTEMS		**$1,855,142**	**$0**	**$0**
97	Fire Suppression System		**$68,182**	$0	$0
98	Plumbing Systems		**$652,830**	$0	$0
100	HVAC & Controls Systems		**$382,691**	$0	$0
103	Electrical Systems		**$751,440**	$0	$0
	UNIQUE FEATURES OF WORK		**$0**	**$0**	**$0**
	Subtotal		**$8,509,603**	**$110,102**	**$118,810**
	CONTINGENCIES & ALLOWANCES		**SUB TOTAL**		
2.5%	Design-Builder Contingency		$299,933	$2,753	$2,970
LS	Allowance #1: Utility Relocation (Fiber & Gas)		$75,000	$0	$0
	Subtotal		**$8,884,536**	**$112,855**	**$121,780**
RATE	**GENERAL CONDITIONS**		**SUB TOTAL**		
LS	General Conditions		$1,179,480		
LS	Warranty		$41,330		
	Subtotal		**$10,105,346**		
RATE	**INSURANCE, BONDS, AND BUILDERS RISK**		**SUB TOTAL**		
1.00%	General Liability		$119,974		
1.50%	Subcontractor Default Insurance		$137,768		
0.83%	Payment and Performance Bond		$100,165		
LS	Builders Risk Insurance		$74,384		
	Subtotal		**$10,537,637**	**$122,542**	**$132,234**
RATE	**CONTRACTOR'S FEE**		**SUB TOTAL**	**SUB TOTAL**	**SUB TOTAL**
4.50%	Design-Builder Fee		$516,631	**$5,514**	**$5,951**
	Subtotal		**$11,054,268**	**$128,057**	**$138,185**

	Working Project Cost	Access Road	ALT #1 Cross Street Visitor Parking
GMP Without Soft Costs	**$11,054,268**	**$128,057**	**$138,185**

	Project Soft Costs		Total Value
	Phase 2 A/E Design & Preconstruction Fees		$462,765
	Permits and Fees		$79,288
	FF&E Allowance (Other than Fire Station Equipment)		$101,053
2.5%	Owner Contingency		$299,933

	GMP	Access Road	ALT #1 Cross Street Visitor Parking
Guaranteed Maximum Price	**$11,997,307**	**$128,057**	**$138,185**

2.
Basis of GMP

BASIS OF GMP

City of West Wendover New Fire Station No. 13

PWP #EL-2023-434 | August 7, 2023

The Basis of GMP is a written explanation clarifying the scope, assumptions and exclusions used in establishing the Guaranteed Maximum Price (GMP) for the City of West Wendover New Fire Station No. 13 Project in West Wendover Nevada dated August 7, 2023. The GMP is presented in a ten group, systems format best utilized for analyzing and comparing project costs during design and preconstruction. This GMP is based on CORE's incorporation of the scope shown on the West Wendover New FS #13 60% DD documents dated May 3, 2023, and the scope clarifications below.

Assumptions, Clarifications, & Exclusions

SCHEDULE

This GMP is based upon performance of the work per the enclosed Preliminary Construction Schedule, which is an integral part of this GMP Package. This project has been divided into multiple phases, which are identified within the preliminary construction schedule and account for the overall construction duration and timeframe anticipated.

Schedule Clarifications:

- Microsoft Project Professional for Office 365 will be used as the schedule management program.
- We anticipate normal working hours 6:00 AM to 4:00 PM, Monday through Thursday, with some Friday and/or Saturday work as required to meet the schedule. Daily start and finish times are subject to change with changing weather conditions and daily sunrise/sunset time.
- All concrete pours are assumed to be early morning pours. If the authorities having jurisdiction do not allow early morning pours, the concrete pour sequence would be extended which would affect the critical path of the schedule.
- Activities within the Overall project schedule and general sequence of construction will be re-evaluated later when the GMP is executed.
- If the GMP does not start as scheduled on October 16th, 2023, CORE reserves the right to adjust General Conditions costs.
- Permitting timelines are allowances based on average timeframes of similar projects. Any delay caused by the permitting process is cause for a re-evaluation of the schedule and General Conditions.

Weather:

The following table represents a mutual understanding of the number of reasonable days of adverse weather per month where no weather dependent construction activities may occur due to unworkable field conditions. CORE has assumed the risk to make up for lost days per month in accordance with this table.

CORE shall be granted an extension of time for delays resulting from additional lost working days per calendar month beyond what is illustrated in the table in the GMP Proposal. The lost days illustrated in this schedule are per calendar month and shall not accrue from month to month.

(Eastern Nevada – Elko County Region)

Month	Number of Reasonably Anticipated Days of Adverse Weather Per Month	Average Precipitation
January	1	0.25

February	0	0.17
March	1	0.33
April	1	0.36
May	1	0.58
June	0	0.28
July	0	0.22
August	0	0.16
September	1	0.50
October	0	0.34
November	0	0.22
December	0	0.19

CORE considers soil condition that are unsuitable for heavy equipment operation to be adverse weather days. Additionally, driving conditions deemed unsafe for travel shall be deemed adverse weather days. CORE reserves the right to work Fridays and/or Saturdays in order to meet schedule.

Cost Clarifications

This GMP is based on the higher between 2023 Elko County Prevailing Wage Rates and 2023 Davis Bacon Wage Rates and includes Nevada sales tax. The value provided in the GMP includes all direct and indirect construction costs and includes typical project "soft costs". Soft costs included in this GMP are all design fees, loose/miscellaneous fire station equipment, and utility connection fees.

MATERIALS ECONOMIC IMPACTS

The parties acknowledge that some of the materials and products to be used and installed in the construction of this project may become unavailable, delayed in shipment and/or subject to price increases due to circumstances beyond the control of the Contractor. If a specified product is unavailable or shipment is delayed, Contractor shall provide written notice and shall be afforded additional time and substitute products may be considered. If there is an increase in price of materials, equipment, or products between the date of this contract and the time when the job is ready for the installation of the affected material, the amount of this contract shall be increased to reflect the additional cost to obtain the materials, provided that the Contractor gives the Owner written notice and documentation of the increased costs.

CONTINGENCIES

- **Design-Builder Contingency –** A 2.5% Design-Builder Contingency is included in this proposal and is intended to be used at CORE's discretion to cover costs that have not been completely identified or designed as trade specific scope on the GMP setting documents may require further clarification or coordination. These costs include, but not limited to, scope gap, coordination issues between trades, and missed scope during the bidding process. The Design-Builder Contingency is not intended to account for additional scope requests by the design / owner during construction.
- **Owner Contingency –** A 2.5% Owner Contingency is included in this proposal and is intended to be used at the City of West Wendover's discretion to cover costs for unforeseen or excluded items that are to be included as an amendment to the original contract.

ALLOWANCES

We have included the Allowances listed below in this GMP. These Allowances are considered to be an allotted sum of money included for a particular system or scope of work for which sufficient detail is not available to determine a definitive cost. A reasonable estimate for an assumed scope and quality is included as a placeholder. The Owner receives the savings for any amount under the allocation and is at risk for any amount over the allocation.

- **Allowance #1 – Fiber Line Relocation** – This Allowance is intended to cover costs associated with relocating the existing fiber line as to not be impacted by other improvements. Included is trenching, conduit bedding, backfill, conduit, and utility fees and coordination.
- **Allowance #2 – Fire Station Alerting System** – This Allowance is intended to cover costs associated with horns, strobes, controllers, pathways, and miscellaneous accessories associated with the Fire Station Alerting System.

ALTERNATES

Alternates are scopes of work which are NOT INCLUDED as part of the base contract work. They are carried as bid alternates so that if there is money available at the time of the GMP, they can be added to the project at the discretion of the owner.

- **Alternate #1 – Cross Street Visitor Parking** – This Alternate includes earthwork, asphalt, signage, striping, and concrete included with the proposed ADA/visitor parking lot as shown in the design documents.

SOFT COSTS

Soft Costs are scopes of work that are indirectly related to construction but are a necessary part of a project. The following soft costs are accounted for and included in this GMP. This does not represent an all-inclusive listing of all soft costs that may be required, but rather is CORE's understanding of the Soft Costs required to be included in the GMP.

- **A/E Design & Preconstruction Fees** – This scope of work includes architectural, engineering, and preconstruction costs to produce a construction set of documents, as well as provide preconstruction support through the Design Phase of the project.
- **Permits and Fees** – This is intended to cover costs associated with building permit fees for the project, and utility connection, coordination, and design fees for City of West Wendover Water. City of West Wendover electrical, communications, and gas connections are not included in this allowance. Inspections and Certificate of Occupancy costs are not included in this allowance.
- **FF&E Allowance** – This allowance is intended to cover costs associated with furniture, fixtures, and equipment not included elsewhere. The value is based on a list of items required by the City of West Wendover and a 5% additional FF&E allowance. The list of items is as follows:
    - (1) Smart Board, 65" min.
    - (3) Office Desks
    - (4) Tables, 8' x 18", folding
    - (20) office chairs, rolling.
    - Kitchen/Conference Table with seating for (8) with chairs.
    - Dayroom Furniture allowance of $15,000.

HOURLY RATES

The following agreed to hourly rates will be used to determine and define "Wages paid for Labor" as defined in Exhibit C of the Owner-CMAR Construction Agreement. The Actual Costs for each of the agreed to rates includes all normal and customary payroll paid by the Contractor plus all fringe benefits, taxes and insurances.

	Standard Rate	Overtime Rate
Project Management:		
Director of Operations	190	-
Sr. Project Manager	165	-
Project Manager	125	-
MPE/BIM Manager	125	-
Contract Administrator	92	-
Construction Coordinator	92	-
Certified Payroll	92	-
Field Operations:		
General Superintendent	165	-
Superintendent	130	-

Assumptions & Exclusions

GENERAL ASSUMPTIONS

- This GMP is considered lump sum, not line itemed. Scope values are provided for transparency and as a contract schedule of values. Any line-item cost variances will be carried across the duration of the entire project and the net savings (if any) will be split with the Owner per the terms of the contract at final completion. Costs for any individual line items are not guaranteed within this GMP, but rather the bottom-line cost of the GMP. Any cost savings from any individual line items will be offset against possible overruns of any other line items throughout the duration of the project.
- Building permits are to be procured by the Owner and in hand prior to CORE Construction mobilizing on site and Contract Time commencing. CORE shall be granted an extension of time for delays resulting from not having an approved grading / building permit in place on the anticipated start date.
- CORE Construction assumes that the soils / geotechnical report prepared by Summit Engineering is reflective of the soils to be disturbed under this project. Any adverse soil conditions including but not limited to contaminated soils, different shrink/swell factors, etc. shall be cause for a time extension and adjustment of the GMP.
- CORE will coordinate the work with the Owner's contractors and agencies, for example Wells Rural Electric, Centracom, City of West Wendover Water, City of West Wendover Sewer, etc., with their respective scopes as it pertains to this project. The Owner will provide direction related to any conflict. The project schedule has been developed assuming these contractors/agencies will be able to meet all required scheduled installation and/or utility turn-on dates and these dates will be communicated through the Owner. Any costs due to changes made by the permitting agencies after submission of the estimate are subject to change.
- Normal shrinkage cracking of all cementitious material, such as slabs, concrete walls, CMU walls, etc. is expected and shall not be cause for removal or replacement of structurally sound slabs.

- Underground utilities shown on plans are assumed to depict accurate locations of utilities. Design has been based on As-Built documents provided by the city. Discrepancies arising due to inaccurate As-Builts are not included in this GMP proposal.

SPECIFIC EXCLUSIONS

- Land acquisition costs, legal fees, and costs associated with any owner's representatives.
- 3rd party inspections and special inspections.
- Testing and inspection services of special inspectors.
- Services of a commissioning agent.
- Salvaging and relocation of any existing equipment or furnishings, unless otherwise specified.
- Fire pump and domestic water booster pump – available pressure and flow assumed adequate.
- Hard digging / caliche.
- Removal / relocation of existing storage units, equipment stored onsite – assumed by Owner.
- BIM modeling.

Scope-Specific Clarifications

CORE Construction's GMP is based upon plans and specifications as itemized in attached Enumeration of Documents, with the following Scope-Specific Assumptions and Clarifications.

GENERAL REQUIREMENTS

GEN1 – GENERAL REQUIREMENTS

- Temporary fencing, construction-use locks, public safety and project signage, construction toilets & accessories, on-site secured storage, timelapse construction camera, and site security systems are included.

GEN2 – SCAFFOLDING & EQUIPMENT

- Forklift and/or boom lift including fuel and operator expenses are included.

GEN3 – WASTE MANAGEMENT AND CLEANING

- Progressive site cleanup during construction and dumpster rental and removal fees are included.

SITE WORK (ROUGH)

008 – EARTHWORK, UTILITIES, AND PAVING

- Earthwork activities are limited by the grading shown in design documents along with the proposed swale realignment. Grading outside of these boundaries is not included.
- Gas line excavation and backfill is included. Exterior gas piping is assumed to be by utility. Utility connections and fees are not included.
- Tough digging of native soils is not included. Blasting and/or caliche excavation is specifically excluded. Test bores analyzed in the geotechnical report has been assumed to be conducive of the entire site.

SITE WORK (FINISH)

016 – LANDSCAPE

- Landscaping includes the following:
    - 8 Austrian Pines

- 14 Cleveland Flowering Pears
- 8 Lacemore Elms
- 12 Boxwoods
- 12 Karl Foerester Tall Grasses
- 16 Perennials
- Decomposed granite or gravel
- Irrigation water system including meter.

021 – PRE-FABRICATED SITE STRUCTURE

- Pre-fabricated site structures are not included.

023 – FENCING & GATES

- Trash enclosure gate is included.

025 – MASONRY

- A standard grey, 6' high CMU wall with 2" high CMU caps are included at the trash enclosure.
- CMU around generator pad is not included.
- Brick veneer around the building is not included.

STRUCTURE

036 – ROUGH CARPENTRY, EIFS, DRYWALL, AND ACT

- EIFS includes integral and shall be selected based on manufacturer's standard color palette.
- Level 4 drywall finish with light orange peel texture is included for all visible drywall spaces. Non-visible areas are to be finished as required by code.
- FRP/FRL is included for rooms 106 and 112.
- Porch dormer shall be stick framed above truss system sheathing.

ENCLOSURE

054 – OVERHEAD DOORS

- Doors included open at 60 inches per second with a springless design.

052 – GLASS AND GLAZING

- All windows within the Pre-Engineered Metal Building and the office entry door are 1" glass with aluminum frames. All windows on the office side are vinyl framed windows.

FINISHES

056 – DOORS, FRAMES, & HARDWARE

- Vision lites are included for all doors in the Apparatus Bays.

059 – CASEWORK

- Plastic laminate cabinets with stainless steel or quartz countertops are included for all spaces to receive casework.

061 – PAINT

- Painting of Pre-Engineered Metal Building structure is included. Field painting of all insulated metal panels is not included.

066 – FLUID APPLIED FLOORING

- Hermetic flooring is included for rooms 106 and 112.

067 – CONCRETE FINISHING

- Sealed concrete is included for all spaces besides restroom spaces. Polishing of any concrete is not included.

SPECIALTIES

074 – SPECIALTIES

- Bathroom specialties, corner guards, a markerboard, broom/mop holders, fire extinguisher cabinets, and window blinds are included.
- One flagpole is included.

EQUIPMENT

083 – RESIDENTIAL EQUIPMENT AND APPLIANCES

- Kitchen equipment and appliances including dishwasher, oven/stove, refrigerator, ice machine, residential washer/dryer, coffee maker, and microwave with integral vent hood are included.

089 – FIRE STATION EQUIPMENT

- Turnout gear washer/extractors, drying racks, and storage lockers are included.

MP&E SYSTEMS

098 – PLUMBING SYSTEMS

- Two (2) 1-1/2" fire truck fills are included.
- Air system includes a 150psi air compressor, 6 hose reels, 4 air outlets with black steel piping and fittings.
- Sanitary Waste & Vent System: PVC-DWV Pipe and fittings below grade, Cast Iron pipe and fittings above grade.
- Gas piping is extended to (2) gas furnaces in office/kitchen areas.

100 – HVAC

- Overhead vehicle exhaust system is not included.
- Gas furnaces are included in lieu of electric furnaces.

103 – ELECTRICAL

- Existing panels are assumed to have sufficient capacity and sufficient space for new breakers for the new service. Modifications to existing switch gear due to additional equipment not described above or within the design documents is not included.
- Average Daily Traffic (ADT) for N Gene L. Jones Way is assumed to be lower than the MUTCD signal warrant requirements. Accordingly, "Emergency Vehicle Approaching" flashers and signage, along with all associated work, is not included.
- All premiums for lighting are not included.

UNIQUE SCOPES OF WORK

109 – PRE-ENGINEERED METAL BUILDING

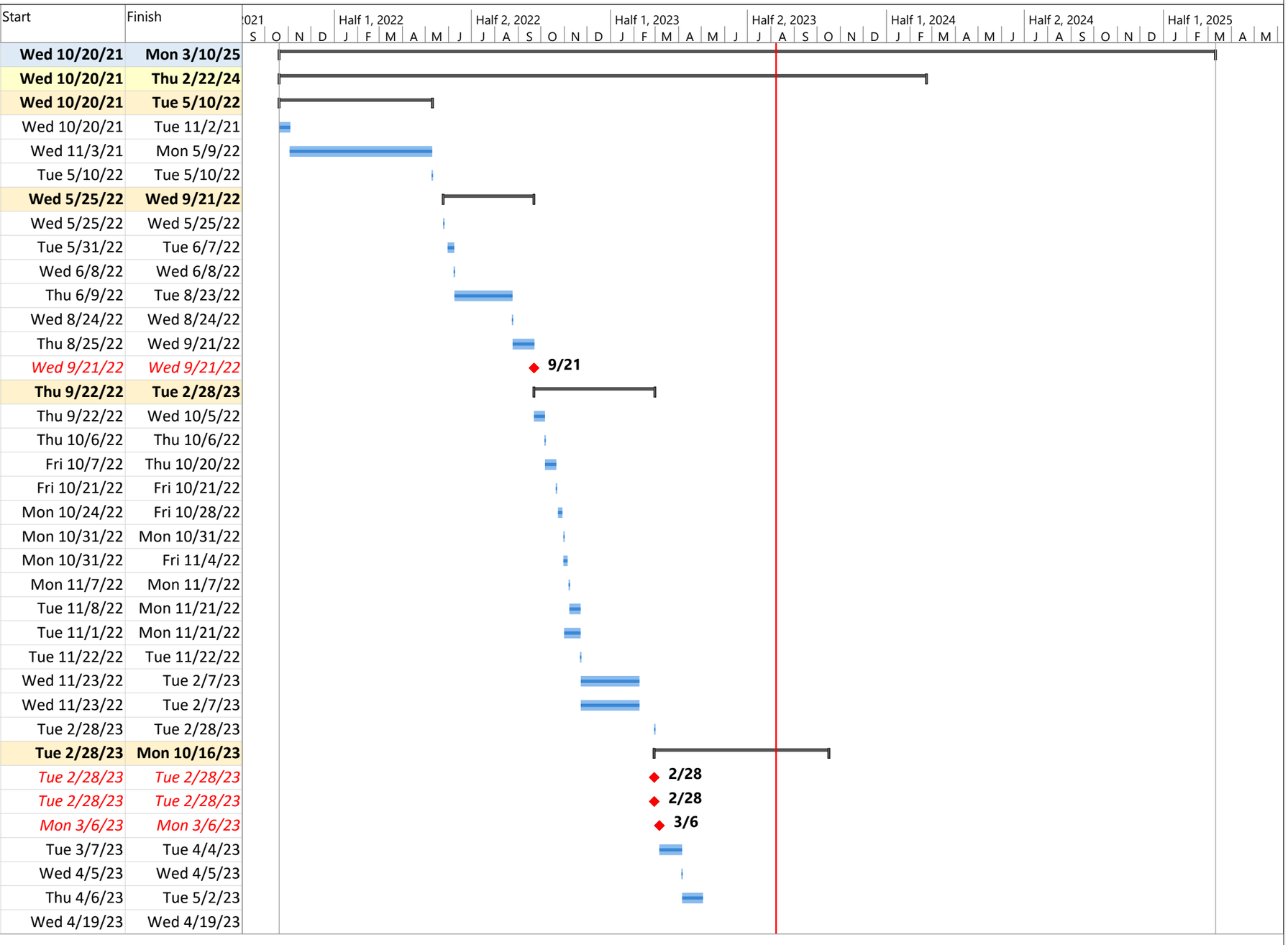
- Building interior shall have exposed framing, girts, and insulated metal panel backs. Insulated metal panels shall have the factory primer/paint on the interior and exterior.
- Colors for all metal panels shall be selected from a manufacturer standard color palette.

END OF BASIS OF GMP

3.
Schedule

WEST WENDOVER FIRE STATION - Full Schedule

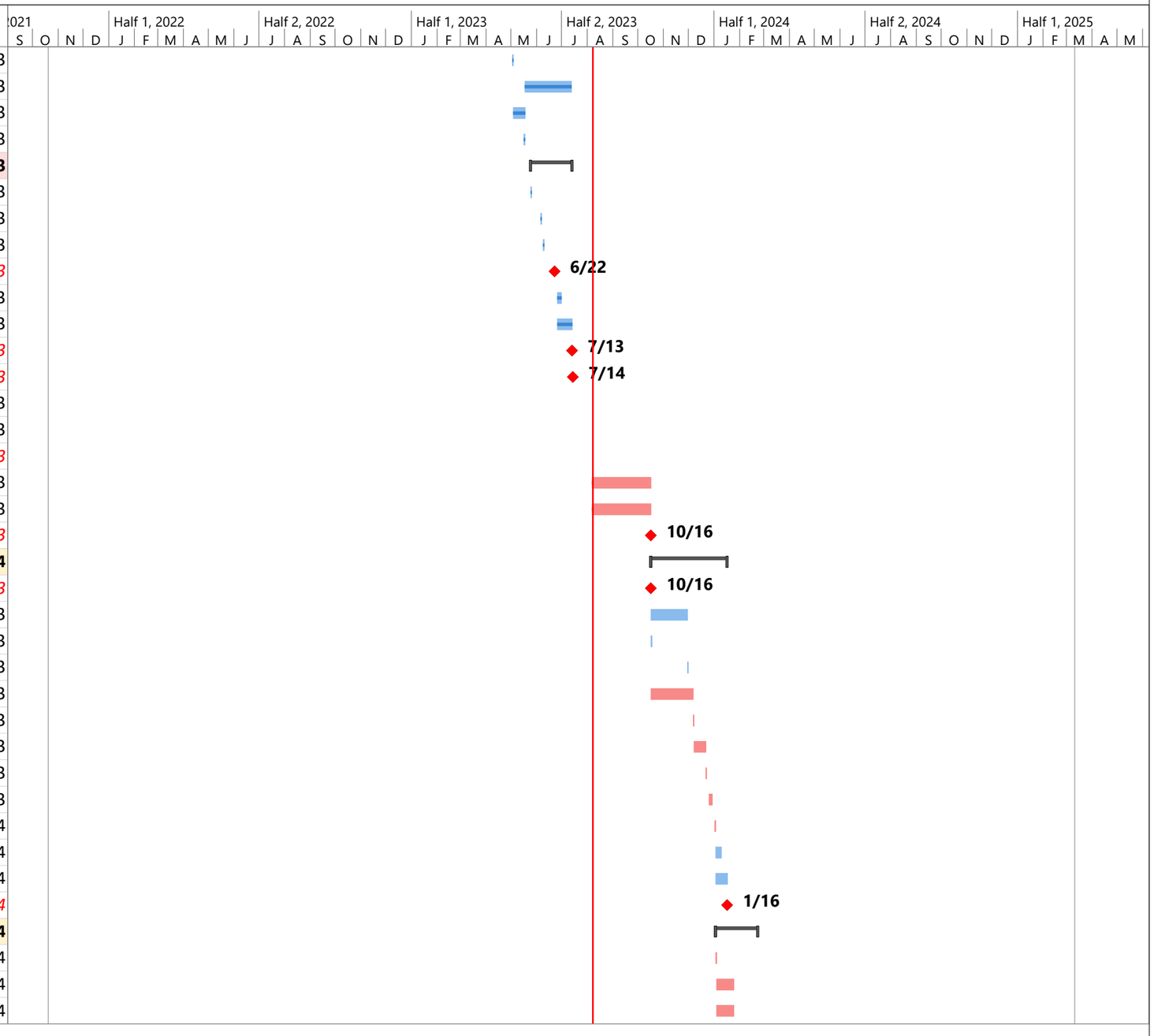
ID	Task Name	Duration	Start	Finish
1	**WEST WENDOVER FIRE STATION**	**859 days**	**Wed 10/20/21**	**Mon 3/10/25**
2	**Preconstruction Phase**	**594 days**	**Wed 10/20/21**	**Thu 2/22/24**
3	**Project Award**	**141 days**	**Wed 10/20/21**	**Tue 5/10/22**
4	City Council Approval / Notice of Award	10 days	Wed 10/20/21	Tue 11/2/21
5	Reciept of Executed Contract	130 days	Wed 11/3/21	Mon 5/9/22
6	Reciept of Notice to Proceed	1 day	Tue 5/10/22	Tue 5/10/22
7	**Programming Phase**	**83 days**	**Wed 5/25/22**	**Wed 9/21/22**
8	OAC Mtg - Kick Off	1 day	Wed 5/25/22	Wed 5/25/22
9	Programming Questionaire	6 days	Tue 5/31/22	Tue 6/7/22
10	OAC Mtg - Programming Questionaire Rev	1 day	Wed 6/8/22	Wed 6/8/22
11	Programming /Adjacency Diagram Develop	53 days	Thu 6/9/22	Tue 8/23/22
12	OAC Mtg - Programming/Adj Diagram Pres	1 day	Wed 8/24/22	Wed 8/24/22
13	CWW Adjacency Diagram Rvw/Comment	19 days	Thu 8/25/22	Wed 9/21/22
14	*OAC Mtg - CWW Comment Review/Approv*	*0 days*	*Wed 9/21/22*	*Wed 9/21/22*
15	**Schematic Design Phase (Phase 1A)**	**110 days**	**Thu 9/22/22**	**Tue 2/28/23**
16	SD Development/Incorp Rvw Comments	10 days	Thu 9/22/22	Wed 10/5/22
17	OAC Mtg - Schematic Design Status Review	1 day	Thu 10/6/22	Thu 10/6/22
18	Schematic Design Development	10 days	Fri 10/7/22	Thu 10/20/22
19	OAC Mtg - Schematic Design Status Review	1 day	Fri 10/21/22	Fri 10/21/22
20	Schematic Design Development	5 days	Mon 10/24/22	Fri 10/28/22
21	Submit SD Progress Set to CORE for Pricing	1 day	Mon 10/31/22	Mon 10/31/22
22	Schematic Design Development Continued	5 days	Mon 10/31/22	Fri 11/4/22
23	OAC Mtg - Schematic Design Status	1 day	Mon 11/7/22	Mon 11/7/22
24	Schematic Design Development	10 days	Tue 11/8/22	Mon 11/21/22
25	CORE Prelim SD Pricing w/Trade Partners	15 days	Tue 11/1/22	Mon 11/21/22
26	OAC Mtg - SD Estimate Presentation	1 day	Tue 11/22/22	Tue 11/22/22
27	CWW - SD Submittal Review	51 days	Wed 11/23/22	Tue 2/7/23
28	USDA - SD Submittal Review	51 days	Wed 11/23/22	Tue 2/7/23
29	OAC Mtg - CWW/USDA SD Approval	1 day	Tue 2/28/23	Tue 2/28/23
30	**Design Development Phase (Phase 1B)**	**162 days**	**Tue 2/28/23**	**Mon 10/16/23**
31	*Receive NTP for Phase 1B Services*	*0 days*	*Tue 2/28/23*	*Tue 2/28/23*
32	*Prepare/Receive Ph 1B Contract Amendme*	*0 days*	*Tue 2/28/23*	*Tue 2/28/23*
33	*OAC Mtg - Phase 1B Kick Off Mtg*	*0 days*	*Mon 3/6/23*	*Mon 3/6/23*
34	Design Development	21 days	Tue 3/7/23	Tue 4/4/23
35	OAC Mtg - Design Development Review	1 day	Wed 4/5/23	Wed 4/5/23
36	Design Development Cont.	19 days	Thu 4/6/23	Tue 5/2/23
37	OAC Mtg. Review DD progress	1 day	Wed 4/19/23	Wed 4/19/23



Task | Milestone | Summary | Project Summary | Deadline | Critical | Progress

WEST WENDOVER FIRE STATION - Full Schedule

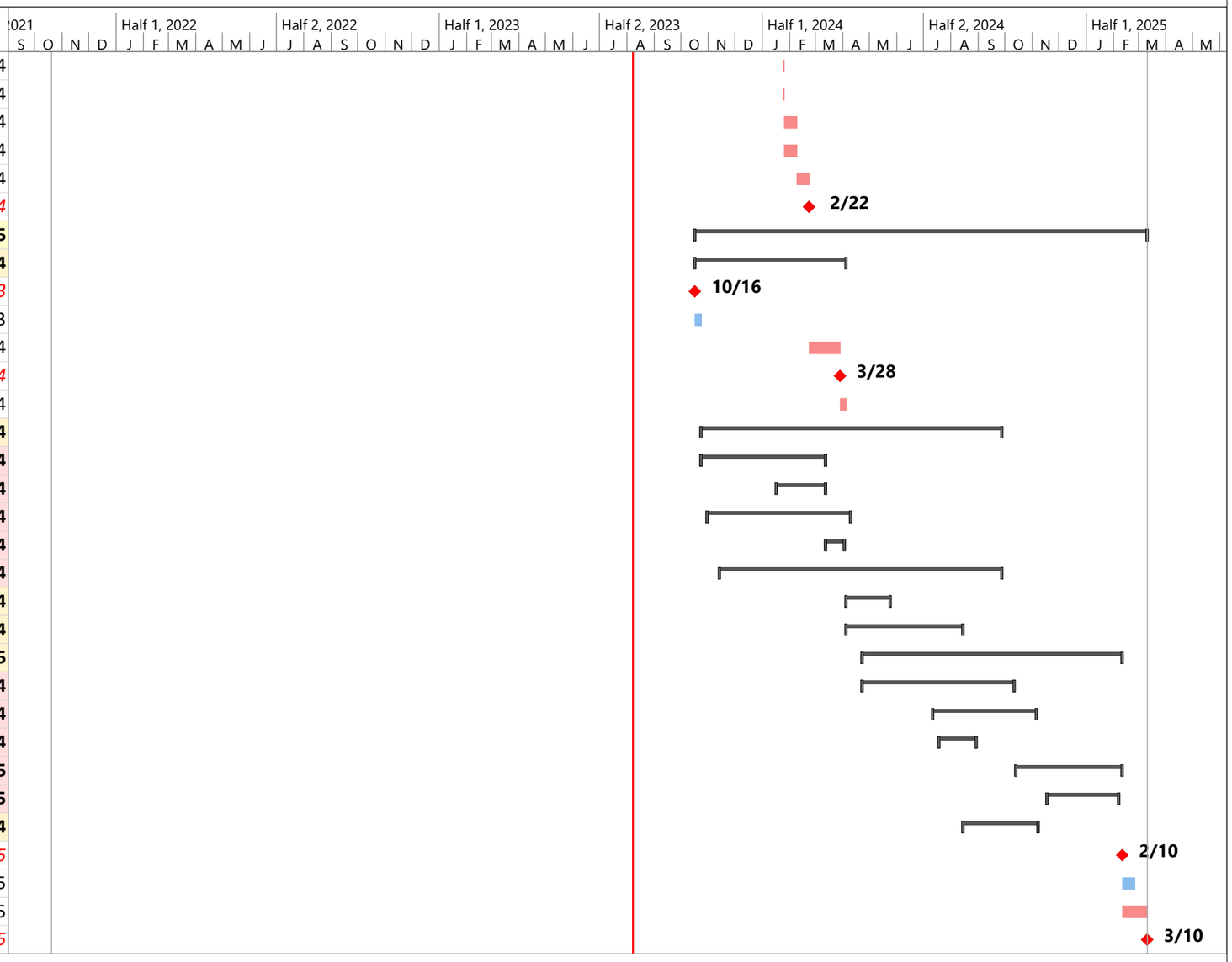
ID	Task Name	Duration	Start	Finish
38	OAC Mtg - Design Development Presentati	1 day	Wed 5/3/23	Wed 5/3/23
39	PEMB Design	38 days	Thu 5/18/23	Wed 7/12/23
40	CWW Design Development Review	10 days	Thu 5/4/23	Wed 5/17/23
41	OAC Mtg - City Comment Review	1 day	Wed 5/17/23	Wed 5/17/23
42	**GMP Bidding, Review, and Proposal Subm**	**34 days**	**Thu 5/25/23**	**Thu 7/13/23**
43	Release RFP	1 day	Thu 5/25/23	Thu 5/25/23
44	Site Visit	1 day	Tue 6/6/23	Tue 6/6/23
45	RFIs Due	1 day	Fri 6/9/23	Fri 6/9/23
46	*Bids Due*	*0 days*	*Thu 6/22/23*	*Thu 6/22/23*
47	Descope Interview	5 days	Mon 6/26/23	Fri 6/30/23
48	Proposal Review & GMP Prep.	13 days	Mon 6/26/23	Thu 7/13/23
49	*Pre-GMP Review*	*0 days*	*Thu 7/13/23*	*Thu 7/13/23*
50	*OAC Mtg Phase 1B GMP Submittal*	*0 days*	*Fri 7/14/23*	*Fri 7/14/23*
51	CWW Initial Comments	7 days	Mon 7/17/23	Tue 7/25/23
52	Incorporate City Comments	8 days	Wed 7/26/23	Fri 8/4/23
53	*Re-submit Phase 1B Proposal*	*0 days*	*Mon 8/7/23*	*Mon 8/7/23*
54	CWW Phase 1B Submittal Review	50 days	Mon 8/7/23	Mon 10/16/23
55	USDA Phase 1B Submittal Review	50 days	Mon 8/7/23	Mon 10/16/23
56	*OAC Mtg - CWW/USDA Phase 1B Approval*	*0 days*	*Mon 10/16/23*	*Mon 10/16/23*
57	**Construction Document Phase (Phase 2 Fina**	**62 days**	**Mon 10/16/23**	**Tue 1/16/24**
58	*Receive NTP for Phase 2 Services*	*0 days*	*Mon 10/16/23*	*Mon 10/16/23*
59	Prep/Receive Ph2 Contract Amendment	30 days	Tue 10/17/23	Wed 11/29/23
60	OAC Mtg Phase 2 Kick-Off	1 day	Tue 10/17/23	Tue 10/17/23
61	OAC Mtg - Con Doc Status Review	1 day	Thu 11/30/23	Thu 11/30/23
62	100%CD Docs Development	35 days	Tue 10/17/23	Wed 12/6/23
63	OAC Mtg CD Package Presentation	1 day	Thu 12/7/23	Thu 12/7/23
64	CWW CD Review	10 days	Fri 12/8/23	Thu 12/21/23
65	OAC CWW CD Package Comment Review	1 day	Fri 12/22/23	Fri 12/22/23
66	Const Doc Adjustments	4 days	Tue 12/26/23	Fri 12/29/23
67	OAC Mtg - CD Pkg Presentation	1 day	Tue 1/2/24	Tue 1/2/24
68	CWW Review of CD Pkg	5 days	Wed 1/3/24	Tue 1/9/24
69	USDA Review of CD Package	10 days	Wed 1/3/24	Tue 1/16/24
70	*CWW USDA Construction Doc Approval*	*0 days*	*Tue 1/16/24*	*Tue 1/16/24*
71	**Plan Check Review Process**	**37 days**	**Wed 1/3/24**	**Thu 2/22/24**
72	Plan Check Review Submittal	1 day	Wed 1/3/24	Wed 1/3/24
73	Building Department Plan Check Review	15 days	Thu 1/4/24	Wed 1/24/24
74	Fire Marshall Review Process	15 days	Thu 1/4/24	Wed 1/24/24



Task Milestone Summary Project Summary Deadline Critical Progress

WEST WENDOVER FIRE STATION - Full Schedule

ID	Task Name	Duration	Start	Finish
75	Receive Building Department Review Comı	1 day	Thu 1/25/24	Thu 1/25/24
76	Receive Fire Marshall Review Comments	1 day	Thu 1/25/24	Thu 1/25/24
77	Address Plan Check Review Comments	10 days	Fri 1/26/24	Thu 2/8/24
78	Address Fire Marshall Review Comments	10 days	Fri 1/26/24	Thu 2/8/24
79	Review Comment Revision Approvals	10 days	Fri 2/9/24	Thu 2/22/24
80	*Plan Check Review Approval*	*0 days*	*Thu 2/22/24*	*Thu 2/22/24*
81	**Construction Phase**	**354 days**	**Mon 10/16/23**	**Mon 3/10/25**
82	**Administrative**	**119 days**	**Mon 10/16/23**	**Thu 4/4/24**
83	*Receive Admin NTP to Procure Materials*	*0 days*	*Mon 10/16/23*	*Mon 10/16/23*
84	Execute Subcontracts	5 days	Tue 10/17/23	Mon 10/23/23
85	Delay Start - Winter	25 days	Fri 2/23/24	Thu 3/28/24
86	*Begin Mobilization*	*0 days*	*Thu 3/28/24*	*Thu 3/28/24*
87	Mobilize Onsite	5 days	Fri 3/29/24	Thu 4/4/24
88	**Procurement**	**237 days**	**Tue 10/24/23**	**Fri 9/27/24**
89	**Procure Submittals**	**97 days**	**Tue 10/24/23**	**Tue 3/12/24**
109	**Procure Deferred Submittals**	**40 days**	**Wed 1/17/24**	**Tue 3/12/24**
113	**Submittal Review**	**112 days**	**Tue 10/31/23**	**Tue 4/9/24**
133	**Review Deferred Submittals**	**15 days**	**Wed 3/13/24**	**Tue 4/2/24**
137	**Procure Materials**	**222 days**	**Tue 11/14/23**	**Fri 9/27/24**
159	**Off-Site Construction**	**36 days**	**Fri 4/5/24**	**Fri 5/24/24**
165	**Rough Site Construction**	**92 days**	**Fri 4/5/24**	**Wed 8/14/24**
179	**Building Construction**	**203 days**	**Tue 4/23/24**	**Mon 2/10/25**
180	**Structure**	**121 days**	**Tue 4/23/24**	**Fri 10/11/24**
195	**Interior - Office**	**82 days**	**Fri 7/12/24**	**Tue 11/5/24**
214	**Enclosure - Office**	**30 days**	**Fri 7/19/24**	**Thu 8/29/24**
223	**Interior - App Bay**	**82 days**	**Mon 10/14/24**	**Mon 2/10/25**
242	**Building Systems**	**55 days**	**Mon 11/18/24**	**Thu 2/6/25**
251	**Finish Site Construction**	**60 days**	**Thu 8/15/24**	**Thu 11/7/24**
263	*Substantial Completion*	*0 days*	*Mon 2/10/25*	*Mon 2/10/25*
264	Complete Punch List	10 days	Tue 2/11/25	Mon 2/24/25
265	Contractual Close Out	20 days	Tue 2/11/25	Mon 3/10/25
266	*Final Completion*	*0 days*	*Mon 3/10/25*	*Mon 3/10/25*



Task | Milestone | Summary | Project Summary | Deadline | Critical | Progress

4.
Design Documents

WEST WENDOVER NEW FS #13

PHASE-1B DESIGN DEVELOPMENT

MAY 3, 2023

PROJECT ADDRESS:

N. GENE L. JONES WAY, WEST WENDOVER, NV 89883



CLIENT:

CITY OF WEST WENDOVER

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WEST WENDOVER, NV 89883

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Consultant

PLEASE RECYCLE

Project
WEST WENDOVER NEW FS #13

N. GENE L. JONES WAY, WEST WENDOVER, NV 89883

Job No: 22-002.00

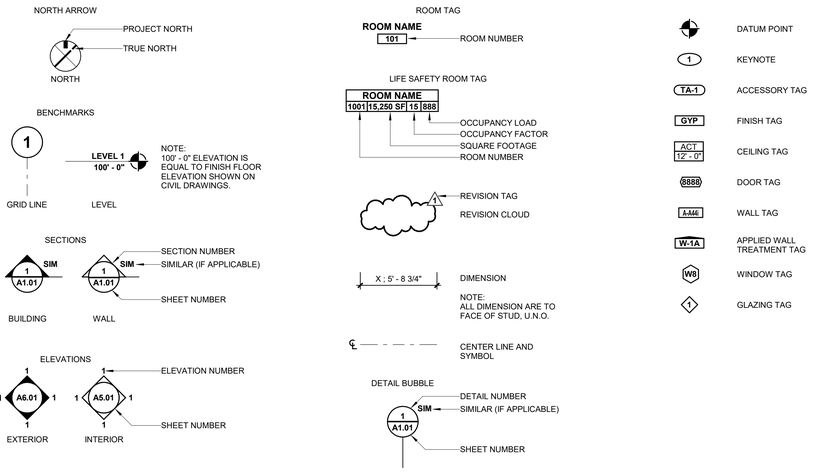
Owner
CITY OF WEST WENDOVER

PHASE-1B DESIGN DEVELOPMENT
MAY 3, 2023

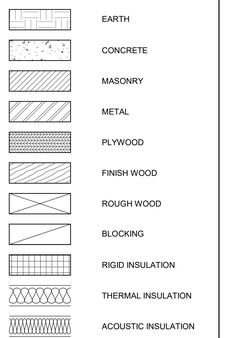
ABBREVIATIONS

A		E.P.	Electrical Panelboard	LKR.	Locker		
A.D.	Area Drain	E.P.D.M.	Single Ply Roof Membrane	LT.	Light	S	
A.V.	Audio/Visual	E.W.C.	Electric Water Cooler			S.	South
ACC.	Accessible	EA.	Each	M		S.C.	Solid Core
ACOUS.	Acoustical	ELEC.	Electrical	M.C.	Medicine Cabinet	S.C.D.	Seat Cover Dispenser
ADJ.	Adjustible	ELEV.	Elevation	M.O.	Masonry Opening	S.D.	Soap Dispenser
AGGR.	Aggregate	EMER.	Emergency	MAX.	Maximum	S.N.D.	Sanitary Napkin Dispensr
AL.	Aluminum	ENCL.	Enclosure	MECH.	Mechanical	S.SK.	Service Sink
APPROX.	Approximate	EQ.	Equal	MEMB.	Membrane	SCHED.	Schedule
ARCH	Architectural	EQUIP.	Equipment	MFGR.	Manufacturer	SECT.	Section
ASPH.	Asphalt	EXIST.	Existing Exposed	MH.	Manhole	SH.	Shelf
		EXP.	Expansion	MIN.	Minimum	SHR.	Shower
B		EXT.	Exterior	MIR.	Mirror	SHT.	Sheet
B.O.F.	Bottom of Fixture			MISC.	Miscellaneous	SIM.	Similar
BD.	Board	F		MTD.	Mounted	SPEC.	Specification
BITUM.	Bituminous	F.A.	Fire Alarm	MTL.	Metal	SQ.	Square
BLDG.	Building	F.B.	Flat Bar	MUL.	Mullion	SST.	Stainless Steel
BLK.	Block	F.D.	Floor Drain			STA.	Station
BLKG.	Blocking	F.E.	Fire Extinguisher	N		STD.	Standard
BM.	Beam	F.E.C.	Fire Extinguisher Cabinet	N.	North	STL.	Steel
BOT.	Bottom	F.H.C.	Fire Hose Cabinet	N.I.C.	Not in Contract	STO.	Storage
		F.O.C.	Face of Concrete	N.T.S.	Not to Scale	STRL.	Structural
C		F.O.F.	Face of Finish	NO. OR #	Number	SUSP.	Suspended
C.B.	Catch Basin	F.O.S.	Face of Stud	NOM.	Nominal	SYM.	Symmetrical
C.F.C.I.	Contractor Furnished Contractor Installed	F.S.	Full Size	O		T	
C.F.O.I.	Contractor Furnished Owner Installed	FDN.	Fountain	O.A.	Overall	T.&G.	Tongue and Groove
C.G.	Corner Guard	FIN.	Finish	O.C.	On Center	T.B.	Towel Bar
C.I.	Cast Iron	FLASH.	Flashing	O.D.	Outside Diameter (Dim.)	T.C.	Top of Curb
C.J.	Control Joint	FLOUR.	Flourescent	O.F.C.I.	Owner Furnished Contractor Installed	T.O.W.	Top of Wall
C.M.U.	Concrete Masonry Unit	FLR.	Floor	O.F.O.I.	Owner Furnished Owner Installed	T.P.	Top of Pavement
CAB.	Cabinet	FPRF.	Fireproof	O.H.	Opposite Hand	T.P.D.	Toilet Paper Dispenser
CEM.	Cement	FT.	Foot or Feet	O.R.D.	Overflow Roof Drain	T.V.	Television
CER.	Ceramic	FTG.	Footing	OBS.	Obscure	TEL.	Telephone
CLG.	Ceiling	FURR.	Furring	OFF.	Office	TER.	Terazzo
CLKG.	Caulking	FUT.	Future	OPNG.	Opening	THK.	Thick
CLO.	Closet			OPP.	Opposite	TRD.	Tread
CLR.	Clear	G				TYP.	Typical
CNTR.	Counter	G.B.	Grab Bar	P			
COL.	Column	G.F.R.C.	Glass Fiber Reinforced Concrete	P.LAM.	Plastic Laminate	U	
CONC.	Concrete	GA.	Guage	P.T.D.	Paper Towel Dispenser	U.N.O.	Unless Noted Otherwise
CONN.	Connection	GAL.V.	Galvanized	P.T.D./R.	Combination Paper Towel Dispencer and Receptacle	UNF.	Unfinished
CONST.	Construction	GL.	Glass			UR.	Urinal
CONT.	Continuous	GND.	Ground	P.T.R.	Paper Towel Receptacle	V	
CORR.	Corridor	GR.	Grade	PL.	Plate	V.B.	Vapor Barriers
CPT.	Carpet	GYP.	Gypsum	PLAS.	Plaster	V.C.G.	Vinyl Corner Guard
CT.	Ceramic Tile	H		PLYWD	Plywood	V.T.	Vinyl Tile
CTR.	Center	H.B.	Hose Bibb	PR.	Pair	VAR.	Varies
CTSK.	Countersunk	H.M.	Hollow Metal	PRCST.	Pre-cast	VERT.	Vertical
		HDWD.	Hardwood	PT.	Point	VEST.	Vestibule
D		HDWE.	Hardware	PTN.	Partition		
D.F.	Drinking Fountain	HGT.	Height			W	
D.O.	Door Opening	HORIZ.	Horizontal	Q		W.	West
D.S.P.	Dry Standpipe	HR.	Hour	Q.T.	Quarry Tile	W.C.	Water Closet
DBL.	Double	I				W/	With
DEPT.	Department	I.D.	Inside Diameter (Dim.)	R		W/O	Without
DET.	Detail	INSUL.	Insulation	R.	Riser	WD.	Wood
DIA.	Diameter	INT.	Interior	R.D.	Roof Drain	WK.P.	Working Point
DIM.	Dimension			R.O.	Rough Opening	WP.	Waterproof
DISP.	Dispenser	J		R.W.L.	Rain Water Leader	WSCT.	Wainscot
DN.	Down	JAN.	Janitor	RAD.	Radius	WT.	Weight
DR.	Door	JT.	Joint	REF.	Reference		
DS.	Downspout			REFR.	Refrigerator		
DWG.	Drawing	K		REINF.	Reinforce		
DWR.	Drawer	KIT.	Kitchen	REQD	Required		
				RESIL.	Resilient		
E		L		RGTR.	Register		
(E)	Existing	LAB.	Laboratory	RM.	Room		
E.	East	LAM.	Laminate	RRM	Restroom		
E.I.F.S.	Exterior Insulation Finish System	LAV.	Lavatory	RWD	Redwood		
E.J.	Expansion Joint						

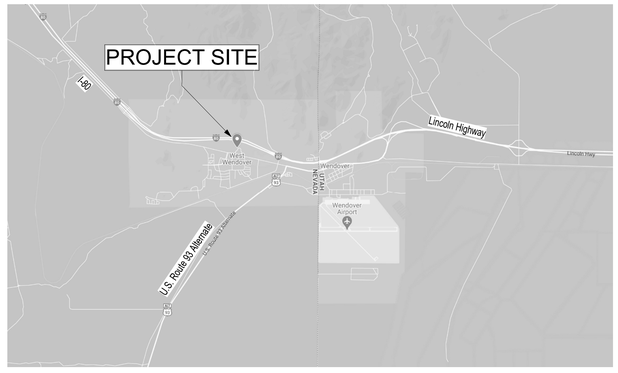
SYMBOL LEGEND



MATERIALS LEGEND



VICINITY MAP



CODE ANALYSIS

CITY OF WEST WENDOVER - ADOPTED BUILDING CODES

- 2018 Edition of the International Building Code (IBC), together with Appendix Chapters C, E, I, and J.
- 2018 Edition of the International Residential Code (IRC), together with Appendix Chapters A, B, C, G, H, J, K, and M.
- 2018 Edition of the International Fire Code (IFC), together with all appendices.
- 2018 Edition of the International Existing Building Code (IEBC).
- 2018 Edition of the International Energy Conservation Code (IECC), Commercial and Residential Provisions chapter 1 through 5.
- 2018 Edition of the Uniform Plumbing Code (UPC), together with Appendix Chapters A, B, C, D, E, G, I, J, K and L.
- 2018 Edition of the Uniform Mechanical Code (UMC), together with Appendix Chapters A, B and C *Only when IMC is silent.
- 2018 International Mechanical Code (IMC), together with Appendix Chapters A and B.
- 2018 International Fuel Gas Code (IFGC), together with Appendix Chapters A, B, C and D.
- 2018 Edition of the International Wildland-Urban Interface Code, chapter 5.
- 2017 Edition of the National Electrical Code (NEC).
- National Fire Protection Association standards, editions as adopted by the State of Nevada.
- Suggested 2018 Design Criteria:
  1. Roof Snow Load - See Table 1608.2.1 from 2018 Northern Nevada Code Amendments
  2. Wind Speed (mph) - Exposure "C"
     a. IRC: I 00 mph
     b. IBC Basic Design Wind Speed:
        Risk Category I: 95 mph — Risk Category III: 110 mph
        Risk Category II: 105 mph — Risk Category IV: 115 mph
  3. Seismic Design Category:
     a. IRC: 02 b. IBC: D
  4. Frost Depth: 24 inches minimum
  5. Winter Design Temperature: 10° F
  6. Ice Shield Underlayment Required: Yes > 5,300 ft elevation
  7. Flood Hazards: per current FEMA flood maps
  8. Air Freezing Index: 594
  9. Mean Annual Temperature: 49.4° F
  10. Subject to Damage From:
      a. Weathering: Severe — c. Decay: None/Slight
      b. Termite: Moderate/Heavy

APN: 010-740-900

ZONING
Land use: 400 / Land zoning: M

FEMA
Flood Zone: AO

Additional Applicable Codes:
- **ICC/ANSI** 117.1 - 2009
- **ADA** 2010
- **NORTHERN NEVADA AMENDMENTS 2018**
- **NAC** - 477

Occupancy Classifications:
- S-2 Occupancy (Section 311.3) - Main occupancy
- B Occupancy (Section 304.1) - Accessory to "S-2" Occupancy, per section 508.2
  No occupancy separation required, per section 508.2.4

Fire Sprinklers Provided: **Yes - Installed in accordance with Section 903.3.1.1**

- Construction Type: **Type V-B**
- Allowable Height: 3 Story (Table 504.4) / 60'(Table 504.3)
- Actual Height: **28'- 0" / 1 Story**
- Allowable Area factor: 54,000 (S-2 Occupancy) (Table 506.2)
- Frontage increase (If): 75% (Section 506)
- Allowable Area with Increase: Aa = At + (NS x If) --> [54,000+ [13,500 x 0.75]] = 64,125 sf
- Actual Area: 11,457 SF

Required separation of occupancies: **No Separation Required (Table 508.4)**

Fire Resistance Rating Requirements: **(Table 601)**

- Structural Frame: 0-hr
- Bearing Exterior Walls: 0-hr
- Bearing Interior Walls: 0-hr
- Non-Bearing Exterior Walls: 0-hr
- Non-Bearing Interior Walls: 0-hr
- Floor: 0-hr
- Roof: 0-hr

Maximun area of exterior wall openings: No Limit
(Table 705.8)

Means of Egress

- Spaces with One Exit: (Table 1006.2.1)
  Occupant count up to and including **29** allowed on 1 exit for "S" occupancy with maximun common path of egress **100 ft.**; and **49** allowed on 1 exit for "B" occupancy with maximun common patch of **100 ft.**
- Exit access travel distace: (Table 1017.2)
  S-2: 400 ft.
  B: 300 ft.
- Corridor fire-resistance rating (Table 1020.1)
  S: 0-hr
  B: 0-hr

Total occupant load: (Table 1004.5 and sheet AE1.01 with the Life Safety Plan)
S-2: 52 occupants
B: 29 occupants

IECC – 2018 (International Energy Conservation Code)
Nevada is Climate **Zone 5B** (Elko County)

Table C402.1.3 – Building Envelope Minimum Requirements (Opaque Assemblies)

Item:	Required:	Provided:
Roof (Continuous above Deck)	R-30ci	R-30
Mass Walls (Framed)	R-11.4ci	N/A
Wood Framed Walls	R-13 + R-3.8ci or R-20	R-20
Slab on Grade Floors	R-10 for 24" below	R-12
Opaque Doors (non-swinging)	R-4.75	R- 4.75

Table C402.4 – Building Envelope Requirements: Fenestration

Fixed Fenestration	U- 0.38
Operable Fenestration	U- 0.45
Entrance Doors	U- 0.77
Over Head Door	U- 0.77
SHGC	SEW: 0.38 N: 0.51

Section C402.5 – Air Leakage (Mandatory)
Continuous Air Barrier is required

Section: C402.5.1 – Air Barriers
A continuous air barrier is required and must comply with C402.5.1.2.1
Roof: Extruded polystyrene insulation board ½" thick min.
Foil-back polyisocyanurate insulation board having a thickness of not less than ½".
Fully adhered single-ply roof membrane.
Walls: Exterior or Interior gypsum board having a thickness of not less than ½".
Portland cement/sand parge, or gypsum plaster having a thickness of not less than 5/8".

Plumbing Fixtures Count

Section 2902 The number of fixtures shall be determined by this code.
(Based on Table 2902.1 requirements). see Calculations below.

Table 2902.1 **Minimum Number of Required Plumbing Fixtures**

	OCCUPANCY	WATER CLOSETS M	WATER CLOSETS F	LAVATORIES M	LAVATORIES F	BATHTUBS OR SHOWERS	DRINKING FOUNTAINS	SERVICE SINK
FIXTURE REQUIREMENTS	GROUP S-2	1 per 100		1 per 100		-	1 per 1000	
	52 OCCUPANTS	26	26	18	18	n/a	0.05	1
		0.26	0.26	0.26	0.26			
	GROUP B	Table 2902.1, Row No. 2		Table 2902.1, Row No. 3		-	1 per 100	
	29 OCCUPANTS	14.5	14.5	14.5	14.5	n/a	0.29	1
		0.58	0.58	0.36	0.36			
	REQUIRED:	2	2	2	2	0	1	2
	PROVIDED:	2	2	2	2	0	1	2

DRAWING INDEX

#	SHEET NAME	1B DD (05.04.2023)	100% DD (DATE)	50% CD (DATE)	100% CD (DATE)
00_COVER SHEET					
0.0	COVER SHEET	■			
01_GENERAL					
G0.00	GENERAL SHEET	■			
G1.01	GENERAL ACCESSIBILITY DETAILS	■			
G1.02	GENERAL ACCESSIBILITY DETAILS	■			
G1.03	GENERAL ACCESSIBILITY DETAILS	■			
AE1.01	LIFE SAFETY PLAN	■			
AE2.01	LIFE SAFETY DETAILS	■			
02_CIVIL					
C-1	TITLE SHEET	■			
C-2	GENERAL NOTES SHEET	■			
C-3	SITE PLAN	■			
C-4	GRADING PLAN	■			
C-5	UTILITY PLAN	■			
C-6	PARKING & PAVING PLAN	■			
C-7	DETAIL SHEET	■			
03_LANDSCAPE					
L0.00					
04_ARCHITECTURAL SITE					
AS1.01	OVERALL SITE PLAN	■			
AS1.11	ARCHITECTURAL SITE PLAN (ENLARGED)				
AS2.01	ARCHITECTURAL SITE DETAILS	■			
05_ARCHITECTURAL					
A1.01	OVERALL FLOOR PLAN	■			
A1.11	DIMENSION PLAN	■			
A1.21	ENLARGED PLANS AND ELEVATIONS	■			
A1.22	ENLARGED PLANS AND ELEVATIONS	■			
A1.31	FINISH PLAN	■			
A1.41	FURNITURE PLAN				
A2.01	BUILDING MATERIAL SCHEDULES & ROOM FINISH SCHEDULE	■			
A2.11	DOOR SCHEDULE, PANEL AND FRAME TYPES	■			
A2.15	DOOR DETAILS				
A2.21	WINDOW TYPES	■			
A2.25	WINDOW DETAILS				
A2.31	PARTITION TYPES	■			
A2.35	PARTITION DETAILS				
A2.41	INTERIOR PLAN DETAILS				
A2.51	SIGNAGE PLAN				
A2.55	SIGNAGE SCHEDULE, SIGNAGE TYPES & DETAILS				
A3.01	REFLECTED CEILING PLAN	■			
A3.11	CEILING DETAILS				
A4.01	OVERALL ROOF PLAN	■			
A4.11	ROOF PLAN (1/8")				
A4.21	ROOF DETAILS				
A5.01	INTERIOR ELEVATIONS	■			
A5.02	INTERIOR ELEVATIONS	■			
A5.11	INTERIOR ELEVATION DETAILS				
A6.01	EXTERIOR ELEVATIONS	■			
A6.02	EXTERIOR ELEVATIONS	■			
A6.11	EXTERIOR ELEVATION DETAILS				
A7.01	BUILDING SECTIONS	■			
A7.11	WALL SECTIONS	■			
A7.21	SECTION DETAILS				
A8.01	CASEWORK PLAN AND ELEVATIONS				
A8.11	CASEWORK SECTIONS AND DETAILS				
A9.01	MISCELLANEOUS DETAILS				
06_STRUCTURAL					
S1.01	STRUCTURAL GENERAL NOTES	■			
S1.02	DESIGN LOADS	■			
S1.03	ABBREVIATIONS AND SCHEDULES	■			
S1.10	FOUNDATION PLAN	■			
S1.11	SLAB-ON-GRADE PLAN	■			
S1.20	ROOF FRAMING PLAN	■			
S2.01	ELEVATIONS	■			
S5.01	FOUNDATION DETAILS	■			
S5.02	FOUNDATION DETAILS	■			
S5.03	FOUNDATION DETAILS	■			
S5.04	FOUNDATION DETAILS	■			
S5.11	SLAB-ON-GRADE DETAILS	■			
S5.12	SLAB-ON-GRADE DETAILS	■			
S5.21	WOOD DETAILS	■			
S5.22	WOOD DETAILS	■			
S5.23	WOOD DETAILS	■			
S5.24	WOOD DETAILS	■			
S5.26	WOOD DETAILS	■			
08_MECHANICAL					
M0.00	MECHANICAL SYMBOLS, ABBREVIATIONS, AND NOTES	■			
M0.02	MECHANICAL SCHEDULES	■			
M2.00	MECHANICAL FLOOR PLAN	■			
M6.00	MECHANICAL DETAILS	■			
09_PLUMBING					
P0.00	PLUMBING SYMBOLS, ABBREVIATIONS, AND NOTES	■			
P0.02	PLUMBING SCHEDULES	■			
P2.00	PLUMBING FLOOR PLAN - WASTE AND VENT	■			
P2.01	PLUMBING FLOOR PLAN - WATER	■			
P6.00	PLUMBING DETAILS	■			
10_ELECTRICAL					
E0.00	ELECTRICAL SYMBOLS, ABBREVIATIONS, AND NOTES	■			
E0.01	ELECTRICAL SPECIFICATIONS	■			
E1.00	SITE ELECTRICAL PLAN	■			
E2.01	POWER PLAN	■			
E2.02	LIGHTING PLAN	■			
E6.00	SINGLE LINE DIAGRAM	■			
E6.01	PANEL SCHEDULES	■			
E6.02	ELECTRICAL DETAILS	■			
E6.03	ELECTRICAL DETAILS	■			
11_FIRE ALARM					
F0.00	FIRE ALARM RISER DIAGRAM	■			
F1.01	FIRE ALARM PLAN	■			

GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA), LOCAL GOVERNING FIRE, SAFETY, AND BUILDING CODES, REQUIREMENTS AND REGULATIONS, 2018 IBC, ANSI A117.1 -2009.
2. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE OR MASONRY, FACE OF STUD WALLS, OR CENTERLINE OF COLUMNS UNLESS NOTED OTHERWISE.
3. COORDINATE ALL DISCIPLINES AND ALL ASPECTS OF WORK. CONFLICTS AND DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
4. ALL FINISH ELEVATIONS ARE TO TOP OF WALKS, GRADE, PAVING, WALLS, ROOFS, AND SLABS ETC., UNLESS NOTED OTHERWISE
5. ALL SOIL BERMS SHALL BE CONSTRUCTED TO DRAIN AWAY FROM VERTICAL SURFACES
6. ALL GROUND PREPARATION SHALL BE IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN A COPY OF THIS REPORT. ALL RECOMMENDATIONS AND REQUIREMENTS CONTAINED WITHIN THE SOILS REPORT ARE TO BE FOLLOWED UNLESS SPECIFICALLY NOTED OTHERWISE IN THE DRAWINGS OR TECHNICAL SPECIFICATIONS
7. ALL CONCRETE SURFACES WHICH RECEIVE A SPECIAL FINISH, FLOOR COVERING, COATINGS, HARDENERS, ETC. SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFIC FINISH MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS. PRIOR TO APPLICATION OF A SPECIAL FINISH, A WRITTEN ACCEPTANCE OF THE SURFACE SHALL BE SUBMITTED TO THE ARCHITECT BY THE GENERAL CONTRACTOR
8. SLOPE ALL CONCRETE SURFACES ADJACENT TO THE BUILDING AWAY FROM THE BUILDING
9. ALL CONCRETE SURFACES UPON WHICH PEDESTRIANS CAN WALK SHALL BE FINISHED SUCH THAT THE MINIMUM STATIC COEFFICIENT OF SLIDING FRICTION BETWEEN THE SURFACE AND NORMAL HARD-SOLED SHOES = 0.60 AND 0.80 FOR RAMPS
10. ALL CONCRETE AND MASONRY CONNECTIONS AND JOINTS SHALL BE COMPLETELY SEALED AND WATERPROOFED WITH BACKER ROD AND SEALANT AS RECOMMENDED AND SPECIFIED BY EACH SPECIFIC APPLICATION
11. ALL EXPANSION JOINTS IN CONCRETE FLOORS SHALL BE COMPLETELY CAULKED AND SEALED
12. CONTRACTOR SHALL COORDINATE ALL CONCRETE SLABS TO SLOPE AWAY FROM BUILDING, TO SLOPE TOWARD DRAINS, ETC., IN ACCORDANCE WITH THE ARCHITECTURAL AND STRUCTURAL DRAWINGS
13. ALL CONCRETE BLOCK SURFACES ADJACENT TO SOIL BERMS AND PLANTERS SHALL BE PROVIDED WITH A MONOLITHIC WATERPROOF SYSTEM EXTENDING FROM TOP OF FOOTING TO 2" ABOVE SOIL
14. ALL PLANTER AND RETAINING WALLS SHALL BE CONSTRUCTED WITH 3/4" DIAMETER PVC WEEP HOLES AT 6'-0" O.C. MAXIMUM
15. ALL EXPOSED WELDS SHALL BE GROUND SMOOTH AND FINISHED WITH NO PITS FOR ARCHITECTURAL APPEARANCE
16. ALL EXPOSED METAL SURFACES THAT ARE NOT PREFINISHED ARE TO BE PAINTED
17. PROVIDE METAL STRAPPING AND ANCHORAGE FOR CEILING AND WALL MOUNTED EQUIPMENT
18. ALL SHEET METAL FLASHINGS ARE TO BE IN ACCORDANCE WITH ARCHITECTURAL SHEET METAL MANUAL AS PRODUCED BY SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION (SMACNA)
19. PROVIDE SEPARATION AND/OR APPROPRIATE COATING BETWEEN ALL DISSIMILAR METALS. ALL TRANSITIONS BETWEEN SIMILAR OR DISSIMILAR MATERIALS, EQUIPMENT, ACCESSORIES, ETC. SHALL BE CAULKED AND/OR SEALED AS REQUIRED
20. CONTRACTOR SHALL FIELD VERIFY DIMENSIONALLY ALL OPENINGS PRIOR TO MANUFACTURING WINDOW AND DOOR FRAMES
21. ALL DOOR AND FRAME ASSEMBLIES AND INSTALLATIONS SHALL BE IN STRICT ACCORDANCE WITH UNIFORM LIFE SAFETY CODES GOVERNING EDITION. ALL EXTERIOR DOORS SHALL BE COMPLETE WITH PROPER THRESHOLDS, ASTRAGALS, WEATHERSTRIPPING, HOLDS AND DOOR BOTTOMS
22. ALL FIRE EXTINGUISHER FINISH ELEVATIONS ARE TO TOP OF WALKS, GRADE, PAVING, WALLS, ROOFS, ETC., UNLESS NOTED OTHERWISE. LOCATIONS TO BE FINALIZED BY THE STATE FIRE MARSHAL. LOCATIONS SHOWN ON THE DRAWINGS ARE FOR REFERENCE ONLY
23. COATINGS MUST COMPLY WITH ALL LOCAL AND FEDERAL LAWS GOVERNING VOLATILE ORGANIC COMPOUNDS, AND ALL ENVIRONMENTAL PROTECTION AGENCY RECOMMENDATIONS
24. CONTRACTOR SHALL NOT SCALE ANY DRAWING IN THIS BID SET
25. THE AUTOMATIC FIRE SPRINKLER DRAWINGS, THE HYDRAULIC CALCULATIONS AND THE MATERIAL SPECIFICATIONS SHALL BE SUBMITTED TO THE STATE OF NEVADA, OFFICE OF THE STATE FIRE MARSHAL BY A LICENSED FIRE SPRINKLER CONTRACTOR FOR REVIEW PRIOR TO INSTALLATION
26. THE FIRE ALARM DRAWINGS AND MATERIAL SPECIFICATIONS SHALL BE SUBMITTED TO THE STATE OF NEVADA OFFICE OF THE STATE FIRE MARSHAL BY A LICENSED CONTRACTOR FOR REVIEW PRIOR TO INSTALLATION. "... THESE DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL..." SEE MECHANICAL, ELECTRICAL, PLUMBING AND STRUCTURAL FOR ADDITIONAL DEFERRED SUBMITTAL REQUIREMENTS
27. CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE LOCATION OF THE ACCESS DOORS FOR PLUMBING VALVES, CLEAN OUTS, WATER HAMMER ARRESTORS ETC. TO ENSURE SERVICEABILITY OF THE EQUIPMENT. ALL ACCESS DOORS LOCATED ON WALLS SHALL BE PAINTED TO MATCH WALL. ALL ACCESS PANELS LOCATED IN CEILINGS SHALL BE PAINTED TO MATCH CEILING. ALL ACCESS DOORS EASILY ACCESSIBLE TO THE PUBLIC SHALL BE LOCKABLE. PROVIDE A CYLINDER LOCK WITH LATCH AND TWO KEYS FOR EACH DOOR
28. ALL NOTES, DETAILS, SPECIFICATIONS, AND OTHER PROVISIONS INCLUDED IN THESE CONTRACT DOCUMENTS, WHETHER CROSS REFERENCE OR NOT, ARE PART OF THIS PROJECT. ALL WORK SHOWN HEREIN SHALL BE PERFORMED WITHOUT EXCEPTION

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Consultant

PLEASE RECYCLE

Project
WEST WENDOVER NEW FS #13

N. GENE L. JONES WAY, WEST WENDOVER, NV 89883

Job No: 22-002.00

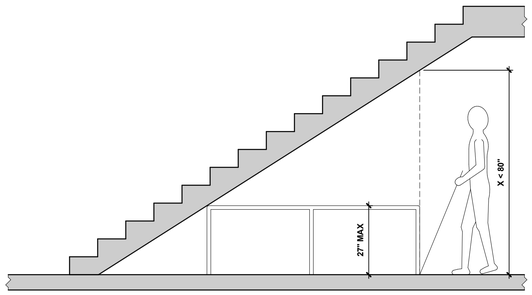
Owner
CITY OF WEST WENDOVER

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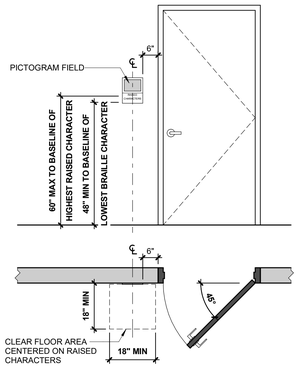
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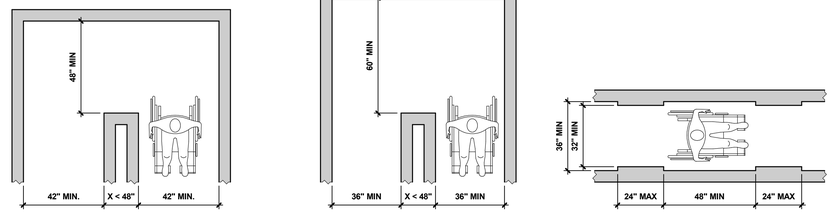
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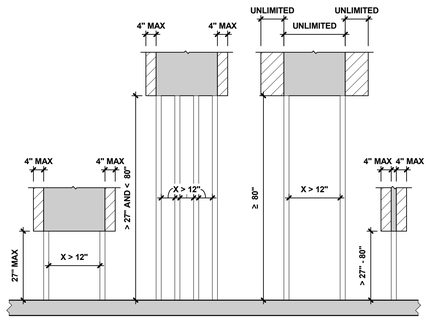
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SCALE: 1/2" = 1'-0"



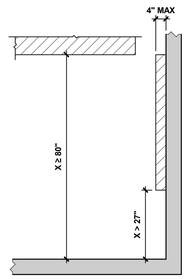
12 LOCATION OF SIGNS AT DOORS
SCALE: 1/2" = 1'-0"



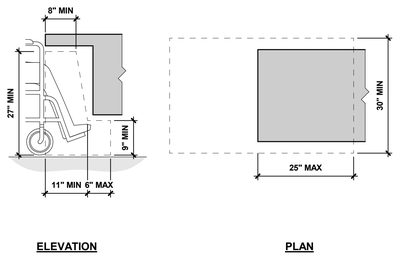
8 CLEAR WIDTH OF AN ACCESSIBLE ROUTE AND CLEAR WIDTH AT TURN
SCALE: 3/8" = 1'-0"



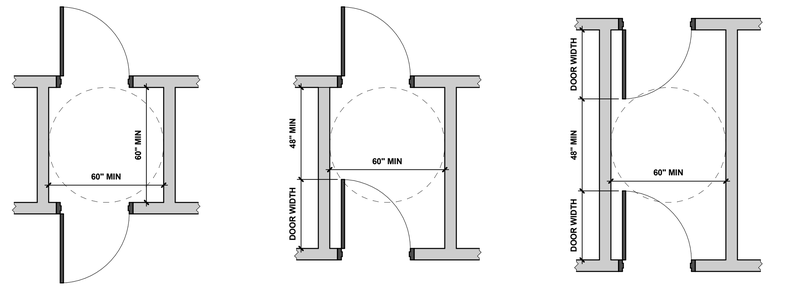
19 POST MOUNTED PROTRUDING OBJECTS
SCALE: 1/2" = 1'-0"



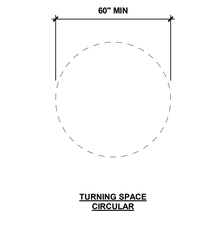
15 LIMITS OF PROTRUDING OBJECTS
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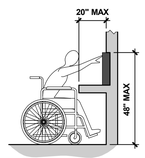


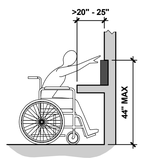
11 KNEE AND TOE CLEARANCE
SCALE: 3/4" = 1'-0"

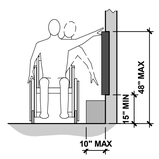


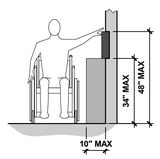
7 MANEUVERING CLEARANCE AT TWO DOORS IN SERIES
SCALE: 3/8" = 1'-0"

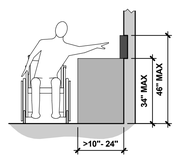




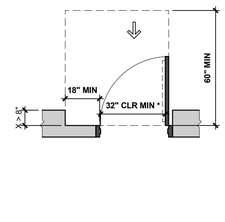


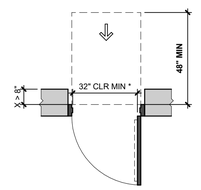


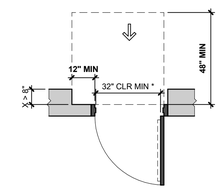




18 REACH RANGES
SCALE: 3/8" = 1'-0"

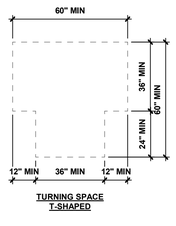


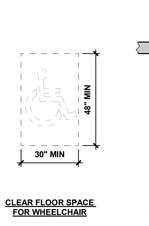


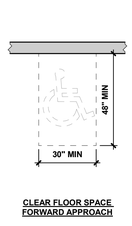


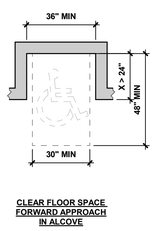
NOTES:
* CLEAR WIDTH SHALL COMPLY WITH LOCAL CODE AMENDMENT REQUIREMENTS

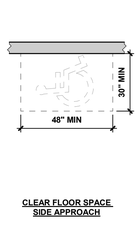
6 MANEUVERING CLEARANCE AT RECESSED DOORS
SCALE: 3/8" = 1'-0"

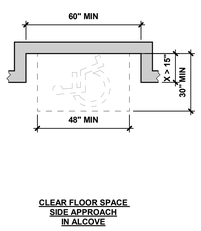






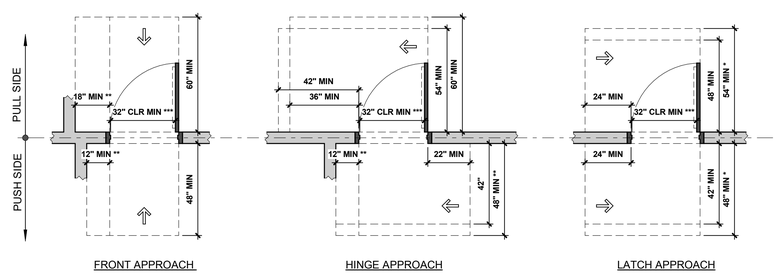






17 WHEELCHAIR TURNING SPACE
SCALE: 3/8" = 1'-0"

13 WHEELCHAIR CLEAR FLOOR SPACE
SCALE: 3/8" = 1'-0"



NOTES:
* IF CLOSER IS PROVIDED
** IF BOTH LATCH AND CLOSER ARE PROVIDED
*** CLEAR WIDTH SHALL COMPLY WITH LOCAL CODE AMENDMENT REQUIREMENTS

5 MANEUVERING CLEARANCE AT DOORS
SCALE: 3/8" = 1'-0"

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Project
WEST WENDOVER NEW FS #13

N. GENE L. JONES WAY, WEST WENDOVER, NV 89883

Job No: 22-002.00

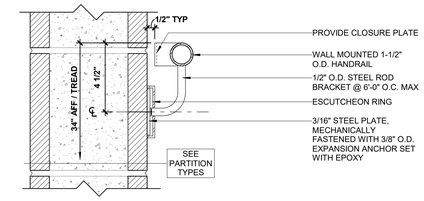
Owner
CITY OF WEST WENDOVER

PHASE-1B DESIGN DEVELOPMENT

REVISIONS		
REV	DATE	DESCRIPTION

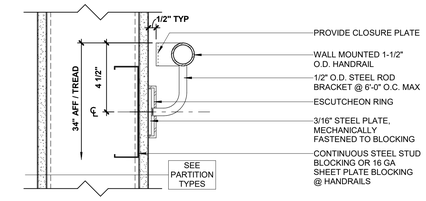
Sheet Title
GENERAL ACCESSIBILITY DETAILS

Date: MAY 3, 2023
Sheet No:
G1.01



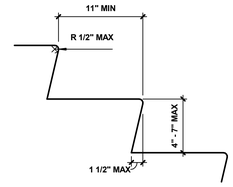
GENERAL NOTES:
1. ALL WELDS TO BE CONTINUOUS AND GROUND SMOOTH

12 WALL MOUNTED HANDRAIL - CMU WALL
SCALE: 3" = 1'-0"



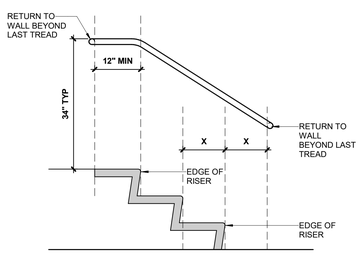
GENERAL NOTES:
1. ALL WELDS TO BE CONTINUOUS AND GROUND SMOOTH

8 WALL MOUNTED HANDRAIL - STUD WALL
SCALE: 3" = 1'-0"

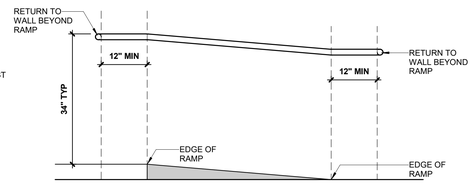


GENERAL NOTES:
1. ALL STEPS ON A FLIGHT OF STAIRS SHALL HAVE UNIFORM RISER HEIGHTS AND TREAD DEPTH
2. THE LEADING 2" OF TREAD SHALL HAVE VISUAL CONTRAST OF DARK-ON-LIGHT OR LIGHT-ON-DARK FROM THE REMAINDER OF THE TREAD

4 TREAD AND RISERS
SCALE: 1 1/2" = 1'-0"

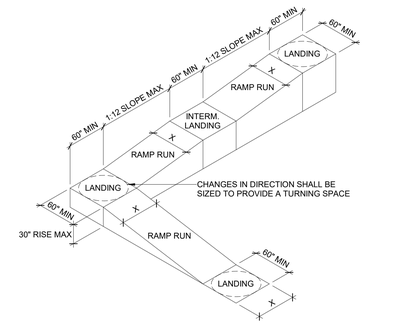


HANDRAIL EXTENSION AT STAIRS



HANDRAIL EXTENSION AT RAMP

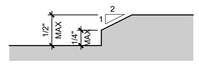
11 HANDRAIL EXTENSIONS
SCALE: 3/4" = 1'-0"



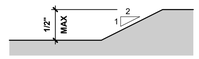
RAMP WITH TURNING PLATFORM



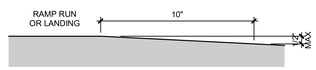
PERMITTED VERTICAL CHANGE

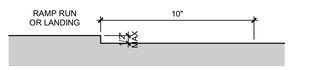


PERMITTED BEVELED CHANGE



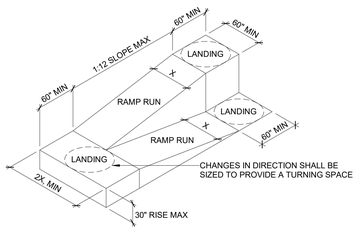
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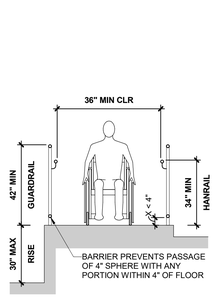


GENERAL NOTE:
1. EDGE PROTECTION SHALL NOT BE REQUIRED ON RAMPS OR LANDINGS HAVING A VERTICAL DROP-OFF OF 1/2" MAX WITHIN 10" HORIZONTALLY OF THE MINIMUM RAMP OR LANDING AREA.

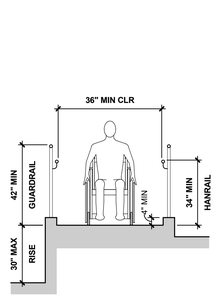
10 CHANGES IN LEVEL
SCALE: 12" = 1'-0"



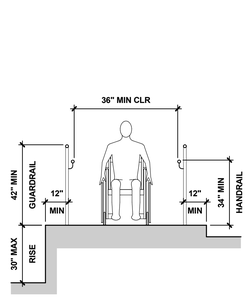
RAMP WITH INTERMEDIATE SWITCH-BACK PLATFORM



BARRIER EDGE PROTECTION

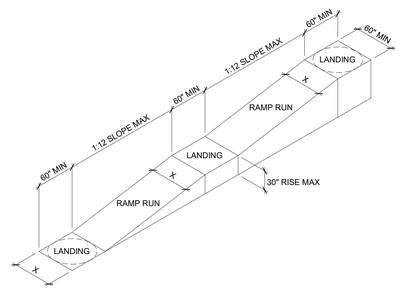


CURB EDGE PROTECTION



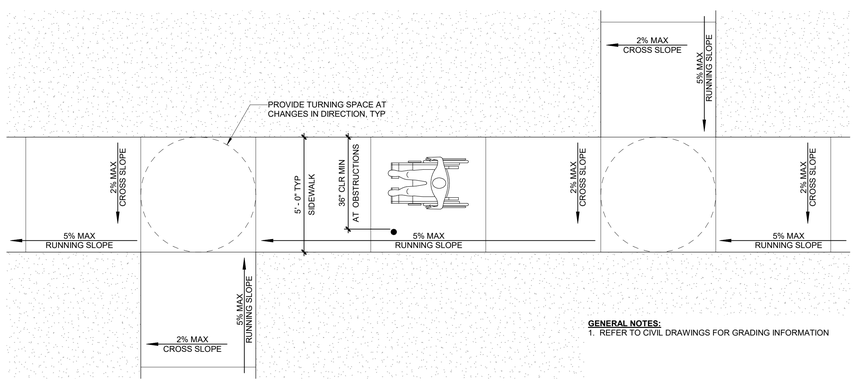
EXTENDED SURFACE EDGE PROTECTION

6 RAMP EDGE PROTECTION EXCEPTION
SCALE: 3" = 1'-0"



STRAIGHT RAMP

GENERAL NOTES:
1. ACCESSIBLE ROUTE WIDTH (SHOWN AS "X"), SHALL BE 36" MINIMUM
2. WHEN DOOR SWINGS ONTO LANDING, THE DOOR SWING SHALL NOT OVERLAP TURNING SPACE
3. RAMP RUNS WITH A RISE HIGHER THAN 6" SHALL HAVE HANDRAILS
4. EDGE PROTECTION SHALL BE PROVIDED ON EACH SIDE OF RAMP RUN AND LANDING



GENERAL NOTES:
1. REFER TO CIVIL DRAWINGS FOR GRADING INFORMATION

17 ACCESSIBLE ROUTE ON SITE
SCALE: 3/8" = 1'-0"

9 RAMP EDGE PROTECTION
SCALE: 3/8" = 1'-0"

1 RAMP DETAILS
SCALE: 1/8" = 1'-0"

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Project
WEST WENDOVER NEW FS #13

N. GENE L. JONES WAY, WEST WENDOVER, NV 89883

Job No: 22-002.00

Owner
CITY OF WEST WENDOVER

PHASE-1B DESIGN DEVELOPMENT

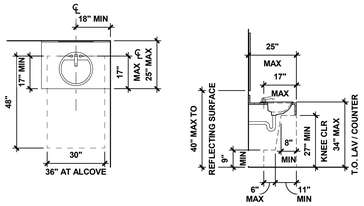
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REV	DATE	DESCRIPTION

Sheet Title
GENERAL ACCESSIBILITY DETAILS

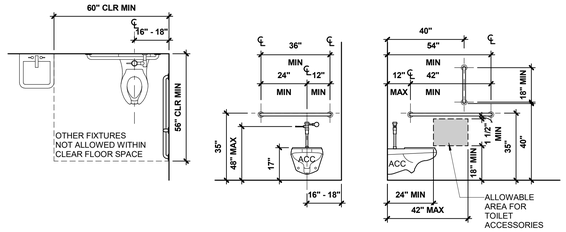
Date: MAY 3, 2023
Sheet No:
G1.02

DESIGN CRITERIA FOR ACCESSIBLE RESTROOMS

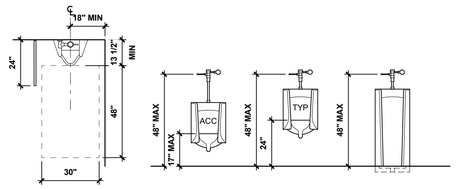
NOTE:
ALL HEIGHT DIMENSIONS ARE TO THE HIGHEST OPERATING CONTROL, INCLUDING COIN SLOT.
THIS INCLUDES ALL ACCESSORIES.



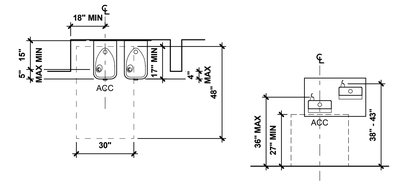
LAVATORY



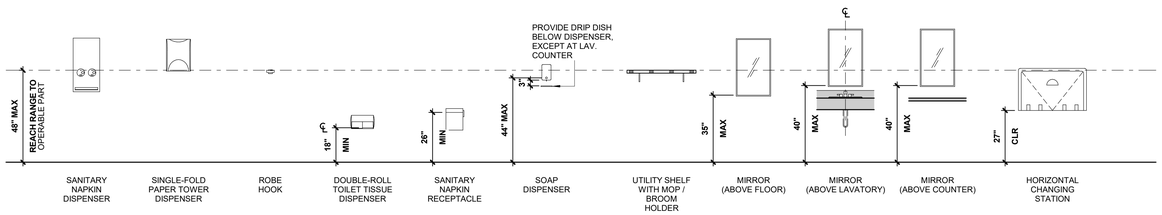
TOILET



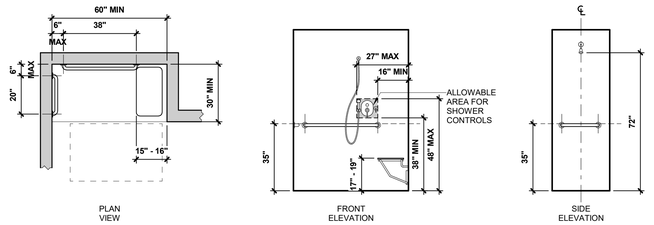
URINAL



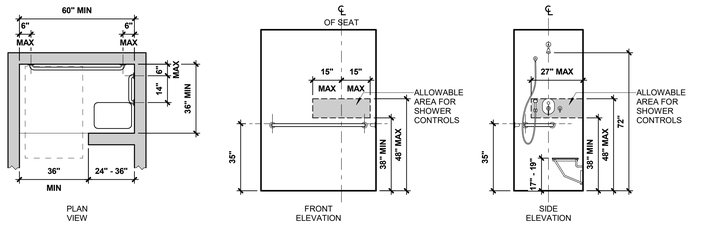
DRINKING FOUNTAIN



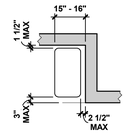
RESTROOM ACCESSORIES (ADULT)



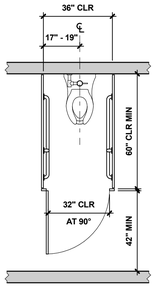
STANDARD ROLL-IN-TYPE SHOWER COMPARTMENT



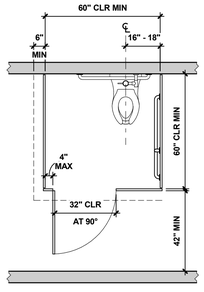
ALTERNATE ROLL-IN-TYPE SHOWER COMPARTMENT



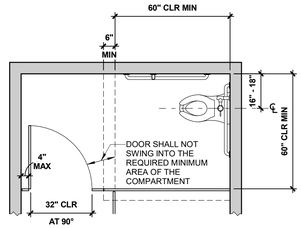
SHOWER COMPARTMENT SEAT

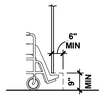


AMBULATORY STALL

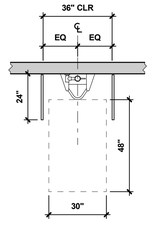


ACCESSIBLE STALL





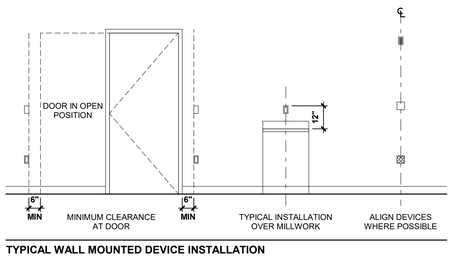
TOE CLEARANCE



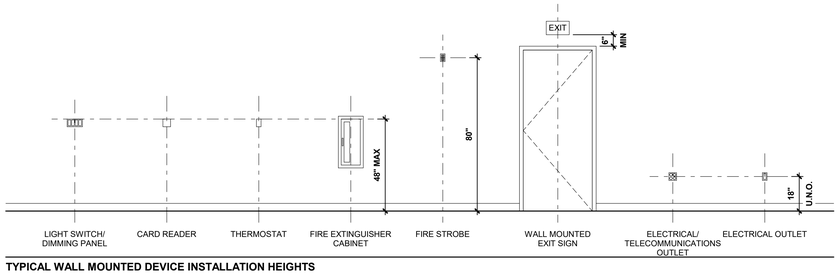
URINAL

18 TYPICAL FIXTURE AND ACCESSORY ELEVATIONS

SCALE: 3/8" = 1'-0"



TYPICAL WALL MOUNTED DEVICE INSTALLATION



TYPICAL WALL MOUNTED DEVICE INSTALLATION HEIGHTS

17 WALL MOUNTED DEVICES - TYPICAL MOUNTING HEIGHTS

SCALE: 3/8" = 1'-0"

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N. GENE L. JONES WAY, WEST WENDOVER, NV 89883

Job No: 22-002.00

Owner

CITY OF WEST WENDOVER

PHASE-1B DESIGN DEVELOPMENT

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REV	DATE	DESCRIPTION

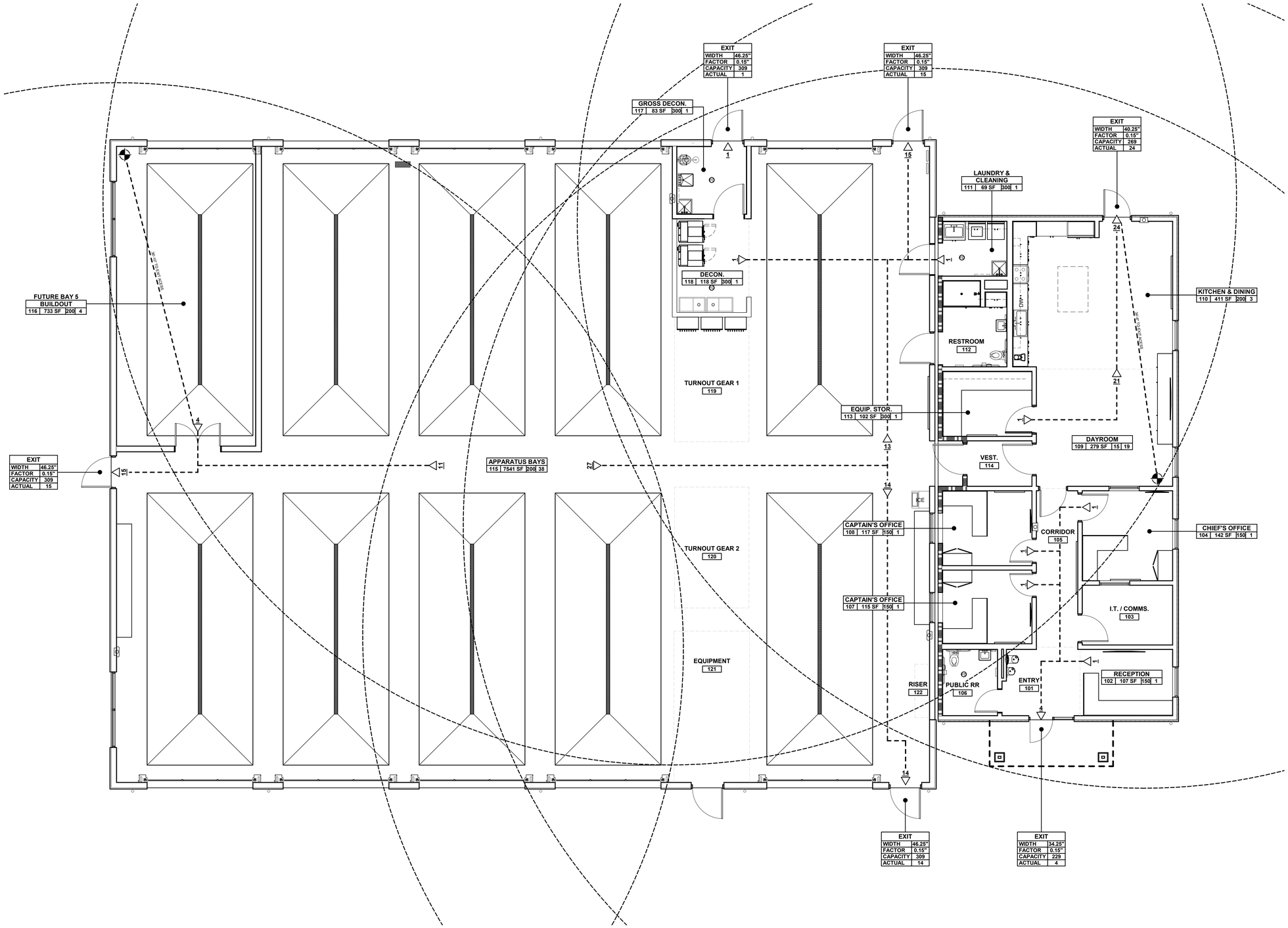
Sheet Title

GENERAL ACCESSIBILITY DETAILS

Date: MAY 3, 2023

Sheet No:

G1.03



1 LIFE SAFETY PLAN
SCALE: 3/16" = 1'-0"

NORTH 0' 3' 5' 11'

GENERAL NOTES

1. PER 2018 IBC SECTION 703.7: FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS, AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING. SUCH IDENTIFICATION SHALL: (1) BE LOCATED IN ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING, OR ATTIC SPACES; (2) BE LOCATED WITHIN 15' OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30' MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION; AND (3) INCLUDE LETTERING NOT LESS THAN 3" IN HEIGHT WITH A MINIMUM 3/8" STROKE IN A CONTRASTING COLOR INCORPORATING THE SUGGESTED WORDING: "FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS" OR OTHER WORDING
2. FOR CLARITY PURPOSES; HALLWAYS, RESTROOMS, ACCESSORY SPACES, AND ALL OTHER SPACES WITH NO OCCUPANT LOAD ARE NOT LABELED.
3. ELECTRICAL ROOMS TO HAVE 1HR FIRE RATED WALLS, UNLESS NOTED OTHERWISE.
4. BUILDING IS FULLY SPRINKLERED, AND HAS AUDIBLE AND VISUAL FIRE ALARM SYSTEM THROUGHOUT.

KEYNOTES

LEGEND

ROOM NAME
1001 15,250 SF 15 888
- ROOM NAME
- OCCUPANT LOAD
- OCCUPANT LOAD FACTOR
- AREA
- ROOM NUMBER

1 HR RATED PARTITION
2 HR RATED PARTITION
PATH OF EGRESS TO EXIS DISCHARGE
POINT AT WHICH 2 EXIT PATHS BECOME AVAILABLE
42 EXIT DIRECTION AND NUMBER OF OCCUPANTS
MOST REMOTE POINT FOR TRAVEL DISTANCE
FIRE EXTINGUISHER CABINET. SEE LIFE SAFETY DETAILS AE2.XX
X OCCUPANCY
X OCCUPANCY
X OCCUPANCY

tsk
314 South Water Street,
Suite 100
Henderson, NV 89015
phone: 702.456.3000
fax: 702.898.6209
www.tska.com

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Consultant

PLEASE RECYCLE

Project
WEST WENDOVER NEW FS #13

N. GENE L. JONES WAY, WEST WENDOVER, NV 89883

Job No: 22-002.00

Owner
CITY OF WEST WENDOVER

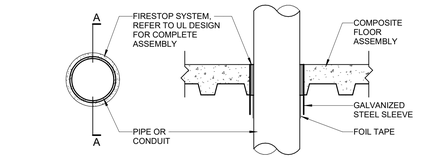
PHASE-1B DESIGN DEVELOPMENT

REVISIONS

REV	DATE	DESCRIPTION

Sheet Title
LIFE SAFETY PLAN

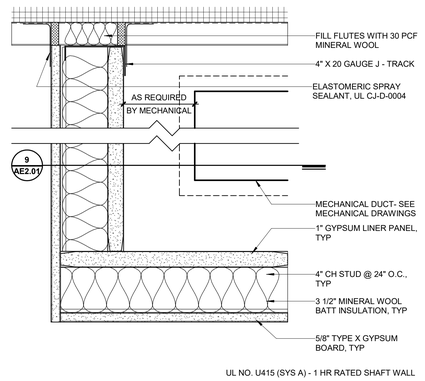
Date: MAY 3, 2023
Sheet No:
AE1.01



SECTION A-A

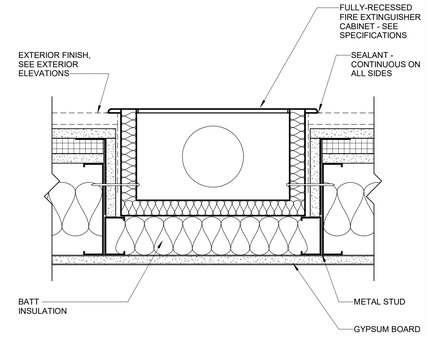
UL DESIGN NO.: F-A-2201
ASSEMBLY RATING: (2 HOUR)

12 FIRESTOP SYSTEMS (2 HOUR)
SCALE: 1 1/2" = 1'-0"

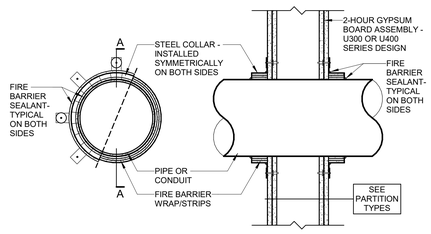


UL NO. U415 (SYS A) - 1 HR RATED SHAFT WALL

8 1HR RATED DUCT ENCLOSURE SECTION
SCALE: 3" = 1'-0"



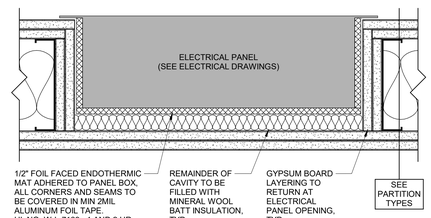
4 FULLY RECESSED FEC - EXTERIOR WALL
SCALE: 3" = 1'-0"



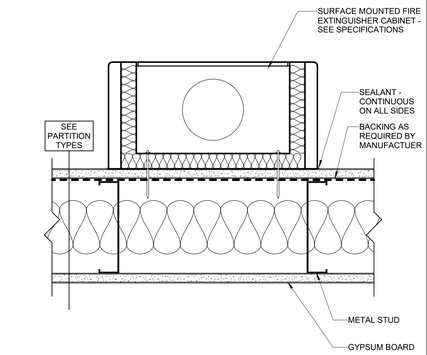
SECTION A-A

UL DESIGN NO.: W-L-1002
ASSEMBLY RATING: (1 & 2 HOUR)

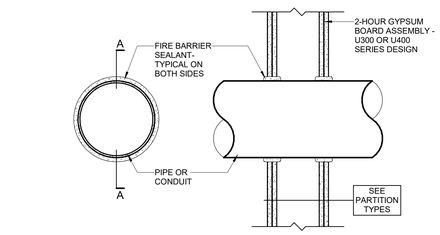
11 FIRESTOP SYSTEMS_WALL PENETRATION 02
SCALE: 1 1/2" = 1'-0"



7 ELECTRICAL PANEL DETAIL
SCALE: 3" = 1'-0"



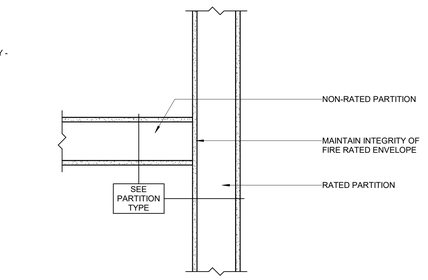
3 SURFACE MOUNTED FEC - METAL STUD WALL
SCALE: 3" = 1'-0"



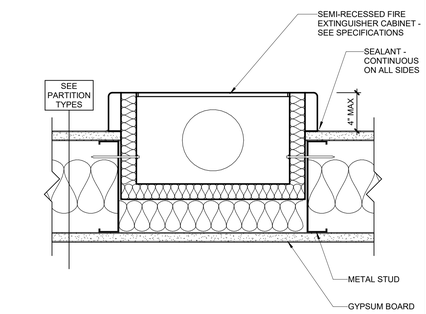
SECTION A-A

UL DESIGN NO.: W-L-1001
ASSEMBLY RATING: (1 & 2 HOUR)

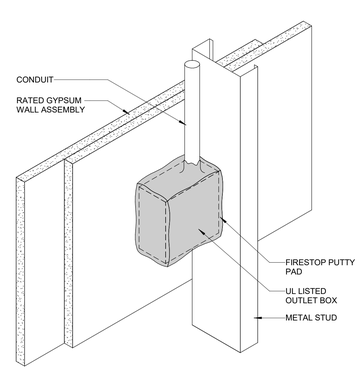
10 FIRESTOP SYSTEMS (1 & 2 HOUR WALLS)
SCALE: 1 1/2" = 1'-0"



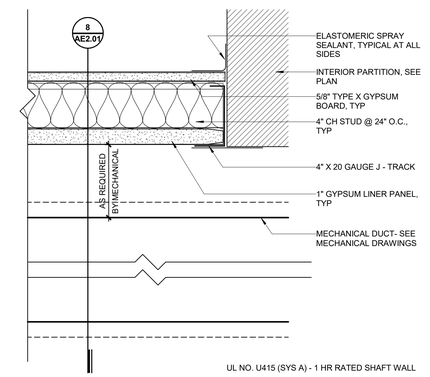
6 TYP. RATED/NON-RATED WALL CONNECTION
SCALE: 1 1/2" = 1'-0"



2 SEMI-RECESSED FEC - METAL STUD WALL
SCALE: 3" = 1'-0"

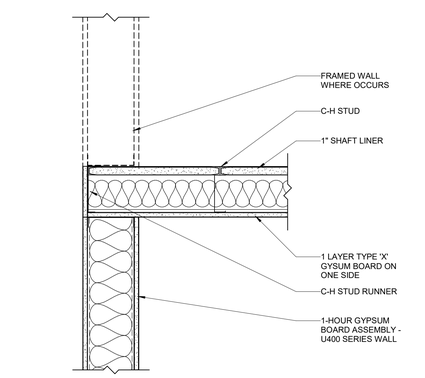


13 OUTLET BOX IN RATED WALL ASSEMBLY
SCALE: 3" = 1'-0"

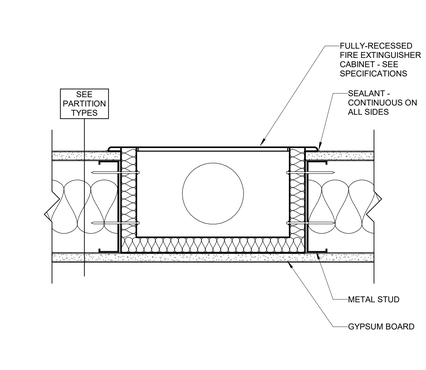


UL NO. U415 (SYS A) - 1 HR RATED SHAFT WALL

9 1HR RATED DUCT ENCLOSURE DETAIL
SCALE: 3" = 1'-0"



5 1-HOUR WALL TO 1-HOUR CEILING ENCLOSURE
SCALE: 1 1/2" = 1'-0"



1 FULLY RECESSED FEC - METAL STUD WALL
SCALE: 3" = 1'-0"

tsk
314 South Water Street,
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WEST WENDOVER NEW FS #13

N. GENE L. JONES WAY, WEST WENDOVER, NV 89883

Job No: 22-002.00

Owner
CITY OF WEST WENDOVER

PHASE-1B DESIGN DEVELOPMENT

REVISIONS		
REV	DATE	DESCRIPTION

Sheet Title
LIFE SAFETY DETAILS

Date: MAY 3, 2023
Sheet No:
AE2.01

OWNER

CHRIS J. MELVILLE
CITY MANAGER
775-664-3081

1111 N GENE L. JONES WAY,
WEST WENDOVER, NV, 89883

CIVIL IMPROVEMENTS PLANS FOR CITY OF WEST WENDOVER FIRE STATION WEST WENDOVER, NEVADA

WEST WENDOVER ELKO COUNTY NEVADA

ENGINEER

SUMMIT ENGINEERING CORPORATION

1150 LAMOILLE HIGHWAY
ELKO, NEVADA 89801
(775) 738 - 8058

WWW.SUMMITNV.COM

NITIN I. BHAKTA **NITIN@SUMMITNV.COM**

PROJECT DATA

SITE PLAN INFORMATION:

CURRENT ZONING: PQP

APN: 010-740-212

SITE AREA: 1.26 ACRES
TOTAL AREA: 55,110 SQ.

SITE ADDRESS: 1111 N GENE L. JONES WAY,
WEST WENDOVER, NV, 89883

BASIS OF BEARINGS

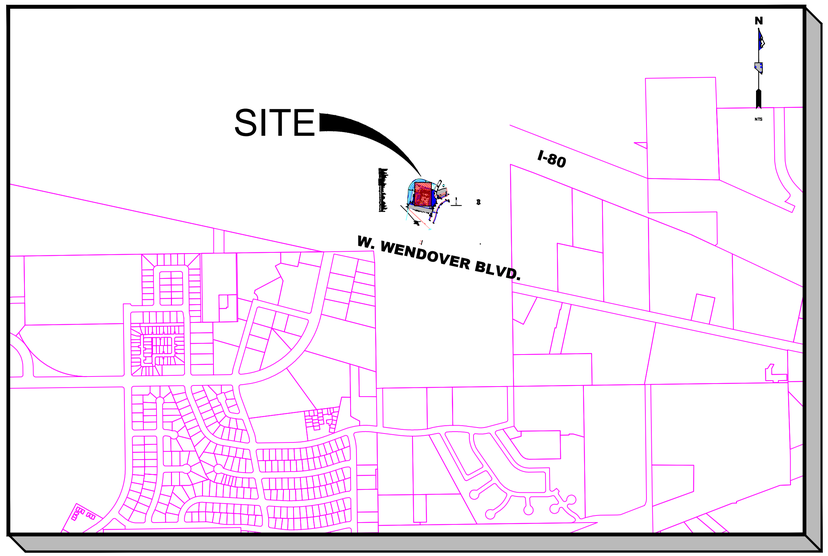
IS THIS MAP IS THE NEVADA STATE PLANE COORDINATE SYSTEM, NAD 83/94 USING ELKO CITY ENGINEERING DEPARTMENT CONTROL POINTS "5029" AND "5027", WITH A BEARING OF SOUTH 87°37'53" EAST. THIS SURVEY WAS CONDUCTED IN GROUND COORDINATES, USING A GROUND SCALE FACTOR OF 1.000357

BASIS OF ELEVATION

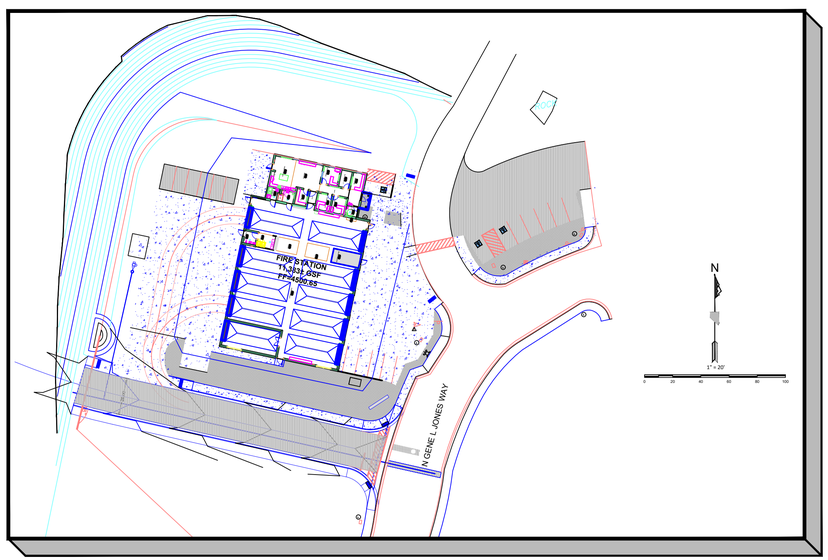
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
CITY OF ELKO CONTROL POINT: 5000 "CP SUMMIT"
NAVD88 ELEVATION: 1551.80 METERS (5091.21 FEET)

ABBREVIATIONS

A.C.	.....	ASPHALTIC CONCRETE	M.D.D	.....	MAXIMUM DRY DENSITY
AGG.	.....	AGGREGATE	LT.	.....	LEFT
B.C.	.....	BEGIN CURVE	L.P.	.....	LOW POINT
B.F.	.....	BOTTOM OF FOOTING	M.H.	.....	MANHOLE
B.V.C.	.....	BEGIN VERTICAL CURVE	P.	.....	PAD ELEVATION
B.W.	.....	BACK OF SIDEWALK	PCC	.....	POINT OF COMPOUND CURV.
C.B.	.....	CATCH BASIN	PI.	.....	POINT OF INTERSECTION
℄	.....	CENTERLINE	P.R.C.	.....	POINT OF REVERSE CURVATURE
CONC.	.....	CONCRETE	P.V.C.	.....	POLYVINYL CHLORIDE PIPE
CONST.	.....	CONSTRUCT	P.O.	.....	PUSH ON
CLR	.....	CLEARANCE	P.U.E.	.....	PUBLIC UTILITY EASEMENT
C.P.	.....	CONCRETE PIPE	℄	.....	PROPERTY LINE
C.R.	.....	CURB RETURN	Q10	.....	10-YEAR STORM FLOW
D.I.	.....	DROP INLET	Q100	.....	100-YEAR STORM FLOW
DET.	.....	DETAIL	(R)	.....	RADIAL
E.	.....	ELECTRICAL	R	.....	RADIUS
ELEV.	.....	ELEVATION	REF.	.....	REFERENCE
E.C.	.....	END OF CURVE	R.C.P.	.....	REINFORCED CONCRETE PIPE
E.V.C.	.....	END OF VERTICAL CURVE	R.P.	.....	RADIUS POINT
EXIST.	.....	EXISTING	RT.	.....	RIGHT
(e)	.....	EXISTING	R/W	.....	RIGHT OF WAY
E.G.	.....	EXISTING GRADE	S	.....	SLOPE
F.F.	.....	FINISHED FLOOR	S.G.	.....	SUBGRADE
F.F.C.	.....	FRONT FACE OF CURB	S.S.	.....	SANITARY SEWER
F.G.	.....	FINISHED GRADE	S.W.	.....	SIDEWALK
F.H.	.....	FIRE HYDRANT	STD.	.....	STANDARD
℄	.....	FLOW LINE	SHT.	.....	SHEET
FLG.	.....	FLANGE	STA.	.....	STATION
G.	.....	GAS	S.D.	.....	STORM DRAIN
G.B.	.....	GRADE BREAK	T	.....	TANGENT
GTV.	.....	GATE VALVE	TELE.	.....	TELEPHONE
H.C.	.....	HANDICAPPED	T.C.	.....	TOP OF CURB
HORIZ.	.....	HORIZONTAL	T.B.	.....	THRUST BLOCK
H.P.	.....	HIGH POINT	TOE	.....	TOE OF SLOPE
INT.	.....	INTERSECTION	TOP	.....	TOP OF SLOPE
I.E.	.....	INVERT ELEVATION	TYP.	.....	TYPICAL
L	.....	LENGTH	V.C.	.....	VERTICAL CURVE
L.F.	.....	LINEAL FEET	V.P.I.	.....	VERT. POINT OF INTERSECTION
L.P.	.....	LOW POINT	W	.....	WATER
			△	.....	CURVE DELTA



VICINITY MAP



SITE PLAN

SHEET INDEX

C-1 ..... TITLE SHEET
C-2 ..... GENERAL NOTES SHEET
C-3 ..... SITE PLAN
C-4 ..... GRADING PLAN
C-5 ..... UTILITY PLAN
C-6 ..... PARKING & PAVING PLAN
C-7 ..... DETAIL SHEET

60% CIVIL SET
NOT FOR
CONSTRUCTION

LAND USE CLASSIFICATION

PQP (PUBLIC-QUASI-PUBLIC)

FLOOD PLAIN: BASED ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF WEST WENDOVER, 32007C8402E, DATED SEPTEMBER 4, 2013 A PORTION OF THE SITE DOES LIE WITHIN THE 100 YEAR FLOOD PLAIN

SITE INFO: BASED UPON THE CITY OF WEST WENDOVER AND BLM HISTORIC DATA THE SUBJECT PROPERTY HAS BEEN EXCLUSIVELY USED AS OPEN RANGE, VACANT LAND.

LOCATION: THIS SITE IS LOCATED WITHIN SECTION 29, TOWNSHIP 36 NORTH RANGE 70 EAST IN WEST WENDOVER, NEVADA

ADJACENT ZONING: NORTH - EXISTING VACANT LAND / I-80 RIGHT-OF-WAY
SOUTH - EXISTING - WENDOVER AVE.
EAST - EXISTING COMMERCIAL DEVELOPMENT
WEST - EXISTING COMMERCIAL / RESIDENTIAL DEVELOPMENT

UTILITIES

ELECTRIC	~	NV ENERGY
CABLE	~	ZITO MEDIA
TELEPHONE	~	FRONTIER COMMUNICATION
GAS	~	SOUTHWEST GAS CORPORATION
WATER	~	CITY OF WEST WENDOVER
SANITARY SEWER	~	CITY OF WEST WENDOVER
GARBAGE UTILITIES	~	WEST WENDOVER SANITATION (CITY LANDFILL)

SPECIFICATIONS

ALL CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (CURRENT EDITION AND ANY APPURTENANT SUPPLEMENTS) SPONSORED AND DISTRIBUTED BY RENO, SPARKS, WASHOE COUNTY, AND THE RECOMMENDATIONS ESTABLISHED BY THE SOILS INVESTIGATION FOR THIS SITE.

ENGINEER'S STATEMENT

THESE PLANS (SHEETS C-1 OF 4 THROUGH C-4 OF 4 HAVE BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PROCEDURES AND GUIDELINES, AND ARE IN SUBSTANTIAL COMPLIANCE WITH APPLICABLE STATUTES, CITY ORDINANCES, AND CODES. IN THE EVENT OF CONFLICT BETWEEN ANY PORTION OF THESE PLANS AND CITY CODES, THE CITY CODES SHALL PREVAIL.

SUMMIT ENGINEERING CORPORATION
1150 LAMOILLE HIGHWAY, ELKO, NV, 89801
PHONE:(775) 738-8058 FAX:(775) 747-8559

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REV.	DATE	DESCRIPTION	BY	APP'D
1			SA	NIB

CIVIL IMPROVEMENT PLANS FOR
CITY OF WEST WENDOVER ~ FIRE STATION
TITLE SHEET
WENDOVER ELKO COUNTY NEVADA

DESIGNED BY: NIB
CHECKED BY: NIB
SCALE
HORIZ: NONE
VERT:
JOB NO: 3-82965

SHEET C-1 OF 7

N:\DWGS\82965_WWendoverFireSta\Civil\WWendoverFireStaSlabMap.DWG ~ 9:57 AM ~ 08-NOV-2022

LEGEND

- SD 12" — PROPOSED STORM DRAIN / SANITARY SEWER W/SIZE & DIRECTION INDICATOR
- SD 12" — EXISTING STORM DRAIN/SANITARY SEWER W/SIZE & DIRECTION INDICATOR
- SEWER LATERAL
- AC PAVEMENT AREA
- CONCRETE AREA (4000 PSI)
- TYPE 2 BASE GRAVEL AREA (95% MDD)
- EXISTING AC PAVEMENT
- GRADE BREAK
- 53.96 TC — PROPOSED ELEV. @ FRONT FACE TOP OF CURB
- 52.45 GB — PROPOSED ELEV. @ GRADE BREAK
- 51.27 HP — PROPOSED ELEV. @ HIGH PT.
- 51.86 FL — PROPOSED ELEV. @ FLOW LINE
- 51.25 FG — PROPOSED ELEV. @ FINISHED GRADE
- 4900 — EXISTING CONTOUR LINE
- 4900 — PROPOSED CONTOUR LINE
- ACCESSIBLE RAMP
- DRAINAGE SWALE FLOW LINE
- CUT OR FILL SLOPE
- SD — EXISTING STORM DRAIN
- GAS — EXISTING GAS
- PROPOSED FENCE
- TELE — EXISTING TELEPHONE
- OE — EXISTING ELECTRIC OVERHEAD LINE
- W — EXISTING WATERLINE
- SS — EXISTING SANITARY SEWER
- BACKFLOW PREVENTOR
- CHECK VALVE
- CHECK VALVE–DOUBLE
- FLUSH VALVE
- METER–DUAL
- METER–SINGLE
- REDUCER
- SERVICE–DUAL
- SERVICE–SINGLE
- TEE
- VALVE
- E — EX ELECTRIC VAULT/BOX
- EXISTING TEELPHONE/FIBER LINE
- EXISTING LIGHT
- EXISTING SIGN
- PROPOSED SIGN
- PROPOSED SS CLEANOUT
- EXISTING FIRE HYDRANT
- CAP W/ THRUST BLOCK
- 11.25° ELBOW
- 22.5° ELBOW
- 45° ELBOW
- 90° ELBOW
- ELECTRIC PULL BOX
- PROPOSED FIRE HYDRANT
- PROPOSED WTR METER VAULT
- L — EXISTING STREET LIGHT
- TYPE 7 STREET LIGHT
- PROPOSED MONUMENT
- WV — WATER VALVE (HOLLOW IF EXISTING)
- EXISTING GAS VALVE/MAIN
- W — EXISTING METER PIT
- SS & SD MANHOLE (HOLLOW IF EXISTING)
- CATCH BASIN (HOLLOW IF EXISTING)
- FIRE SERVICE
- GUY WIRE
- RIPRAP EROSION CONTROL

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY IN THE FIELD, ALL ELEVATIONS, DIMENSIONS, FLOW LINES, EXISTING CONDITIONS, AND POINTS OF CONNECTIONS WITH ADJOINING PROPERTY (PUBLIC OR PRIVATE), ANY DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE PROJECT ENGINEER BEFORE PROCEEDING WITH THE WORK.
2. THE CONTRACTOR SHALL KEEP A REDLINE SET OF AS–BUILTS PLANS ON–SITE AND WORK WITH THE PROJECT ENGINEER AT COMPLETION TO ENSURE ACCURATE AS–BUILT DRAWINGS CAN BE GENERATED AND SUBMITTED TO THE CITY OF WEST WENDOVER AND THE OWNER BY THE PROJECT ENGINEER.
3. THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER, THE SOILS ENGINEER, THE CITY OF WEST WENDOVER, AND ALL UTILITY COMPANIES 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE TO THE EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY COMPANIES FOR LOCATIONS PRIOR TO CONSTRUCTION. HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL CALL UNDERGROUND SERVICES ALERT AT 1.800.227.2600 AT LEAST 48 HOURS PRIOR TO EXCAVATION.
5. ALL UTILITY TRENCHES SHALL CONFORM TO SIERRA PACIFIC POWER, ZITO MEDIA, FRONTIER COMMUNICATIONS, AND SOUTHWEST GAS SPECIFICATIONS. CONTRACTOR TO COORDINATE INSTALLATION OF ALLUTILITY TRENCHES WITH LOCAL UTILITIES.
6. CONTRACTOR TO OBTAIN AND PAY FOR PERMITS FROM THE CITY OF WEST WENDOVER PRIOR TO EXCAVATING WITHIN THE CITY RIGHT–OF–WAY.
7. AT ALL POINTS WHERE SEWER (SANITARY OR STORM), WATER MAINS AND LATERALS CROSS, VERTICAL AND HORIZONTAL SEPARATION SHALL BE MAINTAINED PER NAC. ENGINEER AND CONTRACTOR TO REFERENCE SECTION 445A.6715 TO SECTION 445A.6718 OF THE NEVADA ADMINISTRATIVE CODE FOR UTILITY SEPARATION AND CLEARANCES.
8. ALL SANITARY SEWER MAINS SHALL BE A MIN. OF 8" SDR 35 PVC (GREEN) PIPE. ALL RESIDENTIAL SANITARY SEWER LATERALS SHALL BE A MIN. 4" SDR 35 PVC PIPE WITH A 2% SLOPE MINIMUM UNLESS OTHERWISE SHOWN.
9. ALL WATER MAINS SHALL BE MIN. OF 8" THICK CLASS 50 OR PRESSURE CLASS 350 DUCTILE IRON PIPE WITH POLYETHYLENE ENCASEMENT WRAPPED IN (8 MIL VISQUEEN) OR DR 18 C900 PIPE UNLESS OTHERWISE SHOWN. ALL 4"/6" FIRE SPRINKLER LINES SHALL BE DIP OR DR 18 C900 PIPE.
10. ALL CONSTRUCTION SHALL CONFORM TO AWWA C–600. MINIMUM COVER OVER THE WATER MAIN SHALL BE 42" WITH TRACE WIRE AND WARNING TAPE.
11. THE CITY OF WEST WENDOVER UTILITY DEPARTMENT SHALL BE CONTACTED TO PERFORM ALL TAPS ONTO CITY OF WEST WENDOVER UTILITIES.
12. THE CITY OF WEST WENDOVER UTILITY DEPARTMENT SHALL BE CONTACTED FOR AUTHORIZATION TO PLACE ANY NEW WATER SYSTEMS, EXTENSIONS, REPLACEMENTS IN EXISTING SYSTEMS AND VALVED SECTIONS INTO SERVICE FOR TESTING OR FINAL ACCEPTANCE.
13. ALL WATER SERVICE LINES SHALL BE 2" IRON PIPE SIZE (IPS) RATED 200 PSI POLYETHYLENE DR11 UNLESS SHOWN OTHERWISE.
14. BEFORE BEING CERTIFIED BY AN ENGINEER OR ACCEPTED BY THE CITY OF WEST WENDOVER, ANY NEW WATER SYSTEMS, EXTENSIONS, REPLACEMENTS IN EXISTING SYSTEMS AND VALVED SECTIONS SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA C–651, "DISINFECTING WATER MAINS".
15. BEFORE BEING CERTIFIED BY AN ENGINEER OR ACCEPTED BY THE CITY OF WEST WENDOVER, ANY NEW WATER SYSTEMS, EXTENSIONS, REPLACEMENTS IN EXISTING SYSTEMS AND VALVED SECTIONS SHALL BE PRESSURE TESTED IN ACCORDANCE WITH NAC445A.67145.7 (a) AND (b) AND INSPECTED BY THE CITY OF WEST WENDOVER.
16. GRADING AROUND BUILDINGS TO BE DONE IN A MANNER AS TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING IN ACCORDANCE WITH CITY OF WEST WENDOVER REQUIREMENTS.
17. LAND GRADING SHALL BE DONE IN A METHOD TO PREVENT DUST FROM TRAVERSING THE PROPERTY LINE.
18. WATER METERS SHALL BE INSTALLED DURING ANY DEVELOPMENT AND PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR THE BUILDING SHOWN OR SUBSEQUENT DIVISION OF THE PARCELS SHOWN. WATER AND SEWER THROUGHOUT THE DEVELOPMENT WILL BE DEDICATED TO THE CITY OF WEST WENDOVER UP TO THE WATER METER LOCATIONS. A BLANKET UTILITY EASEMENT SHALL BE GRANTED THROUGHOUT THE PARKING CORRIDOR.
19. ALL EXISTING UTILITY ADJUSTMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
20. ALL EXISTING ASPHALT REMOVAL AND REPLACEMENT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
21. ADD 4000 FEET TO ALL SPOT ELEVATION.

EROSION CONTROL NOTES

1. ALL PUBLIC RIGHT OF WAYS LOCATED ADJACENT TO THE SITE (E.G. STREETS AND SIDEWALKS) MUST BE CLEANED DAILY OF ALL SEDIMENT OR WASTES THAT ORIGINATE FROM THE SITE.
2. BMPS IN ADDITION TO THOSE INDICATED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MAY BE REQUIRED IF THEY DO NOT MEET THE CITY OF WEST WENDOVER PERFORMANCE STANDARDS.
3. TEMPORARY OR PERMANENT STABILIZATION MUST BE APPLIED NO LATER THAN 14 DAYS TO ALL DISTURBED SOILS, INCLUDING STOCKPILES, WHERE CONSTRUCTION ACTIVITY HAS CEASED.
4. ALL BMPS MUST BE INSPECTED WEEKLY, PRIOR TO FORECASTED RAIN EVENTS, AND WITHIN 24 HOURS AFTER ANY EVENT THAT CREATES RUNOFF AT THE SITE.
5. ACCUMULATED SEDIMENT MUST BE REMOVED FROM BMP'S WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT OR MORE. SEDIMENT MUST ALSO BE REMOVED WITHIN SEVEN DAYS AFTER A RUNOFF EVENT OR PRIOR TO THE NEXT FORECASTED EVENT, WHICHEVER IS EARLIER.
6. ALL BEST MANAGEMENT PRACTICES (BMP'S) SHALL BE IN ACCORDANCE WITH THE "CITY OF WEST WENDOVER CONSTRUCTION SITE BEST MANAGEMENT PRACTICES HANDBOOK", DATED DECEMBER 2005, AND AVAILABLE THROUGH THE CITY OF WEST WENDOVER.
7. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL HAVE IN PLACE ALL NECESSARY BEST MANAGEMENT PRACTICES THAT SHALL BE USED TO MINIMIZE DUST, PREVENT EROSION, AND PREVENT POLLUTION LADEN RUNOFF FROM ENTERING THE ADJACENT STORM DRAIN FACILITIES. THE CONTRACTOR SHALL MAINTAIN, REPAIR, REPLACE, SUBSTITUTE, OR SUPPLEMENT BMP'S AT THE CONSTRUCTION SITE AS CONDITIONS WARRANT DURING CONSTRUCTION. BMP'S MAY INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING BMP'S: (1) SILT FENCING OR STRAW WADDLES AT THE DOWNHILL LIMITS OF GRADING, (2) STABILIZED CONSTRUCTION SITE ENTRY/EXIT, (3) PERMANENT SLOPE RE–VEGETATION ON ALL DISTURBED AREAS, (4) INLET PROTECTION AT EXISTING CATCH BASINS, (5) STOCKPILE MANAGEMENT BMP'S, (6) DUST CONTROL BMP'S, (7) A CONCRETE WASHOUT AREA, AND (8) MEASURES TO PROTECT EXISTING NATIVE VEGETATION.

STORMWATER POLLUTION PREVENTION NOTES

1) THE CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATE IN, THE PUBLIC RIGHTS OF WAYS OF THE CITY OF WEST WENDOVER AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM WATER SYSTEM.

2) ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES (BMP) MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN THE CITY OF WEST WENDOVER CONSTRUCTION SITE BEST MANAGEMENT PRACTICES HANDBOOK.

3) TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS AS SOON AS PRACTICABLE AND NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. SOME EXCEPTIONS MAY APPLY; REFER TO STORM WATER GENERAL PERMIT NVS040000.

4) AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS AND ALL BMP's WEEKLY, PRIOR TO A FORECASTED RAIN EVENT AND WITHIN 24 HOURS AFTER ANY ACTUAL RAIN EVENT. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORMWATER POLLUTION PLAN AS NECESSARY. SOME EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS FROZEN GROUND CONDITIONS OR SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO STORMWATER GENERAL PERMIT SMALL MS4 NVS040000.

5) ACCUMULATED SEDIMENT IN BMP's SHALL BE REMOVED AT REGULAR INTERVALS, WITHIN SEVEN DAYS AFTER A STORMWATER RUNOFF EVENT, AND PRIOR TO THE NEXT ANTICIPATED STORM EVENT. SEDIMENT MUST BE REMOVED WHEN BMP DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT OR MORE.

6) REFER TO CITY OF WEST WENDOVER CONSTRUCTION SITE BEST MANAGEMENT PRACTICES HANDBOOK (PUBLISHED BY THE CITY OF WEST WENDOVER, DATED DEC. 2015) FOR DETAILS OF ALL BMP'S SHOWN ON THIS PLAN.

7) THE BMP'S SHOWN ON THIS PLAN ARE SCHEMATIC ONLY. FINAL BMP SELECTION AND LOCATION SHALL BE DETERMINED BY THE SITE OPERATOR OR THE OWNER'S REPRESENTATIVE.

8) THE CONTRACTOR SHALL SUBMIT TO THE NEVADA DEPARTMENT OF ENVIRONMENTAL PROTECTION (NDEP) FOR STORM WATER DISCHARGE PERMIT. THE CONTRACTOR SHALL SIGN THE NOTICE OF INTENT FOR THE PROPOSED PROJECT.

9) ALL EROSION CONTROL MEASURES SHALL CONFORM TO THE GUIDELINES OUTLINED IN THE CITY OF WEST WENDOVER CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK 2005 EDITION. A COPY OF THIS MANUAL TO BE ON–SITE AT ALL TIMES.

10) ALL CONSTRUCTION SHALL CONFORM TO THE 2016 EDITION OF THE "STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION," CONTRACTOR TO KEEP A COPY OF THE SPECIFICATION ON THE JOB SITE AT ALL TIMES

SLOPE STABILIZATION

1) ALL DISTURBBED SLOPES STEEPER THAN 3:1 SHALL BE RIPRAPPED. RIPRAP SHALL BE RUN OF MINE OR UNSCREENED.

2) ALL SLOPES 3:1 OR LESS SHALL BE PLANTED AS FOLLOWS:

   a. HAND SPREAD ENTIRE SEEDED AREA.
   b. IRRIGATION IS TO MATCH THE AVAILABLE WATER HOLDING CAPACITY OF THE SOIL (AWC) FOR EACH SLOPE TAKING INTO ACCOUNT THE PLANT CONSUMPTIVE USE PLUS A FACTOR FOR IRRIGATION SYSTEM EFFICIENCY.
   c. PROVIDE TEMPORARY IRRIGATION UNTIL VEGETATION IS ESTABLISHED.

3) PROTECT EXISTING AND PROPOSED DRAINAGE INLETS DURING CONSTRUCTION IN ACCORDANCE WITH THE FOLLOWING DETAILS:

   a. STORMDRAIN INLET PROTECTION – (BMP DP–3)
   b. CATCH BASIN FILTERS (BMP– DP–4)

4) MAINTENANCE

   a. EXCLUDE FOOT TRAFFIC AS MUCH AS POSSIBLE DURING PLANT ESTABLISHMENT.
   b. AREAS THAT FAIL TO RESPOND OR BECOME DAMAGED SHOULD BE TREATED AGAIN USING SAME TREATMENT INITIALLY APPLIED

5) RECLAMATION SEED MIX (TOTAL 60 BULK POUNDS PER ACRE):

	SPECIES	BULK POUND PER ACRE
1.	BIG SAGEBRUSH	4.0
2.	RABBITBRUSH	4.0
3.	BITTERBRUSH	4.0
4.	INDIAN RICEGRASS	5.0
5.	GREAT BASIN WILDRYE	5.0
6.	COVER SHEEP FESCUE	10.0
7.	SODAR STREAMBANK WHEATGRASS	9.0
8.	ANNUAL RYEGRASS	15.0
9.	PURPLE SAGE (SALVIA DORII)	1.0
10.	FOUR WING SALTBRUSH	1.0

6) FERTILIZER
   16–16–8 — 400/ACRE

7) TOPSOIL AND VEGETATIVE STRIPPINGS SHALL BE STOCKPILED FOR REAPPLICATION TO ALL DISTURBED AREAS.

8) PLANTING MIX (A MIXTURE OF THE FOLLOWING COMPONENTS MEASURED BY VOLUME):

   a. 60% NATURAL SOIL
   b. 30% SOIL CONDITIONER / COMPOST
      10% AXIS SOIL CONDITIONER

SIGNAGE & STRIPING NOTES

1. ALL SIGNAGE AND PAVEMENT MARKINGS SHALL COMPLY WITH STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, PROJECT SPECIFICATIONS, THESE PLANS, AND THE MOST CURRENT EDITION OF THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
2. PARKING LOT STRIPING AND PAVEMENT MARKINGS SHALL BE INSTALLED AFTER APPLICATION AND CURING OF SLURRY SEAL. ASPHALT SURFACE SHALL BE CLEAN AND DRY PRIOR TO APPLICATION OF ANY PARKING LOT STRIPING, SYMBOLS, AND OTHER PAVEMENT MARKINGS.
3. CONTRACTOR SHALL VERIFY LOCATION OF EXISTING AND PROPOSED UTILITY LOCATIONS PRIOR TO INSTALLATION OF SIGNAGE.
4. SIGNAGE SHOWN ON THIS PLAN DOES NOT INCLUDE TRAFFIC CONTROL THAT MAY BE REQUIRED PRIOR TO AND DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY TRAFFIC CONTROL THAT MAY BE REQUIRED DURING CONSTRUCTION.
5. ANY ADDITIONAL SIGNAGE AND STRIPING NEEDED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR

Avoid cutting underground utility lines. It's costly.
Call before you Dig
1–800–227–2600
UNDERGROUND SERVICE (USA)

CONSTRUCTION SPECIFICATIONS

1. **THE FIELD SURVEY, POWERLINE POLES, EASEMENTS AND EXISTING TOPOGRAPHY** SHOWN ON THESE IMPROVEMENT PLANS HAVE BEEN PROVIDED BY SUMMIT ENGINEERING (PHONE NO. 775-738-8058) OF WEST WENDOVER, NEVADA FOR THE OWNER, ARCHITECT, AND ENGINEER USE.
2. **PROJECT STANDARD SPECIFICATIONS.** ALL WORK RELATED TO THESE PROJECT IMPROVEMENTS SHALL BE EXECUTED AND COMPLETED IN ACCORDANCE WITH ALL STATE AND LOCAL STANDARDS REFERENCED ON THE PROJECT PLAN SHEETS AND THE PROJECT WRITTEN WORK SPECIFICATIONS. ALL SITE WORK CONSTRUCTION SHALL COMPLY WITH THE ***"STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION"***, SPONSORED AND DISTRIBUTED BY THE REGIONAL TRANSPORTATION COMMISSION OF WASHOE COUNTY AND ADOPTED BY CITY OF WEST WENDOVER, FOR PUBLIC WORKS CONSTRUCTION. ALL CIVIL WORK SHALL COMPLY WITH THE APPLICABLE SECTIONS OF THESE SPECIFICATIONS UNLESS MODIFIED WITHIN THE WRITTEN CONTRACT WITH THE CONTRACTOR. THESE SPECIFICATIONS SHALL BE HEREAFTER REFERRED TO AS THE PROJECT ***"STANDARD SPECIFICATIONS"***. CONSTRUCTION DETAILS SHALL COMPLY WITH THE CONSTRUCTION DETAILS SHOWN IN THESE PLANS. CONSTRUCTION DETAILS NOT SHOWN SHALL BE IN ACCORDANCE WITH THE ***STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION***, AS ADOPTED AND DISTRIBUTED BY CITY OF WEST WENDOVER AND THE REGIONAL TRANSPORTATION COMMISSION OF WASHOE COUNTY, NEVADA.
3. **CLEARING & GRUBBING AND REMOVAL OF MATERIALS.** CLEARING & GRUBBING SHALL CONSIST OF REMOVING ALL BRUSH, GRASS, TOPSOIL MATERIALS AND OTHER NATURAL OR OBJECTIONABLE MATERIAL FROM THE CONSTRUCTION LIMITS PRIOR TO SUBGRADE PREPARATION. CLEARING & GRUBBING SHALL BE PERFORMED IN ACCORDANCE WITH **SECTION 300 CLEARING & GRUBBING** OF THE REFERENCED ***STANDARD SPECIFICATIONS.***
4. **STORMWATER AND EROSION CONTROL.** THE CONTRACTOR SHALL MAINTAIN AN EROSION CONTROL PROGRAM ON SITE AT ALL TIMES THAT MEETS, OR EXCEEDS, CITY OF WEST WENDOVER AND THE STATE OF NEVADA REQUIREMENTS. THIS SHALL INCLUDE THE PLACEMENT OF SILT FENCE AROUND THE PERIMETER OF THE JOBSITE AND THE PLACEMENT OF HAY BALES AND VEHICLE MUD TRACKOUT PREVENTION MEASURES AT INGRESS AND EGRESS LOCATIONS ON THE JOBSITE. THE CONTRACTOR SHALL DESIGNATE A LOCATION ON SITE TO CONSTRUCT A CONCRETE WASHOUT PIT FOR READY-MIX CONCRETE CLEANUP. AT THE COMPLETION OF WORK THE CONCRETE CLEANUP PIT SHALL BE REMOVED FROM THE SITE. A CLEAN JOBSITE SHALL BE MAINTAINED BY THE CONTRACTOR. A STORMWATER DISCHARGE PERMIT, FROM THE STATE OF NEVADA AND CITY OF WEST WENDOVER IS REQUIRED ON ALL CONSTRUCTION WORK SITES THAT EXCEED 1.0 ACRES IN SIZE. THE WORK SITE FOR THIS PROJECT IS APPROXIMATELY 5.38 ACRES±.
5. **DUST CONTROL PROGRAM.** THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A DUST CONTROL PROGRAM ON SITE AT TIMES. THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS TO ENSURE THAT AIRBORN DUST DOES NOT LEAVE THE JOBSITE.
6. **UNDERGROUND UTILITIES.** THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UNDERGROUND UTILITIES AT ALL TIMES DURING CONSTRUCTION. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ON THE PROJECT DRAWINGS ARE APPROXIMATE AND BASED ON EXISTING RECORDS AND FIELD SURVEYS. THE CONTRACTOR SHALL CALL **1-800-227-2600 "USA CALL BEFORE YOU DIG"** FOR UTILITY FIELD LOCATIONS PRIOR TO COMMENCING EXCAVATION ON SITE. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE FOLLOWING UTILITY COMPANIES:

ELECTRIC POWER	NV ENERGY
NATURAL GAS	SOUTHWEST GAS CORPORATION,
TELEPHONE	FRONTIER TELEPHONE COMPANY
FIBER OPTIC COMMUNICATION LINES	ANTHEM, CC COMMUNICATION, FRONTIER TELEPHONE AND OTHER OPERATORS
CABLE TV	ZITO MEDIA
WATER & SEWER	CITY OF WEST WENDOVER

7. **SUBGRADE PREPARATION, EXCAVATION AND FILL.** SUBGRADE SOILS SHALL BE PROPERLY PROCESSED BY MOISTURIZING AND COMPACTING THE SUBGRADE SOIL TO A MINIMUM OF 90% MAXIMUM DRY DENSITY IN ACCORDANCE WITH TEST METHOD ASTM D 1557. FILL SOIL SHALL ALSO BE PROPERLY MOISTURIZED AND COMPACTED TO A MINIMUM OF 90% MAXIMUM DRY DENSITY IN ACCORDANCE WITH TEST METHOD ASTM D 1557. EARTHWORK SHALL COMPLY WITH **SECTION 302 SUBGRADE PREPARATION, SECTION 303 UNCLASSIFIED EXCAVATION, SECTION 304 UNCLASSIFIED FILL,** AND **SECTION 305 TRENCH EXCAVATION AND BACKFILL** OF THE PROJECT ***STANDARD SPECIFICATIONS.***
8. **WATER DISTRIBUTION PIPE, SANITARY SEWER PIPE, AND STORM DRAIN MATERIALS.** ALL WATER PIPE, SANITARY SEWER PIPE, AND STORM DRAIN MATERIALS INSTALLED SHALL BE IN ACCORDANCE WITH CITY OF WEST WENDOVER AND CITY OF WEST WENDOVER STANDARDS AND SHALL MEET THE REQUIREMENTS OF **SECTION 203.00 NON-PRESSURE AND PRESSURE PIPE** OF THE REFERENCED PROJECT ***STANDARD SPECIFICATIONS*** AS ADOPTED FOR PUBLIC WORKS CONSTRUCTION BY CITY OF WEST WENDOVER. WATER PIPE MATERIALS ARE SHOWN ON PLAN SHEET C-6. INSTALLATION OF BURIED WATER, SANITARY SEWER AND STORM DRAIN PIPE MATERIALS SHALL BE DONE AS SPECIFIED IN **SECTION 306 STORM DRAIN, CULVERTS, AND SANITARY SEWER CONSTRUCTION** AND **SECTION 307 DOMESTIC WATER AND IRRIGATION SYSTEMS** OF THE PROJECT ***STANDARD SPECIFICATIONS.*** UNDERGROUND WATER AND SEWER PIPING SHALL ALSO COMPLY WITH THE LATEST ADOPTED EDITION OF THE **UNIFORM PLUMBING CODE.** SANITARY SEWER PIPE SHALL BE SDR-35 GRAVITY SEWER PIPE AND SHALL BE INSTALLED AT THE LOCATIONS SHOWN ON THE PROJECT PLANS. ABS OR PVC PRESSURE PIPE SHALL BE USED WHERE PROPER SEPARATION BETWEEN POTABLE WATER LINES AND SANITARY SEWER LINES CANNOT BE MAINTAINED. WATER PIPE 4-INCHES IN DIAMETER TO 12-INCHES IN DIAMETER SHALL MEET THE MINIMUM REQUIREMENTS OF STANDARD **ANSI/AWWA C900 (DR 18).** ALL FITTINGS SHALL BE DUCTILE IRON. PVC WATER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH STANDARD **ANSI/AWWA C605 - UNDERGROUND INSTALLATION OF PVC PRESSURE PIPE FOR WATER**. WATER SERVICE PIPE SHALL BE POLYETHYLENE WATER SERVICE PIPE , IRON PIPE SIZE (CTS), WITH A MINIMUM WORKING PRESSURE OF 200-PSI. CONSTRUCTION SHALL COMMENCE UPON APPROVAL OF THE CONSTRUCTION PLANS BY CITY OF WEST WENDOVER.
9. **AGGREGATE BASE MATERIAL.** AGGREGATE BASE MATERIAL SHALL BE OF THE CLASSIFICATION SHOWN ON THE PLANS AND SHALL BE PLACED TO THE COMPACTED THICKNESS SHOWN . AGGREGATE BASE SHALL BE MOISTURIZED, SPREAD, AND COMPACTED IN MAXIMUM LIFT THICKNESS OF 8-INCHES. MINIMUM COMPACTION REQUIREMENTS ARE 95% MAXIMUM DRY DENSITY IN ACCORDANCE WITH TEST METHOD ASTM D 1557. ALL AGGREGATE BASE MATERIAL, INCLUDING TYPE 2, CLASS B, AGGREGATE BASE, AND TYPE 1, CLASS A, AGGREGATE BASE SHALL MEET THE MATERIAL REQUIREMENTS SPECIFIED IN **SECTION 200 AGGREGATES FOR BASE COURSES** OF THE ***STANDARD SPECIFICATIONS.*** PLACEMENT OF AGGREGATE BASE MATERIAL SHALL BE AS SPECIFIED IN **SECTION 308 AGGREGATE BASE COURSES** OF THE PROJECT ***STANDARD SPECIFICATIONS.***
10. **CONCRETE CURB & GUTTERS, VALLEY GUTTERS, SIDEWALK AND APPROACH SLABS.** AGGREGATES FOR CONCRETE SHALL COMPLY WITH **SECTION 200 AGGREGATES** OF THE PROJECT ***STANDARD SPECIFICATIONS.*** CEMENT AND OTHER ADMIXTURES SHALL COMPLY WITH **SECTION 202 CEMENT AND RELATED MATERIALS.** ALL CONCRETE SHALL BE AIR ENTRAINED WITH A MINIMUM STRENGTH OF 4,000-PSI AT 28-DAYS. CONCRETE MIX DESIGNS SHALL BE PROVIDED TO THE ENGINEER, ARCHITECT AND OWNER AND SHALL BE CURRENT. MIX DESIGNS SHALL BE AS SPECIFIED IN THE PROJECT ***STANDARD SPECIFICATIONS*** FOR THE TYPE OF WORK. CONCRETE SHALL BE PLACED, FINISHED AND CURED IN ACCORDANCE WITH **SECTION 311 CONCRETE STRUCTURES AND MASONRY CONSTRUCTION** AND **SECTION 312 CONCRETE CURBS, GUTTERS, WALKS, DRIVEWAYS, AND ALLEY RETURNS** OF THE PROJECT ***STANDARD SPECIFICATIONS.***
11. **PLANTMIX BITUMINOUS PAVEMENT, PRIME COATS, SEAL COATS, AND ASPHALTIC MATERIALS.** AGGREGATES FOR BITUMINOUS PAVEMENT SHALL BE AS SPECIFIED IN **SECTION 200 AGGREGATES** OF THE PROJECT ***STANDARD SPECIFICATIONS.*** ASPHALT CEMENTS AND BITUMINOUS MATERIALS SHALL MEET THE REQUIREMENTS OF **SECTION 201 BITUMINOUS MATERIALS** OF THE PROJECT ***STANDARD SPECIFICATIONS.*** THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH A MIX DESIGN FOR APPROVAL PRIOR TO PLACEMENT OF BITUMINOUS PAVING MATERIALS. PLANTMIX BITUMINOUS PAVEMENT AGGREGATE SHALL BE TYPE 2 ON CITY ROADS AND TYPE 3 IN PARKING AREAS, UNLESS OTHERWISE SPECIFIED OR APPROVED. LIQUID ASPHALT AND EMULSIFIED ASPHALT PRIME COAT SHALL BE PLACED IN ACCORDANCE WITH **SECTION 315 PRIME COAT** OF THE ***STANDARD SPECIFICATIONS.*** TACK COAT AND SEAL COAT SHALL BE PLACED IN ACCORDANCE WITH **SECTION 316 TACK COAT** AND **SECTION 317 SEAL COAT.** PLANTMIX BITUMINOUS PAVEMENT SHALL BE DELIVERED, PLACED AND COMPACTED WITHIN SPECIFIED TOLERANCES IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN **SECTION 320 PLANTMIX BITUMINOUS PAVEMENT** OF THE PROJECT ***STANDARD SPECIFICATIONS.***
12. **ROCK RIPRAP, EROSION CONTROL ROCK, AND ROCK LANDSCAPING MATERIAL.** ROCK RIPRAP SHALL BE AS SHOWN ON THE PROJECT DRAWINGS. RIRAP MATERIAL SHALL BE AS SPECIFIED IN **SUBSECTION 200.07 RIPRAP** OF THE PROJECT ***STANDARD SPECIFICATIONS.*** RIPRAP AND LANDSCAPING ROCK FOR EROSION CONTROL SHALL MEET THE SIZE AND CONSISTENCY REQUIREMENTS SHOWN ON THE PLANS.
13. ALL ELEVATIONS SHOWN ON THE CONSTRUCTION PLANS ARE TO THE FINISH GRADE ELEVATION OF THE MATERIAL COURSES INDICATED ON THE PLAN DRAWINGS. BURIED UTILITY LINE ELEVATIONS SHALL BE NOTED AS EITHER TOP OF PIPE OR INVERT ELEVATION (PIPE FLOWLINE). THE CONTRACTOR SHALL VERIFY UTILITY LINE LOCATIONS AND PROTECT ALL EXISTING AND NEW UTILITY LINES.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AN ADEQUATE SAFETY PROGRAM DURING ALL CONSTRUCTION WORK ON THE PROJECT SITE. MINIMUM SAFETY STANDARDS TO BE MET ON THE JOB SHALL EXCEED THOSE MINIMUM STANDARDS ESTABLISHED BY THE FEDERAL GOVERNMENT (OSHA), THE STATE OF NEVADA AND THE LOCAL GOVERNING AUTHORITY. THE CONTRACTOR SHALL BE AWARE THAT ALL CURRENT MSHA AND SITE SPECIFIC TRAINING AND SAFETY REQUIREMENTS SHALL BE ADHERED TO WHEN WORK IS CONDUCTED ON LOCAL MINING COMPANY PROPERTIES.
15. UPON COMPLETION OF WORK THE CONTRACTOR SHALL FINISH GRADE ALL DISTURBED AREAS AND CLEANUP ALL CONSTRUCTION DEBRIS. THE CONDITION OF THE WORK SITE SHALL BE LEFT IN A CLEAN CONDITION FREE OF ALL CONSTRUCTION DEBRIS. ALL DISTURBED AREAS SHALL BE REGRADED BY THE CONTRACTOR. UPON REGRADING AND CLEANUP ALL DISTURBED AREAS SHALL BE RESEEDED BY HARROWING AND BROADCAST SEEDING, OR BY HYDROSEEDING. THE SEED MIX TO BE APPLIED BY THE CONTRACTOR SHALL INCLUDE: CRESTED WHEAT - 5.0 LBS/ACRE, BIG BLUE GRASS - 0.5 LBS/ACRE, INDIAN RICEGRASS - 1.0 LBS/ACRE, AND BASIN WILDRYE - 4.5 LBS/ACRE FOR A TOTAL MIXED SEED MASS OF 11.0 LBS/ACRE.
16. CONTRACTOR AT ALL TIME S

C-3 - SITE PLAN

EXISTING FLOWLINE

EMPLOYEE PARKING (6)

PROPOSED ASPHALT PARKING 54'x18' – 6 STALLS

PATIO 570 GSF

EXISTING WATER STUB, LOCATION IS APPROXIMATE, FIELD VERIFY

ADA PARKING

4" TO FIRE RISER

1" DOMESTIC WATER

4" SANITARY SEWER

FIRE STATION 11,383 GSF

WEST APRON 7,500 GSF

EAST APRON 6,300 GSF

PROPOSED TRASH ENCLOSURE PAD 16'x12'

EXISTING SSMH RIM=4488.38

PROPOSED 20'x20' EMERGENCY GENERATOR PAD

EMERGENCY GENERATOR =400 GSF

5' SIDEWALK

26.00

TEMP. PARKING (4)

6" SHOP DRAINS TO SAND/OIL SEPARATOR

EXISTING STREET SIGN TO BE REMOVED

EXISTING UTILITY/ELEC BOX, PROTECT IN PLACE

EXISTING FIBER MARKER, PROTECT IN PLACE

EXISTING LIGHT POLE W/ BASE, PROTECT IN PLACE

EXISTING SSMH RIM=4499.64

ADA/VISITOR PARKING (OPTION)

EXISTING WATER BLOW-OFF VALVE, PROTECT IN PLACE

EXISTING UTILITY/ELEC BOX, PROTECT IN PLACE

EXISTING LIGHT POLE W/ BASE, PROTECT IN PLACE

EXISTING UTILITY/ELEC BOX, PROTECT IN PLACE

EXISTING WATER VALVES TOP OF NUT ELEV=4494.22

EXISTING FIRE HYDRANT ASSEMBLY W/ SHUT-OFF VALVE

EXISTING SSMH RIM=4496.75

PROPOSED MONUMENT SIGN 20 GSF

PRELIMINARY LOCATION OF PROPOSED SAND/OIL SEPARATOR

EXISTING GAS LINE FIELD VERIFY

EXISTING ELECTRIC FIELD VERIFY

EXISTING LIGHT POLE W/ BASE, PROTECT IN PLACE

EXISTING UTILITY/ELEC BOX, PROTECT IN PLACE

N GENE L JONES WAY

EXISTING WATERMAIN

EXISTING SEWER MAIN

EXISTING SSMH RIM=4495.48

EXISTING SSMH RIM=4488.38

EXISTING DRAINAGE SWALE TO BE RE-ALIGNED AROUND PROPOSED SITE

EXISTING FLOWLINE

EXISTING LIGHT POLE W/ UTILITY/ELEC BOX, PROTECT IN PLACE

EXISTING FIBER MARKER, PROTECT IN PLACE

Rock

N

1" = 20'

0 20 40 60 80 100

SUMMIT ENGINEERING CORPORATION
1150 LAMOILLE HIGHWAY, ELKO, NV, 89801
PHONE:(775) 738-8058 FAX:(775) 747-8559

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REV.	DATE	DESCRIPTION	BY	APP'D
1	06-23-2022	CITY OF ELKO REDLINES	SA	NIB

PRELIMINARY SITE PLAN
CITY OF WEST WENDOVER ~ FIRE STATION
SITE PLAN

WENDOVER ELKO COUNTY NEVADA

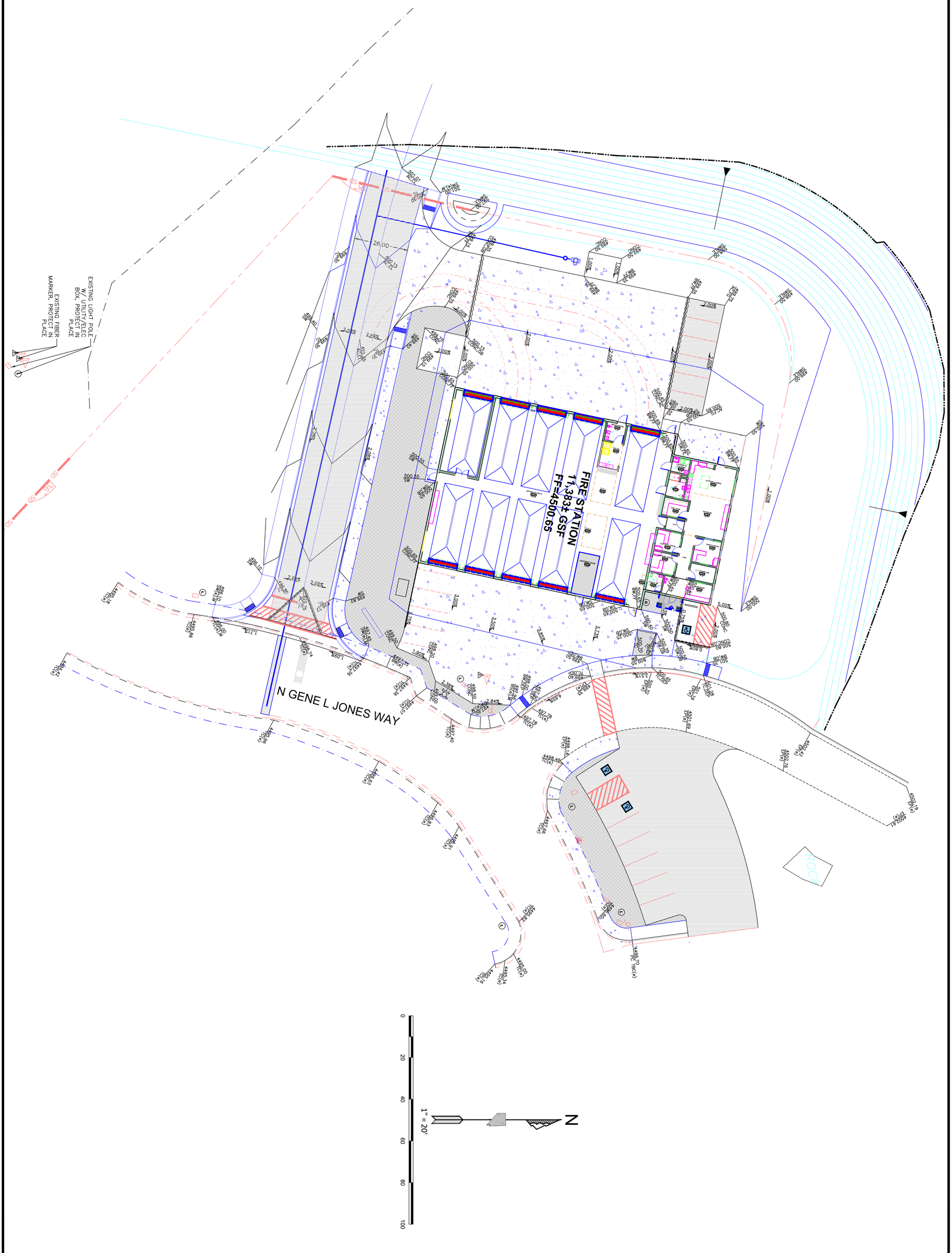
DESIGNED BY: NIB
CHECKED BY: NIB

SCALE
HORIZ: 1
VERT: 1" = 20'

JOB NO: 3-82965

SHEET C-3 OF 4

N:\DWGS\82965_WWendoverFireStat\Civil\WWendoverFireStaSiteMap.DWG - 9:57 AM * 08-NOV-2022



PRELIMINARY SITE PLAN
CITY OF WEST WENDOVER ~ FIRE STATION
GRADING PLAN

WENDOVER ELKO COUNTY NEVADA

REV.	DATE	DESCRIPTION	BY	APP'D
1	06-23-2022	CITY OF ELKO REDLINES	SA	NIB

SHEET C-4 OF 7

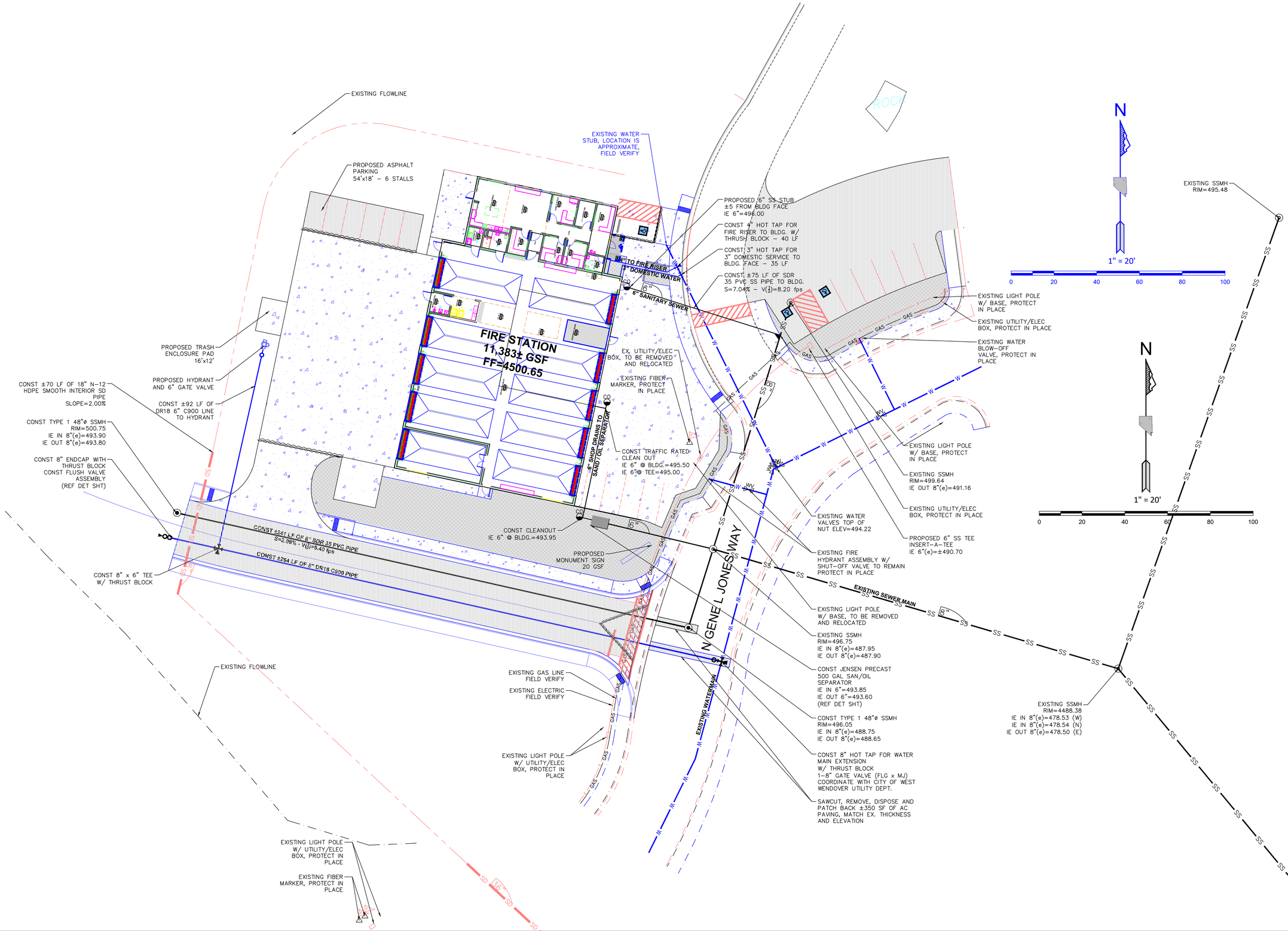
JOB NO: 3-82965

SCALE
HORIZ: 1
VERT: 1" = 20'

DESIGNED BY: NIB
CHECKED BY: NIB

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REV.	DATE	DESCRIPTION	BY	APP'D
1	06-23-2022	CITY OF ELKO REDLINES	SA	NIB

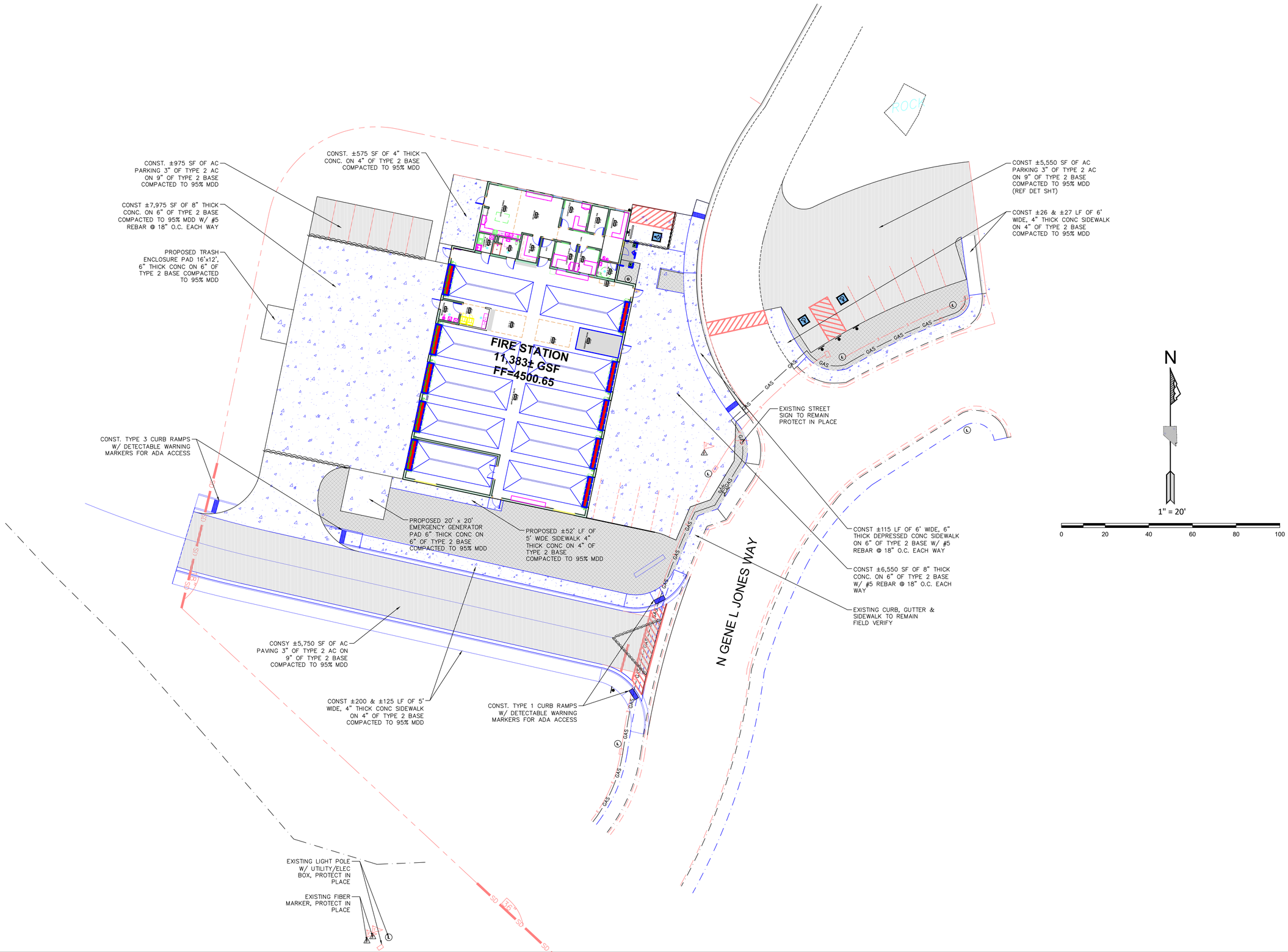
PRELIMINARY SITE PLAN
CITY OF WEST WENDOVER ~ FIRE STATION
UTILITY PLAN

WENDOVER, ELKO COUNTY, NEVADA

DESIGNED BY: NIB
CHECKED BY: NIB
SCALE
HORIZ: 1
VERT: 1" = 20'
JOB NO: 3-82965

SHEET C-5 OF 7

N:\DWGS\82965_WWendoverFireStat\Civil\WWendoverFireStatBMap.DWG - 9:57 AM * 08-NOV-2022



SUMMIT ENGINEERING CORPORATION
1150 LAMOILLE HIGHWAY, ELKO, NV, 89801
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REV.	DATE	DESCRIPTION	BY	APP'D
1	06-23-2022	CITY OF ELKO REDLINES	SA	NIB

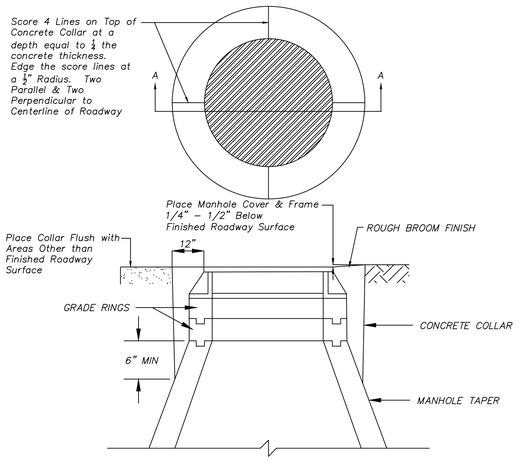
PRELIMINARY SITE PLAN
CITY OF WEST WENDOVER ~ FIRE STATION
PARKING & PAVING PLAN

WENDOVER, ELKO COUNTY, NEVADA

DESIGNED BY: NIB
CHECKED BY: NIB
SCALE
HORIZ: 1
VERT: 1" = 20'
JOB NO: 3-82965

SHEET C-6 OF 7

N:\DWGS\J82965_WWendoverFireSta\Civil\WWendoverFireStaBMap.DWG ~ 9:57 AM ~ 08-NOV-2022

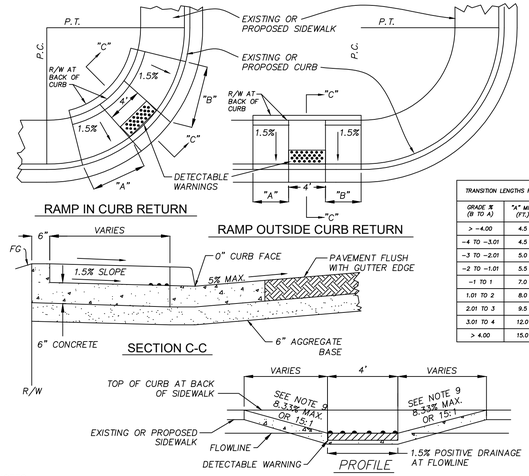


SECTION A–A

NOTES:

1. CONCRETE SHALL MEET THE REQUIREMENTS OF SECTION 337.10 OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
2. MANHOLE COVER & FRAME SHALL BE SET ¼" TO ½" BELOW FINISHED CONCRETE OR BITUMINOUS SURFACE. MANHOLE COLLARS IN ALL OTHER AREAS SHALL BE SET FLUSH WITH FINISHED GRADE, UNLESS OTHERWISE SPECIFIED.
3. CONCRETE COLLAR IS REQUIRED WHEN MANHOLE IS NOT LOCATED IN CONCRETE OR BITUMINOUS SURFACE.
4. REFER TO DETAIL SHEET (MANHOLE – GENERAL NOTES) FOR ADDITIONAL INFORMATION.

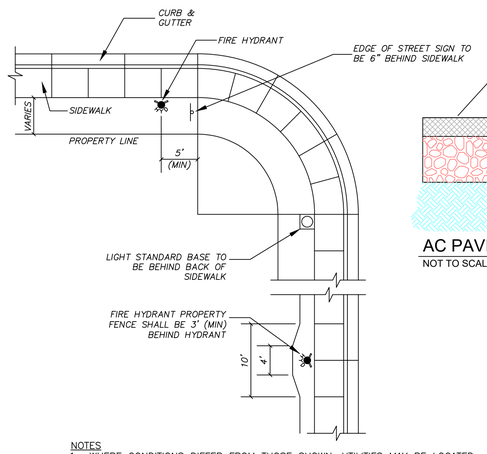
1 MANHOLE COLLAR DETAIL
NOT TO SCALE



TRANSITION LENGTHS FOR 8.33% SLOPE		
GRADE % (R TO A)	"A" MIN. (FT.)	"B" MIN. (FT.)
> –4.00	4.5	15.0
–4 TO –3.01	4.5	12.0
–3 TO –2.01	5.0	9.5
–2 TO –1.01	5.5	8.0
–1 TO 1	7.0	7.0
1.01 TO 2	8.0	5.5
2.01 TO 3	9.5	5.0
3.01 TO 4	12.0	4.5
> 4.00	15.0	4.5

NOTES
1. CONCRETE SHALL MEET THE REQUIREMENTS OF SECTION 337.10 OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
2. AGGREGATE BASE MATERIAL SHALL MEET THE REQUIREMENTS OF SECTION 302 & 308 OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. CURB RAMP WITHIN CURB RETURN SHALL BE LOCATED AT THE MIDPOINT OF CURB RETURN.
4. RAMPS SHALL BE CONSTRUCTED WITH A ROUGH BROOM FINISH TRANSVERSE TO THE SLOPE OF THE RAMP.
5. WHEN CONSTRUCTING A RAMP WHERE CURB & GUTTER EXIST, COMPLETELY REMOVE INTERFERING PORTIONS OF EXISTING CURB & GUTTER. LOCATION OF CURB RAMP SHALL BE APPROVED BY THE CITY OF WEST WENDOVER PRIOR TO INSTALLATION.
6. DETECTABLE WARNINGS SHALL BE YELLOW AND CONSIST OF RAISED TRUNCATED DOMES AND PLACED AT THE BOTTOM PORTION OF THE RAMP.
7. CROSS SLOPE OF SIDEWALK AND RAMP SURFACES SHALL NOT EXCEED 2%.
8. CURB RAMPS & DETECTABLE WARNINGS SHALL MEET THE REQUIREMENTS OF 28 CFR PART 36, ADA STANDARDS FOR ACCESSIBLE DESIGN.
9. PER THE PROWAG, SECTION 304.3.2, THE RUNNING SLOPE OF A CURB RAMP SHALL BE 8.33% MAXIMUM, BUT SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15.0 FEET. ON STEEP STREETS OR INTERSECTIONS THE TRANSITIION TO FULL HEIGHT CURB MAY HAPPEN IN THE FIRST 15' MINIMUM AND THE RESULTING SLOPE OF THE RAMP IS ALLOWED TO EXCEED 8.33%

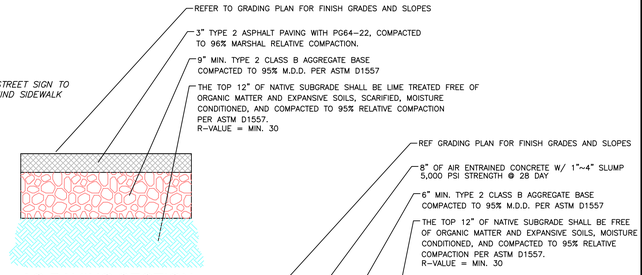
2 TYPE I CURB RAMP
NOT TO SCALE



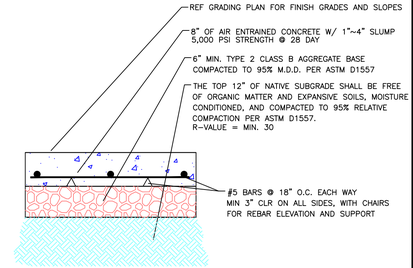
NOTES
1. WHERE CONDITIONS DIFFER FROM THOSE SHOWN, UTILITIES MAY BE LOCATED WITHIN THE SIDEWALK SECTION WITH THE APPROVAL OF THE GOVERNING AGENCY.
2. WHEN FIRE HYDRANTS AND LIGHT STANDARDS ARE IN THE SAME VICINITY, THEY SHALL BE SEPARATED BY AT LEAST 5 FEET.
3. WHEN STOP SIGN IS LOCATED AT P.C., STREET SIGNS SHALL BE MOUNTED ON SAME POLE.
4. STREET SIGNS AT MID–RETURN SHALL BE LOCATED ADJACENT TO A PEDESTRIAN CURB RAMP, IF APPLICABLE.

MAT
5. WHERE CURB AND GUTTER DO NOT EXIST, EDGE OF STOP SIGN SHALL BE PLACED AT THE BEGINNING OF THE CURVE, 6 FEET FROM THE EDGE OF PAVEMENT.

3 STREET LIGHT, HYDRANT, & SIGN LOCATION
NOT TO SCALE



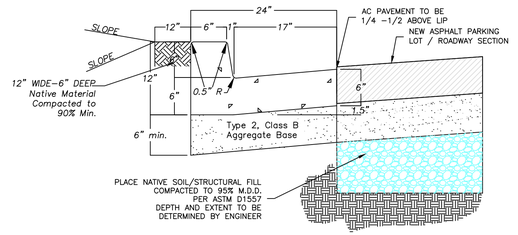
AC PAVING SECTION
NOT TO SCALE



CONCRETE PAVING SECTION
NOT TO SCALE

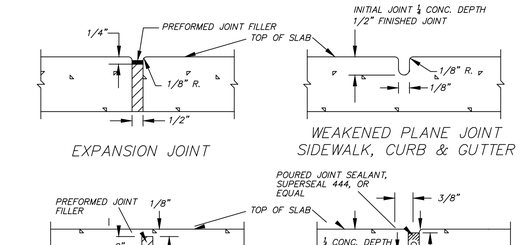
NOTES
1. ASPHALT PAVING SHALL BE TYPE 3 (1/2 INCH SIZE), 50 BLOW, MARSHAL MIX DESIGN, WITH 3 TO 5% AIR VOIDS, AND SHALL BE COMPACTED TO 96% MARSHALL RELATIVE COMPACTION. THE CONTRACTOR SHALL SUBMIT THE PROPOSED ASPHALT MIX DESIGN TO THE GEOTECHNICAL ENGINEER FOR APPROVAL, A MINIMUM OF 1 WEEK PRIOR TO PAVING.
2. AGGREGATE BASE SHALL BE MOISTURE CONDITIONED TO WITHIN 2% OF OPTIMUM, PLACED IN ONE LIFT, AND COMPACTED TO 95% OF MAXIMUM DRY DENSITY PER ASTM D1557.
3. THE SLOPE OF THE FINISH SURFACE SHALL BE IN ACCORDANCE WITH THE ELEVATIONS AND SLOPES ON THE GRADING PLAN, BUT IN NO INSTANCE SHALL BE LESS THAN 1%.
4. NEW ASPHALT PAVING FINISH SURFACE SHALL BE FLUSH WITH EXISTING ASPHALT PAVING SURFACE, MATCHING GRADE AT LIMITS OF REMOVAL AND REPLACEMENT.

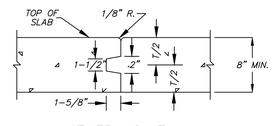
4 AC PAVING SECTION
NOT TO SCALE



NOTES
1. CONCRETE SHALL MEET THE REQUIREMENTS OF SECTION 337.10 OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
2. AGGREGATE BASE MATERIAL SHALL MEET THE REQUIREMENTS OF SECTIONS 302 & 308 OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. ALL CONCRETE CURB AND GUTTER SHALL HAVE ½" EXPANSION JOINTS EVERY 90 FEET AND AT ALL CURB RETURNS. WEAKENED PLANE JOINTS SHALL BE EVERY 10 FEET.
4. PLANTMIX BITUMINOUS SURFACE SHALL BE ½" TO ½" ABOVE LIP OF GUTTER PAN.

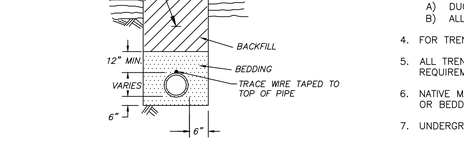
5 CURB & GUTTER DETAIL
NOT TO SCALE





KEYED JOINT

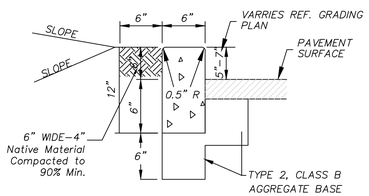
9 P.C.C. JOINT DETAIL



DUCTILE IRON PIPE, PVC, PE & HDPE PIPE

NOTES
1. WATER DENSIFIED BACKFILL AND TUNNELING SHALL NOT BE ALLOWED.
2. BACKFILL SHALL MEET THE REQUIREMENTS FOR CLASS "E" BACKFILL WITH NO ROCKS SIZED OVER 4", COMPACTED IN 6" (MAX.) LIFT TO 90% (MIN.) RELATIVE COMPACTION.
3. 3. BEDDING MATERIAL FOR THE FOLLOWING PIPE SHALL MEET THE REQUIREMENTS OF SECTION 200 & 305 OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AND COMPACTED TO A MINIMUM 90% RELATIVE COMPACTION.
   A) DUCTILE IRON PIPE – CLASS "C"
   B) ALL OTHER PIPE – CLASS "A"
4. FOR TRENCHES & EXCAVATIONS LOCATED WITHIN ROADWAY SECTION, SEE PAVEMENT PATCH DETAIL.
5. ALL TRENCHES AND EXCAVATIONS SHALL CONFORM TO THE LATEST EDITION OF O.S.H.A. AND M.U.T.C.D. REQUIREMENTS.
6. NATIVE MATERIAL MUST BE APPROVED BY THE CITY OF WEST WENDOVER ENGINEER PRIOR TO USING AS BACKFILL OR BEDDING.
7. UNDERGROUND WARNING TAPE SHALL BE METALLIC AND APPROPRIATELY LABELED AND COLORED.

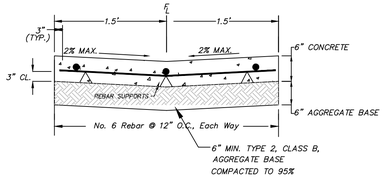
5 TRENCH DETAIL
NOT TO SCALE



PARKING LOT

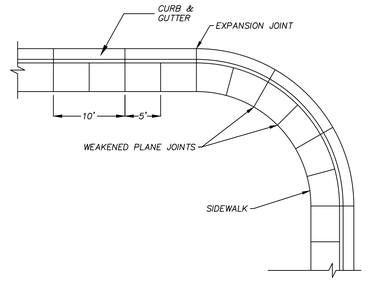
NOTES
1. CONCRETE SHALL MEET THE REQUIREMENTS OF SECTION 337.10 OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
2. AGGREGATE BASE MATERIAL SHALL MEET THE REQUIREMENTS OF SECTIONS 302 & 308 OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. ALL CONCRETE CURB SHALL HAVE 1/2" EXPANSION JOINTS EVERY 90 FEET AND AT ALL CURB RETURNS. WEAKENED PLANE JOINTS SHALL BE EVERY 10 FEET. FOR BARRIER CURB ONLY, PLACE WEAKENED PLANE JOINTS EVERY 5 FEET.
4. GLUE DOWN THE TYPE 2 MEDIAN CURB TO THE PAVEMENT SURFACE USING EPOXY CEMENT.

6 PARKING LOT TYPE 1 POST CURB
NOT TO SCALE



NOTES
1. CONCRETE SHALL MEET THE REQUIREMENTS OF SECTION 337.10 OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
2. AGGREGATE BASE MATERIAL SHALL MEET THE REQUIREMENTS OF SECTIONS 302 & 308 OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION
3. REINFORCING STEEL SHALL MEET THE REQUIREMENTS OF SECTION 326 OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
4. PLANTMIX BITUMINOUS SURFACE SHALL BE ½" TO ½" ABOVE VALLEY GUTTER. ALL OTHER SURFACES TO BE FLUSH WITH VALLEY GUTTER.
5. IF 2% CROSS SLOPE CAN NOT BE ATTAINED ON THE VALLEY GUTTER, PROPOSED CROSS SLOPE SHALL BE APPROVED BY THE CITY OF WEST WENDOVER.
6. CURB RAMPS & DETECTABLE WARNINGS SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF THE ADAAG.
7. DRIVEWAY GEOMETRICS SHALL GO TO THE P.C. AND THE P.T.
8. MAINTAIN POSITIVE DRAINAGE IN CROSSWALK AREAS AND PEDESTRIAN ROUTES TO PREVENT PONDING.
9. CROSS SLOPE OF SIDEWALK AND CURB RAMP SURFACES SHALL NOT EXCEED 2%.
10. WHEN CONSTRUCTING WHERE CURB & GUTTER ALREADY EXIST, COMPLETELY REMOVE INTERFERING PORTIONS OF EXISTING CURB & GUTTER. LOCATION OF CURB RAMP SHALL BE APPROVED BY THE CITY OF WEST WENDOVER PRIOR TO INSTALLATION.
11. DETECTABLE WARNINGS SHALL BE YELLOW AND CONSIST OF RAISED TRUNCATED DOMES AND PLACED AT THE BOTTOM PORTION OF THE RAMP.
12. CURB RAMPS SHALL BE CONSTRUCTED WITH A ROUGH BROOM FINISH TRANSVERSE TO THE SLOPE OF THE RAMP.
13. PLANTMIX BITUMINOUS SURFACE SHALL BE FLUSH WITH THE EDGE OF THE GUTTER PAN IN THE AREA OF THE CURB RAMP.

7 3' P.C.C VALLEY GUTTER DETAIL
NOT TO SCALE



NOTES
1. CONCRETE SHALL MEET THE REQUIREMENTS OF SECTION 337.10 OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
2. ALL CONCRETE SIDEWALK SHALL HAVE ½ " EXPANSION JOINTS EVERY 30 FEET AND AT ALL CURB RETURNS. WEAKENED PLANE JOINTS SHALL BE EVERY 5 FEET AND COINCIDE WITH THE ADJACENT CURB AND GUTTER WEAKENED PLANE JOINTS. THE WEAKENED PLANE JOINTS PLACED EVERY 5' IN THE SIDEWALK MAY BE SAWCUT WITH CITY OF WEST WENDOVER APPROVAL AND SHALL MEET THE REQUIREMENTS OF SECTION 314 OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. AGGREGATE BASE MATERIAL SHALL MEET THE REQUIREMENTS OF SECTION 302 & 308 OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
4. FORESLOPES & BACKSLOPES SHALL BE APPROVED BY THE CITY OF WEST WENDOVER PRIOR TO CONSTRUCTING.
5. CROSS SLOPE OF SIDEWALK SHALL NOT EXCEED 2%.

8 P.C.C. SIDEWALK DETAIL
NOT TO SCALE

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REV.	DATE	DESCRIPTION	BY	APP'D
1	06-23-2022	CITY OF ELKO REDLINES	SA	NIB

CIVIL IMPROVEMENT PLANS FOR CITY OF WEST WENDOVER ~ FIRE STATION
DETAIL SHEET

WENDOVER ELKO COUNTY NEVADA

DESIGNED BY: NIB
CHECKED BY: NIB
SCALE
HORIZ: NONE
VERT:
JOB NO: 3-82965

SHEET C-7 OF 7

N:\DWGS\82965_WWendoverFireSta\Civil\WendoverFireStaBlkMap.DWG ~ 9:57 AM ~ 08-NOV-2022



1 OVERALL SITE PLAN
SCALE: 1" = 20'-0"

NORTH 0' 10' 20' 40'

GENERAL NOTES

1. CONTRACTOR TO VERIFY DIMENSIONS ON FIELD PRIOR TO COMMENCEMENT OF ANY SITE WORK. DO NOT SCALE DRAWINGS.
2. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION ON SCOPE OF WORK AND LIMIT OF CONSTRUCTION.
3. REFER TO CIVIL DRAWINGS FOR PARKING, STREET & CURB DIMENSIONS, AND STRIPING INFORMATION.
4. REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL SITE INFORMATION INCLUDING SITE FURNISHINGS AND HARDSCAPE PLANS.
5. REFER TO CIVIL DRAWINGS FOR HORIZONTAL CONTROL.
6. REFER TO CIVIL DRAWINGS FOR STREET DEVELOPMENT OUTSIDE OF PROPERTY LINE.
7. ALL SITE / RETAINING WALLS TO HAVE ANTI-GRAFFITI COATING, UNLESS NOTED OTHERWISE.
8. REFER TO SHEET A2.01 FOR ROOM FINISH SCHEDULE AND MATERIAL SCHEDULE.

KEYNOTES

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Consultant

PLEASE RECYCLE

Project
WEST WENDOVER NEW FS #13

N. GENE L. JONES WAY, WEST WENDOVER, NV 89883

Job No: 22-002.00

Owner
CITY OF WEST WENDOVER

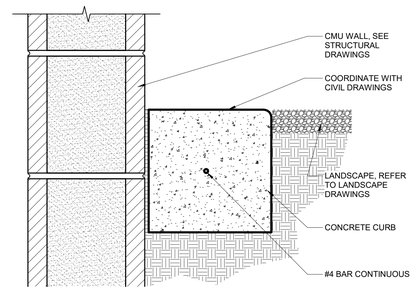
PHASE-1B DESIGN DEVELOPMENT

REVISIONS		
REV	DATE	DESCRIPTION

Sheet Title
OVERALL SITE PLAN

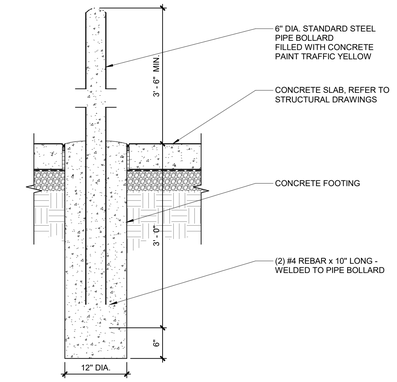
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Sheet No:

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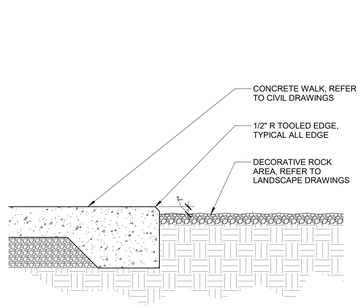


NOTE:
PROVIDE CONTROL JOINTS @ 10'-0" O.C., EXP. JOINTS @ 30'-0" O.C.

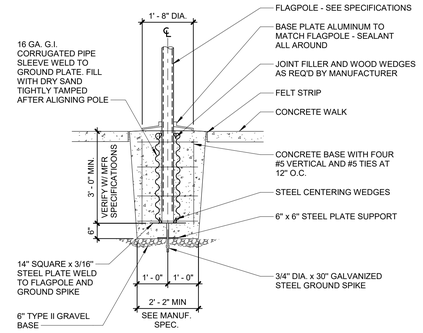
8 MOW CURB AT WALL / LANDSCAPE
SCALE: 3" = 1'-0"



4 BUILDING BOLLARD
SCALE: 1" = 1'-0"

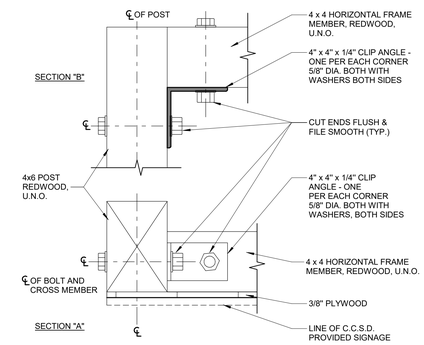


7 HARDSCAPE WELL TO CONCRETE
SCALE: 1 1/2" = 1'-0"

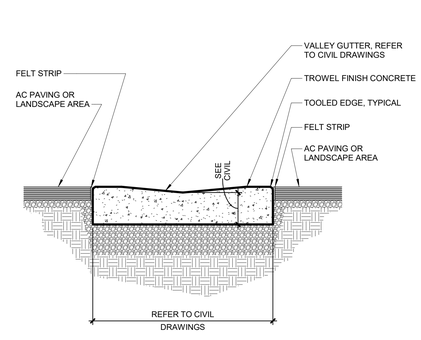


NOTE: CONCRETE FOOTING DIMENSIONS SHOWN ARE BASED UPON THE SPECIFIED FLAGPOLE MANUFACTURERS

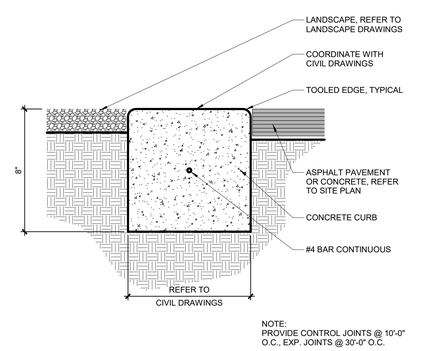
3 FLAGPOLE FOOTING
SCALE: 1/2" = 1'-0"



10 SIGN EDGE DETAIL
SCALE: 3" = 1'-0"

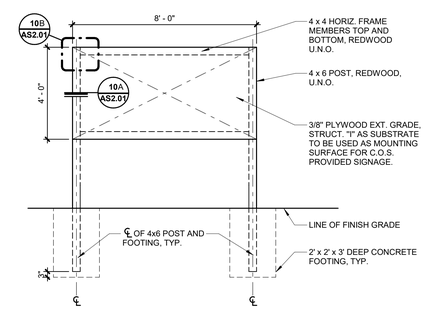


6 VALLEY GUTTER @ AC PAVING
SCALE: 1 1/2" = 1'-0"



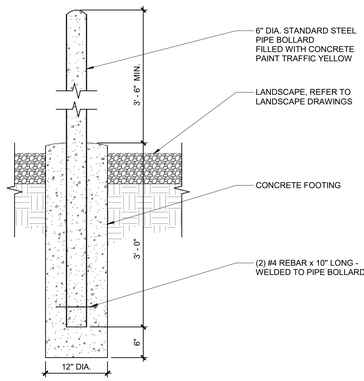
NOTE:
PROVIDE CONTROL JOINTS @ 10'-0" O.C., EXP. JOINTS @ 30'-0" O.C.

2 MOW CURB
SCALE: 3" = 1'-0"

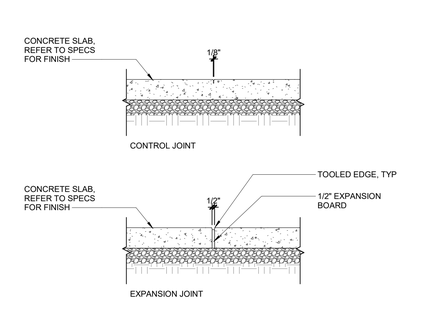


NOTES:
1. CREOSOTE TREAT 4x POST PRIOR TO EMBEDMENT INTO CONCRETE FOOTING.
2. PAINT SIGN FRAMING TO MATCH SIGN, U.N.O.
3. EDGE NAILING OF SIGNAGE: 10D @ 6" O.C., OR MACHINE WOOD SCREWS AS REQUIRED.
4. PROVIDE ONE SIGN LOCATED IN CONSTRUCTION AREA EACH PHASE.

9 CONSTRUCTION SIGN DETAIL
SCALE: 3/8" = 1'-0"



5 SITE BOLLARD
SCALE: 1" = 1'-0"



NOTE: SEE SITE PLAN FOR JOINT PATTERN AND STRUCTURAL DRAWINGS FOR MORE INFORMATION. SEE LANDSCAPE PLANS FOR OTHER EXTERIOR CONCRETE INFORMATION

1 JOINT DETAILS
SCALE: 1" = 1'-0"

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Project
WEST WENDOVER NEW FS #13

N. GENE L. JONES WAY, WEST WENDOVER, NV 89883

Job No: 22-002.00

Owner
CITY OF WEST WENDOVER

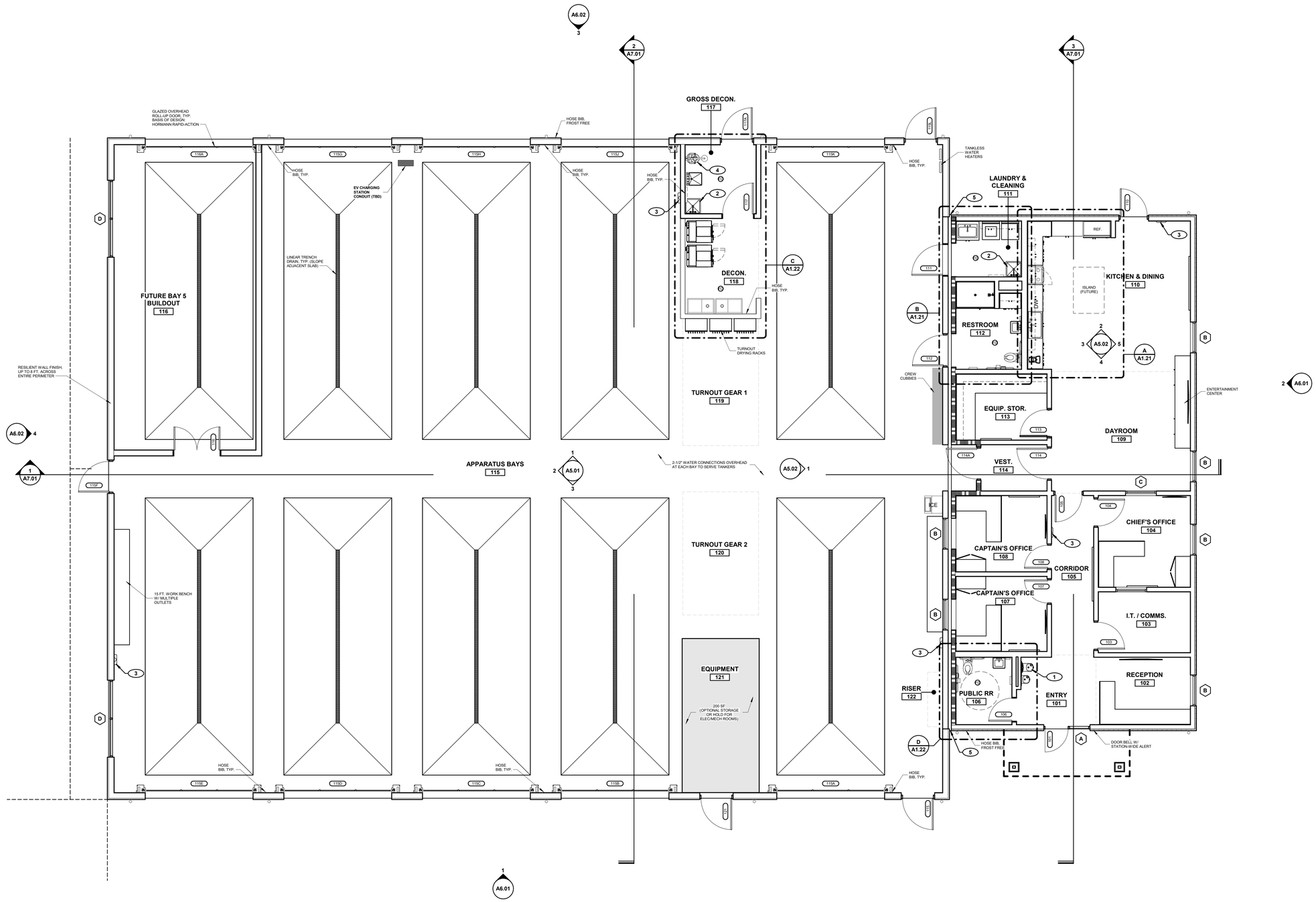
PHASE-1B DESIGN DEVELOPMENT

REVISIONS		
REV	DATE	DESCRIPTION

Sheet Title
ARCHITECTURAL SITE DETAILS

Date: MAY 3, 2023
Sheet No:

AS2.01



1 OVERALL FLOOR PLAN
SCALE: 3/16" = 1'-0"

NORTH 0' 3' 5' 11'

GENERAL NOTES

1. ALL DIMENSIONS ARE TAKEN FROM FACE OF STUD, MASONRY, OR CONCRETE UNLESS NOTED OTHERWISE.
2. REFER TO STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ADDITIONAL WORK NOT SHOWN ON THIS DRAWING.
3. REFER TO ELECTRICAL DRAWINGS FOR INFORMATION ON ELECTRICAL / DATA ROOMS.
4. REFER TO BUILDING SECTIONS AND WALL SECTIONS FOR WALL INFORMATION.
5. ALL EQUIPMENT (O.F.O.I. AND C.F.C.I.), SHALL COMPLY WITH ACCESSIBILITY REQUIREMENTS.
6. ALL PENETRATION IN PARTITION WALLS AT DATA / ELECTRICAL ROOMS TO BE FULLY SEALED TO MINIMIZE DUST INFILTRATION.
7. METAL WALL BACKING TO BE PROVIDED FOR ALL WALL MOUNTED EQUIPMENT.
8. CASTLE-CUT GYPSUM BOARD TO DECK AND SEAL AT AREAS WITHOUT CEILINGS.
9. FOR FLOORING TYPES AND CONTROL JOINTS: SEE FLOOR FINISH PLAN, ROOM FINISH SCHEDULE AND MATERIAL SCHEDULE.
10. REFER TO WALL PARTITION TYPES AND LIFE SAFETY DRAWINGS FOR RATING SEPARATIONS AND UL RATED DESIGN SHEET FOR REQUIRED FIRE RESISTIVE CONSTRUCTION.
11. FOR COMPLETE DIMENSIONS, REFER TO DIMENSION PLAN. FOR SIGNAGE LOCATIONS, REFER TO SIGNAGE PLAN.

KEYNOTES

1. DRINKING FOUNTAIN WITH BOTTLE FILLER, REFER TO PLUMBING DRAWINGS
2. MOP SINK, REFER TO PLUMBING DRAWINGS
3. FIRE EXTINGUISHER CABINET, REFER TO LIFE SAFETY PLAN
4. EMERGENCY EYE WASH AND SAFETY SHOWER STATION
5. SEISMIC JOINT, REFER TO STRUCTURAL DRAWINGS

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Project
WEST WENDOVER NEW FS #13

N. GENE L. JONES WAY, WEST WENDOVER, NV 89883

Job No: 22-002.00

Owner
CITY OF WEST WENDOVER

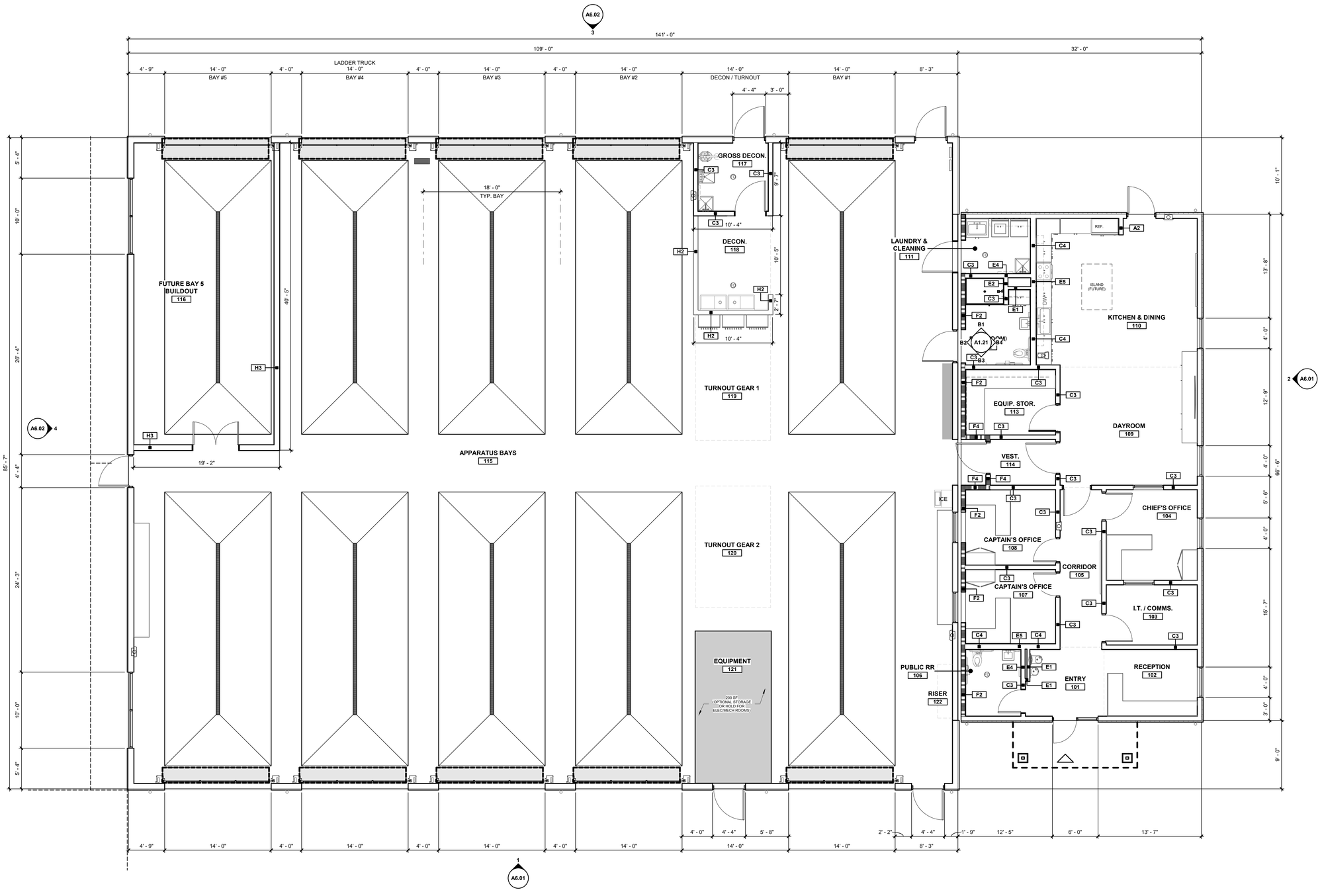
PHASE-1B DESIGN DEVELOPMENT

REVISIONS

REV	DATE	DESCRIPTION

Sheet Title
OVERALL FLOOR PLAN

Date: MAY 3, 2023
Sheet No:
A1.01



1 DIMENSION PLAN
SCALE: 3/16" = 1'-0"

NORTH 0' 3' 5' 11'

GENERAL NOTES

1. ALL DIMENSIONS ARE TAKEN FROM FACE OF STUD, MASONRY, CONCRETE, OR CENTERLINE OF COLUMN UNLESS NOTED OTHERWISE.
2. REFER TO ENLARGED RESTROOM PLANS FOR DIMENSIONS NOT SHOWN ON THE DIMENSION PLAN.
3. REFER TO SHEET A2.31 FOR PARTITION TYPES.
4. WHERE INTERIOR DOOR OPENINGS ARE NOT DIMENSIONED. INSTALL BUTT SIDE OF JAMB 6" FROM ADJACENT WALL, TYPICAL.
5. CONTRACTOR TO INSTALL ABUSE RESISTANT GYPSUM BOARD UP TO 6'-0" MINIMUM FROM FINISH FLOOR AT ALL CORRIDORS.
6. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND OPENINGS PRIOR TO INSTALLATION OF DOORS AND WINDOWS, ETC.

KEYNOTES

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Project
WEST WENDOVER NEW FS #13

N. GENE L. JONES WAY, WEST WENDOVER, NV 89883

Job No: 22-002.00

Owner
CITY OF WEST WENDOVER

PHASE-1B DESIGN DEVELOPMENT

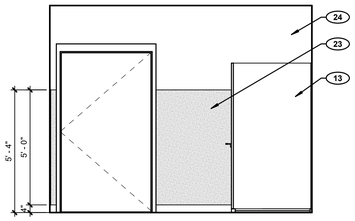
REVISIONS		
REV	DATE	DESCRIPTION

Sheet Title
DIMENSION PLAN

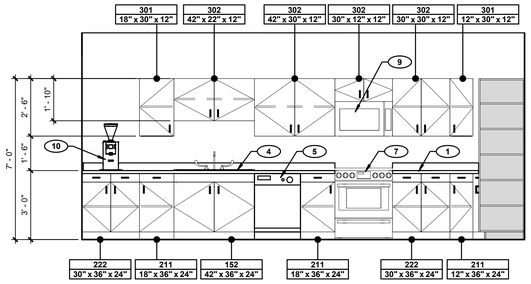
Date: MAY 3, 2023
Sheet No:
A1.11

TOILET ACCESSORIES SCHEDULE				
SYMBOL	DESCRIPTION	MANUFACTURER (BASIS OF DESIGN)	MFR NO.	PROVIDED/INSTALLED
TA-1	1 1/4" Diameter Stainless Steel Grab Bars with Snap Flange	Bobrick Washroom Equipment, Inc.	B-5806 Series	
TA-2	1 1/4" Diameter Stainless Steel Grab Bars with Snap Flange	Bobrick Washroom Equipment, Inc.	B-5806 Series	
TA-3	1 1/4" Diameter Stainless Steel Grab Bars with Snap Flange	Bobrick Washroom Equipment, Inc.	B-5806 Series	
TA-4	Contura Series Surface Mounted Soap Dispenser	Bobrick Washroom Equipment, Inc.	B-4112	
TA-5	Glass Mirror with Stainless Steel Angle Frame	Bobrick Washroom Equipment, Inc.	B-165 Series	
TA-6	Classic Series Surface Mounted Seat Cover Dispenser	Bobrick Washroom Equipment, Inc.	B-221	
TA-7	Paper Towel Dispenser And Waste Receptacle - Semi-Recessed	Bobrick Washroom Equipment, Inc.	B-38032	
TA-8	Surface-Mounted Multi-Roll Toilet Tissue Dispenser	Bobrick Washroom Equipment, Inc.	B-2888	
TA-9	Surface-Mounted Sanitary Napkin Disposal	Bobrick Washroom Equipment, Inc.	B-270	
TA-10	Stainless Steel Mop and Broom Holder	Bobrick Washroom Equipment, Inc.	B-223	

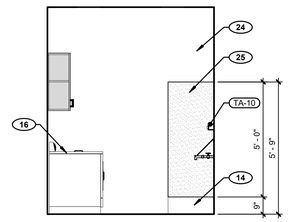
CASEWORK SCHEDULE				
	SIZE			
CDS	W	H	D	REMARKS
CW_Counter Top-L Shaped	34"	36"	24"	
100M	48"	31"	24"	
101	24"	31"	24"	
152	36"	36"	30"	
152	42"	36"	24"	
211	12"	36"	24"	
211	18"	36"	24"	
222	30"	36"	24"	
222	34"	36"	24"	
301	12"	30"	12"	
301	18"	30"	12"	
302	30"	12"	12"	
302	30"	30"	12"	
302	34"	30"	12"	
302	42"	22"	12"	
302	42"	30"	12"	
4021	48"	84"	24"	
402		84"		



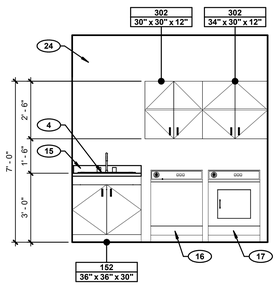
B2 RESTROOM 112 - WEST
SCALE: 3/8" = 1'-0"



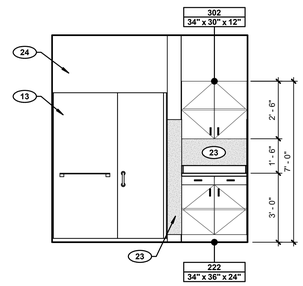
A2 KITCHEN & DINING 110 - WEST
SCALE: 3/8" = 1'-0"



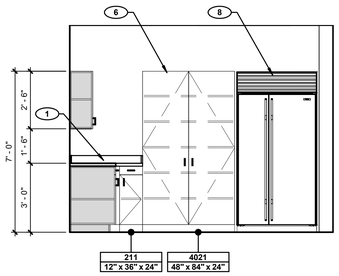
B8 LAUNDRY & CLEANING 111 - EAST
SCALE: 3/8" = 1'-0"



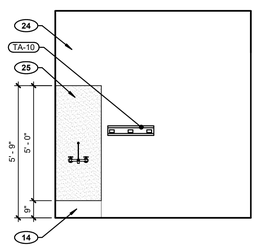
B5 LAUNDRY & CLEANING 111 - NORTH
SCALE: 3/8" = 1'-0"



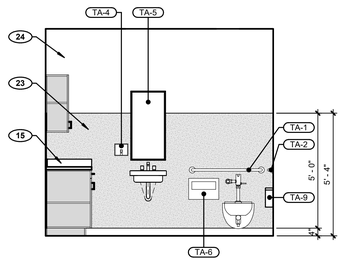
B1 RESTROOM 112 - NORTH
SCALE: 3/8" = 1'-0"



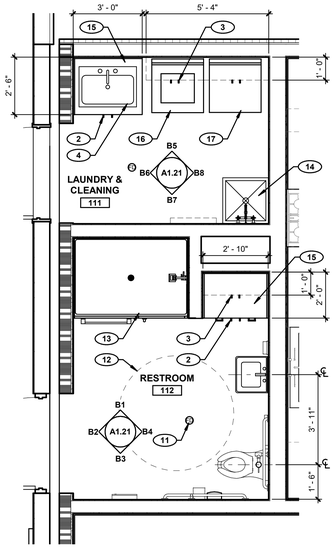
A1 KITCHEN & DINING 110 - NORTH
SCALE: 3/8" = 1'-0"



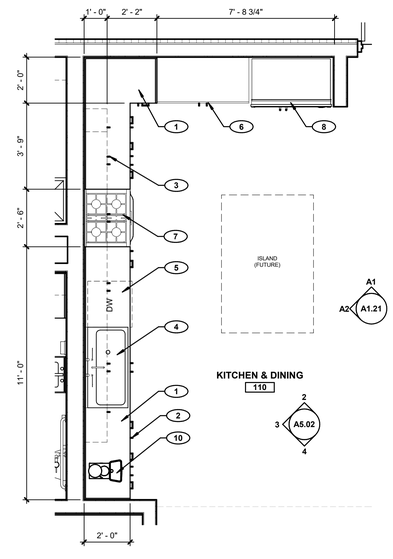
B7 LAUNDRY & CLEANING 111 - SOUTH
SCALE: 3/8" = 1'-0"



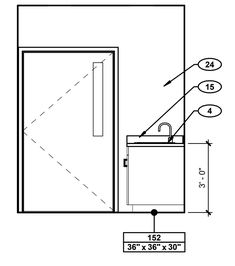
B4 RESTROOM 112 - EAST
SCALE: 3/8" = 1'-0"



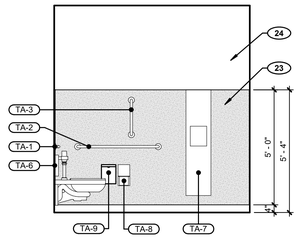
B ENLARGED PLAN - RESTROOM 112 / LAUNDRY & CLEANING 111
SCALE: 3/8" = 1'-0"



A ENLARGED PLAN - KITCHEN & DINING 110
SCALE: 3/8" = 1'-0"



B6 LAUNDRY & CLEANING 111 - WEST
SCALE: 3/8" = 1'-0"



B3 RESTROOM 112 - SOUTH
SCALE: 3/8" = 1'-0"

GENERAL NOTES

1. REFER TO GENERAL ACCESSIBILITY DETAILS IN G1.0X SERIES FOR TYPICAL ACCESSIBLE FIXTURE, GRAB BAR AND ACCESSORY MOUNTING HEIGHTS AND LOCATIONS.
2. REFER TO SHEET A2.01 FOR ROOM FINISH SCHEDULE AND MATERIAL SCHEDULE.
3. REFER TO DIMENSION PLAN FOR WALL PARTITION TYPES. REFER TO SHEET A2.35 FOR PARTITION DETAILS.
4. REFER TO A8.XX SERIES FOR CASEWORK PLANS AND ELEVATIONS.
5. FURNITURE SHOWN FOR REFERENCE ONLY. FURNITURE NOT IN CONTRACT.
6. FD - FLOOR DRAINS TO SLOPE 1/8" PER FOOT.
7. "ACC" DENOTES AN ACCESSIBLE FIXTURE. REFER TO SHEET G1.03.
8. METAL WALL BACKING TO BE PROVIDED FOR ALL WALL MOUNTED EQUIPMENT.

KEYNOTES

1. STAINLESS STEEL COUNTERTOP WITH BACKSPLASH AND MARINE EDGE
2. BASE CABINET, REFER TO CASEWORK SCHEDULE AND DETAILS
3. UPPER CABINET, REFER TO CASEWORK SCHEDULE AND DETAILS
4. STAINLESS STEEL SINK, REFER TO PLUMBING DRAWINGS
5. DISHWASHER, REFER TO FURNITURE AND EQUIPMENT PLAN
6. TALL PANTRY CABINET, REFER TO CASEWORK SCHEDULE AND DETAILS
7. 30" GAS RANGE/OVEN
8. REFRIGERATOR, SUBZERO
9. OVER-THE-RANGE MICROWAVE OVEN, REFER TO FURNITURE AND EQUIPMENT PLAN
10. COFFEE STATION
11. FLOOR DRAIN, REFER TO PLUMBING DRAWINGS
12. 5' - 0" ACCESSIBLE TURN RADIUS, TYPICAL
13. PRE-FABRICATED SHOWER UNIT
14. MOP SINK, REFER TO PLUMBING DRAWINGS
15. SOLID SURFACE COUNTERTOP WITH BACKSPLASH
16. WASHER, REFER TO FURNITURE AND EQUIPMENT PLAN
17. DRYER, REFER TO FURNITURE AND EQUIPMENT PLAN
18. DRINKING FOUNTAIN WITH BOTTLE FILLER, REFER TO PLUMBING DRAWINGS
19. WALL-HUNG SERVICE SINK WITH DRAINBOARD, REFER TO PLUMBING DRAWINGS
20. WASHER / EXTRACTOR
21. EMERGENCY EYE WASH AND SAFETY SHOWER STATION
22. UTILITY SINK, REFER TO PLUMBING DRAWINGS
23. FRL - FIBER REINFORCED LAMINATE (W-5), REFER TO MATERIAL SCHEDULE
24. PAINTED GYPSUM BOARD, REFER TO ROOM FINISH SCHEDULE
25. FRP - FIBER REINFORCED PANEL (W-4), REFER TO MATERIAL SCHEDULE
26. PPE HEATED GEAR DRYING RACK

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Project
WEST WENDOVER NEW FS #13

N. GENE L. JONES WAY, WEST WENDOVER, NV 89883

Job No: 22-002.00

Owner
CITY OF WEST WENDOVER

PHASE-1B DESIGN DEVELOPMENT

REVISIONS		
REV	DATE	DESCRIPTION

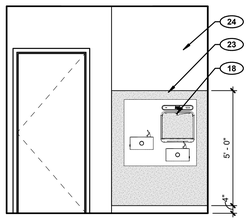
Sheet Title
ENLARGED PLANS AND ELEVATIONS

Date: MAY 3, 2023

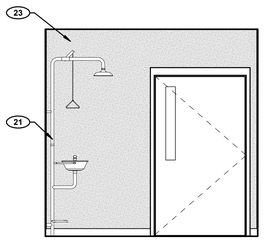
Sheet No:
A1.21

TOILET ACCESSORIES SCHEDULE				
SYMBOL	DESCRIPTION	MANUFACTURER (BASIS OF DESIGN)	MFR NO.	PROVIDED/INSTALLED
TA-1	1 1/4" Diameter Stainless Steel Grab Bars with Snap Flange	Bobrick Washroom Equipment, Inc.	B-5806 Series	
TA-2	1 1/4" Diameter Stainless Steel Grab Bars with Snap Flange	Bobrick Washroom Equipment, Inc.	B-5806 Series	
TA-3	1 1/4" Diameter Stainless Steel Grab Bars with Snap Flange	Bobrick Washroom Equipment, Inc.	B-5806 Series	
TA-4	Contura Series Surface Mounted Soap Dispenser	Bobrick Washroom Equipment, Inc.	B-4112	
TA-5	Glass Mirror with Stainless Steel Angle Frame	Bobrick Washroom Equipment, Inc.	B-165 Series	
TA-6	Classic Series Surface Mounted Seat Cover Dispenser	Bobrick Washroom Equipment, Inc.	B-221	
TA-7	Paper Towel Dispenser And Waste Receptacle - Semi-Recessed	Bobrick Washroom Equipment, Inc.	B-38032	
TA-8	Surface-Mounted Multi-Roll Toilet Tissue Dispenser	Bobrick Washroom Equipment, Inc.	B-2888	
TA-9	Surface-Mounted Sanitary Napkin Disposal	Bobrick Washroom Equipment, Inc.	B-270	
TA-10	Stainless Steel Mop and Broom Holder	Bobrick Washroom Equipment, Inc.	B-223	

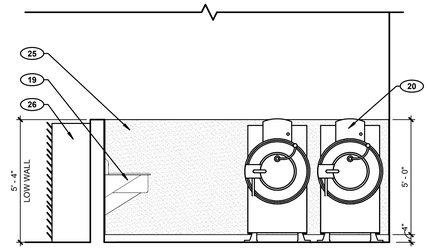
CASEWORK SCHEDULE				
	SIZE			
CDS	W	H	D	REMARKS
CW_Counter Top-L Shaped	34"	36"	24"	
100M	48"	31"	24"	
101	24"	31"	24"	
152	36"	36"	30"	
152	42"	36"	24"	
211	12"	36"	24"	
211	18"	36"	24"	
222	30"	36"	24"	
222	34"	36"	24"	
301	12"	30"	12"	
301	18"	30"	12"	
302	30"	12"	12"	
302	30"	30"	12"	
302	34"	30"	12"	
302	42"	22"	12"	
302	42"	30"	12"	
4021	48"	84"	24"	
402		84"		



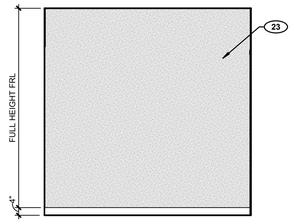
D1 ENTRY 101 - WEST
SCALE: 3/8" = 1'-0"



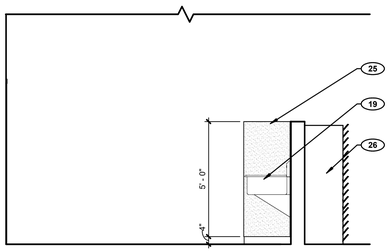
C5 GROSS DECON 117 - NORTH
SCALE: 3/8" = 1'-0"



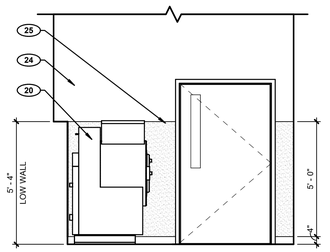
C2 DECON 118 - WEST
SCALE: 3/8" = 1'-0"



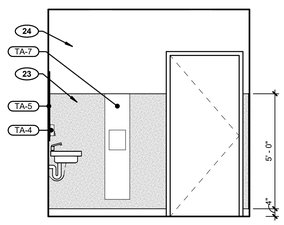
C8 GROSS DECON 117 - EAST
SCALE: 3/8" = 1'-0"



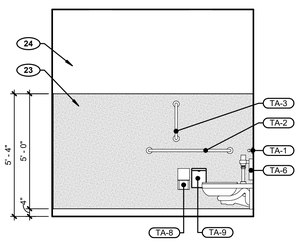
C4 DECON 118 - EAST
SCALE: 3/8" = 1'-0"



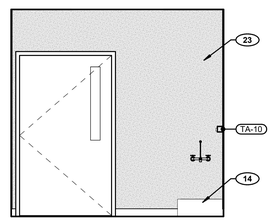
C1 DECON 118 - NORTH
SCALE: 3/8" = 1'-0"



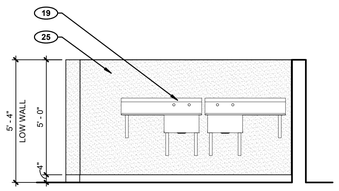
D5 PUBLIC RR 106 - EAST
SCALE: 3/8" = 1'-0"



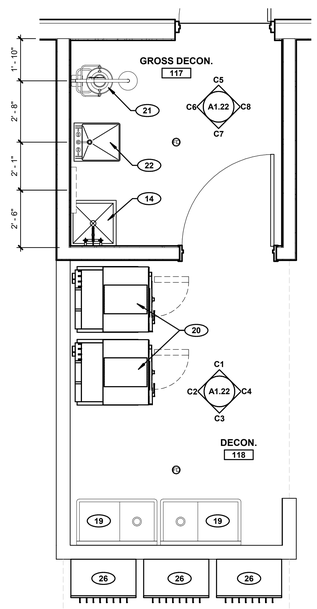
D3 PUBLIC RR 106 - WEST
SCALE: 3/8" = 1'-0"

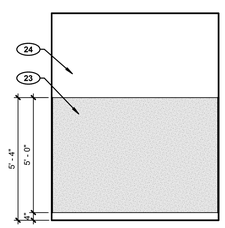


C7 GROSS DECON 117 - SOUTH
SCALE: 3/8" = 1'-0"

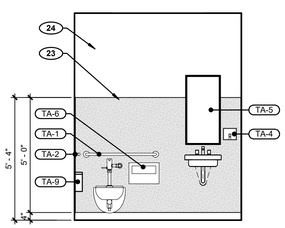


C3 DECON 118 - SOUTH
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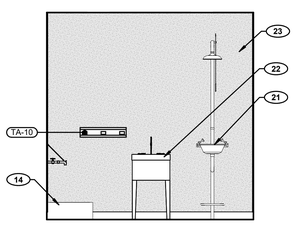




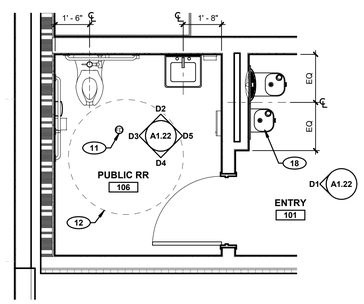
D4 PUBLIC RR 106 - SOUTH
SCALE: 3/8" = 1'-0"



D2 PUBLIC RR 106 - NORTH
SCALE: 3/8" = 1'-0"



C6 GROSS DECON 117 - WEST
SCALE: 3/8" = 1'-0"



D ENLARGED PLAN - PUBLIC RR 106
SCALE: 3/8" = 1'-0"

C ENLARGED PLAN - GROSS DECON 117 / DECON 118
SCALE: 3/8" = 1'-0"

GENERAL NOTES

1. REFER TO GENERAL ACCESSIBILITY DETAILS IN G1.0X SERIES FOR TYPICAL ACCESSIBLE FIXTURE, GRAB BAR AND ACCESSORY MOUNTING HEIGHTS AND LOCATIONS.
2. REFER TO SHEET A2.01 FOR ROOM FINISH SCHEDULE AND MATERIAL SCHEDULE.
3. REFER TO DIMENSION PLAN FOR WALL PARTITION TYPES. REFER TO SHEET A2.35 FOR PARTITION DETAILS.
4. REFER TO A8.XX SERIES FOR CASEWORK PLANS AND ELEVATIONS.
5. FURNITURE SHOWN FOR REFERENCE ONLY. FURNITURE NOT IN CONTRACT.
6. FD - FLOOR DRAINS TO SLOPE 1/8" PER FOOT.
7. "ACC" DENOTES AN ACCESSIBLE FIXTURE. REFER TO SHEET G1.03.
8. METAL WALL BACKING TO BE PROVIDED FOR ALL WALL MOUNTED EQUIPMENT.

KEYNOTES

1. STAINLESS STEEL COUNTERTOP WITH BACKSPLASH AND MARINE EDGE
2. BASE CABINET, REFER TO CASEWORK SCHEDULE AND DETAILS
3. UPPER CABINET, REFER TO CASEWORK SCHEDULE AND DETAILS
4. STAINLESS STEEL SINK, REFER TO PLUMBING DRAWINGS
5. DISHWASHER, REFER TO FURNITURE AND EQUIPMENT PLAN
6. TALL PANTRY CABINET, REFER TO CASEWORK SCHEDULE AND DETAILS
7. 30" GAS RANGE/OVEN
8. REFRIGERATOR, SUBZERO
9. OVER-THE-RANGE MICROWAVE OVEN, REFER TO FURNITURE AND EQUIPMENT PLAN
10. COFFEE STATION
11. FLOOR DRAIN, REFER TO PLUMBING DRAWINGS
12. 5' - 0" ACCESSIBLE TURN RADIUS, TYPICAL
13. PRE-FABRICATED SHOWER UNIT
14. MOP SINK, REFER TO PLUMBING DRAWINGS
15. SOLID SURFACE COUNTERTOP WITH BACKSPLASH
16. WASHER, REFER TO FURNITURE AND EQUIPMENT PLAN
17. DRYER, REFER TO FURNITURE AND EQUIPMENT PLAN
18. DRINKING FOUNTAIN WITH BOTTLE FILLER, REFER TO PLUMBING DRAWINGS
19. WALL-HUNG SERVICE SINK WITH DRAINBOARD, REFER TO PLUMBING DRAWINGS
20. WASHER / EXTRACTOR
21. EMERGENCY EYE WASH AND SAFETY SHOWER STATION
22. UTILITY SINK, REFER TO PLUMBING DRAWINGS
23. FRL - FIBER REINFORCED LAMINATE (W-5), REFER TO MATERIAL SCHEDULE
24. PAINTED GYPSUM BOARD, REFER TO ROOM FINISH SCHEDULE
25. FRP - FIBER REINFORCED PANEL (W-4), REFER TO MATERIAL SCHEDULE
26. PPE HEATED GEAR DRYING RACK

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WEST WENDOVER NEW FS #13

N. GENE L. JONES WAY, WEST WENDOVER, NV 89883

Job No: 22-002.00

Owner

CITY OF WEST WENDOVER

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REV	DATE	DESCRIPTION

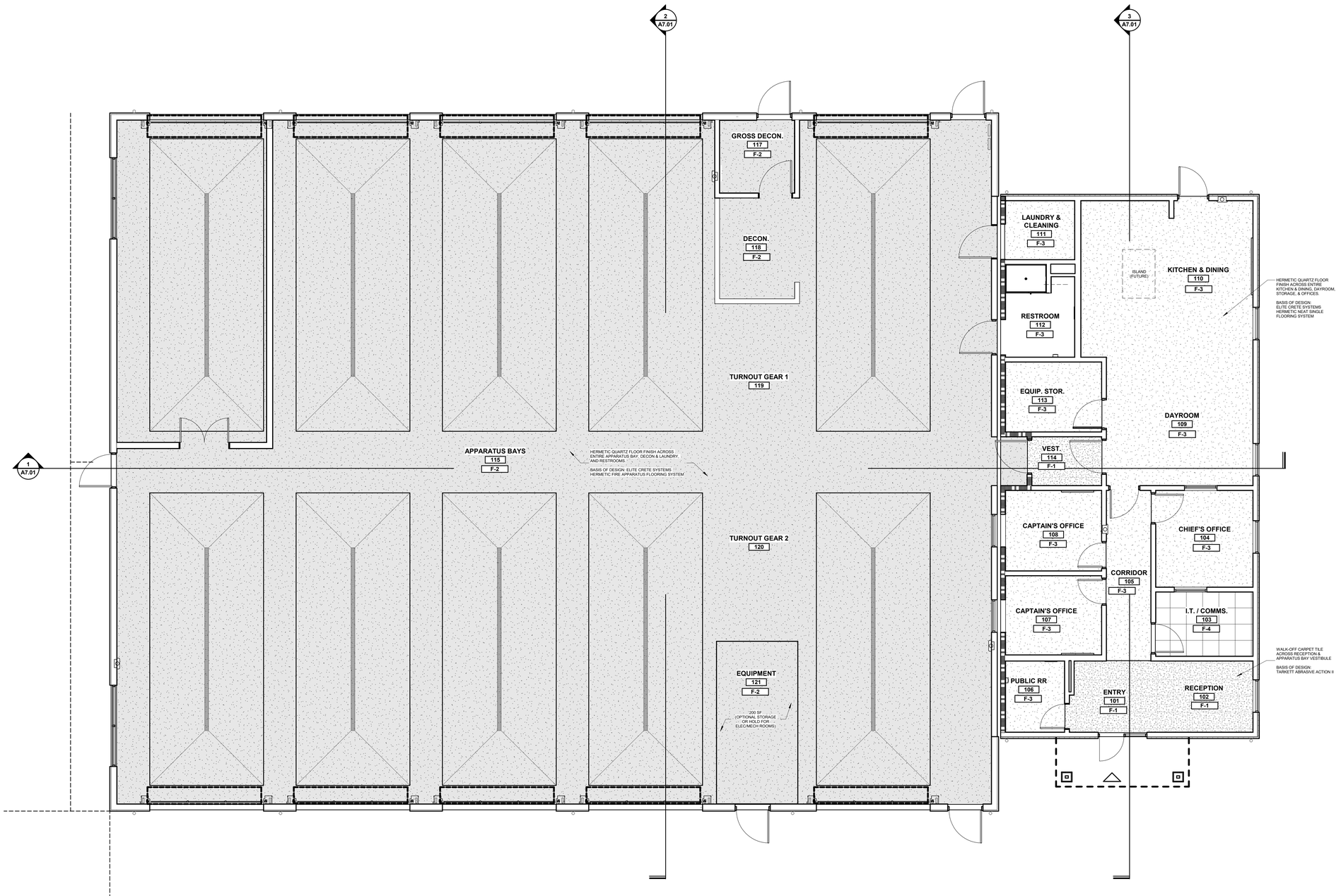
Sheet Title

ENLARGED PLANS AND ELEVATIONS

Date: MAY 3, 2023

Sheet No:

A1.22



1 FLOOR FINISH PLAN
SCALE: 3/16" = 1'-0"

NORTH 0' 3' 5' 11'

GENERAL NOTES

1. ALL DIMENSIONS ARE TAKEN FROM GRIDLINES, FACE OF STUD, MASONRY OR CONCRETE UNLESS NOTED OTHERWISE.
2. REFER TO SHEET A2.01 FOR ROOM FINISH SCHEDULE AND MATERIAL SCHEDULE.
3. CORNERGUARD CG-1 ON EVERY WALL OUTSIDE CORNER, UNLESS NOTED OTHERWISE.
4. REFER TO A8.XX SERIES FOR CASEWORK PLANS AND ELEVATIONS.
5. REFER TO A2.4X SERIES FOR INTERIOR DETAILS.

KEYNOTES

LEGEND

- 2' X 2' WALK-OFF CARPET TILE **F-1**
- RESINOUS EPOXY FLOORING - DARK GRAY **F-2**
- RESINOUS EPOXY FLOORING - LIGHT GRAY **F-3**
- STATIC DISSIPATIVE VCT **F-4**

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REV	DATE	DESCRIPTION

Sheet Title
FINISH PLAN

Date: MAY 3, 2023
Sheet No:
A1.31

ROOM FINISH SCHEDULE

ROOM NO	ROOM NAME	FLOORING		CEILING	WALLS (ORIENTATION IS BASED ON PROJECT NORTH)				COMMENTS
		MATERIAL	BASE	MATERIAL	NORTH MATERIAL	WEST MATERIAL	SOUTH MATERIAL	EAST MATERIAL	
LEVEL 1									
101	ENTRY								
102	RECEPTION.	F-1	B-1	C-1	W-6	W-1 / W-5	W-1 / W-2	W-1	
103	I.T. / COMMS.	F-4	B-1	C-1	W-1 / W-7	W-1 / W-7	W-1 / W-7	W-1 / W-7	
104	CHIEF'S OFFICE	F-3	B-1	C-1	W-1	W-1	W-6	W-1	
106	PUBLIC RR	F-3	B-3	C-3	W-1 / W-5	W-1 / W-5	W-1 / W-5	W-1 / W-5	
107	CAPTAIN'S OFFICE	F-3	B-1	C-1	W-1	W-1	W-1	W-1	
108	CAPTAIN'S OFFICE	F-3	B-1	C-1	W-1	W-1	W-1	W-1	
109	DAYROOM	F-3	B-1	C-1	-	W-1	W-6	W-1	
110	KITCHEN & DINING	F-3	B-1	C-2	W-1	W-1 / W-5	-	W-1	
111	LAUNDRY & CLEANING	F-2	B-2	C-3	W-1 / W-4	W-1 / W-4	W-1 / W-4	W-1 / W-4	
112	RESTROOM	F-2	B-2	C-3	W-1 / W-5	W-1 / W-5	W-1 / W-5	W-1 / W-5	
113	EQUIP. STOR.	F-1	B-1	C-3	W-1	W-1	W-1	W-1	
115	APPARATUS BAYS	F-2	B-2	IMP-2	IMP-1A / IMP-1B	IMP-1A / IMP-1B	IMP-1A / IMP-1B	IMP-1A / IMP-1B	
116	FUTURE BAY 5 BUILDOUT								
117	GROSS DECON.	F-2	B-2	C-3	W-1 / W-4	W-1 / W-4	W-1 / W-4	W-1 / W-4	
118	DECON.	F-2	B-2	C-3	W-1 / W-4	W-1 / W-4	W-1 / W-4	W-1 / W-4	
119	TURNOUT GEAR 1	F-2	-	IMP-2	-	-	-	-	
120	TURNOUT GEAR 2	F-2	-	IMP-2	-	-	-	-	
121	EQUIPMENT	F-2	B-1	IMP-2	-	-	-	-	
122	RISER	F-2	B-2	-					



BUILDING MATERIAL SCHEDULE - INTERIOR

KEY	DESCRIPTION	MANUFACTURER (BASIS OF DESIGN)	MODEL NUMBER	COLOR	REMARKS
BASE					
B-1	RUBBER WALL BASE	TARKETT	BASEWORKS - TYPE TS 4"	63 BURNT UMBER	CONFIRM EXISTING CITY HALL MATERIALS
B-2	RESINOUS EPOXY COVE BASE	ELITE CRETE SYSTEMS	HERMETIC FIRE APPARATUS FLOORING SYSTEM	DARK GRAY	@ APPARATUS BAYS
B-3	RESINOUS EPOXY COVE BASE	ELITE CRETE SYSTEMS	HERMETIC NEAT SINGLE FLOORING SYSTEM	LIGHT GRAY	
CEILING					
C-1	ACOUSTICAL CEILING TILE	USG	24" x 48" x 1" HALCYON #98241 LAY-IN SQUARE EDGE	WHITE PANEL / WHITE GRID	15/16" DONN DX GRID, SQ. EDGE
C-2	ACOUSTICAL CEILING TILE	USG	24" x 48" x 5/8" CLEAN ROOM PANEL #56091 NON-PERF. LAY-IN	WHITE PANEL / WHITE GRID	15/16" DONN DX GRID, SQ. EDGE (IN KITCHEN)
C-3	PAINTED GYPSUM BOARD			PC-2, U.N.O. - SEE RCP	
CORNER GUARDS					
CG-1	CORNER GUARD	CS GROUP - ACROVYN	CO-8 4FT.	STAINLESS STEEL	@ ALL OUTSIDE CORNERS, SURFACE MOUNT
COUNTERTOP					
SS-1	SOLID SURFACE	CORIAN	3/4" QUARTZ	SPARKLING GRANITA	@ RECEPTION COUNTER, RR SINKS & COUNTERS
SS-2	STAINLESS STEEL	TBD	TBD	STAINLESS STEEL	@ KITCHEN & WORK BENCH COUNTERS (MARINE EDGE)
FLOORING					
F-1	WALK-OFF CARPET	TARKETT	ABRASIVE ACTION II 02578	WINTER GRAY 19103	@ ENTRY & VESTIBULE
F-2	RESINOUS EPOXY FLOORING	ELITE CRETE SYSTEMS	HERMETIC FIRE APPARATUS FLOORING SYSTEM	DARK GRAY FIELD W/ SAFETY YELLOW (AISLES & STRIPING	@ APPARATUS BAYS
F-3	RESINOUS EPOXY FLOORING	ELITE CRETE SYSTEMS	HERMETIC NEAT SINGLE FLOORING SYSTEM	LIGHT GRAY	
F-4	STATIC DISSIPATIVE VCT	TARKETT	PRIMO SD - STATIC CONTROL	DARK COOL GREY 0563	@ I.T. / COMMS. ROOM
WALLS					
W-1	PAINTED GYPSUM BOARD				SEE PAINT COLOR SCHEDULE, FINISH PLANS, AND INTERIOR ELEVATIONS. ABUSE RESISTANT UP TO 6FT. A.F.F. IN CORRIDORS.
W-2	STOREFRONT			ANODIZED ALUMINUM	
W-3	TACKABLE WALL SURFACE	KOROSEAL	WALLTALKERS TAC-WALL	09 - ONYX 48"	W/ ALUMINUM J-TRIM
W-4	FIBER REINFORCED PANEL (FRP)	PANOLAM		WHITE	@ DECON. & LAUNDRY AREAS
W-5	FIBER REINFORCED LAMINATE (FRL)	PANOLAM	PIONITE (5'-0" x 10'-0")	AG750 - DAYDREAMING (SD)	@ VESTIBULE, RESTROOMS & KITCHEN
W-6	LEVEL-5 FINISH GYPSUM BOARD WALL		VINYL GRAPHIC LOCATION (TBD)	SEE VINYL GRAPHIC SCHEDULE & DIGITAL GRAPHICS SPECIFICATION	
W-7	PLYWOOD BACKBOARD				@ I.T. / COMMS. ROOM
WINDOW COVERINGS					
WC-1	MECHOSHADE	MECHO/5 SYSTEM (MANUAL)	SOHO 1600	LIGHT GRAY - 1603 (3% OPEN)	@ OFFICE, DAYROOM, & KITCHEN WINDOWS (DARK GRAY TRIM)

BUILDING MATERIAL SCHEDULE - EXTERIOR

KEY	DESCRIPTION	MANUFACTURER (BASIS OF DESIGN)	MODEL NUMBER	COLOR	REMARKS
CLAY BRICK					
CB-1	STRUCTURAL CLAY BRICK	INTERSTATE BRICK	ATLAS | 8" x 2-1/4" x 16" CENTER SCORED	TERRA COTTA - MATTE	EXTERIOR MONUMENT SIGN W/ CONCRETE CAP
EIFS					
CS-1	EXTERIOR INSULATION FINISH SYSTEM	DRYVIT	SANDBLAST	COLOR TO MATCH PC-5	SEE EXTERIOR ELEVATIONS
CS-2	EXTERIOR INSULATION FINISH SYSTEM	DRYVIT	SANDBLAST	COLOR TO MATCH PC-6	SEE EXTERIOR ELEVATIONS
INSULATED METAL PANEL					
IMP-1A	INSULATED METAL PANEL	NUCOR	HE40 | 2.5" R-20 WALL (HEAVY EMBOSSED) - SANTA FE STYLE	DESERT SAND	FLAT PANEL W/ TEXTURE | DOWNSPOUTS TO MATCH
IMP-1B	INSULATED METAL PANEL	NUCOR	HE40 | 2.5" R-20 WAINSCOT (HEAVY EMBOSSED) - SANTA FE STYLE	SURREY BEIGE	FLAT PANEL W/ TEXTURE | DOWNSPOUTS TO MATCH
IMP-2	INSULATED METAL PANEL	NUCOR	SR2 | 4" R-32 STANDING SEAM ROOF	TERRA COTTA	HIDDEN FASTENER TRIM & GUTTERS TO MATCH
STANDING SEAM ROOF					
SR-1	STANDING SEAM ROOF	NUCOR	CRF STANDING SEAM ROOF SYSTEM	TERRA COTTA	HIDDEN FASTENER TRIM & GUTTERS TO MATCH

PAINT COLOR SCHEDULE

KEY	DESCRIPTION	COLOR	LOCATION	SHEEN
PC-1	WHITE	SW 7757 HIGHLY REFLECTIVE WHITE	INTERIOR GYP. BOARD WALLS (FIELD), OUTLETS & FACEPLATES TO MATCH	EGGSHELL
PC-2	WHITE	SW 7007 CEILING BRIGHT WHITE	INTERIOR GYP. BOARD CEILINGS, EXPOSED STRUCTURE, EXPOSED DUCTWORK & HVAC GRILLES, U.N.O., EXTERIOR SOFFITS	SEMI-GLOSS
PC-3	DARK GRAY	SW 7674 PEPPERCORN	INTERIOR METAL DOORS & METAL DOOR FRAMES	GLOSS
PC-4	DARK BROWN	SW 6160 BEST BRONZE	EXTERIOR METAL DOORS & METAL DOOR FRAMES	GLOSS
PC-5	LIGHT BROWN	SW 9109 NATURAL LINEN	EXTERIOR EIFS FIELD COLOR	MATTE
PC-6	DARK BROWN	SW 9088 UTAUPEIA	EXTERIOR EIFS FIELD COLOR	MATTE

CMU PAINT COLOR SCHEDULE

KEY	DESCRIPTION	COLOR	LOCATION
BC-1			
BC-2			

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Job No: 22-002.00

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CITY OF WEST WENDOVER

PHASE-1B DESIGN DEVELOPMENT

REVISIONS		
REV	DATE	DESCRIPTION

Sheet Title

BUILDING MATERIAL SCHEDULES & ROOM FINISH SCHEDULE

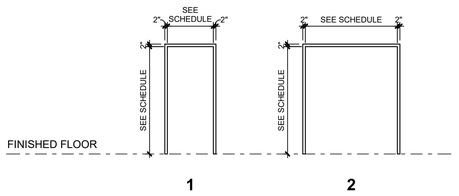
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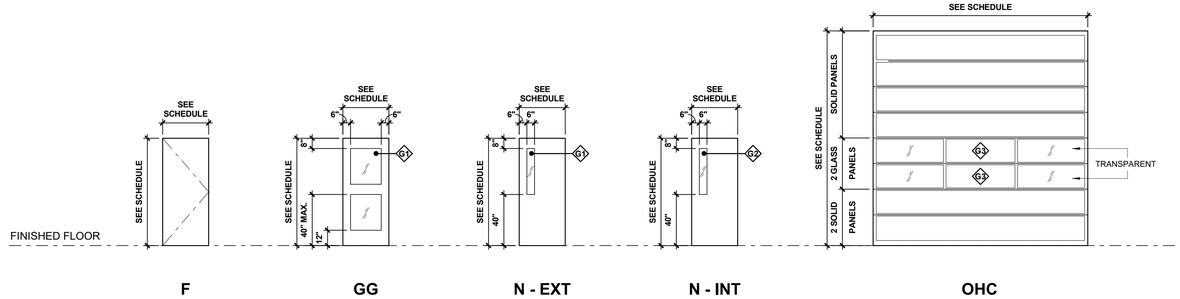
Sheet No:

A2.01

DOOR SCHEDULE

DR. NO.	RM. NO.	PR	PANEL SIZE W	H	T	TYPE	MAT'L		FRAME TYPE	MAT'L	HEAD DTL	SILL DTL	JAMB DTL LATCH	JAMB DTL HINGE	HDWR	LABEL	REMARKS
101	101		3' - 0"	7' - 4"	1 3/4"	FG											
103	103		3' - 6"	7' - 0"	1 3/4"	II											
104	105		3' - 6"	7' - 0"	1 3/4"	X											
105	109		3' - 6"	7' - 0"	1 3/4"	II											
106	106		3' - 0"	7' - 0"	1 3/4"	F											
107	105		3' - 0"	7' - 0"	1 3/4"	N											
108	108		3' - 0"	7' - 0"	1 3/4"	N											
110	110		3' - 6"	7' - 0"	1 3/4"	HH											
111	115		4' - 0"	7' - 0"	1 3/4"	O											
112	112		4' - 0"	7' - 0"	1 3/4"	S											
113	113			7' - 0"	1 3/4"	Y											
114	114		4' - 0"	7' - 0"	1 3/4"	O											
114A	115		4' - 0"	7' - 0"	1 3/4"	O											
115	115		4' - 0"	7' - 0"	1 3/4"	S											
115A				14' - 0"	1 5/8"	EE											
115B				14' - 0"	1 5/8"	EE											
115C				14' - 0"	1 5/8"	EE											
115D				14' - 0"	1 5/8"	EE											
115E				14' - 0"	1 5/8"	EE											
115F			4' - 0"	7' - 0"	1 3/4"	S											
115G	115			14' - 0"	1 5/8"	EE											
115H	115			14' - 0"	1 5/8"	EE											
115J	115			14' - 0"	1 5/8"	EE											
115K	115			14' - 0"	1 5/8"	EE											
115L	115		4' - 0"	7' - 0"	1 3/4"	S											
116	116	■	3' - 0"	7' - 0"	1 3/4"	F											
116A				14' - 0"	1 5/8"	EE											
117	118		4' - 0"	7' - 0"	1 3/4"	O											
117A	117		4' - 0"	7' - 0"	1 3/4"	O											
121			4' - 0"	7' - 0"	1 3/4"	S											





GENERAL NOTES

1. VERIFY ALL DIMENSIONS IN FIELD PRIOR TO FABRICATION.
2. GRIND ALL WELDS SMOOTH.
3. COORDINATE ALL FRAMES WITH INTRUSION ALARM CONDUIT ROUGH-IN REQUIREMENTS, PER ELECTRICAL DRAWINGS.
4. THE BOTTOM 12" OF DOOR (EXCEPT AUTOMATIC DOORS) SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE.
5. ALL ALUMINUM FRAMES TO BE FACTORY FINISHED.
6. ALL STEEL FRAMES AND DOORS TO BE PAINTED. REFER TO PAINT COLOR SCHEDULE.
7. TEMPERED GLAZING SHALL BE INSTALLED IN ACCORDANCE WITH IBC 2406.4.1.

KEYNOTES

LEGEND

HM	HOLLOW METAL
SC	SOLID-CORE
STL	STEEL
AL	ALUMINUM
PR	PAIR
X	GLASS TYPE, SEE SPECIFICATIONS

GLAZING TYPES:

- G1 EXTERIOR 1" LOW-E INSULATED TEMPERED SAFETY GLAZING
- G2 INTERIOR 1/4" FULLY TEMPERED SAFETY GLAZING
- G3 EXTERIOR OVERHEAD DOOR 1/2" LOW-E INSULATED TEMPERED GLAZING

NOTE: REFER TO SPECIFICATION FOR FULL DESCRIPTION OF GLAZING TYPES

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REV	DATE	DESCRIPTION

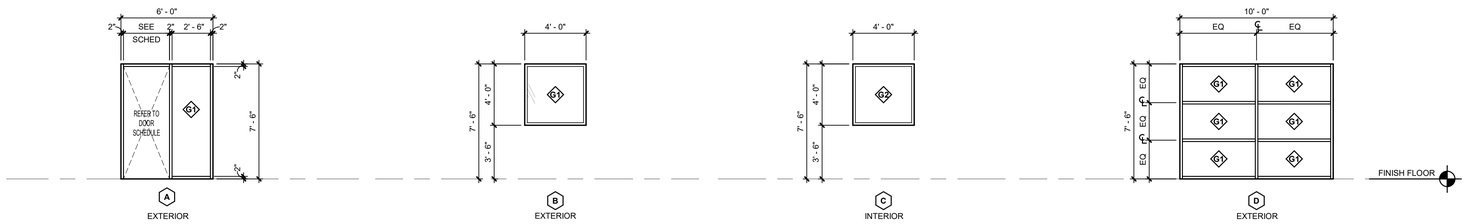
Sheet Title

DOOR SCHEDULE, PANEL AND FRAME TYPES

Date: MAY 3, 2023

Sheet No:

A2.11



A WINDOW TYPES

SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. VERIFY ALL DIMENSIONS IN FIELD PRIOR TO FABRICATION.
2. ALL SILL DIMENSIONS ARE TAKEN FROM FINISH FLOOR UNLESS NOTED OTHERWISE.
3. ALL ALUMINUM FRAMES TO BE FACTORY FINISHED.
4. ALL STEEL FRAMES TO BE PAINTED. REFER TO PAINT COLOR SCHEDULE.
5. COORDINATE ALL FRAMES WITH INTRUSION ALARM CONDUIT ROUGH-IN REQUIREMENTS, PER ELECTRICAL DRAWINGS.
6. TEMPERED GLAZING SHALL BE INSTALLED IN ACCORDANCE WITH IBC 2406.4.1.

KEYNOTES

LEGEND

- CLEAR GLAZING
- G1 — EXTERIOR 1" LOW-E INSULATED TEMPERED SAFETY GLAZING
- G2 — INTERIOR 1/4" FULLY TEMPERED SAFETY GLAZING

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REVISIONS		
REV	DATE	DESCRIPTION

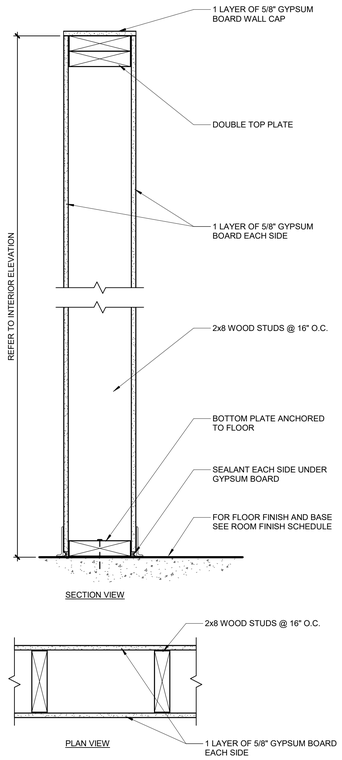
Sheet Title

WINDOW TYPES

Date: MAY 3, 2023

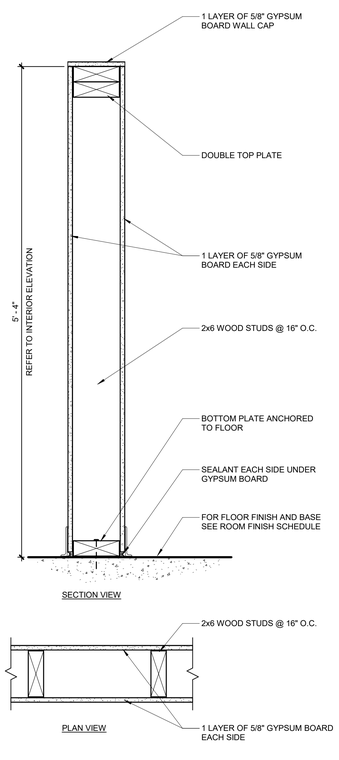
Sheet No:

A2.21



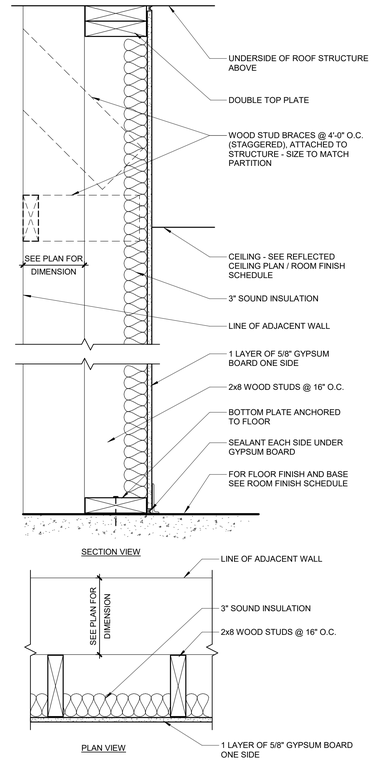
PARTITION TYPE H3

SCALE : 1 1/2" = 1'-0"



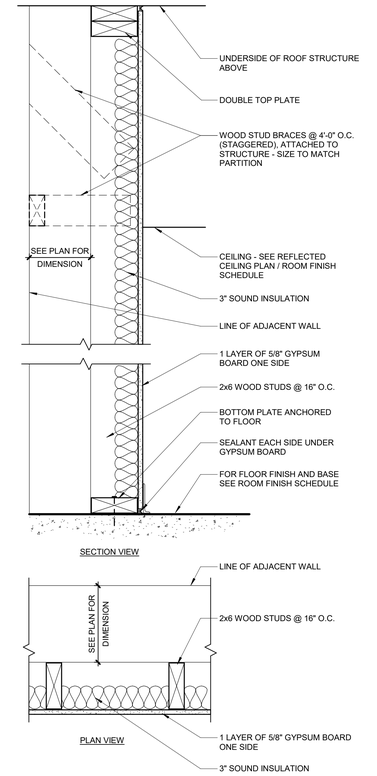
PARTITION TYPE H2

SCALE : 1 1/2" = 1'-0"



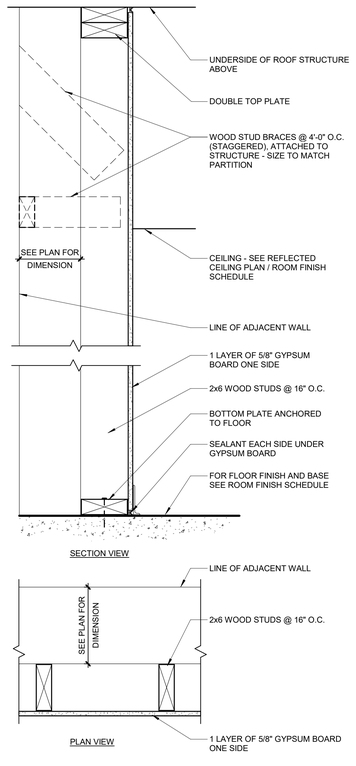
PARTITION TYPE FULL HEIGHT E5

SCALE : 1 1/2" = 1'-0"



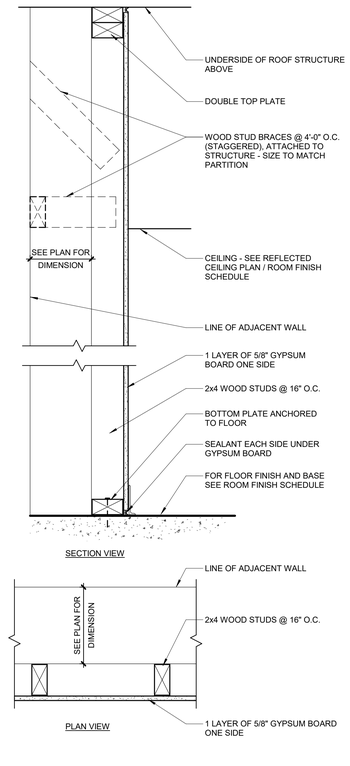
PARTITION TYPE FULL HEIGHT E4

SCALE : 1 1/2" = 1'-0"



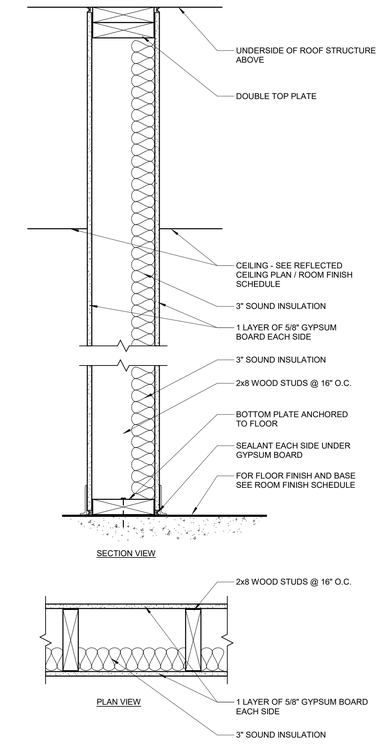
PARTITION TYPE FULL HEIGHT E2

SCALE : 1 1/2" = 1'-0"



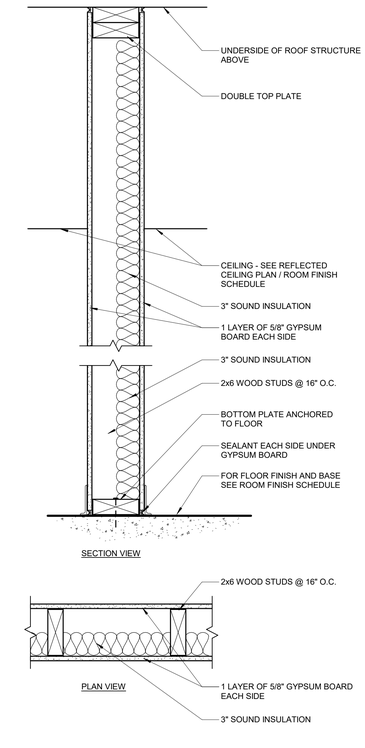
PARTITION TYPE FULL HEIGHT E1

SCALE : 1 1/2" = 1'-0"



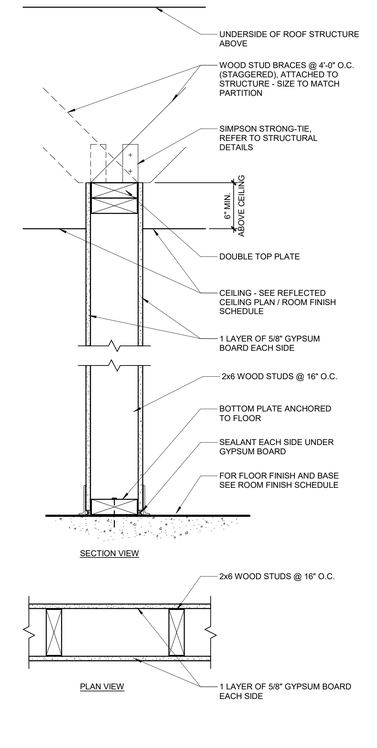
PARTITION TYPE STC-45 ACOUSTICAL PARTITION C4

SCALE : 1 1/2" = 1'-0"



PARTITION TYPE STC-45 ACOUSTICAL PARTITION C3

SCALE : 1 1/2" = 1'-0"



PARTITION TYPE A2

SCALE : 1 1/2" = 1'-0"

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Project

WEST WENDOVER NEW FS #13

N. GENE L. JONES WAY, WEST WENDOVER, NV 89883

Job No: 22-002.00

Owner

CITY OF WEST WENDOVER

PHASE-1B DESIGN DEVELOPMENT

REVISIONS		
REV	DATE	DESCRIPTION

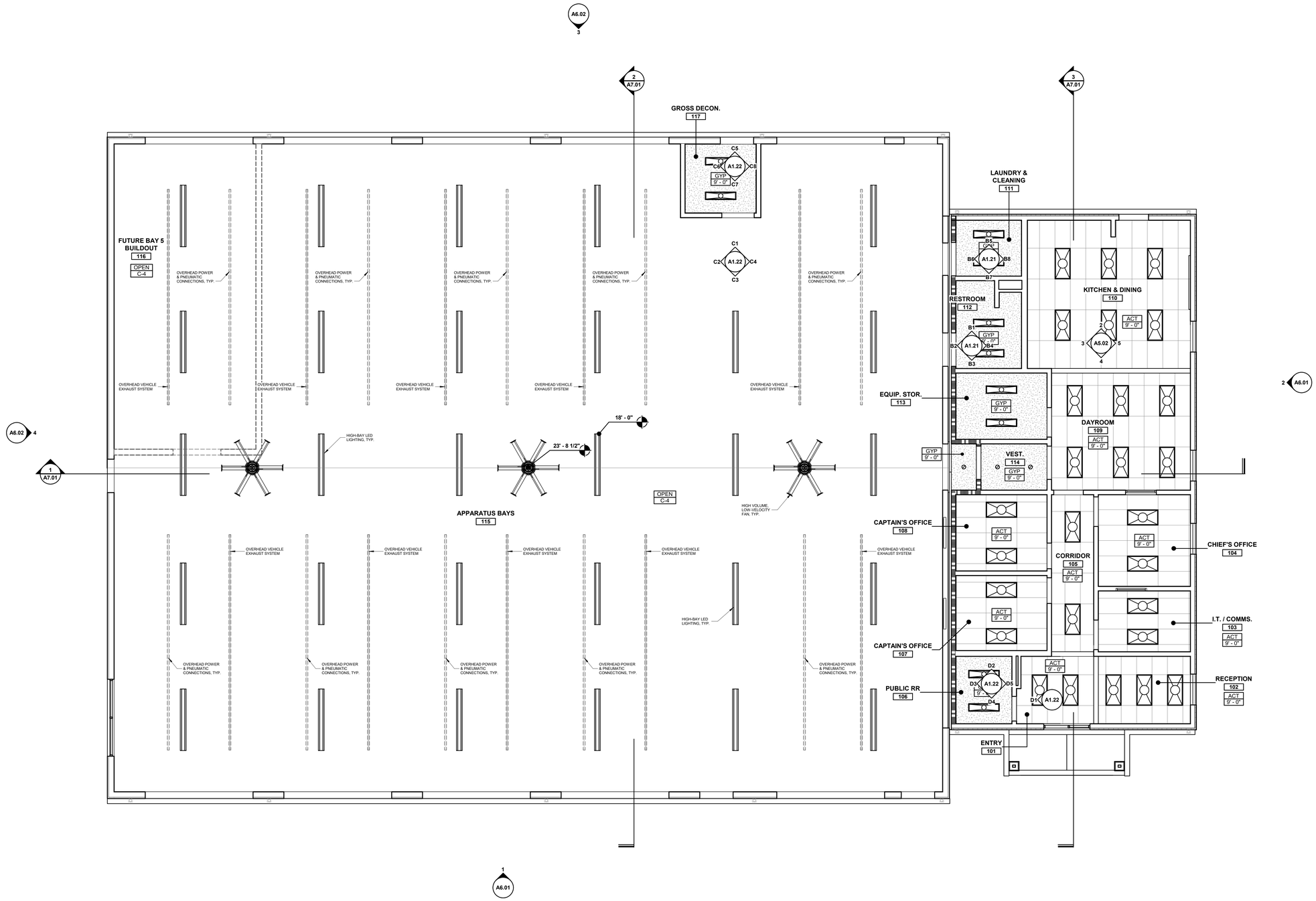
Sheet Title

PARTITION TYPES

Date: MAY 3, 2023

Sheet No:

A2.31



1 REFLECTED CEILING PLAN
SCALE: 3/16" = 1'-0"

NORTH 0' 3' 5' 11'

GENERAL NOTES

1. REFER TO ENLARGED PLANS AND FINISH SCHEDULE FOR CEILING TYPE AND FINISH.
2. REFER TO SHEET A3.11 FOR ALL CEILING DETAILS AND MATERIAL SCHEDULE.
3. SPRINKLER HEADS TO BE CENTERED IN ALL CORRIDORS AND IN CEILING TILES WHERE TILES OCCUR.
4. REFER TO ROOM FINISH SCHEDULE FOR CEILING HEIGHTS AND FINISHES NOT SHOWN ON PLAN.
5. MAINTAIN MINIMUM 3" CLEAR BETWEEN LIGHTS, DIFFUSERS, SPEAKERS, ETC.
6. REFER TO ROOM FINISH SCHEDULE FOR COLOR OF EXPOSED STRUCTURE TO BE PAINTED.
7. COORDINATE LOCATIONS OF CAMERAS TO ENSURE THAT CAMERA VIEWS ARE NOT OBSTRUCTED.
8. CEILING / SOFFIT ELEVATIONS ARE BASED FROM FINISH FLOOR ELEVATIONS. (NOTE: FINISH FLOOR MAY VARY THROUGHOUT THE BUILDING)
9. REFER TO SHEET A1.41FOR EQUIPMENT SCHEDULE.
10. PROVIDE SHADOW MOLD TRIM AS SHOWN ON DETAIL SHEET WHERE ADJACENT CEILING ALIGNS WITH SOFFIT.
11. CASTLE-CUT GYPSUM BOARD TO DECK AND SEAL AT AREAS WITHOUT CEILINGS, UNLESS NOTED OTHERWISE.
12. ALL EXPOSED FASTENERS ON THE UNDERSIDE OF DECK TO BE CUT TO THE SAME LENGTH AND PAINTED TO MATCH THE STRUCTURE.

KEYNOTES

LEGEND

- 24" x 48" ACOUSTIC CEILING TILE **C-1**
- 24" x 24" ACOUSTIC CEILING TILE, NON-PERFORATED **C-2**
- PAINTED GYPSUM BOARD **C-3**
- EXPOSED TO STRUCTURE **C-4**

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WEST WENDOVER NEW FS #13

N. GENE L. JONES WAY, WEST WENDOVER, NV 89883

Job No: 22-002.00

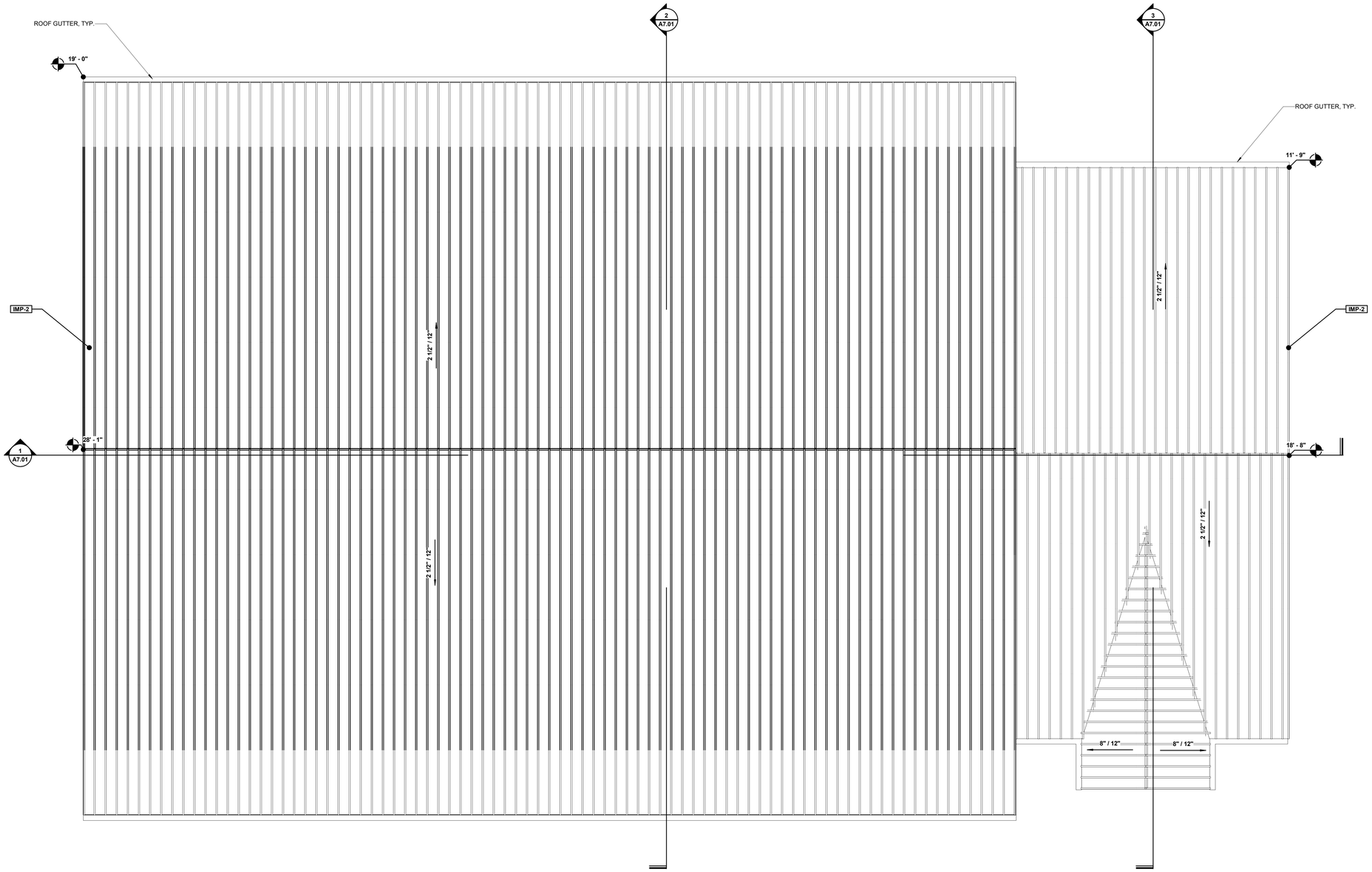
Owner
CITY OF WEST WENDOVER

PHASE-1B DESIGN DEVELOPMENT

REVISIONS		
REV	DATE	DESCRIPTION

Sheet Title
REFLECTED CEILING PLAN

Date: MAY 3, 2023
Sheet No:
A3.01



1 ROOF PLAN
SCALE: 3/16" = 1'-0"

NORTH 0' 3' 5' 11'

GENERAL NOTES

1. ALL TOP OF PARAPET (T.O.P.) AND BOTTOM OF DECK (B.O.D.) ELEVATIONS ARE FROM FINISH FLOOR ELEVATION. SEE EXTERIOR ELEVATIONS FOR TOP OF WALL HEIGHTS.
2. REFER TO MECHANICAL PLANS FOR ROOF TOP MECHANICAL EQUIPMENT.
3. ALL ROOF DRAINS SHALL BE A MINIMUM OF 2'-0" CLEAR FROM ALL PARAPETS OR WALL.
4. SLOPE ROOF AS SHOWN. DIRECTIONAL ARROWS ON ROOF PLAN INDICATES DIRECTION OF ROOF SLOPE TO ROOF DRAIN.
5. ALL MAIN ROOF DRAINS SHALL BE LOCATED AT THE LOWEST POSSIBLE ROOF ELEVATION. NOTIFY THE ARCHITECT OF ANY CONFLICTS PRIOR TO ROOF DRAIN AND PIPING INSTALLATION.
6. CRICKET ALL ROOF TOP MECHANICAL UNITS, SKYLIGHTS, HATCHES, ETC., SLOPE TO BE A MINIMUM OF 1/2" PER FOOT.
7. THERE ARE NO FLAT SPOTS ON THE ROOF, ALL AREAS SHALL BE SLOPED, TYPICAL.
8. PROVIDE 3'-0" X 3'-0" TRAFFIC PAD AT TOP AND BOTTOM OF ROOF LADDER.
9. ALL VALLEYS TO SLOPE A MINIMUM OF 1/2" PER FOOT TOWARDS DRAIN.
10. ALL EXPOSED FASTENERS TO BE CUT TO THE SAME LENGTH AND PAINTED TO MATCH THE STRUCTURE.
11. NO WORK, INCLUDING STAGING OR ACCESS TO OTHER PORTIONS OF THE FINISHED ROOF MEMBRANE, SHALL BE PERMITTED. IF STAGING, ACCESS, OR WORK IS REQUIRED ON THE FINISHED MEMBRANE, THE CONTRACTOR SHALL PROVIDE SURFACE PROTECTION. SEE SPECIFICATIONS.

KEYNOTES

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Job No: 22-002.00

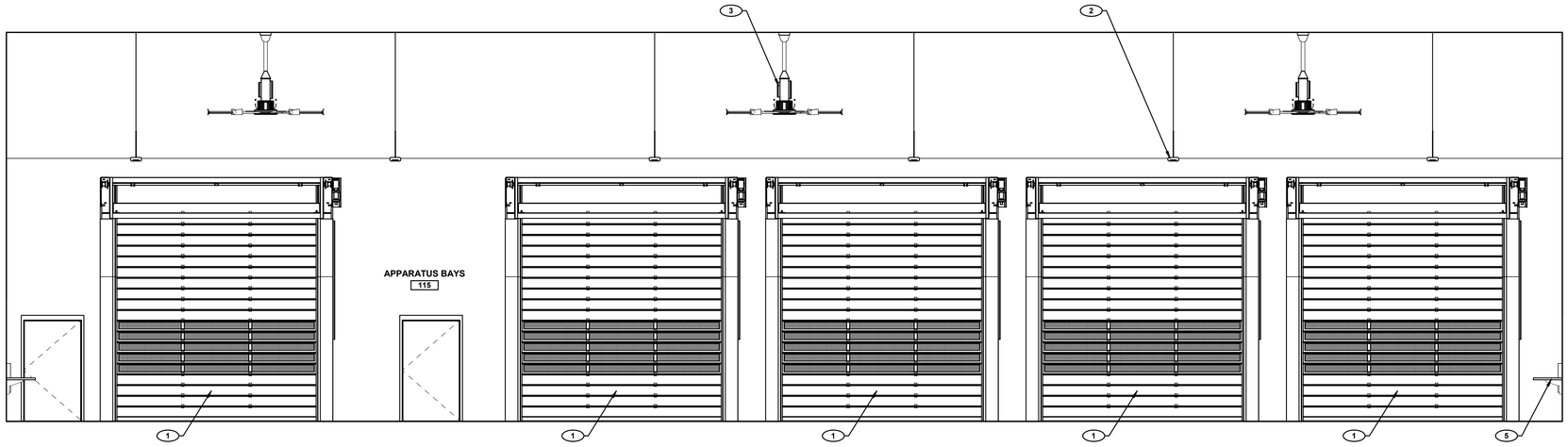
Owner
CITY OF WEST WENDOVER

PHASE-1B DESIGN DEVELOPMENT

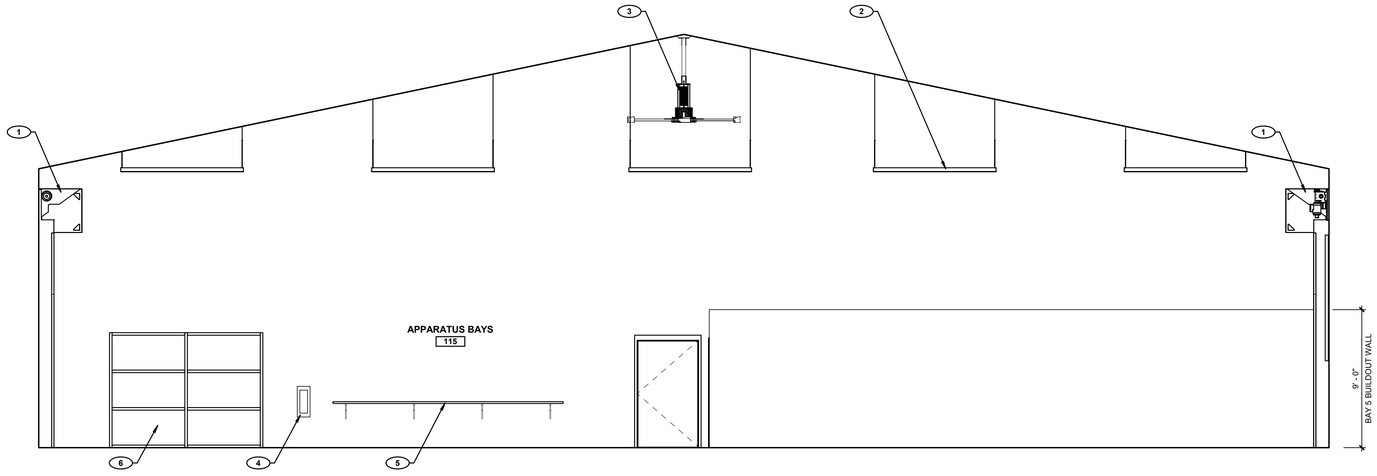
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REV	DATE	DESCRIPTION

Sheet Title
OVERALL ROOF PLAN

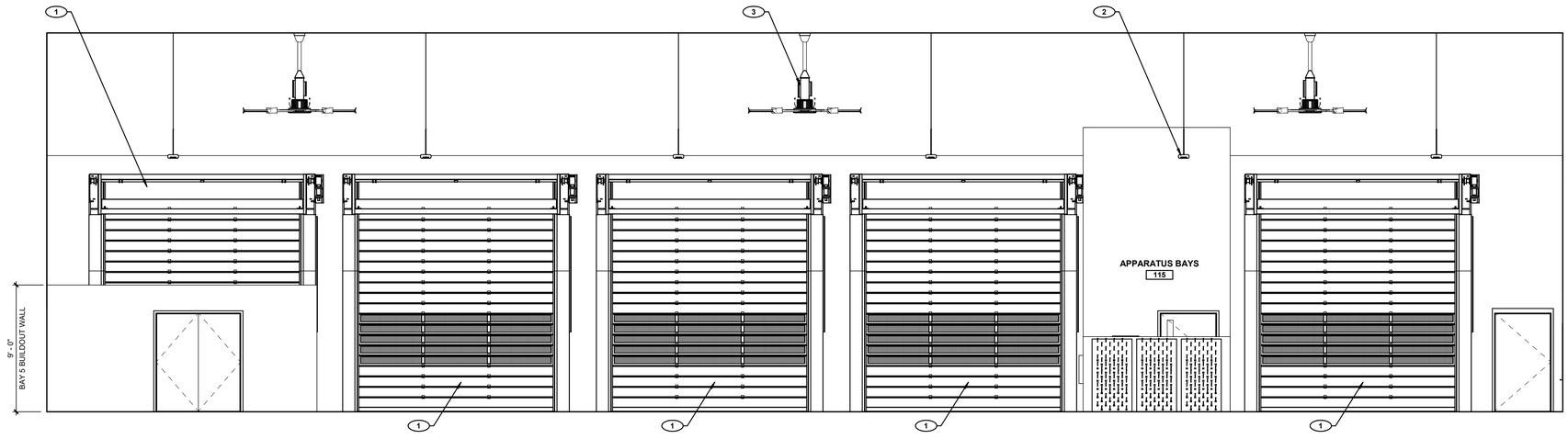
Date: MAY 3, 2023
Sheet No:
A4.01



3 APPARATUS BAYS 115 - SOUTH
SCALE: 1/4" = 1'-0"



2 APPARATUS BAYS 115 - WEST
SCALE: 1/4" = 1'-0"



1 APPARATUS BAYS 115 - NORTH
SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. REFER TO SHEET A2.01 FOR ROOM FINISH SCHEDULE AND MATERIAL SCHEDULE.
2. REFER TO CASEWORK PLANS & ELEVATIONS FOR INTERIOR ELEVATIONS OF WALLS BEHIND CASEWORK.
3. PROVIDE SUFFICIENT BLOCKING ON WALLS FOR ALL INTERIOR WALL MOUNTED EQUIPMENT.
4. CONTRACTOR TO REPORT ANY DISCREPANCIES WITH WALL MOUNTED EQUIPMENT AND ACCESSORIES WITH THE ARCHITECT.
5. REFER TO ELECTRICAL DRAWINGS FOR FIXTURE MOUNTING HEIGHTS AND LOCATIONS, UNLESS NOTED OTHERWISE.

KEYNOTES

1. OVERHEAD ROLL-UP DOOR WITH MID-GRAZING, REFER TO DOOR TYPES AND DOOR SCHEDULE
2. HIGH-BAY LED LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS
3. HIGH VOLUME, LOW VELOCITY FAN, REFER TO ELECTRICAL DRAWINGS
4. FIRE EXTINGUISHER CABINET, REFER TO LIFE SAFETY PLAN
5. STAINLESS STEEL WITH MARINE EDGE WORK BENCH / CHARGING STATION WITH MULTIPLE OUTLET
6. SCHEDULED WINDOW, REFER TO WINDOW TYPES AND DETAILS
7. 4' x 7' MARKER BOARD
8. ICE MAKER
9. 75" SMART TV MONITOR
10. 4" WALL BASE, REFER TO MATERIAL SCHEDULE

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Job No: 22-002.00

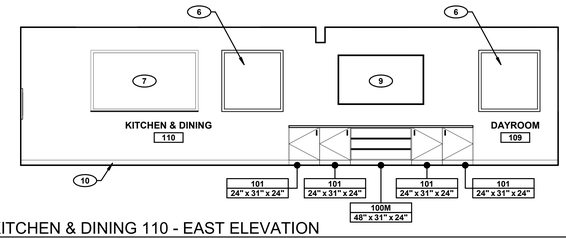
Owner
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PHASE-1B DESIGN DEVELOPMENT

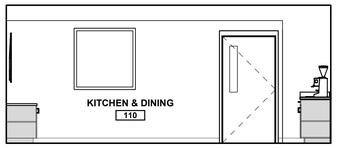
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REV	DATE	DESCRIPTION

Sheet Title
INTERIOR ELEVATIONS

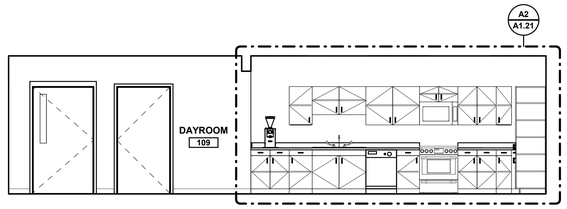
Date: MAY 3, 2023
Sheet No:
A5.01



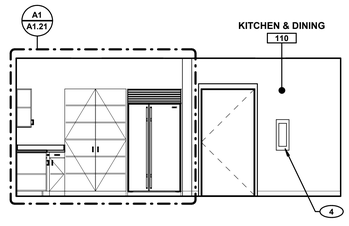
5 KITCHEN & DINING 110 - EAST ELEVATION
SCALE: 1/4" = 1'-0"



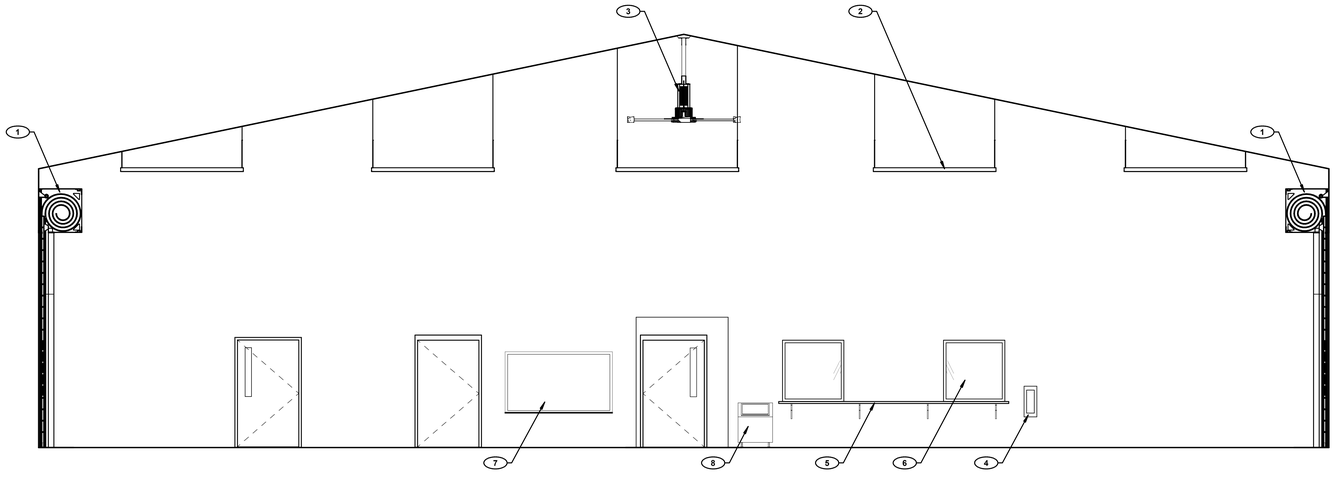
4 KITCHEN & DINING 110 - SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



3 KITCHEN & DINING 110 - WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 KITCHEN & DINING 110 - NORTH ELEVATION
SCALE: 1/4" = 1'-0"



1 APPARATUS BAYS 115 - EAST
SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. REFER TO SHEET A2.01 FOR ROOM FINISH SCHEDULE AND MATERIAL SCHEDULE.
2. REFER TO CASEWORK PLANS & ELEVATIONS FOR INTERIOR ELEVATIONS OF WALLS BEHIND CASEWORK.
3. PROVIDE SUFFICIENT BLOCKING ON WALLS FOR ALL INTERIOR WALL MOUNTED EQUIPMENT.
4. CONTRACTOR TO REPORT ANY DISCREPANCIES WITH WALL MOUNTED EQUIPMENT AND ACCESSORIES WITH THE ARCHITECT.
5. REFER TO ELECTRICAL DRAWINGS FOR FIXTURE MOUNTING HEIGHTS AND LOCATIONS, UNLESS NOTED OTHERWISE.

KEYNOTES

1. OVERHEAD ROLL-UP DOOR WITH MID-GRAZING, REFER TO DOOR TYPES AND DOOR SCHEDULE
2. HIGH-BAY LED LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS
3. HIGH VOLUME, LOW VELOCITY FAN, REFER TO ELECTRICAL DRAWINGS
4. FIRE EXTINGUISHER CABINET, REFER TO LIFE SAFETY PLAN
5. STAINLESS STEEL WITH MARINE EDGE WORK BENCH / CHARGING STATION WITH MULTIPLE OUTLET
6. SCHEDULED WINDOW, REFER TO WINDOW TYPES AND DETAILS
7. 4' x 7' MARKER BOARD
8. ICE MAKER
9. 75" SMART TV MONITOR
10. 4" WALL BASE, REFER TO MATERIAL SCHEDULE

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WEST WENDOVER NEW FS #13

N. GENE L. JONES WAY, WEST WENDOVER, NV 89883

Job No: 22-002.00

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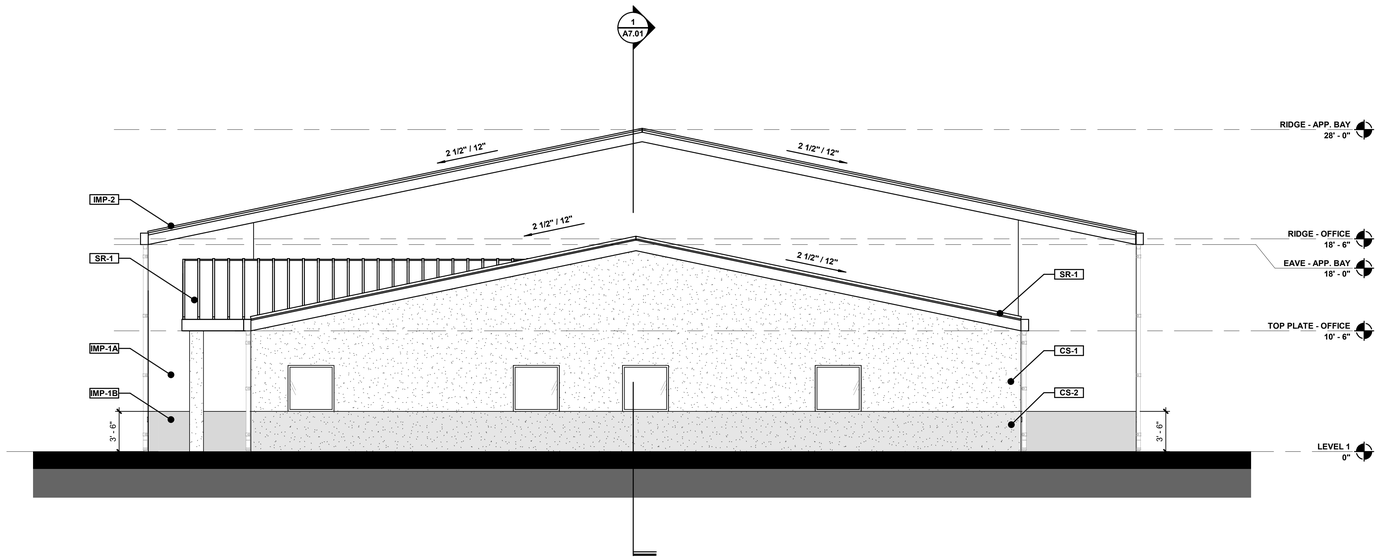
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REVISIONS		
REV	DATE	DESCRIPTION

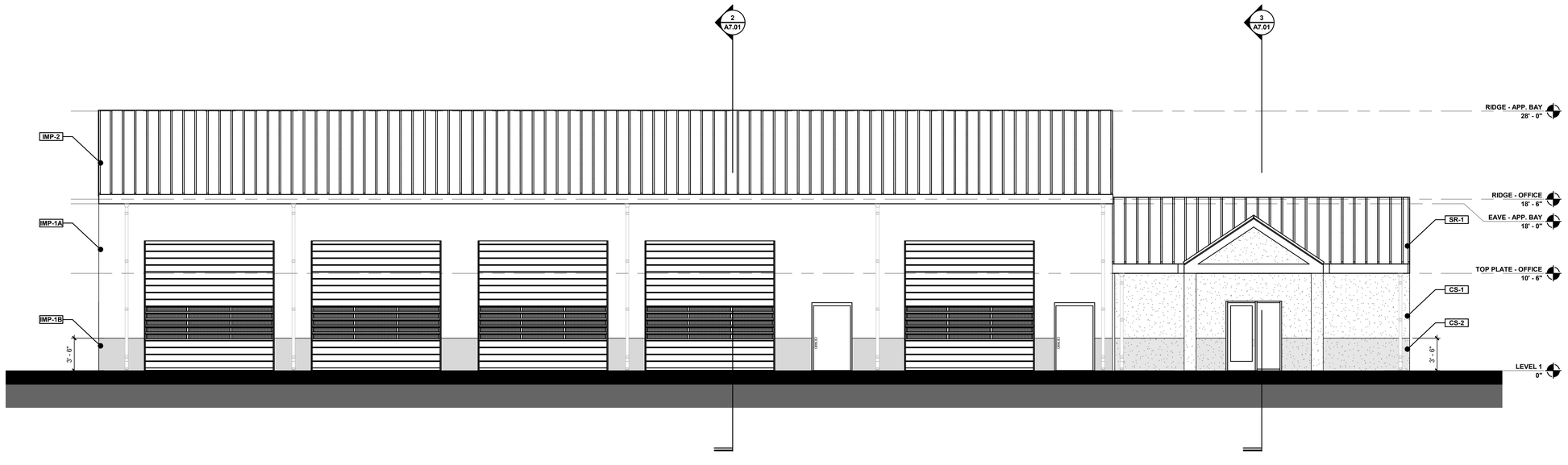
Sheet Title
INTERIOR ELEVATIONS

Date: MAY 3, 2023
Sheet No:

A5.02



2 EXTERIOR ELEVATION - NORTH
SCALE: 3/16" = 1'-0"



1 EXTERIOR ELEVATION - EAST
SCALE: 3/16" = 1'-0"

GENERAL NOTES

1. REFER TO CIVIL DRAWINGS FOR VARIOUS GRADE LEVELS.
2. ALL RIDGE, TOP PLATE AND EAVE ELEVATION INDICATED ARE MEASURED FROM FINISH FLOOR ELEVATION.
3. ALL EXPOSED EXTERIOR MASONRY TO RECEIVE ANTI-GRAFFITI COATING, INCLUDING ALL SITE WALLS.
4. REFER TO SHEET A2.01 FOR ROOM FINISH SCHEDULE AND MATERIAL SCHEDULE.
5. PROVIDE SUFFICIENT BLOCKING ON WALLS FOR ALL EXTERIOR WALL MOUNTED EQUIPMENT.
6. REFER TO ELECTRICAL DRAWINGS FOR FIXTURE MOUNTING HEIGHTS AND LOCATIONS UNLESS NOTED OTHERWISE.
7. COORDINATE ALL CONDUIT AND J-BOXES TO BE INSTALLED IN CMU WALLS PRIOR TO CMU WALL INSTALLATION.
8. PROVIDE EXPANSION JOINT / CONTROL JOINT ON CMU WALLS AS REQUIRED.
9. PAINT ALL EXPOSED MECHANICAL EQUIPMENT THAT ARE VISIBLE FROM THE ROOF PARAPET

KEYNOTES

LEGEND

- EIFS **(CS-1)**
- EIFS **(CS-2)**
- INSULATED METAL PANEL **(IMP-1A)**
- INSULATED METAL PANEL **(IMP-1B)**
- INSULATED METAL ROOF PANEL **(IMP-2)**
- STANDING SEAM ROOF **(SR-1)**

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Job No: 22-002.00

Owner
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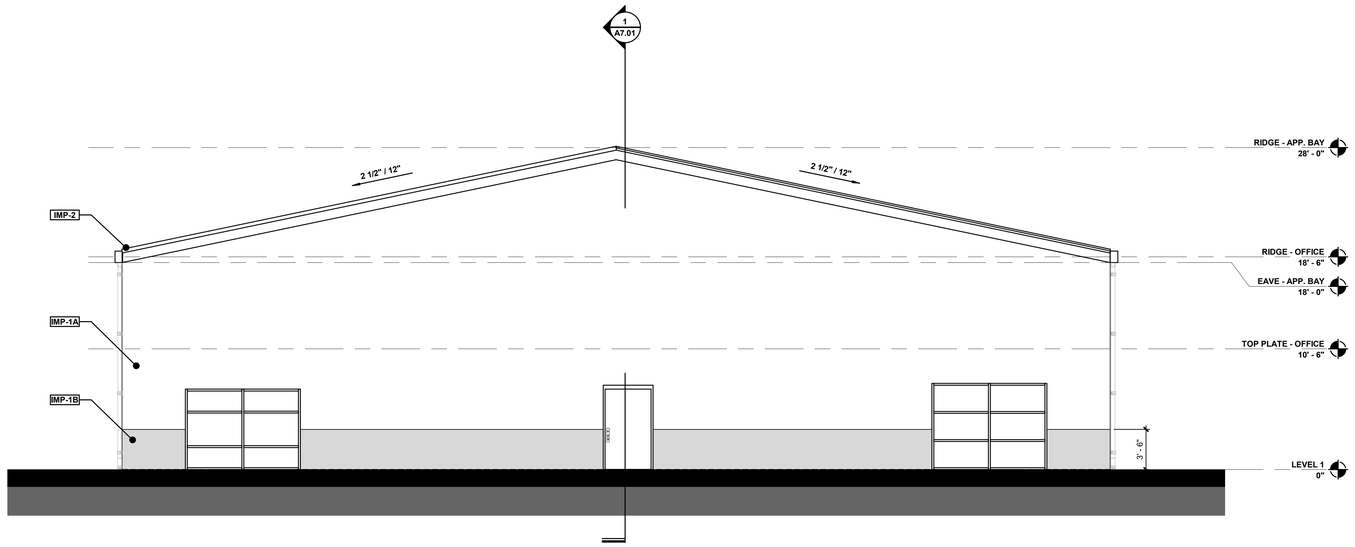
PHASE-1B DESIGN DEVELOPMENT

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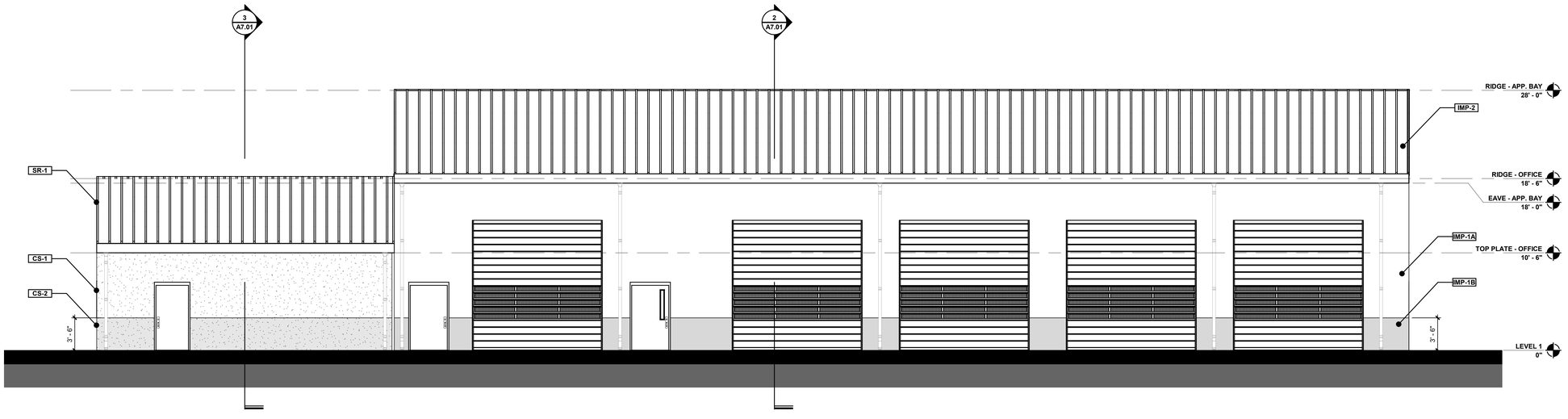
REV	DATE	DESCRIPTION

Sheet Title
EXTERIOR ELEVATIONS

Date: MAY 3, 2023
Sheet No:
A6.01



4 EXTERIOR ELEVATION - SOUTH
SCALE: 3/16" = 1'-0"



3 EXTERIOR ELEVATION - WEST
SCALE: 3/16" = 1'-0"

GENERAL NOTES

1. REFER TO CIVIL DRAWINGS FOR VARIOUS GRADE LEVELS.
2. ALL RIDGE, TOP PLATE AND EAVE ELEVATION INDICATED ARE MEASURED FROM FINISH FLOOR ELEVATION.
3. ALL EXPOSED EXTERIOR MASONRY TO RECEIVE ANTI-GRAFFITI COATING, INCLUDING ALL SITE WALLS.
4. REFER TO SHEET A2.01 FOR ROOM FINISH SCHEDULE AND MATERIAL SCHEDULE.
5. PROVIDE SUFFICIENT BLOCKING ON WALLS FOR ALL EXTERIOR WALL MOUNTED EQUIPMENT.
6. REFER TO ELECTRICAL DRAWINGS FOR FIXTURE MOUNTING HEIGHTS AND LOCATIONS UNLESS NOTED OTHERWISE.
7. COORDINATE ALL CONDUIT AND J-BOXES TO BE INSTALLED IN CMU WALLS PRIOR TO CMU WALL INSTALLATION.
8. PROVIDE EXPANSION JOINT / CONTROL JOINT ON CMU WALLS AS REQUIRED.
9. PAINT ALL EXPOSED MECHANICAL EQUIPMENT THAT ARE VISIBLE FROM THE ROOF PARAPET

KEYNOTES

LEGEND

- EIFS (CS-1)
- EIFS (CS-2)
- INSULATED METAL PANEL (IMP-1A)
- INSULATED METAL PANEL (IMP-1B)
- INSULATED METAL ROOF PANEL (IMP-2)
- STANDING SEAM ROOF (SR-1)

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Project
WEST WENDOVER NEW FS #13

N. GENE L. JONES WAY, WEST WENDOVER, NV 89883

Job No: 22-002.00

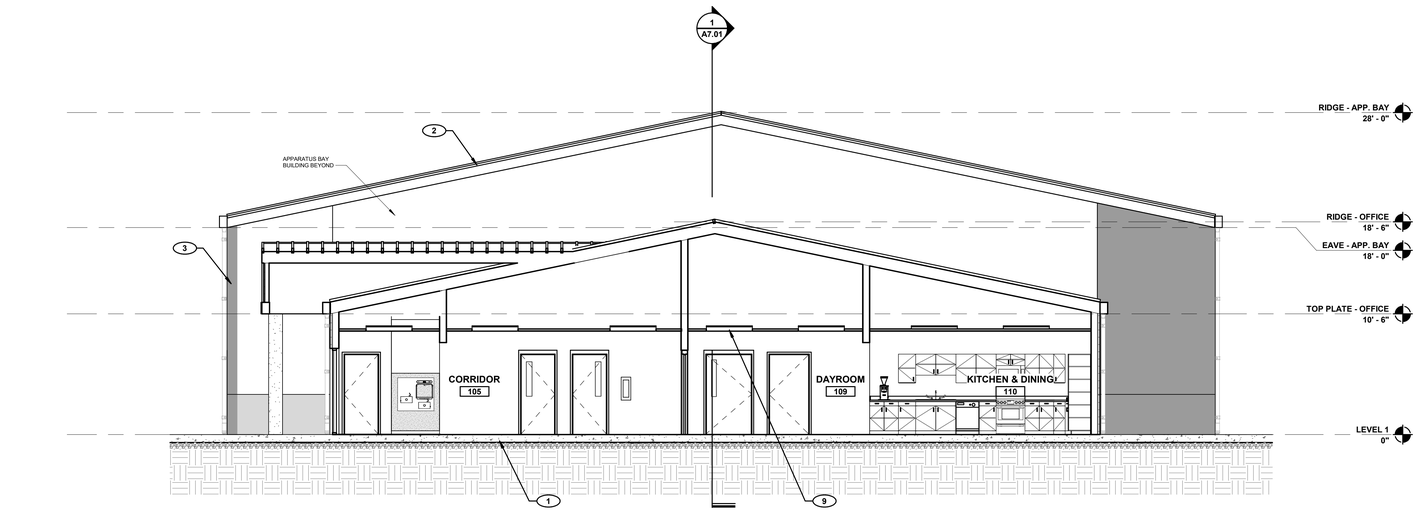
Owner
CITY OF WEST WENDOVER

PHASE-1B DESIGN DEVELOPMENT

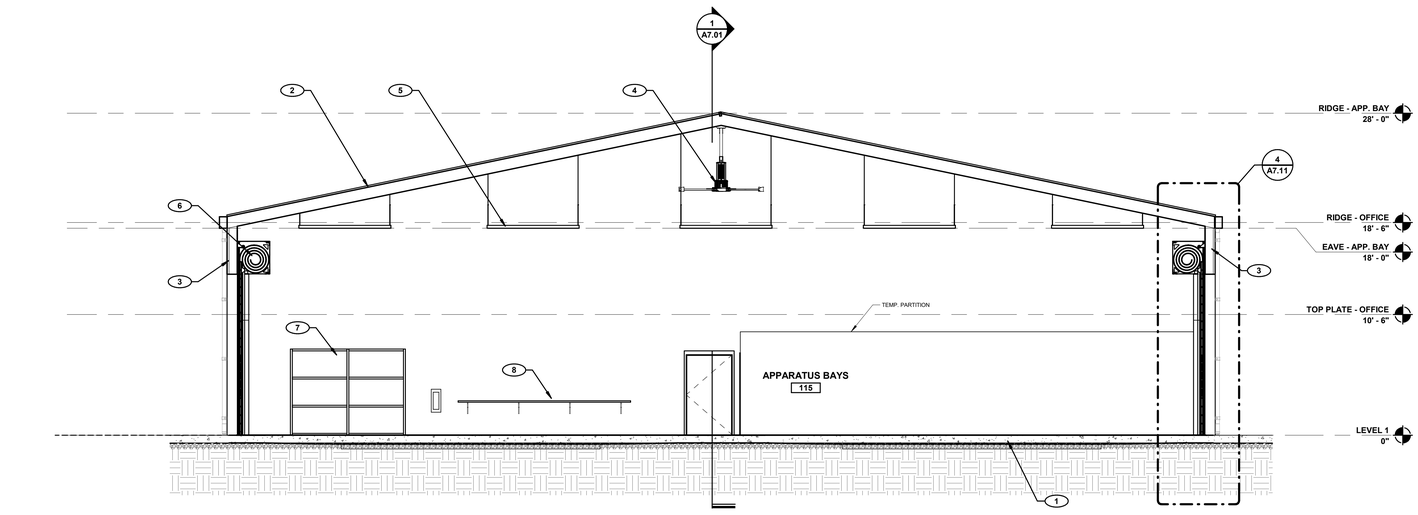
REVISIONS		
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Sheet Title
EXTERIOR ELEVATIONS

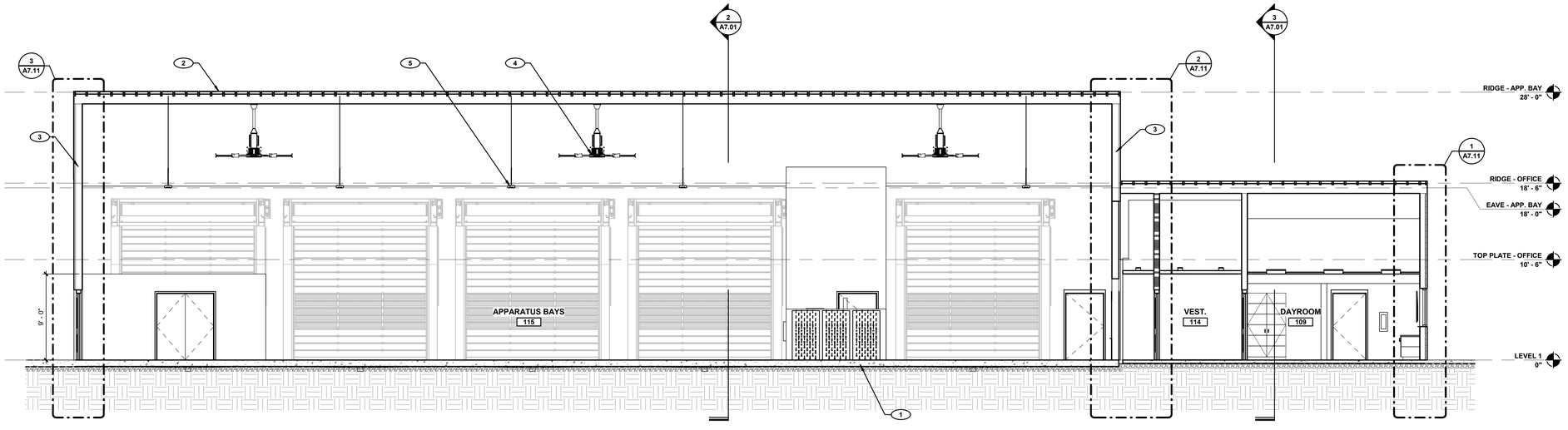
Date: MAY 3, 2023
Sheet No:
A6.02



3 BUILDING SECTION - MAIN BUILDING
SCALE: 3/16" = 1'-0"



2 BUILDING SECTION - APPARATUS BAYS
SCALE: 3/16" = 1'-0"



1 BUILDING SECTION - SOUTH/NORTH
SCALE: 3/16" = 1'-0"

GENERAL NOTES

1. ALL RIDGE, TOP PLATE AND EAVE ELEVATION INDICATED ARE MEASURED FROM FINISH FLOOR ELEVATION.
2. REFER TO STRUCTURAL DRAWINGS FOR FOOTING AND SLAB REQUIREMENTS.
3. ALL CONCRETE BLOCK SURFACES ADJACENT TO SOIL BERMS AND PLANTERS SHALL BE PROVIDED WITH A MONOLITHIC WATERPROOF SYSTEM EXTENDING FROM BOTTOM OF FOOTING TO 2" ABOVE SOIL.
4. REFER TO SHEET A4.11 FOR ROOF TYPES AND DETAILS.
5. REFER TO DIMENSION PLAN FOR WALL TYPES.
6. PAINT ALL EXPOSED INTERIOR AND EXTERIOR STRUCTURAL STEEL. SEE FINISH SCHEDULE AND ELEVATIONS.
7. REFER TO FINISH SCHEDULE FOR FLOOR, WALL, AND CEILING FINISHES.
8. PAINT ALL EXPOSED INTERIOR AND EXTERIOR STRUCTURAL STEEL. SEE FINISH SCHEDULE AND ELEVATIONS.
9. PROVIDE APPROPRIATE FIRE STOPPING AT ALL FIRE-RATED PARTITIONS.
10. ALL PENETRATIONS THROUGH WALLS WITH SOUND INSULATION SHALL BE SEALED TIGHT WITH ACOUSTICAL INSULATION AND SEALANT.
11. GRAY CMU IS ACCEPTABLE BELOW GRADE.
12. ALL DISSIMILAR MATERIALS TO RECEIVE SEALANT PRIOR TO PAINTING.

KEYNOTES

1. CONCRETE SLAB OVER VAPOR BARRIER AND ENGINEERED FILL, REFER TO STRUCTURAL DRAWINGS AND SOILS REPORT FOR ADDITIONAL INFORMATION
2. INSULATED STANDING SEAM METAL ROOF PANEL
3. INSULATED METAL WALL PANEL, REFER TO EXTERIOR ELEVATION
4. HIGH VOLUME, LOW VELOCITY FAN, REFER TO ELECTRICAL DRAWINGS
5. HIGH-BAY LED LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS
6. OVERHEAD ROLL-UP DOOR WITH MID-GRAZING
7. STOREFRONT WINDOW SYSTEM
8. WALL-MOUNTED WORK BENCH
9. LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS

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N. GENE L. JONES WAY, WEST WENDOVER, NV 89883

Job No: 22-002.00

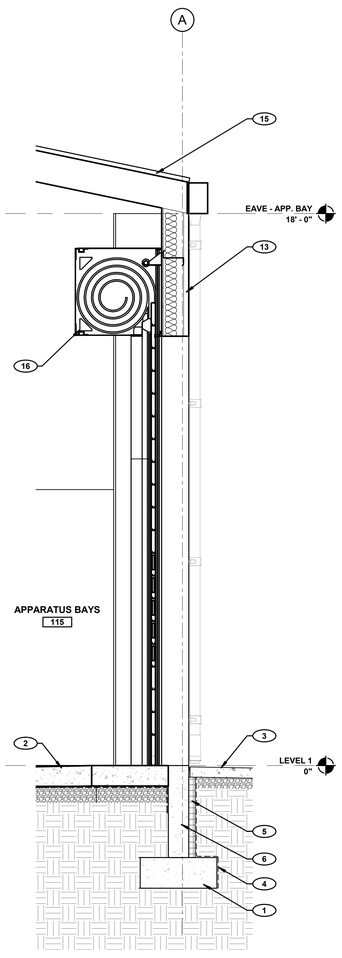
Owner
CITY OF WEST WENDOVER

PHASE-1B DESIGN DEVELOPMENT

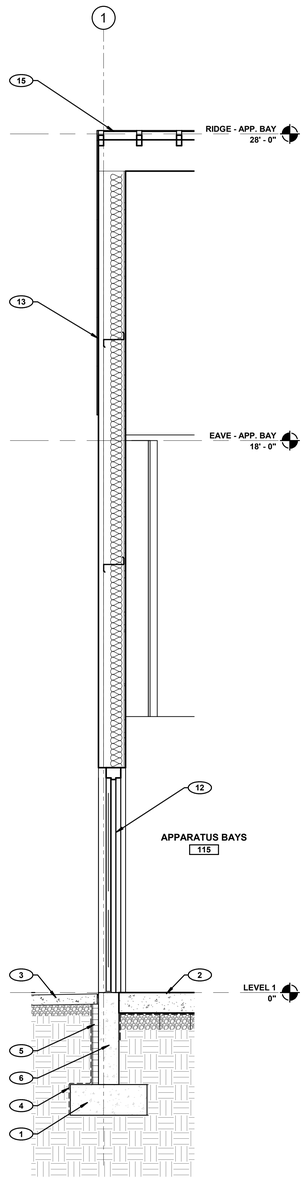
REVISIONS		
REV	DATE	DESCRIPTION

Sheet Title
BUILDING SECTIONS

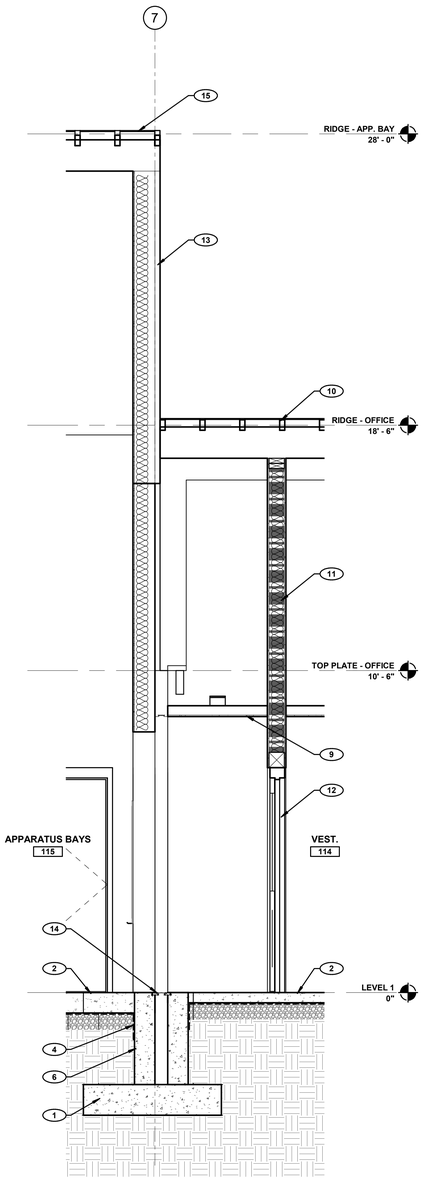
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A7.01



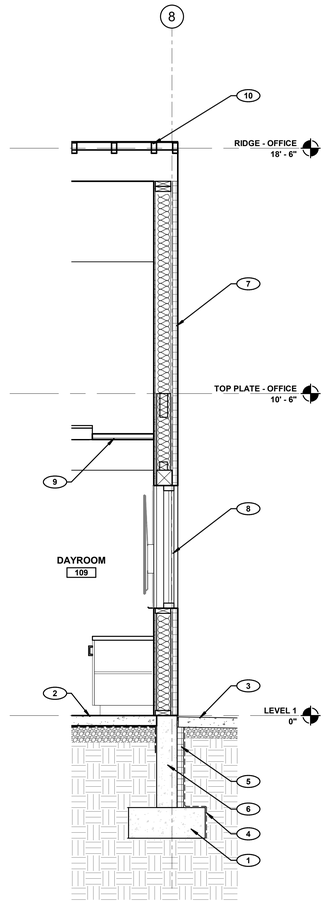
4 WALL SECTION
SCALE: 1/2" = 1'-0"



3 WALL SECTION
SCALE: 1/2" = 1'-0"



2 WALL SECTION
SCALE: 1/2" = 1'-0"



1 WALL SECTION
SCALE: 1/2" = 1'-0"

GENERAL NOTES

1. ALL RIDGE, TOP PLATE AND EAVE ELEVATION INDICATED ARE MEASURED FROM FINISH FLOOR ELEVATION.
2. REFER TO DIMENSION PLAN FOR WALL TYPES.
3. REFER TO SHEET A4.11 FOR ROOF TYPES AND DETAILS.
4. REFER TO FINISH SCHEDULE FOR FLOOR, WALL, AND CEILING FINISHES.
5. REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR MATERIAL COLOR / TEXTURE.
6. PAINT ALL EXPOSED INTERIOR AND EXTERIOR STRUCTURAL STEEL. SEE FINISH SCHEDULE AND ELEVATIONS.
7. REFER TO STRUCTURAL DRAWINGS FOR FOOTING AND SLAB REQUIREMENTS.
8. ALL CONCRETE BLOCK SURFACES ADJACENT TO SOIL BERMS AND PLANTERS SHALL BE PROVIDED WITH A MONOLITHIC WATERPROOF SYSTEM EXTENDING FROM BOTTOM OF FOOTING TO 2" ABOVE SOIL.
9. GRAY CMU IS ACCEPTABLE BELOW GRADE.
10. PROVIDE APPROPRIATE FIRE STOPPING AT ALL FIRE-RATED PARTITIONS.
11. ALL PENETRATIONS THROUGH WALLS WITH SOUND INSULATION SHALL BE SEALED TIGHT WITH ACOUSTICAL INSULATION AND SEALANT.
12. ALL DISSIMILAR MATERIALS TO RECEIVE SEALANT PRIOR TO PAINTING.
13. PROVIDE EXPANSION JOINT MATERIAL BETWEEN CMU WALL AND CONCRETE FLOOR.

KEYNOTES

1. CONCRETE FOOTING, REFER TO STRUCTURAL DRAWINGS
2. CONCRETE SLAB OVER VAPOR BARRIER AND ENGINEERED FILL, REFER TO STRUCTURAL DRAWINGS AND SOILS REPORT FOR ADDITIONAL INFORMATION
3. CONCRETE APRON / SIDEWALK, REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION
4. WATERPROOFING, REFER TO SPECIFICATIONS
5. PERIMETER SLAB INSULATION AT GRADE
6. CAST-IN-PLACE CONCRETE STEM WALL, REFER TO STRUCTURAL DRAWINGS
7. EXTERIOR INSULATION FINISH SYSTEM (EIFS), REFER TO EXTERIOR ELEVATIONS AND MATERIAL SCHEDULE
8. SCHEDULED WINDOW, REFER TO WINDOW TYPES AND DETAILS
9. CEILING AS SCHEDULE, REFER TO REFLECTED CEILING PLAN FOR TYPE
10. STANDING SEAM ROOFING SYSTEM
11. RATED WALL ASSEMBLY, REFER TO PARTITION TYPES AND LIFE SAFETY PLAN
12. SCHEDULED DOOR, REFER TO DOOR DETAILS AND SCHEDULE
13. INSULATED METAL WALL PANEL, REFER TO EXTERIOR ELEVATION
14. EXPANSION JOINT COVER, REFER TO STRUCTURAL DRAWINGS FOR SEISMIC SEPARATION INFORMATION
15. INSULATED STANDING SEAM METAL ROOF PANEL
16. OVERHEAD ROLL-UP DOOR WITH MID-GRAZING, REFER TO DOOR TYPES AND DOOR SCHEDULE

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Project
WEST WENDOVER NEW FS #13

N. GENE L. JONES WAY, WEST WENDOVER, NV 89883

Job No: 22-002.00

Owner
CITY OF WEST WENDOVER

PHASE-1B DESIGN DEVELOPMENT

REVISIONS		
REV	DATE	DESCRIPTION

Sheet Title
WALL SECTIONS

Date: MAY 3, 2023
Sheet No:
A7.11

1.00 DESIGN DATA

1.01 BUILDING CODE - INTERNATIONAL BUILDING CODE 2018
2018 NEVADA STATE BUILDING CODE WITH NORTHERN NEVADA AMENDMENTS

1.02 DESIGN LOADS

A. WIND LOAD

BASIC WIND SPEED (3-SECOND GUST)	115 MPH
RISK CATEGORY	IV
EXPOSURE	C
INTERNAL PRESSURE COEFFICIENT, (GCPI	+/- 0.55

THE WIND PRESSURE IN TERMS OF POUNDS PER SQUARE FOOT TO BE USED FOR THE DESIGN OF EXTERIOR COMPONENTS AND CLADDING MATERIALS SHALL BE INDICATED ON THE SHOP DRAWINGS SUBMITTED BY THE SUPPLIER AND CERTIFIED BY A REGISTERED ENGINEER IN THE STATE OF THE PROJECT.

B. ROOF LOADS

LIVE LOAD (L.L.)	20 PSF**
DEAD LOAD (DESIGN D.L.)	20 PSF

C. ROOF SNOW LOAD

GROUND SNOW LOAD, PG	30 PSF
FLAT-ROOF SNOW LOAD, PF	25.2 PSF***
SNOW EXPOSURE FACTOR, CE	1.0
SNOW LOAD IMPORTANCE FACTOR, I	1.2
THERMAL FACTOR, C_T	1.0

D. EARTHQUAKE DESIGN DATA

SEISMIC RISK CATEGORY	IV
IMPORTANCE FACTOR	1.5
SITE CLASS	D
SPECTRAL RESPONSE ACCELERATION S_S	1.538
SPECTRAL RESPONSE ACCELERATION S_1	2.346
SPECTRAL RESPONSE COEFFICIENTS SD_S	0.336
SPECTRAL RESPONSE COEFFICIENTS SD_1	0.178
SEISMIC DESIGN CATEGORY	D
BASIC SEISMIC-FORCE-RESISTING SYSTEM BY PEMB ENGINEER)	STEEL INTERMEDIATE MOMENT FRAMES (APPARTUS BAY – TO BE CONFIRMED LIGHT-FRAMED (WOOD) WALLS SHEATHED WITH WOOD STRUCTURAL PANELS (OFFICE)
ANALYSIS PROCEDURE	EQUIVALENT LATERAL FORCE SYSTEM
SEISMIC RESPONSE MODIFICATION FACTOR R	4.5 (APPARTUS BAY – TO BE CONFIRMED BY PEMB ENGINEER) 6.5 (OFFICE)
SEISMIC RESPONSE COEFFICIENTS C_S	0.112 (APPARTUS BAY – TO BE CONFIRMED BY PEMB ENGINEER) 0.078 (OFFICE)
DESIGN BASE SHEAR	XXX K (APPARTUS BAY – TO BE CONFIRMED BY PEMB ENGINEER) 9.3 K (OFFICE)

E. SLAB ON GRADE – SEE LOADING PLAN

**REDUCIBLE PER IBC, SECTION 1607.12
***PLUS SNOW ACCUMULATION AS REQUIRED BY IBC, SECTION 1608

2.00 DESIGN DATA

2.01 THE PROJECT IS NOT DESIGNED FOR FUTURE EXPANSION.

3.00 DIMENSIONS

3.01 BEFORE STARTING WORK, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE SITE, AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER.

3.02 THE CONTRACTOR, BEFORE STARTING ANY WORK, SHALL CHECK ALL DIMENSIONS GIVEN ON THE STRUCTURAL DRAWINGS, RELATING TO GRID LINES, COLUMN AND WALL LOCATIONS, STRUCTURAL AND FINISHED FLOOR ELEVATIONS, MEMBER SIZES, ETC., WITH THE ARCHITECTURAL, TRAFFIC, AND CIVIL DRAWINGS. IF ANY DISCREPANCY IS NOTICED, IT SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE ENGINEER, AND WORK SHALL NOT COMMENCE UNTIL INSTRUCTIONS ARE RECEIVED FROM THE ENGINEER

3.03 THE CONTRACTOR SHALL REFER TO THE ENGINEER FOR INSTRUCTIONS FOR ANY DIMENSION NOT GIVEN ON OR OBTAINABLE FROM THE DRAWINGS. THE CONTRACTOR SHALL NOT USE SCALE TO OBTAIN OR VERIFY ANY DIMENSION SHOWN ON THESE DRAWINGS.

4.00 DOCUMENTS AND LIMITATIONS

4.01 THIS STRUCTURAL DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUCMENT OF SERVICE, ARE INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

4.02 IT IS UNDERSTOOD THAT THE STRUCTURAL ENGINEER OF RECORD MAKES NO WARRANTY, EITHER EXPRESSED OR IMPLIED, AS TO FINDINGS, DESIGNS, RECOMMENDATIONS, SPECIFICATIONS, OPINION, OR PROFESSIONAL ADVICE, EXCEPT THAT THESE INSTRUMENTS OF SERVICE HAVE BEEN PREPARED IN ACCORDANCE WITH THE CURRENT GENERALLY ACCEPTED PROFESSIONAL ENGINEERING PRACTICES.

4.03 ALL NON-STRUCTURAL ELEMENTS INDICATED ON THE STRUCTURAL DRAWINGS HAVE BEEN SHOWN IN GENERAL RELATIONSHIP TO THE STRUCTURAL ELEMENTS. ACCORDINGLY, THEY SHALL NOT BE ASSUMED TO BE ACCURATE AND REFERENCE MUST BE MADE TO THE APPROPRIATE CONSULTANT(S) PLANS AND SPECIFICATIONS.

4.04 EXISTING CONSTRUCTION AND GRIDLINES MAY BE SHOWN FOR REFERENCE. THIS INFORMATION WAS TAKEN FROM RECORD DOCUMENTS PROVIDED BY THE OWNER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD–VERIFY THE EXISTING MEMBER SIZES, ELEVATIONS AND DIMENSIONS PRIOR TO BEGINNING WORK IN A GIVEN AREA.

5.00 CONSTRUCTION SAFETY

5.01 IT IS UNDERSTOOD THAT THE CONTRACTOR IS SOLELY RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK ON THE PROJECT. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE SAFETY OF THE PERSONS AND PROTECT THEM AGAINST INJURY. LIKEWISE, THE CONTRACTOR SHALL PROTECT ALL PROPERTY AGAINST DAMAGE AND LOSS.

5.02 THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS, AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION FOR THE SAFETY OF PERSONS AND PROPERTY.

5.03 THE CONTRACTOR'S DUTIES AND RESPONSIBILITIES FOR THE SAFETY AND PROTECTION OF THE WORK SHALL CONTINUE UNTIL SUCH TIME AS THE WORK IS SATISFACTORILY COMPLETED, AND THE ENGINEER HAS ISSUED A NOTICE TO THAT EFFECT TO THE OWNER AND THE CONTRACTOR.

5.04 ALL STRUCTURAL MEMBERS SHOWN HEREIN HAVE BEEN DESIGNED FOR THE FINAL DESIGN LOADS PROVIDED IN THIS DOCUMENT IN THE FINAL ERECTED CONDITION SHOWN HEREIN. THE CONTRACTOR IS RESPONSIBLE FOR CONDITIONS ENCOUNTERED DURING ERECTION AND HANDLING, AND NECESSARY TEMPORARY BRACING AND SHORING. SHORING AND BRACING SHALL BE DESIGNED TO PRECLUDE ANY STRUCTURAL ELEMENT FROM BEING OVERSTRESSED AT ANY POINT DURING CONSTRUCTION. SHORING SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF THE PROJECT AND DRAWINGS SHALL BE SIGNED AND SEALED.

6.00 FORMWORK, SHORING, AND RE SHORING

6.01 THE CONTRACTOR SHALL EMPLOY, AT HIS EXPENSE, A FORMWORK/SHORING ENGINEER REGISTERED IN THE STATE OF THE PROJECT TO CONTROL ALL OPERATIONS RELATING TO DESIGN, INSTALLATION, AND REMOVAL OF ALL FORMWORK, SHORING, AND RESHORING.

6.02 CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR FABRICATION, ERECTION, SUPPORT, AND BRACING OF FORMWORK, SHORING, AND RESHORING PROCEDURES FOR THE ENGINEER'S RECORDS.

6.03 PRIOR TO PLACEMENT OF CONCRETE, THE FORMWORK/SHORING ENGINEER SHALL INSPECT THE SHORING (AND AGAIN IF THERE ARE ANY CHANGES IN THE METHOD OF SHORING", TO VERIFY THAT THE SHORING INSTALLATION IS IN CONFORMANCE WITH THE SHORING DRAWINGS. A WRITTEN STATEMENT OF COMPLIANCE SIGNED BY THE SHORING ENGINEER SHALL BE SUBMITTED TO THE OWNER.

6.04 CONTINUOUS SHORING SHALL BE PROVIDED AT THE CENTER OF ALL SLAB SPANS AND BEAM SPANS FOR A MINIMUM OF 14 DAYS, WHERE NOT POST-TENSIONED OR OTHERWISE APPROVED BY THE ENGINEER.

7.00 SHOP DRAWINGS

7.01 REVIEW OF SHOP DRAWINGS BY THE ENGINEER IS LIMITED TO COMPLIANCE OF THE COMPLETED STRUCTURE WITH THE DESIGN CONCEPT AND INFORMATION GIVEN IN THE CONTRACT DOCUMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DIMENSIONS, QUANTITIES, PERFORMANCE, SAFETY, COORDINATION WITH OTHER WORK, AND ALL OTHER REQUIREMENTS OF THE CONTRACT DOCUMENTS. REVIEW DOES NOT AUTHORIZE CHANGES TO CONTRACT.

7.02 THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR HIS REVIEW IN ACCORDANCE WITH A SCHEDULE OF SUBMITTALS ACCEPTABLE TO THE ENGINEER. THESE SHOP DRAWINGS SHALL HAVE BEEN CHECKED BY AND STAMPED WITH THE APPROVAL OF THE CONTRACTOR, AND IDENTIFIED AS THE ENGINEER MAY REQUIRE. THE DATA SHOWN ON THE SHOP DRAWINGS SHALL BE COMPLETE WITH RESPECT TO DIMENSIONS, DESIGN CRITERIA, AND DULY SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF THE PROJECT.

8.00 DEFERRED SUBMITTALS

8.01 THE FOLLOWING SUBMITTALS ARE DEFERRED FOR THEIR DESIGN TO BE PROVIDED BY THE SUPPLIER:
A. PRE-ENGINEERED METAL BUILDING AND BASE PLATES
B. WOOD ROOF TRUSS
C. ATTACHMENT OF EXTERIOR WALL OR ROOF MOUNTED ASSEMBLIES INCLUDING, BUT NOT LIMITED TO ROOF HATCHES, LOUVERS, ETC
D. TEMPORARY EARTH RETENTION SYSTEMS AND UNDERPINNING.
E. TEMPORARY SHORING AND RESHORING SYSTEMS.

8.02 DOCUMENTS FOR THE DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED A MINIMUM OF 30 DAYS BEFORE ITEMS ARE TO BE INSTALLED. THESE ITEMS ARE TO BE REVIEWED BY THE GENERAL CONTRACTOR AND THE ENGINEER OF RECORD FOR GENERAL CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS. REFER TO THE PROJECT MANUAL FOR DEFERRED SUBMITTAL DESIGN QUALIFICATIONS AND ADDITIONAL DEFERRED SUBMITTAL REQUIREMENTS.

9.00 FIELD MODIFICATION

9.01 WRITTEN AUTHORIZATION FROM THE STRUCTURAL ENGINEER OF RECORD IS REQUIRED FOR ALL FIELD MODIFICATIONS TO THE STRUCTURAL SYSTEM INCLUDING, BUT NOT LIMITED TO, BEAM AND COLUMN CONNECTIONS, JOIST AND JOIST GIRDER CONNECTIONS, JOIST BRIDGING, CUTTING OR DRILLING THROUGH ANY STRUCTURAL ELEMENT, CUTTING OR THE RELOCATION OF PT. OR MILD STEEL REINFORCEMENT, EMBED PLATES AND BOLTS, TILT-UP AND PRECAST WALL CONNECTIONS, ETC.

10.00 SPECIAL INSPECTIONS

10.01 SPECIAL INSPECTIONS WILL BE PROVIDED IN COMPLIANCE WITH THE STATEMENT OF SPECIAL INSPECTIONS

10.02 OWNER WILL ENGAGE A SPECIAL INSPECTOR AND QUALIFIED TESTING AND INSPECTING AGENCY TO PERFORM FIELD TESTS AND INSPECTIONS, AND PREPARE TEST REPORTS.

10.03 THE GENERAL CONTRACTOR SHALL ASSIST AND COOPERATE WITH AN INDEPENDENT TESTING LABORATORY (TO BE RETAINED BY THE OWNER) WHICH SHALL CONDUCT ALL THE SPECIFIED TESTS REQUIRED FOR THE PROJECT AND REPORT THE RESULTS OF THESE TESTS DIRECTLY AND PROMPTLY TO THE ENGINEER FOR HIS REVIEW.

10.04 CONTRACTOR SHALL NOTIFY SPECIAL INSPECTOR AND TESTING AGENCY 48 HOURS IN ADVANCE OF ITEMS REQUIRED FOR SPECIAL INSPECTION.

10.05 ALL SPECIAL INSPECTION MONTHLY REPORTS SHALL BE SIGNED AND SEALED BY AN ENGINEER LICENSED IN THE STATE OF_____, WHO HAS RESPONSIBLE CHARGE OF THE SPECIAL INSPECTIONS PROGRAM.

10.06 A SPECIAL INSPECTIONS MEETING SHALL BE HELD ON SITE WITH ENGINEER OF RECORD, CONSTRUCTION COORDINATOR, INDEPENDENT TESTING AGENCY, AND SPECIAL INSPECTOR TO CLARIFY ALL SPECIAL INSPECTION REQUIREMENTS PRIOR TO BEGINNING WORK.

11.00 FOUNDATIONS

11.01 FOUNDATIONS, RETAINING & BASEMENT WALLS, FOUNDATION DRAINAGE, SLABS ON GRADE & OTHER ITEMS RELATED TO THE SOILS ARE DESIGNED & SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS OF SUMMIT ENGINEERING CORPORATION JOB NO. 3-82965 DATED NOVEMBER 25, 2022.

11.02 DESIGN NET SOIL BEARING CAPACITY IS AS FOLLOWS:

SPREAD FOOTINGS	2,500 PSF
STRIP FOOTINGS	2,500 PSF

11.03 ALLOWABLE ACTIVE PRESSURE 35 PSF/ FT

11.04 ALLOWABLE PASSIVE PRESSURE 407 PSF/FT

11.05 COEFFICIENT OF FRICTION 0.32

11.06 MINIMUM DEPTH FROM EXTERIOR GRADE TO BOTTOM OF BUILDING PERIMETER FOOTINGS SHALL BE 3'-0".

11.07 SLABS ON GRADE ARE DESIGNED USING A MODULUS OF SUBGRADE REACTION OF 200 PCI.

11.08 ALL UNDERPINNING OF EXISTING FOUNDATIONS THAT MAY BE REQUIRED FOR A TEMPORARY OR PERMANENT CONDITION, SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR. PRIOR TO THE WORK BEING PERFORMED, DRAWINGS AND CALCULATIONS FOR THE PROPOSED METHOD OF UNDERPINNING, SIGNED BY A PROFESSIONAL ENGINEER, SHALL BE PROVIDED TO THE ENGINEER OF RECORD FOR REVIEW.

12.00 CONCRETE MATERIAL PROPERTIES

12.01 CONCRETE STRENGTH: F'C PSI
A. FOOTINGS, 4500
B. FOUNDATION WALLS 4500
C. INTERIOR SLAB-ON-GRADE 4000

13.00 REINFORCING

13.01 MATERIAL PROPERTIES:

	FY, KSI	ASTM
A. ALL BARS UNLESS NOTED	60	A615
B. TIES & STIRRUP	60	A615
C WELDED WIRE FABRIC (SMOOTH)	65	A185
D. POST-TENSIONING STRAND	270 FPU	A416
E WELDABLE REBAR	60	A706

14.00 CAST-IN-PLACE

14.01 ALL CONCRETE SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH IBC CHAPTER 19 & ACI-318, LATEST CODE ADOPTED EDITION.

14.02 ALL REINFORCING SHALL BE DETAILED, FABRICATED & PLACED IN ACCORDANCE WITH CRSI "MANUAL OF STANDARD PRACTICE", LATEST EDITION.

14.03 ALL CAST IN PLACE CONCRETE AND POST INSTALLED ANCHORS SHALL BE DESIGNED IN ACCORDANCE WITH APPENDIX D OF ACI 318 AS MODIFIED BY THE APPLICABLE BUILDING CODE.

14.04 SPACING OF CONSTRUCTION OR CONTROL JOINTS IN WALLS EXPOSED TO VIEW SHALL NOT EXCEED 40 FEET UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS. CUT HALF OF THE HORIZONTAL REINFORCING AT CONTROL JOINTS.

14.05 SLEEVES EMBEDDED IN SLABS AND WALLS SHALL BE LOCATED CLEAR BETWEEN REINFORCING BARS AND SHALL MAINTAIN CLEAR SPACING EQUAL TO THE DIAMETER OF THE LARGEST SLEEVE IN ANY DIRECTION. SLEEVE GROUPS THAT DO NOT COMPLY WITH THE ABOVE REQUIREMENTS SHALL BE CONSIDERED AS AN OPENING AND REINFORCED PER NOTE BELOW.

14.06 UNLESS NOTED OTHERWISE ON THE DRAWINGS: PROVIDE EXTRA REINFORCING ON ALL SIDES OF ALL MISCELLANEOUS WALL AND SLAB OPENINGS EQUAL TO ONE HALF THE INTERRUPTED REINFORCING BARS EACH SIDE BUT NOT LESS THAN 2 - #5 FOR EACH LAYER OF REINFORCEMENT. EXTEND BARS CLASS 'B' LAP LENGTH BUT NOT LESS THAN 2 FEET BEYOND EDGE OF OPENINGS. PROVIDE 2 - #4X4'-0" DIAGONAL BARS AT EACH CORNER FOR EACH LAYER OF REINFORCEMENT.

14.07 IN CAST-IN-PLACE CONCRETE WORK, NO OPENINGS SHALL BE PERMITTED IN SLABS WITHIN A DISTANCE OF EIGHT INCHES FROM THE FACE OF A COLUMN OR EDGE OF SLAB. OPENINGS BETWEEN EIGHT TO TWENTY FOUR INCHES FROM THE FACE OF THE COLUMN OR EDGE OF SLAB SHALL NOT GENERALLY BE PERMITTED EXCEPT WITH THE SPECIFIC APPROVAL OF THE ENGINEER. OPENINGS LOCATED GREATER THAN TWO FEET FROM THE FACE OF THE COLUMN OR EDGE OF SLAB ARE GENERALLY PERMITTED, SUBJECT TO APPROVAL OF THE ENGINEER.

14.08 NO DRILLING THROUGH WALLS SHALL BE CARRIED OUT EXCEPT WITH THE SPECIFIC APPROVAL OF THE ENGINEER. SUCH APPROVAL, IF GRANTED, SHALL BE ON A CASE BY CASE BASIS. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING REINF LAYOUT USING NDT PRIOR TO DRILLING INTO CAST CONCRETE .

14.10 DETAILING OF REBAR SHALL BE IN ACCORDANCE WITH THE LATEST REVISION OF THE ACI DETAILING MANUAL, AND CONCRETE REINFORCING INSTITUTE'S LATEST EDITION OF "MANUAL OF STANDARD PRACTICE". ALL SHOP DRAWINGS PERTAINING TO REBAR DETAILS SHALL BE SUBMITTED TO THE ENGINEER FOR HIS REVIEW.CONCRETE MIX DESIGN FOR ALL CONCRETE WORK IS REQUIRED TO BE SUBMITTED TO THE ENGINEER FOR REVIEW.

14.11 CONCRETE SUPPLIER SHALL HAVE A QUALITY CONTROL PROCEDURE FOR THE PRODUCTION OF ALL CONCRETE, WHICH MUST BE ACCEPTABLE TO THE ENGINEER AND MEETS CURRENT ACI STANDARDS.

14.12 CONSTRUCTION JOINTS SHALL BE AS APPROVED BY THE STRUCTURAL ENGINEER AND THE ARCHITECT.

14.13 EMBEDDED ITEMS THAT WILL SUPPORT STRUCTURAL STEEL CONSTRUCTION SHALL BE PLACED WITHIN THE TOLERANCES PRESCRIBED IN THE LATEST EDITION OF THE AISC "CODE OF STANDARD PRACTICE". GENERAL CONTRACTOR SHALL FIELD VERIFY LOCATION OF EMBEDDED ITEMS PRIOR TO FABRICATION AND DELIVERY OF STRUCTURAL STEEL TO THE PROJECT SITE. SHOP DRAWINGS FOR CAST-IN-PLACE CONCRETE SHALL INCLUDE LOCATIONS AND COORDINATION OF ALL EMBEDS INCLUDING PRECAST SUPPORTS.

14.14 LAP SPLICES ARE ALL CLASS B TENSION LAP SPLICES, UNO.

14.15 PROVIDE A 3/4" CHAMFER ON ALL EXPOSED CORNERS OF CONCRETE.

14.16 PROVIDE ISOLATION JOINTS AROUND COLUMNS AT SLAB ON GRADE AREAS.

14.17 THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT:

A. CONCRETE CAST AGAINST & PERMANENTLY EXPOSED TO EARTH	3"
B. CONCRETE EXPOSED TO EARTH OR WEATHER:	
#5 THRU # 18 BARS	2"
# 5 & SMALLER BARS	1 ½"
C. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:	
SLABS & WALLS:	
#14 & #18 BARS	1 ½"
#11 & SMALLER BARS	¾"

15.00 STRUCTURAL STEEL

15.01 STRUCTURAL STEEL DESIGN & CONSTRUCTION SHALL CONFORM TO IBC CHAPTER 22, SECTION 2201, AISC "LOAD & RESISTANCE FACTOR DESIGN SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS" & AISC "CODE OF STANDARD PRACTICE" LATEST CODE ADOPTED EDITION, UNO.

15.02 STRUCTURAL STEEL SUPPLIER SHALL SUBMIT SHOP DRAWINGS AND CALCULATIONS CERTIFIED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF THE PROJECT FOR ALL CAP PLATES, BEARING PLATES, BASE PLATES, STIFFENERS, SPLICES & CONNECTIONS DESIGNED BY THE SUPPLIER.

15.03 STRUCTURAL STEEL SUPPLIER SHALL FURNISH BOLTS AT COLUMNS AND ELSEWHERE FOR OSHA CONNECTIONS. BOLT HOLES IN BEAM TOP FLANGE SHALL BE MAXIMUM 9/16" DIA. FOR "K" SERIES JOISTS AND 13/16" DIA. FOR "LH" SERIES JOISTS. STRUCTURAL STEEL AND JOIST SUPPLIERS SHALL COORDINATE OSHA CONNECTION LOCATIONS.

15.04 PROVIDE PROTECTIVE ASPHALTIC COATING OR EQUAL AROUND STRUCTURAL STEEL BELOW GRADE.

15.05 IN LIEU OF THE FABRICATION TOLERANCES SPECIFIED IN SECTION 6.4.4 OF AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES" BEAMS WITH CAMBERS SHALL BE FABRICATED WITH A CAMBER TOLERANCE OF -0", + 1/2". MILL CAMBERED BEAMS SHALL BE MODIFIED AS NECESSARY IN THE FABRICATION SHOP TO MEET THE ABOVE CRITERIA. SINGLE POINT CAMBERING IS NOT ALLOWED.

15.06 BEAM CAMBERS SHALL BE VERIFIED IN THE FABRICATION SHOP BY AN INDEPENDENT TESTING AGENCY AND THE INSPECTION DOCUMENTATION SHALL BE PROVIDED TO THE STRUCTURAL ENGINEER OF RECORD FOR REVIEW.

15.07 THIS STRUCTURE IS A NON-SELF SUPPORTING STEEL FRAME REQUIRING INTERACTION WITH OTHER ELEMENTS TO PROVIDE THE REQUIRED STABILITY. THE STEEL ERECTOR SHALL PROVIDE TEMPORARY BRACING UNTIL FINAL STABILITY IS PROVIDED. AS A MINIMUM, TEMPORARY BRACING SHALL BE PROVIDED AT EACH GRID IN BOTH DIRECTIONS.

15.08 BOLTED CONNECTIONS SHALL BE 3/4" DIA., A325 BEARING-TYPE WITH THREADS INCLUDED IN THE SHEAR PLANE. UNO, INSTALL BOLTS IN PROPERLY ALIGNED HOLES AND TIGHTEN USING ONE OF THE FOLLOWING METHODS: SNUG-TIGHT CONDITION, TURN-OF-THE-NUT METHOD, A DIRECT TENSION INDICATOR, OR CALIBRATED WRENCH AS DEFINED BY THE LATEST EDITION OF AISC "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS".

15.09 SHEAR CONNECTORS SHALL BE 3/4" DIAMETER BY THE TOTAL FLOOR THICKNESS MINUS 1" IN LENGTH, HEADED STUDS PER AISC SPECIFICATION, LATEST EDITION. THE SPECIFIED LENGTH IS THE NET STUD LENGTH AFTER INSTALLATION. STUDS SHALL BE FIELD WELDED TO THE TOP FLANGE OF THE BEAMS THROUGH THE STEEL DECK UNITS USING AUTOMATICALLY TIMED STUD ARC WELDING EQUIPMENT. OTHER WELDING PROCESSES MUST BE APPROVED BY THE STRUCTURAL ENGINEER OF RECORD PRIOR TO INSTALLATION.

15.10 COMPOSITE SLABS SHALL BE POURED TO A CONSISTENT THICKNESS.

15.11 ROOF BEAMS ARE DESIGNED IN ACCORDANCE WITH AISC LRFD SPECIFICATION, CONTINUOUS BEAM PLASTIC DESIGN, LATEST EDITION.

15.12 STRUCTURAL STEEL IN EXTERIOR LOCATIONS SHALL BE GALVANIZED, UNO. SEE ARCH FOR FINAL FINISH OR FIRE PROOFING AT INTERIOR LOCATIONS OR AS NOTED ON THE DRAWINGS.

16.00 STEEL DECK

16.13 ALL STEEL DECKS SHALL BE DESIGNED & CONSTRUCTED IN ACCORDANCE WITH IBC CHAPTER 22, SECTION 2210.1.1 – COLD-FORMED STEEL AND THE STEEL DECK INSTITUTE SPECIFICATIONS AND RECOMMENDATIONS, LATEST CODE ADOPTED EDITION UNO.

16.14 PRE-APPROVED DECK MANUFACTURERS ARE VULCRAFT, WHEELING, AND VERCO. OTHER METAL DECK MANUFACTURERS MAY BE APPROVED PROVIDING THAT THE DECK SPECIFICATIONS MEET OR EXCEED THE SPECIFICATIONS OF THE PRE-APPROVED MANUFACTURERS. METAL DECK SIZE, GAUGE AND TYPE ARE INDICATED ON THE DRAWINGS.

16.15 ROOF DECK SHALL BE PRIME PAINTED AND LAID OUT CONTINUOUS OVER THREE SPANS MINIMUM. YIELD STRESS SHALL BE 33,000 PSI MINIMUM. DECK SUPPLIER SHALL SUBMIT ICC REPORTS SHOWING ALLOWABLE DIAPHRAGM SHEAR VALUES. ERECT IN ACCORDANCE WITH THE REPORT TO MEET THE REQUIRED SHEAR SPECIFIED ON THE DRAWINGS. CONNECTION TO FRAMING MEMBERS SHALL NOT BE LESS THAN THAT SHOWN ON DRAWINGS.

16.16 MINIMUM REQUIREMENTS FOR ROOF DECK FASTENING SHALL BE 5/8" Ø PUDDLE WELDS USING THE WELD PATTERN SHOWN ON THE DRAWINGS AND #10 TEK SCREW SIDELAP FASTENERS PER FASTENING DETAILS SHOWN ON THE DRAWINGS OR PRE-APPROVED EQUAL.

16.17 STRUCTURAL SLAB FORM (METAL CENTERING) SHALL BE UNCOATED AT TOP, PRIME PAINTED AT BOTTOM, DESIGNED FOR THE SPANS AND SLAB DEAD LOADS AS SHOWN ON THE DRAWINGS & INSTALLED IN ACCORDANCE WITH SDI SPECIFICATIONS, LATEST EDITION AND MANUFACTURER'S REQUIREMENTS.

16.18 COMPOSITE METAL FLOOR DECK SHALL BE PHOSPHATIZED/PAINTED AT TOP, PRIME PAINTED AT BOTTOM AND LAID OUT FOR THREE SPANS WHERE POSSIBLE. THE COMPOSITE FLOOR SYSTEM SHALL BE CAPABLE OF SUPPORTING THE SUPERIMPOSED LOADS AS SHOWN ON THE DRAWINGS. THE STEEL DECK SHALL SUPPORT THE WEIGHT OF WET CONCRETE AND OTHER CONSTRUCTION LOADS AS AN UNSHORED FORM DECK. DECK FASTENING SHALL BE PER SDI & MANUFACTURER'S RECOMMENDATIONS BUT NOT LESS THAN THAT SHOWN ON THE DRAWINGS.

16.19 ALL METAL DECK TO BE SPRAY FIREPROOFED SHALL BE GALVANIZED, CLEANED & DEGREASED PRIOR TO SHIPPING. SEE ARCHITECTURAL DRAWINGS FOR EXTENT OF FIREPROOFING.

16.20 CONDUITS ARE NOT PERMITTED IN COMPOSITE SLABS WITHOUT AUTHORIZATION FROM THE STRUCTURAL ENGINEER.

17.00 STEEL

17.01 STEEL MATERIAL PROPERTIES

		FY, PSI	ASTM
A.	STRUCTURAL WIDE FLANGE SHAPES	50,000	A992
B.	OTHER STRUCT. SHAPES & PLATES	36,000	A36
C.	HIGH STRENGTH BOLTS, UNO	92,000 (1" AND SMALLER)	A325
D.	ANCHOR RODS	36,000 UNO	F1554
E.	WELDING ELECTRODES	E70XX	AWS D1.3 CHAPTER 5
F.	DECK WELDING ELECTRODES	E60XX OR E70XX	AWS D1.3 CHAPTER 1
G.	STRUCTURAL PIPES	35,000	A53 GRADE B
H.	RECTANGULAR & SQUARE HSS	46,000	A500 GRADE C
I.	ROUND HSS	42,000	A500 GRADE C
J.	HEADED STUDS, TYPE B (FU = 65,000)	51,000	AWS D1.1 CHAPTER 7

17.02 STRUCTURAL STEEL DESIGN & CONSTRUCTION SHALL CONFORM TO IBC CHAPTER 22, SECTION 2201, AISC "LOAD & RESISTANCE FACTOR DESIGN SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS" & AISC "CODE OF STANDARD PRACTICE" LATEST CODE ADOPTED EDITION, UNO.

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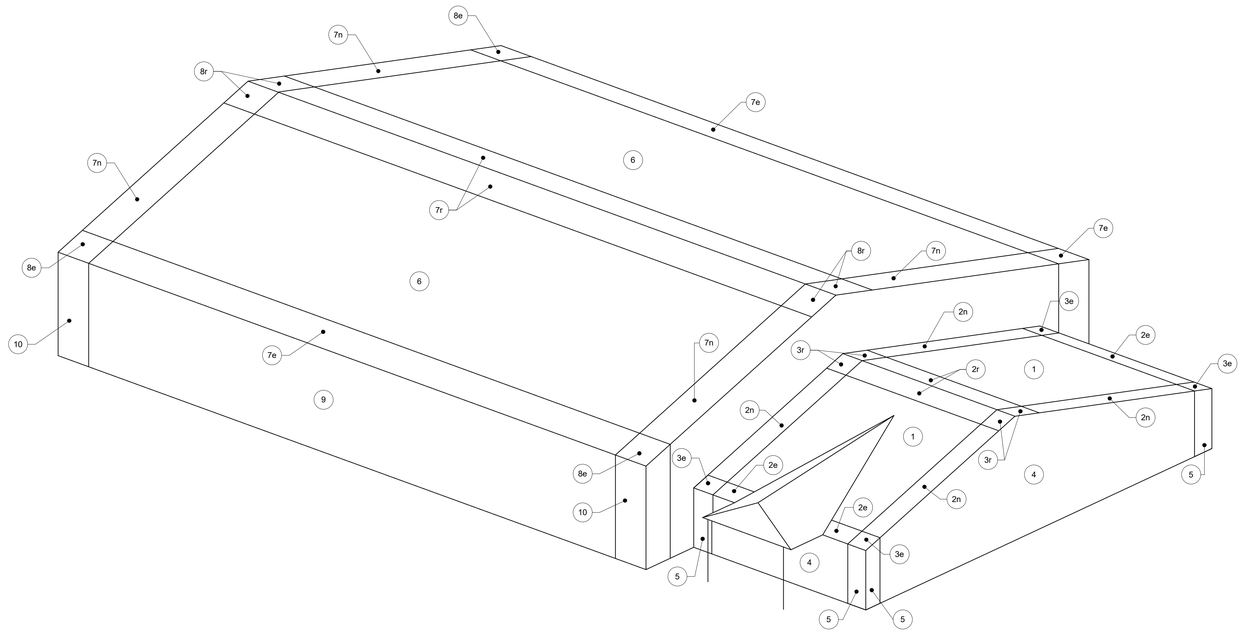
17.09 STRUCTURAL STEEL IN EXTERIOR LOCATIONS SHALL BE GALVANIZED, UNO. SEE ARCH FOR FINAL FINISH OR FIRE PROOFING AT INTERIOR LOCATIONS OR AS NOTED ON THE DRAWINGS.

18.00 POST-INSTALLED ANCHORS

18.01 UNLESS OTHERWISE INDICATED ON PLANS, POST-INSTALLED ANCHORS SHALL CONSIST OF THE FOLLOWING ANCHOR TYPES, OR ENGINEER'S APPROVED EQUAL:

SUBSTRATE	ADHESIVE ANCHOR	MECHANICAL ANCHOR
SOLID CONCRETE	HILTI RE 500 SD V3	HILTI KWIK BOLT TZ
	HILTI HY 200 SAFE SET SYSTEM	HILTI KH-EZ SCREW ANCHOR
	SIMPSON SET-XP	SIMPSON STRONG-BOLT

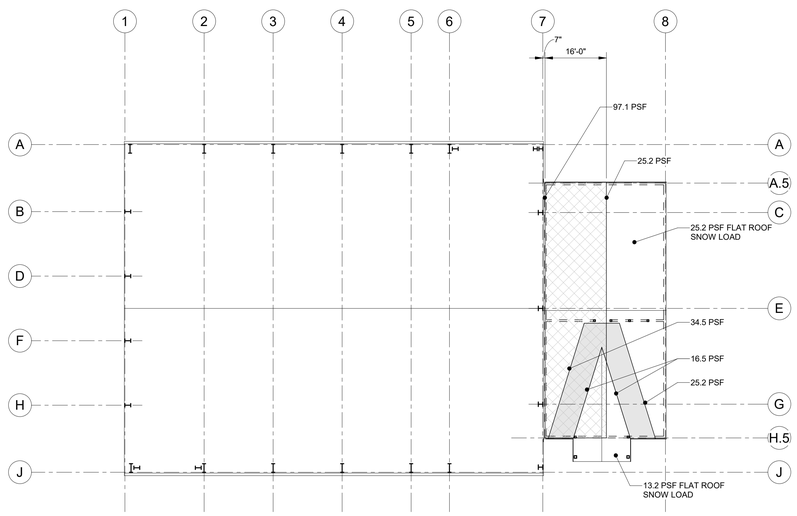
18.02 SUBSTITUTION REQUESTS FO

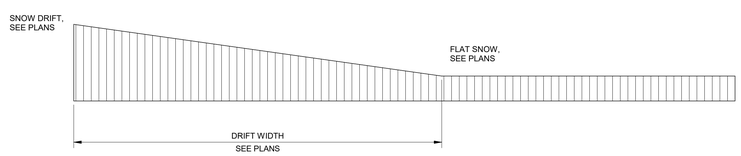


COMPONENTS AND CLADDING DESIGN WIND PRESSURES									
ZONE		AREA ≤ 20 SF		50 SF		200 SF		AREA > 500 SF	
MARK	WIDTH	PRESSURE (PSF)	SUCTION (PSF)	PRESSURE (PSF)	SUCTION (PSF)	PRESSURE (PSF)	SUCTION (PSF)	PRESSURE (PSF)	SUCTION (PSF)
1	-	21.1	-53.0	19.1	-35.2	17.7	-21.8	17.7	-21.8
2e	-	21.1	-53.0	19.1	-35.2	17.7	-21.8	17.7	-21.8
2n	-	21.1	-64.8	19.1	-53.0	17.7	-35.1	17.7	-32.2
2r	-	21.1	-64.8	19.1	-53.0	17.7	-35.1	17.7	-32.2
3e	3'-4"	21.1	-64.8	19.1	-53.0	17.7	-35.1	17.7	-32.2
3r	3'-4"	21.1	-75.0	19.1	-60.1	17.7	-48.8	17.7	-48.8
4	-	31.1	-33.2	29.6	-31.7	27.4	-29.5	26.0	-28.1
5	3'-4"	31.1	-35.4	29.6	-35.4	27.4	-31.0	26.0	-28.1
6	-	22.8	-57.4	20.7	-38.2	19.1	-23.6	19.1	-23.6
7e	-	22.8	-57.4	20.7	-38.2	19.1	-23.6	19.1	-23.6
7n	-	22.8	-70.2	20.7	-57.4	19.1	-38.0	19.1	-34.9
7r	-	22.8	-70.2	20.7	-57.4	19.1	-38.0	19.1	-34.9
8e	8'-8"	22.8	-70.2	20.7	-57.4	19.1	-38.0	19.1	-34.9
8r	8'-8"	22.8	-81.2	20.7	-65.1	19.1	-52.9	19.1	-52.9
9	-	33.7	-35.9	32.1	-34.3	29.7	-32.0	28.1	-30.4
10	8'-8"	33.7	-41.5	32.1	-38.3	29.7	-33.5	28.1	-30.4

2 S1.02 WIND COMPONENTS AND CLADDING DIAGRAM

NTS





1. S1.02 SNOW DRIFT PLAN

NTS

tsk

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Consultant

Kimley»Horn

PLEASE RECYCLE

Project

WEST WENDOVER NEW FS #13

ANYWHERE BUT HERE

Job No: 092767002

Owner

CITY OF WEST WENDOVER

NOT FOR CONSTRUCTION

Project Status

REVISIONS		
REV	DATE	DESCRIPTION

Sheet Title

DESIGN LOADS

Date: Issue Date

Sheet No:

S1.02

BIM 360://WEST WENDOVER FIRE STATION/092767002 - WEST WENDOVER FS_STR_R21.rvt

ABBREVIATIONS

A/E	ARCHITECT/ENGINEER
AB	ANCHOR BOLT
ABC	AGGREGATE BASE COURSE
ACC	ACCESSIBLE
ADDL	ADDITIONAL
ADDM	ADDENDUM
ADJ	ADJACENT
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AFS	ABOVE FINISHED SLAB
AGGR	AGGREGATE
ALLOW	ALLOWANCE
ALT	ALTERNATE
APPROX	APPROXIMATE
ARCH	ARCHITECT, ARCHITECTURAL
BC	BACK OF CURB
BF	BOTH FACES
BLDG	BUILDING
BM	BEAM; BENCHMARK
BOT	BOTTOM
BTWN	BETWEEN
BW	BOTH WAYS
C&G	CURB AND GUTTER
CANTIL	CANTILEVER
CCW	COUNTERCLOCKWISE
CD	CONSTRUCTION DOCUMENTS
CEM	CEMENT
CGS	CENTER OF GRAVITY OF STRAND
CIP	CAST-IN-PLACE
CJ	CONSTRUCTION JOINT
CL	CENTERLINE
CLG	CEILING
CLL	COLUMN LINE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONSTR	CONSTRUCTION
CONT	CONTINUE; CONTINUOUS
COORD	COORDINATE
COV	COVER
CTC	CENTER TO CENTER
CTR	CENTER
CTRL JT	CONTROL JOINT
CW	CLOCKWISE
D	DEPTH
D-B	DESIGN-BUILD
DEFL	DEFLECTION
DEG	DEGREE
DEL	DELETE
DEMO	DEMOLITION
DET	DETAIL
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DIR	DIRECTION
DIST	DISTANCE
DL	DEAD LOAD
DR	DRAIN; DRIVE
DSGN	DESIGN
DWG	DRAWING
DWL	DOWEL(S)
E	EAST
EA	EACH
EC	EDGE OF CURB
EE	EACH END
EF	EACH FACE
EJ	EXPANSION JOINT
EL	EACH LAYER; ELEVATION
ELEV	ELEVATOR
EMBED	EMBEDMENT
ENGR	ENGINEER
ENTR	ENTRANCE
EOR	ENGINEER OF RECORD
EOS	EDGE OF SLAB
EQ	EQUAL
EQL SP	EQUALLY SPACED
EQUIP	EQUIPMENT
ESP	EXPANSION; EXPOSED
EST	ESTIMATE
EW	EACH WAY
EX / EXIST	EXISTING
EXP BT	EXPANSION BOLT
EXP JT	EXPANSION JOINT
EXST GR	EXISTING GRADE
EXT	EXTERIOR
EXTN	EXTENSION
FD	FLOOR DRAIN
FDTN	FOUNDATION
FF	FINISH FACE
FF EL	FINISH FLOOR ELEVATION
FIN	FINISH
FIN FLR	FINISH FLOOR
FIN GR	FINISH GRADE
FLR	FLOOR
FOC	FACE OF CONCRETE
FOM	FACE OF MASONRY
FOW	FACE OF WALL
FR	FRAME
FRMG	FRAMING
FT	FEET; FOOT
FTF	FACE TO FACE
FTG	FOOTING
FWRK	FORMWORK
G	GIRDER; GROUND
GA	GAGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GEN	GENERAL
GL	GROUND LEVEL
GR BM	GRADE BEAM
GR FL	GROUND FLOOR
HDG	HOT-DIP GALVANIZING
HK	HOOK
HORIZ	HORIZONTAL
HS	HEADED STUD
HT	HEIGHT
ID	INSIDE DIAMETER (DIMENSION)
IF	INSIDE FACE
IN	INCH
INFO	INFORMATION
INSTL	INSTALL
INT	INTERIOR
ISO JT	ISOLATION JOINT
JST	JOIST
JT	JOINT
KIP	THOUSAND POUNDS
KLF	KIPS PER LINEAR FOOT
KSF	KIPS PER SQUARE FOOT
KSI	KIPS PER SQUARE INCH
KWY	KEYWAY
L	ANGLE
LBS	POUNDS
LD	LONG DIRECTION
LF	LINEAR FEET (FOOT)
LL	LIVE LOAD
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LN	LANE
LTL	LINTEL
M	MOMENT
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MBR	MEMBER
MEAS	MEASURE
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MULT	MULTIPLE
N	NORTH
NA	NOT APPLICABLE
NF	NEAR FACE
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NORM	NORMAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER (DIMENSION)
OF	OUTSIDE FACE
OPNG	OPENING
OPP	OPPOSITE
OTO	OUT TO OUT
PAR	PARALLEL
PCC	PRECAST CONCRETE
PCF	POUNDS PER CUBIC FOOT
PEMB	PRE-ENGINEERED METAL BUILDING
PERP	PERPENDICULAR
PL	PLATE; PROPERTY LINE
PRCST	PRECAST
PRELIM	PRELIMINARY
PRKG	PARKING
PROJ	PROJECT
PROP	PROPERTY
PS CONC	PRESTRESSED CONCRETE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POST TENSIONED
PT CONC	POST TENSIONED CONCRETE
QTR	QUARTER
R	RADIUS
RC	REINFORCED CONCRETE
RCB	REINFORCED CONCRETE BOX
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
REBAR	REINFORCING STEEL BAR
REF	REFERENCE
REINF	REINFORCEMENT
REP	REPAIR
REPL	REPLACE
REQD	REQUIRED
REV	REVISION
RFI	REQUEST FOR INFORMATION
RFP	REQUEST FOR PROPOSAL
RT/W	RETAINING WALL
S	SOUTH
SCHED	SCHEDULE
SD	SHOP DRAWINGS; SCHEMATIC DESIGN; SHORT DIRECTION
SEC	SECTION
SIM	SIMILAR
SL	SNOW LOAD
SOG	SLAB-ON-GRADE
SP EL	SPOT ELEVATION
SPA	SPACES
SPEC	SPECIFICATION
SQ	SQUARE
STD	STANDARD
STL	STEEL
STL JST	STEEL JOIST
STOR	STORAGE
STRUCT	STRUCTURAL
T&B	TOP AND BOTTOM
TB	THROUGH BOLT
TE	TOP ELEVATION
TEMP	TEMPERATURE; TEMPORARY
TFF	TOP OF FINISH FLOOR
THK	THICKNESS
THRU	THROUGH
TO	TOP OF ___
TO FDN	TOP OF FOUNDATION
TOB	TOP OF BEAM
TOC	TOP OF CONCRETE (CURB)
TOC FTG	TOP OF CONCRETE FOOTING
TOC WALL	TOP OF CONCRETE WALL
TOF	TOP OF FLOOR (FOOTING)
TOM	TOP OF MASONRY
TOS	TOP OF SLAB
TOW	TOP OF WALL
TYP	TYPICAL
UNIF	UNIFORM
UNO	UNLESS NOTED OTHERWISE
V	SHEAR
VAR	VARIES
VEH	VEHICLE
VERT	VERTICAL
VIF	VERIFY IN FIELD
W	WEST
W/	WITH
W/O	WITHOUT
W/W	WALL TO WALL
WF	WIDE FLANGE
WL	WIND LOAD
WP	WATERPROOFING
WWF	WELDED WIRE FABRIC

SPREAD FOOTING SCHEDULE

MARK	LENGTH	WIDTH	THICKNESS	BOT REINF	TOP REINF	COMMENTS
F3.0	3'-0"	3'-0"	1'-0"	(4) #4 EW	(4) #4 EW	
F5.0	5'-0"	5'-0"	1'-0"	(5) #5 EW	(5) #5 EW	
F7.0	7'-0"	7'-0"	1'-0"	(6) #5 EW	(6) #5 EW	

CONCRETE PEDESTAL SCHEDULE

MARK	SIZE (WxL)	VERT REINF	TIES	COMMENTS
P1	1'-0"X1'-0"	(8) #4	#3 AT 6" OC	
P2	2'-3"X2'-3"	(16) #6	#4 AT 12" OC	
P3	3'-0"X3'-0"	(20) #8	#4 AT 12" OC	PLACE VERTICAL REINFORCEMENT A.S. IN 6/S5.01 WITH (4)-#5 SHEAR REINF. A.S.
P5.25	5'-3"X5'-3"			PLACE REINFORCEMENT AS DETAILED FOR P2 AND P3 UNDER THE CORRESPONDING COLUMNS

BASE PLATE SCHEDULE

MARK	BASE PL	ANCHOR RODS	COMMENTS
BP1	-	HEAVY HEX HEAD, F1554 GR 55, 5/8" DIA x 10" EFF	BASEPLATE DIMENSIONS AND EDGE DISTANCES WERE PROVIDED BY THE PEMB SUPPLIER AND ARE NOTED AS THE BASIS OF DESIGN FOR THE ANCHOR SIZE AND EMBEDMENT DEPTH. CONTRACTOR TO CONFIRM BASE PLATE SIZE AND LAYOUT WITH THE PEMB SUPPLIER PRIOR TO INSTALLING ANCHORS.
BP2	-	HEAVY HEX HEAD, F1554 GR 55, 7/8" DIA x 10" EFF	
BP3	-	-	

STRIP FOOTING SCHEDULE

MARK	WIDTH	THICKNESS	BOT REINF	TOP REINF	COMMENTS
SF2.5	2'-6"	1'-0"	#4 @ 9" OC	#4 @ 9" OC	
SF3.75	4'-5"	1'-0"	#4 @ 9" OC	#4 @ 9" OC	

ROOF TRUSS SCHEDULE RTX

	TRUSS TYPE	TRUSS PROFILE
MARK	DESCRIPTION	DESCRIPTION
RT1	HIP TRUSS	3 POINT BEARING
RT2	HIP TRUSS	2 POINT BEARING

NOTES:

1. TRUSS MANUFACTURER TO COORDINATE WITH MECHANICAL, PLUMBING AND ARCHITECTURAL DRAWINGS ABOVE GUESS ROOM AREAS FOR MECHANICAL DUCTS, PIPES, ETC., AND DESIGN TRUSS TO SUPPORT ADDITIONAL LOAD WHERE REQUIRED.
2. TRUSS MANUFACTURER TO REDUCE SPACING AS REQUIRED.
3. PROVIDE DOUBLE TRUSSES UNDER MECHANICAL ROOF ROP UNIT AS NEEDED.
4. ALL GIRDER TRUSSES TO BE DESIGNED FOR AN AXIAL WIND/SEISMIC FORCE OF 4000# MIN (ASD).
5. TRUSS MANUFACTURER TO COORDINATE WITH MECHANICAL AND ARCHITECTURAL DRAWINGS TO LOCATE AND PROVIDE REQUIRED OPENING BETWEEN CHORDS FOR DUCT WORKS THROUGH TRUSSES WHERE NEEDED..
6. TRUSS MANUFACTURER TO COORDINATE WITH ARCHITECTURAL DRAWINGS FOR EXACT DEPTH OF TRUSS.

HOLD-DOWN SCHEDULE

HOLDOWN NOTES:

A. HOLDOWN INSTALLATION PER TYPICAL DETAILS.
B. AT CONTRACTOR'S OPTION - SIMPSON ATS HOLDOWN SYSTEM MAY BE USED IN LIEU OF HOLDOWNS SHOWN PROVIDED ENGINEERED DRAWINGS AND CALCULATIONS ARE SUBMITTED AND APPROVED BY ENGINEER OF RECORD (EOR).

MARK	SIMPSON HOLDOWN/ STRAP	SIMPSON ANCHOR			POST SIZE U.N.O.		POST ATTACHMENT	REMARKS
		DIA	MODEL	EMBED "le"	6" WALL	4" WALL		
1	HDU5-SDS2.5	5/8"	SB5/8X 24	18"	(3) 2x6 MIN	4x6 MIN	(14) SDS 1/4" X 2 1/2"	NOTES 2 AND 3
2	HDU8-SDS2.5	7/8"	SSTB28	24 7/8"	(3) 2x6 MIN	4x8 MIN	(20) SDS 1/4" X 2 1/2"	NOTES 2 AND 3

NOTES:

1. ALLOW BUILDING TO SHRINK PRIOR TO INSTALLING BOTH ENDS OF THE STRAPS TO MINIMIZE POTENTIAL FOR STRAP BUCKLING. SIMPSON HDUS MAY BE USED IN LIEU OF HOLDOWN STRAPS 1 TO 3.
2. WHEN HOLDOWN ANCHOR IS CONNECTED TO ELEVATED CONCRETE SLAB, USE SIMPSON SAR TYPE ANCHOR WITH SAME DIAMETER. ANCHOR EMBEDMENT DEPTH AND INSTALLATION PER TYPICAL DETAILS.
3. WHEN HOLDOWN IS CONNECTED TO INTERIOR SLAB ON GRADE USE SIMPSON PAB5 AT 5/8" DIA ANCHORS AND PAB7 AT 7/8" DIA WITH 6 1/2" AND 8 1/2" EMBEDMENT RESPECTIVELY.

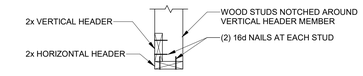
TYPICAL HEADER SCHEDULE

HEADERS AND WINDOW SILLS

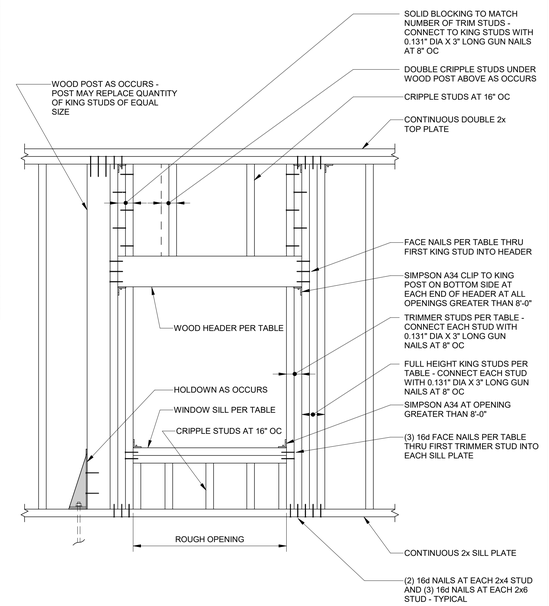
OPENING WIDTH	BEARING WALLS MINIMUM HEADER SIZE		NON-BEARING WALLS MINIMUM HEADER SIZE	SILL PLATES AT WINDOWS		FACE NAILS AT HEADER AND WINDOW SILL
	6" WALL	4" WALL	6" AND 4" WALLS	6" WALL	4" WALL	
0'-0" - 3'-6"	(3) 2x6	4x8	(1) 2x HORIZONTAL	2x6	2x4	(3) 16d
3'-6" - 5'-0"	(3) 2x10	4x10	(1) 2x6 VERTICAL (1) 2x HORIZONTAL	2x6	(2) 2x4	(3) 16d
5'-1" - 6'-0"	(3) 2x10	4x10	(1) 2x8 VERTICAL (1) 2x HORIZONTAL	2x6	(2) 2x4	(4) 16d
6'-1" - 7'-0"	(3) 2x12	4x12	(1) 2x8 VERTICAL (1) 2x HORIZONTAL	2x6	(2) 2x4	(6) 16d
7'-1" - 8'-0"	(3) 2x12	3 1/8X12 GLB	(1) 2x8 VERTICAL (2) 2x HORIZONTAL	(2) 2x6	(2) 2x4	(8) 16d
8'-1" - 9'-0"	6x14	3 1/8X12 GLB	(1) 2x8 VERTICAL (2) 2x HORIZONTAL	(2) 2x6	(3) 2x4	(8) 16d

KING AND TRIMMER STUDS

	MAXIMUM OPENING WIDTH	KING STUDS		TRIMMER STUDS	
		6" WALL	4" WALL	6" WALL	4" WALL
AT 1ST FLOOR WALLS	4'-0"	2x6	2x4	2x6	2x4
	5'-0"	2x6	2x4	2x6	(2) 2x4
	6'-0"	2x6	2x4	2x6	(2) 2x4
	7'-0"	2x6	(2) 2x4	2x6	(2) 2x4
	8'-0"	(2) 2x6	(2) 2x4	2x6	(2) 2x4
	9'-0"	(2) 2x6	(2) 2x4	(2) 2x6	(2) 2x4



TYPICAL "L" SHAPED HEADER AT NON-BEARING WALLS



WOOD SHEAR WALL (SW) SCHEDULE

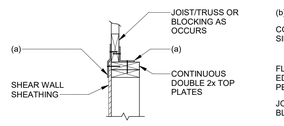
GENERAL (SW) NOTES:

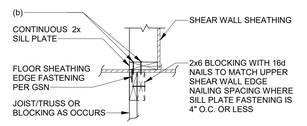
A. SHEAR WALL CONFIGURATION AND CONSTRUCTION INFORMATION PER TYPICAL SHEAR WALL ELEVATIONS, AND
B. PROVIDE (2) STUDS MINIMUM AT EACH END OF SHEAR WALL U.N.O. END STUDS SHALL RECEIVE EDGE NAILING.
C. ALL BLOCKING IN WALLS SHALL MEET OR EXCEED STUD GRADE.
D. PANEL JOINTS SHALL OCCUR AT CENTERLINE OF STUDS OR BLOCKING.
E. VERIFY WITH ARCHITECT IF ADDITIONAL LAYERS OF GYP BOARD ARE REQUIRED FOR FINISHES.
F. CONTRACTOR'S OPTION - PROVIDE CLIPS AT TOP AND SILL PLATES BY ALTERNATE MANUFACTURER THAT MEET OR EXCEED CAPACITY OF CLIPS INDICATED IN SCHEDULE.
G. HOLDOWN INFORMATION PER HOLDOWN SCHEDULE.
H. PROVIDE NAILING AT CLIP ANGLES PER MANUFACTURER'S RECOMMENDATIONS.
I. TOP AND SILL PLATE NAILING SHALL BE STAGGERED WHERE NAILS ARE SPACED AT 2" OC.
J. FASTENER SPACING AT INTERIOR SUPPORTS SHALL BE 12" O.C. UNLESS NOTED OTHERWISE.
K. PROVIDE PLATE WASHERS AT SILL PLATE ANCHORS PER TYPICAL DETAIL
L. WOOD STUDS IN A SHEARWALL SHALL NOT BE SPACED MORE THAN 16" OC.

MARK	WALL PANEL CONSTRUCTION	WALL PANEL FASTENING			TOP AND SILL PLATE FASTENING			ALLOWABLE SHEAR (PLF)	
		EDGE SPACING	MINIMUM FASTENER SIZE	PER NOTES	JOIST/TRUSS OR BLOCKING TO TOP PLATE (a)	SILL PLATE TO WOOD FRAMING (b)	SILL PLATE TO CONCRETE (10)	WIND	SEISMIC
					SIMPSON CLIP	COMMON OR BOX NAILS			
SW1	(1) LAYER 3/8" OSB OR PLYWOOD (1) SIDE OF WALL - BLOCKED	6"	10d COMMON OR GALVANIZED BOX NAIL	7 AND 9	A35 OR LTP4 AT 16" OC	16d AT 16" OC OR 12d AT 4" OC	5/8" DIA ANCHORS AT 32" OC	365	260
SW2	(1) LAYER 3/8" OSB OR PLYWOOD (1) SIDE OF WALL - BLOCKED	4"	10d COMMON OR GALVANIZED BOX NAIL	7 AND 9	A35 OR LTP4 AT 12" OC	16d AT 3" OC OR 12d AT 2" OC	5/8" DIA ANCHORS AT 24" OC	645	460

NOTES:

1. FASTENER SPACING AT INTERMEDIATE SUPPORTS SHALL MATCH THE SCHEDULED EDGE SPACING.
2. ALL WALLBOARD NAILS INDICATED IN SCHEDULE SHALL BE 0.120"Ø AND HAVE A MINIMUM 3/8" HEAD.
3. STAPLES SHALL BE GALVANIZED, HAVE 7/16" MINIMUM CROWN WIDTH AND BE INSTALLED PARALLEL TO FRAMING MEMBERS.
4. 6d NAILS MAY BE SUBSTITUTED WITH DRYWALL SCREWS OR NO.6 - 1 1/4" TYPE S OR W SCREWS.
5. PROVIDE EXTERIOR GYP BOARD WHERE SHEAR WALL IS AN EXTERIOR WALL.
6. BLOCK ALL PANEL EDGES WITH WOOD BLOCKING TO MATCH THE STUD WALL SIZE.
7. BLOCK ALL PANEL EDGES WITH WOOD BLOCKING 2" NOMINAL OR WIDER.
8. BLOCK ALL PANEL EDGES WITH WOOD BLOCKING 3" NOMINAL OR WIDER, STAGGER NAILS.
9. PROVIDE 1 1/2" MINIMUM PENETRATION INTO STUD AT 10d NAIL AND 1 3/8" AT 8d NAIL.
10. AT CONTRACTOR'S OPTION, USE 5/8"Ø SIMPSON TITEN HD SCREW ANCHORS WITH MINIMUM 3" EMBEDMENT WITH SAME SPACING. DO NOT DAMAGE REINFORCING WHEN DRILLING.





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ABBREVIATIONS AND SCHEDULES

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S1.03

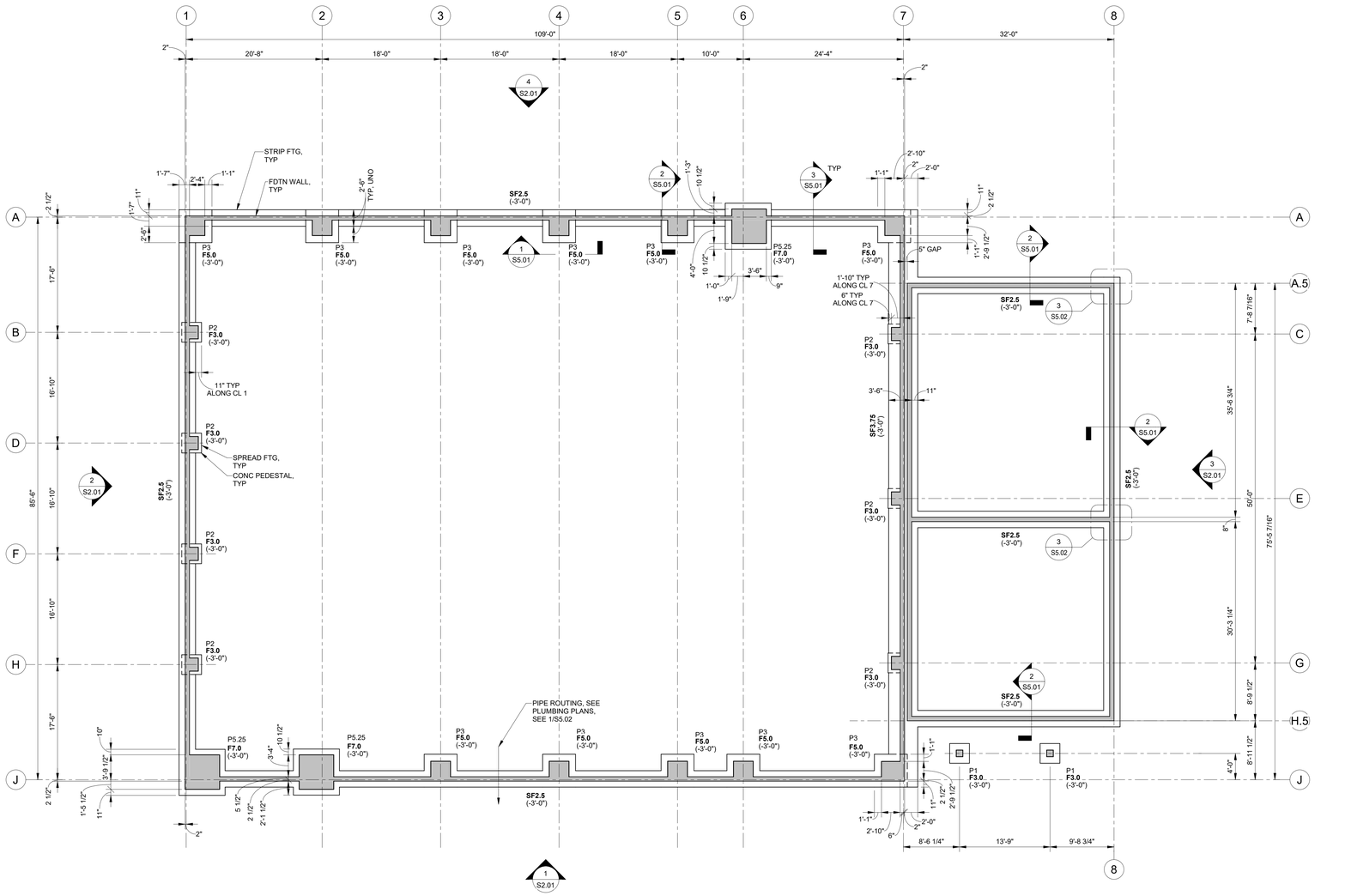
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NOTES:

1. COMPLY WITH SPECIFICATIONS AND STRUCTURAL GENERAL NOTES. UNLESS OTHERWISE SPECIFIED, THE FOLLOWING NOTES RELATING TO THE FOUNDATION PLAN SHALL GOVERN.
2. REFER TO PLUMBING, MECHANICAL, FIRE PROTECTION, CIVIL, AND ELECTRICAL PLANS FOR LOCATIONS AND SIZES OF OPENING THROUGH CIP CONCRETE, CMU WALLS AND ALL NECESSARY EMBEDDED ITEMS AS REQUIRED.
3. WALL CONSTRUCTION JOINTS SHALL BE LOCATED AT CONTROL JOINT LOCATIONS. SEE DETAILS ON S501.
4. ELEVATION 100'-0" (ARCHITECTURAL DATUM) = 4232.00'.
5. COLUMNS AND FOUNDATIONS SHALL BE CENTERED ON COLUMN GRID LINES (EG. COLUMNS, WALLS, ETC.) UNLESS NOTED OTHERWISE.
6. REFER TO PLUMBING, MECHANICAL, FIRE PROTECTION, CIVIL, ELECTRICAL PLANS AND STRUCTURAL DETAILS FOR LOCATIONS AND SIZES OF OPENINGS THROUGH CIP CONCRETE AND ALL REQUIRED EMBEDDED ITEMS.
7. WHERE SHOWN, BUT NOT SPECIFICALLY NOTED, PROVIDE STANDARD ACI-90 DEGREE OR 180 DEGREE HOOKS, AS APPLICABLE, TO REBAR.
8. PROVIDE CLASS B LAPS FOR ALL REBAR SPLICES RELATING TO FOUNDATION WORK UNLESS NOTED OTHERWISE. SEE LAP SPLICE SCHEDULE.
9. REFER TO CIVIL PLANS FOR PROPERTY LINES.
10. REFER TO CIVIL PLANS FOR SLAB-ON-GRADE TYPICAL DETAILS FOR SLAB-ON-GRADE OUTSIDE OF THE BUILDING FOOTPRINT. REFER TO CIVIL PLANS FOR SLAB-ON-GRADE ELEVATIONS AND GRADES.
11. CONTRACTOR SHALL AVOID CONFLICT WITH FOUNDATIONS OF NEARBY EXISTING AND PROPOSED STRUCTURES AND BURIED UTILITIES.
12. POSITIVE DRAINAGE SHALL BE PROVIDED AROUND THE PERIMETER OF THE PARKING STRUCTURE TO MINIMIZE MOISTURE INFILTRATION INTO THE FOUNDATION SOILS.

LEGEND:

1. (XXX'-X") — NUMBER IN PARENTHESIS DENOTES TOP OF FOOTING. TOF = 97'-0" UNO.
2. CAST-IN-PLACE CONCRETE PEDESTAL
3. CAST-IN-PLACE CONCRETE FOUNDATION WALL
4. DENOTES DRAINAGE SLOPE DIRECTIONS
5. DENOTES FOUNDATION STEP
7. **F3.0** — DENOTES CONCRETE SPREAD FOOTING, TYPE F3.0, REFER TO DETAIL 1/S5.01
8. **P1** — DENOTES CONCRETE PEDESTAL, TYPE 1, REFER TO DETAIL 5/S5.01
9. **SF1** — DENOTES STRIP FOOTING, TYPE SF1, REFER TO DETAIL 2/S5.01



1 S1.10 FOUNDATION PLAN
SCALE: 1/8" = 1'-0"

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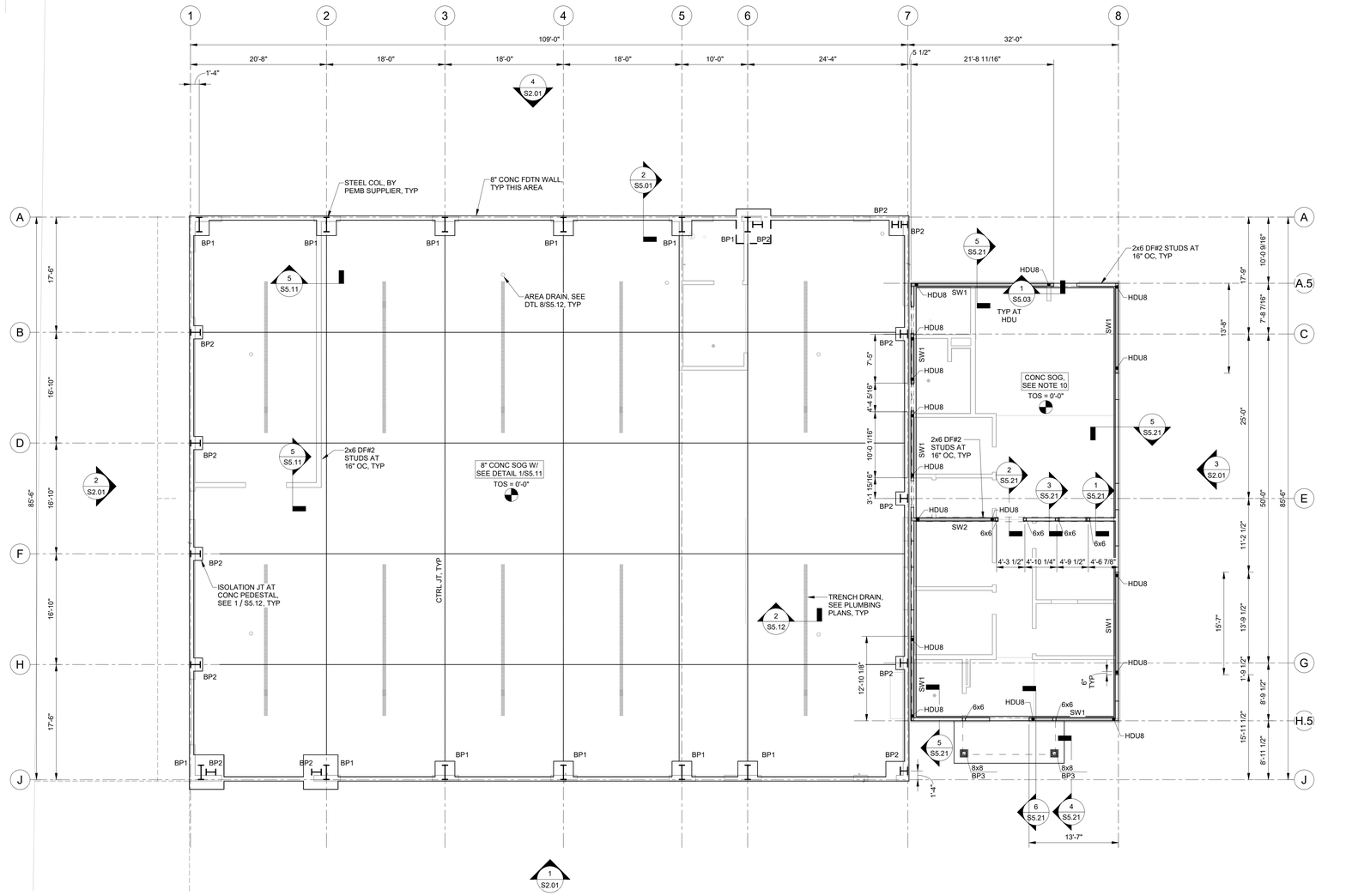
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FOUNDATION PLAN

Date: Issue Date

Sheet No:
S1.10



1 S1.11 SLAB-ON-GRADE PLAN

SCALE: 1/8" = 1'-0"

NOTES:

1. COMPLY WITH SPECIFICATIONS AND THE GENERAL NOTES ON SHEET S1.01 AND S1.02. UNLESS NOTED OTHERWISE, THE FOLLOWING NOTES RELATING TO THIS SHEET SHALL GOVERN.
2. ELEVATIONS NOTED THUS (XXX.XX') ARE TOP OF CONCRETE SLAB ON GRADE, TYPICAL. ELEVATIONS ARE INTENDED TO BE APPLIED AT FACE OF COLUMN OR WALL AT GRID LINES, UNLESS NOTED OTHERWISE, AND THE NOTED SLAB-ON-GRADE ELEVATION DOES NOT INCLUDE WASH OR CURB. USE LINEAR INTERPOLATION BETWEEN NOTED ELEVATIONS.
3. BOLLARDS NOT SHOWN ON STRUCTURAL PLANS. SEE ARCHITECTURAL AND STRIPING PLANS FOR BOLLARDS REQUIRED AROUND THE PERIMETER, NEAR THE ENTRY/EXIT LANES AND OTHER LOCATIONS WITHIN THE BUILDING. REFER TO SHEET S511 FOR BOLLARD ATTACHEMENT DETAILS.
4. CONSTRUCTION PROCEDURE FOR THE SLAB-ON-GRADE SHALL BE BASED ON LINE STRIP CONSTRUCTION METHOD. SLAB SHALL BE PLACED WITH CONSTRUCTION JOINTS AS SHOWN. ANY DEVIATIONS SHALL BE SUBJECT TO ENGINEERS APPROVAL. ALL CONTROL JOINTS SHALL BE SAWED IN ACCORDANCE WITH THE SPECIFIC LOCATIONS SHOWN.
5. CONCRETE CURBS AND RAISED ISLANDS ARE NOT SHOWN ON SLAB-ON-GRADE PLANS FOR CLARITY. REFER TO STRIPING AND SIGNING PLANS FOR LOCATIONS.
6. REFER TO PLUMBING PLANS FOR EXACT LOCATION OF FLOOR DRAINS.
7. CONTRACTOR SHALL NOTIFY ENGINEER IF DISCREPANCIES IN DRAINAGE INTENT ARE NOTICED.
8. REFER TO CIVIL, PLUMBING, MECHANICAL, FIRE PROTECTION, AND ELECTRICAL PLANS FOR LOCATIONS AND SIZES OF OPENINGS THROUGH CIP CONCRETE AND ALL NECESSARY EMBEDDED ITEMS AS REQUIRED.
9. REFER TO ARCH PLANS FOR FLOOR FLATNESS REQUIREMENTS IN CONDITIONED ROOMS.
10. 4" SLAB-ON-GRADE WITH 6x6 W2.9xW2.9 WWF OVER VAPOR BARRIER OVER STRUCTURAL FILL PER GEOTECHNICAL REPORT.
11. SEE SHEET S1.04 FOR ABBREVIATIONS AND SCHEDULES.

SHEARWALL NOTES:

1. ORIENTED STRAND BOARD (OSB) PANEL PER GSN MAY BE USED IN LIEU OF PLYWOOD. USE SAME THICKNESS AND NAILING AS NOTED FOR PLYWOOD PANELS. PANELS SHALL HAVE CURRENT I.C.C. APPROVAL.
2. SHEAR WALL OR SHEAR PANEL SHALL BE 2x AT 16" O.C. MAXIMUM.
3. DRAFTSTOPS OCCUR AT PARTY WALLS OF EVERY UNIT. MATERIAL SHALL BE 3/8" PLYWOOD OR DRYWALL AS PER SHEAR WALL SCHEDULE. FURR DOWNS SHALL BE DRAFTSTOPPED. ALL PENETRATIONS SHALL BE AS PER I.B.C.
4. SHEAR WALL SHEATHING SHALL BE CONTINUOUS TO BASE PLATE AT TUB LOCATIONS AND TO TOP PLATES AT FURRED DOWN CEILINGS.
5. PROVIDE DOUBLE BOTTOM PLATE, STAGGERED EDGE NAILING, AND SPLICE NAILING AT ALL TOP AND BOTTOM PLATES IN WALLS AND SHEAR PANELS WHERE 2- 2x BOTTOM PLATE IS REQUIRED.
6. SHEAR PANELS MAY BE SHEATHED ON THE EXTERIOR OR INTERIOR FACE OF EXTERIOR STUDS OR EITHER FACE OF INTERIOR STUDS AS REQUIRED FOR CONSTRUCTION EASE. COORDINATE WITH OTHER TRADES AS REQUIRED.
7. EDGE NAILING APPLIES TO ALL EDGES AND BOUNDARIES, FIELD NAILING APPLIES TO ALL INTERMEDIATE NAILING.
8. WHERE PANELS ARE APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6 INCHES O.C. ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3 INCH NOMINAL OR THICKER AND NAILS ON EACH SIDE SHALL BE STAGGERED.
9. ANY SHEAR WALL MAY BE REPLACED WITH A SHEAR WALL HAVING A HIGHER ALLOWABLE SHEAR.
10. PROVIDE THE SAME THICKNESS PLYWOOD STRIPS FOR THE ENTIRE LENGTH OF WALL, ABOVE AND BELOW OPENINGS, FOR FLUSH FINISH.
11. PANEL SHEATHING SHALL NOT BE LESS THAN 4'x8', EXCEPT AT BOUNDARIES AND CHANGES IN FRAMING. ALL EDGES OF PANELS SHALL BE SUPPORTED BY AND FASTENED TO FRAMING MEMBERS OR BLOCKING. LOCATE NAILS A MINIMUM OF 3/8" FROM PANEL EDGES.
12. WHERE TIMBERSTRAND BLOCKING OCCURS, USE LSL 1 1/4" WIDE MEMBERS TYPICAL. WHERE BOTTOM PLATE CONNECTION SPACING IS 3" OR LESS, USE 1 3/4" WIDE MEMBERS MINIMUM.

LEGEND:

1. (XXX'-XX") DENOTES TOP OF SLAB ELEVATION (XXX'-XX"), SEE NOTE 1
2. CAST-IN-PLACE CONCRETE COLUMN
3. CAST-IN-PLACE CONCRETE WALL
4. FLOOR DRAIN, REFER TO MEP AND ARCH, REINF PER DETAIL 8/S5.12
5. DENOTES DRAINAGE SLOPE DIRECTIONS
6. BP1 DENOTES BASE PLATE, TYPE BP1. REFER TO DETAIL 1/S5.04
7. SW1 DENOTES SHEAR WALL, TYPE SW1.

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SLAB-ON-GRADE PLAN

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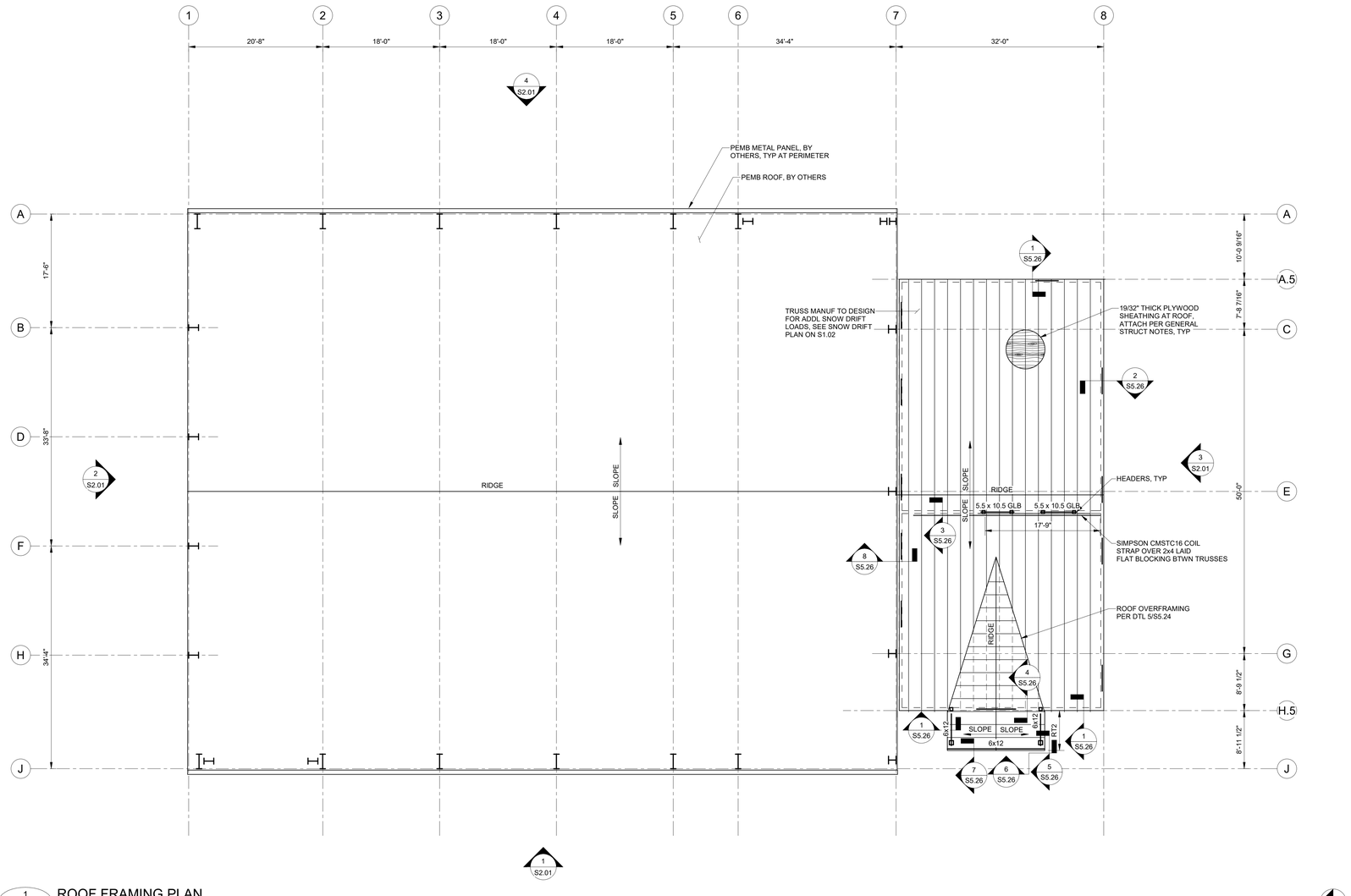
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NOTES:

1. STRUCTURAL REFERENCE ELEVATIONS ( ) = 0'-0" WHICH IS THE TOP OF FINISHED SLAB ELEVATION FOR LEVEL 1. VERIFY WITH CIVIL DRAWINGS. ALL ELEVATIONS NOTED ON PLANS ARE WITH RESPECT TO REFERENCE DATUM ELEVATIONS INFORMATION UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE SITE AND LOCAL CONDITIONS.
2. THE ARCHITECT FURNISHES ALL ELEVATIONS AND DIMENSIONS. RESOLVE ANY DISCREPANCY WITH ARCHITECT. NOTIFY EOR THROUGH ARCHITECT OF ANY VARIATIONS FROM DIMENSIONS AND CONDITIONS SHOWN BY THIS DRAWING.
3. ALL OPENINGS THROUGH FLOORS, WALLS OR ROOFS ARE NOT SHOWN ON PLANS. COORDINATE ALL OPENING LOCATIONS WITH ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS. COORDINATE ADDITIONAL FRAMING REQUIREMENTS OR REINFORCING WITH TYPICAL DETAILS.
4. SEE SHEET S1.01 THRU S1.03 FOR GENERAL STRUCTURAL NOTES AND SPECIAL INSPECTION REQUIREMENTS.
5. SEE SHEET S1.04 FOR ABBREVIATIONS AND SCHEDULES.
6. REFER TO SHEETS S_ THRU S_ FOR TYPICAL DETAILS. TYPICAL DETAILS APPLY TO SITUATIONS OCCURING ON THE PROJECT THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY REFERENCED. TYPICAL DETAILS ARE NOT NOTED AT EACH LOCATION WHICH THEY ARE APPLICABLE.
7. SEE SHEET S1.04 FOR TYPICAL HEADER SCHEDULE. CONTRACTOR SHALL COORDINATE WITH OTHER TRADES FOR EXACT SIZE AND LOCATION REQUIREMENTS.

LEGEND:

1. DENOTES ROOF SLOPE



1 S1.20 ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"

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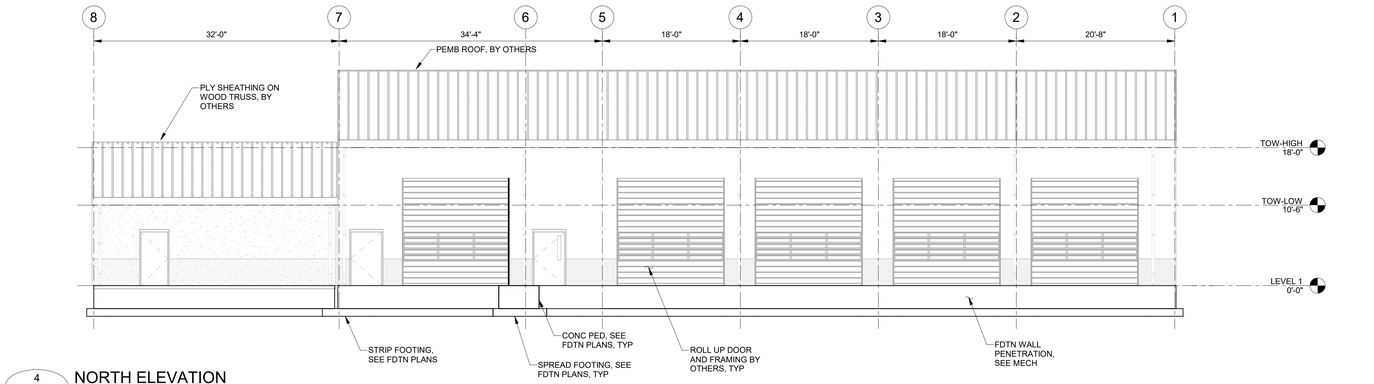
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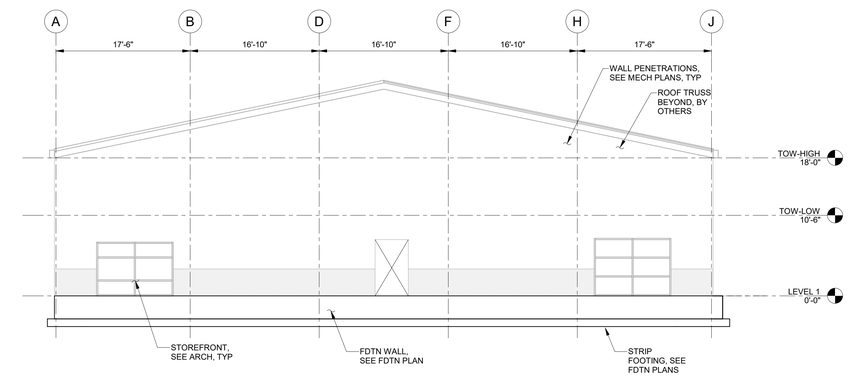
Sheet Title
ROOF FRAMING PLAN

Date: Issue Date
Sheet No:
S1.20



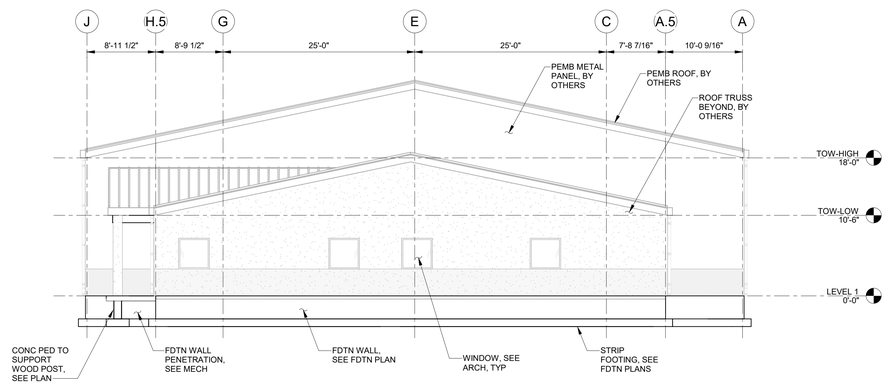
4 S2.01 NORTH ELEVATION

SCALE: 1/8" = 1'-0"



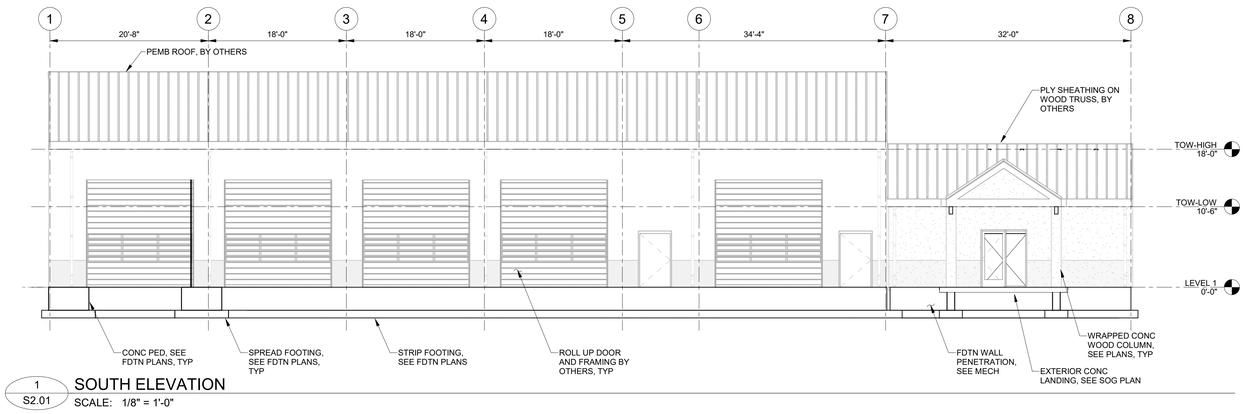
2 S2.01 WEST ELEVATION

SCALE: 1/8" = 1'-0"



3 S2.01 EAST ELEVATION

SCALE: 1/8" = 1'-0"



1 S2.01 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

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Consultant

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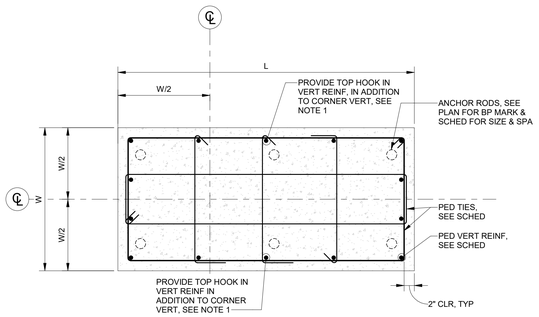
ELEVATIONS

Date: Issue Date

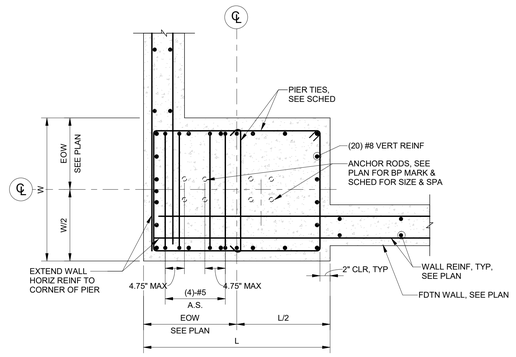
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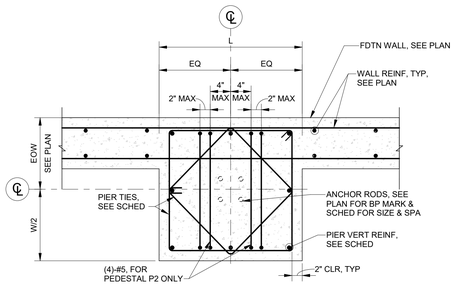
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ELONGATED PEDESTAL AT BRACED FRAME GUSSET CONNECTIONS



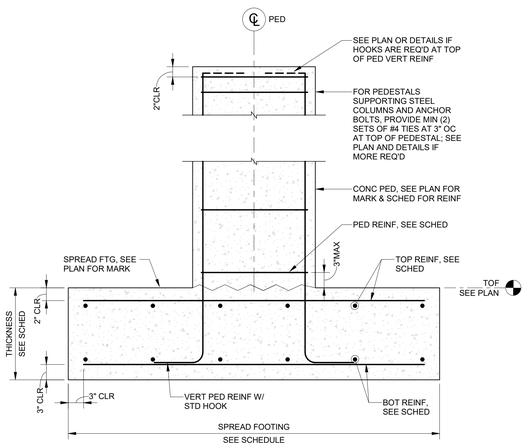
PEDESTAL P5.25



PEDESTAL P2 AND P3

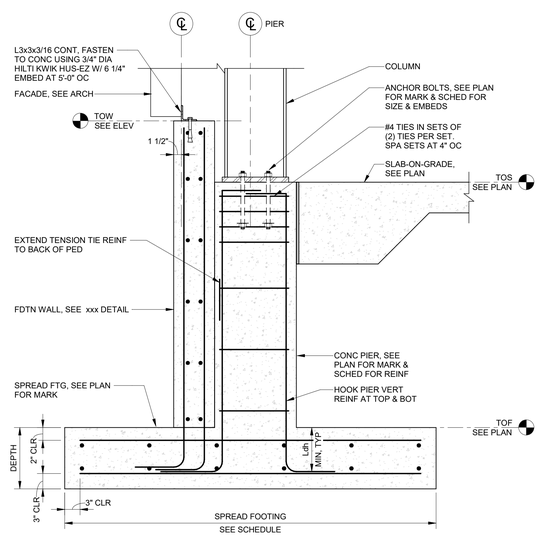
6 S5.01 CONCRETE PEDESTAL DETAILS

SCALE: 1" = 1'-0"



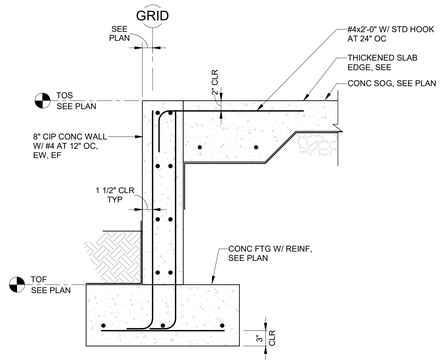
1 S5.01 CONCRETE PEDESTAL ON SPREAD FOOTING

SCALE: 1" = 1'-0"



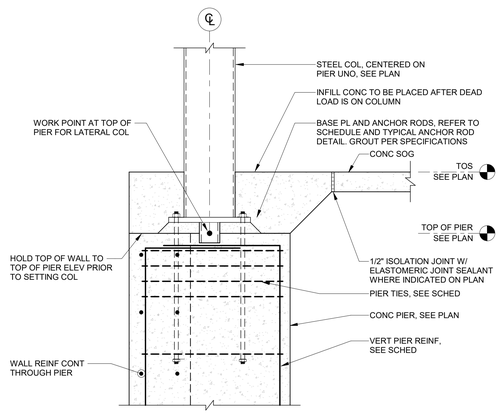
2 S5.01 SECTION THROUGH FOUNDATION AT FRAME COLUMN

SCALE: 1" = 1'-0"



3 S5.01 FOUNDATION WALL DETAIL AT DOOR OPENING

SCALE: 1" = 1'-0"



5 S5.01 WALL DETAIL AT COLUMN ON PIER WITH STEM WALL

SCALE: 1" = 1'-0"

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Consultant

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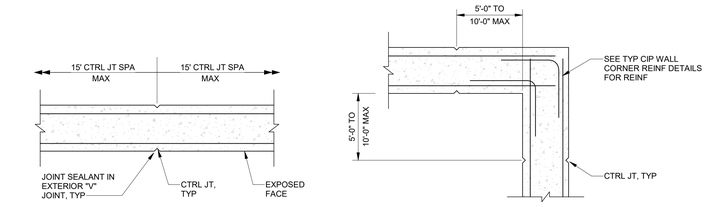
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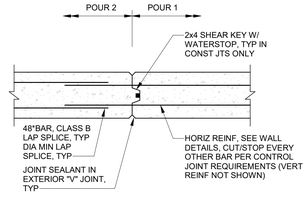
WALL LENGTH PLAN

WALL CORNER PLAN

NOTES:
1. ADDITIONAL CONTROL JOINTS MUST BE PROVIDED AT EACH FOOTING STEP.
2. WALL CONSTRUCTION JOINTS MUST BE LOCATED AT CONTROL JOINT LOCATIONS.
3. CUT EVERY OTHER HORIZONTAL BAR AT CONTROL JOINT LOCATIONS EXCEPT TOP AND BOTTOM BARS. PROVIDE A "V" JOINT ON ONE SIDE OF THE WALL (NON-FORMLINER SIDE) AT EACH CONTROL JOINT LOCATION.

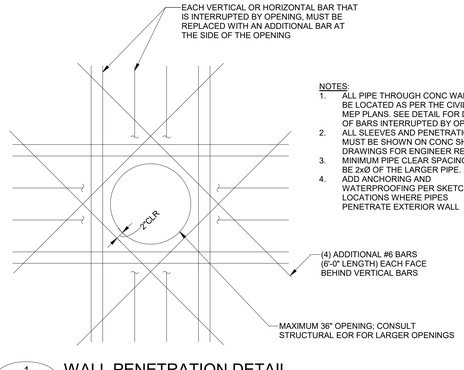
4 S5.02 TYPICAL WALL CONTROL JOINT DETAIL

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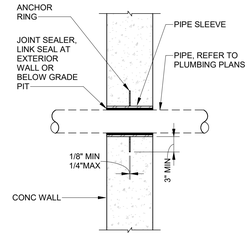


5 S5.02 TYPICAL WALL CONSTRUCTION JOINT DETAIL

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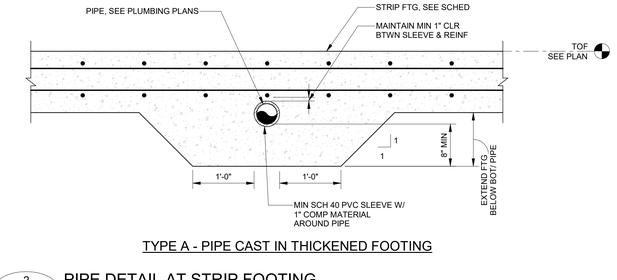
NOTES:
1. ALL PIPE THROUGH CONC WALL MUST BE LOCATED AS PER THE CIVIL OR MEP PLANS. SEE DETAIL FOR DETAILS OF BARS INTERRUPTED BY OPENING.
2. ALL SLEEVES AND PENETRATIONS MUST BE SHOWN ON CONC SHOP DRAWINGS FOR ENGINEER REVIEW.
3. MINIMUM PIPE CLEAR SPACING MUST BE 2xØ OF THE LARGER PIPE.
4. ADD ANCHORING AND WATERPROOFING PER SKETCH AT LOCATIONS WHERE PIPES PENETRATE EXTERIOR WALL



ANCHOR RING

1 S5.02 WALL PENETRATION DETAIL

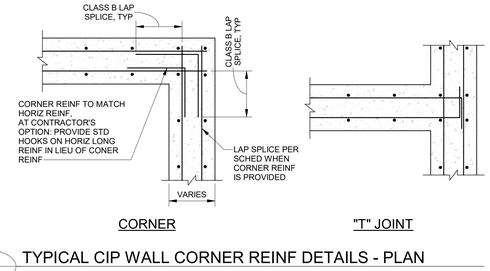
NTS



TYPE A - PIPE CAST IN THICKENED FOOTING

2 S5.02 PIPE DETAIL AT STRIP FOOTING

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CORNER "T" JOINT

3 S5.02 TYPICAL CIP WALL CORNER REINF DETAILS - PLAN

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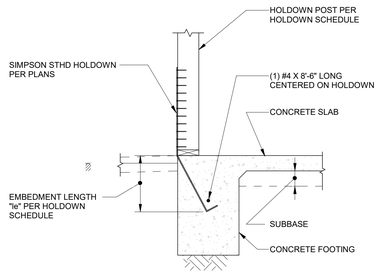
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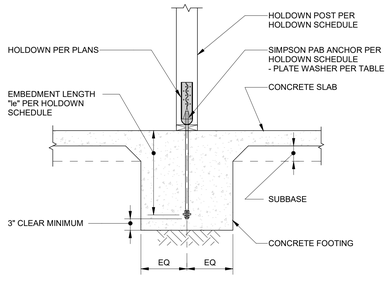
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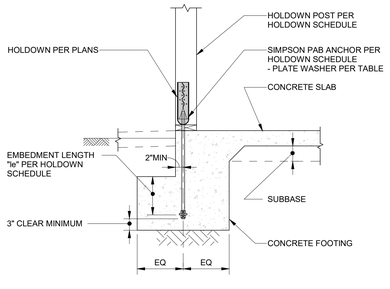


3 S5.03 TYPICAL DETAIL - STHD HOLDOWN ANCHOR AT CONCRETE FOOTING

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ANCHOR AT INTERIOR CONCRETE FOOTING



ANCHOR AT EXTERIOR CONCRETE FOOTING

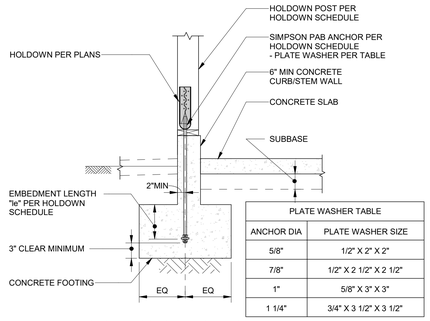
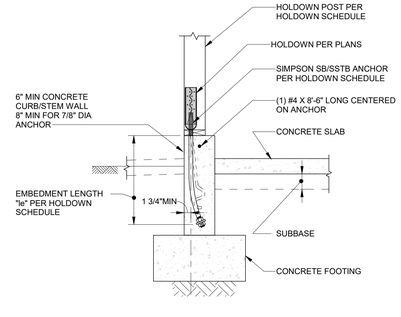


PLATE WASHER TABLE	
ANCHOR DIA	PLATE WASHER SIZE
5/8"	1/2" X 2" X 2"
7/8"	1/2" X 2 1/2" X 2 1/2"
1"	5/8" X 3" X 3"
1 1/4"	3/4" X 3 1/2" X 3 1/2"

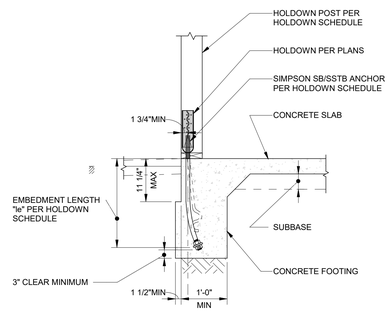
ANCHOR AT CONCRETE CURB/STEM WALL

1 S5.03 TYPICAL DETAIL - PAB HOLDOWN ANCHOR AT CONCRETE FOOTING

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ANCHOR AT STEM WALL



ANCHOR AT CONCRETE FOOTING

2 S5.03 TYPICAL DETAIL - SB AND SSTB HOLDOWN ANCHOR

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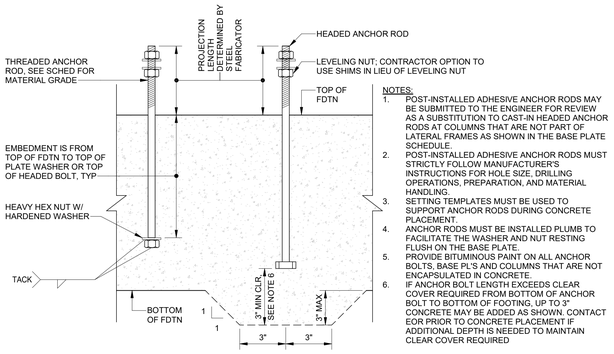
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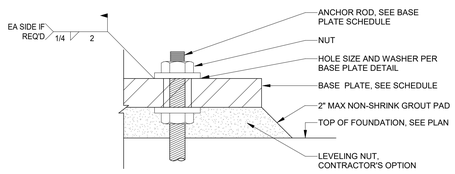
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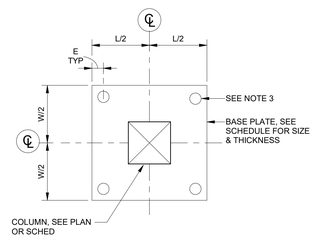


NOTES:
1. POST-INSTALLED ADHESIVE ANCHOR RODS MAY BE SUBMITTED TO THE ENGINEER FOR REVIEW AS A SUBSTITUTION TO CAST-IN HEADED ANCHOR RODS AT COLUMNS THAT ARE NOT PART OF LATERAL FRAMES AS SHOWN IN THE BASE PLATE SCHEDULE.
2. POST-INSTALLED ADHESIVE ANCHOR RODS MUST STRICTLY FOLLOW MANUFACTURER'S INSTRUCTIONS FOR HOLE SIZE, DRILLING OPERATIONS, PREPARATION, AND MATERIAL HANDLING.
3. SETTING TEMPLATES MUST BE USED TO SUPPORT ANCHOR RODS DURING CONCRETE PLACEMENT.
4. ANCHOR RODS MUST BE INSTALLED PLUMB TO FACILITATE THE WASHER AND NUT RESTING FLUSH ON THE BASE PLATE.
5. PROVIDE BITUMINOUS PAINT ON ALL ANCHOR BOLTS, BASE PL'S AND COLUMNS THAT ARE NOT ENCAPSULATED IN CONCRETE.
6. IF ANCHOR BOLT LENGTH EXCEEDS CLEAR COVER REQUIRED FROM BOTTOM OF ANCHOR BOLT TO BOTTOM OF FOOTING, UP TO 3" CONCRETE MAY BE ADDED AS SHOWN. CONTACT EOR PRIOR TO CONCRETE PLACEMENT IF ADDITIONAL DEPTH IS NEEDED TO MAINTAIN CLEAR COVER REQUIRED

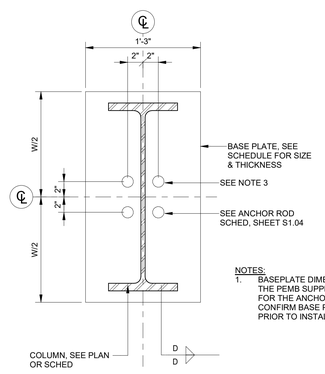
2 S5.04 TYPICAL ANCHOR ROD DETAIL
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3 S5.04 TYPICAL BASE PLATE SECTION
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WOOD COLUMN



WIDE FLANGE COLUMN

NOTES:
1. BASEPLATE DIMENSIONS AND EDGE DISTANCES WERE PROVIDED BY THE PEMB SUPPLIER AND ARE NOTED AS THE THE BASIS OF DESIGN FOR THE ANCHOR SIZE AND EMBEDMENT DEPTH, CONTRACTOR TO CONFIRM BASE PLATE SIZE AND LAYOUT WITH THE PEMB SUPPLIER PRIOR TO INSTALLING ANCHORS.

AISC RECOMMENDED SIZES FOR ANCHOR-ROD HOLES IN BASE PLATES			
ANCHOR ROD DIAMETER	MAXIMUM HOLE DIAMETER, [1]	MINIMUM WASHER SIZE, [2,3]	MINIMUM WASHER THICKNESS
3/4"	1 5/16"	2"	1/4"
7/8"	1 9/16"	2 1/2"	5/16"
1"	1 13/16"	3"	3/8"
1 1/4"	2 1/16"	3"	1/2"
1 1/2"	2 5/16"	3 1/2"	1/2"
1 3/4"	2 3/4"	4"	5/8"
2"	3 1/4"	5"	3/4"
2 1/2"	3 3/4"	5 1/2"	7/8"

NOTES:
1. CIRCULAR OR SQUARE WASHERS MEETING THE WASHER SIZE ARE ACCEPTABLE.
2. IF PLATE WASHER CONFLICTS WITH COLUMN, CONTRACTOR MUST NOTIFY STRUCTURAL EOR PRIOR TO STEEL FABRICATION.
3. FOR BASE PLATES AT GRAVITY COLUMNS, WHEN BASE PLATES ARE LESS THAN 1 1/4" THICK, 1 1/16" DIA HOLES MAY BE USED FOR 3/4" DIA ANCHOR RODS WITH STANDARD WASHERS IN PLACE OF FABRICATED PLATE WASHERS.

1 S5.04 TYPICAL BASE PLATE DETAILS
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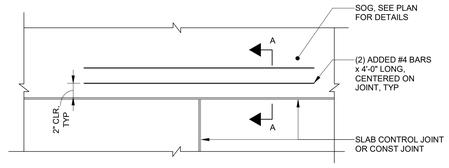
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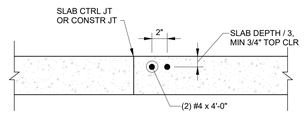
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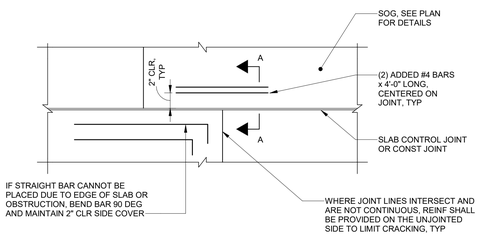
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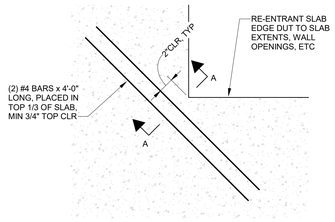
DISCONTINUOUS JOINT



SECTION A - A

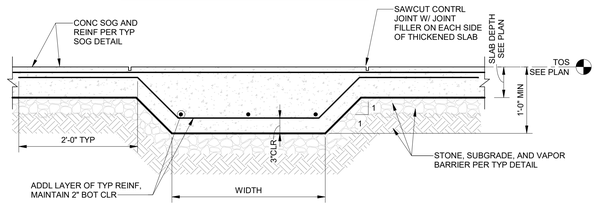


OFFSET JOINT



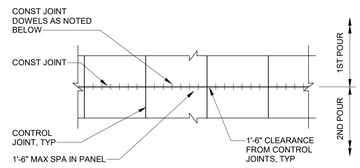
RE-ENTRANT CORNER

SUPPORTED ELEMENT	WIDTH
EQUIPMENT	8" BEYOND EQUIP FOOTPRINT
INTERIOR NON-LOAD BEARING WOOD WALL	2'-0" CENTERED ON WALL



5 S5.11 THICKENED SLAB-ON-GRADE DETAIL
NTS

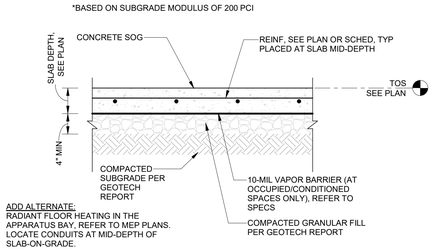
6 S5.11 ADDED REINF AT CONTROL JOINT OFFSETS AND RE-ENTRANT CORNERS
NTS



PLAN SECTION

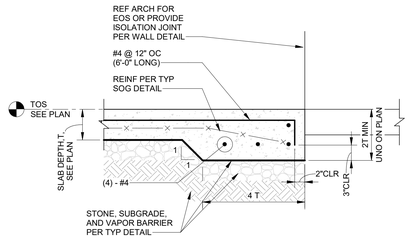
DEPTH	REINFORCEMENT	TOP CLR	ALLOW . UNIFORM LOAD
4"	6x6-W2.1xW2.1 WWF	2"	100 PSF
8"	#4 AT 12" OC EW	2 1/2"	250 PCF

*BASED ON SUBGRADE MODULUS OF 200 PCI

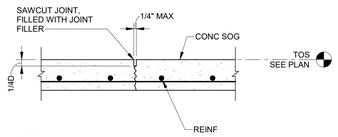


ADD ALTERNATE:
RADIANT FLOOR HEATING IN THE APPARATUS BAY, REFER TO MEP PLANS. LOCATE CONDUITS AT MID-DEPTH OF SLAB-ON-GRADE.

1 S5.11 TYPICAL SLAB-ON-GRADE
NTS

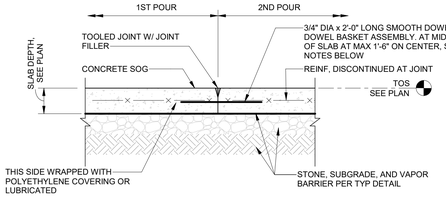


2 S5.11 TYPICAL SLAB-ON-GRADE EDGE
NTS



NOTES:
1. SAWCUT JOINT IMMEDIATELY AFTER INITIAL SET, BEFORE CONCRETE BEGINS TO COOL, AS SOON AS CONCRETE SURFACE IS FIRM ENOUGH TO NOT BE DAMAGED BY BLADE AND BEFORE RANDOM SHRINKAGE CRACKING OCCURS.

3 S5.11 TYPICAL SLAB-ON-GRADE JOINT - CTRL JT
NTS



NOTES:
1. PAINT FACE OF JOINT WITH BOND BREAKING COMPOUND PRIOR TO 2ND POUR.
2. DO NOT PLACE DOWELS WITHIN 1'-6" OF SLAB PANEL CORNERS TO ALLOW CONTROL JOINTS TO ACTIVATE. MAX SPACING OF 3'-0" ACROSS CONTROL JOINTS.

4 S5.11 TYPICAL CONSTRUCTION JOINT
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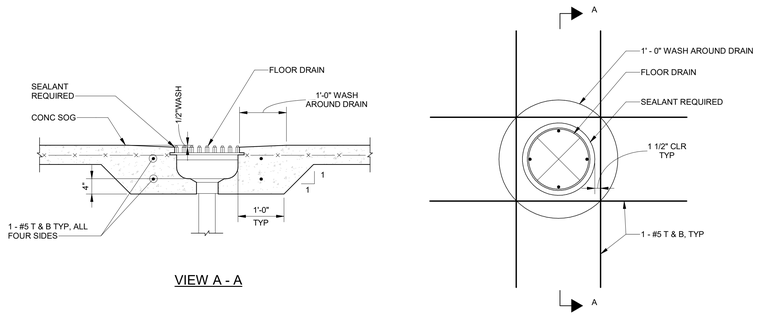
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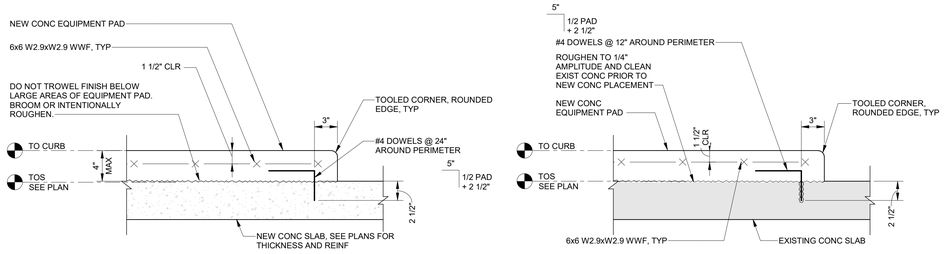
Sheet Title
SLAB-ON-GRADE DETAILS

Date: Issue Date
Sheet No:
S5.11



VIEW A - A

8 S5.12 FLOOR DRAIN DETAIL
NTS

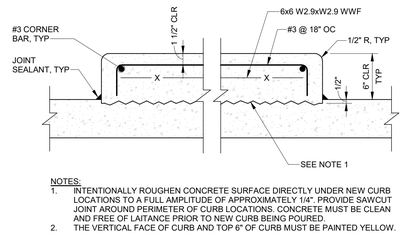


PAD ON NEW CONC SLAB

PAD ON EXISTING CONC SLAB

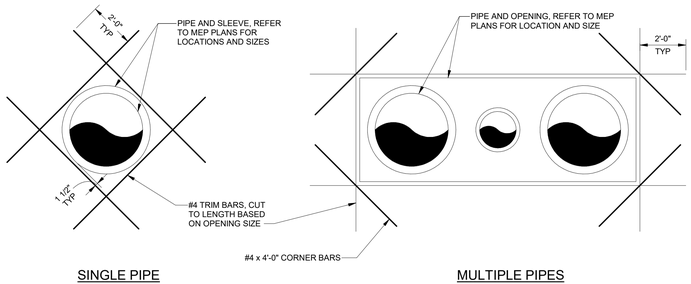
NOTES:
1. PADS ON SLAB-ON-GRADE MAY BE NORMAL-WT CONC. PADS ON ELEVATED SLABS MUST BE LIGHT-WT CONC UNLESS APPROVED BY ENGINEER.
2. PROVIDE BONDING AGENT ON CONC PRIOR TO NEW CONC PLACEMENT.
3. PAD EXTENTS MUST BE MIN 4" BEYOND FOOTPRINT OF SUPPORTED EQUIPMENT. EQUIPMENT SIZES MUST BE COORDINATED WITH MEP TRADES.
4. EQUIPMENT PROVIDER MUST BE RESPONSIBLE FOR DESIGNING AND SUPPLYING ANCHORS FOR EQUIPMENT ATTACHMENT.

6 S5.12 EQUIPMENT PAD DETAIL
NTS



NOTES:
1. INTENTIONALLY ROUGHEN CONCRETE SURFACE DIRECTLY UNDER NEW CURB LOCATIONS TO A FULL AMPLITUDE OF APPROXIMATELY 1/4". PROVIDE SAWCUT JOINT AROUND PERIMETER OF CURB LOCATIONS. CONCRETE MUST BE CLEAN AND FREE OF LAITANCE PRIOR TO NEW CURB BEING POURED.
2. THE VERTICAL FACE OF CURB AND TOP 6" OF CURB MUST BE PAINTED YELLOW.

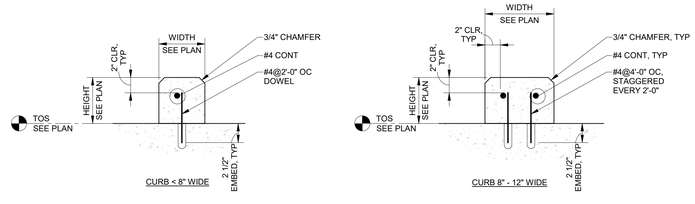
7 S5.12 SLAB EDGE/CURB REINFORCING
NTS



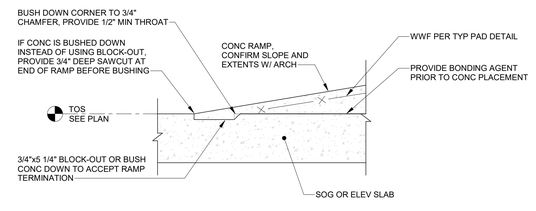
SINGLE PIPE MULTIPLE PIPES

NOTES:
1. FOR SINGLE PIPE OPENINGS, PLACE TRIM BARS AT 45-DEGREES TO PRIMARY SLAB REINF.
2. DO NOT POUR CONCRETE TIGHT TO PIPES, PROVIDE ISOLATION MATERIAL. ISOLATION NOT REQ'D WHERE SHRINKAGE COMPENSATING CONC IS USED.

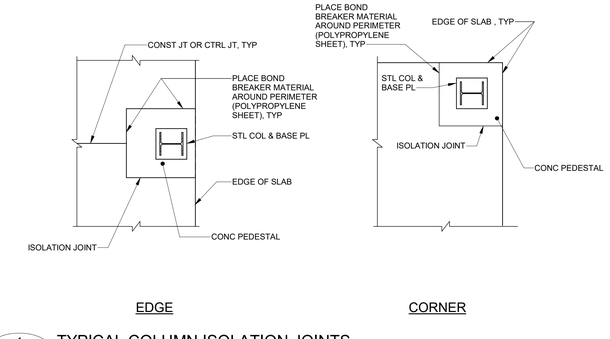
3 S5.12 SLAB-ON-GRADE OPENINGS
NTS



4 S5.12 TYPICAL ISOLATED CURB DETAIL
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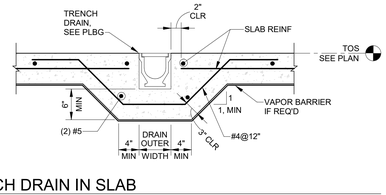


5 S5.12 TYPICAL CONCRETE RAMP DETAIL
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EDGE CORNER

1 S5.12 TYPICAL COLUMN ISOLATION JOINTS
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2 S5.12 TRENCH DRAIN IN SLAB
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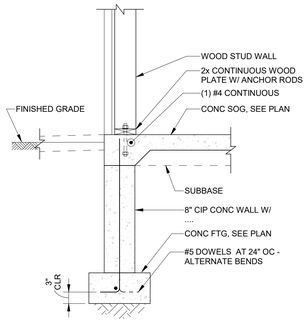
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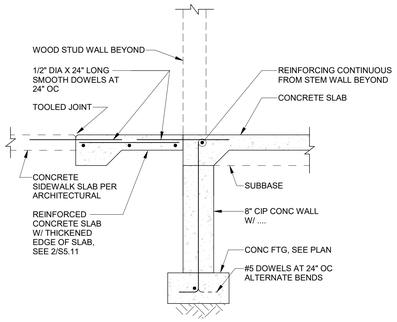
Sheet Title
SLAB-ON-GRADE DETAILS

Date: Issue Date
Sheet No:
S5.12

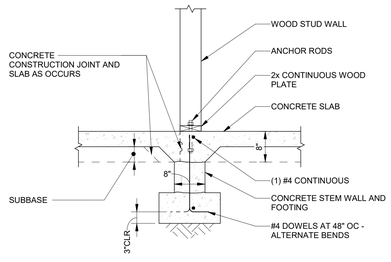
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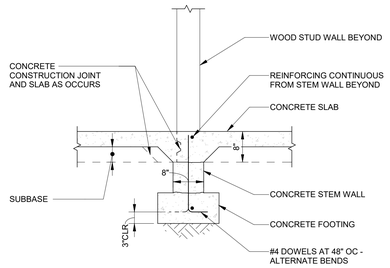
5 S5.21 EXTERIOR WOOD STUD WALL FOOTING
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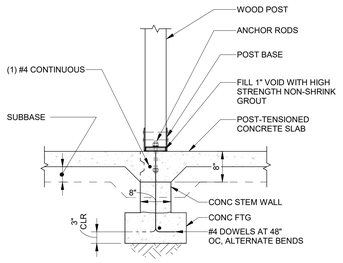
6 S5.21 EXTERIOR WOOD STUD WALL FOOTING AT WALL OPENING
NTS



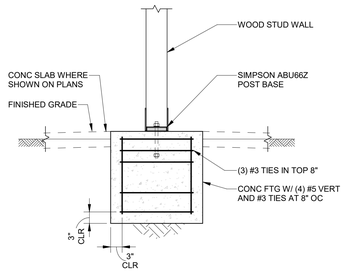
1 S5.21 INTERIOR WOOD STUD WALL FOOTING
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2 S5.21 INTERIOR WOOD STUD WALL FOOTING AT WALL OPENING
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3 S5.21 INTERIOR WOOD POST FOOTING
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4 S5.21 EXTERIOR WOOD POST ON PEDESTAL
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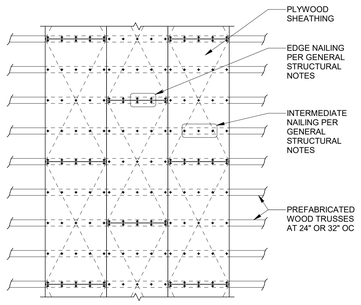
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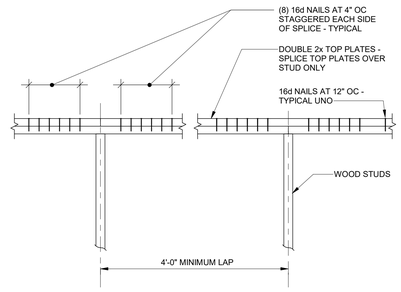
Sheet Title
WOOD DETAILS

Date: Issue Date
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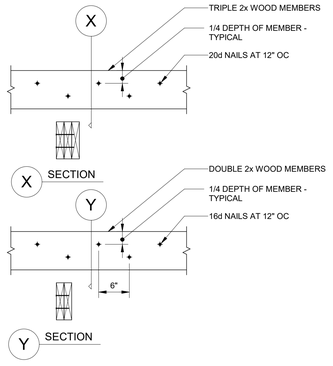
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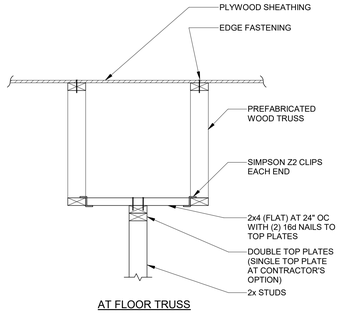
4 S5.22 TYPICAL DETAIL - ROOF PLYWOOD AT PREFABRICATED WOOD TRUSSES
NTS

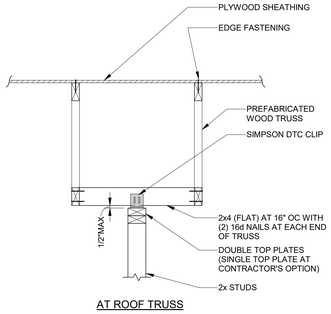


5 S5.22 TYPICAL DETAIL - DOUBLE TOP PLATE SPLICE
NTS

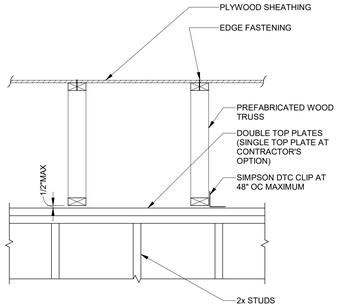


6 S5.22 TYPICAL DETAIL - BUILT-UP WOOD MEMBERS
NTS

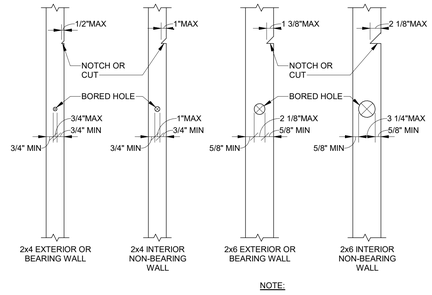




1 S5.22 TYPICAL DETAIL - NON-BEARING WALL AT WOOD TRUSS
NTS



2 S5.22 TYPICAL DETAIL - INTERIOR NON-BEARING STUD WALLS AT TRUSSES OR TJI'S
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3 S5.22 TYPICAL DETAIL - TYPICAL ALLOWABLE HOLES AND NOTCHES IN WOOD STUDS
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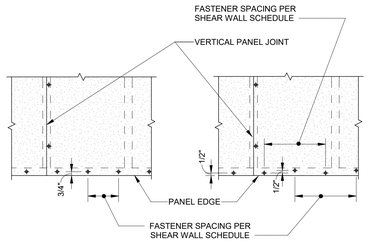
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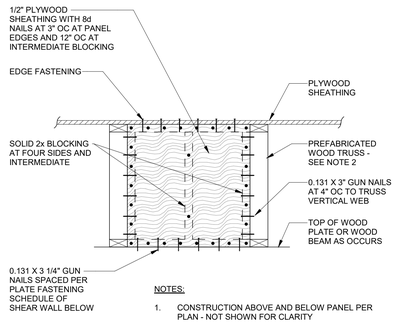
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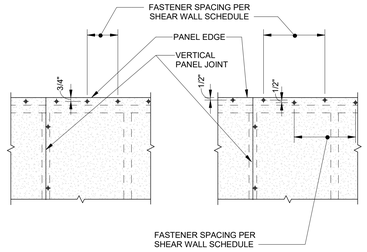


SINGLE ROW OF FASTENERS DOUBLE ROW OF FASTENERS



NOTES:

1. CONSTRUCTION ABOVE AND BELOW PANEL PER PLAN - NOT SHOWN FOR CLARITY
2. TRUSS MANUFACTURER SHALL PROVIDE VERTICAL WEB TO MATCH LOCATION OF SHEAR PANEL

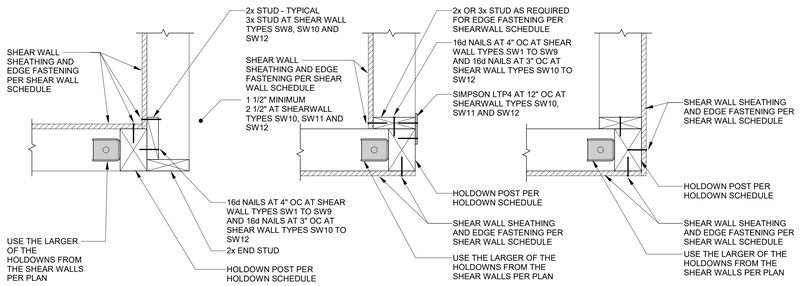


SINGLE ROW OF FASTENERS DOUBLE ROW OF FASTENERS

8 S5.23 TYPICAL DETAIL - SHEAR WALL PANEL ATTACHMENT AT SILL PLATE
NTS

9 S5.23 PLYWOOD SHEAR BLOCKING
NTS

10 S5.23 TYPICAL DETAIL - SHEAR WALL PANEL ATTACHMENT AT TOP PLATE
NTS

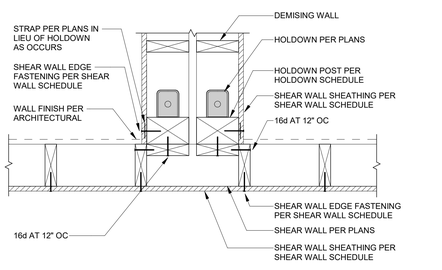


SHEATHING AT INSIDE FACE SHEATHING AT INSIDE/OUTSIDE FACE SHEATHING AT OUTSIDE FACE

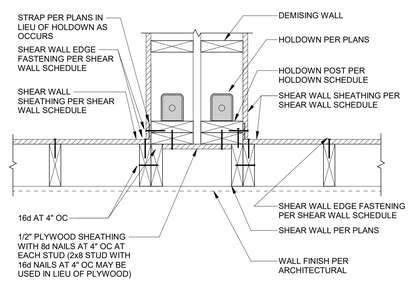
NOTE:

THIS DETAIL ONLY APPLIES WHEN SHEATHING IS PLACED ON ONE SIDE OF THE WALL ONLY

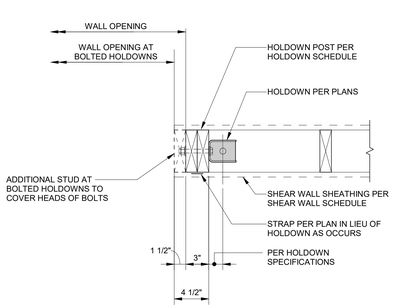
5 S5.23 TYPICAL DETAIL - PLAN VIEW - SHEARWALLS AND HOLDOWNS AT WALL CORNERS
NTS



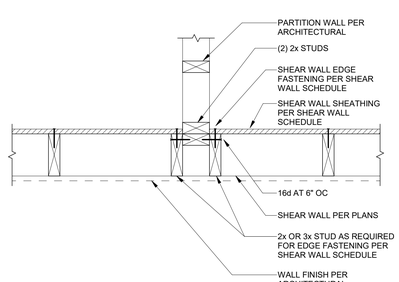
6 S5.23 TYPICAL DETAIL - PLAN VIEW - DEMISING WALL AT EXTERIOR WALL
NTS



7 S5.23 TYPICAL DETAIL - PLAN VIEW - CORRIDOR SHEAR WALL DEMISING WALL
NTS



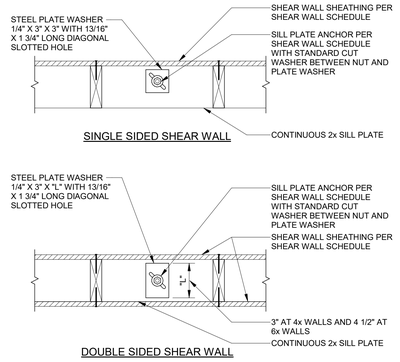
1 S5.23 TYPICAL DETAIL - PLAN VIEW - HOLDOWN AT OPENING
NTS



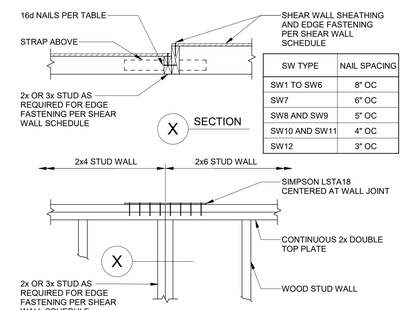
NOTE:

PLYWOOD MAY BE PLACED ON EXTERIOR FACE OR INTERIOR FACE OF SHEAR WALL

2 S5.23 TYPICAL DETAIL - PLAN VIEW - SHEAR WALL AT PARTITION WALL
NTS



3 S5.23 TYPICAL DETAIL - PLAN VIEW - PLATE WASHER AT SHEAR WALL SILL PLATE ANCHOR
NTS



SW TYPE	NAIL SPACING
SW1 TO SW6	8" OC
SW7	6" OC
SW8 AND SW9	5" OC
SW10 AND SW11	4" OC
SW12	3" OC

4 S5.23 TYPICAL DETAIL - SHEAR WALL AT TRANSITION OF 2x4 TO 2x6 WALL
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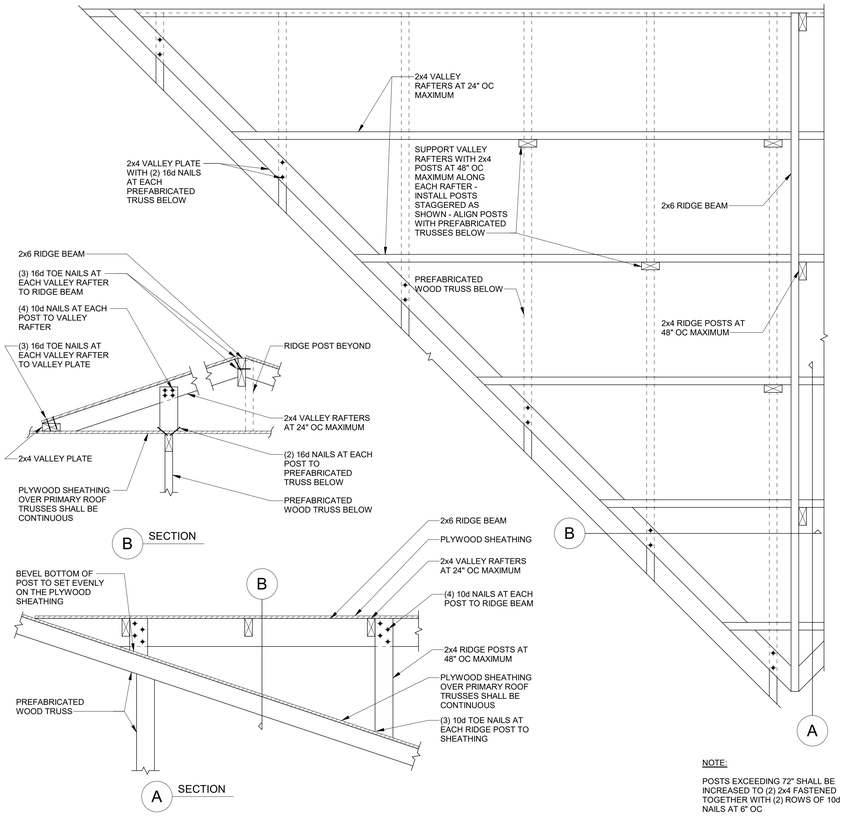
REVISIONS		
REV	DATE	DESCRIPTION

Sheet Title
WOOD DETAILS

Date: Issue Date

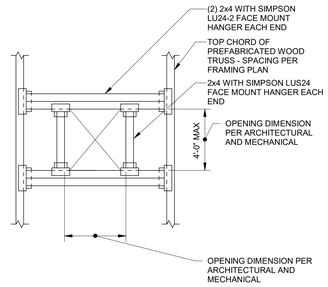
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S5.23

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5 S5.24 TYPICAL DETAIL - PLAN VIEW - TYPICAL OVER FRAMING AT PREFABRICATED WOOD TRUSSES

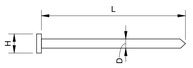
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6 S5.24 TYPICAL DETAIL - FRAMING AROUND SMALL ROOF OPENING

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NAIL DIMENSIONS



COMMON

L = LENGTH
D = DIAMETER
H = HEAD DIAMETER

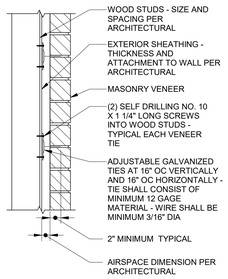
TYPE		PENNYWEIGHT						
		6d	7d	8d	10d	12d	16d	20d
COMMON	L	2"	2 1/4"	2 1/2"	3"	3 1/4"	3 1/2"	4"
	D	0.113"	0.113"	0.131"	0.148"	0.148"	0.162"	0.192"
	H	0.266"	0.266"	0.281"	0.312"	0.312"	0.344"	0.406"

NOTES:

1. WHERE PENNYWEIGHTS ARE SPECIFIED, NAIL DIMENSIONS SHALL MATCH OR EXCEED THIS SCHEDULE UNLESS NOTED OTHERWISE.
2. ALL ALTERNATES OR SUBSTITUTIONS MUST BE SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL.

1 S5.24 TYPICAL DETAIL - NAIL DIMENSIONS SCHEDULE

NTS



2 S5.24 TYPICAL DETAIL - VENEER CONNECTION AT WOOD STUD WALL

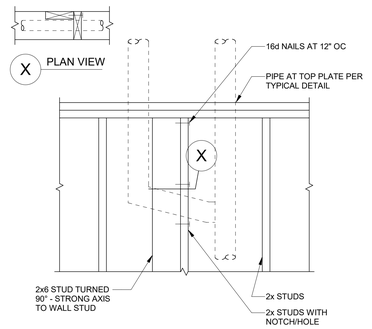
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FASTENING SCHEDULE U.N.O.

CONNECTED ELEMENTS	FASTENER SIZE AND PATTERN
JOIST TO ALL SILL OR GIRDER, TOE NAIL	(3) 8d
BRIDGING TO JOIST, TOE NAIL EACH END	(2) 8d
PLATE TO JOIST OR BLOCKING, FACE NAIL	16d AT 16" OC
TOP PLATE TO STUD, END NAIL	(2) 16d
STUD TO PLATE	(4) 8d, TOE NAIL OR (2) 16d, END NAIL
DOUBLED STUDS, FACE NAIL	16d AT 24" OC
DOUBLED TOP PLATES, FACE NAIL	16d AT 16" OC
TOP PLATE, LAPS AND INTERSECTIONS, FACE NAIL	(2) 16d
CONTINUOUS HEADER, TWO PIECES	16d AT 16" OC ALONG EACH EDGE
CEILING JOISTS TO PLATE, TOE NAIL	(3) 8d
CONTINUOUS HEADER TO STUDS, TOE NAIL	(4) 8d
CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	(3) 16d
CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	(3) 16d
RAFTER TO PLATE, TOE NAIL	(3) 8d
BUILT-UP CORNER STUDS	16d AT 24" OC

3 S5.24 TYPICAL WOOD FASTENING SCHEDULE

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4 S5.24 TYPICAL DETAIL - PIPE AT WOOD STUD WALL

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Consultant

Kimley»Horn

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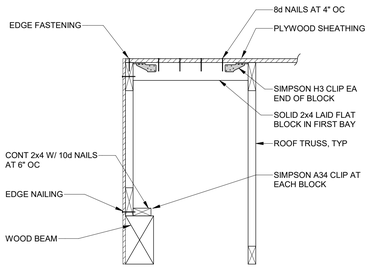
WOOD DETAILS

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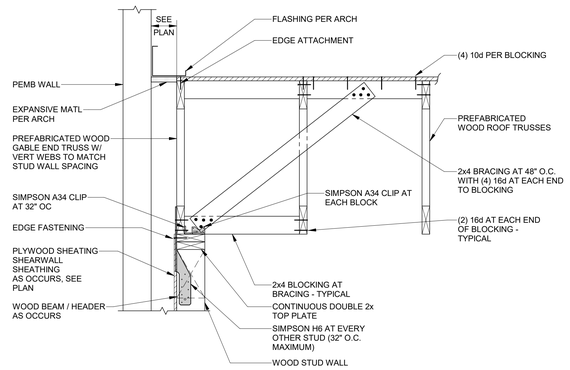
S5.24

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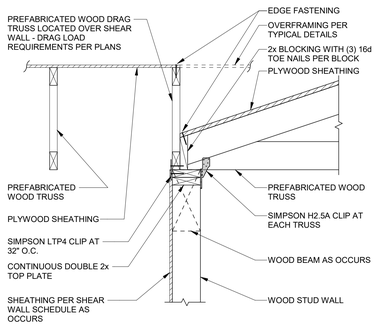
7 S5.26 WOOD TRUSS AT EXTERIOR WOOD STUD WALL

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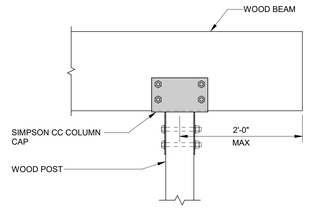
8 S5.26 WOOD TRUSS AT EXTERIOR WOOD STUD WALL

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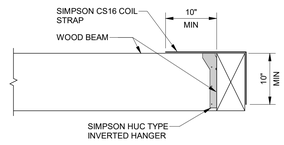
4 S5.26 WOOD TRUSS AT INTERIOR WOOD STUD WALL

NTS



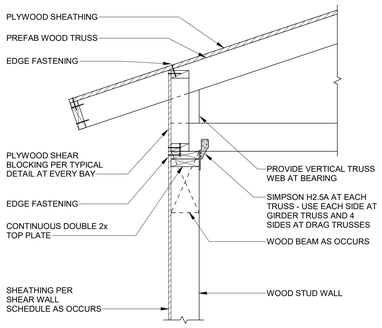
5 S5.26 WOOD BEAM TO WOOD POST CONNECTION

NTS

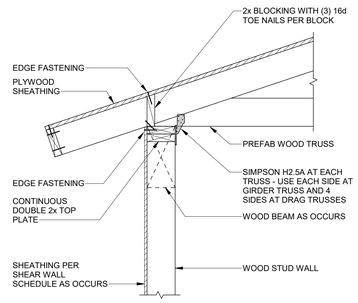


6 S5.26 INVERTED WOOD BEAM CONNECTION TO WOOD BEAM

NTS



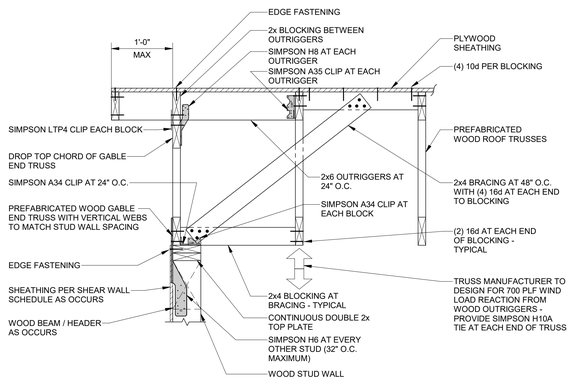
HIGH HEEL



LOW HEEL

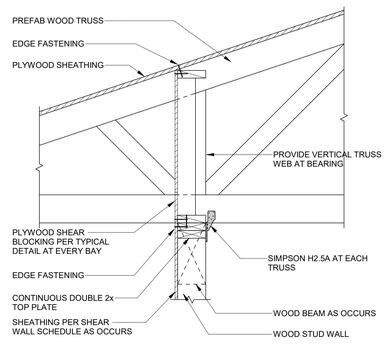
1 S5.26 WOOD TRUSS AT EXTERIOR WOOD STUD WALL

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2 S5.26 WOOD TRUSS AT EXTERIOR WOOD STUD WALL

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3 S5.26 WOOD TRUSS AT INTERIOR WOOD STUD WALL

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WOOD DETAILS

Date: Issue Date

Sheet No:

S5.26

GENERAL NEW NOTES:

1. PRIOR TO SUBMITTING BID, VISIT THE JOB SITE AND BECOME FULLY ACQUAINTED WITH THE EXISTING CONDITIONS OF THE PROJECT. REVIEW THE GENERAL NOTES, SPECIFICATIONS AND OTHER DRAWINGS FOR ADDITIONAL REQUIREMENTS WHICH MAY NOT BE SPECIFICALLY CALLED OUT IN THIS PORTION OF THE CONSTRUCTION DOCUMENTS. NOTIFY ARCHITECT, ENGINEER AND/OR OWNER OF CONFLICTS OR DISCREPANCIES PRIOR TO SUBMISSION OF BID.
2. REFER TO ARCHITECTURAL DRAWINGS FOR RELATED CONSTRUCTION DETAILS AS APPLICABLE TO THE HVAC SYSTEM. VERIFY CHASES AND PENETRATIONS SHOWN ON ARCHITECTURAL DRAWINGS THAT ARE INTENDED FOR DUCTWORK AND PIPING MEET REQUIREMENTS.
3. ALL WORK SHALL CONFORM TO THE APPLICABLE LOCAL, STATE, AND FEDERAL CODES AND REGULATIONS, INCLUDING THE FOLLOWING:
   A. 2018 INTERNATIONAL BUILDING CODE
   B. 2018 INTERNATIONAL MECHANICAL CODE
   C. 2018 INTERNATIONAL PLUMBING CODE
   D. 2018 INTERNATIONAL ENERGY CONSERVATION CODE
   E. 2018 NATIONAL FIRE PROTECTION CODE
4. COORDINATE LOCATION OF ROOF PENETRATIONS WITH THE ARCHITECTURAL AND STRUCTURAL DRAWINGS.
5. PROVIDE SEISMIC RESTRAINTS AS NEEDED FOR THE MECHANICAL SYSTEMS IN THE PROJECT BASED ON THE SEISMIC ANALYSIS REQUIRED BY THE SPECIFICATIONS.
6. COORDINATE THE INSTALLATION OF THE MECHANICAL SYSTEMS WITH OTHER TRADES TO ENSURE A NEAT AND ORDERLY INSTALLATION. INSTALL DUCTWORK AND PIPING AS TIGHT TO STRUCTURE AS POSSIBLE. COORDINATE WITH OTHER TRADES TO AVOID CONFLICTS. COORDINATE INSTALLATION OF DUCTWORK AND PIPING TO AVOID CONFLICTS WITH ELECTRICAL PANELS, LIGHTING FIXTURES, ETC. ANY MODIFICATIONS REQUIRED DUE TO LACK OF COORDINATION WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.
7. ALL MECHANICAL EQUIPMENT SHOWN ON THE MECHANICAL PLANS SHALL BE PROVIDED BY DIVISION 23 UNLESS OTHERWISE NOTED.
8. NEW MECHANICAL EQUIPMENT, DUCTWORK AND PIPING ARE SHOWN AT APPROXIMATE LOCATIONS. FIELD MEASURE FINAL DUCTWORK AND PIPING LOCATIONS PRIOR TO FABRICATION AND MAKE ADJUSTMENTS AS REQUIRED TO FIT THE DUCTWORK AND PIPING WITHIN THE AVAILABLE SPACE. VERIFY THAT FINAL EQUIPMENT LOCATIONS MEET MANUFACTURER'S RECOMMENDATIONS REGARDING SERVICE CLEARANCE AND PROPER AIRFLOW CLEARANCE AROUND EQUIPMENT.
9. INDOOR AIR QUALITY MEASURES: PROTECT INSIDE OF (INSTALLED AND DELIVERED) DUCTWORK AND HVAC UNITS FROM EXPOSURE TO DUST, DIRT, PAINT AND MOISTURE. REPLACE INSULATION THAT HAS BECOME WET AT ANY TIME DURING CONSTRUCTION, DRYING THE INSULATION IS NOT ACCEPTABLE. SEAL ANY TEARS OR JOINTS OF INTERNAL FIBERGLASS INSULATION. REMOVE DEBRIS FROM CEILING/RETURN AIR PLENUM INCLUDING DUST. AN INDEPENDENT, PROFESSIONAL DUCT CLEANING COMPANY SHALL VACUUM CLEAN ANY DUCTWORK CONNECTED TO HVAC UNITS THAT WERE OPERATED DURING THE CONSTRUCTION PERIOD AFTER NEW FILTERS ARE INSTALLED AND PRIOR TO TURNING SYSTEM OVER TO THE OWNER. THE INTERNAL SURFACES AND ASSOCIATED COILS OF ANY HVAC UNITS THAT WERE OPERATED SHALL ALSO BE CLEANED.
10. INSTALL DUCTWORK AND PIPING PARALLEL TO BUILDING COLUMN LINES UNLESS OTHERWISE SHOWN OR NOTED.
11. OVERHEAD HANGERS AND SUPPORTS FOR EQUIPMENT, DUCTWORK AND PIPING SHALL BE FASTENED TO BUILDING JOISTS OR BEAMS. DO NOT ATTACH HANGERS AND SUPPORTS TO THE ABOVE FLOOR SLAB OR ROOF EXCEPT WHERE CONCRETE INSERTS IN CONCRETE SLABS ARE ALLOWED BY THE SPECIFICATIONS.
12. COORDINATE LOCATION OF EQUIPMENT SUPPORTS WITH LOCATION OF EQUIPMENT ACCESS PANELS/DOORS TO ENABLE SERVICE OF EQUIPMENT AND/OR FILTER REPLACEMENT.
13. SEAL PENETRATIONS THROUGH THE BUILDING COMPONENTS IN ACCORDANCE WITH THE CONTRACT SPECIFICATIONS. FIREPROOF PENETRATIONS THROUGH FIRE RATED COMPONENTS IN ACCORDANCE WITH U.L. REQUIREMENTS.
14. DRAIN, FLUSH, AND REFILL ALL PIPING SYSTEMS NECESSARY TO PERFORM THE WORK. REFERENCE SPECIFICATIONS FOR FLUSHING PERFORMANCE REQUIREMENTS AND SUBMIT FLUSHING PLAN TO ENGINEER FOR REVIEW. PROVIDE CHEMICAL TREATMENT FOR ALL PIPING SYSTEMS AFTER FLUSHING AND REFILLING THE SYSTEM.
15. COORDINATE THE EXACT MOUNTING SIZE AND FRAME TYPE OF DIFFUSERS, REGISTERS AND GRILLES WITH THE SUPPLIER TO MEET THE CEILING, WALL AND DUCT INSTALLATION REQUIREMENTS.
16. ADJUST LOCATION OF CEILING DIFFUSERS, REGISTERS AND GRILLES AS REQUIRED TO ACCOMMODATE FINAL CEILING GRID AND LIGHTING LOCATIONS.
17. PAINT PORTIONS OF DUCTWORK AND INSULATION THAT ARE EXPOSED TO VIEW BY THE INSTALLATION OF DIFFUSERS, REGISTERS, AND GRILLES IN CEILINGS OR WALLS FLAT BLACK. PORTIONS INCLUDE BOTH THE INTERIOR OF UNLINED DUCTWORK AND THE EXTERIOR OF DUCTWORK AND INSULATION.
18. DUCTWORK CROSSING FIRE RATED WALLS OR OTHER FIRE RATED ASSEMBLIES SHALL BE MINIMUM 26 GAUGE SHEET METAL.
19. PROVIDE FIRE OR FIRE/SMOKE DAMPERS, AS APPLICABLE, IN DUCTWORK AT CEILINGS AND WALLS AT LOCATIONS SHOWN ON THE PLANS. FIRE AND FIRE/SMOKE DAMPERS SHALL CONFORM TO NFPA AS APPLICABLE. COORDINATE SLEEVE LENGTH WITH REQUIREMENTS OF INSTALLED LOCATION.
20. PROVIDE WALL OR DUCT ACCESS PANELS OR DOORS FOR ACCESS TO FIRE AND FIRE/SMOKE DAMPERS. ACCESS PANEL OR DOOR SHALL BE MINIMUM SIZE OF 10" BY 10" AND SHALL BE INSTALLED WITHIN 12" OF DAMPER. PROVIDE A REMOVABLE DUCT SECTION WHERE DUCT SIZE IS TOO SMALL FOR A 10" BY 10" ACCESS DOOR.
21. LOCATE AND SET THERMOSTATS AND HUMIDISTATS AT LOCATIONS SHOWN ON PLANS. VERIFY EXACT LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION. INSTALL DEVICES WITH TOP OF DEVICE AT MAXIMUM 48" AFF TO MEET ADA REQUIREMENTS UNLESS NOTED OTHERWISE ON PLANS. PROVIDE INSULATED BACKING FOR THERMOSTATS MOUNTED ON EXTERIOR BUILDING WALLS. INSTALL WIRING IN CONDUIT PROVIDED BY ELECTRICAL CONTRACTOR. AT A MINIMUM, PROVIDE CONDUIT IN THE WALL FROM THE JUNCTION BOX TO 6" ABOVE THE CEILING.
22. COORDINATE THE LOCATION AND ELEVATION OF WALL-MOUNTED DEVICES WITH PRESENTATION BOARDS, DISPLAY CABINETS, SHELVES OR OTHER COMPONENTS SHOWN ON THE ARCHITECTURAL DRAWINGS THAT ARE TO BE INSTALLED UNDER OTHER DIVISIONS. CONTRACTOR WILL NOT BE REIMBURSED FOR RELOCATION OF WALL-MOUNTED DEVICES CAUSED BY A LACK OF COORDINATION.
23. PROVIDE A MANUAL BALANCING DAMPER IN EACH DUCT TAKEOFF FROM SUPPLY, RETURN, OUTDOOR AND EXHAUST AIR DUCTS.
24. PROVIDE A PREFABRICATED 45 DEGREE, HIGH EFFICIENCY, RECTANGULAR/ROUND BRANCH DUCT TAKEOFF FITTING FOR BRANCH DUCT CONNECTIONS AND TAKE-OFFS TO INDIVIDUAL DIFFUSERS, REGISTERS AND GRILLES. PROVIDE WITH INTEGRAL MANUAL BALANCING DAMPER AND LOCKING QUADRANT WHERE INDICATED ON PLANS.
25. BRANCH DUCTWORK TO AIR OUTLETS SHALL BE SAME SIZE AS OUTLET NECK SIZE UNLESS OTHERWISE NOTED.
26. REFER TO SPECIFICATIONS FOR DUCTWORK AND PIPING INSULATION REQUIREMENTS. DUCT SIZES ON MECHANICAL PLANS INDICATE CLEAR INSIDE AIRFLOW DIMENSIONS, INCREASE SHEET METAL SIZES ACCORDINGLY TO ACCOUNT FOR THICKNESS OF DUCT LINER.
27. FLEXIBLE DUCTWORK SHALL NOT EXCEED 5'-0" IN LENGTH AND SHALL BE INSTALLED AND SUPPORTED TO AVOID SHARP BENDS AND SAGGING. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
28. RIGIDLY SUSPEND UNIT HEATER FROM STRUCTURE WITH SUPPORTING ANGLES AND ALL-THREAD HANGING RODS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
29. PROVIDE EQUIPMENT VENTS AND FLUES PER EQUIPMENT MANUFACTURERS RECOMMENDATIONS AND EQUIPMENT SPECIFICATIONS. KEEP PENETRATIONS THROUGH ROOF A MINIMUM OF 10'-0" FROM HVAC EQUIPMENT FRESH AIR INLETS AND 2'-0" FROM ROOF PARAPETS.
30. PROVIDE WALL MOUNTED LOUVERS AND DAMPERS WITH SUITABLE MOUNTING FRAME TO MATCH WALL CONSTRUCTION. COORDINATE WITH ARCHITECTURAL DRAWINGS.
31. PROVIDE A NEW SET OF AIR FILTERS IN UNITS PRIOR TO TESTING, ADJUSTING AND BALANCING AND BEFORE TURNING SYSTEM(S) OVER TO OWNER.

MECHANICAL SYMBOLS & LEGENDS

THIS IS A MASTER LEGEND, NOT ALL ABBREVIATIONS OR SYMBOLS ARE USED ON DRAWINGS.

HVAC SYMBOLS & LEGENDS

ALL DUCT DIMENSIONS SHOWN ON DRAWINGS ARE INSIDE CLEAR DIMENSIONS. REFER TO HVAC SPECIFICATIONS FOR DUCTWRAP AND LINER INFORMATION. FINAL DUCT DIMENSION SHALL ACCOUNT FOR TYPE & THICKNESS OF INSULATION (TYP).

SYMBOL	DESCRIPTION
	ROUND DIFFUSER/REGISTER ANNOTATION SD-1 (TYPE) 12"Ø / 500 (NECK SIZE) / (CFM)
	RECTANGULAR DIFFUSER/REGISTER ANNOTATION RG-1 (TYPE) 22x22" / 500 (NECK SIZE) / (CFM)
	MANUAL VOLUME/BALANCING DAMPER
	DUCT WITH ACOUSTIC LINING
	SQUARE TO ROUND DUCT TRANSITION
	HIGH EFFICIENCY TAKEOFF (45 DEGREES) RECTANGLE TO ROUND BRANCH FITTING WITH VOLUME DAMPER
	FLEXIBLE DUCT CONNECTOR AT EQUIPMENT
	ELBOW WITH TURNING VANES
	SUPPLY OR OUTSIDE AIR DUCT UP
	SUPPLY OR OUTSIDE AIR DUCT DOWN
	RETURN OR EXHAUST AIR DUCT UP
	RETURN OR EXHAUST AIR DUCT DOWN
	DUCT SMOKE DETECTOR
FD	FIRE DAMPER
SD	SMOKE DAMPER
FSD	COMBINATION FIRE/SMOKE DAMPER
VD	VOLUME/MANUAL DAMPER
MD	MOTORIZED DAMPER
BD	BACKDRAFT DAMPER

CONTROL DEVICES

THERMOSTATS (USER ADJUSTABLE) - TOP OF DEVICE 48" AFF
CONTROL DEVICES - TOP OF DEVICE 48" AFF

INSTALL ALL DEVICES AT ELEVATIONS SHOWN ABOVE UNLESS NOTES OTHERWISE IN DRAWINGS OR SPECIFICATIONS. ELEVATIONS ARE DIMENSIONED FROM AFF OR AFG TO TOP OF DEVICE. INSTALL ALL DEVICES IN COMPLIANCE WITH CURRENT ADA AND LOCAL REQUIREMENTS. REFER TO ARCHIECTURAL DRAWINGS FOR LOCATIONS & ELEVATIONS.

SYMBOL	DESCRIPTION
T	THERMOSTAT
H	HUMIDISTAT
TS	TEMPERATURE SENSOR
HS	HUMIDITY SENSOR
DP	DIFFERENTIAL PRESSURE SENSOR
SP	STATIC PRESSURE SENSOR
CO	CARBON MONOXIDE SENSOR
CO2	CARBON DIOXIDE SENSOR
FS	FLOW SWITCH
PS	PULL STATION (REFER TO KITCHEN DRAWINGS)

GENERAL ANNOTATIONS

	POINT OF CONNECTION (POC) - NEW ITEMS TO EXISTING ITEMS
	ACCESS PANEL (AP)
RTU-X	MECHANICAL EQUIPMENT. (CONTRACTOR FURNISHED & INSTALLED UNLESS NOTED OTHERWISE). REFER TO MECHANICAL SCHEDULES.
1	MECHANICAL PLAN KEYNOTE
1 / M0.00	DETAIL REFERENCE CALLOUT. UPPER VALUE = DETAIL NUMBER. LOWER VALUE = SHEET NUMBER
1 / M0.00	SECTION VIEW REFERENCE CALLOUT. UPPER VALUE = DETAIL NUMBER. LOWER VALUE = SHEET NUMBER

ABBREVIATIONS

ABBREVIATION	DESCRIPTION
AABC	AMERICAN AIR BALANCE COUNCIL
AFF	ABOVE FINISHED FLOOR
AHJ	AUTHORITY HAVING JURISDICTION
AHU	AIR HANDLING UNIT
AI	ANALOG INPUT
AO	ANALOG OUTPUT
AP	ACCESS PANEL
APD	AIR PRESSURE DROP
BAS	BUILDING AUTOMATION SYSTEM
BD	BACKDRAFT DAMPER
BFP	BACKFLOW PREVENTER DEVICE
BFF	BELOW FINISHED FLOOR
BHP	BRAKE HORSE POWER
BI	BINARY INPUT
BO	BINARY OUTPUT
BOD	BOTTOM OF DUCT
BTU/H	BRITISH THERMAL UNIT PER HOUR
CFM	CUBIC FEET PER MINUTE
CH	CHILLER
CLG	COOLING
CRAC	COMPUTER ROOM AIR CONDITIONING UNIT
CU	CONDENSING UNIT
CV	CONTROL VALVE
(D)	DEMOLISHED
dB	DECIBLES
DB	DRY BULB TEMPERATURE
DDC	DIRECT DIGITAL CONTROL
DI	DIGITAL INPUT
DIA	DIAMETER
DISC	DISCONNECT
DN	DOWN
DX	DIRECT EXPANSION
(E)	EXISTING
EA	EXHAUST AIR
EAT	ENTERING AIR TEMPERATURE
EER	ENERGY EFFICIENCY RATIO
EF	EXHAUST FAN
EFF	EFFICIENCY
ESP	EXTERNAL STATIC PRESSURE
ETR	EXISTING TO REMAIN
EWT	ENTERING WATER TEMPERATURE
°F	DEGREES FAHRENHEIT
FFA	FINISHED FLOOR ABOVE
FFB	FINISHED FLOOR BELOW
FF	FINISHED FLOOR
FPI	FINS PER INCH
FPM	FEET PER MINUTE
GA	GAGE OR GAUGE
GAL	GALLONS
GPM	GALLONS PER MINUTE
HD	HEAD
HP	HORSEPOWER
HSPF	HEATING SEASONAL PERFORMANCE FACTOR
HTG	HEATING
IBC	INTERNATIONAL BUILDING CODE
IMC	INTERNATIONAL MECHANICAL CODE
kW	KILOWATT
LAT	LEAVING AIR TEMPERATURE
LBS	POUNDS
LWT	LEAVING WATER TEMPERATURE
MAX	MAXIMUM
MBH	ONE THOUSAND BTUH
MCA	MINIMUM CIRCUIT AMPS
MFR	MANUFACTURER
MIN	MINIMUM
MOCP	MAXIMUM OVER CURRENT PROTECTION
N/A	NOT APPLICABLE
N/C	NORMALLY CLOSED
N/O	NORMALLY OPEN
NC	NOISE CRITERIA
NEBB	NATIONAL ENVIROMENTAL BALANCING BUREAU
NEC	NATIONAL ELECTRIC CODE
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
OA	OUTSIDE AIR
OAT	OUTSIDE AIR TEMPERATURE
OBD	OPPOSED BLADE DAMPER
PD	PRESSURE DROP
PRV	PRESSURE REDUCING VALVE
PROVIDE	FURNISH & INSTALL
PSI	POUNDS PER SQUARE INCH
PSIA	POUNDS PER SQUARE INCH ABSOLUTE
PSID	POUNDS PER SQUARE INCH DIFFERENTIAL
PSIG	POUNDS PER SQUARE INCH GAUGE
QTY	QUANTITY
(R)	EXISTING TO BE RELOCATED
RA	RETURN AIR
RH	RELATIVE HUMIDITY
RPM	REVOLUTIONS PER MINUTE
SA	SUPPLY AIR
SD	SMOKE DAMPER
SD	SUPPLY DUCT
SEER	SEASONAL ENERGY EFFICIENCY RATIO
SF	SUPPLY FAN
SH	SENSIBLE HEAT CAPACITY
"SP	STATIC PRESSURE (INCHES OF)
SPECS	SPECIFICATIONS
SQFT	SQUARE FEET
SS	STAINLESS STEEL
T	TEMPERATURE
TAB	TEST AND BALANCE WORK AND REPORT
TBD	TO BE DETERMINED
TFA	TO FLOOR ABOVE
TFB	TO FLOOR BELOW
TH	TOTAL HEAT CAPACITY
TSP	TOTAL STATIC PRESSURE
TYP	TYPICAL
U/G	UNDERGROUND
UBC	UNIFORM BUILDING CODE
UMC	UNIFORM MECHANICAL CODE
UNO	UNLESS NOTED OTHERWISE
V/PH/HZ	VOLTAGE/PHASE/HERTZ
VAV	VARIABLE AIR VOLUME
VFD	VARIABLE FREQUENCY DRIVE
VRF	VARIABLE REFRIGERANT FLOW
VRV	VARIABLE REFRIGERANT VOLUME
W/	WITH
W/O	WITHOUT
WB	WET BULB TEMPERATURE
WG	WATER GAUGE
WPD	WATER PRESSURE DROP
XP	EXPLOSION PROOF

PIPING SYMBOLS & LEGENDS

SYMBOL	DESCRIPTION
	DIRECTION OF FLOW
	SHUTOFF VALVE (SO)
	BALANCING VALVE WITH PRESSURE PORTS (BLV)
	BUTTERFLY VALVE (BFV)
	CHECK VALVE (CHV)
	TRIPLE DUTY VALVE (TDV)
	BACKFLOW PREVENTOR (BP)
	PRESSURE REDUCING VALVE (PRV)
	STRAINER (STR)
	STRAINER WITH 3/4" HOSE END DRAIN VALVE
	2-WAY CONTROL VALVE
	3-WAY CONTROL VALVE
	REDUCER
	WATER HAMMER ARRESTOR
	UNION
	PRESSURE GAGE WITH GAUGE COCK
	THERMOMETER
	PIPING TEE DOWN
	PIPING TEE UP
	PIPING ELBOW UP
	PIPING ELBOW DOWN
	CAP
	FLEXIBLE COUPLING
	PUMP

PIPING LINETYPES

SYMBOL	DESCRIPTION
CD	CONDENSATE DRAIN (CD)
G	NATURAL GAS (G)
RL	REFRIGERANT LIQUID (RL)
RS	REFRIGERANT SUCTION (RS)
CWS	CHILLED WATER SUPPLY (CWS)
CWR	CHILLED WATER RETURN (CWR)
CS	CONDENSER WATER SUPPLY (CS)
CR	CONDENSER WATER RETURN (CR)
HWS	HEATING HOT WATER SUPPLY (HWS)
HWR	HEATING HOT WATER RETURN (HWR)

MECHANICAL SHEET LIST

SHEET NUMBER	SHEET NAME
M000	MECHANICAL SYMBOLS, ABBREVIATIONS, AND NOTES
M002	MECHANICAL SCHEDULES
M200	MECHANICAL FLOOR PLAN
M600	MECHANICAL DETAILS

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WEST WENDOVER FIRE STATION #13

1121 N. GENE L. JONES WAY

CLIENT PROJECT INFO

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DRAWN BY: AS
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FILENAME:

MECHANICAL SYMBOLS, ABBREVIATIONS, AND NOTES

M000

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OUTDOOR CONDENSING UNIT SCHEDULE

NOTES:
1. PROVIDE LOW AMBIENT CONTROL TO 0°F.
2. EQUIPMENT SIZED FOR SUMMER AMBIENT OF 105°F AND WINTER AMBIENT OF 7°F.
3. COORDINATE WITH THE MANUFACTURER THE HORIZONTAL AND VERTICAL REFRIGERANT PIPE ROUTING TO DETERMINE PIPE SIZES FOR THE REFRIGERANT PIPING. MANUFACTURER SHALL PROVIDE DETAILED REFRIGERANT PIPING DIAGRAMS INCLUDING DIMENSIONAL DATA FOR ALL REFRIGERANT PIPING DEVICES. THE MANUFACTURER SHALL SIZE AND LOCATETHE ASSOCIATED REFRIGERANT TRAPS BASED ON THE ACTUAL ROUTING AND PROVIDE OTHER APPURTENANCES TO PROVIDE A FULLY FUNCTIONAL AND OPERATIONAL SYSTEM. COORDINATE WITH THE MANUFACTURER LOCATIONS FOR ALL REFRIGERANT PIPING DEVICES TO MAINTAIN SERVICEABILITY AND ACCESSIBILITY.
4. PROVIDE LIQUID LINE FILTER DRYER AND SIGHT GLASS.
5. PROVIDE CONCRETE HOUSEKEEPING PAD, SEE STRUCTURAL DRAWINGS.
6. PROVIDE FACTORY MOUNTED DISCONNECT INSTALLED ON SERVICE SIDE OF UNIT.
7. PROVIDE CONDENSER COIL HAIL GUARDS.
8. SELECT EQUIPMENT FOR ELEVATION OF 4500 FEET ABOVE SEA LEVEL.

	COOLING		COOLING		ELECTRICAL							
MARK	TOTAL CAP (TON)	REFRIGERANT TYPE	SUMMER AMBIENT DB (°F)	SEER	VOLTAGE	PHASE	HZ	MCA	ASSOCIATED UNIT	MANUFACTURER	MODEL	NOTES
CU-1	3.0	R-410	97.0	14	208 V	3	60 Hz	14 A	CC-1, F-1	TBD	TBD	1-12
CU-2	3.0	R-410	97.0	14	208 V	3	60 Hz	14 A	CC-2, F-1	TBD	TBD	1-12
CU-3	1.0	R-410	97.0	22	208 V	1	60 Hz	10 A	FC-1	LG	LSU120HSVS	1-12

EXHAUST FAN SCHEDULE

NOTES:
1. PROVIDE WITH 6" TO 4" ROUND REDUCER.
2. PROVIDE WALL CAP WITH INTEGRAL BACKDRAFT DAMPER.
3. FAN TO OPERATE OFF ROOMS LIGHT SWITCH, SEE ELECTRICAL DRAWING.
4. FAN SHALL BE INTEGRATED TO GAS DETECTION SYSTEM TO ACTIVATE BASED ON CO AND NO2 DETECTION.
5. PROVIDE WITH BIRDSCREEN AND GRAVITY BACKDRAFT DAMPER.
6. FAN TO OPERATE CONTINUOUSLY, SEE ELECTRICAL FOR WALL SWITCH LOCATION.

				ELECTRICAL						
MARK	MOUNTING	AIRFLOW (CFM)	ESP (IN W.C.)	VOLTAGE	PHASE	HZ	MOTOR HP	WEIGHT	MANUFACTURER	MODEL	NOTES
EF-1	CEILING	60	0.10	115 V	1	60	0.016	12 lb	GREENHECK	SP-A90	1,2,3
EF-2	CEILING	60	0.10	115 V	1	60	0.016	12 lb	GREENHECK	SP-A90	1,2,3
EF-3	CEILING	60	0.10	115 V	1	60	0.016	12 lb	GREENHECK	SP-A90	1,2,3
EF-4	CEILING	60	0.10	115 V	1	60	0.016	12 lb	GREENHECK	SP-A90	1,2,3
EF-5	CEILING	100	0.10	115 V	1	60	0.016	12 lb	GREENHECK	SP-A90	1,2,3
EF-6	WALL	275	0.15	115 V	1	60	0.1	29 lb	GREENHECK	CUE-070-VG	3,5,6
EF-7	WALL	275	0.15	115 V	1	60	0.1	29 lb	GREENHECK	CUE-070-VG	3,5,6
EF-8	WALL	6850	0.00	115 V	1	60	2	142 lb	GREENHECK	CUBE-220	4,5

LOUVER SCHEDULE

NOTES:
1. PROVIDE 3/4" MESH ALUMINUM BIRD SCREEN.
2. PROVIDE STANDARD MILL FINISH.
3. FRAME TYPE SHALL MATCH WALL CONSTRUCTION. COORDINDATE WITH ARCHITECT.
4. PROVIDE WITH MANUFACTURER'S BACKDRAFT DAMPER.
5. PROVIDE WITH OPTIONAL WELDED CONSTRUCTION PER THE LARGE MISSLE IMPACT TEST (ASTM E1996/TAS 201) AND THE CYCLIC WIND-LOADING TEST (TAS 203). QUALIFIED FOR WIND-LOADS UP TO 200 PSF.
6. PROVIDE WITH GREENHECK MODEL BR-42 BACKDRAFT DAMPER.

		SIZE		AIRFLOW	MIN. FREE	MAX	MAX APD			
MARK	SERVICE	WIDTH	HEIGHT	(CFM)	AREA	VELOCITY	(IN W.C.)	MANUFACTURER	MODEL	NOTES
L-1	EMERGENCY INTAKE	5' - 0"	5' - 0"	6890	13.8 ft²	500 FPM	0.07	GREENHECK	ESD-435X	1-6
L-2	GENERAL INTAKE	2' - 0"	2' - 0"	632	1.3 ft²	500 FPM	0.07	GREENHECK	ESD-435X	1-6

ELECTRIC FURNACE SCHEDULE

NOTES:
1. PROVIDE WITH MATCHED CASE COOLING COIL.
2. PROVIDE WALL MOUNTED THERMOSTAT BY UNIT MANUFACTURER.

				HEATING		ELECTRICAL						
MARK	AIRFLOW (CFM)	UNIT TYPE	ESP (IN W.C.)	EAT (°F)	INPUT KW	VOLTAGE	PHASE	HZ	MOTOR HP	MANUFACTURER	MODEL	NOTES
F-1	1400	ELECTRIC FURNACE	0.50	70.0	17.6	208 V	3	60	0.5	TBD	TBD	1,2
F-2	1200	ELECTRIC FURNACE	0.50	70.0	17.6	208 V	3	60	0.5	TBD	TBD	1,2

GRILLES, REGISTERS, & DIFFUSERS SCHEDULE

NOTES:
1. NECK SIZE SHOWN ON DRAWINGS. PROVIDE BRANCH DUCT TO MATCH NECK SIZE UNLESS OTHERWISE SHOWN ON DRAWINGS.
2. FRAME TO MATCH CEILING/WALL CONSTRUCTION, COORDINATE WITH ARCHITECTURAL REFLECTED CEILING/WALL PLAN.

MARK	MATERIAL	FACE TYPE	FACE SIZE	MARGIN	FINISH	MAX AIRFLOW	MAX APD (IN W.C.)	MAX NC	MANUFACTURER	MODEL	NOTES
CD-1	STEEL	LOUCERED	24"X24"	LAY-IN	WHITE	1000 CFM	0.10	30	TITUS	TMS	1,2
CD-2	STEEL	LOUCERED	12"X12"	LAY-IN	WHITE	250 CFM	0.10	30	TITUS	TMS	1,2
RG-1	STEEL	PERFORATED	24"X24"	LAY-IN	WHITE	2500 CFM	0.10	30	TITUS	PAR	1,2
TG-1	STEEL	PERFORATED	18"X18"	LAY-IN	WHITE	244 CFM	0.10	30	TITUS	PAR	1,2

COOLING COIL UNIT

NOTES:
1. CONTRACTOR SHALL VERIFY WITH EQUIPMENT SUPPLIER EXACT ROUTING AND SIZE OF INSULATED REFRIGERANT PIPING. INSTALL PER MANUFACTURERS RECOMMENDATIONS.
2. SELECT EQUIPMENT FOR ELEVATION OF 4500 FEET ABOVE SEA LEVEL.
3. ELECTRICAL CONTRACTOR TO PROVIDE DISCONNECT SWITCH FOR EVAPORATOR SECTION AND CONDENSING SECTION.
4. PROVIDE WITH FACTORY CONDENSATE PUMP. SHIPPED LOOSE, FIELD INSTALLED BY PLUMBING CONTRACTOR.

		COOLING COIL							
MARK	UNIT TYPE	AIRFLOW (CFM)	TOTAL CAP (TON)	EAT DB (°F)	EAT WB (°F)	ASSOCIATED UNIT	MANUFACTURER	MODEL	NOTES
CC-1	COOLING COIL	1400	3.0	80.0	67.0	CU-1, F-1	TBD	TBD	1-4
CC-2	COOLING COIL	1200	3.0	80.0	67.0	CU-2, F-1	TBD	TBD	1-4

MINI SPLIT - INDOOR CONDENSING UNIT

NOTES:
1. PROVIDE AND INSTALL MANUFACTURER'S PROGRAMMABLE THERMOSTAT AND REFRIGERATION LINESET.
2. SET FAN SPEED TO MEDIUM.
3. MAX 23 FEET ELEVATION ABOVE CONDENSER.

		SUPPLY FAN	COOLING COIL					
MARK	UNIT TYPE	AIRFLOW (CFM)	TOTAL CAP (MBH)	ASSOCIATED UNIT	WEIGHT	MANUFACTURER	MODEL	NOTES
FC-1	WALL MOUNT FAN COIL	400	7.0	CU-3	21.00 lbf	TBD	TBD	1-3

INFRARED TUBE HEATER SCHEDULE

NOTES:
1. MOUNT 13 FEET ABOVE FINISHED FLOOR WITHOUT OBSTRUCTING AIRFLOW.
2. PROVIDE WITH WALL MOUNTED THERMOSTAT.
3. PROVIDE NECESSARY MOUNTING BRACKET AND ACCESSORIES FOR HORIZONTAL MOUNTING.

		HEATING (GAS)	ELECTRICAL		BURNER			
MARK	LOCATION	MBH	VOLTAGE	HZ	WEIGHT	MANUFACTURER	MODEL	NOTES
H-1	APPARATUS BAY	40.0	120 V	60	19.00 lbf	ROBERTS GORDON	CORAYVAC B-4	1-3

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1121 N. GENE L. JONES WAY

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FILENAME:

MECHANICAL SCHEDULES

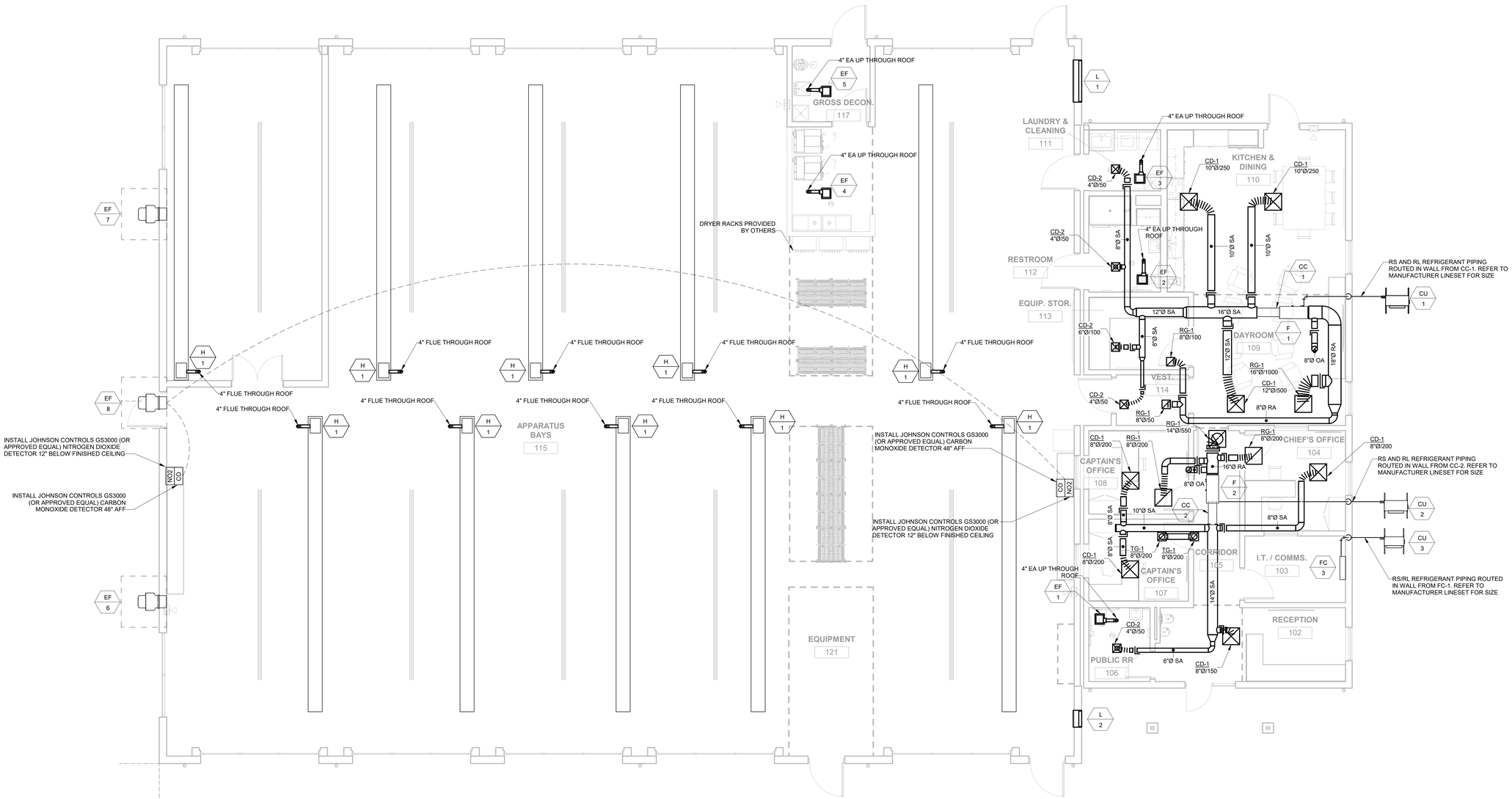
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MECHANICAL VENTILATION CALCULATION

BAY AREA:	9084 FT²
EXHAUST RATE PER 2020 FBC SECTION 404.1[A]:	0.75 CFM/FT²
REQUIRED VENTILATION:	6813 CFM
PROPOSED VENTILATION:	6850 CFM
MIN. CONTINUOUS VENTILATION:	.06 CFM/FT²
REQUIRED VENTILATION:	545 CFM
PROPOSED VENTILATION:	550 CFM

A: EXHAUST RATE APPLIES UPON DETECTION OF CO OR NO_2 IN THE AREA.



1 MECHANICAL FLOOR PLAN

3/16" = 1'-0"

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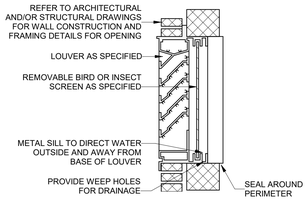
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PROJECT NO: 092767002
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MECHANICAL FLOOR PLAN

M200

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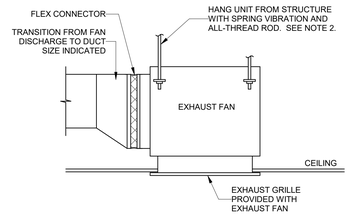


NOTES:

1. SEAL ALL JOINTS AND SEAMS OF PLENUM AND DUCT TO PROVIDE WATER TIGHT CONSTRUCTION. PROVIDE INSULATION FOR PLENUM AND DUCT PER SPECIFICATIONS.

1 LOUVER INSTALLATION DETAIL

N.T.S

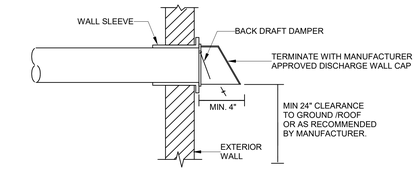


NOTES:

1. ARRANGEMENT SHOWN IS SCHEMATIC, ADJUST TO SUIT FIELD CONDITIONS AND MEET LOCAL CODE REQUIREMENTS.
2. FOR FANS 1 HP AND LESS, PROVIDE NEOPRENE RUBBER MOUNT HANGER. FOR FANS LARGER THAN 1 HP, PROVIDE SPRING VIBRATION ISOLATION HANGER.

2 CEILING MOUNTED FAN DETAIL

N.T.S

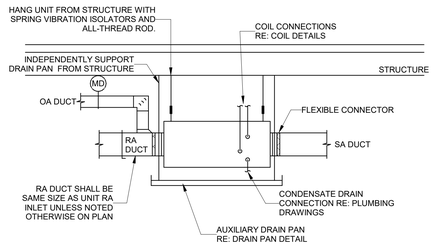


NOTES:

1. DRYER EXHAUST TERMINATIONS SHALL BE IN ACCORDANCE WITH THE APPLIANCE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
2. DAMPERS OR ANY OTHER OBSTRUCTIONS ARE NOT PERMITTED IN DRYER VENT DUCT.
3. SCREENS SHALL NOT BE INSTALLED AT THE DUCT TERMINATION.
4. ALL DRYER EXHAUST DUCTWORK SHALL BE SMOOTH INSIDE WITH NO PROJECTIONS FROM SHEET METAL SCREWS OR OTHER OBSTRUCTIONS.

3 DRYER EXHAUST VENT DETAIL

N.T.S

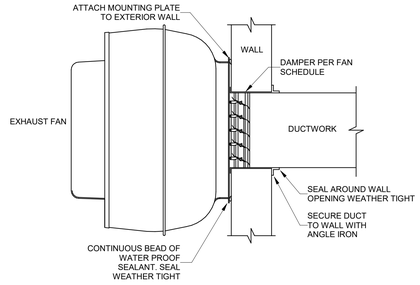


NOTES:

1. ARRANGEMENT SHOWN IS SCHEMATIC, ADJUST TO SUIT FIELD CONDITIONS AND MEET LOCAL CODE REQUIREMENTS.

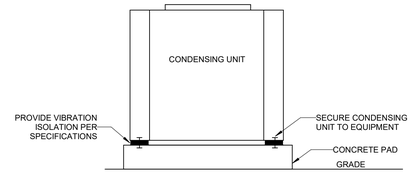
4 HORIZONTAL FCU DETAIL

N.T.S



5 SIDEWALL CENTRIFUGAL EXHAUST FAN

N.T.S



NOTES:

1. SUPPORT AND ANCHOR OUTDOOR UNITS IN COMPLIANCE WITH LOCAL SEISMIC AND WIND RESTRAINT REQUIREMENTS.
2. SEE MECHANICAL EQUIPMENT ANCHORS AND SUPPORT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

6 CONDENSING UNIT GROUND SUPPORT DETAIL

N.T.S

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M600

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PLUMBING GENERAL NOTES:

1. DRAWINGS ARE DIAGRAMMATIC ONLY AND REPRESENT THE GENERAL SCOPE OF THE WORK. REVIEW THE GENERAL NOTES, SPECIFICATIONS AND PLANS FOR ADDITIONAL REQUIREMENTS THAT MAY NOT BE SPECIFICALLY CALLED OUT IN THIS PORTION OF THE CONSTRUCTION DOCUMENTS. NOTIFY THE ARCHITECT AND ENGINEER ON RECORD OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO SUBMISSION OF BID.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL PLUMBING CODE (IPC), 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC), 2018 INTERNATIONAL BUILDING CODE (IBS), 2018 INTERNATIONAL MECHANICAL CODE (IMC), NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS, AND ALL OTHER APPLICABLE CODES, RULES, AND CITY OF WENDOVER AMENDMENTS.
3. GUARANTEE MATERIAL, EQUIPMENT, AND INSTALLATION FOR ONE YEAR FROM SUBSTANTIAL COMPLETION DATE. ALL DEFECTS SHALL BE CONTRACTORS RESPONSIBILITY.
4. PROVIDE A CONSTRUCTION RECORD SET OF "AS-BUILT" DOCUMENTS TO THE ARCHITECT AND ENGINEER ON RECORD REFLECTING ANY VARIANCES OF INSTALLED PIPING LOCATIONS OR EQUIPMENT CONTRARY TO THE CONSTRUCTION DOCUMENTS, REFER TO SPECIFICATIONS.
5. PROVIDE TO THE ARCHITECT AND ENGINEER ON RECORD A COPY OF INSPECTION REPORTS AND APPROVAL CERTIFICATES FROM LOCAL AND STATE INSPECTIONS, REFER TO SPECIFICATIONS.
6. INSTALLATION SHALL COMPLY WITH LEGALLY CONSTITUTED CODES AND THE REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.
7. PLANS AND SPECIFICATIONS GOVERN WHERE THEY EXCEED CODE REQUIREMENTS.
8. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND MOUNTING HEIGHTS OF PLUMBING FIXTURES.
9. DO NOT SCALE FLOOR PLANS FOR EXACT HORIZONTAL LOCATION OF PIPE ROUTING.
10. INSTALL CONCEALED PIPING TIGHT TO THE STRUCTURE AND AS HIGH AS POSSIBLE. INSTALL EXPOSED PIPING TIGHT TO THE STRUCTURE, WALL OR CEILING AND AS HIGH AS POSSIBLE. COORDINATE WITH OTHER TRADES TO AVOID CONFLICTS.
11. INSTALL VALVES AND APPURTENANCES A MAXIMUM OF 24" ABOVE CEILING IN ACCESSIBLE LOCATION WITHIN 24" OF ACCESS DOORS OR ACCESSIBLE CEILING TILES. PROVIDE PIPE AND FITTINGS TO INSTALL VALVES AND APPURTENANCES AT REQUIRED HEIGHT AND WITHIN 24" OF ACCESS DOORS OR ACCESSIBLE CEILING TILES.
12. VALVES SHALL BE LINE SIZE UNLESS OTHERWISE NOTED.
13. PIPING IN FINISHED AREAS SHALL BE ROUTED CONCEALED; EXPOSED PIPING, WHERE NECESSARY, SHALL BE ROUTED AS HIGH AS POSSIBLE AND TIGHT TO WALLS.
14. VERIFY LOCATION AND DEPTH OF UTILITIES AT POINTS OF CONNECTION BEFORE START OF PIPING INSTALLATION.
15. COORDINATE ALL WORK WITH OTHER TRADES AND CONTRACTORS.
16. COORDINATE PIPING INSTALLATION WITH STRUCTURAL GRADE BEAMS, FOOTINGS, COLUMN PIERS, ETC. SLEEVE PIPING THROUGH GRADE BEAMS, FOOTING, ETC. WHERE REQUIRED AND AS NOTED ON PLANS. COORDINATE SLEEVE INSTALLATIONS WITH THE ARCHITECT, STRUCTURAL ENGINEER, STRUCTURAL CONTRACTOR AND GENERAL CONTRACTOR BEFORE CONCRETE IS INSTALLED.
17. CLEAN FAUCET AERATORS AND PIPE STRAINERS PRIOR TO TURNING BUILDING OVER TO THE OWNER.
18. COORDINATE PIPE ROUTING AWAY FROM ELECTRICAL PANELS. DO NOT INSTALL PIPING OVER ELECTRICAL PANELS.
19. PAINT ALL EXPOSED GAS AND WATER PIPING USING RUST INHIBITOR PAINT. PAINT AND COLOR SHALL BE COORDINATED WITH THE ARCHITECT AND / OR OWNER.
20. COORDINATE ALL ROOF PENETRATIONS WITH OTHER TRADES. MAINTAIN 10' MINIMUM CLEARANCE FROM ALL AIR INTAKES. MAINTAIN 2' CLEARANCE FROM ALL OTHER EQUIPMENT.
21. INSULATE PIPING ROUTED IN EXTERIOR BUILDING WALLS WITH MINIMUM 2" BATT INSULATION TO PREVENT FREEZING.
22. PROVIDE "HEAVY-DUTY" NO-HUB COUPLINGS ON SANITARY PIPING 3" AND LARGER. SEE DIVISION 22 SPECIFICATION SECTION "SANITARY DRAINAGE AND VENT AND PIPING SPECIALTIES" FOR MORE INFORMATION.
23. PROVIDE "HEAVY-DUTY" NO-HUB COUPLINGS ON STORM PIPING, INCLUDING CONNECTIONS TO ROOF DRAINS. SEE DIVISION 22 SPECIFICATION SECTION "STORM DRAINAGE PIPING AND SPECIALTIES" FOR MORE INFORMATION.
24. PROVIDE TRANSITION ADAPTER COUPLINGS FOR CONNECTION OF PVC DWV TO CAST IRON SANITARY, WASTE AND VENT PIPE AT SLAB ON GRADE. SEE DIVISION 22 SPECIFICATION SECTION "SANITARY DRAINAGE AND VENT PIPING AND SPECIALTIES" FOR MORE INFORMATION.
25. PROVIDE TRANSITION ADAPTER COUPLINGS FOR CONNECTION OF PVC DWV TO CAST IRON STORM PIPE AT SLAB ON GRADE. SEE DIVISION 22 SPECIFICATION SECTION "STORM DRAINAGE PIPING AND SPECIALTIES" FOR MORE INFORMATION.
26. FLOW CONTROL VALVES SHALL BE SIZE 1/2" AND SET AT 0.5 GPM UNLESS NOTED OTHERWISE.
27. WATER HAMMER ARRESTORS SHALL BE SIZE "A" UNLESS NOTED OTHERWISE.
28. PROVIDE CHECK VALVES IN HOT AND COLD WATER SUPPLIES FOR MOP SINK FAUCETS DOWNSTREAM OF SHUTOFF VALVES.
29. PROVIDE STACK SLEEVES AT PIPING PENETATIONS OF ELEVATED WATERPROOF FLOOR SLABS, REFER TO SPECIFICATIONS.
30. PROVIDE WALL PIPES AT PIPING PENETRATIONS OF ELEVATED WATERPROOF FLOOR SLABS, REFER TO SPECIFICATIONS.
31. PROVIDE DIELECTRIC UNIONS ON ALL CONNECTION BETWEEN DISSIMILAR METALS.
32. FLUSH AND DISINFECT ALL POTABLE WATER SYSTEMS AFTER FINAL INSTALLTION AND PRIOR TO BUILDING OCCUPANCY PER PLUMBING CODE.
33. ALL PENETRATIONS THROUGH RATED WALLS AND FLOORS SHALL BE SEALED WITH A MATERIAL CAPABLE OF PREVENTING THE PASSAGE OF FLAMES AND HOT GASES. MATERIALS SHALL BE UL LISTED AND COMPLY WITH PLUMBING CODE.
34. CALL FOR INSPECTION AND TEST FROM AUTHORITY HAVING JURISDICTION OF ALL WASTE PIPE, WATER PIPE, AND NATURAL GAS PIPE PRIOR TO BACKFILL AND COVER PER PLUMBING CODE.
35. PROVIDE THIRD PARTY TESTING AND CERTIFICATION OF ALL NATURAL GAS PIPE AND FITTINGS PER FUEL GAS CODE.
36. PROVIDE SIZE AND LENGTH OF HOT WATER FIXTURE SUPPLY PIPE FROM CIRCULATED HOT WATER BRANCH OR MAIN TO TERMINATION OF HOT WATER FIXTURE SUPPLY PIPE AT EACH FIXTURE PER 2015 INTERNATIONAL ENERGY CONSERVATION CODE, TABLE C404.3.1. FOR ½" HOT WATER FIXTURE SUPPLY PIPE SIZE TO INDIVIDUAL LAVATORIES, PROVIDE MAXIMUM LENGTH OF TWO FEET. FOR ½" HOT WATER FIXTURE SUPPLY PIPE SIZE TO INDIVIDUAL SINKS, PROVIDE MAXIMUM LENGTH OF 43 FEET. FOR 3/4" HOT WATER FIXTURE SUPPLY PIPE SIZE TO INDIVIDUAL SINKS, PROVIDE MAXIMUM LENGTH OF 21 FEET.

PLUMBING SYMBOLS & LEGENDS

THIS IS A MASTER LEGEND, NOT ALL ABBREVIATIONS OR SYMBOLS ARE USED ON DRAWINGS.

STANDARD MOUNTING ELEVATIONS

INSTALL PLUMBING FIXTURES AT ELEVATIONS IN DRAWINGS OR SPECIFICATIONS. ELEVATIONS ARE DIMENSIONED FROM AFF OR AFG. INSTALL ALL DEVICES IN COMPLIANCE WITH CURRENT ADA AND LOCAL REQUIREMENTS.

REFER TO ARCHIECTURAL DRAWINGS FOR FINAL LOCATIONS AND MOUNTING ELEVATIONS.

PIPING SYMBOLS & LEGENDS

SYMBOL	DESCRIPTION
	DIRECTION OF FLOW
	FLOOR SINK (FS) OR FLOOR DRAIN (FD), SIZE AND TYPE
	SHUTOFF VALVE (SOV)
	BALANCING VALVE WITH PRESSURE PORTS (BLV)
	CHECK VALVE (CHV)
	BACKFLOW PREVENTOR (BP)
	PRESSURE REDUCING VALVE (PRV)
	STRAINER (STR)
	STRAINER WITH 3/4" HOSE END DRAIN VALVE
	2-WAY CONTROL VALVE
	3-WAY CONTROL VALVE
	REDUCER
	WATER HAMMER ARRESTOR
	UNION
	PRESSURE GAGE WITH GAUGE COCK
	THERMOMETER
	PIPING TEE DOWN
	PIPING TEE UP
	PIPING ELBOW UP
	PIPING ELBOW DOWN
	CAP
	FLEXIBLE COUPLING
	PUMP

ABBREVIATIONS

ABBREVIATION	DESCRIPTION
ADA	AMERICANS WITH DISABILITIES ACT
AFF	ABOVE FINISHED FLOOR
AP	ACCESS PANEL
AV	ACID VENT
AW	ACID WASTE
BFP	BACKFLOW PREVENTER
BFF	BELOW FINISHED FLOOR
BHP	BRAKE HORSE POWER
BOP	BOTTOM OF PIPE
BTU/H	BRITISH THERMAL UNIT PER HOUR
CD	CONDENSATE DRAIN
CO	CLEANOUT
CP	CONDENSATE PYMP
CPVC	CHLORINATED POLYVINLY CHLORIDE
CU	COPPER
(D)	DEMOLISHED
DI	DUCTILE IRON
DIA	DIAMETER
DFU	DRAINAGE FIXTURE UNIT
DN	DOWN
(E)	EXISTING
ECO	EXTERIOR CLEANOUT
EFF	EFFICIENCY
EWC	ELECTRIC WATER COOLER
EWT	ENTERING WATER TEMPERATURE
°F	DEGREES FAHRENHEIT
FCO	FLOOR CLEANOUT
FD	FLOOR DRAIN
FPM	FEET PER MINUTE
GA	GAGE OR GAUGE
GAL	GALLONS
GI	GREASE INTERCEPTOR
GPF	GALLONS PER FLUSH
GPM	GALLONS PER MINUTE
HD	HEAD, HUB DRAIN
HP	HORSEPOWER
IBC	INTERNATIONAL BUILDING CODE
IE	INVERT ELEVATION
IPC	INTERNATIONAL PLUMBING CODE
KW	KILOWATT
L	LAVATORY OR SINK
LBS	POUNDS
LWT	LEAVING WATER TEMPERATURE
MAX	MAXIMUM
MBH	ONE THOUSAND BTUH
MCA	MINIMUM CIRCUIT AMPS
MH	MANHOLE
MIN	MINIMUM
MOCP	MAXIMUM OVER CURRENT PROTECTION
N/A	NOT APPLICABLE
N/C	NORMALLY CLOSED
N/O	NORMALLY OPEN
NEC	NATIONAL ELECTRIC CODE
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
PD	PRESSURE DROP
PRV	PRESSURE REDUCING VALVE
PSI	POUNDS PER SQUARE INCH
PVC	POLYVINYL CHLORIDE
(R)	EXISTING TO BE RELOCATED
RD	ROOF DRAIN
RPM	REVOLUTIONS PER MINUTE
SK	SINK
SOI	SAND OIL INTERCEPTOR
SP	SUMP PUMP
SS	STAINLESS STEEL
TDH	TOTAL DYNAMIC HEAD
TFA	TO FLOOR ABOVE
TFB	TO FLOOR BELOW
UBC	UNIFORM BUILDING CODE
UL	UNDERWRITERS LABORATORIES, INC.
UMC	UNIFORM MECHANICAL CODE
UNO	UNLESS NOTED OTHERWISE
UPC	UNIFORM PLUMBING CODE
V	VENT
VFD	VARIABLE FREQUENCY DRIVE
VTR	VENT THROUGH ROOF
W/	WTH
W/O	WITHOUT
WC	WATER COLUMN
WCO	WALL CLEANOUT
WG	WATER GAUGE
WSFU	WATER SUPPLY FIXTURE UNIT
WVS	WASTE VENT STACK

PIPING LINETYPES

SYMBOL	DESCRIPTION
—CD—	CONDENSATE DRAIN PIPING (CD)
—CW—	COLD WATER (CW)
—HW—	DOMESTIC HOT WATER (HW)
—HWR—	DOMESTIC HOT WATER RETURN (HWC)
—G—	GAS - LOW PRESSURE (G) (7" WC AND BELOW)
—MPG—	GAS - MEDIUM PRESSURE (MPG) (2-5 PSI)
—GW—	GREASE WASTER (ABOVE GRADE/FLOOR) (GW)
—GW—	GREASE WASTE (BELOW GRADE/FLOOR) (GW)
—W—	WASTE PIPING (ABOVE GRADE/FLOOR) (W)
—W—	WASTE PIPING (BELOW GRADE/FLOOR) (W)
—ST—	STORM/ROOF DRAIN PIPING (BELOW GRADE/ FLOOR)
—ST—	STORM/ROOF DRAIN PIPING (ABOVE GRADE/FLOOR)
—STS—	SECONDARY STORM/ROOF DRAIN PIPING (BELOW GRADE/FLOOR)
—STS—	SECONDARY STORM/ROOF DRAIN PIPING (ABOVE GRADE/FLOOR)
—TW—	TEPID WATER
—TWC—	TEPID WATER CIRCULATION
—TP—	TRAP PRIMER WATER PIPING
—V—	VENT PIPING (ABOVE GRADE/FLOOR)
—VBG—	VENT BELOW GRADE PIPING

GENERAL ANNOTATIONS

	POINT OF CONNECTION (POC) - NEW ITEMS TO EXISTING ITEMS
	ACCESS PANEL (AP)
RTU X	MECHANICAL EQUIPMENT. (CONTRACTOR FURNISHED & INSTALLED UNLESS NOTED OTHERWISE). REFER TO MECHANICAL SCHEDULES.
1	PLUMBING PLAN KEYNOTE
1	PLUMBING EQUIPMENT. (CONTRACTOR FURNISHED & INSTALLED). REFER TO PLUMBING MATERIAL LIST.
1	PLUMBING EQUIPMENT. (OWNER FURNISHED, CONTRACTOR INSTALLED).
1 P0.00	DETAIL REFERENCE CALLOUT. UPPER VALUE = DETAIL NUMBER. LOWER VALUE = SHEET NUMBER
1 P0.00	SECTION VIEW REFERENCE CALLOUT. UPPER VALUE = DETAIL NUMBER. LOWER VALUE = SHEET NUMBER

PLUMBING SHEET LIST

SHEET NUMBER	SHEET NAME
P000	PLUMBING SYMBOLS, ABBREVIATIONS, AND NOTES
P002	PLUMBING SCHEDULES
P200	PLUMBING FLOOR PLAN

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WEST WENDOVER FIRE STATION #13

1121 N. GENE L. JONES WAY

CLIENT PROJECT INFO

NO:	DATE	DRAWING ISSUE DESCRIPTION

DESIGNED BY: AS
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SCALE: As indicated
DATE: 5/01/2023
PROJECT NO: 092767002
FILENAME:

PLUMBING SYMBOLS, ABBREVIATIONS, AND NOTES

P000

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PLUMBING FIXTURE SCHEDULE

MARK	FIXTURE TYPE	DESCRIPTION	MANUFACTURER	MODEL	ROUGH-IN SIZE			
					W	V	CW	HW
EE-1	EMERGENCY EYE WASH	COMBINATION EMERGENCY SHOWER AND EYEWASH. PROVIDE WITH 11" STAINLESS STEEL BOWL, INTEGRAL 20 GPM FLOW CONTROL, MODEL SP157A SCALD BLEED VALVE, MODEL 92011E THERMOSTATIC MIXING VALVE, AND STAINLESS STEEL DUST COVER.	HAWS	8300	0"	0"	1 1/4"	1 1/4"
EWC-1	ELECTRIC WATER COOLER	BI-LEVEL, BARRIER-FREE, WALL MOUNTED REFRIGERATED WATER COOLER WITH SELF-CLOSING EASY-TOUCH CONTROLS REQUIRING LESS THAN 3 POUNDS OF FORCE TO OPERATE. UNIT SHALL PROVIDE 8.0 GPH OF 50°F WATER WITH 80°F ENTERING WATER AND 90°F AMBIENT. PROVIDE AND INSTALL MANUFACTURERS CANE SKIRT. PROVIDE COMPLETE WITH MOUNTING PLATE, STOP, SUPPLY, TRAP, CANE SKIRT, AND BOTTLE FILLER (MODEL NO. LZWSR).	ELKAY	LZSTL8WSLP - LHHS	2"	1 1/2"	1/2"	0"
FCO-1	FLOOR CLEANOUT	FLOOR CLEANOUT, REFER TO PLANS FOR SIZE. LOCATE IN ACCESSIBLE AREA. TUF-TOP NON-ADJUSTABLE CLEANOUT WITH DURA-COATED CAST IRON BODY, WITH GAS AND WATERTIGHT ABS TAPERED THREAD PLUG, AND ROUND SCORIATED CAST IRON HEAVY-DUTY SECURED COVER AND FRAME.	WATTS	CO-202-RC	2"	0"	0"	0"
FD-1	4" FLOOR DRAIN	CAST IRON BODY FLOOR DRAIN.	ZURN	Z415	4"	2"	0"	0"
HB-1	HOSE BIBB	EXPOSED HOSE BIBB, MILD CLIMATE, ANTI-SIPHON, CHROME PLATED.	WOODFORD	79	0"	0"	3/4"	0"
HB-2	HOSE BIBB	UNDER COVER WALL HYDRANT, ANIT SIPHON, CHROME PLATED. PROVIDE WITH INTEGRAL DOUBLE CHECK BACKFLOW PREVENTER AND LOOSE TEE KEY AND DOOR LOCK.	WOODFORD	68	0"	0"	3/4"	0"
L-1	LAVATORY	21"X20 1/4" SELF DRAINING DECK 4" CENTERS WALL MOUNTED LAVATORY, PROVIDE WITH AMERICAN STANDARD FAUCET MODEL 6053.204. FACUET TO BE 0.35 GPM, BATTERY OPERATED SENSOR WITH ESTIMATED LIFE CYCLES OF 480,000 AND OPTIONAL THERMOSTATIC MIXING VALVE MODEL 605TXMV1070. ADA COMPLIENT WHEN INSTALLED PER MANUFACTURERS ADA REQUIREMENTS.	AMERICAN STANDARD	DECORUM 9134004EC	1 1/2"	1 1/2"	1/2"	1/2"
MS-1	MOP SINK	FLOOR MOUNTED 24"X24"X10" DEEP MOP SINK. ONE PIECE MOLDED STRUCTURAL FIBERGLASS CONSTRUCTION WITH MARBELIZED WHITE FINISH. PROVIDE WITH FAUCET (MODEL 63.600A), 31" HOSE AND HOSE HOLDER (MODEL 830AA), MOP HANGER (889CC), BUMPER GUARDS, AND WALL GUARDS. PROVIDE MOP SINK WITH 3" INTEGRAL DRAIN WITH REMOVEABLE STAINLESS STEEL STRAINER.	FIAT	MSB-2424	2"	2"	1/2"	1/2"
MS-2	MOP SINK	FLOOR MOUNTED 23"X21-1/2 SINGLE BOWL LAUNDRY TUB WITH WHITE BAKED ENAMEL STEEL LEGS, STRAINER, AND PLUG. PROVIDE WITH CHICAGO FAUCETS 895 SERIES DECK MOUNTED SINK FAUCET.	FIAT	FL1	2"	2"	1/2"	1/2"
SK-1	SINK - SINGLE BOWL	20 GAUGE 304 STAINLESS STEEL SINGLE BOWL DROPIN SINK, 21-1/4" X 15-3/4" X 8" DEEP. BARRIER FREE ADA COMPLIANT, 27" MINIMUM CABINET SIZE. PROVIDE WITH 3-HOLE PUNCH CONFIGURATION ON 4" CENTERS. PROVIDE 1.5 GPM FAUCET, BRASS SWIVEL SPOUT (MODEL NO. 7074000.075). PROVIDE ASSE 1070 COMPLIANT THERMOSTATIC MIXING VALVE, TRUEBRO LAVGUARDS, 1-1/2" CHROME PLATED P-TRAP, GRID STRAINER, LEAD FREE QUARTER TURN VALVES, AND FLEXIBLE SUPPLY LINES.	AMERICAN STANDARD	20SB.8252283S.075	2"	1 1/2"	1/2"	1/2"
SK-2	SINK - DOUBLE BOWL	120 GAUGE STAINSS STEEL DOUBLE BOWL DROP-IN SINK, 33" X 22" X 8" DEEP. BARRIER FREE ADA COMPLIANT, 36" MINIMUM CABINET SIZE. PROVIDE WITH 3-HOLE PUNCH CONFIGURATION ON 4" CENTERS. PROVIDE 1.5 GPM FAUCET WITH 8" FIXED CENTERS, BRASS SWIVEL SPOUT (MODEL NO. 707400.075). PROVIDE ASSE 1070 COMPLIANT THERMOSTATIC MIXING VALVE, TRUEBRO LAVGUARDS, 1-1/2" CHROME PLATED P-TRAP, GRID STRAINER, LEAD FREE QUARTER TURN VALVES, AND FLEXIBLE SUPPLY LINES.	AMERICAN STANDARD	22DB.6332283S.075	2"	1 1/2"	1/2"	1/2"
SOI-1	SAND/OIL INTERCEPTOR	SAND-OIL INTERCEPTOR, 320 GALLON, 2 COMPARTMENT CONCRETE STRUCTURE. PROVIDE WITH #4 H20 TRAFFIC RATED, 26" X 26" AIR TIGHT DIAMOND FLOOR PLATE COVER, FABRICATED STEEL FRAME, AND SURFACE INLET GRATE 26" X 26" WITH FABRICATED STEEL FRAME.	JENSEN	JP320EE-SO	4"	2"	0"	0"
TD-1	TRENCH DRAINS	6-3/4" WIDE REVEAL TRENCH DRAIN SYSTEM WITH HEAVY-DUTY FRAME ASSEMBLY. DUCTILE IRON CLASS C GRATE.	ZURN	Z886-HD	4"	0"	0"	0"
TP-1	TRAP PRIMER	115V POWERED ELECTRIC TRAP PRIMER.	PRECISION PLUMBING PRODUCTS	MP-500-115V	0"	0"	1/2"	0"
UB-1	UTILITY WATER BOX	LOW LEAD SQUARE 1/4 TURN COPPER UTIITY BOX WITH OPTIONAL WATER HAMMER	OATEY COMPANY	39156	0"	0"	1/2"	0"
WC-1	WATER CLOSET - FLUSH VALVE	WALL MOUNTED WATER CLOSET, HIGH EFFICIENCY 1.28 GPF, ELONGATED BOWL, VITREOUS CHINA, TOP SPUD. PROVIDE WITH AMERICAN STANDARD 1.28 GPF BATTERY-POWERED SENSOR-OPERATED SELECTRONIC FLUSHOMETER VALVE (MODEL NO. 6065.121.002) AND HEAY DUTY OPEN FRONT SEAT (MODEL NO. 5901.100). PROVIDE WITH J. R. SMITH FLOOR MOUNTED CARRIER.	AMERICAN STANDARD	AFWALL FLOWISE 2257.101	4"	2"	1 1/2"	0"
WCO-1	WALL CLEANOUT	WALL CLEANOUT, REFER TO PLANS FOR SIZE. LOCATE IN ACCESSIBLE AREA. DURA-COATED CAST IRON BODY, WITH GAS AND WATERTIGHT ABS TAPERED THREAD PLUG, AND ROUND SMOOTH STAINLESS STEEL ACCESS COVER WITH SECURING SCREW.	WATTS	CO44	0"	0"	0"	0"

TANKLESS WATER HEATER SCHEDULE

MARK	LOCATION	EQUIPMENT TYPE	MIN GPM FOR TEMP RISE	TEMPERATURE RISE (°F)	ELECTRICAL							MANUFACTURER	MODEL	NOTES
					INPUT (W)	NUMBER OF ELEMENTS	ELEMENT WATTAGE (W)	VOLTAGE	PHASE	HZ	FLA			
WH-1	PUBLIC RR 106	TANKLESS	0.35	59 °F	3000.0	1	3000.0	208 V	1	60 Hz	15	EEMAX	SPEX3208T	

GAS WATER HEATER SCHEDULE

MARK	LOCATION	EQUIPMENT TYPE	RECOVERY CAP.	TEMPERATURE RISE (°F)	INPUT MBH	ELECTRICAL			MANUFACTURER	MODEL	NOTES
						VOLTAGE	PHASE	HZ			
WH-2	DECON	TANK TYPE - GAS	512 GPH	90 °F	399.0	208 V	1	60 Hz	STATE	SUF119 400	

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WEST WENDOVER FIRE STATION #13

1121 N. GENE L. JONES WAY

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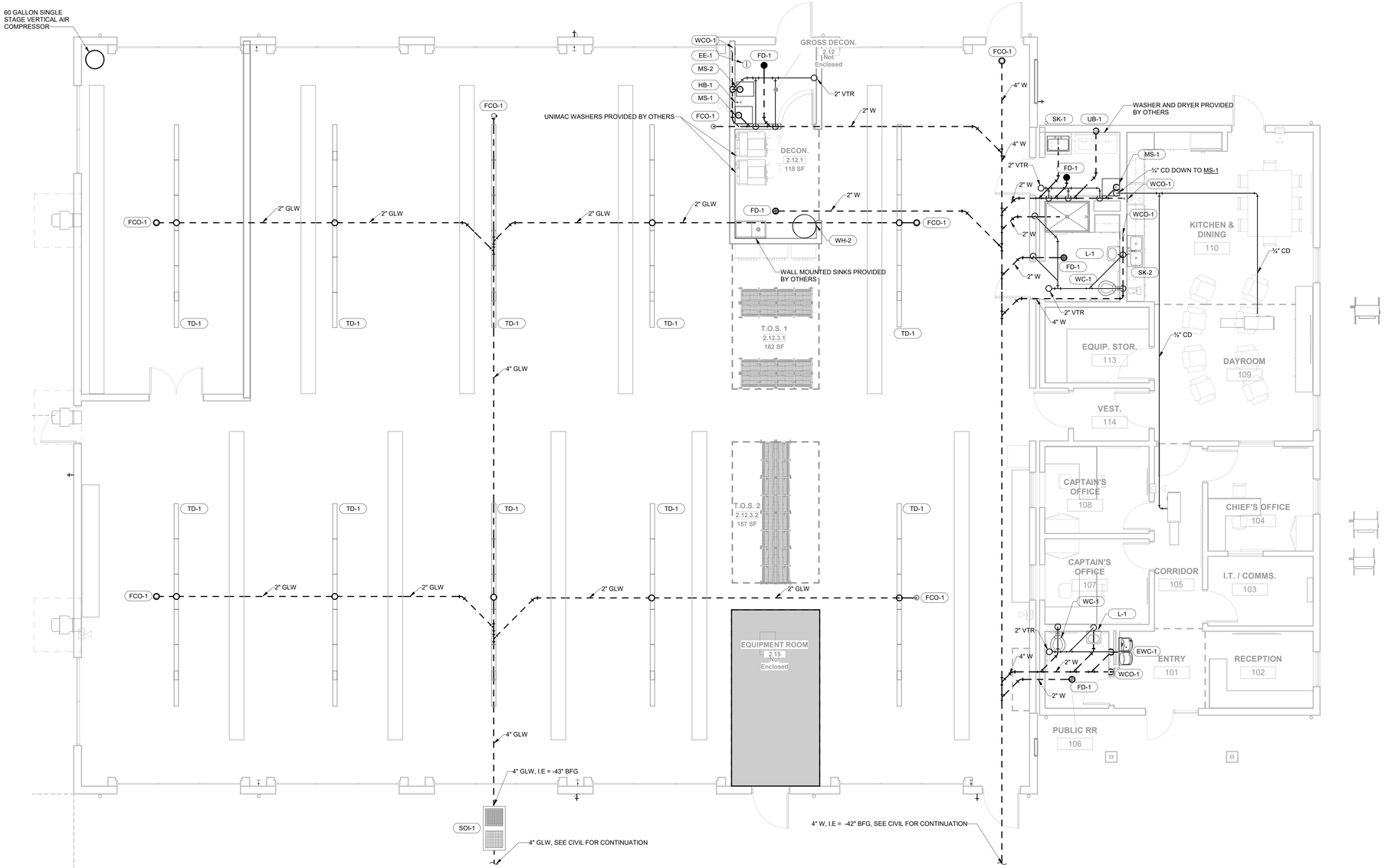
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DATE: 5/01/2023
PROJECT NO: 092767002
FILENAME:

PLUMBING SCHEDULES

P002

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1 PLUMBING FLOOR PLAN - WASTE AND VENT

3/16" = 1'-0"

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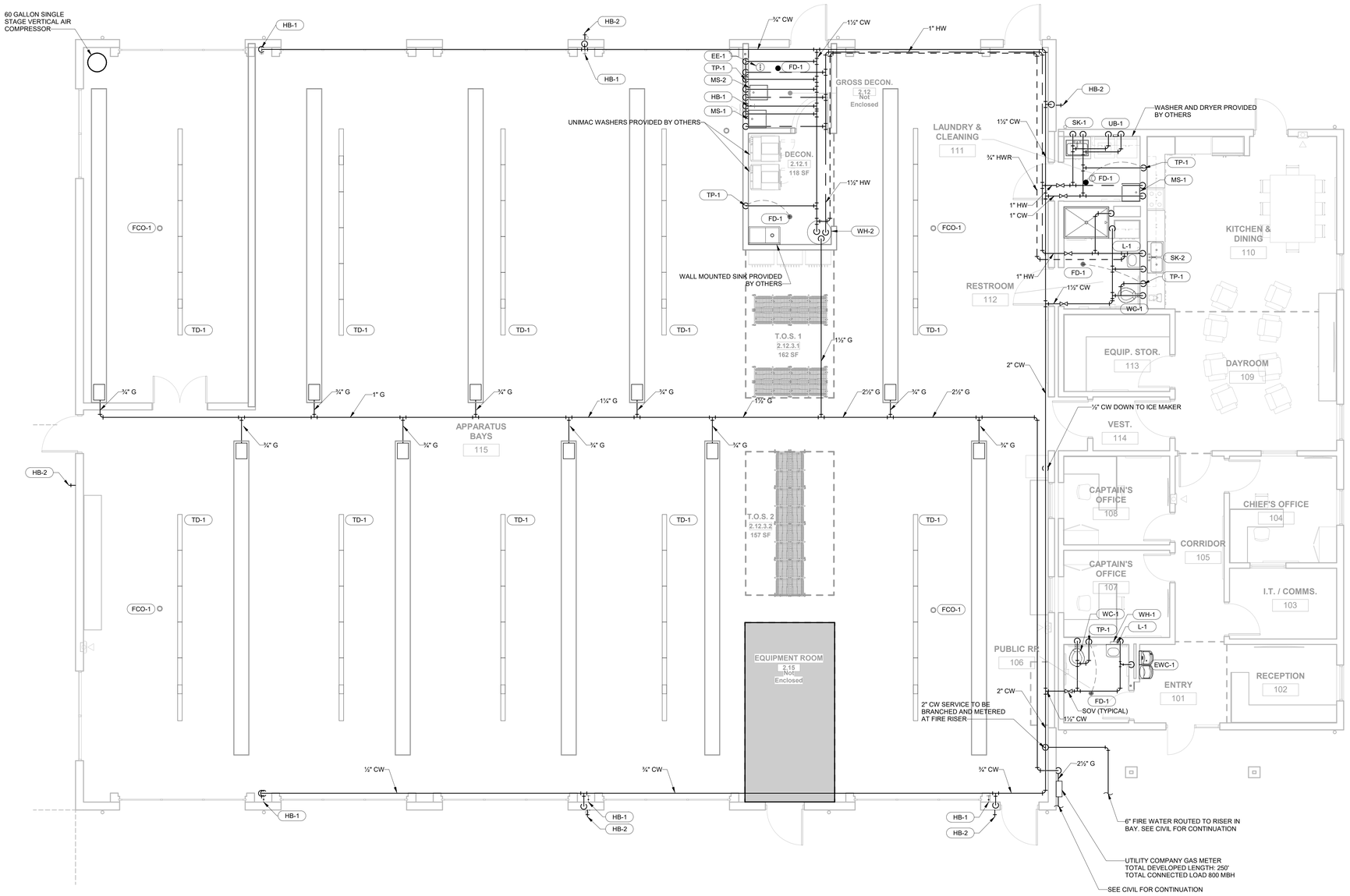
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PLUMBING FLOOR PLAN - WASTE AND VENT

P200

5/2/2023 12:48:04 PM BIM 360://092767002/Wendover Fire Station/Wendover FS MEP.rvt



1 PLUMBING FLOOR PLAN - WATER

3/16" = 1'-0"

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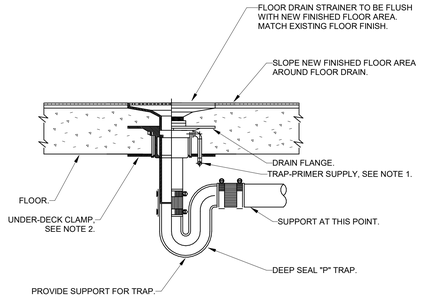
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DATE: 5/01/2023
PROJECT NO: 092767002
FILENAME:

PLUMBING FLOOR PLAN - DOMESTIC

P201

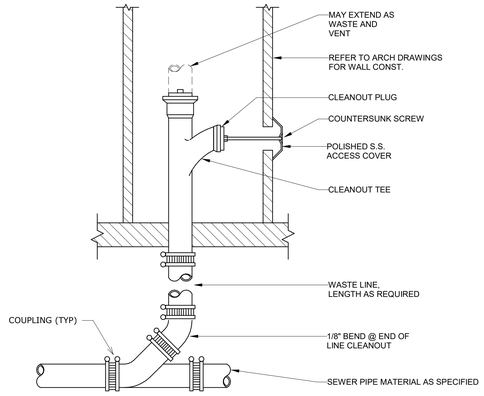
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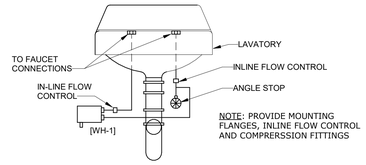
NOTES:

1. FOR TRAP-PRIMER REQUIREMENTS REF. PLAN DWG'S AND SPECIFICATIONS.
2. PROVIDE UNDER DECK CLAMP ON THIS SLAB INSTALLATIONS OF 5" OR LESS. SECURE CLAMP TO DRAIN, REF. SPECIFICATIONS.
3. NO-HUB FOR ABOVE GRADE INSTALLATION.

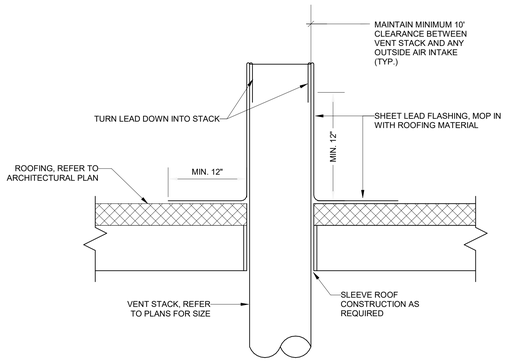
1 FLOOR DRAIN
N.T.S



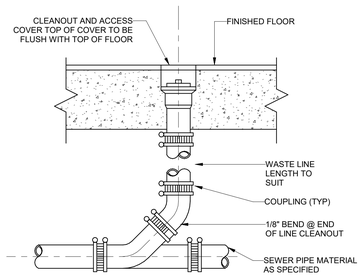
2 WALL CLEANOUT
N.T.S



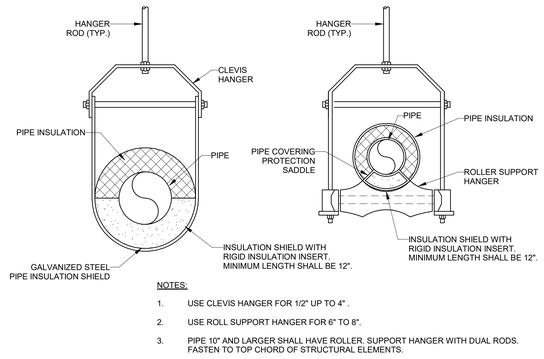
3 LAVATORY/WATER HEATER CONNECTION
N.T.S



4 VENT THROUGH ROOF
N.T.S



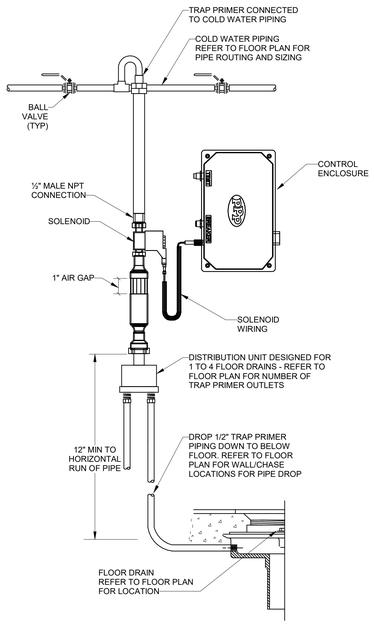
5 FLOOR CLEANOUT
N.T.S



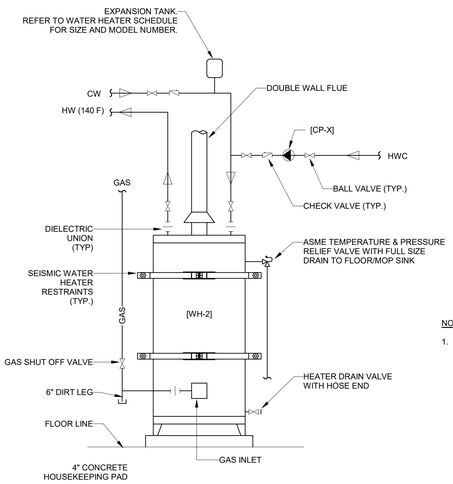
NOTES:

1. USE CLEVIS HANGER FOR 1/2" UP TO 4" .
2. USE ROLL SUPPORT HANGER FOR 6" TO 8".
3. PIPE 10" AND LARGER SHALL HAVE ROLLER. SUPPORT HANGER WITH DUAL RODS. FASTEN TO TOP CHORD OF STRUCTURAL ELEMENTS.

6 PIPE HANGER FOR INSULATED PIPE
N.T.S



7 POWERED TRAP PRIMER DETAIL
N.T.S



NOTES:

1. WATER HEATER STRAPPING SHALL BE AT POINTS WITHIN THE UPPER ONE-THIRD AND LOWER ONE-THIRD (1/3) OF ITS VERTICAL DIMENSIONS. A MINIMUM (1/3) DISTANCE OF FOUR (4) INCHES SHALL BE MAINTAINED ABOVE CONTROLS WITH THE STRAPPING.

8 GAS FIRED WATER HEATER WITH CIRCULATION PUMP
N.T.S

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SEALS

PRELIMINARY
FOR REVIEW ONLY
NOT FOR RECORDATION PURPOSES
Kimley»Horn
ENGINEER _____
PE NO. _____ DATE _____

WEST WENDOVER FIRE STATION #13

1121 N. GENE L. JONES WAY

CLIENT PROJECT INFO

NO:	DATE	DRAWING ISSUE DESCRIPTION

DESIGNED BY: AS
DRAWN BY: AS
CHECKED BY: MCM
SCALE: 12" = 1'-0"
DATE: 5/01/2023
PROJECT NO: 092767002
FILENAME:

PLUMBING DETAILS

P600

BIM 360://092767002-Wendover Fire Station/Wendover FS MEP.rvt
5/2/2023 12:46:12 PM

ELECTRICAL SYMBOLS

CONDUIT AND RACEWAY		MOUNTING (UON)
	CONDUIT RUN IN OR ON CEILING OR WALL.	NA
	CONDUIT RUN IN FLOOR, UNDER FLOOR, OR UNDERGROUND.	NA
	MARKS INDICATE QTY OF CONDUCTORS IN CONDUIT EXCLUDING GROUND. NO MARKS INDICATE (2) CONDUCTORS. ADD GROUND PER NEC FOR EMT & NON-METALLIC CONDUIT.	NA
	LONG MARK INDICATES GROUND FOR ISOLATED GROUNDING SYSTEM. SIZE PER NEC.	NA
	BRANCH CIRCUIT (DIAGRAMMATIC)	NA
LA-1	HOMERUN INDICATING PANEL AND CIRCUIT NUMBER.	NA
LA-[1,3,5]	HOMERUN WITH CIRCUIT NUMBER IN BRACKETS INDICATING MULTI-PHASE LOAD.	NA
ON HA-1	"ON" INDICATES CIRCUITING SPLIT AT DIFFERENT LOCATIONS	NA
	CONDUIT DOWN.	NA
	CONDUIT UP.	NA
	CONDUIT STUB AND CAP.	NA
POWER DEVICES		MOUNTING (UON)
	DUPLEX CONVENIENCE OUTLET, +18" AFF (TYPICAL).	W, +18" AFF
	DUPLEX CONVENIENCE OUTLET, COUNTER HEIGHT +48" AFF (TYPICAL).	W, FVMH
	CONVENIENCE OUTLET W/ GFCI PROTECTION.	W, +18" AFF
WP	CONVENIENCE OUTLET W/ GFCI PROTECTION & WEATHER PROOF-IN-USE COVER.	W, +18" AFF
IG	DUPLEX CONVENIENCE OUTLET W/ DEDICATED CIRCUIT & ISOLATED GROUND.	W, +18" AFF
MON	DUPLEX CONVENIENCE OUTLET FOR MONITOR. COORDINATE WITH ARCH/OWNER.	W, +60" AFF
USB	DUPLEX CONVENIENCE OUTLET WITH INTEGRAL USB CHARGING PORTS.	W, +18" AFF
DF	DUPLEX CONVENIENCE OUTLET FOR DRINKING FOUNTAIN. COORDINATE WITH MECH.	W, +30" AFF
REF	DUPLEX CONVENIENCE OUTLET W/ DEDICATED CIRCUIT FOR REFRIGERATOR.	W, +42" AFF
DISP	DUPLEX CONVENIENCE OUTLET W/ DEDICATED CIRCUIT FOR WASTE DISPOSAL.	W, +18" AFF
	DOUBLE DUPLEX CONVENIENCE OUTLET.	W, +18" AFF
	DUPLEX CONVENIENCE OUTLET, CEILING MOUNTED, FVMH.	C, FVMH
	QUAD RECEPTACLE IN FLOOR BOX.	FL
	DUPLEX RECEPTACLE IN FLOOR BOX.	FL
	SPECIAL PURPOSE OUTLET, NEMA CONFIGURATION AND VOLTAGE AS NOTED.	W, FVMH
USE	JUNCTION BOX, SPECIFIC USE AS NOTED.	W, FVMH
TELECOMMUNICATION DEVICES		MOUNTING (UON)
#	DATA OUTLET (SINGLE DATA OUTLET UNLESS OTHERWISE NOTED ON DRAWINGS.)	W
	TELEPHONE OUTLET	W
	WIRELESS ACCESS POINT (WAP)	C
FIRE ALARM		MOUNTING (UON)
	SMOKE DETECTOR.	C
D	DUCT SMOKE DETECTOR.	FVM
CO	SMOKE/CO DETECTOR.	FVM
	HEAT DETECTOR.	C
FS	FLOW SWITCH.	W
TS	TAMPER SWITCH.	W
RM	RELAY MODULE.	FVM
MM	MONITOR MODULE	W
CO	CARBON MONOXIDE DETECTOR.	W
	FIRE STROBE, CEILING MOUNTED.	C
	FIRE HORN STROBE, CEILING MOUNTED.	C
	FIRE LOUDSPEAKER, CEILING MOUNTED.	C
	FIRE STROBE, WALL MOUNTED AT +84" AFF.	W
	FIRE HORN STROBE, WALL MOUNTED AT +84" AFF.	W
	FIRE HORN STROBE, WALL MOUNTED.	C
	FIRE HORN STROBE, WALL MOUNTED.	C
	FIRE HORN STROBE, WALL MOUNTED.	C
WALL	FIRE ALARM CONTROL PANEL, SURFACE MOUNTED.	W

ELECTRICAL SYMBOLS

LIGHTING (REFER TO LIGHTING FIXTURE SCHEDULE FOR DETAILS)		MOUNTING (UON)
L#	LIGHTING FIXTURE TAG, INDICATING FIXTURE ID.	
EM	HALF SHADING AND/OR 'EM' TAG INDICATES FIXTURE W/ 90 MIN. EMEGENCY BACKUP.	W
	RECESSED VOLUMETRIC TROFFER, 1'X4', 2'X2', 2'X4'	C
	STRIP LIGHT FIXTURE.	C
	LINEAR LIGHTING FIXTURE.	C, W, FL
	RECESSED SQUARE DOWNLIGHT FIXTURE.	C
	RECESSED AND/OR SEMI-RECESSED ROUND DOWNLIGHT FIXTURE.	C
	TRACK AND TRACK LIGHT FIXTURE.	C, W
WALL	VANITY FIXTURE.	W
	EXIT SIGN, SINGLE FACE. ARROWS INDICATE PATH OF EGRESS. REFER TO PLANS FOR MOUNTING. ON UNSWITCHED LEG ON CIRCUIT.	FVM
	EXIT SIGN, DOUBLE FACE. ARROWS INDICATE PATH OF EGRESS. REFER TO PLANS FOR MOUNTING. ON UNSWITCHED LEG ON CIRCUIT.	FVM
LIGHTING CONTROLS		MOUNTING (UON)
S	LINE VOLTAGE LIGHT SWITCH, SINGLE POLE, +48" AFF.	W, +48" AFF
S_3	THREE-WAY SWITCH, +48" AFF.	W, +48" AFF
S_4	FOUR-WAY SWITCH, +48" AFF.	W, +48" AFF
S_D	LINE VOLTAGE DIMMER SWITCH, +48" AFF.	W, +48" AFF
S_K	KEYED SWITCH, +48" AFF.	W, +48" AFF
S_L	LIGHT SWITCH, SINGLE POLE, LIGHTED HANDLE, +48" AFF.	W, +48" AFF
S_O	MOMENTARY OVERRIDE SWITCH, +48" AFF.	W, +48" AFF
S_{LV}	LOW VOLTAGE DIMMING SWITCH, +48" AFF.	W, +48" AFF
S_{OS}	LINE VOLTAGE DIMMING SWITCH, OCCUPANCY SENSOR +48" AFF.	W, +48" AFF
S_T	DIGITAL TIME SWITCH, +48" AFF.	W, +48" AFF
S_0	MOMENTARY CONTACT SWITCH, +48" AFF.	W, +48" AFF
OS	OCCUPANCY SENSOR, DUAL TECHNOLOGY.	C
PC	PHOTOELECTRIC SENSOR.	C
1M	CONTROL ETHERNET GATEWAY HUB. REFER TO LIGHTING CONTROLS RISER DIAGRAM.	FVM
PP	CONTROL POWER PACK. REFER TO LIGHTING CONTROLS RISER DIAGRAM.	FVM
S#	CONTROL DEVICE. REFER TO LIGHTING CONTROLS RISER DIAGRAM.	W, +48" AFF
ONELINE		
M	CT METER.	
	BREAKER.	
LSI	BREAKER WITH GFI PROTECTION, "LSI" INDICATES TRIP SETTINGS LONG, SHORT, & INSTANTANEOUS.	
	GROUND.	
GND	GROUND BUSBAR.	
NEUT	NEUTRAL BUSBAR.	
XFMR	TRANSFORMER PAD MOUNTED.	
ATS	ATS.	
	PANELBOARD.	
EQUIPMENT		MOUNTING (UON)
M	MOTOR RATED SWITCH.	FVM
	MOTOR RATED HAND-OFF-AUTO SWITCH.	FVM
	EMERGENCY POWER OFF SWITCH, MUSHROOM TYPE.	W, FVMH
	DISCONNECT, HEAVY DUTY, NON-FUSIBLE.	W
	DISCONNECT, HEAVY DUTY, FUSIBLE.	W, FVMH
	MAGNETIC MOTOR STARTER.	W
	COMBINATION MOTOR STARTER & DISCONNECT.	W, FVMH
	VARIABLE FREQUENCY DRIVE.	W
WALL	ELECTRICAL PANEL, SURFACE MOUNTED.	W
WALL	ELECTRICAL PANEL, FLUSH MOUNTED.	W
	TRANSFORMER.	FL
	DISTRIBUTION PANELBOARD.	W, FVMH
WALL	INVERTER.	W, FVMH
WS1-1 AC1 AC 1	EQUIPMENT CALLOUT.	
WALL	AUXILIARY SYSTEM CABINET.	W, FVMH

ELEC ABBREVIATION...

1P	ONE POLE
1PH	SINGLE PHASE
2/C	TWO-CONDUCTOR
2P	TWO POLE
3/C	THREE-CONDUCTOR
3P	THREE POLE
3PH	THREE PHASE
3W	THREE WIRE
4PDT	FOUR POLE DOUBLE THROW
4PST	FOUR POLE SINGLE THROW
4W	FOUR WIRE
A/C	AIR CONDITIONIG
AC	ALTERNATING CURRENT
ACS	ACCESS CONTROL SYSTEM
ADA	AMERICANS WITH DISABILITIES ACT
ADJ	ADJACENT
AFC	AVAILABLE FAULT CURRENT
AFF	ABOVE FINISHED FLOOR / GRADE
AIC	AMPERE INTERRUPTING CAPACITY
AL	ALUMINUM
ALCP	AREA LIGHT CONTACTOR PANEL
ALT	ALTERNATE
AMP	AMPERE
APPROX.	APPROXIMATE / APPROXIMATELY
AR	AS REQUIRED
ARCH	ARCHITECTURAL / ARCHITECT
ATS	AUTOMATIC TRANSFER SWITCH
AWG	AMERICAN WIRE GAUGE
BB	BUCK BOOST
BFB	BACK FEED BREAKER
BLDG	BUILDING
BRKR	BREAKER
BTU	BRITISH THERMAL UNIT
C	CEILING
CATV	COMMUNITY ANTENNA TELEVISION
CB	CIRCUIT BREAKER
CFBA	CUSTOM COLOR / FINISH SELECTED BY ARCHITECT
CFCI	CONTRACTOR FURNISHED CONTRACTOR INSTALLED
CFOI	CONTRACTOR FURNISHED OWNER INSTALLED
CKT	CIRCUIT
CL	CENTERLINE
CLG	CEILING
CO	CONVENIENCE OUTLET, RECEPTACLE
CU	COPPER
DA	DAMPER ACTUATOR
dB	DECIBLE, UNIT OF SOUND LEVEL
DEMO	DEMOLITION
DEPT	DEPARTMENT
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DISC	DISCONNECT
DN	DOWN
DPDT	DOUBLE POLE DOUBLE THROW
DWG	DRAWINGS
E	EAST
EA	EACH
EC	EMPTY CONDUIT WITH PULL WIRE
EJ	EXPANSION JOINT
ELEC	ELECTRICAL
ELEV	ELEVATOR
EM	EMERGENCY
EMB	EXTERNAL MAINTENANCE BYPASS
EMT	ELECTRICAL METALLIC CONDUIT
ENT	ELECTRICAL NONMETALLIC CONDUIT
EPO	EMERGENCY POWER OFF
EQUIP	EQUIPMENT

ELEC ABBREVIATION...

EXIST	EXISTING
FA	FIRE ALARM
FAA	FIRE ALARM ANNUCIATOR
FACP	FIRE ALARM CONTROL PANEL
FBO	FURNISHED BY OTHERS
FLA	FULL LOAD AMPERES
FMC	FLEXIBLE METAL CONDUIT
FPEN	FUSE PER EQUIPMENT NAMEPLATE
FSD	FIRE SMOKE DAMPER
FVM	FIELD VERIFY MOUNTING
FVMH	FIELD VERIFY MOUNTING HEIGHT
FVNR	FULL VOLTAGE NON-REVERSING
FVR	FULL VOLTAGE REVERSING
G	GROUND
GALV	GALVANIZED
GEC	GROUNDING ELECTRODE CONDUCTOR
GEN	GENERATOR
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GFP	GROUND FAULT PROTECTION
GND	GROUND
HD	HEAVY DUTY
HID	HIGH INTENSITY DISCHARGE
HOA	HAND-OFF-AUTOMATIC
HP	HORSEPOWER
HPS	HIGH-PRESSURE SODIUM
HV	HIGH VOLTAGE
HVAC	HEATING, VENTILATION & AIR CONDITIONING
Hz	HERTZ, UNIT OF FREQUENCY
I/O	INPUT / OUTPUT
IG	ISOLATED GROUND
IMC	INTERMEDIATE METAL CONDUIT
IN/IS	INSULATED / ISOLATED
IR	INFRARED
KV	KILOVOLT
KVA	KILOVOLT AMPERE
KVAR	KILOVOLT AMPERE REACTIVE
KW	KILOWATT
KWH	KILOWATT HOUR
LED	LIGHT EMITTING DIODE
LFNC	LIQUID TIGHT FLEXIBLE NONMETALLIC CONDUIT
LPS	LOW-PRESSURE SODIUM
LRA	LOCKED ROTOR AMPERES
LTG	LIGHTING
LV	LOW VOLTAGE
MAX	MAXIMUM
MBJ	MAIN BONDING JUMPER
MC	METAL CLAD
MCA	MINIMUM CIRCUIT AMPERES
MCB	MAIN CIRCUIT BREAKER
MCC	MOTOR CONTROL CENTER
MECH	MECHANICAL
MFR	MANUFACTURER
MH	MAN HOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MLO	MAIN LUGS ONLY
MOCP	MAXIMUM OVER-CURRENT PROTECTION
MON	MONITOR
N	NORTH
NA	NOT APPLICABLE
NC	NORMALLY CLOSED
NEC	NATIONAL ELECTRIC CODE
NEMA	NATIONAL ELECTRIC MANUFACTURERS ASSOCIATION
NFC	NATIONAL FIRE CODE
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NIC	NOT IN CONTRACT
NL	NIGHT LIGHT

ELEC ABBREVIATION...

NO	NORMALLY OPEN
NO.	NUMBER
NTS	NOT TO SCALE
OAE	OR APPROVED EQUAL
OC	ON CENTER
OCP	OVER-CURRENT PROTECTION
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED OWNER INSTALLED
OHD	OVERHEAD DOOR
OL	OVERLOAD
PF	POWER FACTOR
PH	PHASE
PNL	PANEL
PROJ	PROJECTOR
PVC	POLYVINYL CHLORIDE
QTY	QUANTITY
R	RELOCATED DEVICE / EQUIPMENT
RAU	REMOTE ANNUNCIATOR UNIT
RCP	REFLECTED CEILING PLAN
REF	REFRIGERATOR
REV	REVISIONS / REVISED
RMC	RIGID METAL CONDUIT
RNC	RIGID NONMETALLIC CONDUIT
RPM	REVOLUTIONS PER MINUTE
RR	REMOVE & RELOCATE
S	SOUTH
S/N	SWITCH NEUTRAL
S/S	START / STOP
SCA	SHORT CIRCUIT AMPERES
SF	SQUARE FOOT / FEET
SFBA	STANDARD FINISH / COLOR BY ARCHITECT
SPD	SURGE PROTECTION DEVICE
SPDT	SINGLE POLE DOUBLE THROW
SPEC	SPECIFICATION
SPST	SINGLE POLE SINGLE THROW
SQ	SQUARE
ST	SINGLE THROW
STRUCT	STRUCTURAL
SWBD	SWITCHBOARD
SWGR	SWITCHGEAR
TEMP	TEMPORARY
TL	TWISTLOCK
TP	TWISTED PAIR
TSP	TWISTED SHIELDED PAIR
TTB	TELEPHONE TERMINAL BOARD
TV	TELEVISION (CABLE)
TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSOR
TYP	TYPICAL
UF	UNDERFLOOR / UNDERSLAB
UGND	UNDERGROUND
UNO	UNLESS NOTED OTHERWISE
UNSW	UNSWITCHED
UPS	UNINTERRUPTIBLE POWER SOURCE
V	VOLTS / VOLTAGE
VA	VOLT AMPERE
VFD	VARIABLE FREQUENCY DRIVE
W	WEST
W/	WITH
W/O	WITHOUT
WH	WATER HEATER
WP	WEATHER PROOF (NEMA 3R)
X	REMOVE / DEMOLISH
XF	TRANSFORMER
XP	EXPLOSION PROOF
Y	WYE

ELECTRICAL SHEET LIST

SHEET NUMBER	SHEET NAME
E000	ELECTRICAL SYMBOLS, ABBREVIATIONS, AND NOTES
E001	ELECTRICAL SPECIFICATIONS
E100	SITE ELECTRICAL PLAN
E201	POWER PLAN
E202	LIGHTING PLAN
E600	SINGLE LINE DIAGRAM
E601	PANEL SCHEDULES
E602	ELECTRICAL DETAILS
E603	ELECTRICAL DETAILS
F000	FIRE ALARM RISER DIAGRAM
F101	FIRE ALARM PLAN

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Kimley»Horn
ENGINEER _____
PE NO. _____ DATE _____

WEST WENDOVER FIRE STATION #13

1121 N. GENE L. JONES WAY

CLIENT PROJECT INFO

NO:	DATE	DRAWING ISSUE DESCRIPTION

DESIGNED BY: JPN
DRAWN BY: JPN
CHECKED BY: JDB
SCALE: 12" = 1'-0"
DATE: 5/01/2023
PROJECT NO: 092767002
FILENAME:

ELECTRICAL SYMBOLS, ABBREVIATIONS, AND NOTES

E000

5/3/2023 10:31:57 AM BIM 360://092767002/Wendover Fire Station/Wendover FS MEP.rvt

GENERAL ELECTRICAL NOTES

1. PROVIDE ALL LABOR, MATERIALS, TOOLS, ACCESSORIES, ETC. REQUIRED FOR A COMPLETE WORKING ELECTRICAL SYSTEM.
2. ALL CONDUIT SHALL BE ROUTED UNDER FOOTINGS WHERE APPLICABLE. REFER TO STRUCTURAL DETAILS FOR MORE INFORMATION.
3. THE USE OF SERIES RATING OF UPSTREAM OR DOWNSTREAM CIRCUIT BREAKERS OR FUSES IS PROHIBITED. ONLY FULLY RATED SYSTEM COMPONENTS WILL BE ACCEPTED.
4. PULL ROPES: PROVIDE 300 POUND PULL WIRE OR NYLON EQUIVALENT IN ALL INTERIOR EMPTY CONDUIT RUNS. PROVIDE 1/4" DIA NYLON PULL ROPE IN EACH EMPTY EXTERIOR CONDUIT OR DUCT.
5. ALL MULTIPLE POLE CIRCUITS SHALL BE PROVIDED WITH HANDLE TIES AS REQUIRED BY NEC.
6. CONDUIT/CONDUCTOR RUNS SHOWN ARE DIAGRAMMATICAL ONLY. THE BEST FINAL CONDUIT ROUTING SHALL BE AS DETERMINED BY THE ELECTRICAL CONTRACTOR AT THE TIME OF CONSTRUCTION.
7. PRIOR TO PURCHASE OF ANY PANEL, PROTECTIVE DEVICES, SWITCH, STARTER, CONDUIT, WIRE, ETC., TO FEED ANY PIECE OF EQUIPMENT VERIFY THE VOLTAGE, PHASE, AND LOAD OF THAT ITEM IN THE FIELD AND/OR WITH THE PARTICULAR ENTITY INVOLVED IN THE FURNISHING THE ITEM SUCH THAT THE PROPER SIZE & RATING OF THE MATERIALS ARE PURCHASED. NO EXTRAS WILL BE ALLOWED FOR FAILURE TO COMPLY. THIS APPLIES TO ALL EQUIPMENT UNDER OTHER SECTIONS & BY THE OWNER.
8. PROVIDE ALL TRENCHING, EXCAVATION, BACK FILLING, SHORING, PUMPING, COMPACTION TEST ETC. THAT ARE REQUIRED FOR THE SCOPE OF ELECTRICAL WORK.
9. VERIFY THE EXACT LOCATION AND ELEVATION OF ALL ELECTRICAL EQUIPMENT PRIOR TO ROUGH-IN. FINAL CONNECTIONS OF EQUIPMENT SHALL BE PER MANUFACTURERS APPROVED WIRING DIAGRAMS, DETAILS AND INSTRUCTIONS. THE ELECTRICAL CONTRACTOR SHALL PROVIDE MATERIALS AND EQUIPMENT COMPATIBLE WITH EQUIPMENT ACTUALLY SUPPLIED.
10. ALL PANELBOARDS, SWITCHES, MOTOR STARTERS AND SWITCHBOARD CIRCUIT BREAKERS SHALL HAVE ENGRAVED MICARTA NAMEPLATES.
11. PROVIDE ALL PANELBOARDS WITH TYPED DIRECTORIES INSTALLED UNDER A CLEAR PLASTIC COVER. SUBMIT DIRECTORY INFORMATION TO THE OWNER FOR APPROVAL PRIOR TO FINALIZATION. PROVIDE NEW DIRECTORIES FOR ANY PANELBOARDS REQUIRING MODIFICATION.
12. COORDINATE ALL NEW OR PROPOSED WORK WITH EXISTING CONDITIONS. FIELD CONFLICTS AND/OR DISCREPANCIES IN THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD FOR RESOLUTION BEFORE PROCEEDING WITH THE WORK.
13. CONDUIT AND CONDUCTOR ROUTINGS WHERE SHOWN ON PLANS ARE DIAGRAMMATICAL. ALTERNATE ROUTES TO BE APPROVED BY CITY OF AURORA PROJECT MANAGER AND ENGINEER PRIOR TO INSTALLATION. CONTRACTOR TO FIELD COORDINATE CONDUCTOR ROUTING IN CONDUIT AND/OR IN CABLE TRAY IN THE FIELD WITH EXISTING CONDITIONS.
14. EXISTING CONDITIONS ARE INDICATED ON THE DRAWINGS WITH HALF-TONE LINE WORK AND/OR THE NOTATION "(E)". DEMOLTITION WORK IS INDICATED WITH FULL-TONE, DASHED LINE WORK, AND NEW OR PROPOSED WORK IS INDICATED WITH FULL-TONE, SOLID LINE WORK AND/OR THE NOTATION "(N)".

ELECTRICAL SPECIFICATIONS

PART ONE - GENERAL

1.1. THE WORK: ALL WORK SHALL BE NEW UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE THE WORK SHOWN ON THE DRAWINGS AND SPECIFIED FOR ITS INDIVIDUAL SECTIONS OF WORK. THE WORD "WORK" IS DEFINED AS ALL LABOR, TRANSPORTATION, MATERIAL, EQUIPMENT, TOOLS, INSTALLATION, SUPERVISION AND ANY OTHER INCIDENTAL ITEMS OR SERVICES NECESSARY FOR THE PROPER INSTALLATION AND OPERATION OF THE COMPLETE SYSTEMS, WHICH SHALL BE PROVIDED BY THIS CONTRACTOR WHETHER OR NOT SPECIFICALLY INDICATED OR NOTED.

1.2. RESPONSIBILITY: THIS CONTRACTOR IS SOLELY RESPONSIBLE FOR THE ACTIONS OF ITS PERSONNEL, SUPPLIERS, AND SUB-CONTRACTORS. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR THE PERFORMANCE OF ALL WORK AS MAY BE REQUIRED TO ACCOMMODATE THE SUPPORT OF THE ELECTRICAL WORK SAMPLES: PAINTING, STRUCTURAL SUPPORTS, CUTTING AND PATCHING, EXCAVATION AND BACKFILL, CONCRETE PADS, ROOF JACKS, ETC. REQUIRING THIS CONTRACTOR'S ENGAGEMENT OF APPROPRIATE TRADES TO PERFORM SUCH WORK FOR THE PROPER INSTALLATION AND OPERATION OF COMPLETE ELECTRICAL SYSTEMS.

1.3. MINIMUM REQUIREMENTS: THESE SPECIFICATIONS ESTABLISH THE MINIMUM REQUIREMENTS FOR THE WORK AND MATERIALS, EQUIPMENT AND METHODS TO BE PROVIDED. THE DRAWINGS MAY INDICATE REQUIREMENTS WHICH EXCEED THESE MINIMUMS.

1.4. GENERAL CONDITIONS: ALL GENERAL CONDITIONS, SPECIAL REQUIREMENTS OR GENERAL REQUIREMENTS OF THE CONSTRUCTION SPECIFICATIONS ARE MADE PART OF THIS SPECIFICATION AND HAVE THE SAME FORCE AND EFFECT AS IF COMPLETELY REPRODUCED.

1.5. DEFINITIONS:
AHJ: AUTHORITY HAVING JURISDICTION.
ASSEMBLY: AN INSTALLATION OR SYSTEM OF MULTIPLE COMPONENTS REQUIRING MULTIPLE CONNECTIONS. (EXAMPLES: TRASH COMPACTOR, MOTORIZED DOOR, HVAC SPLIT SYSTEM, ETC.).
EQUAL: ACCEPTED BY THE ENGINEER AS EQUAL.
FF&E: FURNISHINGS, FIXTURES AND EQUIPMENT - PROVIDED BY OTHERS AT JOBSITE.
RECEIVE, PROTECT, STORE, ASSEMBLE, INSTALL AND CONNECT. PROVIDE MINIMUM 5X STRUCTURAL BACKING. (EXAMPLES: CHANDELIERS, PROJECTORS, ETC.).
PROVIDE: FURNISH, INSTALL, ACTIVATE, AND COMMISSION.

1.6. CODES: ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2017 EDITION OF THE NATIONAL ELECTRICAL CODE (NEC), THE 2015 EDITION OF THE INTERNATIONAL ENERGY CONSERVATION CODE (IECC), AND ALL OTHER ADOPTED APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS.

1.7. PERMITS: PAY ALL FEES AND OBTAIN ALL PERMITS AND INSPECTIONS REQUIRED FOR THE WORK.

1.8. DRAWINGS: DRAWINGS ARE DIAGRAMMATIC AND SCHEMATIC IN NATURE, AND INDICATE THE TYPE, SIZE, ARRANGEMENT AND LOCATIONS OF MATERIALS AND EQUIPMENT. WORK INCLUDES CERTAIN COMPONENTS, APPURTENANCES, AND RELATED SPECIALTIES THAT MAY NOT BE SHOWN. PROVIDE ALL NECESSARY ITEMS FOR COMPLETE AND PROPER WORKING ACCORDING TO INDUSTRY STANDARDS. IT IS THE INTENT OF THE DRAWINGS AND SPECIFICATIONS TO REQUIRE FINISHED WORK, TESTED AND READY FOR OPERATION AND IN FIRST CLASS CONDITION. ARRANGEMENT OF EQUIPMENT AND ROUTING OF CONDUITS AND BRANCH CIRCUITING SHALL BE PLUMB AND AT RIGHT ANGLES TO BUILDING CONSTRUCTION, AND MAY REQUIRE MODIFICATIONS TO SUIT EXISTING CONDITIONS REQUIRING ONSITE REVISIONS DURING CONSTRUCTION. (SEE ALSO "BIDDING").

1.9. COORDINATION: THIS PROJECT REQUIRES A HIGH LEVEL OF COORDINATION AND COOPERATION BY OWNER, ARCHITECT, OTHER TRADES, VENDORS AND FACILITY CONTRACTORS. CAREFULLY EXAMINE ALL CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, SHOP DRAWINGS, ETC. FOR ALL GENERAL CONSTRUCTION, STRUCTURAL, MECHANICAL, PLUMBING, ARCHITECTURAL, AND SPECIALTY WORK. COORDINATE TO ROUGH-IN, COORDINATE THE WORK WITH ALL OTHER TRADES, TAKING RESPONSIBILITY FOR THE PROPER FITTING OF MATERIAL INTO THE BUILDING AS PLANNED WITHOUT INTERFERENCE WITH OTHER CONSTRUCTION. ESTABLISH AND VERIFY LOCATIONS, HEIGHTS, CONNECTIONS, ETC. WITH EQUIPMENT INSTALLER (AND OWNER, ARCHITECT, AND/OR INTERIOR DESIGNER FOR FF&E ITEMS), AND MAKE REASONABLE MODIFICATIONS IN THE LAYOUTS NEEDED TO PREVENT CONFLICTS WITH OTHER TRADES IN ORDER TO PROVIDE ACCESS FOR THE PROPER EXECUTION OF THE WORK.

1.10. IDENTICAL: ALL WORK REQUIRED FOR IDENTICAL ITEMS AND ASSEMBLIES OF THE PROJECT SHALL BE PROVIDED, ALTHOUGH EACH SPECIFIC IDENTICAL ITEM MAY NOT BE SHOWN IN DETAIL.

1.11. VERIFICATION: CHECK AND VERIFY ALL SIZES, DIMENSIONS, AND CONDITIONS BEFORE STARTING ANY WORK. ANY DEVIATION(S) OR PROBLEM(S) SHALL BE TRANSMITTED TO THE ENGINEER FOR REVIEW.

1.12. CONNECTIONS: CONNECT ALL EQUIPMENT, SYSTEMS, AND ASSEMBLIES PROVIDED BY OTHERS INCLUDING, SAFETY DEVICES AND INTERLOCKS AS REQUIRED FOR COMPLETION: DO NOT INTERCONNECT THE CONTROL SYSTEMS OF THOSE MECHANICAL AND PLUMBING SYSTEMS WHICH ARE SPECIFICALLY NOTED TO BE THE RESPONSIBILITY OF THOSE TRADES. PROVIDE FUSIBLE DISCONNECT SWITCHES AND MOTOR STARTERS FOR ALL EQUIPMENT EXCEPT THOSE ITEMS WHICH ARE SPECIFICALLY LISTED WITH INTEGRAL STARTERS/DISCONNECT SWITCHES. WHERE STARTERS AND/OR DISCONNECT SWITCHES ARE FURNISHED TOGETHER WITH EQUIPMENT, RECEIVE, INSTALL, AND CONNECT THOSE ITEMS.

1.13. SUBMITTAL: SUBMIT TO THE ENGINEER COMPLETE ELECTRONIC SETS OF SHOP DRAWINGS AND TECHNICAL DATA SHEETS FOR ALL EQUIPMENT AND MATERIALS SPECIFIED HEREIN. THE ENGINEER SHALL REVIEW SHOP DRAWINGS AND TECHNICAL DATA SHEETS FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS AND ISSUE A WRITTEN ASSESSMENT TO THE OWNER PRIOR TO COMMENCEMENT OF WORK. THE ENGINEER'S FAILURE TO CORRECT ERRORS IN THE SUBMITTAL SHALL NOT RELIEVE THE CONTRACTOR OF THE OBLIGATION TO PERFORM THE WORK AS SHOWN AND/OR SPECIFIED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ENGINEERING FEES NECESSARY TO CHANGE PROJECT DOCUMENTS BASED ON ALTERNATE SUBMITTAL PACKAGES/EQUIPMENT SUBSTITUTIONS.

1.14. OR-EQUAL SUBSTITUTIONS: ALL PROPOSED "OR EQUAL" SUBSTITUTIONS SHALL BE SUBMITTED TO THE ENGINEER FOR CONSIDERATION PRIOR TO BIDDING AND AFTER ALL REQUIREMENTS ASSOCIATED WITH SUBSTITUTED EQUIPMENT AND/OR MATERIALS HAVE BEEN COORDINATED WITH OTHER BUILDING TRADES, INCLUDING ALL MECHANICAL, STRUCTURAL, AND/OR ARCHITECTURAL ELEMENTS. THE OWNER'S REPRESENTATIVE SHALL PRE-APPROVE ANY PROPOSED SUBSTITUTION IN WRITING. IDENTIFY AND ANNOTATE ALL REVISED REQUIREMENTS PER BUILDING TRADE ON THE SHOP DRAWINGS. ALSO IDENTIFY ALL COST DEBITS OR CREDITS IN WRITING FOR THE PROPOSED CHANGES PER BUILDING TRADE AND SUMMARIZE THESE AS A TOTAL NET-TO-OWNER CHARGE OR CREDIT FOR CONSIDERATION.

1.15. AS-BUILT: UPON COMPLETION OF CONSTRUCTION, SUPPLY THE ENGINEER WITH AS-BUILT DOCUMENTS ACCURATELY SHOWING THE MATERIALS AND EQUIPMENT AS INSTALLED. PROVIDE OPERATION AND MAINTENANCE MANUAL(S) CONTAINING APPROVED SHOP DRAWINGS, OPERATING AND MAINTENANCE INSTRUCTION FOR SWITCHGEAR, LIGHTING FIXTURES, CONTROLS, AND SPECIALTY EQUIPMENT.

1.16. GUARANTEE: ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A MINIMUM OF ONE (1) YEAR FROM DATE OF ACCEPTANCE BY OWNER (LONGER IF REQUIRED BY GENERAL AND/OR SPECIAL CONDITIONS). IN ADDITION, THE INSTALLATION SHALL BE GUARANTEED TO PERFORM AS SPECIFIED AND FULFILL EACH AND EVERY REQUIREMENT OF THE DRAWINGS AND SPECIFICATIONS WHEN OPERATED IN ACCORDANCE WITH THE CONTRACTOR'S INSTRUCTIONS. SHOULD THE INSTALLATION IN ANY WAY FAIL TO DO SO, THE CONTRACTOR WILL, WITHOUT DELAY AND WITHOUT COST TO THE OWNER, PROVIDE WHATEVER ADDITIONAL EQUIPMENT, MATERIAL, AND LABOR REQUIRED TO CORRECT THE DEFICIENCY AND COMPLY WITH THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS. WHERE SPECIFIED EQUIPMENT HAS A LONGER GUARANTEE PERIOD, THE TERMS OF THAT GUARANTEE SHALL GOVERN (EXAMPLE: LED SYSTEM WITH 5 YEAR GUARANTEE). INCANDESCENT LAMPS ARE EXEMPT BUT SHALL BE NEW AND UNUSED AT THE TIME OF FINAL ACCEPTANCE.

1.17. IECC COMPLIANCE: COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE IECC COMPLIANCE CERTIFICATE INCLUDED IN THESE DOCUMENTS. HIRE A COMMISSIONING AGENT TO COMPLY WITH AND PERFORM ALL ASPECTS OF SECTION C408 OF THE 2018 IECC.

BIDDING

1.18. SITE VISIT: CONTRACT DOCUMENTS INDICATE NEW WORK TO BE PERFORMED AND DO NOT PURPORT TO SHOW ALL EXISTING CONDITIONS. VISIT THE SITE PRIOR TO SUBMITTING A BID TO BECOME FAMILIAR WITH EXISTING CONDITIONS. COMPARE THE WORK SPECIFIED IN THE CONTRACT DOCUMENTS AGAINST EXISTING CONDITIONS, AND IDENTIFY AND ANNOTATE ALL WORK OR CONDITIONS THAT ARE DIFFERENT FROM THE CONTRACT DOCUMENTS OR THEIR INTENT. UPON DISCOVERY, IMMEDIATELY NOTIFY AND REPORT IN WRITING ANY DISCREPANCIES TO THE ENGINEER. NO EXTRAS OR CHANGE ORDERS WILL BE ALLOWED FOR FAILURE TO PERFORM THE PRE-BID SITE VISIT.

1.19. BASIS OF PROPOSAL: PROPOSAL SHALL BE BASED ON MANUFACTURERS AND MODELS AS LISTED UNLESS "OR EQUAL" IS INDICATED. PROVIDE SUBSTITUTION REQUESTS A MINIMUM OF FIVE (5) BUSINESS DAYS PRIOR TO BID DATE CLOSING TO ALLOW TIME FOR DUE CONSIDERATION OF PROPOSED ALTERNATE AND SUBSEQUENT NOTIFICATION TO ALL OTHER BIDDERS IN THE EVENT SUBSTITUTION IS DEEMED ACCEPTABLE. DETERMINATION OF SUBSTITUTION EQUALITY RESTS SOLELY WITH THE ENGINEER.

1.20. VALUE ENGINEERING (V.E.) INITIATIVES: IN ADDITION TO THE "AS SPECIFIED/OR EQUAL" BASE BID, A COST REDUCTION INITIATIVE(S) MAY BE PROPOSED BASED ON SUBSTITUTIONS OF EQUIPMENT, MATERIALS, AND/OR METHODS. EACH SUCH PROPOSAL SHALL INCLUDE A DATA SHEET(S) ON THE SPECIFIED ITEM(S), THE PROPOSED SUBSTITUTE(S), AND THE NET CREDIT TO THE OWNER, INCLUDING ALL CREDITS AND CHARGES FROM ALL MEMBERS OF THE CONSTRUCTION TEAM. THE ENGINEER WILL REVIEW AND RENDER AN OPINION TO THE OWNER. IF THE V.E. INITIATIVE IS DECLINED, PROVIDE THE SPECIFIED EQUIPMENT/MATERIAL/METHOD. IF THE V.E. INITIATIVE IS ACCEPTED, AND IF SUCH ACCEPTANCE RESULTS IN A REQUIREMENT TO REVISE ANY DESIGN DOCUMENTS, THE CHARGES FOR THESE REVISIONS SHALL BE BILLED TO THE CONTRACTOR AND THE INVOICING SHALL BE SETTLED BEFORE THE PROJECT IS SIGNED OFF FOR FINAL ACCEPTANCE.

1.21. BIDDING: THE CIVIL, ARCHITECTURAL, MECHANICAL, KITCHEN, AND/OR INTERIOR DRAWINGS CONTAIN DETAILED DESCRIPTIONS, CIRCUITING, AND CONNECTION REQUIREMENTS WHICH ARE PART OF THIS CONTRACTOR'S RESPONSIBILITIES. DO NOT SUBMIT BIDS ON THIS PROJECT PRIOR TO REVIEWING ALL PROJECT DRAWINGS, SPECIFICATIONS, AND ADDENDA.

1.22. SPECIFICATIONS BOOK: THE SPECIFICATIONS CONTAIN SIGNIFICANT INFORMATION, CONDITIONS, AND PROCEDURES WHICH MAY HAVE A SUBSTANTIAL IMPACT ON THIS CONTRACTOR'S COSTS. DO NOT SUBMIT A BID ON THIS PROJECT UNLESS THE SPECIFICATIONS HAVE BEEN THOROUGHLY REVIEWED. THE GENERAL NOTES CONTAINED HEREIN ARE COMPLIMENTARY TO THE SPECIFICATIONS BOOK, AND IN COMPARISON THE MORE STRINGENT REQUIREMENT(S) SHALL GOVERN.

PART TWO - PRODUCTS

2.1. EQUIPMENT STANDARDS: ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND OF THE HIGHEST QUALITY AVAILABLE ("SPECIFICATION GRADE"). EQUIPMENT SHALL BE CONSTRUCTED TO NEMA STANDARDS AND SHALL BE LABELED FOR THEIR INTENDED PURPOSE BY A RECOGNIZED TESTING AGENCY ACCEPTABLE TO THE AHJ (I.E., CSA, ETL, ETC.).

2.2. ACCEPTABLE MANUFACTURERS AND SUPPLIERS: WHERE EQUIPMENT AND MATERIALS ARE NOT SPECIFIED BY NAME THEY ARE DEEMED TO GENERIC, SUBJECT TO THE REQUIREMENTS LISTED HEREIN. THESE MANUFACTURERS ARE CONSIDERED CAPABLE OF OFFERING EQUIVALENT PRODUCTS. MINIMUM STANDARD IN ALL INSTANCES IS COMMERCIAL GRADE.
SWITCHGEAR: EATON, GENERAL ELECTRIC, SIEMENS, SQUARE D
LIGHT FIXTURES: ACUITY, COOPER, HUBBELL, THOMAS
WIRING DEVICES: HUBBELL, LEVITON, LEGRAND, WIREMOLD

2.3. CIRCUITING: ALL WIRING SHALL BE IN CONDUIT, CONCEALED WHERE POSSIBLE EXCEPT WHERE NOTED. EMT WITH STEEL INSULATED THROAT SET SCREW FITTINGS MAY BE USED IN DRY, PROTECTED INTERIOR LOCATIONS. PVC SCHEDULE 40 SHALL BE USED BELOW GRADE AT MINIMUM -24". WRAPPED RIGID ELBOWS AND RISERS SHALL BE USED FOR ALL THROUGH-GRADE TRANSITIONS AND STUB-UPS. RGS OR IMC CONDUIT WITH THREADED FITTINGS SHALL BE USED IN ALL LOCATIONS WHERE EXPOSED TO THE ELEMENTS OR SUBJECT TO PHYSICAL DAMAGE. IMC OR RIGID CONDUIT BELOW GRADE SHALL BE HALF-LAP WRAPPED WITH 20 MIL PVC TAPE. TYPE ENT RACEWAY IS NOT ALLOWED. CONNECT RECESSED AND SUSPENDED LIGHTING FIXTURES, MOTORIZED EQUIPMENT, VIBRATION-PRONE EQUIPMENT WITH STEEL FLEX OR SEALTITE CONDUIT. ALL CONDUIT SHALL HAVE PULL CORD IF OTHERWISE EMPTY.

2.4. MC CABLE: MC CABLE MAY BE USED ONLY WITH SPECIFIC PERMISSION FROM THE ENGINEER. MC CABLE USAGE SHALL BE LIMITED TO CIRCUITING SOLUTIONS IN TIGHT CONDITIONS WHERE CONDUIT AND WIRE CIRCUITING CANNOT FIT. HOMERUNS AND FEEDERS SHALL BE CONDUIT AND WIRE.

2.5. WIRING: ALL WIRE SHALL BE COPPER UNLESS OTHERWISE NOTED. ALL WIRE SHALL BE STRANDED IN SIZES #8 AWG AND LARGER. SINGLE PHASE BRANCH CIRCUITS SHALL INCLUDE A SEPARATE NEUTRAL WIRE WITH EACH PHASE WIRE. NEUTRAL SHALL BE WHITE WITH COLOR STRIPE MATCHING COLOR OF PHASE WIRE. HOMERUNS TO PANELBOARDS SHALL BE MINIMUM #12 AWG CU IN 3/4" CONDUIT UNLESS OTHERWISE NOTED.

2.6. FUSES AND CIRCUIT BREAKERS: FUSES AND CIRCUIT BREAKERS SHALL BE SIZED PER ACTUAL RESPECTIVE CHARACTERISTICS PROTECTION (I.e., MOTOR CIRCUIT PROTECTOR, GROUND FAULT CIRCUIT INTERRUPTER, ARC FAULT CIRCUIT INTERRUPTER, ETC.). FUSES SHALL BE DUAL ELEMENT, CURRENT-LIMITING, AND SHALL BE INTERCHANGEABLE BETWEEN FRAME SIZES WITH STANDARD FUSE CLIPS AND FUSE REDUCERS. PROVIDE LOCKABLE SPARE FUSE CABINET WITH (3) SPARE FUSES OF EACH SIZE USED.

2.7. DISTRIBUTION SWITCHGEAR: SWITCHGEAR SHALL HAVE COPPER BUS AND HEAVY GAUGE HOUSINGS. SWITCHGEAR IN LOCATIONS OTHER THAN LOCKED ELECTRIC ROOMS SHALL HAVE LOCKABLE COVERS. SWITCHGEAR SHALL HAVE NO LESS THAN 20% SPARE BUSSED AND USABLE SPACE, MEASURED AS A PERCENTAGE OF THE SPACE OCCUPIED BY SPECIFIED CIRCUIT BREAKERS, SWITCHES, ETC.

2.8. SERVICE SWITCHGEAR: IN ADDITION TO THE ABOVE, SERVICE SWITCHGEAR SHALL MEET THE REQUIREMENTS OF THE SERVING UTILITY.

2.9. PANELBOARDS: PANELS SHALL HAVE COPPER BUS AND HARDWARE, BOLT-ON CIRCUIT BREAKERS, FLUSH MONO-FLAT TRIM, PIANO HINGED DOORS AND COVER (DOOR-IN-DOOR) WITH LOCKABLE MASTER-KEYED FLUSH LATCHES. FLUSH-MOUNTED PANELS SHALL HAVE EMPTY CONDUITS STUBBED TO ACCESSIBLE ATTIC SPACE: (1) 3/4" CONDUIT FOR EACH THREE (3) SPARE/SPACE CIRCUITS.

2.10. SAFETY SWITCHES: SWITCHES SHALL BE GENERAL DUTY UP TO 250 VOLTS, HEAVY DUTY ABOVE 250 VOLTS. FUSIBLE SWITCHES SHALL BE FUSED PER THE NAMEPLATE RECOMMENDATIONS OF THE EQUIPMENT BEING CONNECTED.

2.11. MOTOR STARTERS: STARTERS SHALL BE MINIMUM NEMA SIZE 1 WITH INTEGRAL CONTROL TRANSFORMER, RED MUSHROOM "RUN" PILOT LIGHT AND "ON-OFF-AUTO" SELECTOR SWITCH ON COVER. OVERLOAD DEVICES SHALL BE SIZED PER THE NAMEPLATE AMPERAGE OF THE EQUIPMENT BEING CONTROLLED.

2.12. CONTACTORS: CONTACTORS SHALL BE ELECTRICALLY HELD WITH "ON-OFF-AUTO" SELECTOR SWITCH ON COVER.

2.13. RATINGS: ALL ELECTRICAL EQUIPMENT SHALL BE FULLY RATED FOR BRACING IN EXCESS OF THE MAXIMUM AVAILABLE FAULT CURRENT CALCULATED AND SHOWN AT THE EQUIPMENT CONNECTION POINT WITHIN THE DISTRIBUTION SYSTEM. MINIMUM RATING SHALL BE 10K AIC.

2.14. WIRING DEVICES: WIRING DEVICES (SWITCHES, RECEPTACLES, ETC.) SHALL BE SPECIFICATION GRADE "DECORA" STYLE, MINIMUM 20-AMP RATED. COVER PLATES SHALL BE NYLON. DEVICE AND PLATE COLOR(S) SHALL BE AS SPECIFIED BY ARCHITECT OR INTERIOR DESIGNER - VERIFY PRIOR TO COMMENCEMENT OF WORK. WIRING DEVICES EXPOSED TO THE ELEMENTS SHALL HAVE WEATHERPROOF-IN-USE LOCKABLE COVERS. RAISED STEEL BOX COVERS MAY BE USED IN UTILITY AREAS. REFER TO FOOD SERVICE NOTES (IF APPLICABLE TO THIS PROJECT) FOR ADDITIONAL REQUIREMENTS.

2.15. TRANSFORMERS: TRANSFORMERS SHALL BE TYPE TP-1 MINIMUM, WITH ALUMINUM WINDINGS, RATED FOR 150°C RISE (UNLESS OTHERWISE NOTED), MOUNTED ON RUBBER-IN-SHEAR VIBRATION ISOLATORS, CONNECTED WITH FLEXIBLE CONDUIT. PUBLISHED AND MEASURED NOISE RATING SHALL NOT EXCEED NEMA TP-20 MAXIMUM.

2.16. LIGHTING FIXTURES: LIGHT FIXTURES SHALL BE PROVIDED WITH ALL ASSOCIATED HARDWARE (HANGER BARS, PENDANTS, STEMS, RESTRAINTS, CHAINS, CORDS, LAMPS, ETC.). LENSES SHALL BE ACRYLIC, REFLECTORS SHALL BE ANODIZED. FLUORESCENT BALLASTS SHALL BE ELECTRONIC, PROGRAM RAPID START, THD LESS THAN 10%. FLUORESCENT LAMPS SHALL HAVE MINIMUM CRI OF 80%. INCANDESCENT LAMPS SHALL BE 130 VOLT, INSIDE FROST, MINIMUM 2000 HOUR LIFE. LOW VOLTAGE INCANDESCENT LAMPS SHALL BE HIR HALOGEN, MINIMUM 3000 HOUR LIFE. EXTERIOR LIGHTING FIXTURES SHALL BE INSTALLED TO PREVENT WATER, DUST AND INSECT INTRUSION, WITH GASKETING FOR DOOR/BACKPLATE AND SEALANT AT THE WIRING ENTRY POINT. REFER TO LIGHTING FIXTURE SCHEDULE WITHIN PLAN SET FOR ADDITIONAL REQUIREMENTS (LED CRITERIA, ETC.).

2.17. TAMPERPROOF: ALL EQUIPMENT AND CIRCUITING ACCESSIBLE BY THE PUBLIC SHALL BE DEMONSTRATED TO BE TAMPERPROOF AND VANDAL RESISTANT. OPENABLE DEVICES AND EQUIPMENT SHALL BE PAD LOCKABLE.

PART THREE - EXECUTION

3.1. GROUNDING: GROUND ALL EQUIPMENT AND SYSTEM NEUTRAL IN ACCORDANCE WITH THE REQUIREMENTS OF NEC ARTICLE 250. PROVIDE CODE-SIZED EQUIPMENT GROUNDING CONDUCTOR IN ALL FEEDERS AND BRANCH CIRCUIT RACEWAYS. WHERE ISOLATED GROUNDS ARE INDICATED, PROVIDE INSULATED CONDUCTOR (GREEN WITH YELLOW STRIPE).

3.2. UTILITY SERVICES: PROVIDE POWER AND COMMUNICATIONS SYSTEM SERVICES IN ACCORDANCE WITH THE REQUIREMENTS OF THE SERVING UTILITIES. CONTRACTOR TO PROVIDE ARC FLASH STUDY AND LABELLING ON ALL NEW EQUIPMENT IN ACCORDANCE WITH NEC. PROVIDE EXCAVATION, RACEWAY, STRUCTURES, GROUNDING, ETC. AS DIRECTED. POWER SERVICES AND DISTRIBUTION SYSTEM AIC RATING SHALL EXCEED MAXIMUM AVAILABLE FAULT CURRENT THROUGH UTILITY SERVICE TRANSFORMER.

3.3. TEMPORARY CONSTRUCTION POWER: PROVIDE TEMPORARY ELECTRICAL POWER DISTRIBUTION AND LIGHTING AS REQUIRED FOR ALL TRADES THAT REQUIRE SERVICE DURING THE COURSE OF THIS PROJECT IN COMPLIANCE WITH ALL NEC AND OSHA REQUIREMENTS. OWNER SHALL NOT BE RESPONSIBLE FOR TEMPORARY POWER CHARGES.

3.4. LOCATIONS: INDICATED LOCATIONS OF ALL OUTLETS AND EQUIPMENT ARE SUBJECT TO CHANGE. SHIFT/RELOCATE/RECONFIGURE ANY OUTLET, EQUIPMENT OR CONNECTION POINT UP TO 10' AS DIRECTED BY ENGINEER AT NO ADDED COST.

3.5. WORKMANSHIP: THE WORK SHALL BE INSTALLED PARALLEL AND AT RIGHT ANGLES TO THE BUILDING LINES, LEVEL AND PLUMB. THE WORK SHALL BE WELL SUPPORTED AND SOLIDLY MOUNTED. DRESS AND TIE WIRING IN PANELBOARDS AND SWITCHGEAR. THE WORK SHALL BE LEFT CLEAN WITH NO DIRT, DENTS, ABRASIONS, PAINT SPLATTERS, OR OTHER IRREGULARITIES.

3.6. FIRE STOPPING: ALL PENETRATED FIRE RATED SURFACES SHALL BE FIRE SEALED WITH APPROVED U.L. LISTED SEALANTS AS LISTED WITHIN ARCHITECTURAL SPECIFICATIONS. DO NOT EXCEED MAXIMUM ALLOWABLE SURFACE PENETRATIONS DEPENDENT ON RATING OF SURFACES. REFER TO ARCHITECTURAL DRAWINGS FOR DETERMINATION OF PENETRATION LOCATIONS THROUGH FIRE RATED ASSEMBLIES.

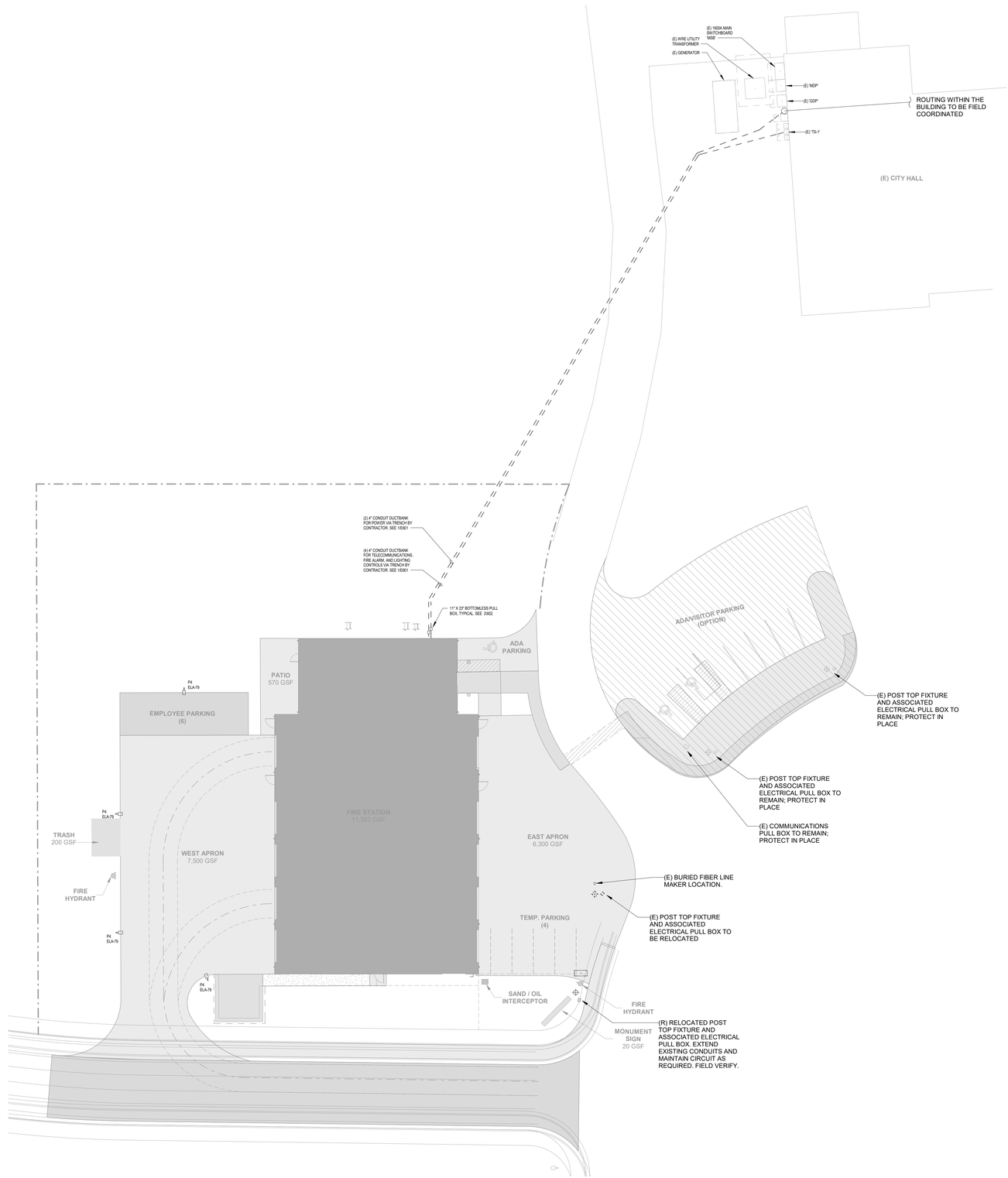
3.7. SUPPORTS AND HANGERS: PROVIDE 3" HIGH HOUSEKEEPING CONCRETE PAD BENEATH FLOOR MOUNTED EQUIPMENT, EXTENDING 3" BEYOND EQUIPMENT FOOTPRINT. SUPPORT AND ALIGN ALL RACEWAYS, CABINETS, BOXES, BACK BOXES, FIXTURES, AND EQUIPMENT FROM STRUCTURE. SECURE ALL SUPPORTING METHODS BY MEANS OF TOGGLE BOLTS IN HOLLOW MASONRY, EXPANSION BOLTS IN SOLID MASONRY, CONCRETE PRESET INSERTS OR EXPANSION BOLTS IN CONCRETE, MACHINE SCREWS OR BOLTS IN METAL, AND WOOD SCREWS IN WOOD CONSTRUCTION. ALL SUPPORTING SYSTEMS AND COMPONENTS SHALL BE RATED FOR A MINIMUM OF FIVE (5) TIMES THE ACTUAL LOAD.

3.8. SLEEVES AND PENETRATIONS: PENETRATIONS OF ALL SURFACES SHALL BE PROVIDED WITH SLEEVES THAT SHALL BE SEALED WITH LIKE MATERIALS AND SHALL BE FINISHED WITH ESCUTCHEON PLATES. PENETRATIONS BELOW GRADE LEVEL SHALL BE WATERTIGHT. PENETRATIONS AT EXTERIOR WALLS SHALL BE WEATHERPROOF. ROOF PENETRATIONS SHALL BE FLASHED AND COUNTER FLASHED.

3.9. EXPANSION AND CONTRACTION: RACEWAYS PASSING THROUGH BUILDING EXPANSION JOINTS, ON ROOF, AND IN AREAS OF TEMPERATURE VARIATIONS GREATER THAN 30°F SHALL BE INSTALLED WITH EXPANSION FITTINGS.

3.10. IDENTIFICATION: IDENTIFY ALL EQUIPMENT, SWITCHBOARD CIRCUITS AND ELECTRICALLY-CONNECTED EQUIPMENT WITH ENGRAVED NAMEPLATES. BOXES SHALL BE MARKED WITH PANEL AND CIRCUIT NUMBERS (PERMANENT PEN ACCEPTABLE ABOVE CEILING). NAMEPLATES SHALL BE FASTENED WITH A MINIMUM OF TWO (2) SCREWS. PANEL DIRECTORIES SHALL BE TYPED. CONDUCTORS SHALL BE TAGGED WITH CIRCUIT NUMBERS AT SOURCE, JUNCTION BOXES, AND ALL OUTLET BOXES WITH PERMANENT ADHESIVE MARKER STRIP. PANEL DIRECTORIES SHALL BE TYPED. IDENTIFY WIRING DEVICES WITH SELF ADHESIVE CLEAR SATIN FINISH LABELS WITH SOURCE AND CIRCUIT NUMBER.

3.11. ELECTRIC ROOM CODE COMPLIANCE: DUE TO THE DIAGRAMMATIC NATURE OF THE DESIGN DOCUMENTS (ELECTRICAL, MECHANICAL, PLUMBING, FIRE SPRINKLER, ETC.), COORDINATE WITH ALL FIXTURES, EQUIPMENT AND SYSTEMS SECTORS AT THE START OF THIS PROJECT TO INFORM AND VERIFY THAT NO FOREIGN SYSTEMS OR EQUIPMENT ARE MOUNTED ABOVE ELECTRICAL EQUIPMENT OR PASS THROUGH THE DESIGNATED ELECTRIC ROOMS, AND THAT A MINIMUM OF 7'-0" IS PROVIDED AS CLEAR HEADROOM ALONG ACCESS PATHS TO ELECTRIC ROOMS. ANY REROUTING OR RELOCATION OF SYSTEMS THAT A SU



1 SITE ELECTRICAL PLAN

1" = 20'-0"

Kimley»Horn

7900 RANCHARRAH PARKWAY
SUITE 100
RENO, NV 89511
PHONE: 775.787.7552
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SEALS

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Kimley»Horn
ENGINEER _____
PE NO. _____ DATE _____

WEST WENDOVER FIRE STATION #13

1121 N. GENE L. JONES WAY

CLIENT PROJECT INFO

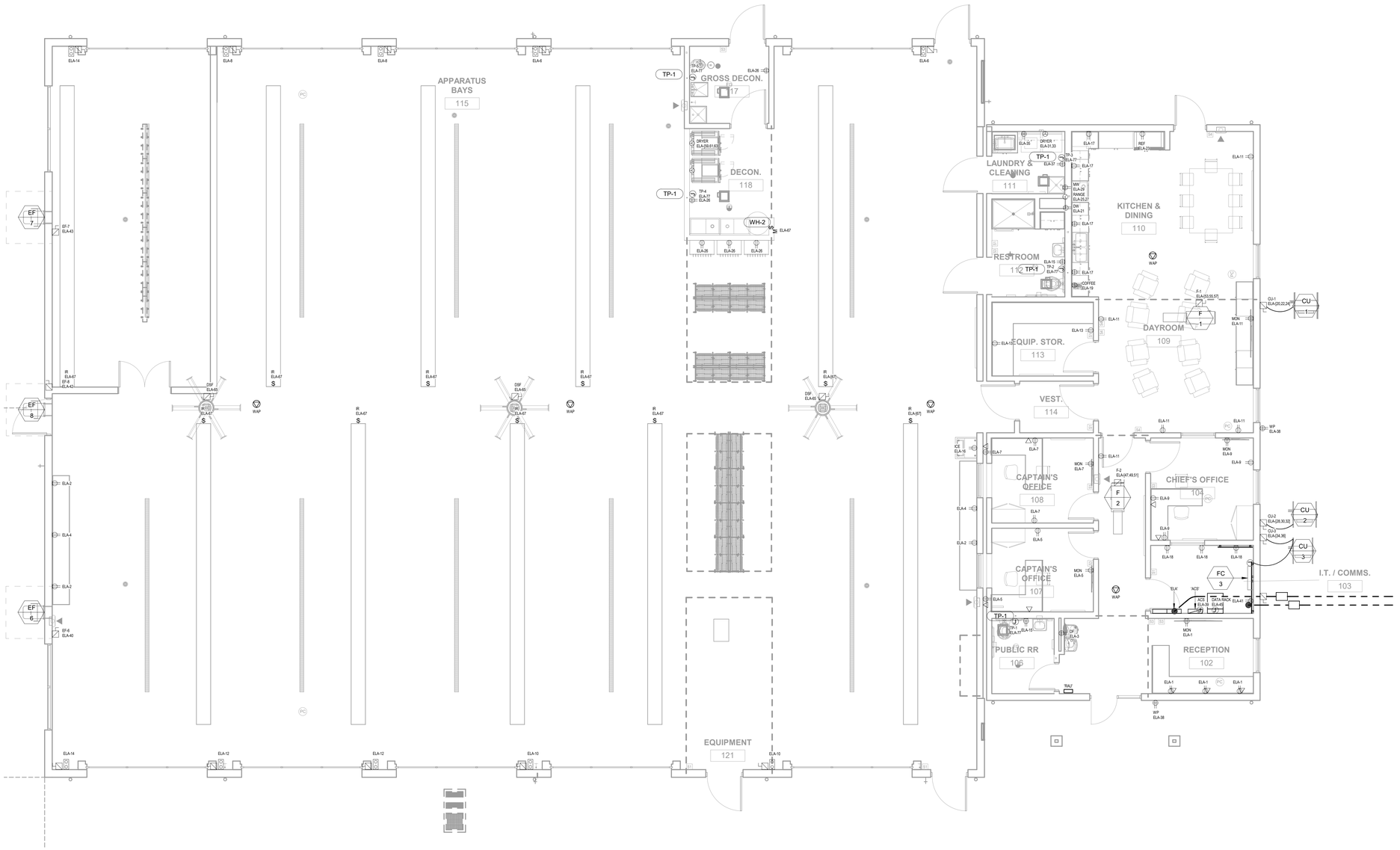
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DRAWN BY: JPN
CHECKED BY: JDB
SCALE: 1" = 20'-0"
DATE: 5/01/2023
PROJECT NO: 092767002
FILENAME:

SITE ELECTRICAL PLAN

E100

5/3/2023 10:32:00 AM BIM 360://092767002/Wendover Fire Station/Wendover FS MEP.rvt



1 POWER PLAN

3/16" = 1'-0"

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WEST WENDOVER FIRE STATION #13

1121 N. GENE L. JONES WAY

CLIENT PROJECT INFO

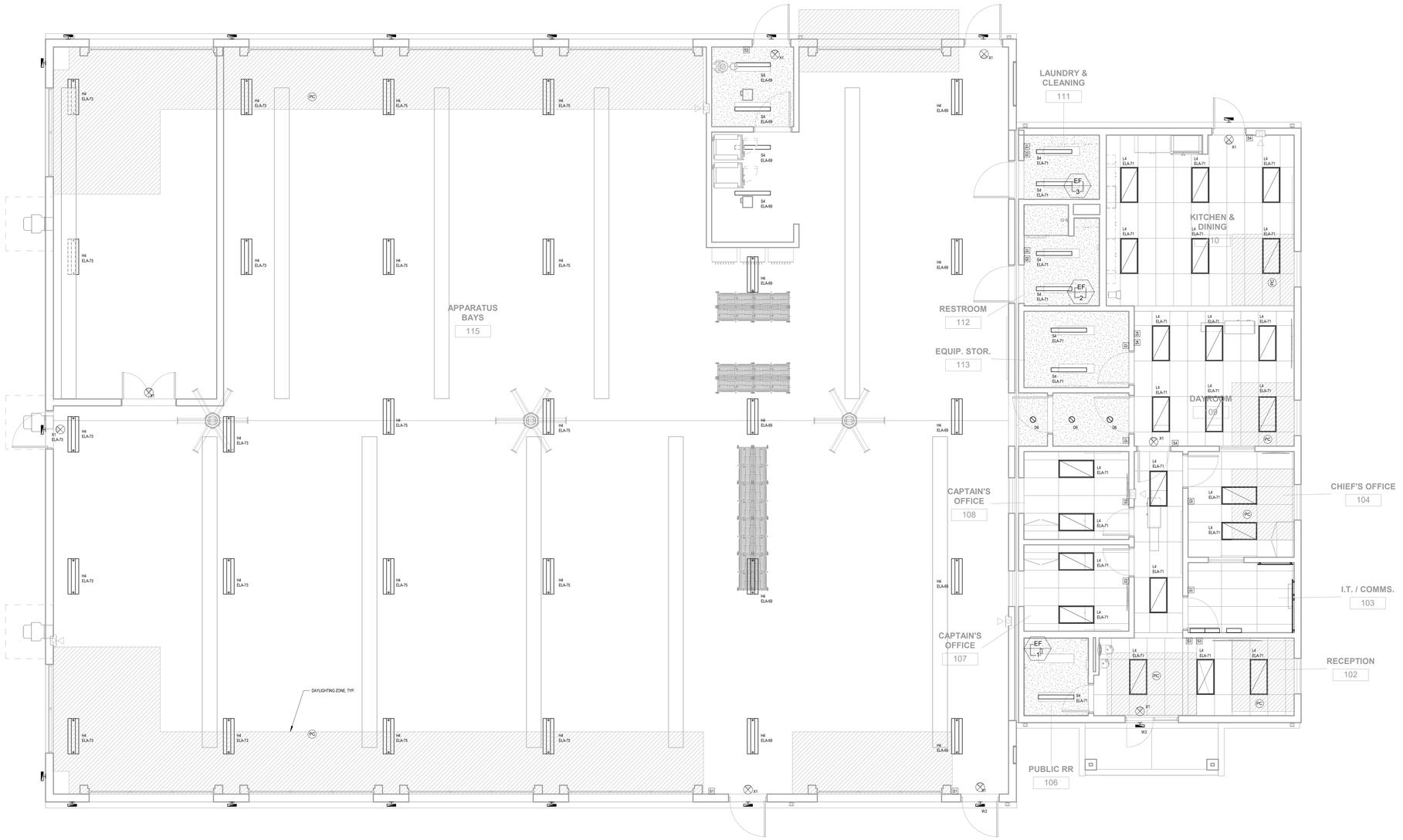
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DRAWN BY: JPN
CHECKED BY: JDB
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DATE: 5/01/2023
PROJECT NO: 092767002
FILENAME: _____

POWER PLAN

E201

BIM 360://092767002/Wendover Fire Station/Wendover FS MEP.rvt
5/2/2023 10:32:01 AM



1 LIGHTING PLAN

3/16" = 1'-0"

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WEST WENDOVER FIRE STATION #13

1121 N. GENE L. JONES WAY

CLIENT PROJECT INFO

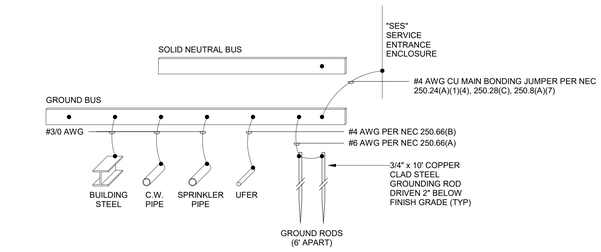
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DRAWN BY: JPN
CHECKED BY: JDB
SCALE: 3/16" = 1'-0"
DATE: 5/01/2023
PROJECT NO: 09276702
FILENAME:

LIGHTING PLAN

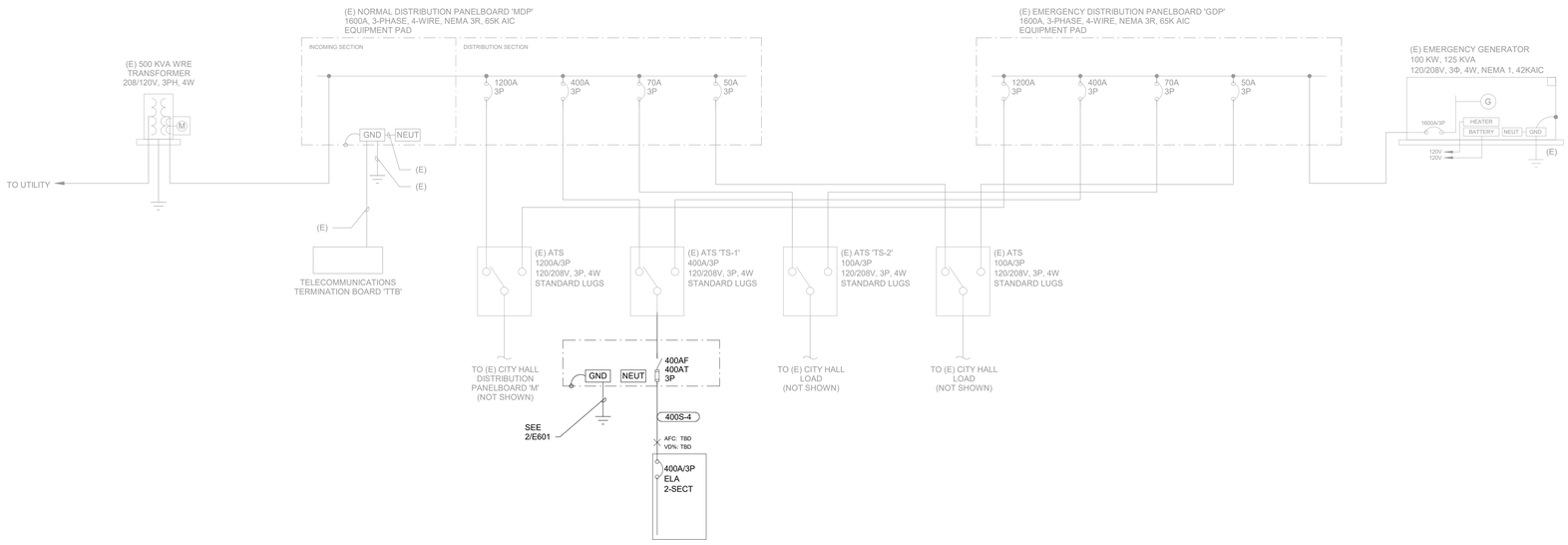
E202

5/3/2023 10:32:04 AM
BIM 360://09276702/Wendover Fire Station/Wendover FS MEP.rvt



2 MAIN SERVICE ENTRANCE GROUNDING DETAIL

1/8" = 1'-0"



1 SINGLE LINE DIAGRAM

1/8" = 1'-0"

WIRE AND CONDUIT SCHEDULE

SCHEDULE NUMBER (2-4 DIGIT #)
RACEWAY TYPE (NOTE 5)
XXXXZ-# GND — ALL COPPER CONDUCTORS
(E.G.) 150E-4 SE
SUBSCRIPT (NOTE 4)
NUMBER OF CURRENT CARRYING CONDUCTORS (1-2 DIGIT#, NOTE 3)

TAG	TYPICAL OCP DEVICE	CONDUCTOR AMPACITY	CONDUIT SIZE	CONDUCTOR (NOTE 6)		IG (CU)	SE (CU)	NOTES
				SIZE (AWG)	GND (CU)			
15Z-#	15	15	3/4"	14	14	14	8	
20Z-#	20	20	3/4"	12	12	12	8	
30Z-#	30	30	3/4"	10	10	10	8	
40Z-#	40	40	3/4"	8	10	10	8	
55Z-#	50	55	3/4"	6	10	10	8	
70Z-#	60	70	1"	4	8	8	8	
70Z-#	70	70	1-1/4"	4	8	8	8	
85Z-#	80	85	1-1/4"	3	8	8	8	
85Z-#	90	85	1-1/4"	3	8	8	8	
95Z-#	100	95	1-1/4"	2	8	8	8	
130Z-#	125	130	1-1/2"	1	6	6	6	
150Z-#	150	150	2"	1/0	6	6	6	
175Z-#	175	175	2"	2/0	6	6	4	
200Z-#	200	200	2"	3/0	6	6	4	
230Z-#	225	230	3"	4/0	4	4	2	
255Z-#	250	255	3"	250	4	4	2	
285Z-#	300	285	3"	300	4	4	2	
310Z-#	300	310	4"	350	3	3	1/0	
335Z-#	350	335	4"	400	3	3	1/0	
380Z-#	400	380	4"	500	3	3	1/0	
400Z-#	400	400	(2) 3"	3/0	2	2	1/0	
460Z-#	450	460	(2) 3"	4/0	2	2	1/0	
460Z-#	500	460	(2) 3"	4/0	2	2	1/0	
510Z-#	500	510	(2) 3"	250	2	2	1/0	
570Z-#	600	570	(2) 3"	300	1	1	2/0	
620Z-#	600	620	(2) 3"	350	1	1	2/0	
670Z-#	700	670	(2) 4"	400	1/0	1/0	2/0	
760Z-#	800	760	(2) 4"	500	1/0	1/0	2/0	
840Z-#	800	840	(2) 4"	600	1/0	1/0	3/0	
930Z-#	900	930	(3) 3"	350	2/0	2/0	3/0	
1005Z-#	1000	1005	(3) 3"	400	2/0	2/0	3/0	
1240Z-#	1200	1240	(4) 3"	350	3/0	3/0	3/0	
1675Z-#	1600	1675	(5) 3"	400	4/0	4/0	3/0	
2010Z-#	2000	2010	(6) 3"	400	250	250	3/0	
2520Z-#	2500	2520	(6) 4"	600	350	350	3/0	
3040Z-#	3000	3040	(8) 4"	500	400	400	3/0	
4180Z-#	4000	4180	(11) 4"	500	500	500	3/0	
5040Z-#	5000	5040	(12) 4"	600	750	750	3/0	
XXXXZ-#								
XXXXZ-#								

WIRE AND CONDUIT SCHEDULE NOTES:

1. GROUND "GND" CONDUCTOR MAY BE DELETED ON SERVICE ENTRANCE CONDUCTORS.
2. EQUIPMENT GROUNDING CONDUCTORS SHALL BE SIZED PER TABLE 250-122 (NEC 2017) WHEN CIRCUIT BREAKERS ARE SIZED GREATER THAN AMPERE RATING SHOWN IN TABLE.
3. INDICATES THE QUANTITY OF CURRENT CARRYING CONDUCTORS (GROUND CONDUCTORS NOT INCLUDED) TO BE PULLED IN EACH RACEWAY.
4. GROUNDING SUBSCRIPTS ARE AS FOLLOWS: NO SUBSCRIPT = PROVIDE GROUND WIRE SIZE PER "GND" COLUMN, R = PROVIDE RACEWAY ONLY, CONDUCTORS FURNISHED AND INSTALLED BY OTHERS, SE = PROVIDE GROUND WIRE SIZED PER "SE" COLUMN, IG = PROVIDE AN INSULATED GROUND CONDUCTOR PER "IG" COLUMN ALONG WITH THE GROUND OR EQUIPMENT GROUND CONDUCTOR, NG = DO NOT PROVIDE GROUNDING CONDUCTOR IN RACEWAY.
5. RACEWAY SUBSCRIPTS "Z" ARE AS FOLLOWS: P = PVC SCH-40, E = EMT, R = RIGID, AF = ALUMINUM FLEX, SF = STEELE FLEX, LT = LIQUID TIGHT FLEX, S = SEE SPECIFICATIONS FOR REQUIRED TYPE BASED ON USE AND LOCATION.
6. ALL COPPER CONDUCTORS SHOWN ARE THWN UNLESS OTHERWISE NOTED.

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PE NO. _____ DATE _____

WEST WENDOVER FIRE STATION #13

1121 N. GENE L. JONES WAY

CLIENT PROJECT INFO

NO:	DATE	DRAWING ISSUE DESCRIPTION

DESIGNED BY: JPN
DRAWN BY: JPN
CHECKED BY: JDB
SCALE: 1/8" = 1'-0"
DATE: 5/01/2023
PROJECT NO: 092767002
FILENAME:

SINGLE LINE DIAGRAM

E600

5/3/2023 10:32:04 AM BIM 360://092767002-Wendover Fire Station/Wendover FS MEP.rvt

LIGHTING FIXTURE SCHEDULE

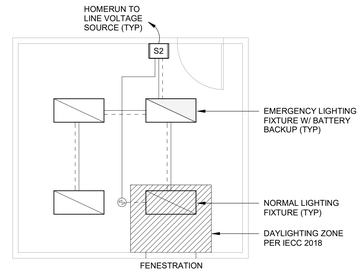
FIXTURE ID	DESCRIPTION	SOURCE	LOAD	VOLTAGE	MOUNTING	MANUFACTURER & MODEL NUMBER	NOTES
D6		LED	18 VA				
H4	4-FOOT HIGH BAY	LED	197 VA	120 V	PENDANT MOUNTED AT +30' AFF	COLUMBIA PEL4-40MV-FAW-EDU OR APPROVED EQUAL	
P4		LED	0 VA				
S4	SURFACE MOUNTED LINEAR STRIP LIGHT	LED	32 VA	120 V	SURFACE MOUNTED @ +9' AFF	LITHONIA C-2-32-MVOLT-GEB101S-WGCUN-NST	
X1	SINGLE FACE, GREEN LETTERS, LED EXIT SIGN	LED	2 VA			ISOLITE ELT-FT-EM-G-1C-BA OR APPROVED EQUAL	

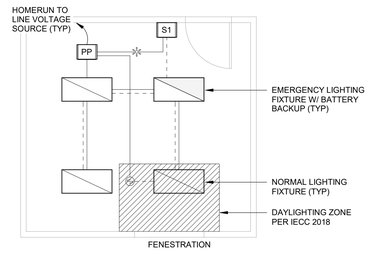
EQUIPMENT SCHEDULE

EQUIPMENT ID	EQUIPMENT DESCRIPTION	COORDINATING DISCIPLINE	VOLTAGE	POLES	LOAD	CONDUIT AND WIRE SIZE*	DISCONNECT MEANS AND SIZE	NEMA RATING	FUSE SIZE	FUSE CLASS	PANEL - CIRCUIT	NOTES
ACS	ACCESS CONTROL SYSTEM		0 V		0 VA						ELA-39	
DR	DATA RACK		0 V		0 VA						ELA-45	
FC-3	FAN COIL UNIT		0 V		0 VA							
J			0 V		0 VA						ELA-77	
TP-1	TRAP PRIMER		0 V		0 VA						ELA-77	
BD	BAY ROLL UP DOOR	ARCHITECTURAL	0 V		0 VA				FPEN		ELA-	
DSF	DESTRATIFICATION FAN	ARCHITECTURAL	0 V		0 VA				FPEN		ELA-65	
MSD	MAIN SERVICE DISCONNECT	ELECTRICAL	208 V		0 VA				FPEN	RK5		
CU-1	CONDENSING UNIT	MECHANICAL	208 V		350 VA				FPEN	RK5	ELA-20,22,24	
CU-2	CONDENSING UNIT	MECHANICAL	208 V		350 VA				FPEN	RK5	ELA-28,30,32	
CU-3	CONDENSING UNIT	MECHANICAL	208 V		350 VA				FPEN	RK5	ELA-34,36	
EF-6	EXHAUST FAN	MECHANICAL	0 V		0 VA				FPEN		ELA-40	
EF-7	EXHAUST FAN	MECHANICAL	0 V		0 VA				FPEN		ELA-43	
EF-8	EXHAUST FAN	MECHANICAL	0 V		2880 VA				FPEN		ELA-42	
F-1	ELECTRIC FURNACE	MECHANICAL	208 V		17600 VA				FPEN	RK5	ELA-53,55,57	
F-2	ELECTRIC FURNACE	MECHANICAL	208 V		17600 VA				FPEN	RK5	ELA-47,49,51	
IR	INFRARED GAS HEATER	MECHANICAL	0 V		0 VA						ELA-67	

LIGHTING CONTROLS LEGEND

- - - - - - - -	LOW VOLTAGE CONTROLS CABLING (BY OTHERS)
————	LINE VOLTAGE CONDUIT AND CONDUCTORS
PP	ROOM/ZONE CONTROL PACK (LITHONIA PP20 OR APPROVE EQUAL)
S1	DIMMING SWITCH, 0-10V DIMMING, 4-BUTTON - ON/OFF/RAISE/LOWER (LITHONIA SPODM-D-SA-WH OR APPROVE EQUAL)
S2	DIMMING SWITCH W/ INTEGRAL OCCUPANCY SENSOR (LITHONIA WSX-PDT-D-SA-WH OR APPROVED EQUAL)
PC	PHOTOCELL SENSOR (LITHONIA CM ADC OR APPROVE EQUAL)
OS	OCCUPANCY SENSOR, 360 DEGREE (LITHONIA CM-PDT-9-ADC OR APPROVE EQUAL)





LIGHTING CONTROLS SEQUENCE OF OPERATIONS

1. GENERAL
   1. ALL LIGHTING SHALL BE HIGH EFFICIENCY LED WITH DIMMING CONTROLS. OWNER SHALL HAVE THE ABILITY TO REDUCE TOTAL LUMEN OUTPUT AS DESIRED.
   2. ALL EMERGENCY LIGHTING SHALL BE EMERGENCY BATTERY BACKUP EITHER REMOTELY MOUNTED OR INTEGRAL TO THE FIXTURE. FIXTURES WITH EMERGENCY BATTERY BACKUP ARE INDICATED ON THE PLANS. PROVIDE WITH INTEGRAL TEST SWITCH.
   3. INTERIOR LIGHTING CONTROLS SHALL BE LOW VOLTAGE, 0-10V DIMMING COMPATIBLE.
   4. DAYLIGHTING
      A. FIXTURES SPECIFIED WITH DAYLIGHTING CONTROLS SHALL BE INTEGRAL TO THE FIXTURE TO BE CONTROLLED BY AUTOMATIC PHOTOCELL DIMMING AS REQUIRED IN THE 2018 IECC.
   5. OCCUPANCY
      A. ALL LIGHTING SHALL BE CONTROLLED BY AUTOMATIC OFF/MANUAL ON OCCUPANCY SENSOR CONTROLS. EXPECT WHERE PERMITTED UNDER 2018 IECC. CONTRACTOR SHALL COORDINATE WITH END USER TO SET DELAY TIMES FOR OCCUPANCY SENSORS TO A MAXIMUM OF 30 MINUTES.
      B. THE LIGHTING IN THE HALLWAYS, LOBBIES, AND OTHER EGRESS AREAS SHALL BE HAVE NO OCCUPANCY SENSOR CONTROLS AS PERMITTED BY THE 2018 IECC.

NOTES:

1. CONTROLS CABLING AS REQUIRED. COORDINATE CONTROLS CABLING REQUIREMENTS WITH CONTROLS MANUFACTURER.

1 TYPICAL LIGHTING CONTROLS RISER DIAGRAMS

SCALE: N.T.S.

BRANCH PANEL: ELA

LOCATION: I.T. / COMMS. 103
SUPPLY FROM:
MOUNTING: SURFACE
ENCLOSURE: NEMA 1

VOLTS: 120/208 Wye
PHASES: 3
WIRES: 4

A.I.C. RATING: 22K
MAINS TYPE: MCB
MAINS RATING: 400 A
MCB RATING: 400 A

CKT	CIRCUIT DESCRIPTION	TRIP	POLES	A		B		C		POLES	TRIP	CIRCUIT DESCRIPTION	CKT
1	CO RECEPTION	20 A	1	1040 VA	540 VA					1	20 A	CO WORK BENCH	2
3	EQ DRINKING FOUNTAIN	20 A	1			370 VA	360 VA			1	20 A	CO WORK BENCH	4
5	CO CAPTAIN'S OFFICE	20 A	1					540 VA	1600 VA	1	20 A	EQ BAY DOORS	6
7	CO CAPTAIN'S OFFICE	20 A	1	720 VA	1600 VA					1	20 A	EQ BAY DOORS	8
9	CO CHIEF'S OFFICE	20 A	1			720 VA	1600 VA			1	20 A	EQ BAY DOORS	10
11	CO DAYROOM	20 A	1					1080 VA	1600 VA	1	20 A	EQ BAY DOORS	12
13	CO EQUIPMENT STORAGE	20 A	1	360 VA	1600 VA					1	20 A	EQ BAY DOORS	14
15	CO RESTROOMS	20 A	1			360 VA	1200 VA			1	20 A	EQ ICE MAKER	16
17	CO KITCHEN	20 A	1					720 VA	540 VA	1	20 A	CO TTB	18
19	EQ COFFEE MACHINE	20 A	1	1500 VA	117 VA								20
21	EQ DISHWASHER	20 A	1			180 VA	117 VA			3	20 A	HVAC CU-1	22
23	EQ REFRIGERATOR	20 A	1					180 VA	117 VA				24
25	EQ RANGE OVEN	20 A	2	4500 VA	900 VA					1	20 A	CO GROSS DECON / DECON	26
27						4500 VA	117 VA						28
29	EQ MICROWAVE	20 A	1					180 VA	117 VA	3	20 A	HVAC CU-2	30
31	EQ ELECTRIC DRYER	20 A	2	180 VA	117 VA								32
33						180 VA	175 VA						34
35	RECEPTACLE	20 A	1					180 VA	175 VA	2	20 A	HVAC CU-3	36
37	CO LAUNDRY	20 A	1	180 VA	360 VA					1	20 A	CO EXTERIOR	38
39	EQ ACCESS CONTROL SYSTE...	20 A	1			0 VA	0 VA			1	20 A	HVAC EF-6	40
41	CO TTB	20 A	1					180 VA	2880 VA	1	20 A	HVAC EF-8	42
43	HVAC EF-7	20 A	1	0 VA	--					1	--	SPACE	44
45	EQ DATA RACK	20 A	1			0 VA	--			1	--	SPACE	46
47								5867 VA	--	1	--	SPACE	48
49	HVAC F-2	20 A	3	5867 VA	--					1	--	SPACE	50
51						5867 VA	--			1	--	SPACE	52
53	HVAC F-1	20 A	3					5867 VA	--	1	--	SPACE	54
55				5867 VA	--					1	--	SPACE	56
57						5867 VA	--			1	--	SPACE	58
59								120 VA	--	1	--	SPACE	60
61	EQ GEAR TURNOUT DRYER	20 A	3	120 VA	--					1	--	SPACE	62
63						120 VA	--			1	--	SPACE	64
65	HVAC DESTRAT FAN	20 A	1					0 VA	--	1	--	SPACE	66
67	EQ INFRARED HEATERS	20 A	1	0 VA	--					1	--	SPACE	68
69	LTG BAY	20 A	1			1778 VA	--			1	--	SPACE	70
71	LTG OFFICE AREA	20 A	1					769 VA	--	1	--	SPACE	72
73	LTG BAY	20 A	1	1972 VA	--					1	--	SPACE	74
75	LTG BAY	20 A	1			1970 VA	--			1	--	SPACE	76
77	EQ TRAP PRIMERS	20 A	1					0 VA	--	1	--	SPACE	78
79	LTG WEST APRON	20 A	1	0 VA	--					1	--	SPACE	80
81							--			1	--	SPACE	82
83									--	1	--	SPACE	84
			TOTAL LOAD:	27539 VA		25475 VA		22679 VA					
			TOTAL AMPS:	233 A		216 A		189 A					

LOAD CLASSIFICATION	CONNECTED LOAD	DEMAND FACTOR	EST. DEMAND	PANEL TOTALS
EQUIPMENT	22550 VA	100.00%	22550 VA	
HVAC	39130 VA	100.00%	39130 VA	TOTAL CONN. LOAD: 75692 VA
Other	0 VA	0.00%	0 VA	TOTAL EST. DEMAND: 77305 VA
RECEPTACLE	7560 VA	100.00%	7560 VA	TOTAL CONN.: 210 A
LIGHTING	6461 VA	125.00%	8076 VA	TOTAL EST. DEMAND: 215 A

NOTES:

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WEST WENDOVER FIRE STATION #13

1121 N. GENE L. JONES WAY

CLIENT PROJECT INFO

NO:	DATE	DRAWING ISSUE DESCRIPTION

DESIGNED BY: JPN
DRAWN BY: JPN
CHECKED BY: JDB
SCALE: As indicated
DATE: 5/01/2023
PROJECT NO: 092767002
FILENAME: _____

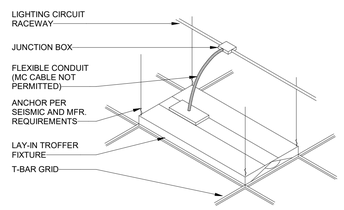
PANEL SCHEDULES

E601

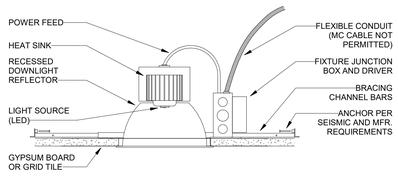
5/3/2023 10:32:05 AM BIM 360://092767002-Wendover Fire Station/Wendover FS M&P.rvt

8 TYPE S2 DIMMER SWITCH W/ INTEGRAL OCCUPANCY
SCALE: N.T.S.

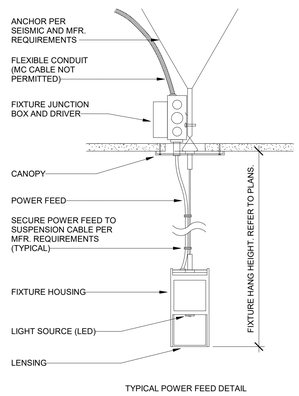
7 TYPE S1 DIMMER SWITCH
SCALE: N.T.S.



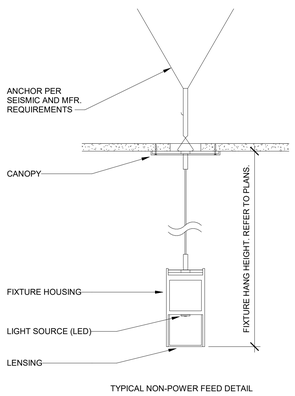
6 RECESSED TROFFER MOUNTING DETAIL
SCALE: N.T.S.



5 RECESSED DOWNLIGHT MOUNTING DETAIL
SCALE: N.T.S.

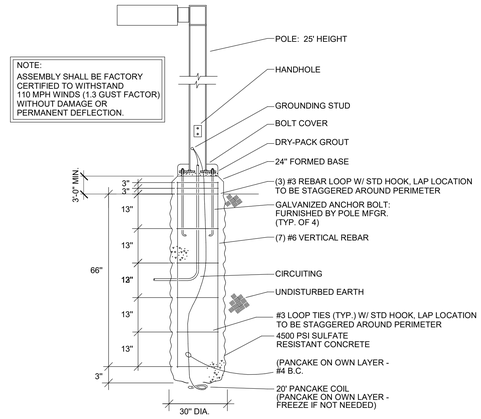


TYPICAL POWER FEED DETAIL

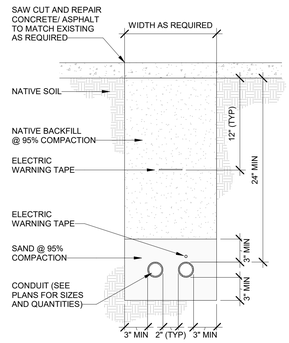


TYPICAL NON-POWER FEED DETAIL

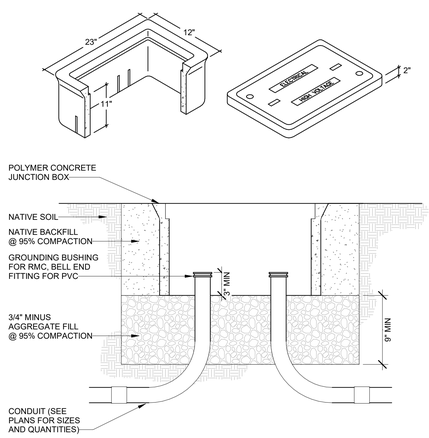
4 PENDANT MOUNTING DETAIL
SCALE: N.T.S.



3 LIGHT POLE DETAIL
SCALE: N.T.S.



2 TRENCH DETAIL
SCALE: N.T.S.



1 PULL BOX DETAIL
SCALE: N.T.S.

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WEST WENDOVER FIRE STATION #13

1121 N. GENE L. JONES WAY

CLIENT PROJECT INFO

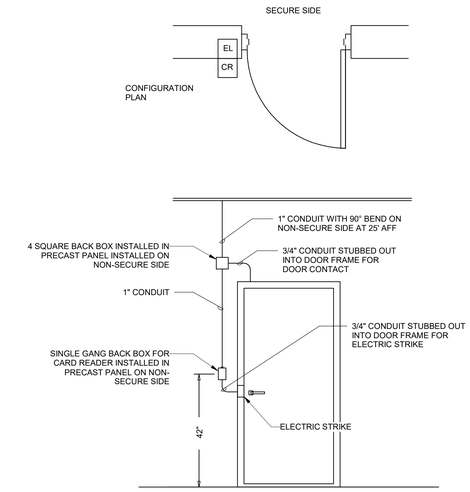
NO:	DATE	DRAWING ISSUE DESCRIPTION

DESIGNED BY: JPN
DRAWN BY: JPN
CHECKED BY: JDB
SCALE: As indicated
DATE: 5/01/2023
PROJECT NO: 092767002
FILENAME: _____

ELECTRICAL DETAILS

E602

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5/3/2023 10:32:05 AM



NOTE: ALL CONDUITS AND BACK BOXES SHALL BE CONCEALED IN THE WALL DURING CONSTRUCTION WHERE POSSIBLE.

FUNCTIONALITY:
IN THE NORMAL STATE THE DOOR IS CLOSED, LOCKED ON THE UNSECURED SIDE AND UNLOCKED ON THE SECURED SIDE. DOOR SHALL FAIL SECURE.

1 ACCESS CONTROL - SECURE IN SINGLE DOOR DETAIL

N.T.S

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WEST WENDOVER FIRE STATION #13

1121 N. GENE L. JONES WAY

CLIENT PROJECT INFO

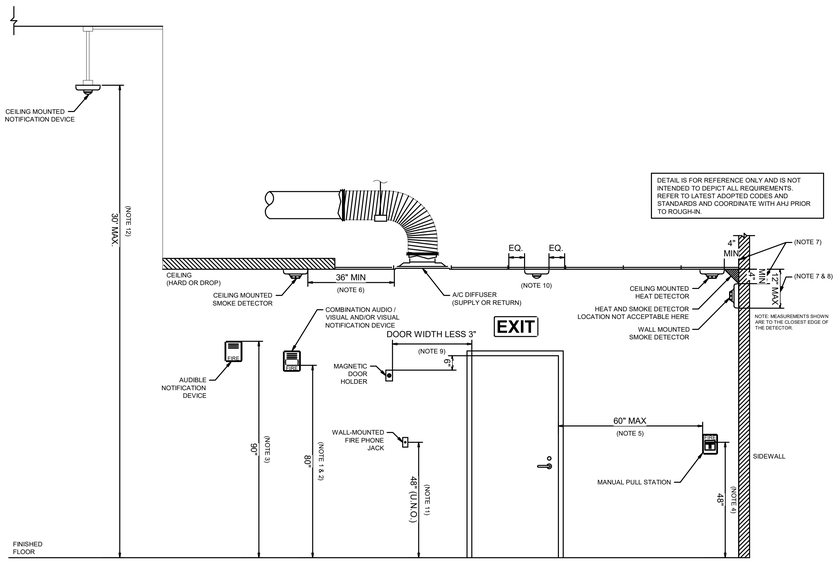
NO:	DATE	DRAWING ISSUE DESCRIPTION

DESIGNED BY: JPN
DRAWN BY: JPN
CHECKED BY: JDB
SCALE: 12" = 1'-0"
DATE: 5/01/2023
PROJECT NO: 092767002
FILENAME:

ELECTRICAL DETAILS

E603

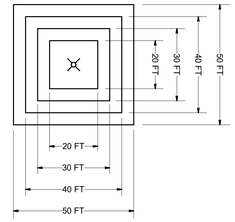
5/3/2023 10:32:06 AM BIM 360://092767002-Wendover Fire Station/Wendover FS MEP.rvt



NOTES:
1. 80" ABOVE THE HIGHEST FLOOR LEVEL WITHIN THE SPACE OR 6" BELOW THE CEILING, WHICHEVER IS LOWER.
2. 80" MIN AND 96" MAX ABOVE FINISHED FLOOR.
3. 90" MIN ABOVE FINISHED FLOOR AND 6" MIN BELOW FINISHED CEILING.
4. TOP OF OPERATING HANDLE SHALL BE 48" MAX ABOVE FINISHED FLOOR FOR FORWARD REACH, 54" MAX ABOVE FINISHED FLOOR FOR SIDE REACH, AND 15" MIN ABOVE FINISHED FLOOR.
5. WITHIN 60" OF EXIT DOORWAYS.
6. DO NOT LOCATE IN A DIRECT AIRFLOW OR CLOSER THAN 38" MIN FROM AN AIR SUPPLY DIFFUSER OR RETURN AIR OPENING.
7. HEAT DETECTORS: 4" MIN FROM THE SIDEWALL OR BETWEEN 4" AND 12" FROM CEILING.
8. SMOKE DETECTORS: 12" MAX DOWN FROM CEILING.
9. REFER TO MANUFACTURER'S INSTALLATION MANUAL FOR SPECIFIC REQUIREMENTS AND MODIFY ACCORDINGLY.
10. CENTER CEILING MOUNTED DEVICES IN CEILING TILES.
11. NOT LESS THAN 36" AND NOT MORE THAN 66" ABOVE FLOOR LEVEL WITH CLEAR ACCESS TO THE APPLIANCE THAT IS AT LEAST 30" WIDE.
12. NOTIFICATION DEVICES SHALL NOT BE MOUNTED ABOVE +30' AFF. PROVIDE MOUNTING APPARATUS AS REQUIRED.

3 FIRE ALARM DEVICE MOUNTING HEIGHTS
SCALE: N.T.S.

MAXIMUM ROOM SIZE (FT)	MAXIMUM LENS HEIGHT (FT)	MINIMUM REQUIRED LIGHT OUTPUT (CD) ONE LIGHT PER ROOM
20 X 20	10	15
30 X 30	10	30
40 X 40	10	60
50 X 50	10	95
20 X 20	20	30
30 X 30	20	45
40 X 40	20	80
50 X 50	20	115
20 X 20	30	55
30 X 30	30	75
40 X 40	30	115

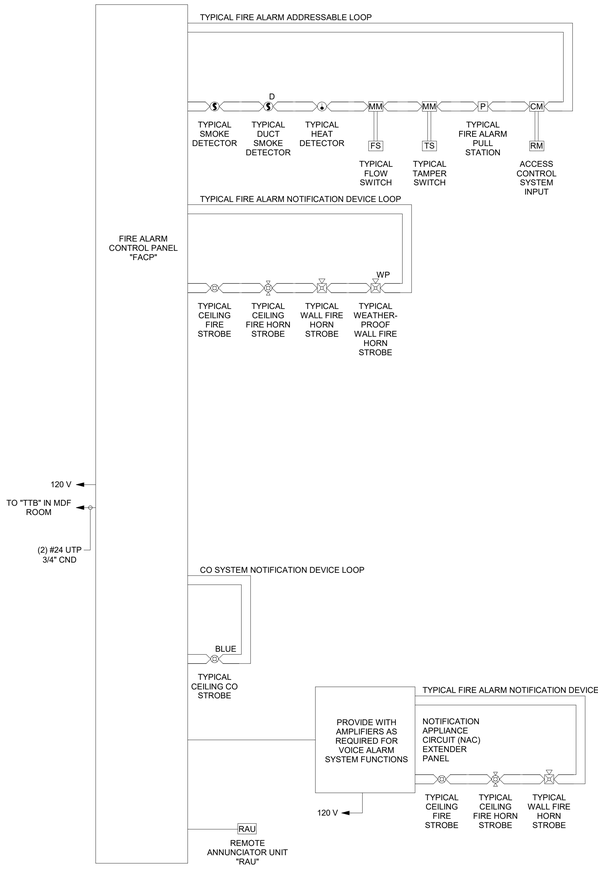


2 ROOM SPACING FOR CEILING-MOUNTED NOTIFICATION DEVICES
SCALE: N.T.S.

SYSTEM INPUTS

		ANNUNCIATION AT LOCAL PANELS				TRANSMIT SIGNALS TO FIRE DEPARTMENT				EVACUATION SIGNALS							AUXILIARY FUNCTION					
		AUDIO-VISUAL FIRE ALARM INDICATION BY ZONE	AUDIO-VISUAL FIRE ALARM INDICATION BY ZONE/MODULE	AUDIO-VISUAL COMMON TROUBLE INDICATION	AUDIO-VISUAL ALARM INDICATION BY DEVICE	COMMON TROUBLE SIGNAL PER BUILDING	COMMON SUPERVISORY SIGNAL PER BUILDING	COMMON FIRE ALARM PER GENERAL AREA	SPRINKLER WATER FLOW PER GENERAL AREA	FACILITY FIRE EVACUATION AUDIO-VISUAL SIGNAL	INDIVIDUAL DWELLING UNIT SOUNDER BASES ONLY	INDIVIDUAL DWELLING UNIT SOUNDER BASES (CARBON MONOXIDE)	ALL UNITS SOUNDER BASES (FIRE)	ADA UNIT VISUAL STROBE DEVICES	ELEVATOR LOBBY FIRE DOOR RELEASE		ELEVATOR RECALL	ELEVATOR SHUNT TRIP				
FIRE ALARMS		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U
1	MANUAL FIRE ALARM STATIONS	X						X			X			X	X							
2	SPOT-TYPE SMOKE DETECTORS (EXCLUDING DWELLING UNITS)	X						X			X			X	X							
3	FIXED TEMP & RATE-OF-RISE TYPE HEAT DETECTORS	X						X			X			X	X							
4	WATER FLOW SWITCHES - WET-PIPE	X									X			X	X							
5	NON-ADA DWELLING UNIT SMOKE DETECTOR											X										
6	NON-ADA DWELLING UNIT HEAT DETECTOR											X										
7	ADA DWELLING UNIT SMOKE DETECTOR											X			X							
8	ADA DWELLING UNIT HEAT DETECTOR											X			X		X					
9	ELEVATOR LOBBY SMOKE DETECTOR	X						X			X			X	X	X	X					
10	ELEVATOR SHAFT OR CONTROL ROOM SMOKE DETECTOR	X						X			X			X	X		X					
11	ELEVATOR SHAFT OR CONTROL ROOM HEAT DETECTOR	X						X			X			X	X			X				
12																						
13																						
14																						
SUPERVISORY SIGNALS																						
15	VALVE SUPERVISORY SWITCH - WET-PIPE SPRINKLERS		X				X															
16	VALVE SUPERVISORY SWITCH - SPRINKLERS			X			X															
17	TEMPERATURE MONITORING SYSTEM			X			X															
18	CONTROL COMPONENT COMMON TROUBLE CONDITION		X				X															
19	IN-DUCT SMOKE DETECTORS		X				X															
TROUBLE CONDITIONS																						
20	LOW BATTERY VOLTAGE			X		X																
14	CIRCUIT FAULT		X	X		X																
14	SUPERVISED COMPONENT FAILURE			X		X																
14	AC POWER FAILURE			X		X																
14	DWELLING UNIT CARBON MONOXIDE DETECTION		X	X		X							X									

FIRE ALARM MATRIX NOTES:
1. DWELLING UNIT ALARMS FOR ADA AND NON-ADA UNITS SHALL INITIATE ONLY IN THE RESPECTIVE UNIT WHEN DETECTION (SMOKE OR CO) IS PRESENT IN THAT UNIT.
2. BUILDING ALARMS SHALL ACTIVATE ALL DEVICES IN ALL UNITS.



1 EXISTING FIRE ALARM RISER DIAGRAM
SCALE: N.T.S.

FIRE ALARM SYMBOLS

FIRE ALARM		MOUNTING (UON)
S	SMOKE DETECTOR.	C
S D	DUCT SMOKE DETECTOR.	FVM
S CO	SMOKE/CO DETECTOR.	FVM
H	HEAT DETECTOR.	C
FS	FLOW SWITCH.	W
TS	TAMPER SWITCH.	W
RM	RELAY MODULE.	FVM
MM	MONITOR MODULE	W
CO	CARBON MONOXIDE DETECTOR.	W
	FIRE STROBE, CEILING MOUNTED.	C
	FIRE HORN STROBE, CEILING MOUNTED.	C
	FIRE LOUDSPEAKER, CEILING MOUNTED.	C
	FIRE STROBE, WALL MOUNTED AT +84" AFF.	W
	FIRE HORN STROBE, WALL MOUNTED AT +84" AFF.	W
	FIRE HORN STROBE, WALL MOUNTED.	C
	FIRE HORN STROBE, WALL MOUNTED.	C
	FIRE HORN STROBE, WALL MOUNTED.	C
WALL	FIRE ALARM CONTROL PANEL, SURFACE MOUNTED.	W

FIRE ALARM GENERAL NOTES

1. FIRE ALARM SYSTEM DESIGN: FIRE ALARM SYSTEM DESIGN AS SHOWN IS CONCEPTUAL. LOCATION AND QUANTITY OF LIFE SAFETY EQUIPMENT AND FIELD DEVICES DEPICTED ON DRAWINGS ARE RECOMMENDATIONS TO CONTRACTOR FOR BIDDING PURPOSES ONLY. FIRE ALARM CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE FINAL DESIGN IN ACCORDANCE WITH APPLICABLE CODES AND LOCAL REQUIREMENTS. EXACT ROUTING OF CONDUIT TO SUIT CONDITIONS. ALL CHANGES SHALL BE CLEARLY INDICATED ON THE RECORD DRAWINGS. REFER TO THE PROJECT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
2. PERMIT: FIRE ALARM CONTRACTOR IS RESPONSIBLE FOR OBTAINING A SEPARATE FIRE ALARM PERMIT AND PROVIDING A DETAILED SET OF SHOP DRAWINGS FOR APPROVAL BY ENGINEER AND LOCAL FIRE MARSHAL PRIOR TO START OF SYSTEM INSTALLATION AS REQUIRED BY THE MUNICIPALITY. SHOP DRAWINGS FOR THE FIRE ALARM SYSTEM(S) SHALL INCLUDE NOT LESS THAN THE MINIMUM REQUIRED DOCUMENTATION PER LOCAL FIRE MARSHAL AND NFPA 72.
3. SUBMITTALS: PROVIDE THE FOLLOWING DOCUMENTS FOR REVIEW AND APPROVAL:
   A. FLOOR PLAN LAYOUT INDICATING FINAL DEVICE LOCATIONS, INCLUDING CANDELA RATINGS FOR ALARM NOTIFICATION APPLIANCES, AND USE OF ALL ROOMS.
   B. BATTERY CAPACITY CALCULATIONS INDICATING REQUIRED AND SPARE CAPACITY.
   C. NOTIFICATION APPLIANCE CIRCUIT CALCULATIONS AND VOLTAGE DROP CALCULATIONS (FOR THE SYSTEM TO BE INSTALLED).
   D. EQUIPMENT CUT SHEETS WITH CATALOG NUMBERS AND DESCRIPTIONS CLEARLY HIGHLIGHTED TO SPECIFICALLY INDICATE WHICH PRODUCTS ARE PROPOSED FOR USE.
   E. RISER DIAGRAM.
   F. WRITTEN NARRATIVE PROVIDING INTENT AND SYSTEM DESCRIPTION.
   G. SEQUENCE OF OPERATION IN EITHER AN INPUT/OUTPUT MATRIX OR NARRATIVE FORM.
4. COORDINATION: COORDINATE INSTALLATION W/ OTHER TRADES. REFER TO THE ARCHITECTURAL PLANS FOR DIMENSIONS, ROOM FINISHES, FIRE WALLS, DOOR HARDWARE SCHEDULES AND LIKE ITEMS. REFER TO THE STRUCTURAL DRAWINGS FOR STRUCTURAL MEMBERS. REFER TO OTHER TRADES PLANS TO UNDERSTAND THE EXTENT OF THEIR WORK AS REQUIRED. REPORT ANY DISCREPANCIES TO THE ENGINEER FOR CLARIFICATION.
5. REGULATIONS: FIRE ALARM SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL FIRE MARSHAL REQUIREMENTS, MANUFACTURER'S WRITTEN INSTRUCTIONS, RECOGNIZED INDUSTRY PRACTICES, AND THE LATEST ADOPTED OF ALL APPLICABLE CODES AND REGULATIONS SUCH AS NFPA 72, NFPA 70, NFPA 101, AND ADA. FURNISH AND INSTALL ALL FIRE ALARM EQUIPMENT, RACEWAY SYSTEM, CONDUCTORS, DEVICES, AND ALL OTHER ACCESSORIES AS REQUIRED TO PROVIDE A COMPLETE AND FULLY FUNCTIONAL FIRE ALARM SYSTEM. SYSTEMS AND COMPONENTS SHALL BE LISTED AND APPROVED FOR THE PURPOSE FOR WHICH THEY ARE INSTALLED. FOLLOW MANUFACTURER CUT SHEET AS APPROPRIATE.
6. AUDIBLE NOTIFICATIONS: AUDIBLE ALARM NOTIFICATION APPLIANCES SHALL BE OF SUCH CHARACTER AND SO LOCATED, AS TO BE CLEARLY HEARD THROUGHOUT AND ABOVE AMBIENT NOISE LEVELS.
7. NOTIFICATION APPLIANCES: NOTIFICATION APPLIANCES MAY BE OF CONVENTIONAL OR ADDRESSABLE TYPE. FOR ADDRESSABLE APPLIANCES, PROVIDE LABELS WITH ASSIGNED ADDRESS ON BOTH THE DETECTOR HOUSING AND THE BASE WITH A BLACK ON CLEAR TYPED LABEL. THE BASE ADDRESS SHALL BE LEGIBLE WITHOUT REMOVAL OF THE DETECTOR. THE DETECTOR ADDRESS SHALL BE CONCEALED WITH PLACED INTO THE BASE.
8. POWER SUPPLY: THE PRIMARY AND SECONDARY POWER SUPPLY FOR THE FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH NFPA 72.
9. SPARE: CIRCUITS SHALL CONTAIN AT LEAST 20 PERCENT SPARE CAPACITY FOR NOTIFICATION APPLIANCES ON THE NAC AND/OR AMPLIFIER CIRCUITS AND 20 PERCENT SPARE CAPACITY FOR INITIATING DEVICES ON THE SLC.
10. MANUALS: PROVIDE THE OWNER WITH A COMPLETE FIRE ALARM SYSTEM OPERATIONS AND INSTALLATION MANUAL COVERING ALL SYSTEM EQUIPMENT INSTALLED FOR THIS PROJECT. KEEP AT THE MAIN FIRE ALARM CONTROL PANEL.
11. TERMINATIONS: CONNECTIONS AND SPLICES SHALL BE MADE USING SCREW TERMINAL BLOCKS. THE USE OF WIRE NUT TYPE CONNECTORS IS PROHIBITED IN THE SYSTEM.
12. RACEWAY AND WIRING: PATHWAY SHALL BE INSTALLED IN EMT IN THE MANUFACTURING AREAS OF THE PLANT AND WITHIN WALLS AND WHERE INACCESSIBLE WITHIN THE OFFICES AREAS. CABLING SHALL BE PROTECT FROM DAMAGE AND SECURED IN OPEN PATHWAYS USING CABLE TRAY OR J-HOOKS. EXPOSED EMT CONDUIT SHALL BE PAINTED RED ENAMEL. CONTRACTOR SHALL COORDINATE ROUTINGS WITHIN THESE EXPOSED AREAS TO PRODUCE A SYMMETRIC AND AESTHETIC LAYOUT.
13. CERTIFICATION: CERTIFY INSTALLATION WITH THE SUCCESSFUL COMPLETION OF ALL ASSOCIATED NFPA 72 TESTS AND MEASURE SOUND PRESSURE LEVELS IN ALL ROOMS (IF APPLICABLE) WITHIN THE SCOPE OF THIS PROJECT.
14. TESTING: SYSTEMS SHALL BE TESTED IN ACCORDANCE WITH NFPA REQUIREMENT. THE OWNER'S REPRESENTATIVE AND AHJ SHALL BE PRESENT FOR THE TEST. THE CONTRACTOR SHALL CARRY ALL COSTS ASSOCIATED WITH FINAL CONNECTIONS, PROGRAMMING AND TESTING AS WELL AS DISABLING CONNECTIONS TO THE MUNICIPAL LOOP DURING FINAL CONNECTIONS AND TESTING. EQUIPMENT NOT OPERATING CORRECTLY SHALL BE FIELD CORRECTED OR REPLACED.
15. WARRANTY: CONTRACTOR SHALL WARRANTY ALL WORKMANSHIP AND MATERIALS FOR ONE YEAR FROM FINAL INSPECTION.
16. KNOX BOX: THE ACCESS BOX(ES) SHALL BE OF AN APPROVED TYPE LISTED IN ACCORDANCE WITH UL 1037.
17. ACCESS CONTROL: ACCESS CONTROL SYSTEMS ALONG WITH THE PATH OF EGRESS SHALL BE DESIGNED FOR FIRE-RATED APPLICATION.
18. ELECTRIC GATES: ELECTRIC GATES SHALL BE EQUIPPED WITH A MEANS OF OPENING THE GATE BY FIRE DEPARTMENT PERSONNEL FOR EMERGENCY ACCESS. EMERGENCY OPENING DEVICES SHALL BE APPROVED BY THE FIRE CODE OFFICIAL.
19. ACCESS-CONTROLLED EGRESS DOOR: ACTIVATION OF THE BUILDING FIRE ALARM SYSTEM SHALL AUTOMATICALLY UNLOCK THE DOOR LEAVES IN THE DIRECTION OF EGRESS, AND THE DOOR LEAVES SHALL REMAIN UNLOCKED UNTIL THE FIRE ALARM CONDITION IS MANUALLY RESET.
20. SUPERVISION AND ALARMS: ALL VALVES CONTROLLING THE WATER SUPPLY FOR AUTOMATIC SPRINKLER SYSTEMS, PUMPS, TANKS, WATER LEVELS AND TEMPERATURES, CRITICAL AIR PRESSURE, AND WATERFLOW SWITCHES ON ALL SPRINKLER SYSTEMS SHALL BE ELECTRICALLY SUPERVISED BY A LISTED FIRE ALARM CONTROL UNIT.
21. MONITORING: ACTUATION OF THE AUTOMATIC SPRINKLER SYSTEM SHALL ACTUATE THE BUILDING FIRE ALARM SYSTEM.
22. DUCT SMOKE DETECTORS: DUCT SMOKE DETECTORS ARE REQUIRED TO BE CONNECTED TO THE FIRE ALARM AND SIGNALING SYSTEM AND SHALL INITIATE A SUPERVISORY SIGNAL. SMOKE DETECTORS MOUNTED IN THE AIR DUCTS OF HVAC SYSTEMS IN A FIRE ALARM SYSTEM WITHOUT A CONSTANTLY ATTENDED LOCATION OR SUPERVISING STATION SHALL BE PERMITTED TO INITIATE AN ALARM SIGNAL.

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Kimley»Horn
ENGINEER _____
PE NO. _____ DATE _____

WEST WENDOVER FIRE STATION #13

1121 N. GENE L. JONES WAY

CLIENT PROJECT INFO

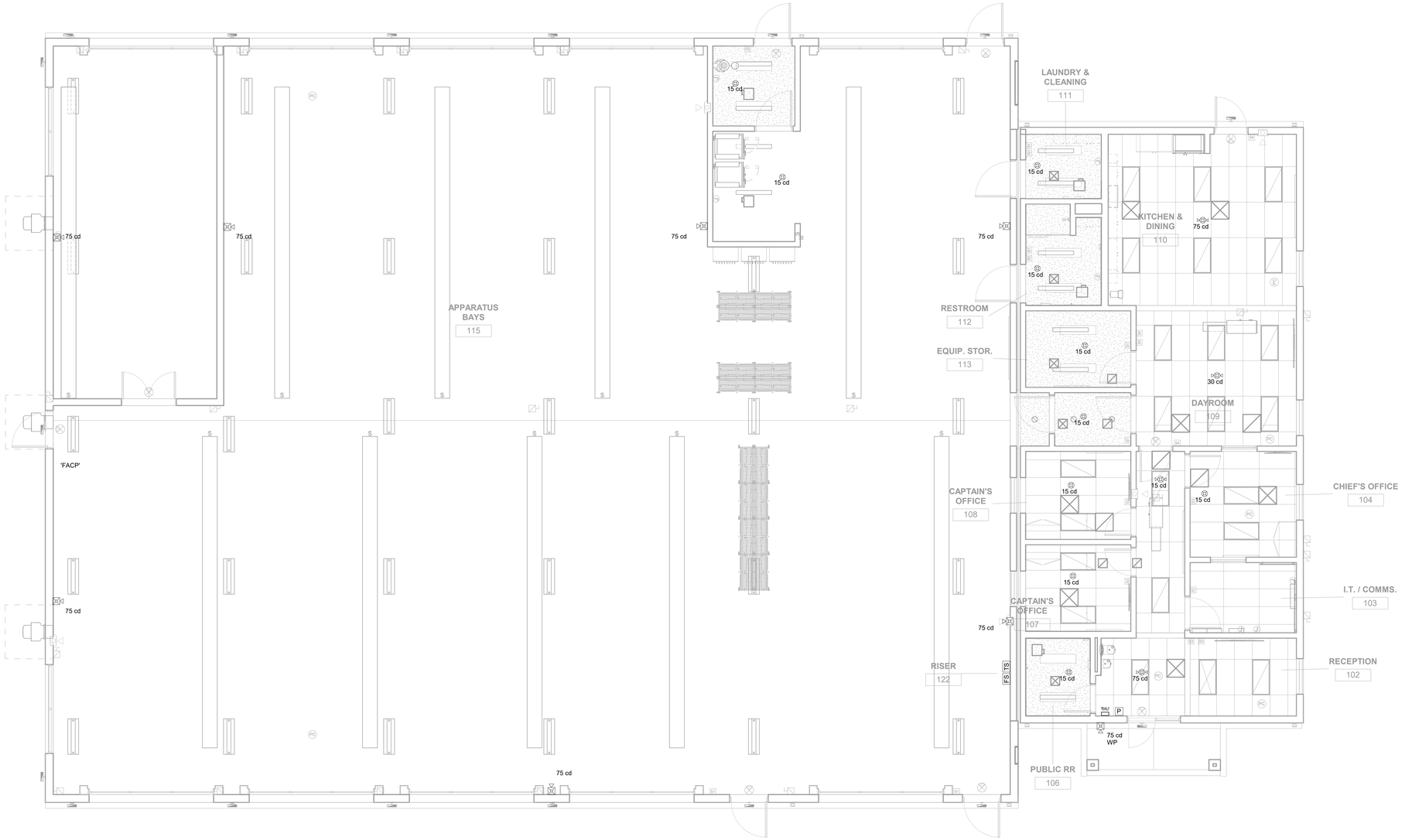
NO:	DATE	DRAWING ISSUE DESCRIPTION

DESIGNED BY: JPN
DRAWN BY: JPN
CHECKED BY: JDB
SCALE: As indicated
DATE: 5/01/2023
PROJECT NO: 092767002
FILENAME:

FIRE ALARM RISER DIAGRAM

F000

5/3/2023 13:32:06 AM
BIM 360://092767002/Wendover Fire Station/Wendover FS MEP.rvt



1 FIRE ALARM PLAN

3/16" = 1'-0"

Kimley»Horn

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PE NO. _____ DATE _____

WEST WENDOVER FIRE STATION #13

1121 N. GENE L. JONES WAY

CLIENT PROJECT INFO

NO:	DATE	DRAWING ISSUE DESCRIPTION

DESIGNED BY: JPN
DRAWN BY: JPN
CHECKED BY: JDB
SCALE: 3/16" = 1'-0"
DATE: 5/01/2023
PROJECT NO: 092767002
FILENAME:

FIRE ALARM PLAN

F101

5/3/2023 10:32:06 AM BIM 360://092767002/Wendover Fire Station/Wendover FS MEP.rvt

NUCOR
BUILDING SYSTEMS
A DIVISION OF NUCOR CORPORATION

PROJECT NUMBER: U23G0555A
PROJECT NAME: WENDOVER FS #13 REPLACEMENT
PROJECT LOCATION: WENDOVER, NV COUNTY: ELKO
CUSTOMER: MICHAEL CLAY CORPORATION

MBMA MEMBER
IAS ACCREDITED AC 472
CSSBI
CWB CERTIFIED CSA W47.1
CWB

APPROVAL ORDER

THESE DRAWINGS MUST BE RETURNED SIGNED BY YOU (ON NUCOR'S STAMP) WITH THE CORRECT STATUS OF THE DRAWINGS INDICATED. THE DRAWINGS SHOULD EITHER BE MARKED, "APPROVED WITHOUT EXCEPTION", "APPROVED AS NOTED", OR "NOT APPROVED – REVISE AND RESUBMIT". WHEN AN ARCHITECT IS INVOLVED AND HIS/HER STAMP IS REQUIRED TO SHOW THE STATUS OF THE DRAWINGS, **WE STILL REQUIRE YOUR SIGNATURE AND STATUS AS WELL.**

KEEP IN MIND THAT NBS WILL NOT PURCHASE ANY SPECIAL MATERIAL FOR THIS PROJECT UNTIL THE APPROVAL DRAWINGS ARE RETURNED AND APPROVED. ITEMS OF THIS NATURE INCLUDE (BUT ARE NOT LIMITED TO) CRANE STEEL, SPECIAL COLOR COILS, WALK DOORS, WINDOWS, CURBS, ETC. ONCE THE APPROVALS HAVE BEEN RETURNED A CHANGE ORDER WILL FOLLOW CONFIRMING ANY SCOPE CHANGES, COST CHANGES, AND A FINAL DELIVERY SCHEDULE.

THIS BOX NEEDS TO BE FILLED IN COMPLETELY BEFORE NUCOR CAN PROCEED.

THESE DRAWINGS ARE FOR APPROVAL USE ONLY. FINAL DETAILING AND FABRICATION HAVE NOT YET BEEN SCHEDULED. YOUR PRICE IS PROTECTED BASED ON THE MUST SHIP BY DATE LISTED ON THE ORDER CONTRACT. PLEASE RETURN THE APPROVED DRAWINGS NO LATER THAN **08/14/2023** SO WE CAN BEGIN FINAL DETAILING AND DETERMINE A DELIVERY SCHEDULE. FAILURE TO RETURN THE DRAWINGS BY THE DATE SHOWN ABOVE MAY VOID PRIOR SCHEDULE COMMITMENTS AND POSSIBLY RESULT IN AN INCREASE IN PRICE BASED ON THE MUST SHIP BY DATE.

- ☐ APPROVED WITHOUT EXCEPTION
- ☐ APPROVED AS NOTED
- ☐ NOT APPROVED, REVISE AND RESUBMIT

CUSTOMER'S SIGNATURE: _____

DATE: _____

PLEASE VERIFY/SUPPLY INFORMATION ON SHEETS:

STRUCTURAL/SHEETING DRAWINGS **E1 – E12**

DETAILS **D1 – D20**

ISSUE	DWN	CHK	ENG	PE	DATE
CONST. AB PLAN	NBS	EOP	CBM		7/24/2023
BUILDING DEPARTMENT REVIEW	WBS	DAN	CBM		7/31/2023

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1050 WATERY LANE, BRIGHAM CITY, UT 84302
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PROJECT NAME: WENDOVER FS #13 REPLACEMENT
WENDOVER, NV
CUSTOMER NAME: MICHAEL CLAY CORP
WINNEMUCCA, NV
JOB NUMBER: U23G0555A
SHEET TITLE

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SHEET: DWGCOVER2

GENERAL NOTES:

1. MATERIALS

	ASTM DESCRIPTION
STRUCTURAL STEEL PLATE	A529 / A572 / A1011
HOT ROLLED MILL SHAPES	A36 / A529 / A500
HHS ROUND	A500
HHS RECTANGULAR	A500
COLD FORM SHAPES	A653 / A1011
ROOF AND WALL SHEETING	A653 / A792
BOLTS	A307 / A325 / A490
CABLE	A475
RODS	A529 / A572

2. STRUCTURAL PRIMER NOTE:

SHOP COAT PRIMER IS INTENDED TO PROTECT THE STEEL FRAMING FOR A SHORT PERIOD OF TIME. STORAGE IN EXTREME COLD TEMPERATURES OR WINTER SNOW CONDITIONS, INCLUDING TRANSPORTATION ON SALTED OR CHEMICALLY TREATED ROADS WILL ADVERSELY AFFECT THE DURABILITY AND LONGEVITY OF THE PRIMER. THE COAT OF SHOP PRIMER DOES NOT PROVIDE THE UNIFORMITY OF APPEARANCE, OR THE DURABILITY AND CORROSION RESISTANCE OF A FIELD APPLIED FINISH COAT OF PAINT OVER A SHOP PRIMER. MINOR ABRASIONS TO THE SHOP COAT PRIMER CAUSED BY HANDLING, LOADING, SHIPPING, UNLOADING AND ERECTION ARE UNAVOIDABLE AND ARE NOT THE RESPONSIBILITY OF THE METAL BUILDING MANUFACTURER. METAL BUILDING MANUFACTURER IS NOT RESPONSIBLE FOR THE DETERIORATION OF THE PRIMER OR CORROSION THAT MAY RESULT FROM ATMOSPHERIC AND ENVIRONMENTAL CONDITIONS NOR THE COMPATIBILITY OF THE PRIMER TO ANY FIELD APPLIED COATING.

3. BUILDING ERECTION NOTES:

THE GENERAL CONTRACTOR AND/OR ERECTOR IS RESPONSIBLE TO SAFELY AND PROPERLY ERECT THE METAL BUILDING SYSTEM IN CONFORMANCE WITH THESE DRAWINGS, OSHA REQUIREMENTS, AND EITHER MBMA OR CSA S16 STANDARDS PERTAINING TO PROPER ERECTION. TEMPORARY SUPPORTS SUCH AS GUYS, BRACES, FALSEWORK, CRIBBING OR OTHER ELEMENTS FOR ERECTION ARE TO BE DETERMINED, FURNISHED AND INSTALLED BY THE ERECTOR. THESE SUPPORTS MUST SECURE THE STEEL FRAMING, OR PARTLY ASSEMBLED STEEL FRAMING, AGAINST LOADS COMPARABLE IN INTENSITY TO THOSE FOR WHICH THE STRUCTURE WAS DESIGNED IN ADDITION TO LOADS RESULTING FROM THE ERECTION OPERATION. SECONDARY WALL AND ROOF FRAMING (PURLINS, GIRTS AND/OR JOIST) ARE NOT DESIGNED TO FUNCTION AS A WORKING PLATFORM OR TO PROVIDE AS AN ANCHORAGE POINT FOR A FALL ARREST /SAFETY TIE OFF.

4. SPECIAL INSPECTION:

SPECIAL INSPECTIONS AND TESTING THAT MAY BE REQUIRED BY GOVERNMENTAL OR OTHER AUTHORITY DURING CONSTRUCTION AND/OR STEEL FABRICATION (COLLECTIVELY, "INSPECTIONS") ARE NOT THE RESPONSIBILITY OF THE PEMB MANUFACTURER, AND TO THE EXTENT REQUIRED IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTITIVE. IN THE EVENT INSPECTIONS ARE REQUIRED, THE OWNER AND/OR THE OWNER'S REPRESENTITIVE SHALL EMPLOY A THIRD PARTY QUALITY ASSURANCE TESTING AGENCY APPROVED BY THE RELEVANT AUTHORITY. IF SUCH REQUIREMENTS ARE NOT SPECIFICALLY INCLUDED IN THE PEMB MANUFACTURER'S SALES DOCUMENTS, NO INSPECTIONS BY THE PEMB MANUFACTURER OR AT THE PEMB MANUFACTURER'S FACILITY SHALL BE MADE. THE PEMB MANUFACTURER'S FACILITIES ARE ACCREDITED BY IAS AC472.

5. A325 & A490 BOLT TIGHTENING REQUIREMENTS:

IT IS THE RESPONSIBILITY OF THE ERECTOR TO ENSURE PROPER BOLT TIGHTNESS IN ACCORDANCE WITH APPLICABLE REGULATIONS. FOR PROJECTS IN THE UNITED STATES, SEE THE RCSC SPECIFICATION FOR STRUCTURAL JOINTS USING A325 OR A490 BOLTS OR FOR PROJECTS IN CANADA, SEE THE CAN/CSA S16 LIMIT STATES DESIGN OF STEEL STRUCTURES FOR MORE INFORMATION.

THE FOLLOWING CRITERIA MAY BE USED TO DETERMINE THE BOLT TIGHTNESS (I.E., "SNUG-TIGHT" OR "FULLY-PRETENSIONED"), UNLESS REQUIRED OTHERWISE BY LOCAL JURISDICTION OR CONTRACT REQUIREMENTS:

A) ALL A490 BOLTS SHALL BE "FULLY-PRETENSIONED".
B) ALL A325 BOLTS IN PRIMARY FRAMING (RIGID FRAMES AND BRACING) MAY BE "SNUG-TIGHT", EXCEPT AS FOLLOWS: "FULLY-PRETENSION" A325 BOLTS IF:
   a) BUILDING SUPPORTS A CRANE SYSTEM WITH A CAPACITY GREATER THAN 5 TONS.
   b) BUILDING SUPPORTS MACHINERY THAT CREATES VIBRATION, IMPACT, OR STRESS-REVERSALS ON THE CONNECTIONS. THE ENGINEER-OF-RECORD FOR THE PROJECT SHOULD BE CONSULTED TO EVALUATE FOR THIS CONDITION.
   c) THE PROJECT SITE IS LOCATED IN A HIGH SEISMIC AREA. FOR IBC-BASED CODES, "HIGH SEISMIC AREA" IS DEFINED AS "SEISMIC DESIGN CATEGORY" OF 'D', 'E', OR 'F'. SEE THE "BUILDING LOADS" SECTION ON THIS PAGE FOR THE DEFINED SEISMIC DESIGN CATEGORY FOR THIS PROJECT.
   d) ANY CONNECTION DESIGNATED IN THESE DRAWINGS AS "A325-SC". "SLIP-CRITICAL (SC)" CONNECTIONS MUST BE FREE OF PAINT, OIL, OR OTHER MATERIALS THAT REDUCE FRICTION AT CONTACT SURFACES. GALVANIZED OR LIGHTLY-RUSTED SURFACES ARE ACCEPTABLE.
C) IN CANADA, ALL A325 AND A490 BOLTS SHALL BE "FULLY-PRETENSIONED", EXCEPT FOR SECONDARY MEMBERS (PURLINS, GIRTS, OPENING FRAMING, ETC.) AND FLANGE BRACES.

SECONDARY MEMBERS (PURLINS, GIRTS, OPENING FRAMING, ETC.) AND FLANGE BRACE CONNECTIONS MAY ALWAYS BE "SNUG-TIGHT", UNLESS INDICATED OTHERWISE IN THESE DRAWINGS.

6. GENERAL DESIGN NOTES:

1) ALL STRUCTURAL STEEL SECTIONS AND WELDED PLATE MEMBERS ARE DESIGNED IN ACCORDANCE WITH ANSI/AISC 360 "SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS" OR THE CAN/CSA S16 "LIMIT STATES DESIGN OF STEEL STRUCTURES", AS REQUIRED BY THE SPECIFIED BUILDING CODE.
2) ALL WELDING OF STRUCTURAL STEEL IS BASED ON EITHER AWS D1.1 "STRUCTURAL WELDING CODE - STEEL" OR CAN/CSA W59 "WELDED STEEL CONSTRUCTION (METAL ARC WELDING)", AS REQUIRED BY THE SPECIFIED BUILDING CODE.
3) ALL COLD FORMED MEMBERS ARE DESIGNED IN ACCORDANCE WITH ANSI/AISI S100 OR CAN/CSA S136 "SPECIFICATIONS FOR THE DESIGN OF COLD FORMED STEEL STRUCTURAL MEMBERS", AS REQUIRED BY THE SPECIFIED BUILDING CODE.
4) ALL WELDING OF COLD FORMED STEEL IS BASED ON AWS D1.3 "STRUCTURAL WELDING CODE - SHEET STEEL" OR CAN/CSA W59 "WELDED STEEL CONSTRUCTION (METAL ARC WELDING)", AS REQUIRED BY THE SPECIFIED BUILDING CODE.
5) ALL NUCOR BUILDING GROUP FACILITIES ARE IAS AC-472 ACCREDITED FOR DESIGN AND FABRICATION OF METAL BUILDING SYSTEMS. FOR PROJECTS IN CANADA, DESIGN AND FABRICATION ARE DONE ONLY IN FACILITIES THAT ARE ALSO CAN/CSA A660 AND W47.1 CERTIFIED.
6) IF JOISTS ARE INCLUDED WITH THIS PROJECT, THEY ARE SUPPLIED AS A PART OF THE SYSTEMS ENGINEERED METAL BUILDING AND ARE FABRICATED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 1926.758 OF THE OSHA SAFETY STANDARDS FOR STEEL ERECTION, DATED JANUARY 18, 2001.
7) COLUMN BASE PLATES ARE DESIGNED NOT TO EXCEED THE ALLOWABLE BEARING STRESS OF CONCRETE THAT HAS A MINIMUM COMPRESSIVE STRENGTH OF 3000 P.S.I. AT 28 DAYS.

BUILDING INFORMATION

PRIMER COLORS
PRIMARY PRIMER COLOR: RED SECONDARY PRIMER COLOR: RED

ROOF SHEETING
TYPE: 4" IMP CFR42/LS360 GAUGE: 24 FINISH: TERRA COTTA – PVDF CLIP TYPE: SLIDING/SHORT
THERMAL BLOCKS: No EPS FOAM SPACER: YES (LS360 ONLY) ROOF LINE TRIM, PAINTED: TERRA COTTA – PVDF
YES☒ NO☐ DOWNSPOUTS PAINTED: TERRA COTTA – PVDF GUTTERS PAINTED: TERRA COTTA – PVDF
YES☐ NO☒ INSULATION _____ (NOT BY MBS)
YES☐ NO☒ PIPE JACKS, SIZE: _____ QUANTITY: _____
YES☐ NO☒ RIDGE VENTS, 10'-0" LONG X 9" THROAT. QUANTITY: _____
YES☐ NO☒ ROOF FRAMED OPENINGS, SEE ROOF FRAMING PLAN FOR SIZES
YES☐ NO☒ COMPOSITE CFR DECK, TYPE: _____ GAUGE: _____ FINISH: _____

WALL SHEETING
TYPE: 2.5" SANTA FE GAUGE: 24 FINISH: DESERT SAND – PVDF
CORNER TRIM, PAINTED: DESERT SAND – PVDF BASE TRIM, PAINTED: SURREY BEIGE – PVDF
YES☐ NO☒ WALKDOORS, QUANTITY: _____ PAINTED: _____
YES☐ NO☒ WINDOWS, QUANTITY: _____ PAINTED: _____
YES☐ NO☒ INSULATION _____ (NOT BY MBS)

WALL FRAMED OPENINGS
YES☒ NO☐ FRAMED OPENING TRIM, PAINTED: SURREY BEIGE – PVDF
SIZES: FSW: (5) 14'-0" x 14'-0"; (1) 4'-4" x 7'-2"
BSW: (2) 4'-4" x 7'-2"; (5) 14'-0" x 14'-0"
LEW: (2) 10'-0" x 7'-6"; (1) 4'-4" x 7'-2"
REW: (2) 4'-0" x 4'-0" SILL @ 3'-2"; (1) 3'-4" x 7'-2"; (1) 3'-10" x 7'-2"

BUILDING OPTIONS

YES☐ NO☒ LINER PANELS
FRAMED OPENING TRIM, PAINTED: _____
WALL: TYPE: _____ GAUGE: _____ FINISH: _____ WALL TRIM, PAINTED: _____
CEILING: TYPE: _____ GAUGE: _____ FINISH: _____

YES☐ NO☒ TRANSLUCENT PANELS
WALL: _____
ROOF: _____
INSULATED PANELS? YES☐ NO☐

YES☐ NO☒ EAVE EXTENSION
PROJ: _____ TYPE: _____ GAUGE: ___ FINISH: _____ SOFFIT TRIM AT BUILDING LINE PAINTED: _____

YES☐ NO☒ RAKE EXTENSION
PROJ: _____ TYPE: _____ GAUGE: ___ FINISH: _____ SOFFIT TRIM AT BUILDING LINE PAINTED: _____

YES☐ NO☒ CANOPY
AT EAVE LINE ☐ BELOW EAVE ☐ PROJECTION: _____ CLEAR UNDER CANOPY BEAM: _____
ROOF PANEL: TYPE: _____ GAUGE, FINISH: _____
SOFFIT PANEL: TYPE: _____ GAUGE, FINISH: _____ SOFFIT TRIM AT BUILDING LINE PAINTED: _____

YES☐ NO☒ PARTITION WALLS
WALL PANEL: TYPE: _____ GAUGE, FINISH: _____ TRIM PAINTED: _____

YES☒ NO☐ WAINSCOT
WALL PANEL: TYPE: 2.5" SANTA FE 24 GAUGE, FINISH: SURREY BEIGE – PVDF TOP TRANSITION TRIM PAINTED: DESERT SAND – PVDF
BASE TRIM PAINTED: SURREY BEIGE – PVDF JAMB TRIM PAINTED: SURREY BEIGE – PVDF BOTTOM TRANS. TRIM PAINTED: SURREY BEIGE – PVDF

YES☐ NO☒ FASCIA
PROJ: _____ TOP OF FASCIA HEIGHT: _____
FACE PANEL, TYPE: _____ GAUGE, FINISH: _____ CAP TRIM PAINTED: _____
BACK PANEL, TYPE: _____ GAUGE, FINISH: _____ BASE TRIM PAINTED: _____
☐ CLOSED SYSTEM, CLEAR UNDER SOFFIT TRIM: _____
SOFFIT PANEL, TYPE: _____ GAUGE, FINISH: _____ SOFFIT TRIM AT BUILDING LINE PAINTED: _____
☐ OPEN SYSTEM, (NO SOFFIT PANEL PROVIDED) CLEAR UNDER SOFFIT TRIM: _____

YES☐ NO☒ PARAPET
☐ STRUCTURAL PARAPET ☐ NON-STRUCTURAL PARAPET TOP OF PARAPET HEIGHT: _____
BACK PANEL, TYPE: _____ GAUGE, FINISH: _____

YES☐ NO☒ CRANES (SEE CRANE PLAN FOR ADDITIONAL INFORMATION)
YES☐ NO☒ MEZZANINE (SEE MEZZANINE PLAN FOR ADDITIONAL INFORMATION)

THE DRAWINGS AND THE METAL BUILDING THEY REPRESENT ARE THE PRODUCT OF THE METAL BUILDING MANUFACTURER. THE REGISTERED PROFESSIONAL ENGINEER'S SEAL PERTAINS ONLY TO THE REQUIREMENTS LISTED HEREIN FOR THE MATERIALS DESIGNED AND SUPPLIED BY THE METAL BUILDING MANUFACTURER. THE REGISTERED PROFESSIONAL ENGINEER WHOSE SEAL APPEARS ON THESE DRAWINGS IS EMPLOYED OR ENGAGED BY THE METAL BUILDING MANUFACTURER AND DOES NOT SERVE AS OR REPRESENT THE PROJECT ENGINEER OF RECORD AND SHALL NOT BE CONSTRUED AS SUCH.

7. GLOSSARY OF ABBREVIATIONS:

A.B. = ANCHOR BOLTS	MAX = MAXIMUM	REQ'D = REQUIRED
BS = BOTH SIDES	M.B. = MACHINE BOLTS	REV. = REVISION
B.U. = BUILT-UP	MBS = METAL BUILDING SUPPLIER	SIM = SIMILAR
DIA = DIAMETER	TBD = TO BE DETERMINED	SL = STEEL LINE
FLG = FLANGE	N/A = NOT APPLICABLE	N.S. = NEAR SIDE
F.S = FAR SIDE	NIC = NOT IN CONTRACT	MIN = MINIMUM
GA. = GAUGE	SLV = SHORT LEG VERTICAL	TYP = TYPICAL
H.S.B. = HIGH STRENGTH BOLTS	O.A.L. = OVERALL LENGTH	PL = PLATE
HT. = HEIGHT	O.C. = ON CENTER	
LLV = LONG LEG VERTICAL	U.N.O. = UNLESS NOTED OTHERWISE	
PEMB = PRE-ENGINEERED METAL BUILDING MANUFACTURER		
?? = PART MARK TO BE DETERMINED AND WILL BE UPDATED ON CONSTRUCTION DRAWINGS		

NUCOR BUILDING SYSTEMS
A DIVISION OF NUCOR CORPORATION

MBMA MEMBER IAS ACCREDITED Metal Building Systems AC 472 CSSBI CWB CERTIFIED CSA W47.1 CWB CERTIFIED CSA A660

BUILDING LOADS

DESIGN CODE: IBC 2018
ROOF LIVE LOAD: 20.00 PSF RISK CATEGORY: IV
LIVE LOAD REDUCIBLE Yes
GROUND SNOW LOAD: 30.0 PSF SNOW EXP. FACTOR, Ce: 1.00
SNOW IMPORTANCE FACTOR, Is: 1.20
RAINFALL INTENSITY (IN/HR): 4.00
WIND: 115 / 89 MPH (Vult) / (Vasd)
C & C PRESSURES (PSF): 32 / -43
EXPOSURE: C
UL 90 NO
Classic Roof-Const. No. 161 ; Classic Roof w/ Translucent Panel-Const. No. 167
CFR Roof-Const. No. 552 ; CFR Roof w/ Translucent Panel-Const. No. 590 ;
Composite CFR Roof-Const. No. 552A ; VR16 II Roof-Const. No. 332 .
SEISMIC INFORMATION Ss: 0.327 S1: 0.114
Design Sds/Sd1: 0.335 / 0.180 Site Class: D
Seismic Imp. Factor: 1.50 Seismic Design Category: D
Analysis Procedure: Equivalent Lateral Force Method
LONG SFRS: Ord. Concentrically Braced Frame
LAT SFRS: Ord. Moment Frame

NOTES:
1) COLLATERAL DEAD LOADS, UNLESS OTHERWISE NOTED, ARE ASSUMED TO BE UNIFORMLY DISTRIBUTED. WHEN SUSPENDED SPRINKLER SYSTEMS, LIGHTING, HVAC EQUIPMENT, CEILINGS, ETC., ARE SUSPENDED FROM ROOF MEMBERS, CONSULT THE M.B.S. IF THESE CONCENTRATED LOADS EXCEED 500 POUNDS (USING THE WEB MOUNT DETAIL) OR 200 POUNDS (USING THE FLANGE MOUNT DETAIL), OR IF INDIVIDUAL MEMBERS ARE LOADED SIGNIFICANTLY MORE THAN OTHERS.

2) THE DESIGN OF STRUCTURAL MEMBERS SUPPORTING GRAVITY LOADS IS CONTROLLED BY THE MORE CRITICAL EFFECT OF ROOF LIVE LOAD OR ROOF SNOW LOAD, AS DETERMINED BY THE APPLICABLE CODE.

3) Pm IS BASED ON THE MINIMUM ROOF SNOW LOAD CALCULATED PER BUILDING CODE OR THE CONTRACT SPECIFIED SNOW LOAD, WHICHEVER IS GREATER. THIS VALUE, Pm, IS ONLY APPLIED IN COMBINATION WITH THE DEAD AND COLLATERAL LOADS. ROOF SNOW IN OTHER LOADING CONDITIONS IS DETERMINED PER THE SPECIFIED BUILDING CODE.

	BUILDING		
ROOF DEAD (PSF):	4.25	ROOF SNOW Pm (PSF):	24.00
PRI. COL. (PSF):	5.00	WIND ENCLOSURE:	Enclosed
SEC. COL. (PSF):	5.00	GCpi:	+/-0.18
SNOW Ct:	1.00	SEISMIC R:	3.25
SNOW Cs:	1.00	SEISMIC Cs:	0.155
ROOF SNOW Ps (PSF):	25.20	BASE SHEAR (KIPS):	22.96

DRAWING INDEX

COVERSHEET C1, C2
ANCHOR BOLT DRAWINGS AB1, AB2
STRUCTURAL/SHEETING DRAWINGS E1 – E12
DETAILS D1 – D20

ISSUE	DWN	CHK	ENG	PE	DATE
CONST. AB PLAN	NBS	EOP	CBM		7/24/2023
BUILDING DEPARTMENT REVIEW	WBS	DAN	CBM		7/31/2023

NUCOR BUILDING SYSTEMS
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PROJECT NAME: WENDOVER FS #13 REPLACEMENT
WENDOVER, NV
CUSTOMER NAME: MICHAEL CLAY CORP
WINNEMUCCA, NV
JOB NUMBER: U23G0555A
SHEET TITLE

RUSSELL R. SKEEN
07/31/2023
Exp. Jun 30, 2024
CIVIL/STRUCTURAL

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SHEET
C1 of 2

THE BUILDING CODE REQUIRES CONSIDERATION OF SNOW SURCHARGES FOR ANY LOWER ROOF OF A STRUCTURE LOCATED WITHIN 20 ft. OF A HIGHER STRUCTURE. INFORMATION PROVIDED TO THE METAL BUILDING MANUFACTURER DOES NOT INDICATE THE PRESENCE OF A SHADOWING STRUCTURE WITHIN THIS 20 ft. ENVELOPE, THEREFORE SNOW SURCHARGES HAVE NOT BEEN CONSIDERED IN THE DESIGN.	BCL9
ACCESSORIES (DOORS, WINDOWS, ETC.) NOT PROVIDED BY THE METAL BUILDING MANUFACTURER MUST BE DESIGNED AS "COMPONENTS AND CLADDING" IN ACCORDANCE WITH THE SPECIFIC WIND PROVISIONS OF THE REFERENCED BUILDING CODE DISPLAYED ON THE COVER PAGE OF THIS DRAWING PACKET.	MO1
FRAMED OPENINGS HAVE BEEN DESIGNED TO SUPPORT WIND LOAD NORMAL TO THE WALL BASED ON THE STANDARD BUILDING CODE CRITERIA. FRAMED OPENINGS HAVE NOT BEEN DESIGNED FOR ANY ADDITIONAL MOMENT OR CATENARY FORCES FROM THE DOOR. ANY CHANGE TO THE INFORMATION SHOWN HERE WILL REQUIRE AN ENGINEERING INVESTIGATION AND POSSIBLE BUILDING REINFORCEMENT.	MO2

THE NEW BUILDING IS IN PROXIMITY TO, AND MAY CAUSE CHANGES TO THE CODE-PRESCRIBED SNOW LOADING CONDITIONS FOR THE EXISTING ADJACENT/ADJOINING BUILDING(S). IT IS THE RESPONSIBILITY OF OTHERS (NOT THE METAL BUILDING MANUFACTURER) TO INVESTIGATE ALL SNOW LOADING CONDITIONS FOR THE ADJACENT/ADJOINING BUILDING(S), AND PERFORM ANY REQUIRED ANALYSIS.	EB1
THE EXISTING BUILDING AND THE NEW BUILDING BY THE METAL BUILDING MANUFACTURER ARE STRUCTURALLY INDEPENDENT. THE SEISMIC STORY DRIFT OF THE NEW BUILDING CALCULATED IN ACCORDANCE WITH THE APPLICABLE BUILDING CODE IS 3.00 INCHES. THE METAL BUILDING MANUFACTURER CANNOT DETERMINE THE STORY DRIFT OF THE EXISTING BUILDING. THEREFORE, IT IS THE RESPONSIBILITY OF OTHERS (NOT THE METAL BUILDING MANUFACTURER) TO ENSURE THAT ADEQUATE SEPARATION EXISTS BETWEEN THE NEW AND EXISTING BUILDING.	EB6
THE SPECIFIED HVCF IN THE CONTRACT IS NOT TO EXCEED THE 300 LBS QUOTED AND DESIGNED FOR. IF IT DOES, A REVIEW AND POSSIBLE REDESIGN WILL BE NECESSARY.	SPECIAL NOTE–1

ISSUE	DWN	CHK	ENG	PE	DATE
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BUILDING DEPARTMENT REVIEW	WBS	DAN	CBM		7/31/2023

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PROJECT NAME
WENDOVER FS #13 REPLACEMENT
WENDOVER, NV

CUSTOMER NAME
MICHAEL CLAY CORP
WINNEMUCCA, NV

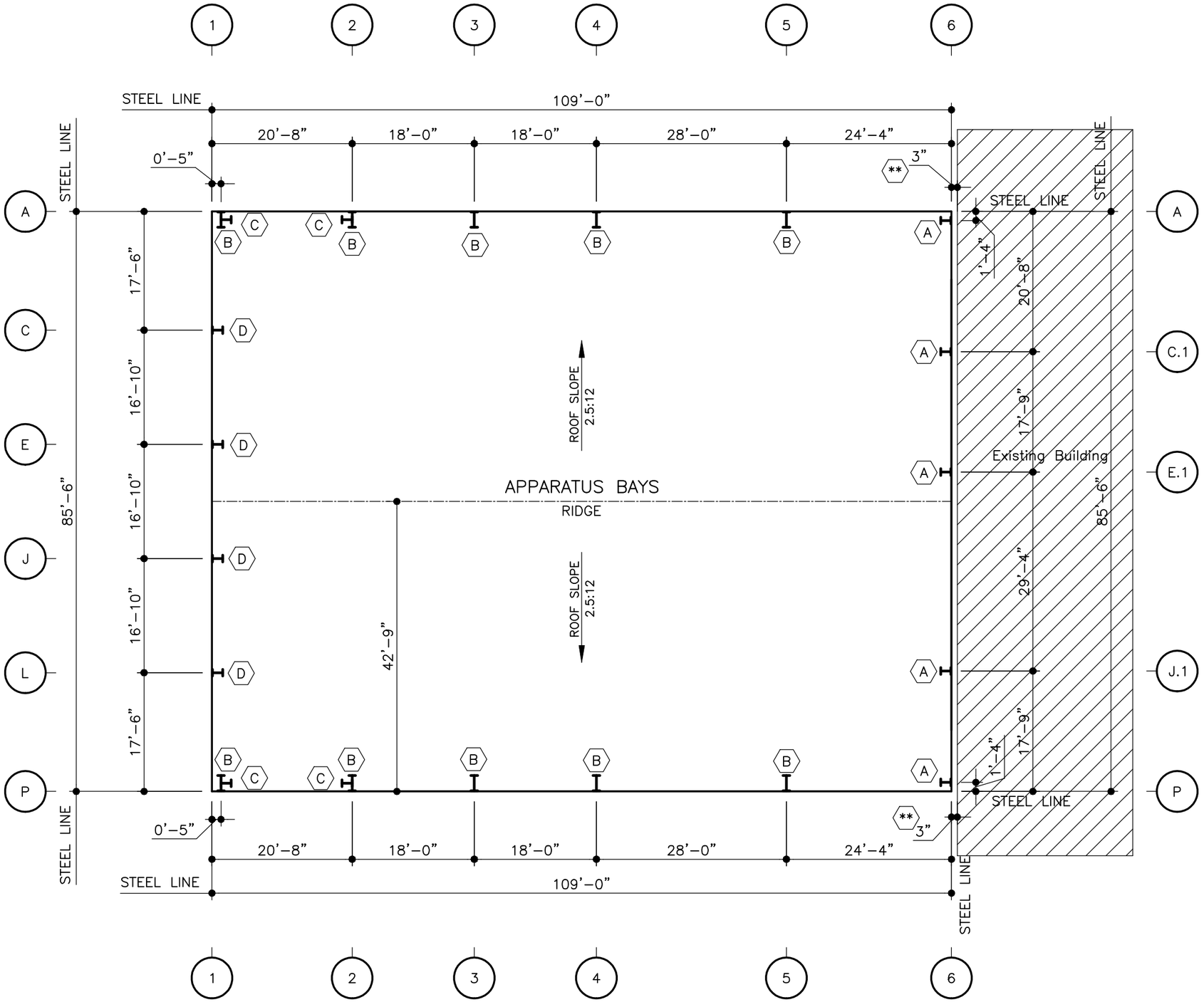
JOB NUMBER
U23G0555A

SHEET TITLE

PROFESSIONAL ENGINEER - STATE OF UTAH
RUSSELL R. SKEEM
07/31/2023
Exp. Jun 30, 2024
CIVIL/STRUCTURAL
No. 0167[illegible]

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SHEET
C2 of 2

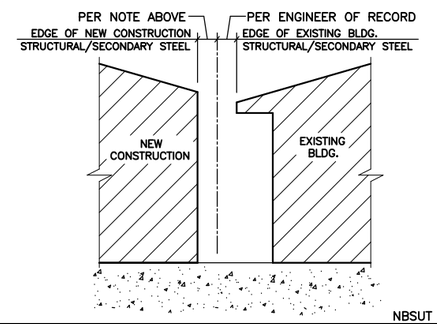


FINISH FLOOR = 100'-0"
BOTTOM OF BASE PLATE = 100'-0"
(UNLESS NOTED OTHERWISE)

ANCHOR BOLT SCHEDULE

QUANTITY	SIZE	MAT'L	PROJECTION
36	3/4"	Gr 55	3" FROM BOTTOM OF BPL
56	1"	Gr 55	3" FROM BOTTOM OF BPL
---	---	---	3" FROM BOT. OF BPL
---	---	---	3" FROM BOT. OF BPL
---	---	---	3" FROM BOT. OF BPL

THE EXISTING BUILDING AND THE NEW BUILDING BY THE METAL BUILDING MANUFACTURER ARE STRUCTURALLY INDEPENDENT. THE SEISMIC STORY DRIFT OF THE NEW BUILDING CALCULATED IN ACCORDANCE WITH THE APPLICABLE BUILDING CODE IS 3.00 INCHES. THE METAL BUILDING MANUFACTURER CANNOT DETERMINE THE STORY DRIFT OF THE EXISTING BUILDING. THEREFORE, IT IS THE RESPONSIBILITY OF OTHERS (NOT THE METAL BUILDING MANUFACTURER) TO ENSURE THAT ADEQUATE SEPARATION EXISTS BETWEEN THE NEW AND EXISTING BUILDING.



TYPICAL SEISMIC SEPARATION DETAIL (**)

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CONST. AB PLAN	NBS	EOP	CBM		7/24/2023
BUILDING DEPARTMENT REVIEW	WBS	DAN	CBM		7/31/2023

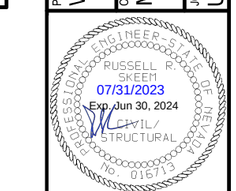
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PROJECT NAME
WENDOVER FS #13 REPLACEMENT
WENDOVER, NV

CUSTOMER NAME
MICHAEL CLAY CORP
WINNEMUCCA, NV

JOB NUMBER
U23G0555A

SHEET TITLE



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SHEET
AB1 of 2

ANCHOR BOLT PLAN

GENERAL NOTES

1. THE SPECIFIED ANCHOR ROD DIAMETER ASSUMES F1554 GRADE 55 UNLESS NOTED OTHERWISE. ANCHOR ROD MATERIAL OF EQUAL DIAMETER MEETING OR EXCEEDING THE STRENGTH REQUIREMENTS SET FORTH ON THESE DRAWINGS MAY BE UTILIZED AT THE DISCRETION OF THE FOUNDATION DESIGN ENGINEER. ANCHOR ROD EMBEDMENT LENGTH SHALL BE DETERMINED BY THE FOUNDATION DESIGN ENGINEER.

2. THE METAL BUILDING MFR. IS NOT RESPONSIBLE FOR PROJECT FOUNDATION DESIGN. THE FOUNDATION DESIGN IS THE RESPONSIBILITY OF A REGISTERED PROFESSIONAL ENGINEER, FAMILIAR WITH LOCAL SITE CONDITIONS.

3. ALL ANCHOR RODS, FLAT WASHERS FOR ANCHOR RODS, EXPANSION BOLTS, AS WELL AS ALL CONCRETE/MASONRY EMBED PLATES ARE NOT BY THE METAL BUILDING MFR.

4. THIS DRAWING IS NOT TO SCALE.

5. FINISHED FLOOR ELEVATION = 100'-0" UNLESS NOTED OTHERWISE.

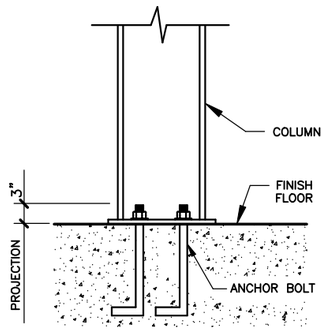
6. "SINGLE" CEE COLUMNS SHALL BE ORIENTED WITH THE "TOES" TOWARD THE LOW EAVE UNLESS NOTED OTHERWISE.

7. THE ANCHOR BOLT LOCATIONS PROVIDED BY THE METAL BUILDING MANUFACTURER SATISFY ANY PERTINENT REQUIREMENTS FOR THE DESIGN OF THE MATERIALS SUPPLIED BY THE METAL BUILDING MANUFACTURER. PLEASE NOTE THAT THESE REQUIREMENTS MAY NOT SATISFY ALL ANCHOR BOLT CONCRETE EDGE DISTANCE REQUIREMENTS DEPENDING ON THE DETAILS OF THE FOUNDATION DESIGN. BECAUSE FOUNDATION DESIGN IS NOT WITHIN THE SCOPE OF WORK OF THE METAL BUILDING MANUFACTURER, IT IS THE RESPONSIBILITY OF THE QUALIFIED PROFESSIONAL DESIGNING THE FOUNDATION TO VERIFY THAT SUFFICIENT CONCRETE EDGE DISTANCE IS PROVIDED FOR THE ANCHOR BOLTS IN THE DETAILS THEREOF.

8. THE ANCHOR BOLT SETTINGS SHOWN ON THESE DRAWINGS NOT ONLY INDICATE WHERE THE ANCHOR BOLTS ARE TO BE PLACED, BUT ALSO THE FOOTPRINT OF THE METAL BUILDING. IT IS ESSENTIAL THAT THESE BOLT PATTERNS BE FOLLOWED. IN THE EVENT THAT THESE SETTINGS DIFFER FROM THE ARCHITECTURAL FOUNDATION PLANS, THE METAL BUILDING MANUFACTURER MUST BE CONTACTED IMMEDIATELY, PREFERABLY BEFORE CONCRETE IS PLACED.

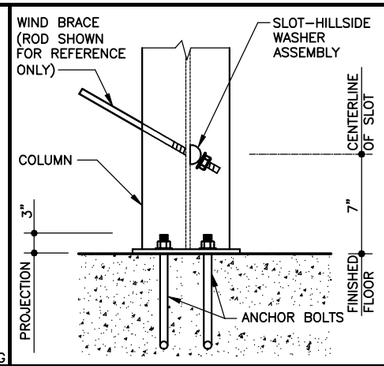
– CROSS BRACING

BERTNOTE

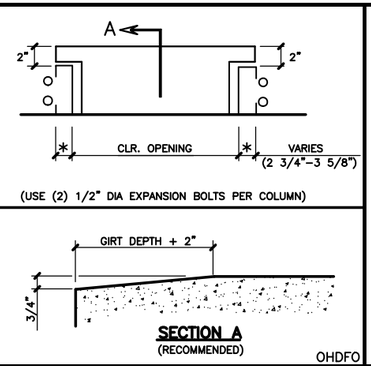


BPFFNG

TYPICAL COLUMN BASE PLATE DETAIL

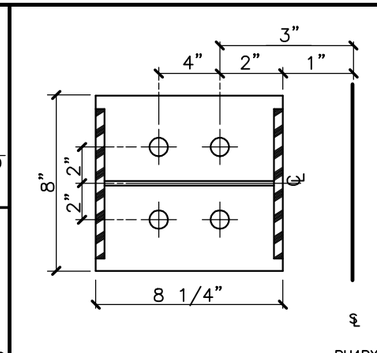


TYPICAL COLUMN BASE PLATE DETAIL AT SLOT–HILLSIDE WASHER LOCATION



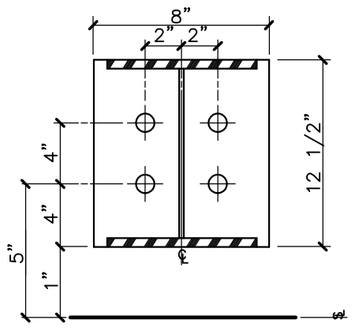
OHDFO

TYPICAL OVERHEAD DOOR FRAMED OPENING



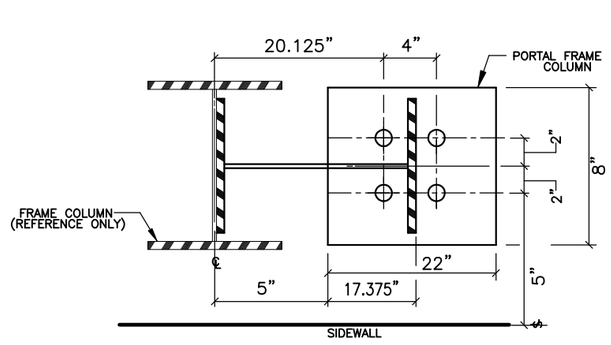
BU4RX

A | (4) 3/4" ø ANCHOR BOLTS WITH A 3" PROJECTION



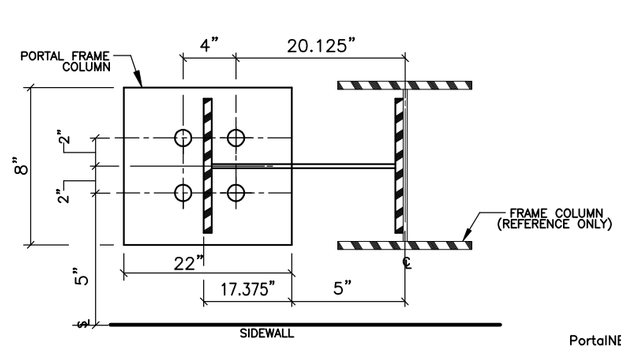
BU4BX

B | (4) 1" ø ANCHOR BOLTS WITH A 3" PROJECTION



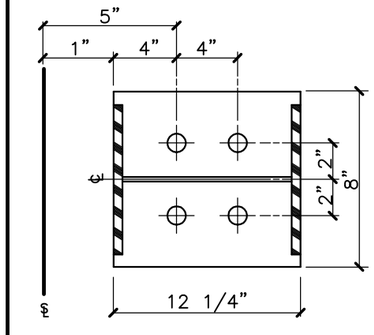
PortalNBR

C | PORTAL COLUMN | (4) 1" ø ANCHOR BOLTS WITH A 3" PROJECTION



PortalNBL

C | PORTAL COLUMN | (4) 1" ø ANCHOR BOLTS WITH A 3" PROJECTION



BU4LX

D | (4) 3/4" ø ANCHOR BOLTS WITH A 3" PROJECTION

ISSUE	DWN	CHK	ENG	PE	DATE
CONST. AB PLAN	NBS	EOP	CBM		7/24/2023
BUILDING DEPARTMENT REVIEW	NBS	DAN	CBM		7/31/2023

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PROJECT NAME
WENDOVER FS #13 REPLACEMENT
WENDOVER, NV

CUSTOMER NAME
MICHAEL CLAY CORP
WINNEMUCCA, NV

JOB NUMBER
U23G0555A

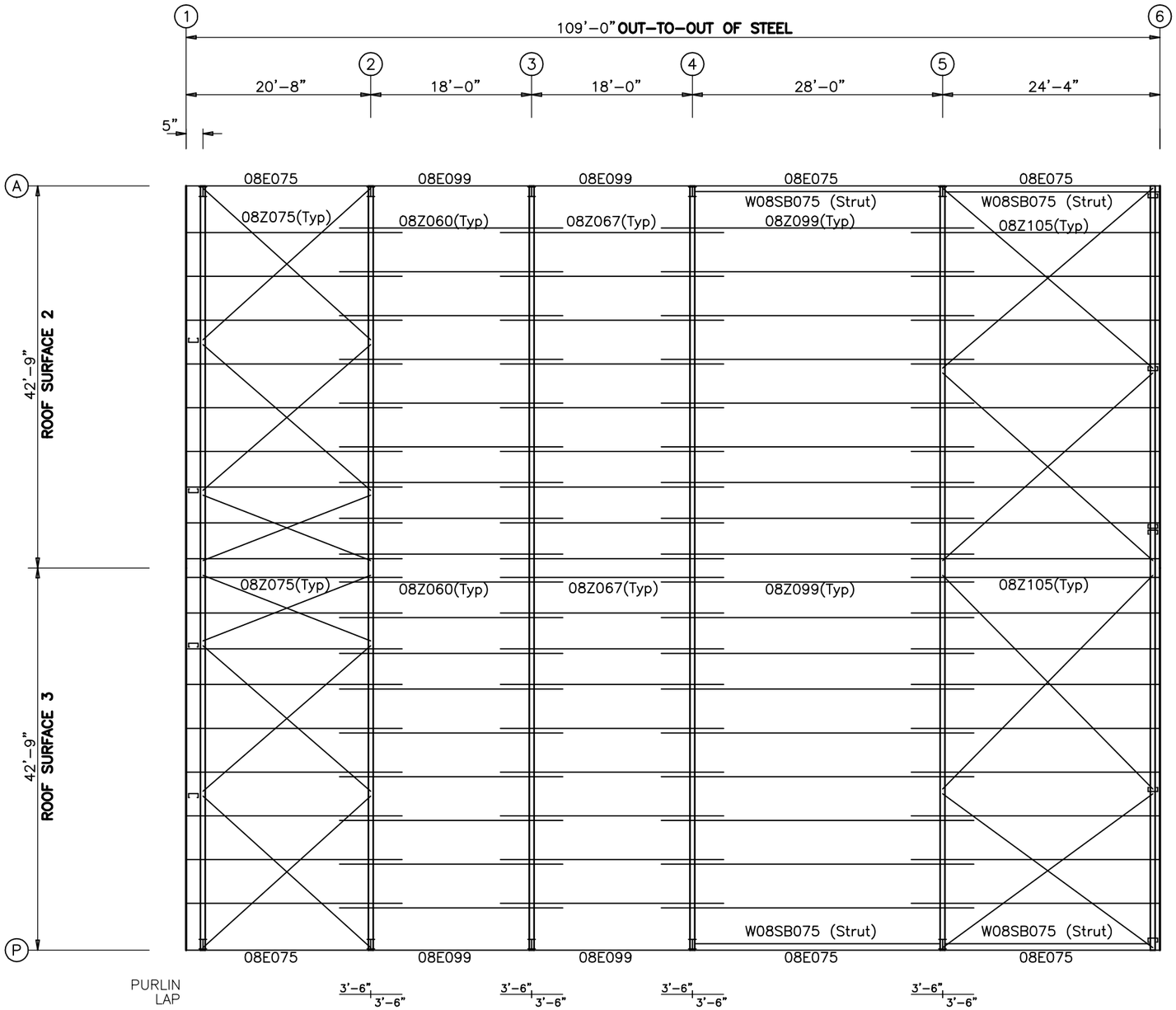
SHEET TITLE

PROFESSIONAL ENGINEER – STATE OF NEVADA
RUSSELL R. SKEEM
07/31/2023
Exp. Jun 30, 2024
CIVIL/STRUCTURAL
NO. 015713

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SHEET

AB2 of 2



APPARATUS BAYS ROOF FRAMING PLAN
ALL ROD BRACING MATERIALS RD05– (U.N.O.)

ROOF FRAMING PLAN

GENERAL NOTES

1. PLACE TAGGED END OF RAFTERS TOWARDS THE LOW EAVE.
2. STD. ROD/CABLE SIZES PER PART PREFIX ARE:

ROD		CABLE	
RD05–	= 5/8" ROD	CA02–	= 1/4" CABLE
RD06–	= 3/4" ROD	CA03–	= 3/8" CABLE
RD07–	= 7/8" ROD	CA04–	= 1/2" CABLE
RD08–	= 1" ROD		
RD09–	= 1 1/8" ROD		
RD10–	= 1 1/4" ROD		

3. PURLIN AND EAVE STRUT CONNECTIONS UTILIZE BOTH A307 AND A325 BOLTS. REFER TO THE DETAILS FOR SPECIFIC USAGE REQUIREMENTS.
4. THIS DRAWING IS NOT TO SCALE.

ISSUE	DWN	CHK	ENG	PE	DATE
CONST. AB PLAN	NBS	EOP	CBM		7/24/2023
BUILDING DEPARTMENT REVIEW	WBS	DAN	CBM		7/31/2023

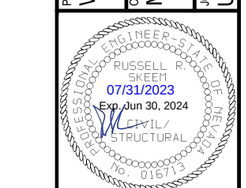
NUCOR BUILDING SYSTEMS
300 INDUSTRIAL PARKWAY, WATERLOO, IN 46793
PHONE: (260) 837–7891 FAX: (260) 837–7384
PO BOX 1006, 200 WHETSTONE RD, SWANSEA, SC 29160
PHONE: (803) 568–2100 FAX: (803) 568–2121
600 APACHE TRAIL, TERRELL, TX 75160
PHONE: (972) 524–4400 FAX: (972) 524–4417
1050 WATERY LANE, BRIGHAM CITY, UT 84302
PHONE: (435) 919–3100 FAX: (435) 919–3101

PROJECT NAME: WENDOVER FS #13 REPLACEMENT
WENDOVER, NV

CUSTOMER NAME: MICHAEL CLAY CORP
WINNEMUCCA, NV

JOB NUMBER: U23G0555A

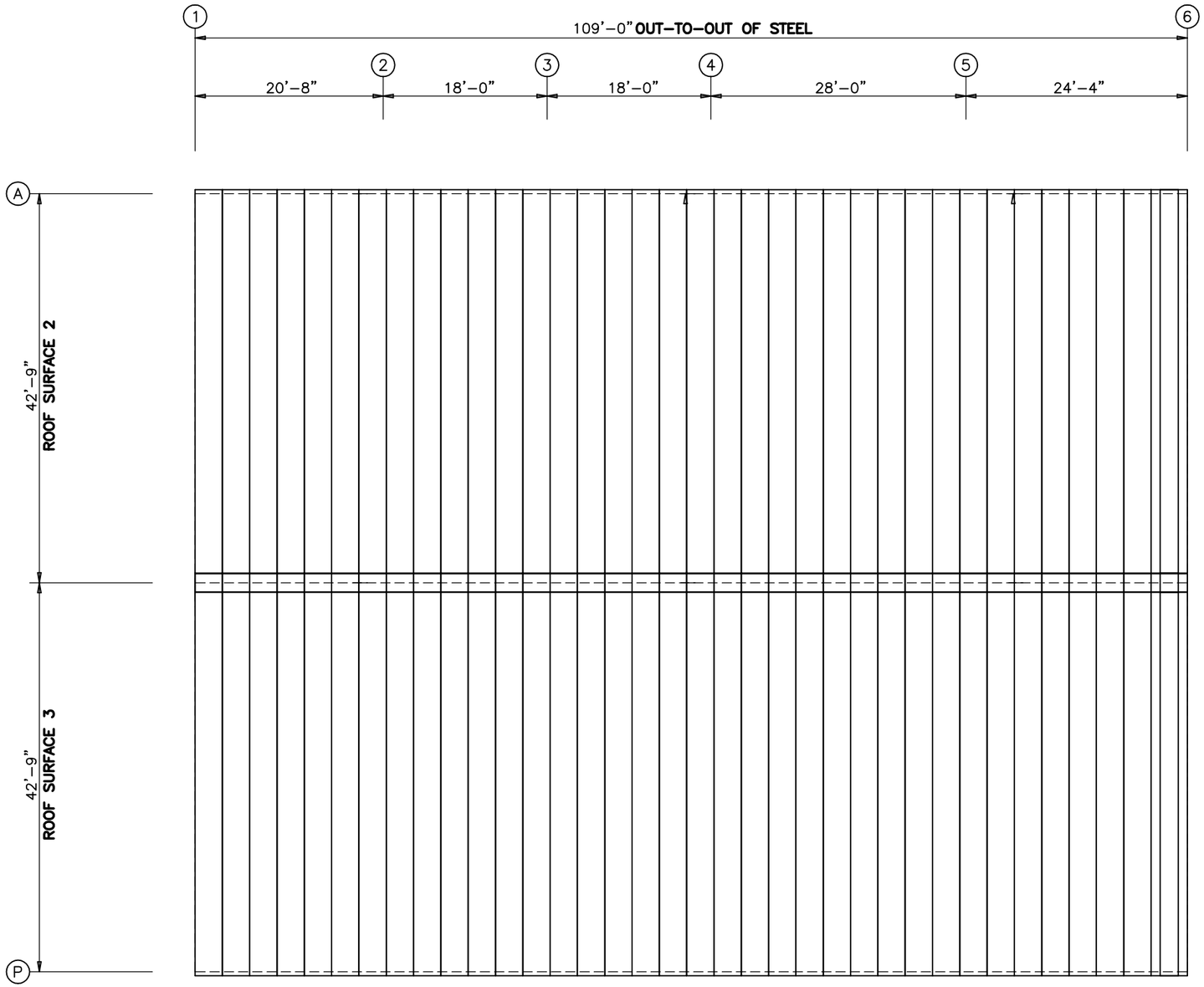
SHEET TITLE



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SHEET

E1 of 12



APPARATUS BAYS ROOF SHEETING PLAN

PANELS: 24Ga. 4" CFR42 – TERRA COTTA PVDF

ISSUE	DWN	CHK	ENG	PE	DATE
CONST. AB PLAN	NBS	EOP	CBM		7/24/2023
BUILDING DEPARTMENT REVIEW	WBS	DAN	CBM		7/31/2023

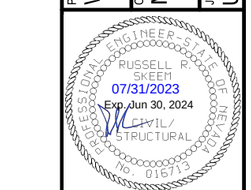
NUCOR BUILDING SYSTEMS
305 INDUSTRIAL PARKWAY, WATERLOO, IN 46793
PHONE: (260) 837-7891 FAX: (260) 837-7384
PO BOX 1006, 200 WHETSTONE RD, SWANSEA, SC 29160
PHONE: (803) 568-2100 FAX: (803) 568-2121
600 APACHE TRAIL, TERRELL, TX 75160
PHONE: (972) 524-4000 FAX: (972) 524-4417
1050 WATERY LANE, BRIGHAM CITY, UT 84302
PHONE: (435) 919-3100 FAX: (435) 919-3101

PROJECT NAME
WENDOVER FS #13 REPLACEMENT
WENDOVER, NV

CUSTOMER NAME
MICHAEL CLAY CORP
WINNEMUCCA, NV

JOB NUMBER
U23G0555A

SHEET TITLE



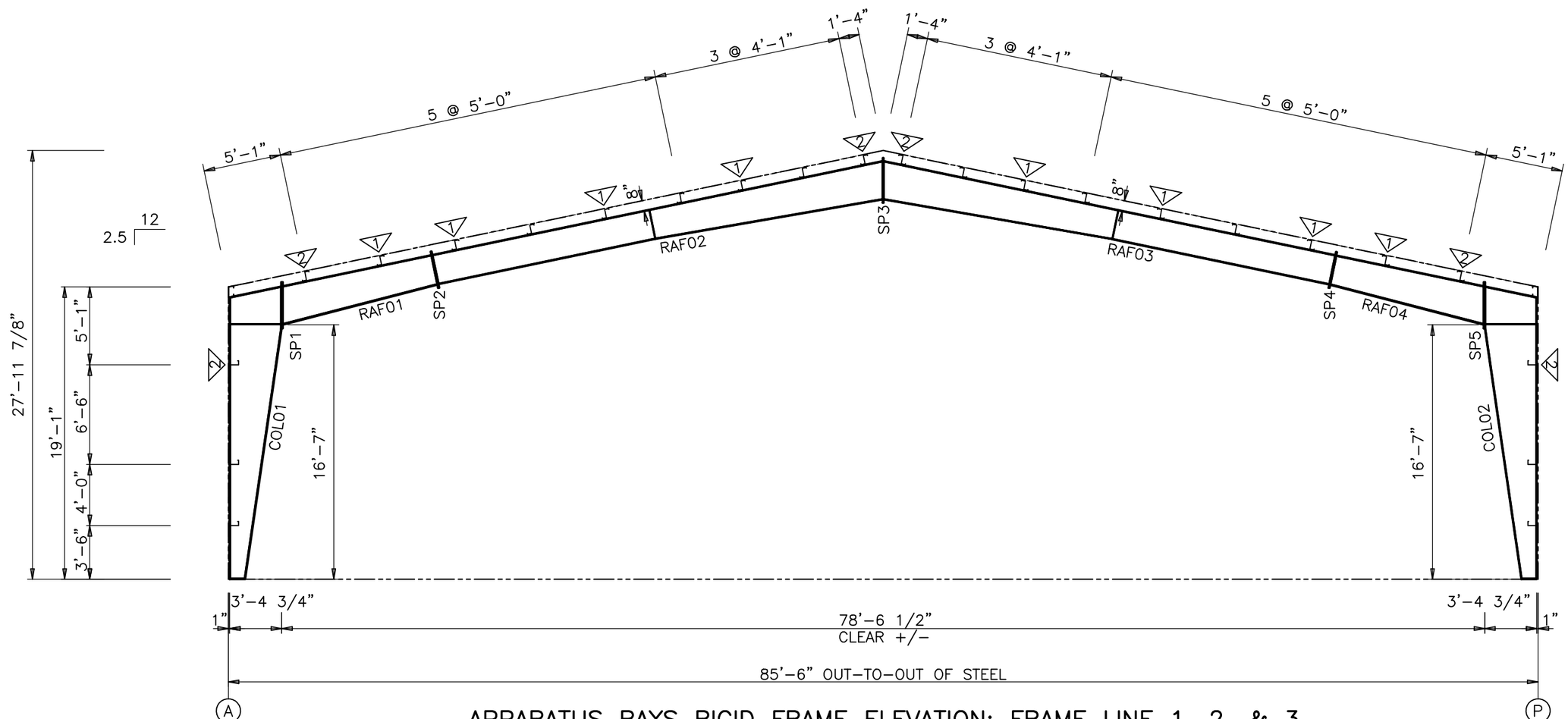
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SHEET

E2 of 12

SPLICE PLATE & BOLT TABLE					
Mark	Qty	Type	Dia	Width	Thick
SP1	12	A325	0.750	8	0.625
SP2	8	A325	0.750	8	0.500
SP3	8	A325	0.625	8	0.375
SP4	8	A325	0.625	8	0.500
SP5	12	A325	0.750	8	0.625

MEMBER TABLE					
	Web Depth	Web Plate		Top/Left Flange	Bottom/Right Flange
MARK	Start/End	Thick	Length	W x Thk	W x Thk
COL01	11.50/40.00	0.220	199.87	8 x 0.38	8 x 0.38
COL02	11.50/40.00	0.220	199.87	8 x 0.38	8 x 0.38
RAF01	28.88/22.88	0.164	120.00	8 x 0.31	8 x 0.50
RAF02	22.88/22.88	0.135	174.00	8 x 0.31	8 x 0.31
	22.88/28.88	0.150	188.13	8 x 0.31	8 x 0.25
RAF03	28.88/22.88	0.150	188.13	8 x 0.31	8 x 0.25
	22.88/22.88	0.135	174.00	8 x 0.31	8 x 0.31
RAF04	22.88/28.88	0.164	120.00	8 x 0.31	8 x 0.50



APPARATUS BAYS RIGID FRAME ELEVATION: FRAME LINE 1, 2, & 3

▽ FLANGE BRACES (1) ONE SIDE: (2) TWO SIDES
L2525105

ISSUE	DWN	CHK	ENG	PE	DATE
CONST. AB PLAN	NBS	EOP	CBM		7/24/2023
BUILDING DEPARTMENT REVIEW	WBS	DAN	CBM		7/31/2023

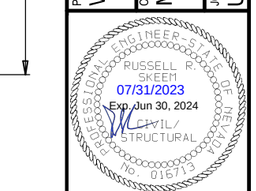
NUCOR BUILDING SYSTEMS
300 INDUSTRIAL PARKWAY, WATERLOO, IN 46793
PHONE: (260) 837-7891 FAX: (260) 837-7384
PO BOX 1006, 200 WHETSTONE RD, SWANSEA, SC 29160
PHONE: (803) 568-2100 FAX: (803) 568-2121
600 APACHE TRAIL, TERRELL, TX 75160
PHONE: (972) 551-6000 FAX: (972) 524-4417
1050 WATERY LANE, BRIGHAM CITY, UT 84302
PHONE: (435) 919-3100 FAX: (435) 919-3101

PROJECT NAME
WENDOVER FS #13 REPLACEMENT
WENDOVER, NV

CUSTOMER NAME
MICHAEL CLAY CORP
WINNEMUCCA, NV

JOB NUMBER
U23G0555A

SHEET TITLE

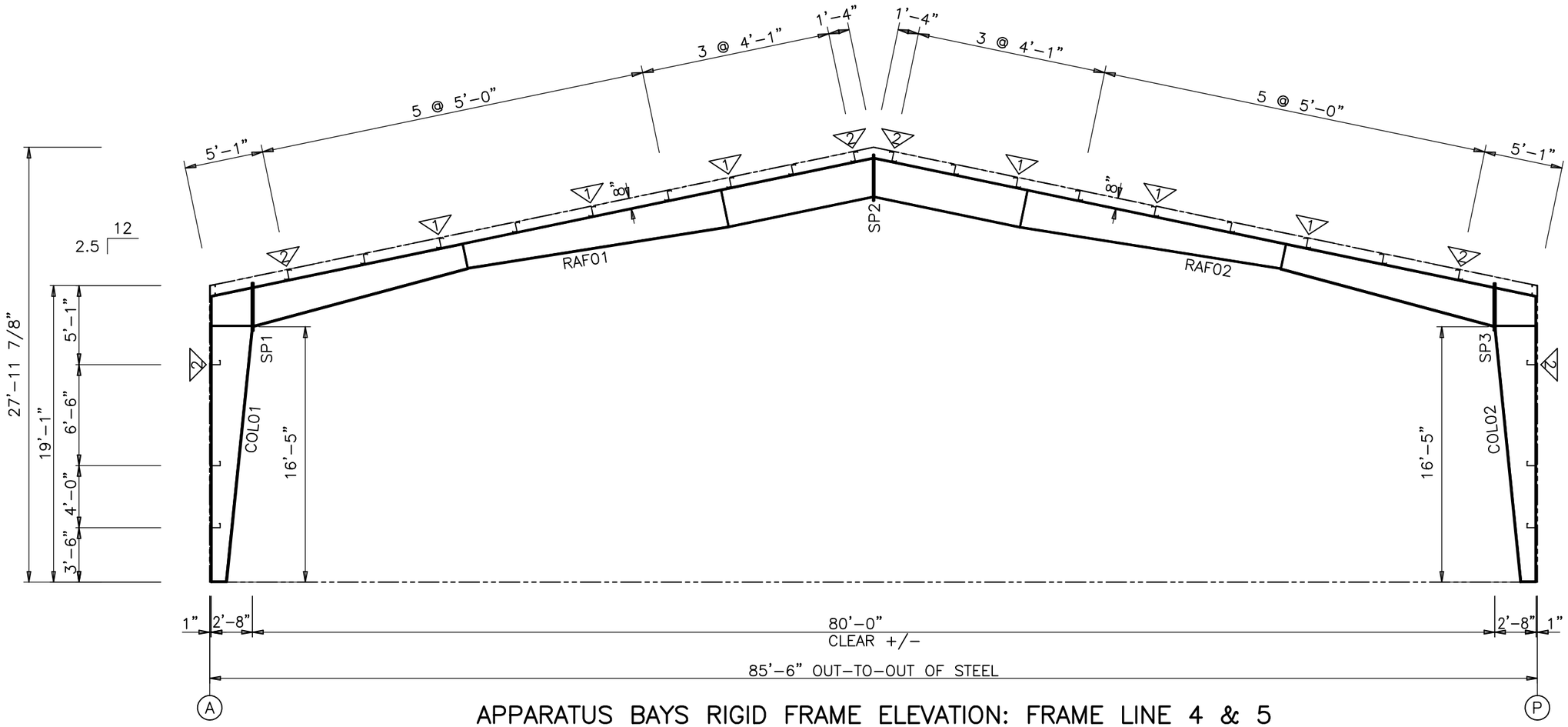


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SHEET
E3 of 12

SPLICE PLATE & BOLT TABLE					
Mark	Qty	Type	Dia	Width	Thick
SP1	12	A325	0.875	8	0.750
SP2	12	A325	0.625	8	0.500
SP3	16	A325	0.750	8	0.750

MEMBER TABLE					
	Web Depth	Web Plate		Top/Left Flange	Bottom/Right Flange
MARK	Start/End	Thick	Length	W x Thk	W x Thk
COL01	11.25/31.00	0.188	198.00	8 x 0.38	8 x 0.63
COL02	11.25/31.00	0.188	198.00	8 x 0.63	8 x 0.38
RAF01	28.88/19.06	0.188	165.83	8 x 0.50	8 x 0.63
	19.06/28.88	0.150	204.00	8 x 0.38	8 x 0.38
	28.88/28.88	0.150	121.50	8 x 0.38	8 x 0.31
RAF02	28.88/28.88	0.150	121.50	8 x 0.38	8 x 0.31
	28.88/19.06	0.150	204.00	8 x 0.38	8 x 0.38
	19.06/28.88	0.188	165.83	8 x 0.50	8 x 0.63



APPARATUS BAYS RIGID FRAME ELEVATION: FRAME LINE 4 & 5

▽ FLANGE BRACES (1) ONE SIDE: (2) TWO SIDES
L2525105

ISSUE	DWN	CHK	ENG	PE	DATE
CONST. AB PLAN	NBS	EOP	CBM		7/24/2023
BUILDING DEPARTMENT REVIEW	WBS	DAN	CBM		7/31/2023

NUCOR BUILDING SYSTEMS
300 INDUSTRIAL PARKWAY, WATERLOO, IN 46793
PHONE: (260) 837-7891 FAX: (260) 837-7384
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PHONE: (803) 568-2100 FAX: (803) 568-2121
600 APACHE TRAIL, TERRELL, TX 75160
PHONE: (972) 551-4500 FAX: (972) 524-4417
1050 WATERY LANE, BRIGHAM CITY, UT 84302
PHONE: (435) 919-3100 FAX: (435) 919-3101

PROJECT NAME
WENDOVER FS #13 REPLACEMENT
WENDOVER, NV

CUSTOMER NAME
MICHAEL CLAY CORP
WINNEMUCCA, NV

JOB NUMBER
U23G0555A

SHEET TITLE

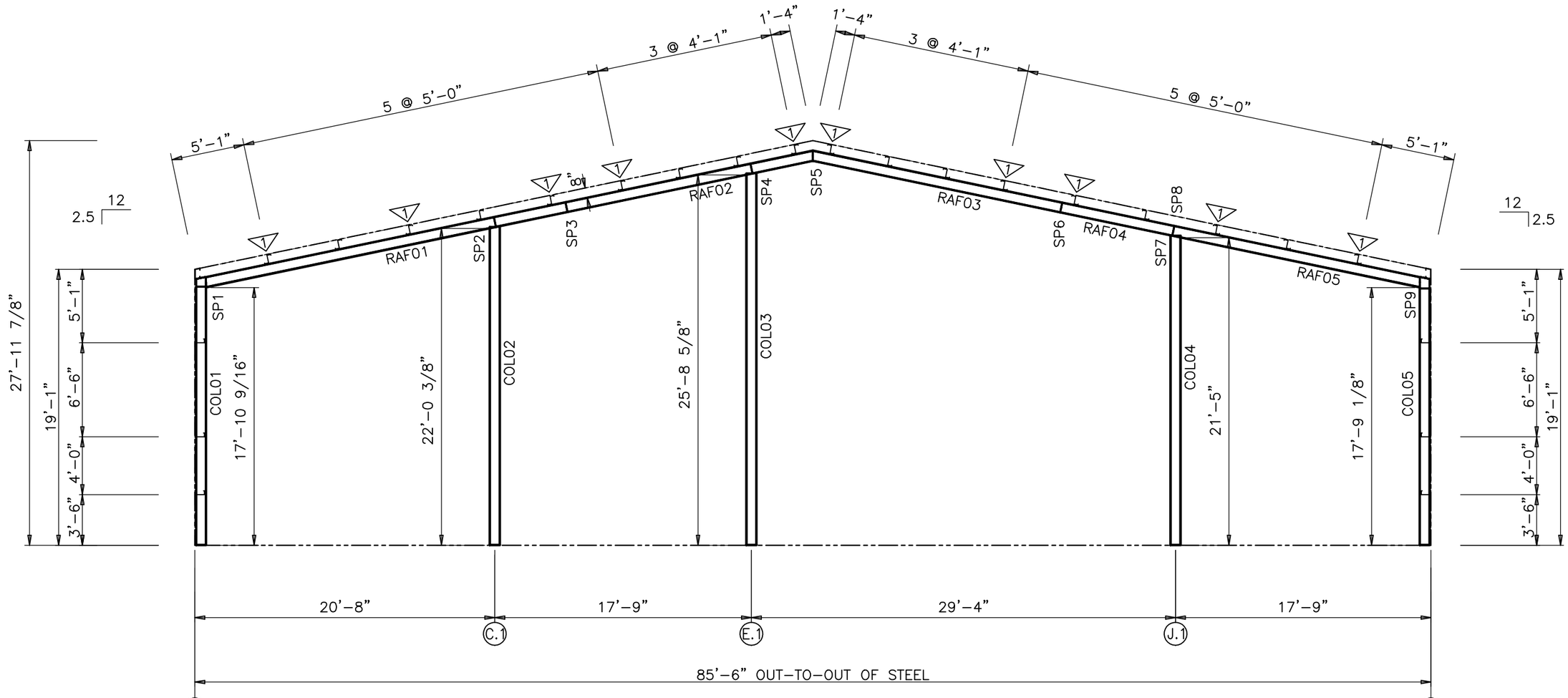
RUSSELL R. SKEEN
07/31/2023
Exp. Jun 30, 2024
CIVIL/STRUCTURAL
NO. 016713

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SHEET
E4 of 12

SPLICE PLATE & BOLT TABLE					
Mark	Qty	Type	Dia	Width	Thick
SP1	4	A325	0.500	8	0.375
SP2	4	A325	0.500	8	0.375
SP3	4	A325	0.500	6	0.375
SP4	4	A325	0.500	8	0.375
SP5	4	A325	0.500	6	0.375
SP6	8	A325	0.500	6	0.375
SP7	4	A325	0.500	8	0.375
SP8	8	A325	0.750	6	0.500
SP9	4	A325	0.500	8	0.375

MEMBER TABLE			
	Web Depth	Web Plate	
MARK	Start/End	Thick	Length
COL01		W8x10	214.56
COL02		W8x18	264.36
COL03		W8x18	308.64
COL04		W8x18	257.04
COL05		W8x10	213.12
RAF01	8.00/8.00	W8x18	260.48
	8.00/8.00	W8x18	60.69
RAF02	8.00/8.00	W8x18	156.88
	8.00/8.00	W8x18	53.12
RAF03	8.00/8.00	W8x18	211.44
RAF04	8.00/8.00	W8x18	95.00
RAF05	8.00/8.00	W8x18	224.72



APPARATUS BAYS RIGID FRAME ELEVATION: FRAME LINE 6

▽ FLANGE BRACES (1) ONE SIDE: (2) TWO SIDES
L2525105

ISSUE	DWN	CHK	ENG	PE	DATE
CONST. AB PLAN	NBS	EOP	CBM		7/24/2023
BUILDING DEPARTMENT REVIEW	WBS	DAN	CBM		7/31/2023

NUCOR BUILDING SYSTEMS
300 INDUSTRIAL PARKWAY, WATERLOO, IN 46793
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PO BOX 1006, 200 WHETSTONE RD, SWANSEA, SC 29160
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600 APACHE TRAIL, TERRELL, TX 75160
PHONE: (972) 524-4500 FAX: (972) 524-4417
1050 WATERY LANE, BRIGHAM CITY, UT 84302
PHONE: (435) 919-3100 FAX: (435) 919-3101

PROJECT NAME
WENDOVER FS #13 REPLACEMENT
WENDOVER, NV

CUSTOMER NAME
MICHAEL CLAY CORP
WINNEMUCCA, NV

JOB NUMBER
U23G0555A

SHEET TITLE

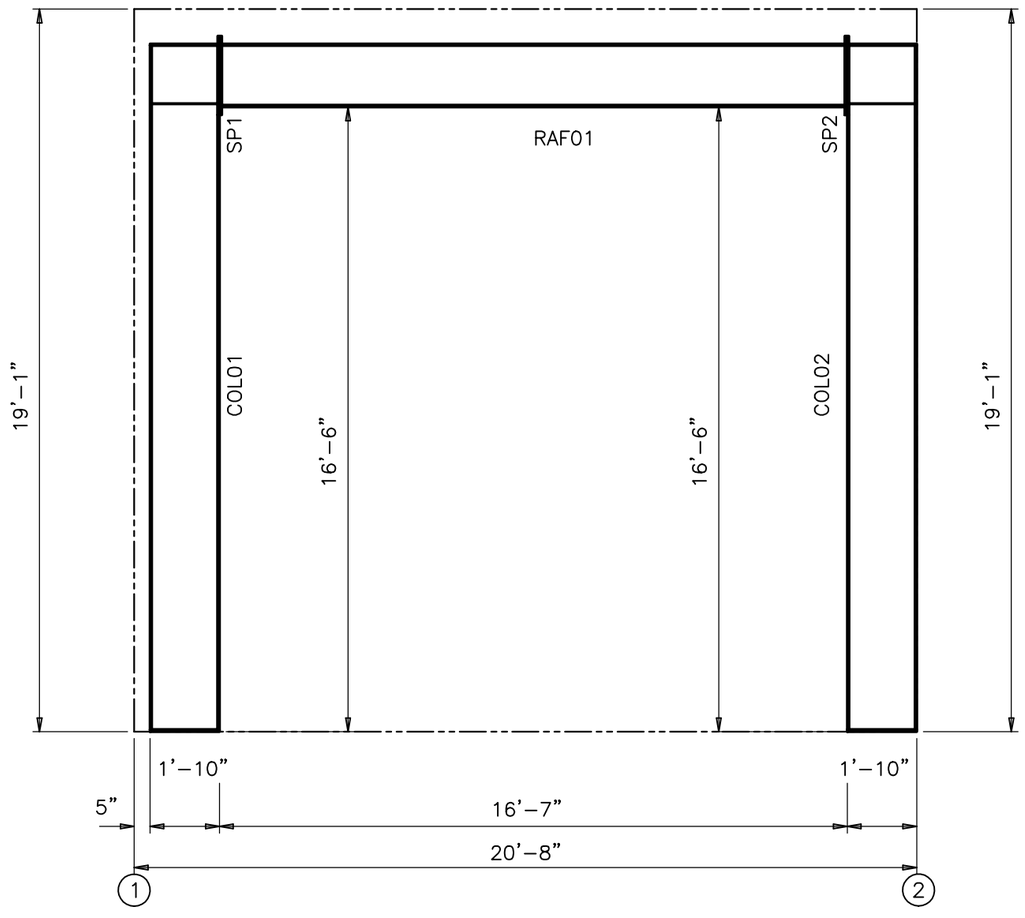
RUSSELL R. SKEEN
07/31/2023
Exp. Jun 30, 2024
CIVIL/STRUCTURAL

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SHEET
E5 of 12

SPLICE PLATE & BOLT TABLE					
Mark	Qty	Type	Dia	Width	Thick
SP1	12	A325	0.75	8	0.625
SP2	12	A325	0.75	8	0.625

MEMBER TABLE					
	Web Depth	Web Plate		Top/Left Flange	Bottom/Right Flange
MARK	Start/End	Thick	Length	W x Thk	W x Thk
COL01	21.00/21.00	0.164	199.00	8 x 0.50	8 x 0.50
COL02	21.00/21.00	0.164	199.00	8 x 0.50	8 x 0.50
RAF01	19.00/19.00	0.164	201.00	8 x 0.50	8 x 0.50



APPARATUS BAYS PORTAL FRAME ELEVATION: FRAME LINE A & P, BAY 1–2

ISSUE	DWN	CHK	ENG	PE	DATE
CONST. AB PLAN	NBS	EOP	CBM		7/24/2023
BUILDING DEPARTMENT REVIEW	WBS	DAN	CBM		7/31/2023

NUCOR BUILDING SYSTEMS
300 INDUSTRIAL PARKWAY, WATERLOO, IN 46793
PHONE: (260) 837-7891 FAX: (260) 837-7384
PO BOX 1006, 200 WHETSTONE RD, SWANSEA, SC 29160
PHONE: (803) 568-2100 FAX: (803) 568-2121
600 APACHE TRAIL, TERRELL, TX 75160
PHONE: (972) 524-4400 FAX: (972) 524-4417
1050 WATERY LANE, BRIGHAM CITY, UT 84302
PHONE: (435) 919-3100 FAX: (435) 919-3101

PROJECT NAME
WENDOVER FS #13 REPLACEMENT
WENDOVER, NV

CUSTOMER NAME
MICHAEL CLAY CORP
WINNEMUCCA, NV

JOB NUMBER
U23G0555A

SHEET TITLE

RUSSELL R. SKEEM
PROFESSIONAL ENGINEER - STATE OF NEVADA
07/31/2023
Exp Jun 30, 2024
CIVIL/STRUCTURAL
NO. 016713

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SHEET
E6 of 12

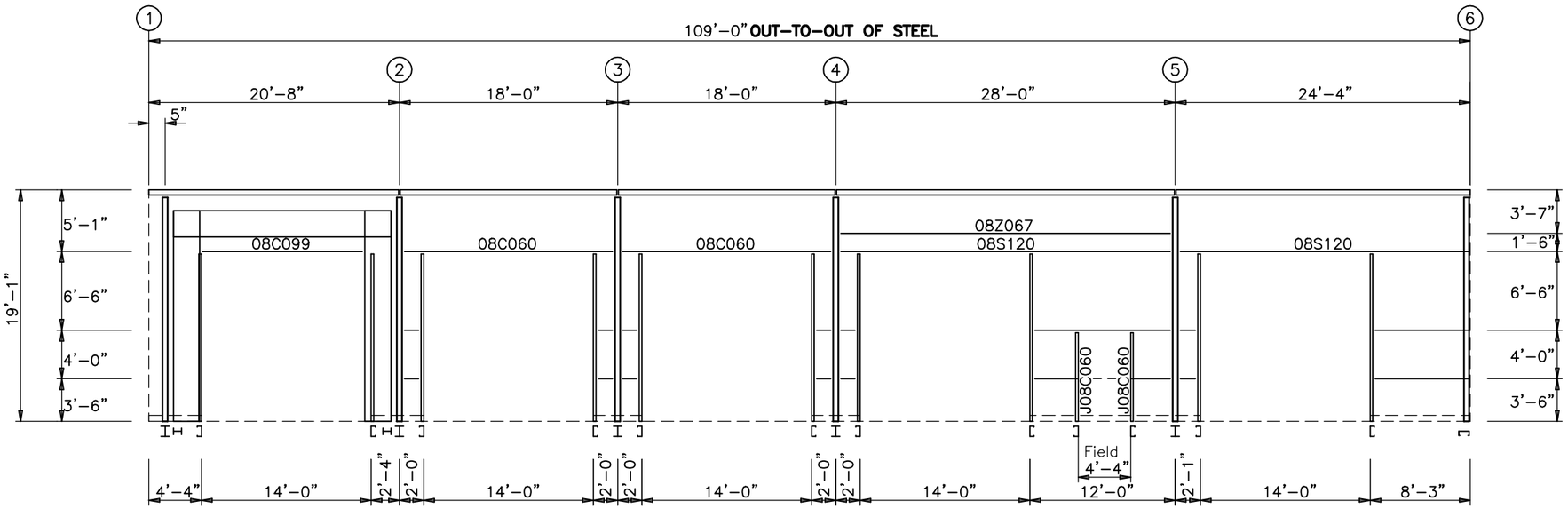
SIDEWALL FRAMING PLAN

GENERAL NOTES

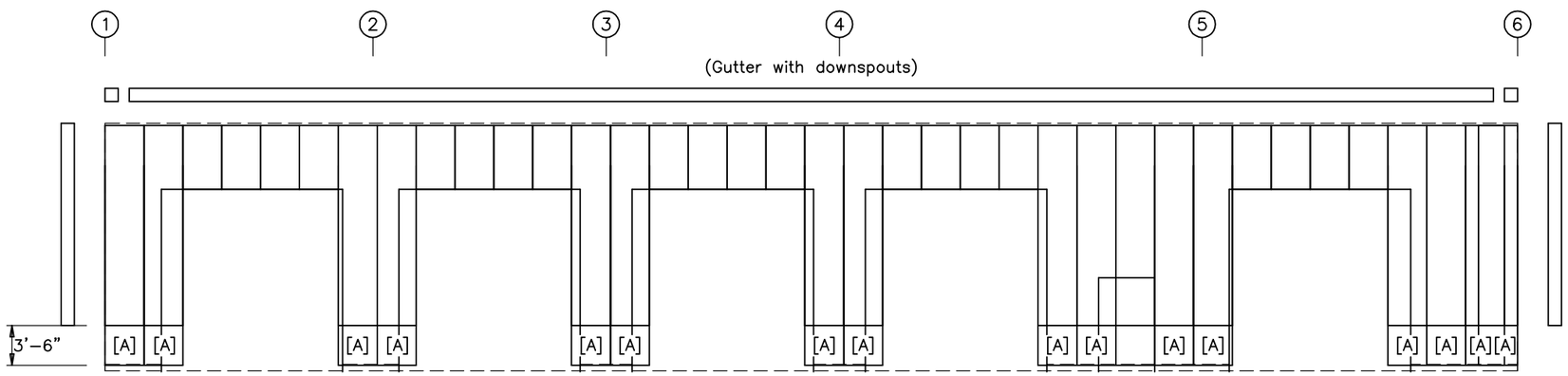
1. STD. ROD/CABLE SIZES PER PART PREFIX ARE:

ROD		CABLE	
RD05–	= 5/8" ROD	CA02–	= 1/4" CABLE
RD06–	= 3/4" ROD	CA03–	= 3/8" CABLE
RD07–	= 7/8" ROD	CA04–	= 1/2" CABLE
RD08–	= 1" ROD		
RD09–	= 1 1/8" ROD		
RD10–	= 1 1/4" ROD		

2. ROD/CABLE BRACING THAT OCCURS IN FLUSH OR INSET GIRT CONDITIONS WILL REQUIRE FIELD SLOTTING OF GIRT WEBS TO ALLOW FOR BRACING.
3. FRAMED OPENINGS WHICH ARE FIELD LOCATED WILL REQUIRE FIELD CUTTING OF GIRTS AND SHEETING.
4. THIS DRAWING IS NOT TO SCALE.



APPARATUS BAYS SIDEWALL FRAMING: FRAME LINE P
ALL GIRTS 08Z060 (U.N.O.)
ALL F.O. MATERIALS 08C075 (U.N.O.)



APPARATUS BAYS SIDEWALL SHEETING & TRIM: FRAME LINE P

PANELS: 24Ga. 2.5" Santa Fe – Desert Sand PVDF

[A] PANELS: 24Ga. 2.5" Santa Fe – Surrey Beige PVDF

6" TALL WALL BY OTHERS FROM F.F. WHOLE WALL

ISSUE	DWN	CHK	ENG	PE	DATE
CONST. AB PLAN	NBS	EOP	CBM		7/24/2023
BUILDING DEPARTMENT REVIEW	WBS	DAN	CBM		7/31/2023

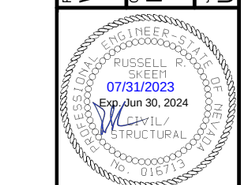
NUCOR BUILDING SYSTEMS
300 INDUSTRIAL PARKWAY, WATERLOO, IN 46793
PHONE: (260) 837–7891 FAX: (260) 837–7384
PO BOX 1006, 200 WHETSTONE RD, SWANSEA, SC 29160
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1050 WATER LANE, BRIGHAM CITY, UT 84302
PHONE: (435) 919–3100 FAX: (435) 919–3101

PROJECT NAME
WENDOVER FS #13 REPLACEMENT
WENDOVER, NV

CUSTOMER NAME
MICHAEL CLAY CORP
WINNEMUCCA, NV

JOB NUMBER
U23G0555A

SHEET TITLE



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SHEET

E7 of 12

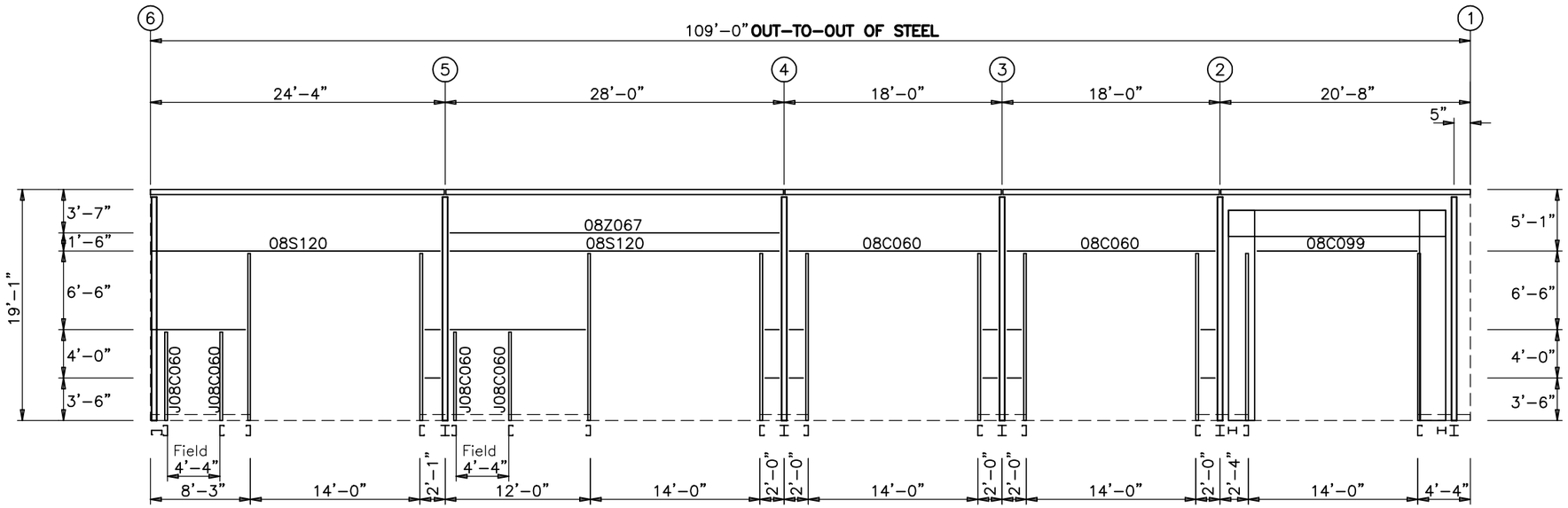
SIDEWALL FRAMING PLAN

GENERAL NOTES

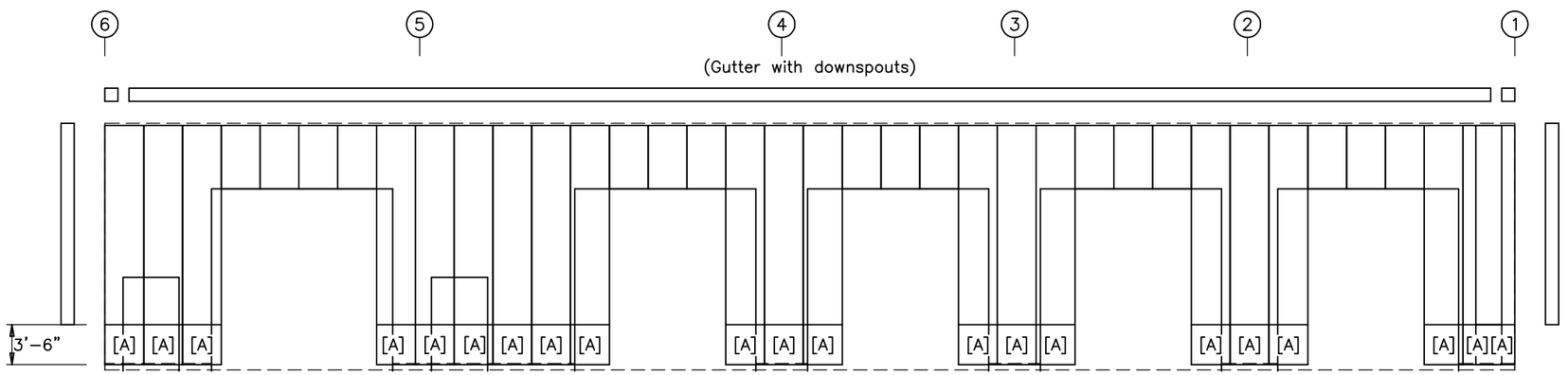
1. STD. ROD/CABLE SIZES PER PART PREFIX ARE:

ROD		CABLE	
RD05–	= 5/8" ROD	CA02–	= 1/4" CABLE
RD06–	= 3/4" ROD	CA03–	= 3/8" CABLE
RD07–	= 7/8" ROD	CA04–	= 1/2" CABLE
RD08–	= 1" ROD		
RD09–	= 1 1/8" ROD		
RD10–	= 1 1/4" ROD		

2. ROD/CABLE BRACING THAT OCCURS IN FLUSH OR INSET GIRT CONDITIONS WILL REQUIRE FIELD SLOTTING OF GIRT WEBS TO ALLOW FOR BRACING.
3. FRAMED OPENINGS WHICH ARE FIELD LOCATED WILL REQUIRE FIELD CUTTING OF GIRTS AND SHEETING.
4. THIS DRAWING IS NOT TO SCALE.



APPARATUS BAYS SIDEWALL FRAMING: FRAME LINE A
ALL GIRTS 08Z060 (U.N.O.)
ALL F.O. MATERIALS 08C075 (U.N.O.)



APPARATUS BAYS SIDEWALL SHEETING & TRIM: FRAME LINE A

PANELS: 24Ga. 2.5" Santa Fe – Desert Sand PVDF

[A] PANELS: 24Ga. 2.5" Santa Fe – Surrey Beige PVDF

6" TALL WALL BY OTHERS FROM F.F. WHOLE WALL

ISSUE	DWN	CHK	ENG	PE	DATE
CONST. AB PLAN	NBS	EOP	CBM		7/24/2023
BUILDING DEPARTMENT REVIEW	WBS	DAN	CBM		7/31/2023

NUCOR BUILDING SYSTEMS
300 INDUSTRIAL PARKWAY, WATERLOO, IN 46793
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PHONE: (435) 919–3100 FAX: (435) 919–3101

PROJECT NAME
WENDOVER FS #13 REPLACEMENT
WENDOVER, NV

CUSTOMER NAME
MICHAEL CLAY CORP
WINNEMUCCA, NV

JOB NUMBER
U23G0555A

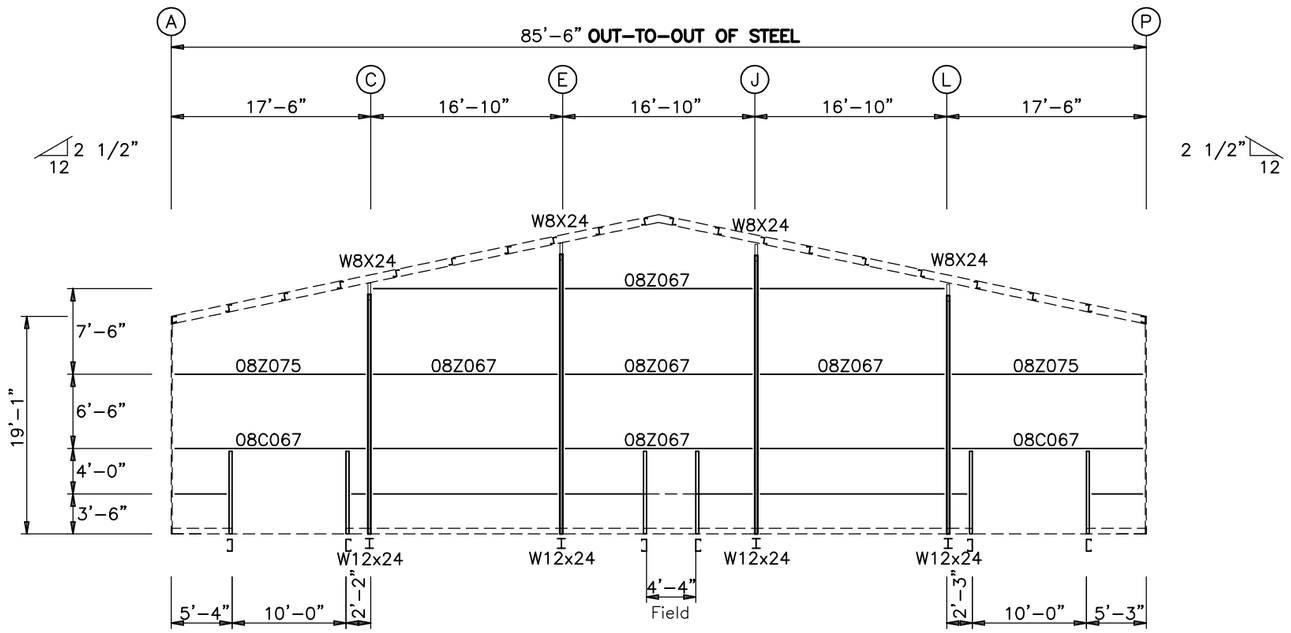
SHEET TITLE

RUSSELL R. SKEEN
07/31/2023
Exp. Jun 30, 2024
CIVIL/STRUCTURAL

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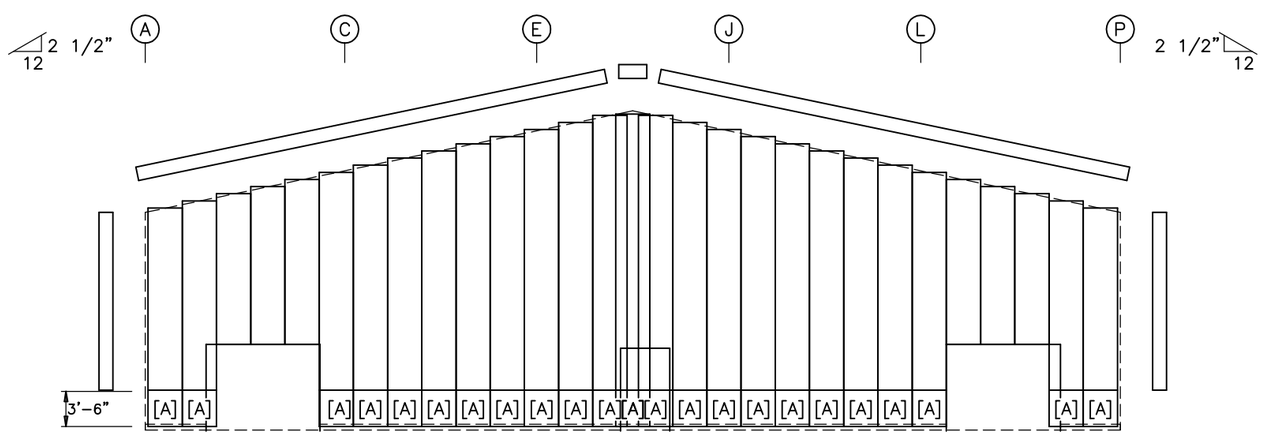
SHEET

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APPARATUS BAYS ENDWALL FRAMING: FRAME LINE 1

ALL GIRTS 08Z060 (U.N.O.)
ALL F.O. MATERIALS 08C060 (U.N.O.)



APPARATUS BAYS ENDWALL SHEETING & TRIM: FRAME LINE 1

PANELS: 24Ga. 2.5" Santa Fe – Desert Sand PVDF
[A] PANELS: 24Ga. 2.5" Santa Fe – Surrey Beige PVDF
6" TALL WALL BY OTHERS FROM F.F. WHOLE WALL

ENDWALL FRAMING PLAN

GENERAL NOTES

1. STD. ROD/CABLE SIZES PER PART PREFIX ARE:

ROD		CABLE	
RD05–	= 5/8" ROD	CA02–	= 1/4" CABLE
RD06–	= 3/4" ROD	CA03–	= 3/8" CABLE
RD07–	= 7/8" ROD	CA04–	= 1/2" CABLE
RD08–	= 1" ROD		
RD09–	= 1 1/8" ROD		
RD10–	= 1 1/4" ROD		

2. ROD/CABLE BRACING THAT OCCURS IN FLUSH OR INSET GIRT CONDITIONS WILL REQUIRE FIELD SLOTTING OF GIRT WEBS TO ALLOW FOR BRACING.
3. FRAMED OPENINGS WHICH ARE FIELD LOCATED WILL REQUIRE FIELD CUTTING OF GIRTS AND SHEETING.
4. THIS DRAWING IS NOT TO SCALE.

ISSUE	DWN	CHK	ENG	PE	DATE
CONST. AB PLAN	NBS	EOP	CBM		7/24/2023
BUILDING DEPARTMENT REVIEW	WBS	DAN	CBM		7/31/2023

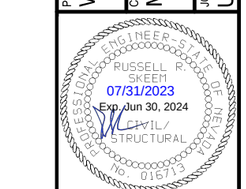
NUCOR BUILDING SYSTEMS
300 INDUSTRIAL PARKWAY, WATERLOO, IN 46793
PHONE: (260) 837-7891 FAX: (260) 837-7384
PO BOX 1006, 200 WHETSTONE RD, SWANSEA, SC 29160
PHONE: (803) 568-2100 FAX: (803) 568-2121
600 APACHE TRAIL, TERRELL, TX 75160
PHONE: (972) 524-4000 FAX: (972) 524-4417
1050 WATERY LANE, BRIGHAM CITY, UT 84302
PHONE: (435) 919-3100 FAX: (435) 919-3101

PROJECT NAME
WENDOVER FS #13 REPLACEMENT
WENDOVER, NV

CUSTOMER NAME
MICHAEL CLAY CORP
WINNEMUCCA, NV

JOB NUMBER
U23G0555A

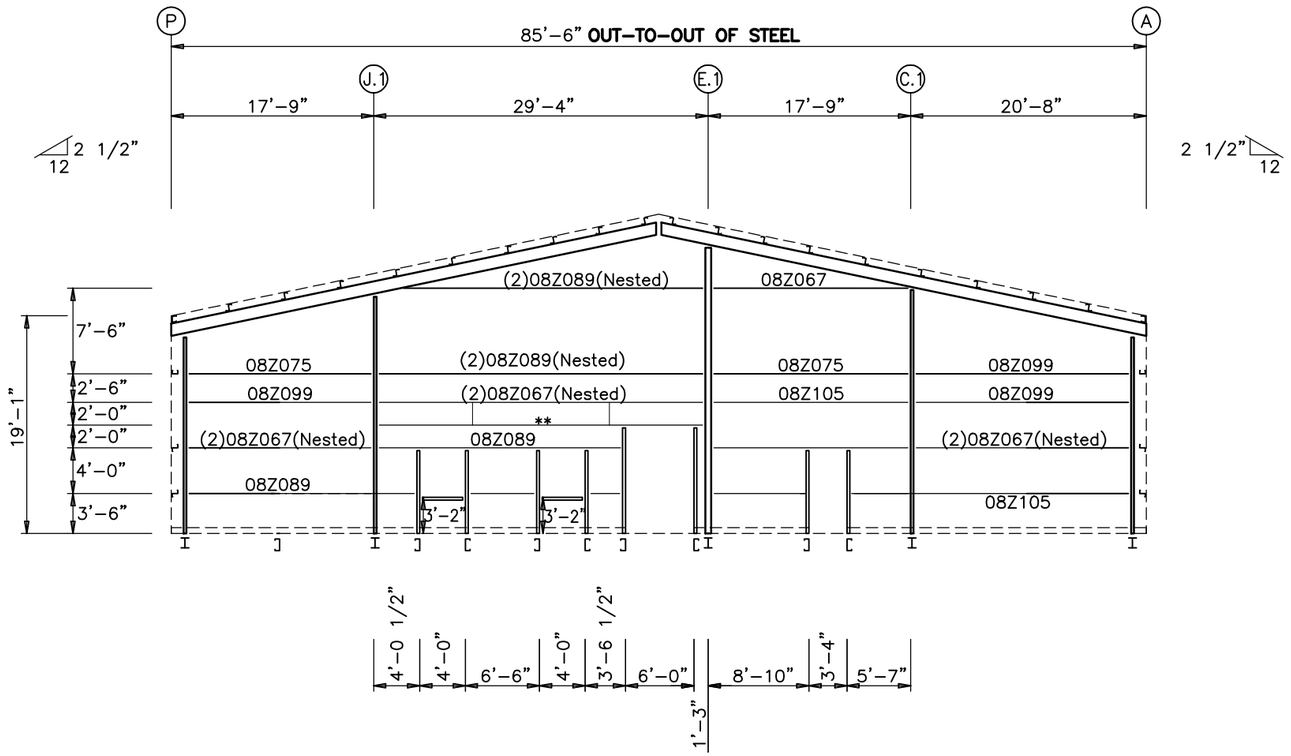
SHEET TITLE



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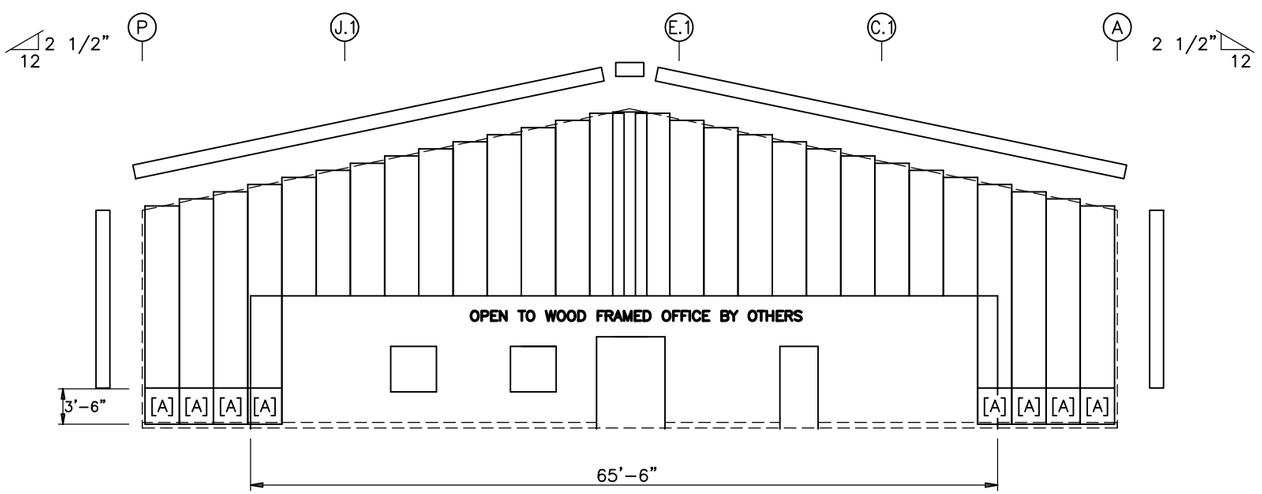
SHEET

E9 of 12



APPARATUS BAYS ENDWALL FRAMING: FRAME LINE 6

(2) ROWS GIRT BRACING REQUIRED IN BAY 2 @ 9'-6" TO 11'-6" , SEE PAGE D4 FOR INFORMATION
ALL GIRTS 08Z060 (U.N.O.)
ALL F.O. MATERIALS 08C060 (U.N.O.)
**** INDICATES (2)08Z105(NESTED)**



APPARATUS BAYS ENDWALL SHEETING & TRIM: FRAME LINE 6

PANELS: 24Ga. 2.5" Santa Fe – Desert Sand PVDF
[A] PANELS: 24Ga. 2.5" Santa Fe – Surrey Beige PVDF
6" TALL WALL BY OTHERS FROM F.F. WHOLE WALL

ENDWALL FRAMING PLAN

GENERAL NOTES

1. STD. ROD/CABLE SIZES PER PART PREFIX ARE:

ROD		CABLE	
RD05–	= 5/8" ROD	CA02–	= 1/4" CABLE
RD06–	= 3/4" ROD	CA03–	= 3/8" CABLE
RD07–	= 7/8" ROD	CA04–	= 1/2" CABLE
RD08–	= 1" ROD		
RD09–	= 1 1/8" ROD		
RD10–	= 1 1/4" ROD		

2. ROD/CABLE BRACING THAT OCCURS IN FLUSH OR INSET GIRT CONDITIONS WILL REQUIRE FIELD SLOTTING OF GIRT WEBS TO ALLOW FOR BRACING.
3. FRAMED OPENINGS WHICH ARE FIELD LOCATED WILL REQUIRE FIELD CUTTING OF GIRTS AND SHEETING.
4. THIS DRAWING IS NOT TO SCALE.

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CONST. AB PLAN	NBS	EOP	CBM		7/24/2023
BUILDING DEPARTMENT REVIEW	WBS	DAN	CBM		7/31/2023

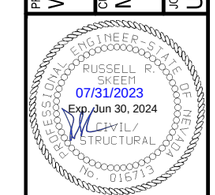
NUCOR BUILDING SYSTEMS
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PHONE: (260) 837-7891 FAX: (260) 837-7384
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1050 WATERY LANE, BRIGHAM CITY, UT 84302
PHONE: (435) 919-3100 FAX: (435) 919-3101

PROJECT NAME: WENDOVER FS #13 REPLACEMENT
WENDOVER, NV

CUSTOMER NAME: MICHAEL CLAY CORP
WINNEMUCCA, NV

JOB NUMBER: U23G0555A

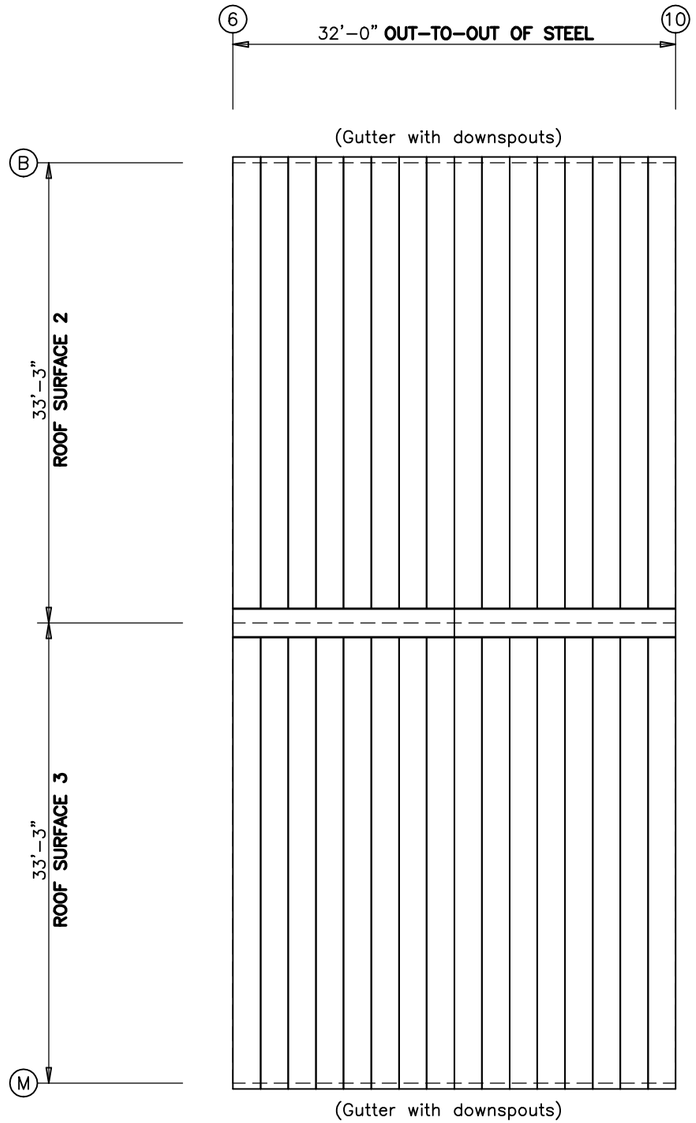
SHEET TITLE



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SHEET

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WOOD FRAMED OFFICE BY OTHERS ROOF SHEETING PLAN

PANELS: 24 Ga. LS360 – Terra Cotta PVDF

ISSUE	DWN	CHK	ENG	PE	DATE
CONST. AB PLAN	NBS	EOP	CBM		7/24/2023
BUILDING DEPARTMENT REVIEW	WBS	DAN	CBM		7/31/2023

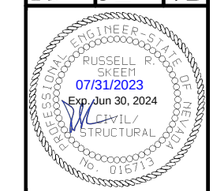
NUCOR BUILDING SYSTEMS
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PO BOX 1006, 200 WHETSTONE RD, SWANSEA, SC 29160
PHONE: (803) 568-2100 FAX: (803) 568-2121
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PHONE: (435) 919-3100 FAX: (435) 919-3101

PROJECT NAME
WENDOVER FS #13 REPLACEMENT
WENDOVER, NV

CUSTOMER NAME
MICHAEL CLAY CORP
WINNEMUCCA, NV

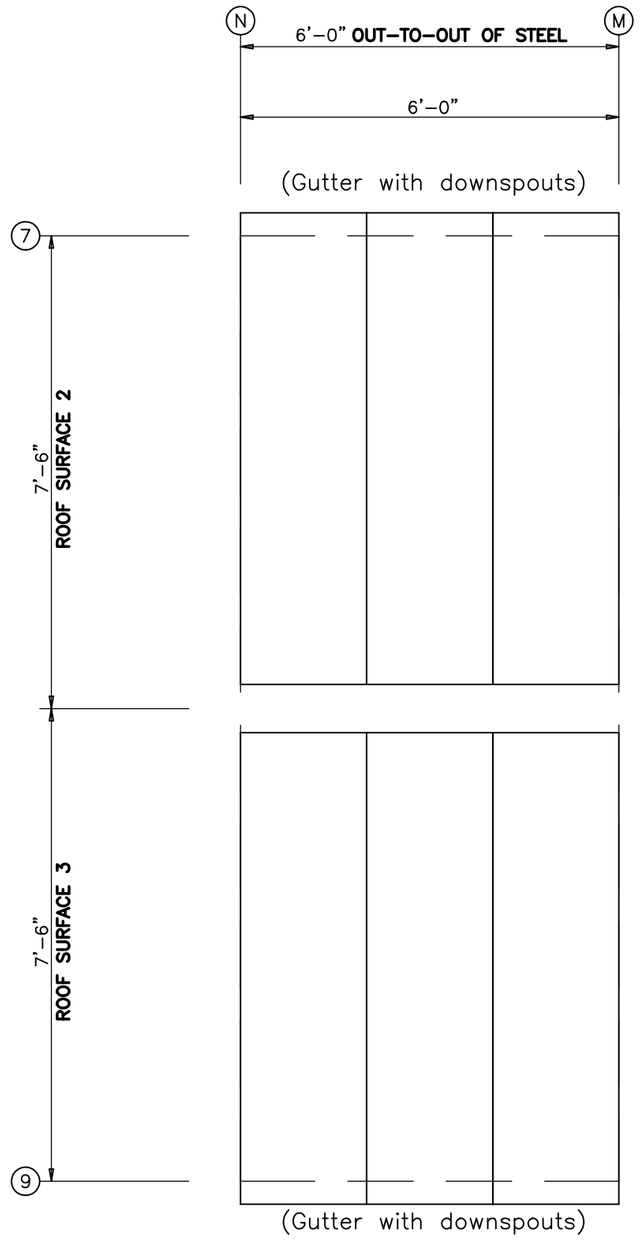
JOB NUMBER
U23G0555A

SHEET TITLE



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SHEET
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ENTRY BY OTHERS ROOF SHEETING PLAN

PANELS: 24 Ga. LS360 – Terra Cotta PVDF

ISSUE	DWN	CHK	ENG	PE	DATE
CONST. AB PLAN	NBS	EOP	CBM		7/24/2023
BUILDING DEPARTMENT REVIEW	WBS	DAN	CBM		7/31/2023

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PROJECT NAME
WENDOVER FS #13 REPLACEMENT
WENDOVER, NV

CUSTOMER NAME
MICHAEL CLAY CORP
WINNEMUCCA, NV

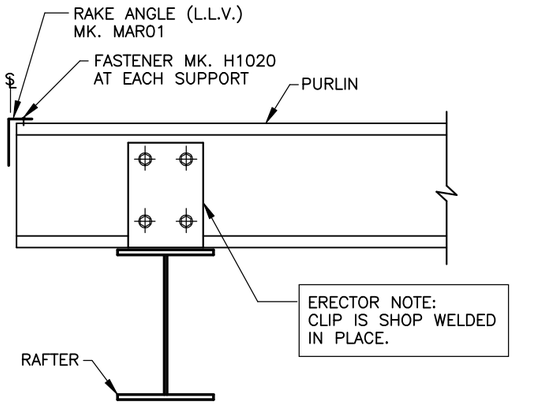
JOB NUMBER
U23G0555A

SHEET TITLE

PROFESSIONAL ENGINEER - STATE OF NEVADA
RUSSELL R. SKEEM
07/31/2023
Exp. Jun 30, 2024
CIVIL/STRUCTURAL
NO. 016713

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SHEET
E12 of 12

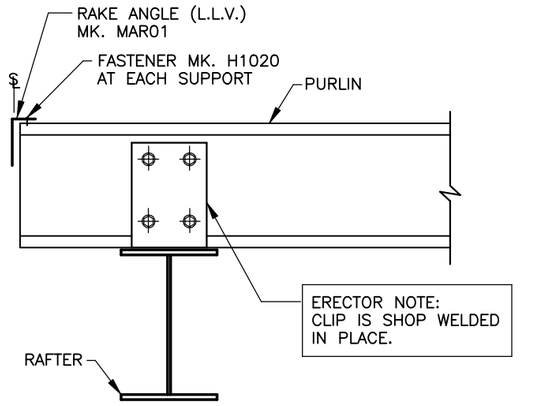


WELDED CLIP @ ENDWALL RAFTER

USE (4) 1/2" X 1 1/2" A307
BOLTS H0500/NUTS H0400
SEE ERECTOR NOTE FOR TYP. WASHER REQUIREMENTS

A7

BB0050

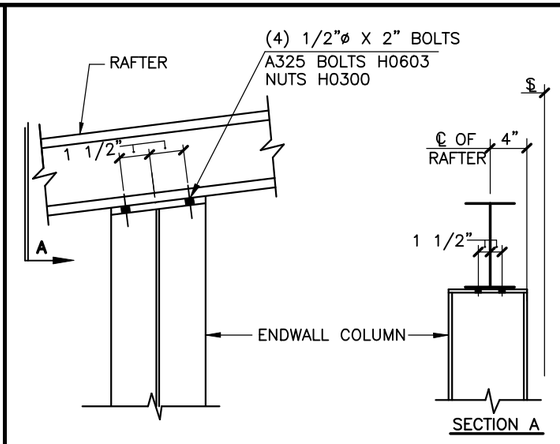


WELDED CLIP @ R/F ENDWALL

USE (4) 1/2" X 1 1/2" A307
BOLTS H0500/NUTS H0400
SEE ERECTOR NOTE FOR TYP. WASHER REQUIREMENTS

A10

BB0050

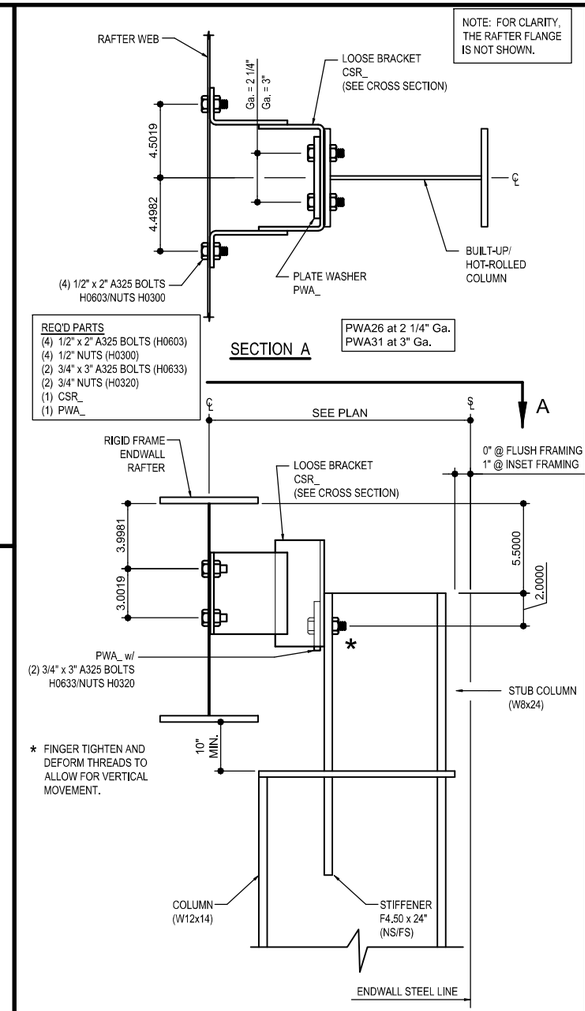


EW COLUMN TO RAFTER CONN

(CONTINUOUS RAFTER)
SEE ERECTOR NOTE FOR TYP. WASHER REQUIREMENTS

B5

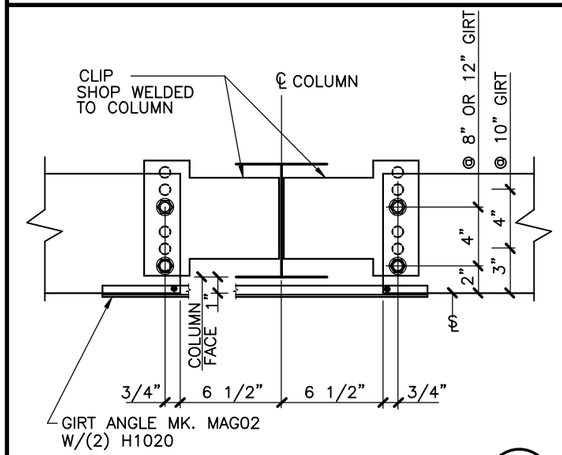
AC0045



ENDWALL COL TO EXP. EW RAFTER CONNECTION

10" DEEP (MIN.) BU/HR COLUMN AND COLUMN EXTENSION AT FLUSH/INSET GIRTS
REFERENCE ERECTOR NOTE FOR TYPICAL WASHER REQUIREMENTS

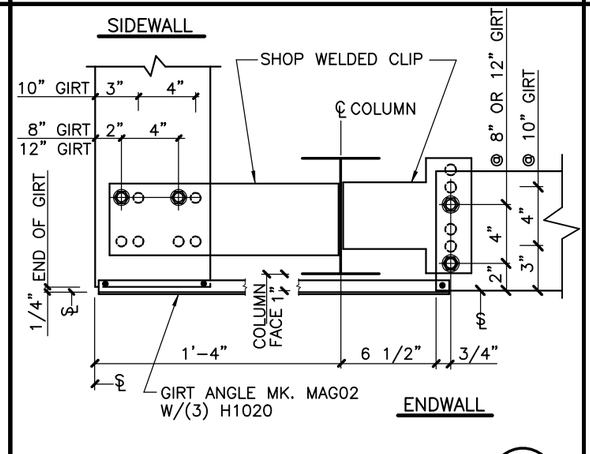
B13



INSET GIRT @ INTERIOR BAY COL.

USE (4) 1/2" X 1 1/2" A307
BOLTS H0500/NUTS H0400
SEE ERECTOR NOTE FOR TYP. WASHER REQUIREMENTS

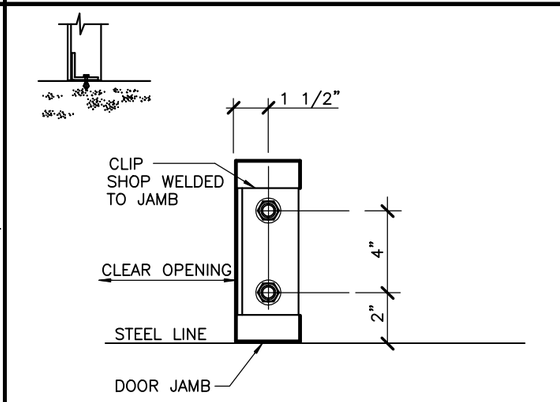
C4



CORNER GIRT DETAIL

USE (4) 1/2" X 1 1/2" A307
BOLTS H0500/NUTS H0400
SEE ERECTOR NOTE FOR TYP. WASHER REQUIREMENTS

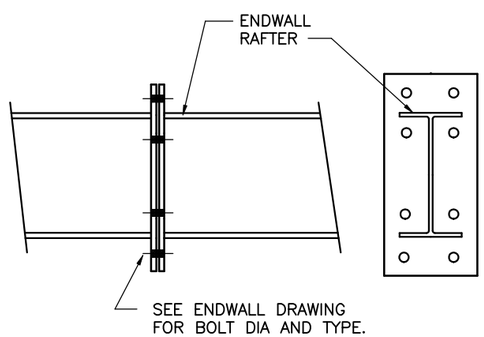
D6



JAMB TO FINISH FLOOR CONN

ATTACHMENT TO SLAB BY OTHERS

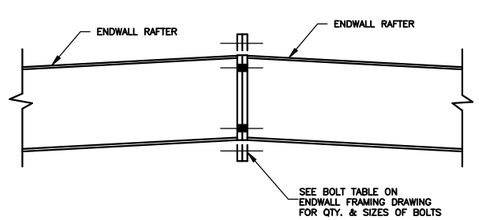
E9



ENDWALL RAFTER SPLICE

F9

AC0170

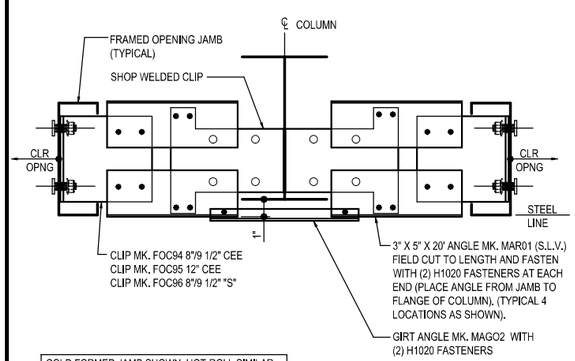


EW RAFTER RIDGE CONNECTION

W/O COLUMN

F11

AC0160



COLD FORMED JAMB SHOWN. HOT-ROLL SIMILAR

SW OR EW GIRT DETAIL

FRAMED OPENINGS AT INSET GIRT CONDITION
USE (4) 1/2" x 1 1/4" A307 BUTTON HEAD BOLTS H0510/NUTS H0400
REFERENCE ERECTOR NOTE FOR TYPICAL WASHER REQUIREMENTS

G1

ISSUE	DWN	CHK	ENG	PE	DATE
CONST. AB PLAN	NBS	EOP	CBM		7/24/2023
BUILDING DEPARTMENT REVIEW	WBS	DAN	CBM		7/31/2023

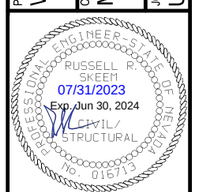
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PROJECT NAME: WENDOVER FS #13 REPLACEMENT
WENDOVER, NV

CUSTOMER NAME: MICHAEL CLAY CORP
WINNEMUCCA, NV

JOB NUMBER: U23G0555A

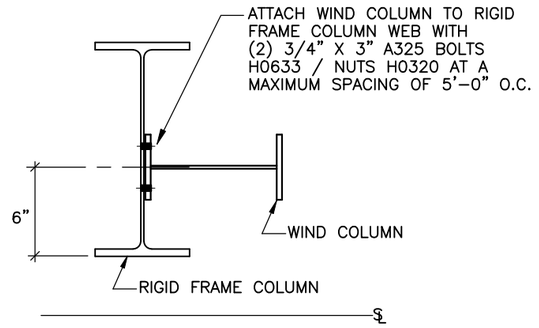
SHEET TITLE



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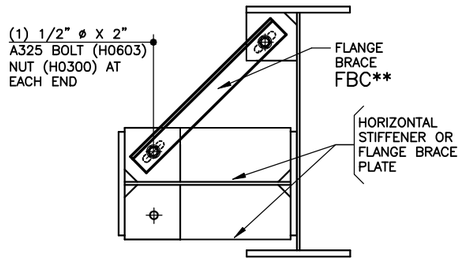
SHEET

D1 of 20



WIND COLUMN TO RIGID FRAME — H9

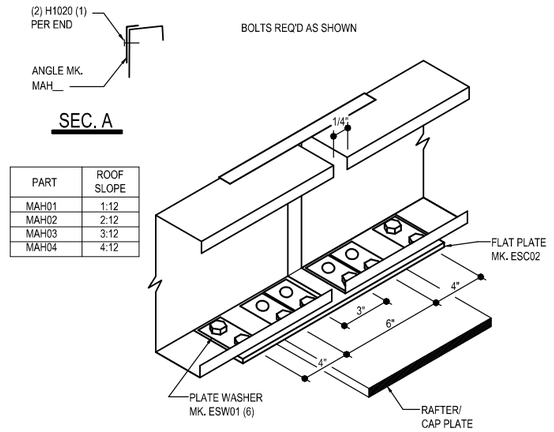
SEE ERECTOR NOTE FOR TYP. WASHER REQUIREMENTS



TYPICAL FLANGE BRACE CONNECTION AT FRAME COLUMN AND PORTAL COLUMN — H12

AJ0050

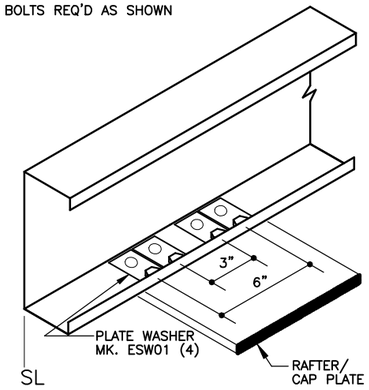
(REFER TO CROSS SECTIONS & ELEVATIONS FOR PART NUMBERS)



PART	ROOF SLOPE
MAH01	1:12
MAH02	2:12
MAH03	3:12
MAH04	4:12

EAVE STRUT WITH STRUT PLATE — I4

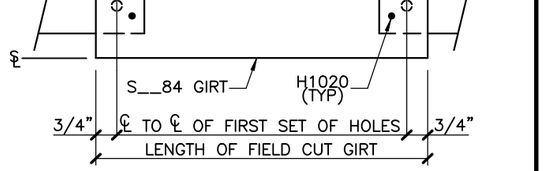
LOW EAVE FLUSH/INSET SW GIRT CONDITION
USE (8) 1/2" X 2" A325 BOLT H0603/ NUT H0300 U.N.O.



EAVE STRUT — J4

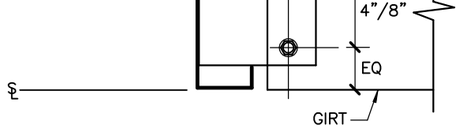
LOW EAVE FLUSH/INSET SW GIRT CONDITION
USE (4) 1/2" X 2" A325
BOLT H0603/NUT H0300 U.N.O.

PART #	MTRL SIZE	MTRL THICK.
S8Z84	8" ZEE	.060 MIN.
S8C84	8" CEE	.060 MIN.
S1Z84	10" ZEE	.060 MIN.
S1C84	10" CEE	.060 MIN.
S2Z84	12" ZEE	.075 MIN.
S2C84	12" CEE	.075 MIN.



UNPUNCHED SHORT GIRT DETAIL — K2

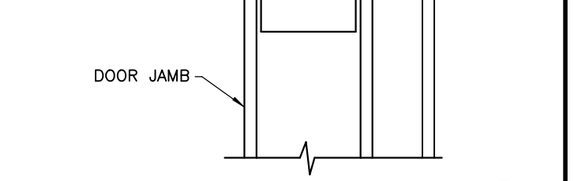
FIELD CUT TO LENGTH AND FASTEN WITH (3) H1020 AT EACH END



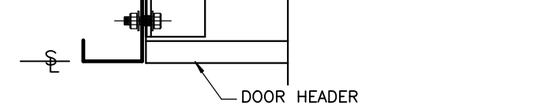
GIRT TO JAMB CONNECTION — K3

USE (2) 1/2" X 1 1/2" A307
BOLTS H0500/NUTS H0400
SEE ERECTOR NOTE FOR TYP. WASHER REQUIREMENTS

ERECTOR NOTE:
PRE-DRILL HOLES @ NESTED ZEE GIRTS & DOUBLE CEE GIRTS IF REQUIRED.

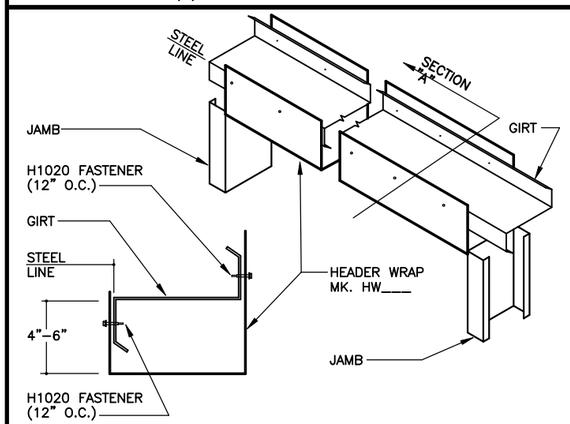


DOOR JAMB TO GIRT CONNECTION — L8



HEADER/SILL TO JAMB CONNECTION — M3

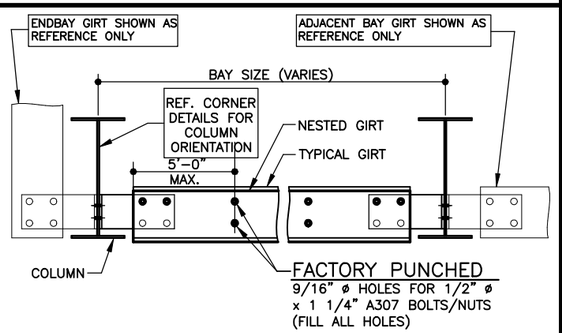
USE (2) 1/2" X 1 1/2" A307
BOLTS H0500/NUTS H0400 (U.N.O.)
SEE ERECTOR NOTE FOR TYP. WASHER REQUIREMENTS



SECTION "A"

HEADER WRAP DETAIL — M16

CG0025



REFER TO THE STANDARD FLUSH/INSET GIRT DETAIL FOR CLIP MARK NUMBERS AND BOLT QUANTITIES AT THE GIRT TO COLUMN CONNECTIONS.

THE NESTED GIRT WILL BE THE SAME LENGTH AND HAVE THE SAME PUNCHING AS THE TYPICAL GIRTS IN THE BAYS THEY ARE REQUIRED.

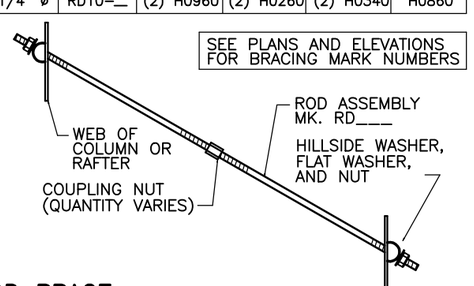
FLUSH/INSET NESTED GIRT DETAIL — N2

- REFERENCE ERECTOR NOTE FOR TYPICAL WASHER REQUIREMENTS
- THE QUANTITY OF 1/2" x 1 1/4" A307 BOLTS (MK. H0500) & NUTS (MK. H0400) VARIES DEPENDING ON THE BAY SIZE.

CM0005

ROD DIAMETER	MARK NUMBER	HILLSIDE WASHERS	FLAT WASHERS	A307/A325 NUTS	COUPLING NUTS
5/8" ø	RD05-__	(2) H0930	(2) H0210	(2) H0310	H0810
3/4" ø	RD06-__	(2) H0930	(2) H0220	(2) H0320	H0820
7/8" ø	RD07-__	(2) H0930	(2) H0230	(2) H0325	H0830
1" ø	RD08-__	(2) H0960	(2) H0240	(2) H0330	H0840
1 1/8" ø	RD09-__	(2) H0960	(2) H0250	(2) H0450	H0850
1 1/4" ø	RD10-__	(2) H0960	(2) H0260	(2) H0340	H0860

SEE PLANS AND ELEVATIONS FOR BRACING MARK NUMBERS



ROD BRACE — Q3

WEB TO WEB

AF0010

ISSUE	DWN	CHK	ENG	PE	DATE
CONST. AB PLAN	NBS	EOP	CBM		7/24/2023
BUILDING DEPARTMENT REVIEW	WBS	DAN	CBM		7/31/2023

NUCOR BUILDING SYSTEMS
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600 APACHE TRAIL, TERRELL, TX 75160
PHONE: (972) 524-1400 FAX: (972) 524-1417
1050 WATER LANE, BRIGHAM CITY, UT 84302
PHONE: (435) 919-3100 FAX: (435) 919-3101

PROJECT NAME: WENDOVER FS #13 REPLACEMENT
WENDOVER, NV

CUSTOMER NAME: MICHAEL CLAY CORP
WINNEMUCCA, NV

JOB NUMBER: U23G0555A

SHEET TITLE

RUSSELL R. SKEEM — ENGINEER — STATE OF UTAH — PROFESSIONAL — No. 016713
07/31/2023
Exp. Jun 30, 2024
CIVIL/STRUCTURAL

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SHEET

D2 of 20

TYPICAL FIELD WELD REQUIREMENTS ERECTOR NOTE:

(UNLESS NOTED OTHERWISE ON DRAWINGS)

ALL FIELD WELDING **MUST BE PERFORMED BY AWS/CWB CERTIFIED WELDERS WHO ARE QUALIFIED** FOR THE WELDING PROCESSES AND POSITIONS INDICATED.

ALL WORK MUST BE **COMPLETED AND INSPECTED IN ACCORDANCE WITH THE APPLICABLE AWS/CWB SPECIFICATIONS.**

WELD ELECTRODES USED FOR THE SMAW (OR STICK) WELD PROCESS **MUST BE 70 KSI/483 MPa MATERIAL AND LOW HYDROGEN CONTENT.**

GALVANIZED STEEL FIELD WELDING RECOMMENDATIONS

PREPARATION OF WELD AREA

AWS D–19.0, WELDING ZINC COATED STEEL, CALLS FOR WELDS TO BE MADE ON STEEL THAT IS FREE OF ZINC IN THE AREA TO BE WELDED. FOR GALVANIZED STRUCTURAL COMPONENTS, THE ZINC COATING SHOULD BE REMOVED AT LEAST ONE TO FOUR INCHES (2.5–10 cm) FROM EITHER SIDE OF THE INTENDED WELD ZONE AND ON BOTH SIDES OF THE WORKPIECE. GRINDING BACK THE ZINC COATING IS THE PREFERRED AND MOST COMMON METHOD; BURNING THE ZINC AWAY OR PUSHING BACK THE MOLTEN ZINC FROM THE WELD AREA ARE ALSO EFFECTIVE.

TOUCH–UP OF WELD AREA

WELDING ON GALVANIZED SURFACES DESTROYS THE ZINC COATING ON AND AROUND THE WELD AREA. RESTORATION OF THE AREA WILL BE PERFORMED IN ACCORDANCE WITH ASTM A 780, STANDARD PRACTICE FOR REPAIR OF DAMAGED AND UNCOATED AREAS OF HOT–DIP GALVANIZED COATINGS, WHICH SPECIFIES THE USE OF PAINTS CONTAINING ZINC DUST, ZINC–BASED SOLDERS OR SPRAYED ZINC. ALL TOUCHUP AND REPAIR METHODS ARE CAPABLE OF BUILDING A PROTECTIVE LAYER TO THE THICKNESS REQUIRED BY ASTM A 780.

SAFETY & HEALTH

WHEN WELDING DIRECTLY ON GALVANIZED STEEL IS UNAVOIDABLE, OSHA PERMISSIBLE EXPOSURE LIMITS (PELS) MAY BE EXCEEDED AND EVERY PRECAUTION, INCLUDING HIGH–VELOCITY CIRCULATING FANS WITH FILTERS, AIR RESPIRATORS AND FUME–EXTRACTION SYSTEMS SUGGESTED BY AWS, SHOULD BE EMPLOYED. FUMES FROM WELDING GALVANIZED STEEL CAN CONTAIN ZINC, IRON, AND LEAD. FUME COMPOSITION TYPICALLY DEPENDS ON THE COMPOSITION OF THE MATERIALS USED, AS WELL AS THE HEAT APPLIED BY THE PARTICULAR WELDING PROCESS. IN ANY EVENT, GOOD VENTILATION MINIMIZES THE AMOUNT OF EXPOSURE TO FUMES.

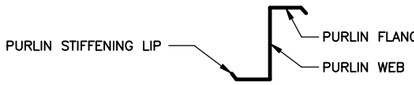
PRIOR TO WELDING ON ANY METAL, CONSULT ANSI/ASC Z–49.1, SAFETY IN WELDING, CUTTING AND ALLIED PROCESSES, WHICH CONTAINS INFORMATION ON THE PROTECTION OF PERSONNEL AND THE GENERAL AREA, VENTILATION AND FIRE PREVENTION.

INFORMATION COURTESY OF AMERICAN GALVANIZERS ASSOCIATION

TYPICAL FIELD WELD REQUIREMENTS

NAA0040

COLLATERAL DEAD LOADS, UNLESS OTHERWISE NOTED, ARE ASSUMED TO BE UNIFORMLY DISTRIBUTED. WHEN SUSPENDED SPRINKLER SYSTEMS, LIGHTING, HVAC EQUIPMENT, CEILINGS, ETC. ARE SUSPENDED FROM ROOF MEMBERS, CONSULT ENGINEER OF RECORD IF THESE CONCENTRATED LOADS EXCEED 500 POUNDS (USING THE WEB MOUNT DETAIL) OR 200 POUNDS (USING THE FLANGE MOUNT DETAIL), OR IF INDIVIDUAL MEMBERS ARE LOADED SIGNIFICANTLY MORE THAN OTHERS.



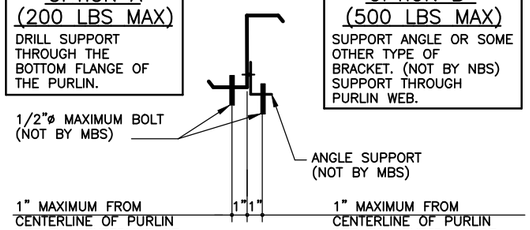
GENERAL RESTRICTION:

UNDER NO CIRCUMSTANCES CAN THE PURLIN STIFFENING LIP BE FIELD MODIFIED FROM THE FACTORY SUPPLIED CONDITION. ALSO DO NOT HANG ANYTHING FROM PURLIN STIFFENING LIP.

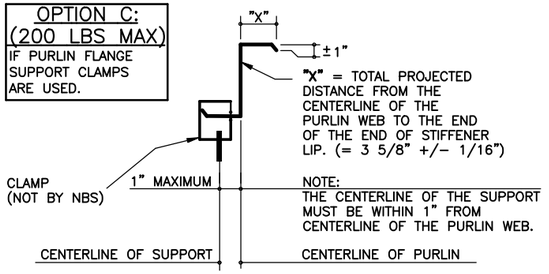
OPTIONS FOR SUPPORT ATTACHMENTS

OPTION A (200 LBS MAX)
DRILL SUPPORT THROUGH THE BOTTOM FLANGE OF THE PURLIN.

OPTION B (500 LBS MAX)
SUPPORT ANGLE OR SOME OTHER TYPE OF BRACKET. (NOT BY NBS) SUPPORT THROUGH PURLIN WEB.



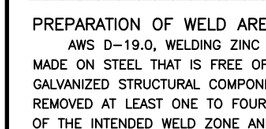
OPTION C: (200 LBS MAX)
IF PURLIN FLANGE SUPPORT CLAMPS ARE USED.



B00010

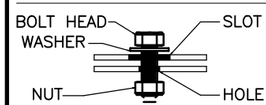
PURLIN SUPPORT METHODS

NBD0130



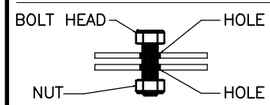
SLOT TO SLOT CONNECTIONS

WASHERS ARE REQUIRED ON BOTH SIDES OF MATERIAL IF SLOTS ARE USED ON BOTH SIDES (NOTE LAPPED ZEE MEMBER EXCEPTION).



SLOT TO HOLE CONNECTIONS

ONE WASHER REQUIRED ON SLOTTED SIDE ONLY.



HOLE TO HOLE CONNECTIONS

NO WASHERS ARE REQUIRED WHEN SLOTS ARE NOT USED.

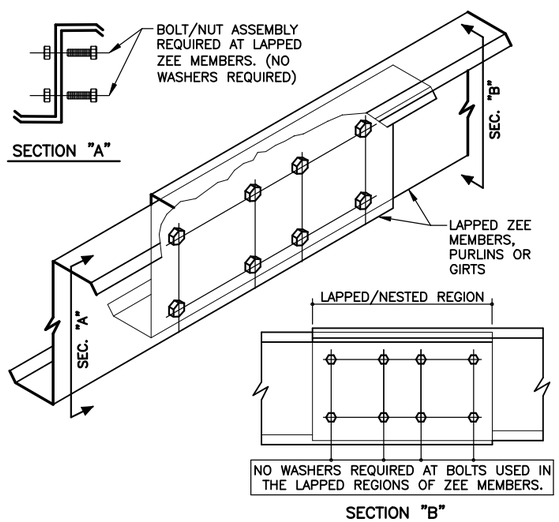
WASHER PART NUMBERS

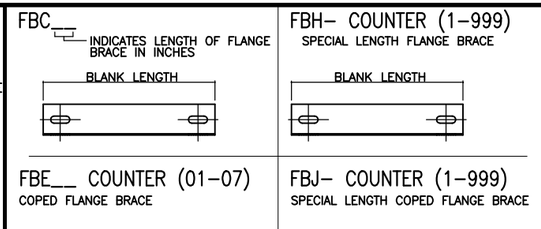
H0200 – 1/2" FLAT WASHER	H0240 – 1" FLAT WASHER
H0210 – 5/8" FLAT WASHER	H0250 – 1 1/8" FLAT WASHER
H0220 – 3/4" FLAT WASHER	H0260 – 1 1/4" FLAT WASHER
H0230 – 7/8" FLAT WASHER	

TYPICAL WASHER REQUIREMENTS ERECTOR NOTE

(UNLESS NOTED OTHERWISE ON DRAWINGS)

NAA0030

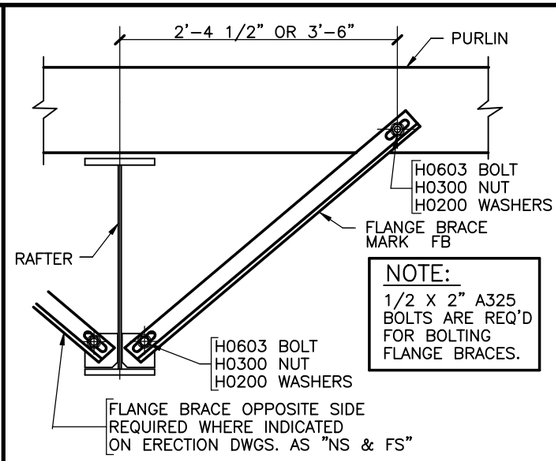




AG0003

FLANGE BRACE MARK NUMBERS

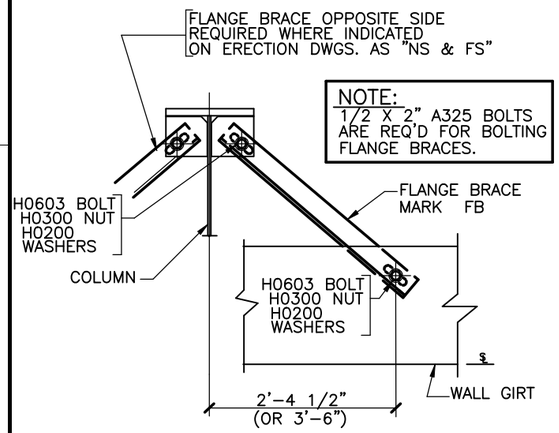
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AG0010

TYP FLANGE BRACE @ PURLIN & RAFTER

NOTE: SEE PLANS AND ELEVATIONS FOR FLANGE BRACE PART MARKS



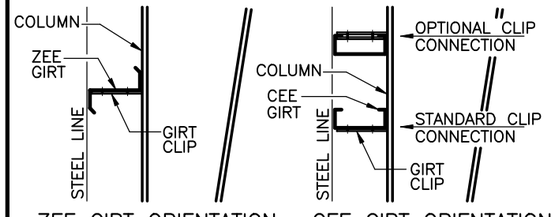
A60030

TYP FLANGE BRACE @ BU COL & GIRT

NOTE: SEE PLANS AND ELEVATIONS FOR FLANGE BRACE PART MARKS

ERECTOR NOTE: UNLESS SPECIFICALLY NOTED OTHERWISE, STANDARD ZEE GIRT ORIENTATION IS TO HAVE THE GIRT TOED DOWN AT THE STEEL LINE AS SHOWN IN THE DETAIL BELOW.

UNLESS SPECIFICALLY NOTED OTHERWISE, STANDARD CEE GIRT ORIENTATION IS TO HAVE THE GIRT TOED UP AS SHOWN IN THE DETAIL BELOW. STANDARD CLIP ATTACHMENT IS BELOW THE GIRT, HOWEVER SOME DETAILS REQUIRE THAT THE CLIP BE ABOVE THE GIRT. (REFER TO THE GIRT DETAILS ON THE ERECTION DRAWINGS FOR REQUIREMENTS) BOTH CLIP ATTACHMENTS ARE SHOWN IN THE DETAIL BELOW.



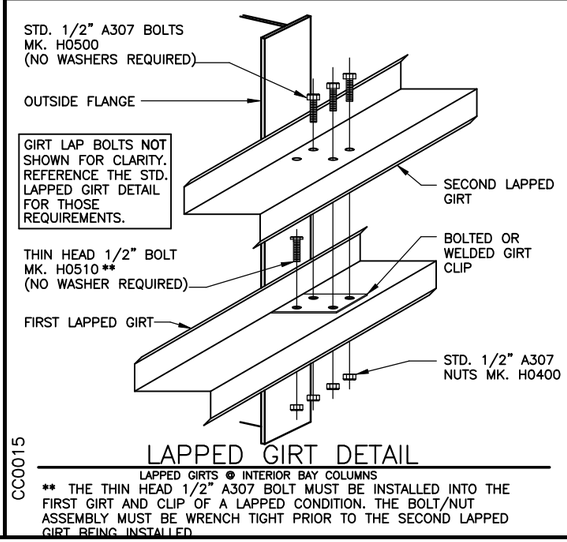
ZEE GIRT ORIENTATION

CEE GIRT ORIENTATION

STANDARD GIRT ORIENTATION DETAIL

CC0005

NOTE: BYPASS GIRT CONDITION IS SHOWN FOR REFERENCE ONLY. YOUR PROJECT MAY HAVE FLUSH OR INSET GIRTS.



CC0015

LAPPED GIRT DETAIL

LAPPED GIRTS @ INTERIOR BAY COLUMNS

** THE THIN HEAD 1/2" A307 BOLT MUST BE INSTALLED INTO THE FIRST GIRT AND CLIP OF A LAPPED CONDITION. THE BOLT/NUT ASSEMBLY MUST BE WRENCH TIGHT PRIOR TO THE SECOND LAPPED GIRT BEING INSTALLED.

ISSUE	DWN	CHK	ENG	PE	DATE
CONST. AB PLAN	NBS	EOP	CBM		7/24/2023
BUILDING DEPARTMENT REVIEW	WBS	DAN	CBM		7/31/2023

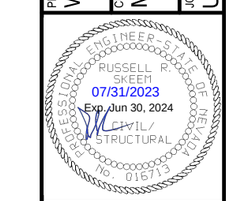
NUCOR BUILDING SYSTEMS
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1050 WATERY LANE, BRIGHAM CITY, UT 84302
PHONE: (435) 919–3100 FAX: (435) 919–3101

PROJECT NAME: WENDOVER FS #13 REPLACEMENT
WENDOVER, NV

CUSTOMER NAME: MICHAEL CLAY CORP
WINNEMUCCA, NV

JOB NUMBER: U23G0555A

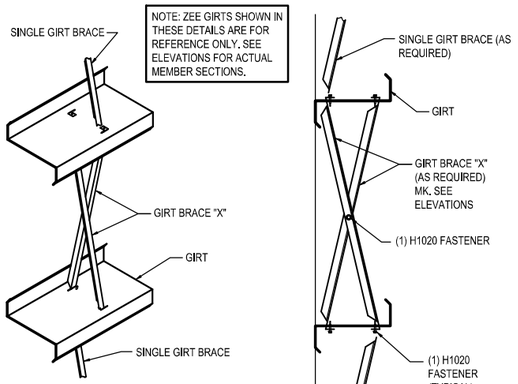
SHEET TITLE

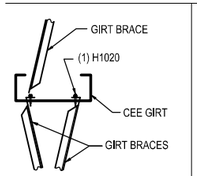


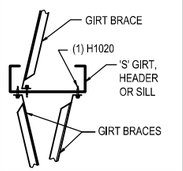
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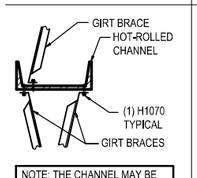
SHEET

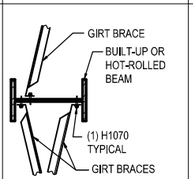
D3 of 20

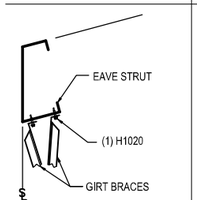


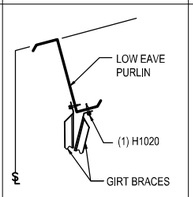


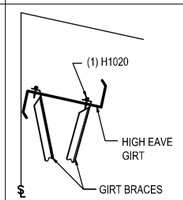


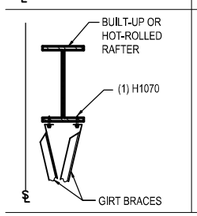


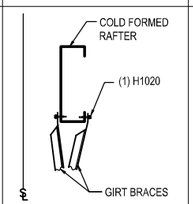


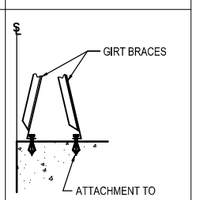


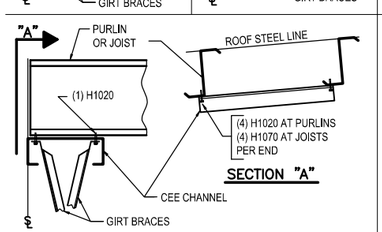


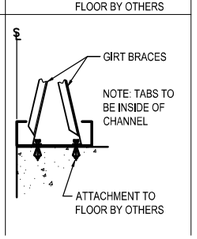












INSTALLATION INSTRUCTIONS

1) FOR SINGLE GIRT BRACE, INSERT ANGLE INTO THE FACTORY PUNCHED SLOTS. BEND TABS AS SHOWN AND FASTEN THROUGH TAB WITH (1) H1020 FASTENER PER END.

2) FOR GIRT BRACE "X", INSERT ANGLES "BACK-TO-BACK" INTO THE FACTORY PUNCHED SLOTS. BEND TABS AS SHOWN AND FASTEN THROUGH TAB WITH (1) H1020 FASTENER PER END.

3) CONNECT GIRT BRACE "X" AT THE ANGLE INTERSECTION WITH (1) H1020 FASTENER.

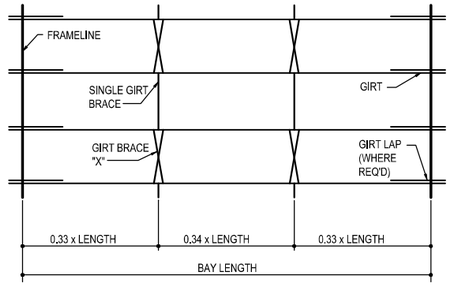
4) GIRT BRACING IS NOT TO DISTORT OR ALTER GIRTS FROM THIER INTENDED SHAPE AND LOCATION.

5) SEE DETAILS BELOW FOR ADDITIONAL INFORMATION WHEN ATTACHING TO ALTERNATE FRAMING MEMBERS.

PLAN VIEW OF (2) GIRT BRACING ROWS PER BAY

1) INSTALL (2) REQUIRED ROWS OF GIRT BRACING REGARDLESS OF THE BAY LENGTH. GIRT BRACING IS SPACED AS SHOWN IN THE DETAIL BELOW.

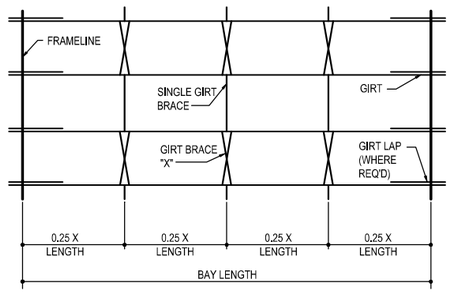
2) SEE WALL ELEVATION(S) FOR GIRT BRACING MARK NUMBERS, QUANTITIES AND LOCATIONS.



PLAN VIEW OF (3) GIRT BRACING ROWS PER BAY

1) INSTALL (3) REQUIRED ROWS OF GIRT BRACING REGARDLESS OF THE BAY LENGTH. GIRT BRACING IS SPACED AS SHOWN IN THE DETAIL BELOW.

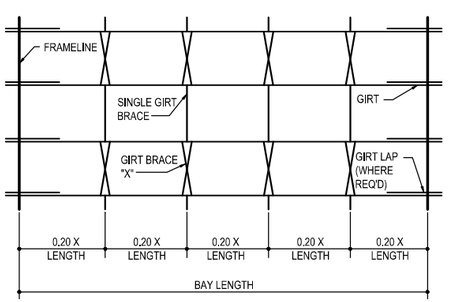
2) SEE WALL ELEVATION(S) FOR GIRT BRACING MARK NUMBERS, QUANTITIES AND LOCATIONS.



PLAN VIEW OF (4) GIRT BRACING ROWS PER BAY

1) INSTALL (4) REQUIRED ROWS OF GIRT BRACING REGARDLESS OF THE BAY LENGTH. GIRT BRACING IS SPACED AS SHOWN IN THE DETAIL BELOW.

2) SEE WALL ELEVATION(S) FOR GIRT BRACING MARK NUMBERS, QUANTITIES AND LOCATIONS.



GIRT BRACING ATTACHMENT METHODS

ISSUE	DWN	CHK	ENG	PE	DATE
CONST. AB PLAN	NBS	EOP	CBM		7/24/2023
BUILDING DEPARTMENT REVIEW	WBS	DAN	CBM		7/31/2023

NUCOR BUILDING SYSTEMS
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WENDOVER, NV

CUSTOMER NAME: MICHAEL CLAY CORP
WINNEMUCCA, NV

JOB NUMBER: U23G0555A

SHEET TITLE

ENGINEER STATE OF UTAH PROFESSIONAL
RUSSELL R. SKEEN
07/31/2023
Exp. Jun 30, 2024
CIVIL/STRUCTURAL
No. 016713

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SHEET
D4 of 20

SUGGESTED INITIAL PROCEDURES FOR INSTALLER:

1) CHECK ALL APPLICABLE FEDERAL, STAE AND LOCAL CODES TO VERIFY COMPLIANCE WITH THE CODE.

2) BE CERTAIN THAT SITE CONDITIONS ARE SUCH THAT SAFE WORKING PRACTICES ARE STRICTLY OBSERVED.

3) REVIEW ALL INSTALLATION DRAWINGS AND ASSOCIATED PROJECT DOCUMENTS.

4) CONSULT WITH THE GENERAL CONTRACTOR, DESIGN ENGINEER, ARCHITECT AND/OR OWNER TO CONFIRM THOSE RECOMMENDED.

5) COMPLY WITH ALL SAFETY REGULATIONS.

IT IS THE RESPONSIBILITY OF THE DESIGNER / CONTRACTOR / INSTALLER TO ENSURE THAT THE DETAILS AND INSTALLATION PROCEDURES ARE ADAPTED TO MEET PARTICULAR BUILDING REQUIREMENTS. THE METAL BUILDING / PANEL SUPPLIER SHALL NOT BE HELD LIABLE FOR ANY AND ALL CLAIMS ARISING FROM LACK OF PROPER INSTALLATION. THE DESIGNER / INSTALLER MUST BE AWARE OF AND ALLOW FOR EXPANSION AND CONTRACTION OF WALL PANELS WHEN DESIGNING AND/OR INSTALLING WALL PANELS.

SOME FIELD CUTTING IS PART OF NORMAL ERECTION WORK. WORKMANSHIP SHALL CONFORM TO THE HIGHEST INDUSTRY STANDARDS. A CERTAIN AMOUNT OF WAVINESS CALLED "OIL CANNING" MAY EXIST IN THE PANEL. MINOR WAVINESS IS NOT SUFFICIENT CAUSE FOR REJECTION AND DOES NOT AFFECT THE STRUCTURAL INTEGRITY OF THE PANEL. MINIMIZING OR ELIMINATION THIS EFFECT CAN BE ACCOMPLISHED BY USING SIMPLE INDUSTRY STANDARD PROCEDURES DURING SURFACE PREPARATION.

NOTES FOR HANDLING PANELS AND COMPONENTS:

INSULATED PANELS ARE CAREFULLY INSPECTED AND BUNDLED PRIOR TO LOADING FOR SHIPMENT. IT IS THE RESPONSIBILITY OF THE TRANSPORTATION COMPANY TO DELIVER THESE COMPONENTS UNDAMAGED. IT IS THE CONSIGNEE'S RESPONSIBILITY TO INSPECT THE SHIPMENT FOR DAMAGE AND SHORTAGES WHEN IT IS RECEIVED.

WHEN A SHIPMENT IS RECEIVED, CHECK EACH ITEM AGAINST THE BILL OF LADING FOR QUANTITY, LENGTH, DAMAGE, ETC. IF A SHORTAGE OR DAMAGE IS FOUND, MAKE SURE A NOTATION OF IT IS MADE ON THE BILL OF LADING AND SIGNED BY THE DRIVER. THE MANUFACTURE CANNOT BE RESPONSIBLE FOR SHORTAGES OR DAMAGED MATERIALS UNLESS THEY ARE NOTED ON THE BILL OF LADING.

IN THE CASE OF PACKAGED COMPONENTS (SUCH AS CLIPS, FASTENERS, AND SEALANTS, ECT.), THE QUANTITIES ARE MARKED ON THEIR CONTAINER AND SHOULD BE CHECKED AGAINST THE BILL OF MATERIALS.

IT IS THE CUSTOMER'S RESPONSIBILITY TO MAKE ANY DAMAGE CLAIM. IMMEDIATELY NOTIFY THE DESIGNATED CUSTOMER SERVICE COORDINATOR OF ANY SHORTAGES OR DAMAGED MATERIALS. THIS WILL HELP TO MINIMIZE ANY ERECTION DELAYS THAT MAY RESULT FROM THE SHORTAGE OR DAMAGED MATERIALS.

UPON ARRIVAL OF PANELS, FORKLIFTS OR HOISTING EQUIPMENT WILL BE REQUIRED TO UNLOAD AND POSITION THE PANEL BUNDLES AND ACCESSORY CRATES FOR JOBSITE STORAGE AND INSTALLATION.

EXTREME CARE SHOULD BE TAKEN TO AVOID BUMPING THE PANELS WHILE LIFTING AND MANEUVERING. IN ALL CASES PANELS SHOULD NOT DEFLECT SIGNIFICANTLY IN THE LIFTING PROCESS.

IN HANDLING PANELS INDIVIDUALLY, ALL PERSONNEL MUST WEAR THE PROPER CLOTHING, PROTECTIVE EYE WEAR, AND GLOVES.

TO HELP PREVENT DAMAGES TO THE SURFACES AND EDGES:
- ALWAYS LIFT THE PANELS WHEN REMOVING THEM FROM BUNDLES, NEVER DRAG THEM.
- NEVER LIFT THE PANEL FROM THE FLAT POSITION FROM THE HOOK OF THE VERTICAL SEAM.
- DO NOT CARRY PANELS IN THE FLAT POSITION.

UNLOADING:

PANELS ARE SPIRAL WRAPPED WITH STRETCH-FILM AND SHIPPED FLAT. PANEL BUNDLES ARE REINFORCED AT SPECIFIED LIFTING POINTS TO PREVENT DAMAGE WHEN LIFTING. SEE FIGURE'S 1 AND 2 IN THIS SECTION TO DETERMINE WHERE THE LIFTING POINTS ARE FOR THE PANEL BUNDLES.

UNLOADERS MUST TAKE CARE THAT FORKLIFT FORKS ARE LOCATED AT THE PARTICLE BOARD ON THE PANEL BUNDLES BEFORE LIFTING.

EXTREME CARE SHOULD BE TAKEN TO AVOID BUMPING OR DROPPING THE PANELS WHEN LIFTING AND MANEUVERING.

WHEN UNLOADING BUNDLES OF 36'-0" OR LONGER IN LENGTH, TWO OR MORE LIFTING POINTS MAY BE REQUIRED. OVER ENGAGEMENT OF FORKS WILL CAUSE DAMAGE TO THE MATERIALS LOCATED ON THE OPPOSITE SIDE OF THE BUNDLE BEING LIFTED.

WHEN AN OVERHEAD CRANE IS USED, REINFORCED NYLON SLINGS OR STRAPS SHOULD BE USED (NO CHAINS OR CABLES SHOULD COME IN CONTACT WITH THE PANELS), ALONG WITH SUITABLE STIFF INSERTS LOCATED AT TOP AND BOTTOM OF THE BUNDLES AT THE SLING POSITIONS TO PROTECT THE PANELS FROM DAMAGE. ALSO, PLACE FOAM BLOCKS ON THE SIDES OF BUNDLES AT ALL SLING LOCATIONS.

NOTES:

REINFORCED LIFTING POINTS ARE CLEARLY MARKED ON THE PANEL BUNDLE (SEE FIGURES 1 & 2)

LONG LENGTH PANELS HAVE TWO OR MORE LIFTING POINTS (SEE FIGURE 2).

USE EXTREME CARE TO AVOID BUMPING OR DROPPING THE PANELS WHILE LIFTING AND MANEUVERING.

HOIST THE PANELS TO THE ROOF WITH THE AID OF NYLON SLINGS AND A SPREADER BAR TO PREVENT ANY CHANCE OF BENDING OR BUCKLING THE PANELS.

UNLOADING WITH A FORKLIFT:

- OVER ENGAGEMENT OF FORKS WILL CAUSE DAMAGE TO THE MATERIALS LOCATED ON THE OPPOSITE SIDE OF THE BUNDLE BEING LIFTED
- PANELS SHOULD NOT DEFLECT SIGNIFICANTLY IN THE LIFTING PROCESS.
- ENSURE THE FORKS STRADDLE THE DESIGNATED LIFT POINT.
- LIFT BUNDLES ONE AT A TIME WITH THE FORKLIFT

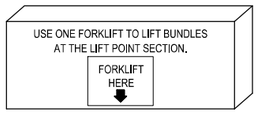


FIGURE 1
STANDARD LENGTH BUNDLES

- BE CAREFUL WHEN UNLOADING OR MOVING LONG LENGTH BUNDLES
- DO NOT POSITION YOUR LIFT AT THE CENTER OF THE BUNDLE, THIS MAY CAUSE PANEL DAMAGE.
- EACH FORKLIFT SHOULD STRADDLE ONE LIFT POINT.

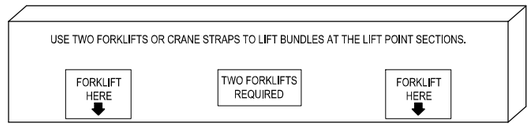


FIGURE 2
LONG LENGTH BUNDLES

UNLOADING WITH AN OVERHEAD CRANE:

- USE NYLON REINFORCED SLINGS OR STRAPS LOCATED AT A MINIMUM OF TWO POINTS ALONG THE LENGTH OF THE BUNDLE FOR CRANE LIFTING OF THE INDIVIDUAL BUNDLES.
- CHAINS OR CABLES SHOULD NOT COME IN CONTACT WITH THE PANELS.
- SUITABLY STIFF INSERTS SHOULD BE LOCATED AT TOP AND BOTTOM OF THE BUNDLES AT THE SLING POSITIONS TO PROTECT THE EDGES OF THE UPPER AND LOWER PANELS.
- PLACE FOAM BLOCKS ON THE SIDES OF BUNDLES AT ALL SLING LOCATIONS.
- WHEN BUNDLES ARE LONGER THAN 15'-0" IT IS SUGGESTED THAT A PROPERLY DESIGNED AND FABRICATED LIFTING BEAM IS USED.

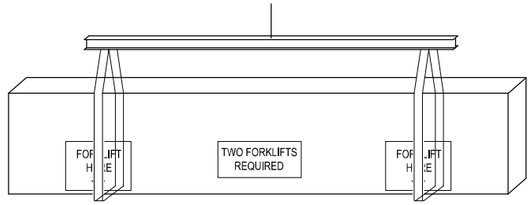


FIGURE 3
BUNDLES UNDER 4,000 LBS AND LESS THAN 44'-0"

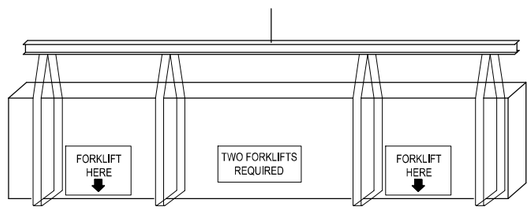


FIGURE 4
BUNDLES OVER 4,000 LBS AND LESS THAN 44'-0"

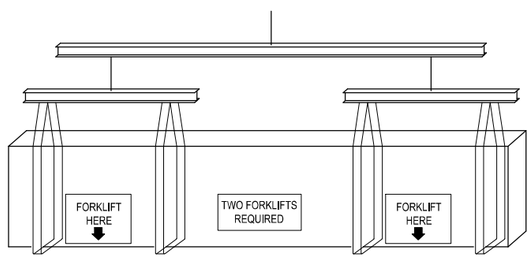


FIGURE 4
BUNDLES OVER 4,000 LBS AND MORE THAN 44'-0"

MANUALLY UNLOADING:
- ON SMALL PROJECTS UNLOADING OF THE PANELS MAY BE CARRIED OUT BY HAND.
- NOTE: SPECIAL CARE SHOULD BE TAKEN WHEN HANDLING. ALWAYS LIFT THE PANELS WHEN REMOVING FROM A BUNDLE, NEVER DRAG THEM.
- WARNING: TO PREVENT JOINT DAMAGE, NEVER LIFT THE PANEL FROM THE FLAT POSITION WITH THE HOOK OF THE VERTICAL SEAM. LIFT FROM THE BOTTOM SKIN.
- IT IS IMPORTANT THAT WHENEVER A PANEL IS HANDLED, PICKED-UP, MOVED OR CARRIED IT SHOULD BE TURNED ON EDGE FIRST. DO NOT CARRY PANEL WHILE FLAT.
- IMPORTANT NOTE: ALL PERSONNEL DOING THESE PROCEDURES MUST WEAR AT ALL TIMES THE PROPER CLOTHING, PROTECTIVE EYE WEAR AND GLOVES.

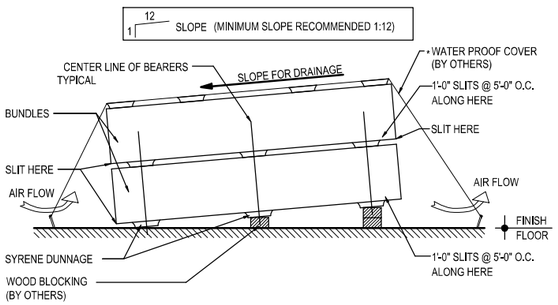


THE METAL BUILDING/PANEL SUPPLIER DOES NOT TAKE ANY RESPONSIBILITY FOR DAMAGE CAUSED FROM MISHANDLING OF PANELS. DAMAGED PANELS SHALL BE REPLACED OR CORRECTED TO APPROVAL OF THE ARCHITECT AND ANY COST INCURRED SHALL BE BORNE BY THE PARTIES RESPONSIBLE FOR THE DAMAGE.

JOBSITE STORAGE:

UPON ACCEPTANCE OF THE SHIPMENT, THE CUSTOMER IS RESPONSIBLE FOR PROPER HANDLING, STORAGE, AND SECURITY OF THE RECEIVED MATERIALS. THE MANUFACTURER IS NOT RESPONSIBLE FOR DAMAGE OR LOSS OF MATERIALS AT THE JOB SITE.

PANELS NOT REQUIRED FOR IMMEDIATE USE SHOULD BE:
- CAREFULLY UNLOAD AND PLACE DIRECTLY IN A PROTECTED STORAGE AREA ON A FIRM, LEVEL SURFACE CLEAR OF DEBRIS, PREFERABLY UNDER WATER PROOF COVER AND SLIT PLASTIC WRAP AT BASE TO ALLOW AIR FLOW, FOR NO LONGER THAN 30 DAYS.
- CUT / SLIT THE BOTTOM OF THE PLASTIC WRAP IN 1'-0" INCREMENTS AT 5'-0" O.C. ALONG THE LENGTH OF THE BUNDLES. A CONTINUOUS CUT / SLIT SHOULD BE MADE ALONG THE WIDTH OF THE BUNDLE.
- ELEVATE WITH WOOD BLOCKING, TO ALLOW AIR CIRCULATION UNDER THE BUNDLE, ON A FIRM, LEVEL SURFACE CLEAR OF DEBRIS, STANDING WATER, DIRECT SUN, AND DRIFTING SNOW.
- SEPARATE FLAT-LAID BUNDLES WITH THE STYRENE DUNNAGE PROVIDED WITH THE SHIPMENT.
- BUNDLES CAN BE STACKED, NO MORE THAN (2) BUNDLES HIGH.
- SLOPE AT A MINIMUM OF 1:12 FOR DRAINAGE OF MOISTURE FROM PANELS.
- INSPECTED DAILY FOR MOISTURE. INSURE NO SAGS ARE PRESENT. TRAPPED MOISTURE CAN DAMAGE THE PANEL FINISH AND VOID APPLICABLE FINISH WARRANTIES. IF PANEL BUNDLES CONTAIN MOISTURE OR SAGS, THE PANEL BUNDLE SHOULD BE DRIED AND RESTACKED. USE CARE IN RESTACKING TO AVOID DAMAGE TO PANELS.



PANELS FOR IMMEDIATE USE:
IF THE PANELS ARE TO BE USED IMMEDIATELY, THE BUNDLES SHOULD BE PLACED AT PRE-PLANNED STRATEGIC LOCATIONS AROUND THE PERIMETER OF THE BUILDING, AS CLOSE AS POSSIBLE TO THE PLANNED WORK AREAS, TO AVOID UNDUE SITE MANEUVERING.

WHEN MOVING PANEL BUNDLES, EXTREME CAUTION SHOULD BE TAKEN TO PREVENT DAMAGE TO THE PANEL SURFACES AND EDGES.

WHEN HANDLING PANELS INDIVIDUALLY, THEY SHOULD BE CARRIED IN A VERTICAL, NOT FLAT POSITION. NEVER DRAG PANELS WHEN REMOVING THEM FROM BUNDLES.

(SEE "HANDLING PANELS AND COMPONENTS)

INSTALLATION TOOLS:

"READ BEFORE YOU START"

- SLIDING PANELS TOGETHER WILL SCUFF, DISCOLOR OR DAMAGE THE FINISH.
- IT IS IMPORTANT TO NOTE THAT, DUE TO THE HIDDEN FASTENER SIDE LAP CONNECTIONS OF THESE PANELS, EXTRA CARE SHOULD BE TAKEN WHEN HANDLING THESE COMPONENTS.
- THE FOLLOWING IS A LIST OF COMMON TOOL REQUIREMENTS. REFER TO "FIELD CUTTING" FOR PANEL CUTTING GUIDELINES.
- WEARING CLEAN GLOVES, HANDLING THE PANELS BY EDGES AND TAKING A LITTLE EXTRA CARE WILL PAY OFF BY PRODUCING A GOOD CLEAN FINISHED ROOF.

COMMON TOOL REQUIREMENTS:

CIRCULAR SAW	POWER DRILL	CARPENTER'S SQUARE
RIVET GUN	LEVEL	CHALK LINE
TAPE MEASURE	CAULK GUN	SCREW GUN
POWER SHEARS	HAMMER DRILL	POWER NIBBLER

CAUTION: ANY METAL FILINGS OR BURRS SHOULD BE CLEANED OFF THE FACE OF THE PANELS AS SOON AS POSSIBLE TO PREVENT RUST FROM FORMING ON THE PAINT. (SEE "CLEANING PROCEDURES")

ALIGNMENT & SHIMMING
PRIOR TO INSTALLATION, ROOF SECONDARY MEMBERS SHOULD BE CHECKED FOR OVERALL DIMENSIONS AND EVENNESS OF PLANE. THE ROOF SECONDARY MEMBERS SHOULD ALSO BE CHECKED TO VERIFY THE ROOF SYSTEM CAN BE INSTALLED WITHOUT INTERFERENCE. PRIOR TO INSTALLATION OF INSULATED PANEL, INSPECT ROOF FOR COMPONENT ALIGNMENT AND PLANE FLATNESS.

MISALIGNED SECONDARY STEEL MAY REQUIRE THE ERECTOR TO SHIM THE INSULATED ROOF PANELS AT SOME LOCATIONS. SHIMS AND LABOR FOR INSTALLING SHIMS ARE BY OTHERS.

FASTENERS:

INSULATED PANEL FASTENERS VARY BASED ON LOCATION AND PANEL THICKNESS. THE FASTENERS LISTED BELOW ARE TYPICAL FASTENERS. ADDITIONAL FASTENERS, WHEN REQUIRED BY DESIGN, WILL BE INDICATED ELSE WHERE ON THE ERECTION DRAWING SET.

43L — SELF-DRILLING SCREW 1/4-14 x 1 1/4" TYPE 2



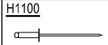
H1030 — SELF-DRILLING SCREW 1/4-14 x 1 1/4" TCP 3 W/ WASHER



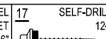
H1050 — SELF-DRILLING SCREW 1/4-14 x 7/8" TCP 1 W/ WASHER



H1100 — 1/8" STAINLESS STEEL BLIND POP RIVET GRIP RANGE: 1/8" - 3/16"



17 — SELF-DRILLING SCREW 12-14 x 1" TCP 3 W/ WASHER



4 — SELF-DRILLING SCREW 1/4-14 x 7/8" TCP 1 W/ WASHER



14 — 1/8" STAINLESS STEEL BLIND POP RIVET GRIP RANGE: 1/8" - 3/16"



H1220 — SELF-DRILLING SCREW 12-14 x 1" TCP 3 SQUARE / PHILLIPS PANCAKE HEAD



2605ANC — LOCK RIVET, 9/32 BT DOME HEAD W/ WASHER



14A — 1/8" STAINLESS STEEL BLIND POP RIVET GRIP RANGE: 5/16" - 3/8"



16__PNC / 17__PNC
#14 X _ SDHH (SELF DRILLING HEX HEAD)



STRUCTURAL FASTENING AT PANEL HIDDEN JOINT			
PANEL THICK.	HIDDEN FASTENER	(TEK 3) MARK#:	(TEK 5) MARK #:
2"	1/4 - 14 X 2 SDHH W/O WASHER	1616PNC	N/A
2 1/2" & 3"	1/4 - 14 X 3 SDHH W/O WASHER	1624PNC	1724PNC
4"	1/4 - 14 X 4 SDHH W/O WASHER	1632PNC	1732PNC

14__PNC
#14 X _ SDPH SELF DRILLING PANCAKE HEAD



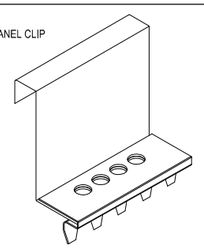
STRUCTURAL FASTENER AT PANEL FACE		
PANEL THICK.	THROUGH FASTENER	(TEK 3) MARK#:
2"	#14 X 3 SDPH	1424PNC
2 1/2" & 3"	#14 X 4 SDPH	1432PNC
4"	#14 X 5 SDPH	1440PNC

11__P999
#14 X _ SDHH (SELF DRILLING HEX HEAD)



STRUCTURAL FASTENING FOR THROUGH CONDITIONS		
PANEL THICK.	THROUGH FASTENER	(TEK 3) MARK#:
2"	1/4 - 14 X 4 SDHH W/ WASHER	1132P999
2 1/2" & 3"	1/4 - 14 X 5 SDHH W/ WASHER	1140P999
4"	1/4 - 14 X 6 SDHH W/ WASHER	1148P999
5"	1/4 - 14 X 7 SDHH W/ WASHER	1156P999
6"	1/4 - 14 X 8 SDHH W/ WASHER	1164P999

41__GNC
METL-SPAN ROOF PANEL CLIP



METL-SPAN ROOF PANEL CLIPS	
PANEL THICK.	METL-SPAN ROOF PANEL CLIP MK# 41__GNC
2"	4102GNC
2 1/2"	4125GNC
3"	4103GNC
4"	4104GNC
5"	4105GNC
6"	4106GNC

NOTES
THE USE OF A CENTER PUNCH TO SLIGHTLY DIMPLE THE PANEL FACE PRIOR TO INSTALLING THROUGH FASTENERS IS RECOMMENDED TO PREVENT "WALKING" OF THE FASTENERS. EXCESSIVE DAMAGE TO THE PANEL FINISH CAUSED DURING INSTALLATION MAY VOID THE PANEL FINISH WARRANTY.

PROJECT PREPERATION NOTES

INSULATED ROOF PANELS
INITIAL GUIDLINES, UNLOADING, HANDLING PANELS & COMPONENTS, JOBSITE STORAGE, & REQ'D TOOLING FOR INSTALLATION

TRIM_1

ISSUE	DWN	CHK	ENG	PE	DATE
CONST. AB PLAN	NBS	EOP	CBM		7/24/2023
BUILDING DEPARTMENT REVIEW	WBS	DAN	CBM		7/31/2023

NUCOR BUILDING SYSTEMS
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1050 WATER LANE, BRIGHAM CITY, UT 84302
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PROJECT NAME: WENDOVER FS #13 REPLACEMENT
WENDOVER, NV
CUSTOMER NAME: MICHAEL CLAY CORP
WINNEMUCCA, NV
JOB NUMBER: U23G0555A
SHEET TITLE

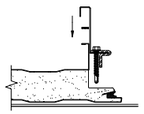
RUSSELL R. SKEEM — ENGINEER — STATE OF UTAH — PROFESSIONAL — 07/31/2023 — Exp Jun 30, 2024 — CIVIL/STRUCTURAL — NO. 016713

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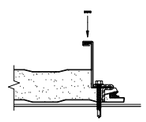
SHEET
D5 of 20

PANEL JOINT SEQUENCE

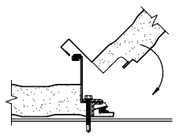
1. SET PANEL IN PLACE
2. INSTALL PANEL CLIP ON TOP OF 6" OF 1/2" TAPE MASTIC MK. H3010
3. SECURE TO PURLINS W/ ROOF CLIP FASTENERS MK. 1616PNC



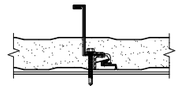
4. HAND "CRIMP" THE STANDING RIB / CLIP ASSEMBLY AT EACH CLIP LOCATION
5. INSTALL CONTINUOUS TAPE MASTIC MK. H3010 ON TOP OF MALE STANDING SEAM

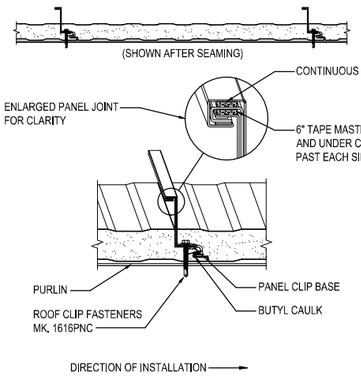


6. TILT NEXT PANEL TO BE INSTALLED AT 45 DEGREE ANGLE, ROTATE INTO POSITION



7. USE CLAMPS TO ENSURE PROPER PANEL ENGAGEMENT
8. HAND CRIMP AT RIDGE, ENDLAP AND EAVES
9. INSTALL RIDGE, RAKE AND EAVE COMPONENTS, THEN MECHANICALLY SEAM ROOF

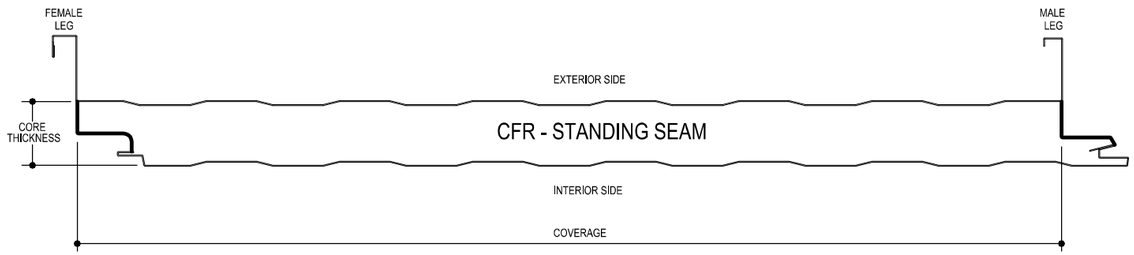




FINISHED PANEL JOINT

PANEL JOINT
INSULATED METAL PANEL ROOF INSTALLATION SEQUENCE

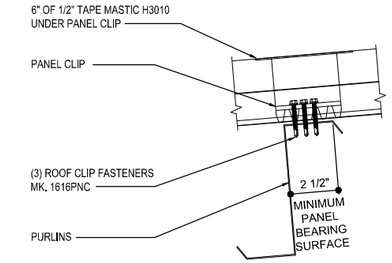
TRIM_2



PANEL TYPE	CFR - STANDING SEAM
CORE MATERIAL	POLYURETHANE
CORE THICKNESS	4"
COVERAGE	42"

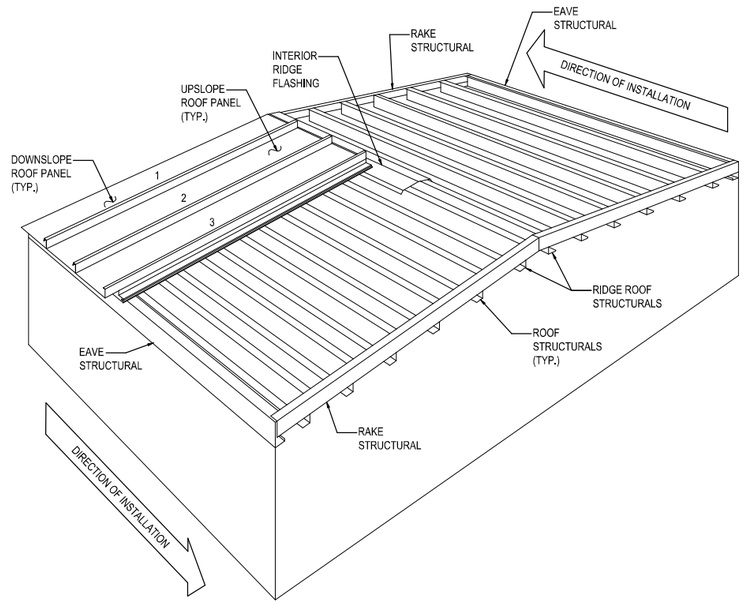
	EXTERIOR FACE	INTERIOR FACE
GAUGE	24	26
MATERIAL	G-90 GALV. or AZ50 STEEL	G-90 GALV. or AZ50 STEEL
FINISH	PVDF	POLYESTER
COLOR	TERRA COTTA	IGLOO WHITE
PATTERN	EMBOSSED	DEEP EMBOSSED

TRIM_3



CLIP FASTENER QUANTITY
INSULATED METAL PANEL ROOF CLIP ATTACHMENT

TRIM_4



ROOF PANEL LAYOUT
ROOF PANEL LAYOUT WITH NO ENDLAP

TRIM_5

ISSUE	DWN	CHK	ENG	PE	DATE
CONST. AB PLAN	NBS	EOP	CBM		7/24/2023
BUILDING DEPARTMENT REVIEW	WBS	DAN	CBM		7/31/2023

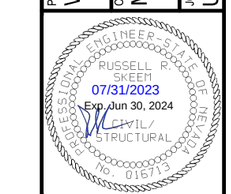
NUCOR BUILDING SYSTEMS
300 INDUSTRIAL PARKWAY, WATERLOO, IN 46793
PHONE: (260) 837-7891 FAX: (260) 837-7384
PO BOX 1006, 200 WHETSTONE RD, SWANSEA, SC 29160
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1050 WATER LANE, BRIGHAM CITY, UT 84302
PHONE: (435) 919-3100 FAX: (435) 919-3101

PROJECT NAME
WENDOVER FS #13 REPLACEMENT
WENDOVER, NV

CUSTOMER NAME
MICHAEL CLAY CORP
WINNEMUCCA, NV

JOB NUMBER
U23G0555A

SHEET TITLE



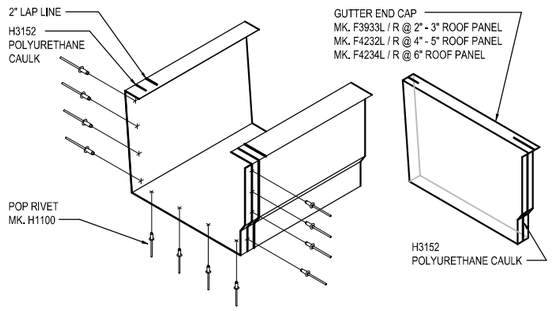
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SHEET

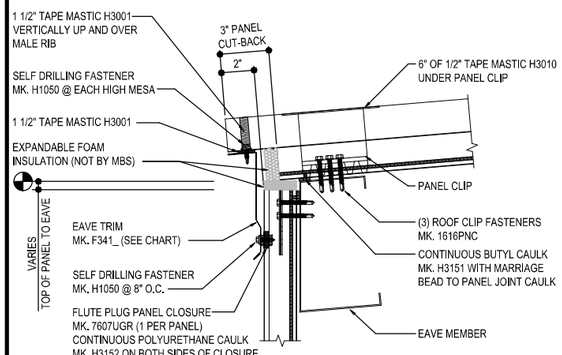
D6 of 20

GUTTER LAP & END CAP

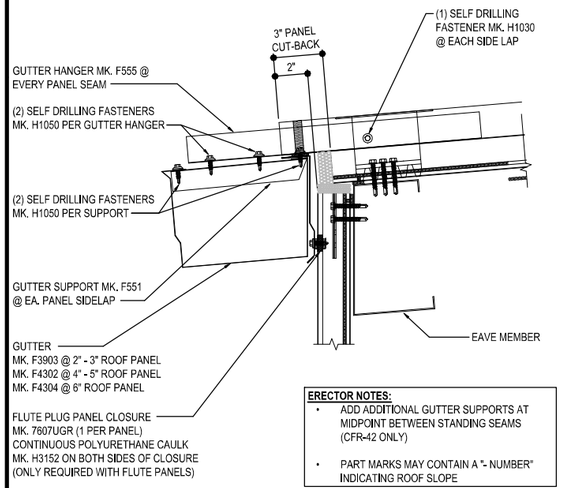
APPLY BEAD OF POLYURETHANE CAULK 1" FROM END OF TRIM AND LAP SECTIONS 2" AND FASTEN AS SHOWN. TO TERMINATE THE GUTTER APPLY POLYURETHANE CAULK TO THREE SIDES OF END CAP AND TOP RETURN AREA AS SHOWN AND INSERT INTO THE GUTTER LEAVING 1/2" EXPOSED. ATTACH WITH RIVETS SAME AS END LAP.



ERECTOR NOTE:
PART MARKS MAY CONTAIN A "- NUMBER" INDICATING ROOF SLOPE



ROOF PANEL THICKNESS	EAVE TRIM
2" / 2.5" / 3"	F3415
4" / 5"	F3416
6"	F3417



ERECTOR NOTES:
- ADD ADDITIONAL GUTTER SUPPORTS AT MIDPOINT BETWEEN STANDING SEAMS (CFR-42 ONLY)
- PART MARKS MAY CONTAIN A "- NUMBER" INDICATING ROOF SLOPE

EAVE GUTTER DETAIL

INSULATED METAL PANEL ROOF WITH GUTTER

TRIM_6

STEP 1

PREPARATION FOR RAKE TRIM INSTALLATION AT BUILDING WITH GUTTER

RAKE CLOSURE ATTACHMENT WITH GUTTER
ATTACH RAKE TRIM CLOSURE **F3444** AT A HIGH RIB OR LOW RIB FOR PROPER SEAL. EXTEND RAKE CLOSURE DOWNSLOPE FOR ATTACHMENT TO GUTTER.

WHEN BEGINNING GUTTER AND EAVE TRIM INSTALL LOCATE CORRECT POSITION OF **F341_** TRIM AND CLAMP / HOLD IN PLACE AND FASTEN TO WALL PANEL WITH FASTENER **MK. H1050.** DO NOT FASTEN TO ROOF PANEL AT THIS TIME.

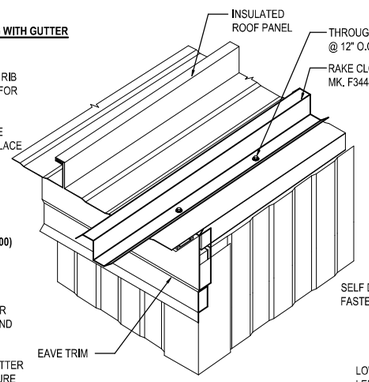
FIELD COPE EAVE TRIM
EAVE TRIM **MK. F341_** HELD LEVEL TO FACE OF PANEL AND EXTENDED OUT PAST CORNER AND FIELD COPED AROUND CORNER ALLOWING FASTENING WITH **POP RIVETS MK. (H1100)** FIELD WORK REQURED FOR WEATHER TIGHTNESS.

GUTTER INSTALLATION WITH GUTTER CAP AND RAKE TRIM

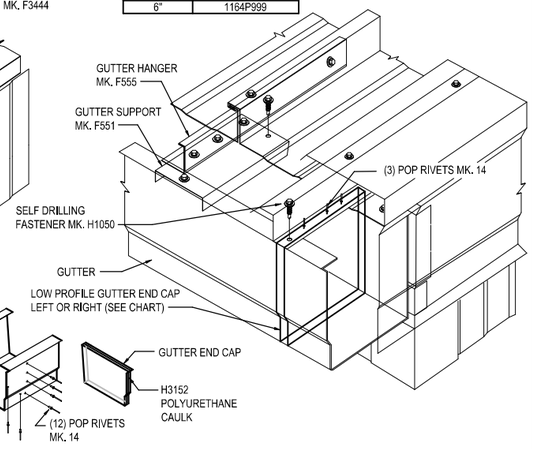
MARK LOCATION OF RAKE CLOSURE **(F3444)** ON GUTTER FOR PLACEMENT OF GUTTER END CAP. THE GUTTER WILL EXTEND OUT TO BE FLUSH WITH WALL PANEL.

APPLY BEAD OF POLYURETHANE CAULK **(H3152)** TO THE GUTTER END CAP AND INSERT INTO THE END OF THE GUTTER. ENSURE THE GUTTER CAP IS IN-LINE WITH YOUR MARK FOR THE **F3444** RAKE CLOSURE AND FASTEN AS SHOWN.

FASTEN GUTTER ONTO LOW EAVE BY FOLLOW FASTENER QUANTITY AND LOCATION PER EAVE GUTTER DETAIL.



ROOF PANEL THICKNESS	THROUGH FASTENER
2"	1132P999
2.5" / 3"	1140P999
4"	1148P999
5"	1156P999
6"	1164P999



ROOF PANEL THICKNESS	LOW EAVE GUTTER CAP(LEFT OR RIGHT)
2 / 2.5" / 3"	F3933L / R
4" / 5"	F4232L / R
6"	F4234L / R

ERECTOR NOTE:
PART MARKS MAY CONTAIN A "- NUMBER" INDICATING ROOF SLOPE

STEP 2

GUTTER CORNER CAP AND RAKE TRIM INSTALLATION

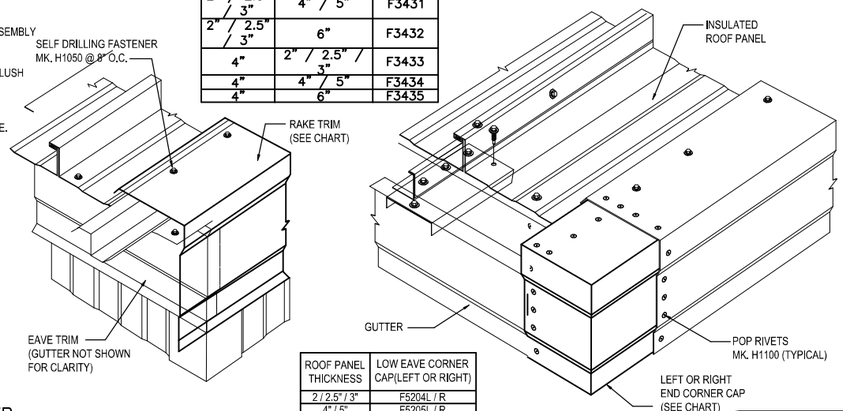
FASTEN THE RAKE TRIM TO THE ROOF PANEL AS INDICATED IN THE RAKE TRIM DETAIL.

FASTEN THE RAKE TRIM TO THE LOW EAVE CORNER ASSEMBLY USING POP RIVETS **MK. H1100** AS SHOWN.

COPE THE BOTTOM VERTICAL LEG OF THE RAKE TRIM FLUSH WITH THE OUTSIDE EDGE OF THE WALL CORNER TRIM.

ALWAYS START THE RAKE TRIM INSTALLATION AT THE LOW EAVE WORKING TOWARD THE HIGH EAVE OR RIDGE.

WALL PANEL THICKNESS	ROOF PANEL THICKNESS	RAKE TRIM
2" / 2.5" / 3"	2" / 2.5" / 3"	F3430
2" / 2.5" / 3"	4" / 5"	F3431
2" / 2.5" / 3"	6"	F3432
4"	2" / 2.5" / 3"	F3433
4"	4" / 5"	F3434
4"	6"	F3435



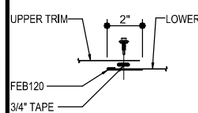
ROOF PANEL THICKNESS	LOW EAVE CORNER CAP(LEFT OR RIGHT)
2 / 2.5" / 3"	F5204L / R
4" / 5"	F5205L / R
6"	F5203L / R

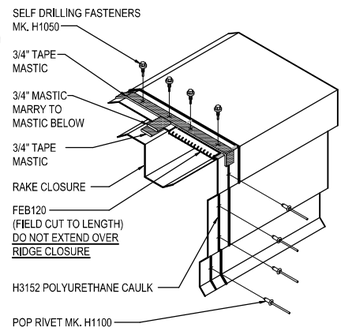
SCULPTURED RAKE TO GUTTER

TRIM_7

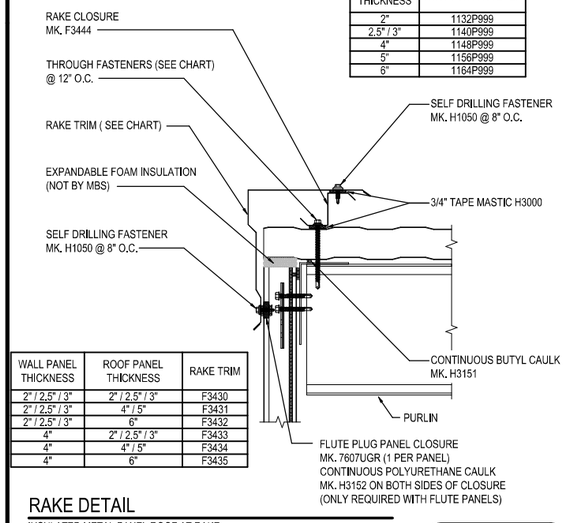
RAKE LAP & FLASHING BACKER

SLIDE FIELD CUT SECTION FLASHING ENDLAP BACKER ONTO THE LOWER TRIM PIECE. PLACE TAPE MASTIC NEXT TO HEM OF THE BACKER (NOT ON TOP OF HEM). APPLY CONTINUOUS BEAD OF CAULK 1" FROM END OF TRIM DOWN PROFILE OF TRIM. FASTEN LAP WITH STITCH FASTENERS AND POP RIVETS AS SHOWN.





ROOF PANEL THICKNESS	THROUGH FASTENER
2"	1132P999
2.5" / 3"	1140P999
4"	1148P999
5"	1156P999
6"	1164P999

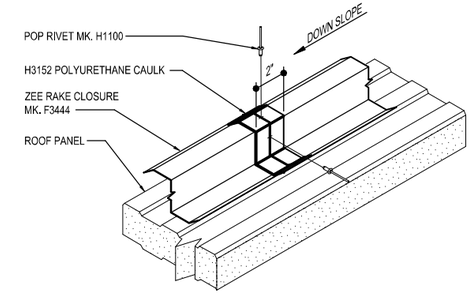


WALL PANEL THICKNESS	ROOF PANEL THICKNESS	RAKE TRIM
2" / 2.5" / 3"	2" / 2.5" / 3"	F3430
2" / 2.5" / 3"	4" / 5"	F3431
2" / 2.5" / 3"	6"	F3432
4"	2" / 2.5" / 3"	F3433
4"	4" / 5"	F3434
4"	6"	F3435

RAKE DETAIL

INSULATED METAL PANEL ROOF AT RAKE

TRIM_8



ZEE RAKE CLOSURE LAP DETAIL

TRIM_9

ISSUE	DWN	CHK	ENG	PE	DATE
CONST. AB PLAN	NBS	EOP	CBM		7/24/2023
BUILDING DEPARTMENT REVIEW	MBS	DAN	CBM		7/31/2023

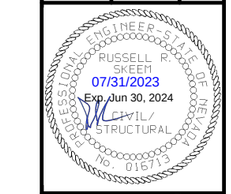
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1050 WATER LANE, BRIGHAM CITY, UT 84302
PHONE: (435) 919-3100 FAX: (435) 919-3101

PROJECT NAME: WENDOVER FS #13 REPLACEMENT
WENDOVER, NV

CUSTOMER NAME: MICHAEL CLAY CORP
WINNEMUCCA, NV

JOB NUMBER: U23G0555A

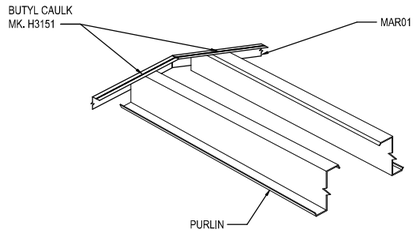
SHEET TITLE



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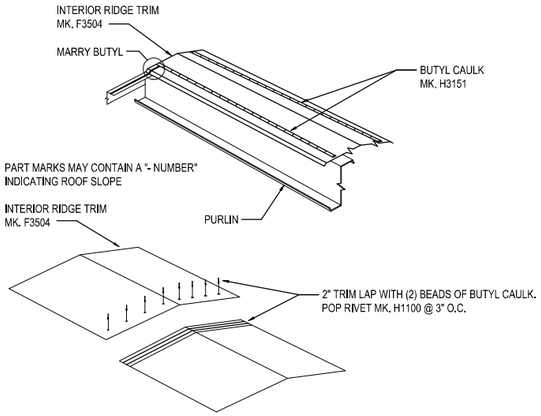
SHEET
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PRIOR TO INSTALLING THE INTERIOR RIDGE TRIM,
APPLY 3/8" BEAD OF BUTYL CAULK MK. H3151 ONTO RAKE ROOF ANGLE MK. MAR01

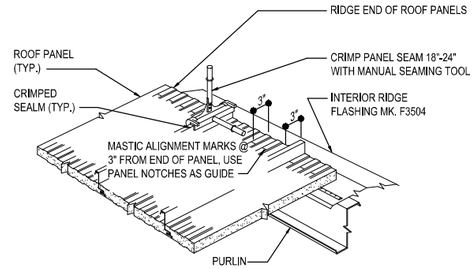


APPLY 3/8" CONTINUOUS BEAD OF BUTYL CAULK ALONG THE LENGTH OF THE INTERIOR RIDGE TRIM. MARRY TO THE BUTYL ALONG THE RAKE.

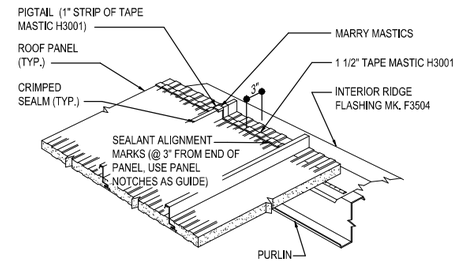
INSTALL INTERIOR RIDGE TRIM WITH POP RIVETS MK. 14 AS NEEDED INTO SECONDARY MEMBERS.



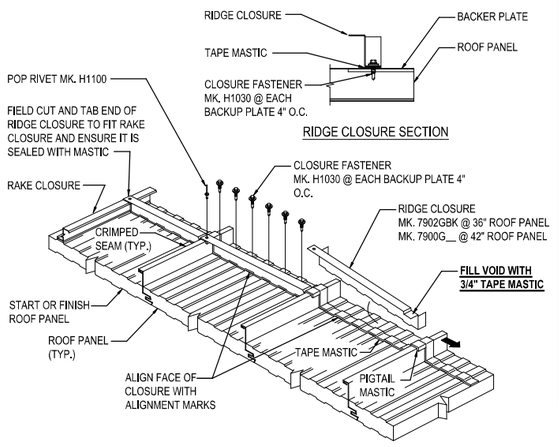
ONCE PANELS ARE INSTALLED, CRIMP PANEL SEAMS TO PREP FOR MASTIC AND RIDGE CLOSURE INSTALLATION.



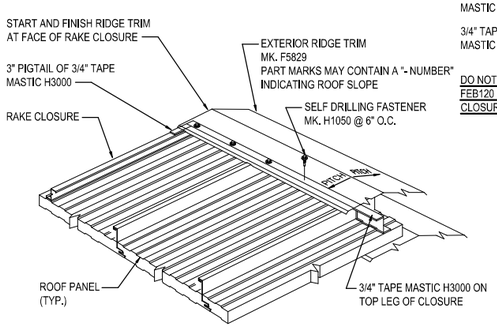
INSTALL MASTICS
ENSURE 1 1/2" MASTIC H3001 ENCOMPASSES THE ENTIRE PROFILE OF EACH VERTICAL RIB



RIDGE CLOSURE INSTALLATION

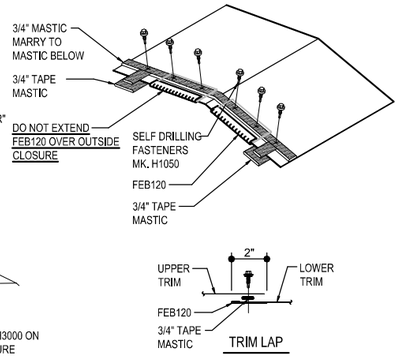


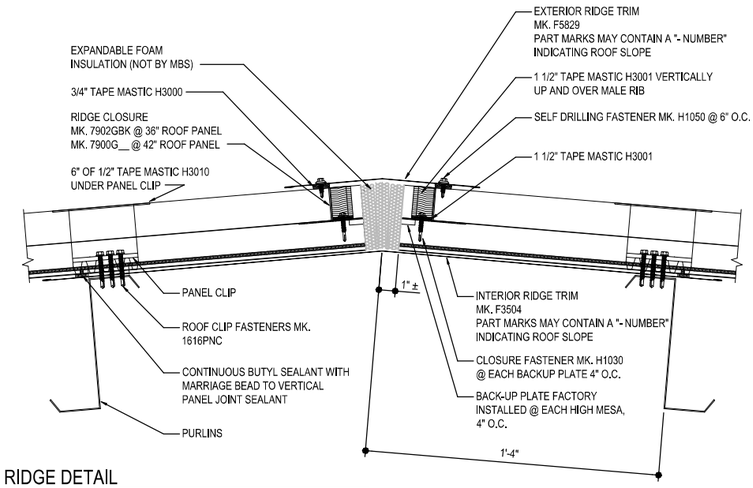
EXTERIOR RIDGE FLASHING INSTALLATION
INSTALL 3/4" TAPE MASTIC H3000 ON TOP LEG OF CLOSURE PRIOR TO EXTERIOR RIDGE FLASHING BEING INSTALLED



RIDGE CAP LAP & FLASHING BACKER

SLIDE FIELD CUT SECTION FLASHING ENDLAP BACKER ONTO THE LOWER TRIM PIECE. PLACE TAPE MASTIC NEXT TO HEM OF THE BACKER (NOT ON TOP OF HEM). MARRY LAP MASTIC WITH MASTIC BETWEEN RIDGE CAP AND PANEL CLOSURE.





RIDGE DETAIL

INSULATED METAL PANEL ROOF AT RIDGE

TRIM_10

ISSUE	DWN	CHK	ENG	PE	DATE
CONST. AB PLAN	NBS	EOP	CBM		7/24/2023
BUILDING DEPARTMENT REVIEW	MBS	DAN	CBM		7/31/2023

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1050 WATER LANE, BRIGHAM CITY, UT 84302
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PROJECT NAME
WENDOVER FS #13 REPLACEMENT
WENDOVER, NV

CUSTOMER NAME
MICHAEL CLAY CORP
WINNEMUCCA, NV

JOB NUMBER
U23G0555A

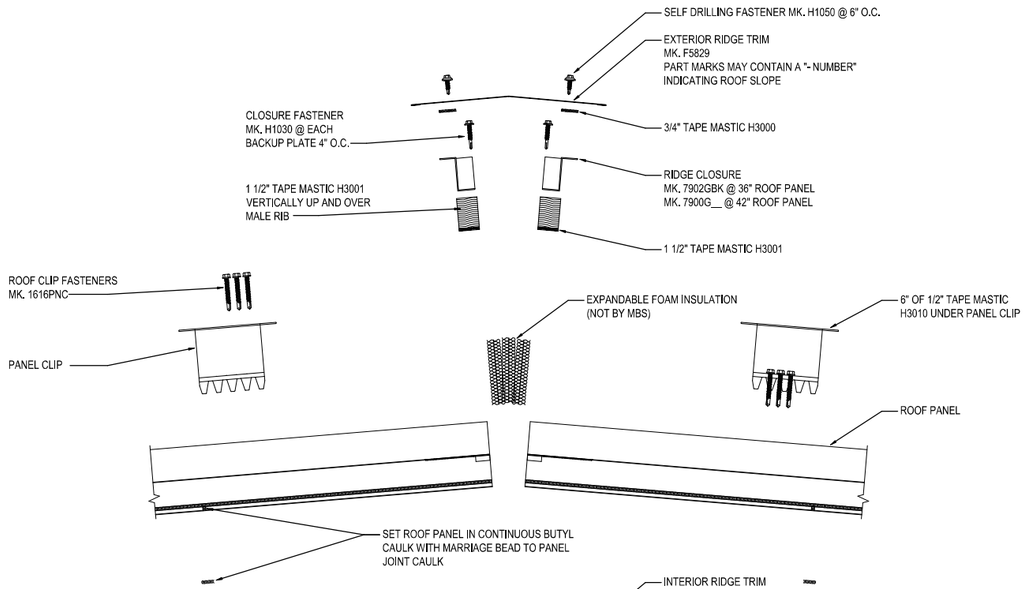
SHEET TITLE

RUSSELL R. SKEEN
07/31/2023
Exp. Jun 30, 2024
CIVIL/STRUCTURAL

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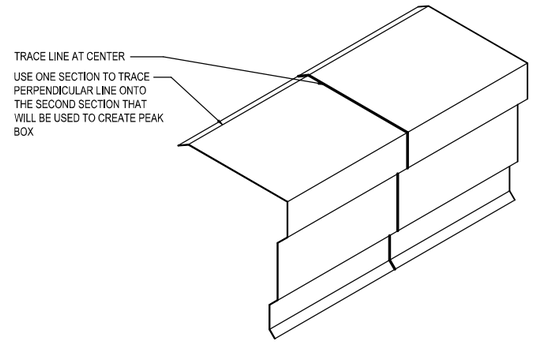
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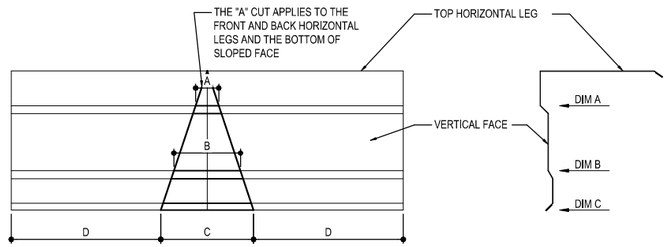
RIDGE DETAIL

EXPLODED INSULATED METAL PANEL ROOF AT RIDGE

TRIM_11

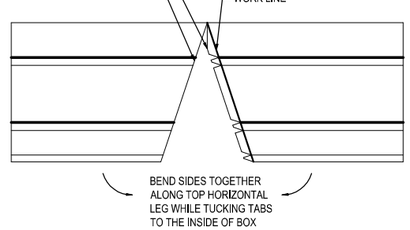


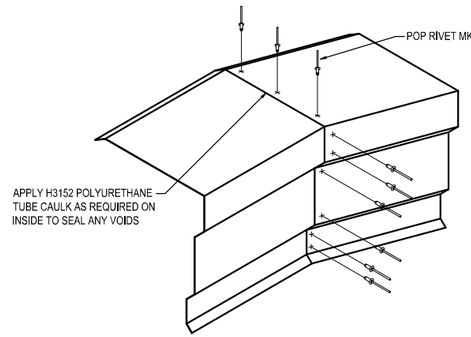
ROOF SLOPE	LAYOUT DIMENSION (INCHES			
	A	B	C	D
0.25:12	1/8"	1/4"	3/8"	11 7/8"
0.50:12	1/4"	1/2"	3/4"	11 5/8"
1:12	3/8"	1"	1 1/2"	11 3/8"
2:12	3/4"	2 1/8"	2 7/8"	10 5/8"
3:12	1 1/8"	3 1/8"	4 1/4"	9 7/8"
4:12	1 1/2"	4 1/8"	5 3/4"	9 1/4"
5:12	1 3/4"	5 1/8"	7 1/8"	8 1/2"
6:12	2 1/8"	6 1/8"	8 1/2"	7 3/4"



STEP BY STEP INSTRUCTIONS

1. CUT THE TRIM INTO (2) 2'-0" ± LENGTHS
2. LAYOUT THE WORK LINES AS SHOWN
3. OFFSET ONE OF THE WORK LINES FOR TABS LAYOUT
4. MAKE CUTS AS SHOWN
5. BEND AT THE TOP HORIZONTAL LEG OF THE TRIM
6. POP RIVET THE TWO SIDES TOGETHER WITH **MK. H1100**
7. CAULK ANY GAPS AS REQUIRED ON INSIDE WITH **H3152 POLYURETHANE TUBE CAULK**





FIELD FABRICATED PEAK BOX INSTRUCTIONS

REFERENCE PEAK BOX DETAIL FOR INSTALLATION

TRIM_12

ISSUE	DWN	CHK	ENG	PE	DATE
CONST. AB PLAN	NBS	EOP	CBM		7/24/2023
BUILDING DEPARTMENT REVIEW	MBS	DAN	CBM		7/31/2023

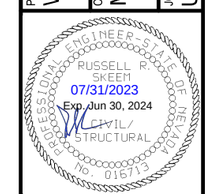
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PROJECT NAME
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WENDOVER, NV

CUSTOMER NAME
MICHAEL CLAY CORP
WINNEMUCCA, NV

JOB NUMBER
U23G0555A

SHEET TITLE



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SHEET

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DESIGN AND PERFORMANCE CRITERIA

ROOF SYSTEM
THE ROOF SYSTEM CONSISTS OF 24 GAUGE PANELS WITH A NOMINAL COVERAGE OF 1'-4" AND A PANEL SEAM THAT IS 2 1/2" OR 3 1/2" HIGH DEPENDING ON CLIP TYPE USED. REFER TO THE DETAILS AND SECTIONS FOR SPECIFIC PANEL CLIP TYPE.

PANEL CLIP SPACING
THE ROOF SYSTEM USES A CLIP TO ATTACH THE PANELS TO THE ROOF SECONDARY MEMBERS. PANEL CLIP SPACING REQUIREMENTS AS A STANDARD ARE REQUIRED AT EVERY PURLIN AND/OR ROOF JOIST.

PANEL CLIP FASTENING REQUIREMENTS
STANDARD CLIP FASTENERS ARE DESIGNED TO FASTEN TO A STEEL STRUCTURAL MEMBER OF .060" MINIMUM THICKNESS (16 GA.). A MINIMUM OF TWO FASTENERS ARE REQUIRED TO ENGAGE THE STRUCTURAL MEMBER AT EVERY PANEL CLIP LOCATION. IN CERTAIN INSTANCES, THREE FASTENERS MAY BE REQUIRED PER CLIP REQUIRED. LOOK ON CHART AT RIGHT AND IN THE ERECTION DRAWINGS FOR YOUR SPECIFIC FASTENER REQUIREMENTS. FASTENER PULLOUT VALUES ARE DEPENDENT UPON PROJECT LOCATION, SIZE, BUILDING CODE AND LOADING.

ROOF TOP UNITS AND CURB SUPPORTS
THE ROOF SYSTEM IS ELEVATED ABOVE THE TOP OF THE ROOF SECONDARY STRUCTURAL MEMBERS. THE ROOF CURB SUB-FRAMING IS LEVEL WITH THE SECONDARY STRUCTURAL MEMBERS. REFER TO THE DETAILS FOR PROPER JAMB LOCATIONS AND DIMENSIONS.

THE ROOF SYSTEM IS DESIGNED AS A FLOATING SYSTEM. CURB FRAMING AND FLASHING MUST BE DESIGNED ACCORDINGLY TO ALLOW THE CURB SYSTEM TO FLOAT WITH THE ROOF DURING THERMAL EXPANSION AND CONTRACTION. ROOF CURBS SHALL NOT SPAN THE RIDGE OF A BUILDING.

INSULATION REQUIREMENTS
INSULATION IS RECOMMENDED TO BE USED IN ALL ROOF APPLICATIONS TO AVOID PROBLEMS WITH CONDENSATION FORMING ON THE UNDERSIDE OF THE SHEETING. THIS ALSO PROVIDES A BUFFER BETWEEN THE PURLINS AND THE ROOF TO ELIMINATE NOISE AND POSSIBLE DAMAGE DUE TO METAL-TO-METAL CONTACT. NOISE REDUCING FOAM TAPE CAN BE SUPPLIED FOR USE IN LIMITED APPLICATIONS (CANOPIES, ETC.) WHEN INCLUDED AS PART OF THE ROOF ORDER. REFER TO THE DETAILS FOR FOAM TAPE REQUIREMENTS.

PAINTED ROOF
PAINTED Loc Seam ROOF PANELS ARE OFTEN PROVIDED BY MBS. IN THIS CASE, GUTTER BRACKETS AND OUTSIDE CLOSURES WILL BE PAINTED TO MATCH THE ROOF COLOR AS A STANDARD.

MASTIC APPLICATION

TEMPERATURE EXTREMES
TEMPERATURE EXTREMES MUST BE CONSIDERED DURING INSTALLATION OF THE ROOF DUE TO THE SENSITIVITY OF MASTICS. THE RECOMMENDED INSTALLATION TEMPERATURE RANGE IS 20-120 DEGREES FAHRENHEIT. AT COLDER TEMPERATURES, THE MASTIC STIFFENS RESULTING IN LOSS OF ADHESION AND COMPRESSIBILITY. AT HOTTER TEMPERATURES, THE MASTIC BECOMES TOO SOFT FOR PRACTICAL HANDLING. ON COLD BUT SUNNY DAYS, THE PANEL SURFACE MAY BECOME WARM ENOUGH TO ACCEPT THE APPLICATION OF HEATED MASTIC EVEN THOUGH THE AIR TEMPERATURE IS BELOW 20 DEGREES FAHRENHEIT.

WHEN OVERNIGHT TEMPERATURES FALL BELOW FREEZING, THE MASTIC SHOULD BE STORED IN A HEATED ROOM SO IT WILL BE WARM ENOUGH TO USE THE FOLLOWING DAY. ON HOT DAYS, THE MASTIC CARTONS SHOULD BE STORED OFF THE ROOF IN A COOL AND SHADED AREA. WHILE ON THE ROOF, MASTIC ROLLS SHOULD BE KEPT SHADED UNTIL ACTUAL USE.

IN VERY COLD WEATHER, IT IS RECOMMENDED THAT THE FASTENERS BE TIGHTENED SLOWLY AND ONLY TIGHT ENOUGH THAT THE MASTIC IS IN FULL CONTACT WITH THE PANEL OR FLASHING. THEN ON THE NEXT SUNNY DAY, COMPLETE THE TIGHTENING PROCESS AFTER THE SUN WARMS THE PANEL AND FLASHING SURFACES.

CONTAMINATION
TO ASSURE PROPER ADHESION AND SEALING, THE MASTIC MUST HAVE COMPLETE CONTACT WITH ADJOINING SURFACES. CONTAMINANTS SUCH AS WATER OIL, DIRT AND DUST PREVENT SUCH CONTACT. THE PANEL AND FLASHING SURFACES MUST BE DRY AND THOROUGHLY CLEANED OF ALL CONTAMINANTS. BEFORE APPLYING TAPE MASTIC, THE MASTIC SHOULD BE CHECKED FOR CONTAMINANTS. IF THE MASTIC SURFACES ARE CONTAMINATED, IT MUST NOT BE USED.

DURING COOL WEATHER, CONDENSATION OR LIGHT MIST CAN ACCUMULATE ON THE PANEL AND FLASHING SURFACE AND NOT BE EASILY NOTICED. IT IS RECOMMENDED THAT THE MASTICS ALWAYS BE KEPT UNDER PROTECTIVE COVER AND THAT THE PANEL AND FLASHING SURFACES BE WIPED DRY IMMEDIATELY BEFORE INSTALLATION.

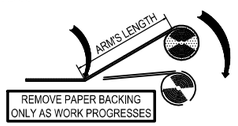
TAPE MASTIC IS PROVIDED WITH A PROTECTIVE PAPER TO REDUCE CONTAMINATION. INCOMPLETE REMOVAL OF THE PROTECTIVE PAPER WILL PREVENT THE MASTIC ADHESION TO THE PANEL OR FLASHING SURFACES. ALWAYS CHECK THAT THE PROTECTIVE PAPER IS COMPLETELY REMOVED. DO NOT REMOVE THE PROTECTIVE PAPER UNTIL IMMEDIATELY BEFORE THE PANEL OR FLASHING IS INSTALLED OVER THE MASTIC.

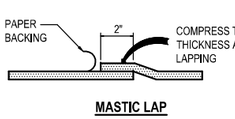
COMPRESSION
TO ASSURE PROPER COMPRESSION AND SEAL, THE TAPE MASTIC MUST BE COMPRESSED BETWEEN THE PANEL AND FLASHING SURFACES WITH FIRM AND UNIFORM PRESSURE. IN MOST CASES, THE REQUIRED PRESSURE IS APPLIED BY THE CLAMPING ACTION OF SCREWS PULLING THE ADJOINING SURFACES TOGETHER. HOWEVER, THE TAPE SEALANT'S RESISTANCE TO PRESSURE BECOMES GREATER IN COLD WEATHER.

DURING COLD WEATHER, THE FASTENERS MUST BE TIGHTENED SLOWLY TO ALLOW THE MASTIC TIME TO COMPRESS. IF THE FASTENERS ARE TIGHTENED TOO FAST, THE FASTENERS MAY STRIP OUT BEFORE THE MASTIC COMPRESSES ADEQUATELY, OR THE PANEL OR FLASHING MAY DEFORM IN THE IMMEDIATE AREA OF THE FASTENER, LEAVING THE REST OF THE MASTIC INSUFFICIENTLY COMPRESSED.

INSIDE CORNERS
AN INSIDE RADIUS, SUCH AS WHERE THE PANEL FLAT MEETS A RIB, IS USUALLY THE MOST CRITICAL AREA TO SEAL. A COMMON MISTAKE FOR THE INSTALLER IS TO BRIDGE THE MASTIC ACROSS THE INSIDE RADIUS.

WHEN THE LAPPING PANEL OR FLASHING IS PUSHED INTO PLACE, THE BRIDGED MASTIC IS STRETCHED AND THINNED. THE MASTIC MAY THEN BE TOO THIN TO ADEQUATELY SEAL THIS CRITICAL AREA. WHEN TAPE MASTIC IS APPLIED AT AN INSIDE RADIUS, IT IS RECOMMENDED THAT THE MASTIC BE FOLDED BACK, THEN PUSH THE MASTIC FOLD INTO THE RADIUS.





MASTIC LAP

ERECTORS RESPONSIBILITY

REGULATIONS
REGULATIONS SET FORTH BY THE OCCUPATIONAL SAFETY AND HEALTH ACT, LOCAL, STATE, AND/OR FEDERAL AGENCIES SHOULD BE ADHERED TO AT ALL TIMES. MBS IS NOT RESPONSIBLE FOR INJURY, DAMAGE, OR FAILURE, WHICH MAY BE THE RESULT FROM FAILING TO MEET ANY OF THESE REGULATIONS.

IN COMPLIANCE WITH THE HAZARD COMMUNICATION RULE 1910:1200, MATERIAL SAFETY DATA SHEETS (MSDS) HAVE BEEN PROVIDED FOR YOUR USE AND SAFETY. THESE DATA SHEETS SHOULD BE MADE AVAILABLE TO ALL PERSONNEL THAT COME IN CONTACT WITH THESE PRODUCTS. THESE DATA SHEETS WILL GIVE YOU THE NECESSARY INFORMATION TO PROPERLY HANDLE SUCH MATERIALS AND WHAT TO DO IN CASE OF AN EMERGENCY. (THE MSDS SHEETS ARE LOCATED ONLINE AND ARE AVAILABLE UPON REQUEST).

THE ERECTOR OF THE ROOF SYSTEM IS RESPONSIBLE FOR THE SAFE EXECUTION OF THIS DETAIL. THESE INSTRUCTIONS ARE INTENDED TO DESCRIBE THE SEQUENCE AND PROPER PLACEMENT OF PARTS. THEY ARE NOT INTENDED TO PRESCRIBE COMPREHENSIVE SAFETY PROCEDURES. THE PROCEDURES IN THIS DETAIL ARE BELIEVED TO BE RELIABLE. HOWEVER, MBS SHALL NOT BE RESPONSIBLE FOR INJURY, DAMAGE, OR FAILURE DUE TO THE MISAPPLICATION OF THESE PROCEDURES, IMPROPER ERECTION TECHNIQUES, OR NEGLIGENCE

WALKING AND WORKING ON ROOF PANELS
DO NOT PLACE BUNDLES OF PANELS ON THE ROOF STRUCTURE WITHOUT FIRST VERIFYING THE STRUCTURE WILL SAFELY SUPPORT THE CONCENTRATED WEIGHT OF THE PANELS AND THE WEIGHT OF THE INSTALLATION CREW. SOME ROOF STRUCTURES MAY NOT BE DESIGNED TO SUPPORT THE WEIGHT OF A FULL PANEL BUNDLE WITHOUT ADDITIONAL STRUCTURE SUPPORT.

DO NOT USE A ROOF PANEL AS A WORKING PLATFORM. AN UNSECURED PANEL COULD COLLAPSE UNDER THE WEIGHT OF A PERSON STANDING BETWEEN PURLINS OR AT THE PANEL END.

DO NOT WALK ON THE LAST INSTALLED PANEL RUN, AS THE UNSECURED EDGE COULD COLLAPSE UNDER A PERSON'S WEIGHT. WHEN INSTALLING CLIPS OR MAKING END LAP CONNECTIONS, ETC., STAND WHERE THE ROOF STRUCTURAL WILL SUPPORT YOUR WEIGHT.

AN APPROVED AND SAFE WALKING PLATFORM SHOULD BE USED IN HIGH TRAFFIC AREAS TO PREVENT THE ROOF PANEL FROM BEING DEFORMED, SCRATCHED, OR SCUFFED.

SAFETY EQUIPMENT
THE USE OF SAFETY EQUIPMENT FOR THE ROOF PANEL INSTALLATION IS RECOMMENDED AT ALL TIMES DURING THE INSTALLATION PROCESS. HOWEVER, WHEN USING LANYARDS, ENSURE THAT THE CLASP, BELT HOOKS AND WIRE CABLES ARE COVERED IN SUCH A MANNER THAT THEY WILL NOT SCRATCH THE PANEL SURFACE IF ACCIDENTALLY DRAGGED ALONG THE PANEL.

CREW SIZE
THE LENGTH OF THE INDIVIDUAL ROOF PANELS SHOULD BE CONSIDERED WHEN DETERMINING CREW SIZE. IT IS RECOMMENDED THAT UNDER NORMAL CONDITIONS, THERE BE ONE PERSON FOR EVERY TEN FEET OF PANEL LENGTH, PLUS ONE.

PANEL OVERHANG
DO NOT STAND ON THE END OF UNSUPPORTED (CANTILEVERED) PANELS AT THE EAVE OR RIDGE. STANDING ON THE CANTILEVER PORTION MAY RESULT IN PANEL COLLAPSE.

POINT LOADS
WHEN PROPERLY SUPPORTED BY THE STRUCTURAL STEEL, PANELS ARE DESIGNED TO SUPPORT UNIFORM LOADS, WHICH ARE EVENLY DISTRIBUTED OVER THE PANEL SURFACES. POINT LOADS THAT OCCUR IN SMALL OR CONCENTRATED AREAS, SUCH AS HEAVY EQUIPMENT, LADDER, OR PLATFORM FEET, ETC., MAY CAUSE PANEL DEFORMATION OR EVEN PANEL COLLAPSE.

SLICK SURFACES
PANEL SURFACES AND STRUCTURAL STEEL SURFACES ARE HARD, SMOOTH, AND NONABSORBENT, WHICH CAUSES THESE SURFACES TO BE VERY SLICK WHEN WET OR COVERED WITH SNOW OR ICE. EVEN BLOWING SAND OR HEAVY DUST CAN MAKE THESE SURFACES DIFFICULT TO WALK ON WITHOUT SLIPPING.

UNPAINTED PANEL SURFACES ARE OFTEN COATED WITH OIL TO ACCOMMODATE THE PANEL-FABRICATION PROCESS. ALTHOUGH DESIGNED TO WASH AWAY OR EVAPORATE DURING NORMAL WEATHER, THE OIL ON NEW PANELS CAN BE EXTREMELY SLICK, ESPECIALLY DURING PERIODS OF LIGHT RAIN AND DEW.
CAUTION MUST BE EXERCISED TO PREVENT SLIPPING AND FALLING ONTO THE ROOF SURFACE OR EVEN SLIDING OFF THE ROOF. NON-SLIP FOOTWEAR IS A NECESSITY AND NON-SLIP WORKING PLATFORMS ARE RECOMMENDED.

ELECTRICAL CONDUCTANCE
METAL PANELS ARE EXCELLENT ELECTRICAL CONDUCTORS. A COMMON CAUSE OF INJURY IS THE CONTACT OF METAL PANELS WITH POWER LINES DURING HANDLING AND INSTALLATION. THE LOCATION OF ALL POWER LINES MUST BE NOTED AND, IF POSSIBLE, FLAGGED. THE INSTALLATION PROCESS MUST BE ROUTED TO AVOID ACCIDENTAL CONTACT WITH ALL POWER LINES AND HIGH VOLTAGE SERVICES AND EQUIPMENT. ALL TOOLS AND POWER CORDS MUST BE PROPERLY INSULATED AND GROUNDED AND THE USE OF APPROVED GROUND FAULT CIRCUIT BREAKERS IS RECOMMENDED.

FALSE SECURITY OF INSULATION
BLANKET AND RIGID BOARD INSULATION BLOCK THE INSTALLER'S VIEW OF THE GROUND BELOW THE ROOF. SERIOUS INJURY CAN OCCUR WHEN THE INSTALLER GETS A FALSE SENSE OF SECURITY BECAUSE HE CANNOT SEE THE GROUND AND STEPS THROUGH THE INSULATION.

SHARP EDGES
SOME EDGES OR PANELS AND FLASHING ARE RAZOR SHARP AND CAN CAUSE SEVERE CUTS IF PROPER PROTECTIVE HAND GEAR IS NOT WORN. BE CAREFUL NOT TO INJURE OTHERS WHILE MOVING PANELS AND FLASHING.

COORDINATION WITH OTHER TRADES
SUPPORTS FOR THE ROOF SYSTEM SHALL BE PROVIDED AND ARE REQUIRED AS SHOWN IN THE SECTIONS AND AS NOTED IN THESE SPECIFICATIONS. ALL NECESSARY CLEARANCE DIMENSIONS FOR PROPER ELEVATIONS RELATIVE TO THE ROOF PANELS HAVE BEEN SHOWN. THE ERECTOR SHALL BE RESPONSIBLE FOR COORDINATING THESE DIMENSIONAL REQUIREMENTS WITH OTHER TRADES ASSOCIATED WITH THE BUILDING ROOF SYSTEM.

ERECTION CARE
THE ERECTOR MUST BE SKILLED IN THE ERECTION OF METAL BUILDING SYSTEMS AND IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, FEDERAL AND STATE CONSTRUCTION AND SAFETY REGULATIONS INCLUDING OSHA REGULATIONS AS WELL AS ANY APPLICABLE REQUIREMENTS OF LOCAL, NATIONAL OR INTERNATIONAL UNION RULES OR PRACTICES. THE ERECTOR REMAINS SOLELY RESPONSIBLE FOR THE SAFETY AND APPROPRIATENESS OF ALL TECHNIQUES AND METHODS UTILIZED BY ITS CREWS IN THE ERECTION OF THE METAL BUILDING SYSTEM AND/OR THE ROOF SYSTEM. THE ERECTOR IS ALSO RESPONSIBLE FOR SUPPLYING ANY SAFETY DEVICES SUCH AS SCAFFOLDS, RUNWAYS, NETS, ETC. WHICH MAY BE REQUIRED TO SAFELY ERECT THE METAL BUILDING SYSTEM AND/OR ROOF SYSTEM.

THE ERECTOR OF THE ROOF SYSTEM SHALL EXERCISE GREAT CARE AND ATTENTION TO THE DETAILS AS SHOWN ON THESE DRAWINGS TO INSURE A SECURE AND PROPER FIT OF ALL COMPONENTS. MBS SHALL NOT BE RESPONSIBLE FOR SUPERVISING AND/OR COORDINATING THE ERECTION OF THE ROOF SYSTEM WITH OTHER TRADES.

DUE CONSIDERATION MUST BE GIVEN BY THE ERECTOR TO THE EFFECTS OF THERMAL EXPANSION AND CONTRACTION WHEN ERECTING A ROOF TIE-IN TO AN EXISTING STRUCTURE TO INSURE A SAFE, SECURE, WEATHER TIGHT CONDITION. FLASHING FOR TIE-INS TO EXISTING BUILDINGS IS TYPICALLY NOT INCLUDED AS PART OF THE MATERIAL PROVIDED BY MBS. REFER TO THE SECTIONS/DETAILS FOR SPECIFIC MATERIALS PROVIDED BY MBS.

THERMAL BLOCKS

PURPOSE
THERMAL BLOCKS ARE USED IN BOTH INSULATED AND UN-INSULATED CONDITIONS. THEY PROVIDE IMPROVED THERMAL PERFORMANCE WERE INSULATION HAS BEEN COMPRESSED AT THE SECONDARY MEMBERS UNDER THE PANEL. THEY ALSO PROVIDE SUPPORT TO THE PANEL AND REDUCE PANEL FLUTTERING AND RUMBLE IN UN-INSULATED CONDITIONS. UN-INSULATED CONDITIONS UTILIZE THERMAL BLOCKS OR FOAM SPACERS THAT HAVE ADHESIVE TO ADHERE TO THE SECONDARY MEMBER TO PREVENT THEM FROM FALLING OUT OF PLACE.

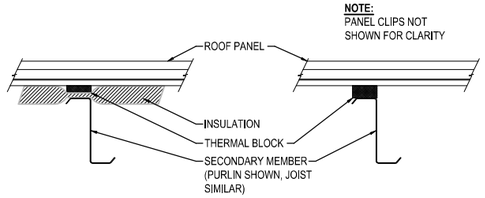
LOCATIONS
THERMAL BLOCKS OR FOAM SPACERS ARE TO BE USED OVER ANY SECONDARY MEMBER WITH THE EXCEPTION OF THE EAVE MEMBER WHERE THE EAVE PLATE IS LOCATED.

INSULATED ROOF

INSULATION		BLOCK		
R_	THICK	MK #	THICK	CLIP
R7	2"	N/A	N/A	SHORT
R10	3 3/8"	N/A	N/A	SHORT
R11	3 3/4"	N/A	N/A	SHORT
R13	4 3/8"	N/A	N/A	SHORT
R13	4 3/8"	H4400	13/16"	TALL
R16	5 1/4"	H4400	13/16"	TALL
R19	6 3/8"	H4400	13/16"	TALL
R25	8"	H4400	13/16"	TALL

UN-INSULATED ROOF

BLOCK		
MK #	THICK	CLIP
H3310	1/2"	SHORT
H3305	1 1/2"	TALL
FIELD CUT H3305 TO LENGTH FOR PROPER FITTING BETWEEN PANEL CLIPS		



ROOF SYSTEM COMPONENT WITH DETAILING

DEFINITION
COMPONENTS WITH DETAILING DEFINITION IS A CASE WHERE MBS IS PROVIDING THE ROOF SYSTEM TO BE USED IN CONJUNCTION WITH ANOTHER STRUCTURE. MBS REFERS TO THAT AS A "COMPONENTS WITH DETAILING." THIS SIMPLY MEANS THAT MBS SHALL CALCULATE THE QUANTITIES AND LENGTHS FOR THE MATERIAL REQUIRED. MBS IS PERFORMING NO ENGINEERING STUDY OF THE EXISTING STRUCTURE. THE ENGINEER OF RECORD ON THE PROJECT SHALL BE RESPONSIBLE FOR COORDINATING THE ROOF SYSTEM WITH THE OTHER TRADES OF THE PROJECT TO INSURE A SAFE, QUALITY AND PROPER APPLICATION OF THE ROOF SYSTEM.

DIAPHRAGM
THE ROOF IS DESIGNED TO ACCOMMODATE THERMAL EXPANSION AND CONTRACTION AND WILL NOT ACT AS A DIAPHRAGM FOR RESISTING LATERAL LOAD FORCES OR PROVIDING LATERAL STABILITY TO THE ROOF STRUCTURAL MEMBERS. DUE CONSIDERATION FOR THIS MUST BE ADDRESSED BY THE PROJECT ENGINEER OF RECORD. IN ADDITION, THE ROOF SYSTEM, BECAUSE IT IS DESIGNED TO FLOAT, WILL NOT SUPPORT STRUCTURAL MEMBERS LATERALLY. WHEN REPLACING AN EXISTING SCREW DOWN ROOF, ADDITIONAL BRACING MAY BE REQUIRED TO LATERALLY SUPPORT THE MEMBERS. ENGINEERING AND MATERIAL FOR THESE USES SHALL NOT BE PROVIDED BY MBS.

BUILDING & PANEL PREPARATION

STEP 1: PLUMB AND SQUARE
THE FIRST STEP IN THE SUCCESSFUL INSTALLATION OF WALL PANELS IS TO HAVE THE PRIMARY FRAMING PLUMB AND SQUARE. FOR BEST RESULTS, IT IS RECOMMENDED THAT A TRANSIT BE USED WHEN ERECTING THE STRUCTURAL STEEL. MAKE SURE THAT THE FOUNDATION AND BUILDING STRUCTURE IS SQUARE, LEVEL, AND CORRECT TO THE OUT-TO-OUT STEEL LINE DIMENSIONS.
SEE FIGURE "A"

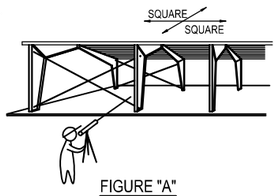


FIGURE "A"

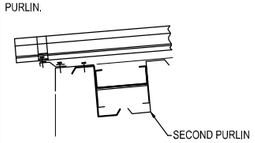
FIELD CUTTING PANELS

WHEN FIELD CUTTING OR MITERING WALL PANELS, NON-ABRASIVE CUTTING TOOLS SUCH AS NIBBLERS OR TIN-SNIPS SHALL BE USED. ABRASIVE CUTTING TOOLS SUCH AS MECHANICAL GRINDERS OR POWER SAWS CAN DAMAGE THE MATERIAL FINISH AND CREATE EXCESS METAL SHAVINGS THAT CAN CORRODE THE PANELS. THE USE OF NON-APPROVED CUTTING DEVICES MAY VOID THE FACTORY WARRANTY.

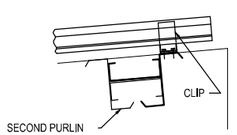
ANY METAL SHAVINGS THAT ARE CREATED NEED TO BE CLEANED FROM THE PANEL TO PREVENT SCRATCHING AND/OR CORROSION. THE MANUFACTURER WILL NOT ACCEPT CLAIMS FOR DAMAGE/DETERIORATION DUE TO USE OF UNAPPROVED TOOLS.

SPECIAL CONDITION AT A STRONG-BACK EAVE BEAM

IF THIS PROJECT HAS AN EAVE BEAM WITH (2) PURLINS, AS SHOWN, DO NOT ATTACH ROOF CLIPS TO THE "SECOND" PURLIN.



EAVE BEAM AT LOW EAVE



EAVE BEAM AT HIGH EAVE

FASTENER INSTALLATION

RECOMMENDED TOOL TYPES: SEE ALSO FASTENER SCHEDULE
4 AMP OR HIGHER RATED TOOLS (DO NOT USE IMPACTING TOOLS)
2000 - 2500 RPM SCREW GUN WITH TORQUE ADJUSTABLE CLUTCH
MANUAL OR ELECTRIC RIVET TOOL

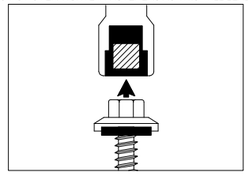
DO NOT USE IMPACTING TOOLS
TO ASSURE PROPER VOLTAGE TO THE TOOL, EXTENSION CORDS SHOULD BE CHECKED FOR PROPER WIRE SIZE/CHORD LENGTH.
16 GAGE WIRE, MAXIMUM CHORD LENGTH = 100'
14 GAGE WIRE, MAXIMUM CHORD LENGTH = 200'
12 GAGE WIRE, MAXIMUM CHORD LENGTH = 300'

DRIVING TIPS:
SET THE NUT DRIVER AS DESCRIBED BELOW PRIOR TO INSTALLING FASTENERS TO PREVENT FASTENER WOBBLE...

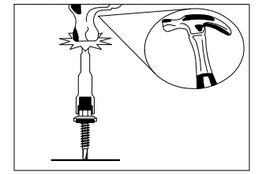
SOCKET EXTENSIONS (4" OR 6") ARE RECOMMENDED TO BE USED FOR INSTALLING PANEL CLIP FASTENERS TO MAINTAIN VERTICAL FASTENER INSTALLATION.

EXCESSIVE PRESSURE CAN CAUSE DRILL POINT FAILURE. LET THE FASTENER DO THE WORK.

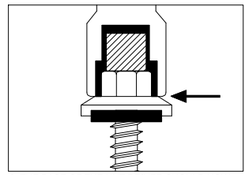
DO NOT OVER TIGHTEN FASTENERS AS THIS WILL LEAD TO PANEL DIMPLING AND DISTORTION.



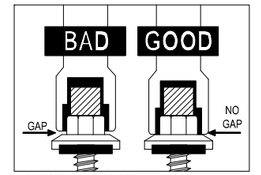
1. PUT THE TOP OF THE FASTENER INTO THE NUT DRIVER. NOTE: FOR PAINTED FASTENERS, PLACE A SINGLE OR DOUBLED LAYER OF PLASTIC BETWEEN THE FASTENER HEAD AND THE NUT DRIVER.



2. PLACE THE POINT OF THE FASTENER ONTO A HARD SURFACE AND FIRMLY HIT THE TOP OF THE NUT DRIVER 2-3 TIMES.



3. THE BASE OF THE NUT DRIVER SHOULD NOW BE CONTACTING THE TOP OF THE HEAD OF THE FASTENER WITH NO GAPS.



4. BAD SET VS. GOOD SET.

CORRECT



SEALING MATERIAL COMPRESSED UNDER CAP OF FASTENER.

TOO LOOSE



SEALING MATERIAL VISIBLE UNDER CAP OF FASTENER.

TOO TIGHT

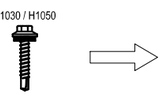


SEALING MATERIAL COMPRESSED BUT DIMPLED THE PANEL / TRIM.

STRIP A FASTENER?

IF YOU STRIP H1030 OR H1050 REPLACE IT WITH H1000

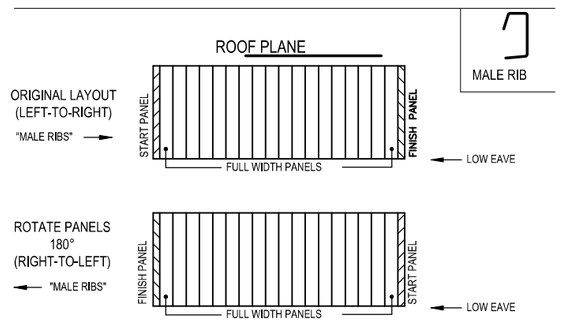
IF YOU STRIP H1000 IN ENDLAP YOU MUST REBUILD THE ENDLAP



ROOF SHEETING DIRECTION

1.) THE ROOF SHEETING PLAN IS SHOWN WITH THE ROOF PANELS BEING ERECTED FROM "LEFT-TO-RIGHT". IF THE DESIRE IS TO ERECT THE ROOF PANELS FROM "LEFT-TO-RIGHT", FOLLOW THE ROOF SHEETING PLAN AS SHOWN. IF THE DESIRE IS TO ERECT THE ROOF PANELS FROM "RIGHT-TO-LEFT", FOLLOW THE INSTRUCTIONS SHOWN BELOW.

2.) WHEN SETTING BUNDLES OF PANELS ON THE ROOF, THE "MALE RIB" MUST ALWAYS BE AWAY FROM THE END OF THE BUILDING WHERE THE SHEETING WILL BEGIN.



Loc Seam NOTES
EAVE GUTTER DETAIL w/ WALL PANELS
SEE WALL SHEETING ERECTION NOTES FOR WALL PANEL FASTENER LOCATIONS

TRIM_13

INSUE	DWN	CHK	ENG	PE	DATE
CONST. AB PLAN	NBS	EOP	CBM		7/24/2023
BUILDING DEPARTMENT REVIEW	MBS	DAN	CBM		7/31/2023

NUCOR BUILDING SYSTEMS
300 INDUSTRIAL PARKWAY, WATERLOO, IN 46793
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1050 WATER LANE, BRIGHAM CITY, UT 84302
PHONE: (435) 919-3100 FAX: (435) 919-3101

PROJECT NAME: WENDOVER FS #13 REPLACEMENT
WENDOVER, NV
CUSTOMER NAME: MICHAEL CLAY CORP
WINNEMUCCA, NV
JOB NUMBER: U23G0555A
SHEET TITLE:



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SHEET: D10 of 20

BASIC INSTALLATION SEQUENCE

THE FOLLOWING STEPS OUTLINE THE BASIC INSTALLATION OF THE ROOF SYSTEM. REFERENCE THE SPECIFIC DETAILS WITHIN THIS ERECTION DRAWING SET FOR CONDITIONS SPECIFIC TO THIS PROJECT.

START PANEL PREPARATION
THE ROOF SYSTEM IS DESIGNED TO BE ELEVATED AND FLOAT ABOVE THE ROOF SUPPORT MEMBERS. BEGIN AT THE LOWER RAKE CORNER BY INSTALLING THE EAVE PLATE. (REFERENCE EAVE PLATE INSTALLATION BELOW)

AFTER EAVE PLATE HAS BEEN INSTALLED, STITCH THE FIRST ROLL OF ROOF INSULATION FROM RIDGE / HIGH EAVE TO LOW EAVE.

INSTALL THE RAKE CLIPS AND RAKE ANGLE TO SUPPORT / SECURE THE START PANEL. (REFERENCE RAKE ANGLE / RAKE CLIP PREPARATION TO THE RIGHT)

FIELD CUT AND INSTALL START PANEL
THE START PANEL IS SUPPLIED AS A FULL SHEET AND WILL NEED TO BE CUT. REFER TO THE ROOF SHEETING PLAN FOR START / FINISH DIMENSIONS AND RAKE DETAILS TO DETERMINE PROPER PANEL CUT. INSTALL THE START PANEL (LOW EAVE PANEL FIRST IF PANEL RUN IS LONG ENOUGH TO REQUIRE ENDLAPS) BY SECURING THE PANEL TO THE EAVE PLATE AND RAKE ANGLE. (REFERENCE LOW EAVE AND RAKE DETAILS). INSTALL PANEL CLIPS ON LEADING EDGE OF PANEL AS SHOWN IN THE PANEL CLIP DETAIL. CONTINUE TO INSTALL UPSLOPE START PANEL IF ENDLAPS ARE REQUIRED. REFERENCE THE BACKUP PLATE DETAIL AND ENDLAP DETAIL FOR ATTACHMENT OF START PANEL(S) AT RAKE ANGLE.

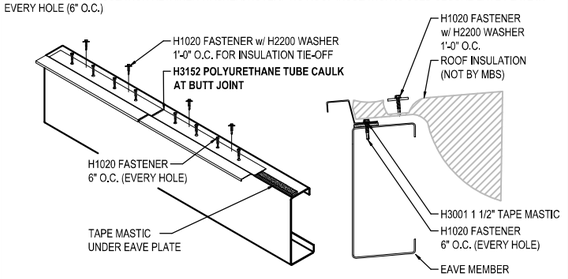
INTERMEDIATE PANEL & MODULARITY
THE INTERMEDIATE PANELS (FULL PANELS) SHOULD BE INSTALLED BY ROLLING THE PANEL INTO PLACE ENSURING THE SEAM IS FULLY ENGAGED. SECURE THE PANELS WITH PANEL CLIPS AND THE LOW EAVE ACROSS THE ROOF. IT IS RECOMMENDED TO INSTALL THE OUTSIDE CLOSURE AT THE HIGH EAVE / RIDGE AS THE ROOF PROGRESSES. THIS WILL HELP MAINTAIN MODULARITY. (REFERENCE HIGH EAVE / RIDGE DETAILS)

FINISH PANEL
THE FINISH PANEL IS SIMILAR TO THE START PANEL INSTALLATION. THE RAKE ANGLE CLIPS AND RAKE ANGLE NEEDS TO BE INSTALLED ON TOP OF THE INSULATION PRIOR TO INSTALLING THE FINISH PANEL. THE FINISH PANEL SHOULD BE FIELD CUT AND ROLLED INTO PLACE AND SECURED TO THE RAKE ANGLE SIMILAR TO THE START PANEL.

TRIM INSTALLATION
TRIM INSTALLATION CAN BE DONE AFTER THE ROOF PANELS ALL HAVE BEEN INSTALLED OR CAN BE INSTALLED AS ENOUGH PANELS HAVE BEEN INSTALLED FOR ATTACHMENT OF TRIMS. (REFERENCE TRIM DETAILS)

EAVE PLATE INSTALLATION

PLACE TAPE MASTIC ON TOP OF EAVE MEMBER PRIOR TO INSTALLING EAVE PLATE. INSTALL EAVE PLATE BY FASTENING EVERY HOLE TO EAVE MEMBER (6" O.C.) PRIOR TO INSULATION BEING INSTALLED. SECURE INSULATION WITH FASTENER & INSULATION RETAINER WASHER. NOTE: IF NO ROOF INSULATION IS USED SECURE EAVE PLATE IN EVERY HOLE (6" O.C.)

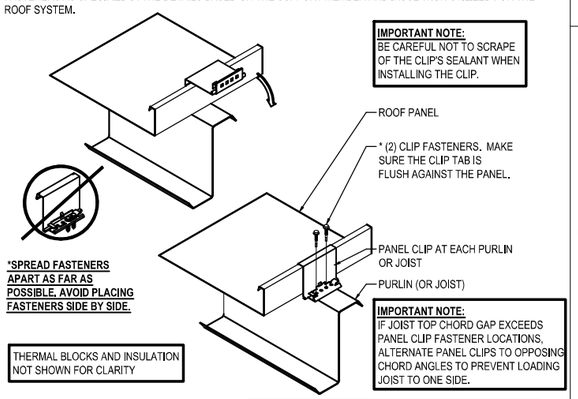


NOTE: H1020/H1070 (PURLIN/JOIST) FASTENER w/ H2200 WASHER
1'-0" O.C. FOR INSULATION TIE-OFF PROVIDED AT HIGH SIDE / RIDGE

SHORT EAVE PLATE		TALL EAVE PLATE	
EPS108	BASIC EAVE / GUTTER	EPT108	BASIC EAVE / GUTTER

PANEL CLIP INSTALLATION

BEFORE INSTALLING THE PANEL CLIP, FEEL FOR THE SUPPORT MEMBER BELOW THE INSULATION. ALIGN CLIP CENTERED OVER THE SUPPORT MEMBER AND ROLL CLIP OVER THE MALE HOOK OF THE PANEL. FASTEN CLIP WITH FASTENERS AS SPECIFIED IN THE DETAILS BASED ON THE SUPPORT MEMBER AND INSULATION UTILIZED FOR THE ROOF SYSTEM.



IMPORTANT NOTE:
BE CAREFUL NOT TO SCRAPE OF THE CLIP'S SEALANT WHEN INSTALLING THE CLIP.

IMPORTANT NOTE:
IF JOIST TOP CHORD GAP EXCEEDS PANEL CLIP FASTENER LOCATIONS, ALTERNATE PANEL CLIPS TO OPPOSING CHORD ANGLES TO PREVENT LOADING JOIST TO ONE SIDE.

***SPREAD FASTENERS APART AS FAR AS POSSIBLE, AVOID PLACING FASTENERS SIDE BY SIDE.**

THERMAL BLOCKS AND INSULATION NOT SHOWN FOR CLARITY

STANDARD CLIPS	
PART #	PART DESCRIPTION
H4550	UTILITY FIXED CLIP
LSBC-1	SHORT BEARING CLIP (USED WITH RIGID BOARD)
LSEC-1	SHORT SLIDING CLIP
LSEC-2T	TALL SLIDING CLIP

CLIP FASTENER SELECTION

PURLIN APPLICATION
H1020 FOR INSULATION ≤ R-19 (6 3/8")
H1025 FOR INSULATION = R-25 (8")
H1220 FOR UTILITY CLIP

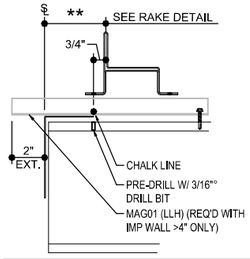
JOIST APPLICATION
H1070 FOR INSULATION ≤ R-19 (6 3/8")
H1075 FOR INSULATION = R-25 (8")

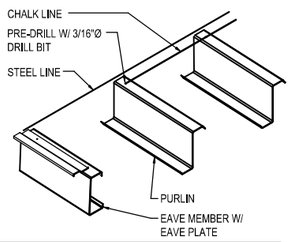
RAKE ANGLE / RAKE CLIP PREPARATION

PRIOR TO INSTALLING THE ROOF INSULATION THE SECONDARY MEMBER WILL NEED TO BE PRE-DRILLED FOR THE RAKE CLIPS. PRE-DRILLING WILL MAKE INSTALLATION OF THE RAKE AND CLIPS MUCH EASIER AFTER INSULATION IS IN PLACE. DO NOT INSTALL RAKE CLIPS UNTIL INSULATION (IF REQUIRED) IS INSTALLED. **RAKE CLIP IS INSTALLED ON TOP OF THE INSULATION.**

SNAP A CHALK LINE AS SHOWN BELOW FROM HIGH EAVE / RIDGE TO LOW EAVE. DRILL 3/16" Ø HOLE CENTERED ON SECONDARY MEMBER. THIS IS HELPS TO ALIGN THE START PANEL.

NOTE: IMP WALL PANEL >4" THICK REQUIRE ANGLES ON TOP OF SECONDARY MEMBER EXTENDED BEYOND STEEL LINE TO ALLOW FOR RAKE CLIP ATTACHMENT. ATTACH WITH (1) H1020 / H1070 TO PURLIN / JOIST PRIOR TO RAKE CLIP INSTALLATION.



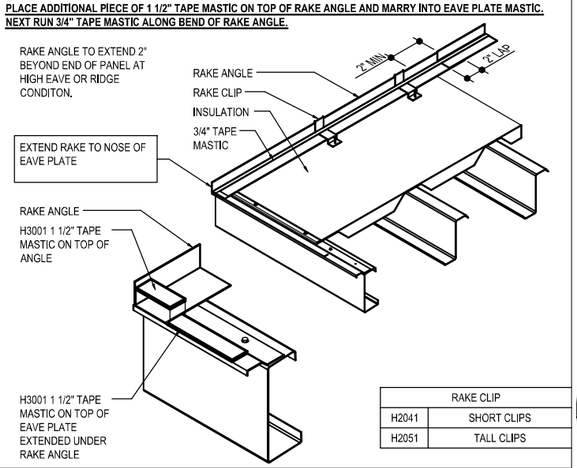


RAKE ANGLE / RAKE CLIP INSTALLATION

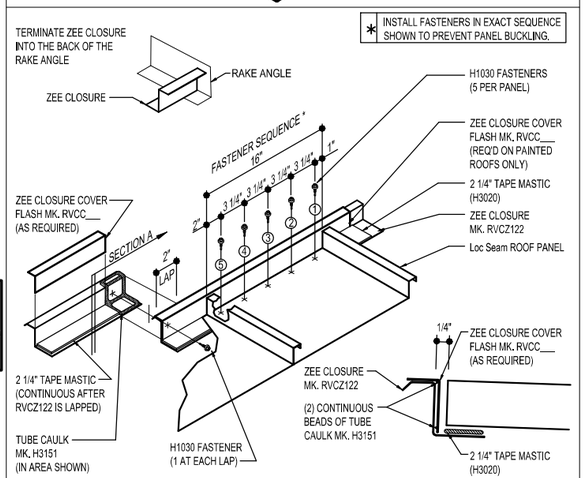
AFTER INSULATION IS IN PLACE AND PRIOR TO INSTALLING THE RAKE CLIPS AND RAKE ANGLE APPLY 1 1/2" TAPE MASTIC ON TOP OF THE EAVE PLATE BUT ONLY REMOVE PAPER BACKING WHERE THE RAKE ANGLE WILL REST. THIS WILL SEAL BETWEEN THE EAVE PLATE AND THE RAKE ANGLE.

SLIDE RAKE CLIPS ONTO RAKE ANGLE PRIOR TO SECURING THE RAKE CLIPS TO THE SECONDARY MEMBERS. PLACE THE RAKE CLIPS AND ANGLE OVER THE INSULATION USING A SMALL DRIFT PIN TO LOCATE THE PRE-DRILLED HOLE. INSTALL FASTENER THROUGH OPPOSITE CLIP HOLE INTO SECONDARY MEMBER. REMOVE DRIFT PIN AND INSTALL SECOND FASTENER TO SECURE CLIP. NOTE: (2) SCREWS ARE REQUIRED IN EVERY CLIP. DO NOT CUT INSULATION OUT FROM AROUND THE CLIP.

PLACE ADDITIONAL PIECE OF 1 1/2" TAPE MASTIC ON TOP OF RAKE ANGLE AND MARRY INTO EAVE PLATE MASTIC. NEXT RUN 3/4" TAPE MASTIC ALONG BEND OF RAKE ANGLE.



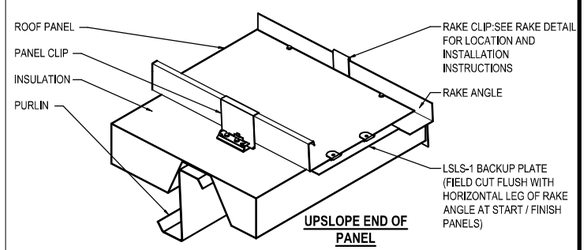
RAKE CLIP	
H2041	SHORT CLIPS
H2051	TALL CLIPS

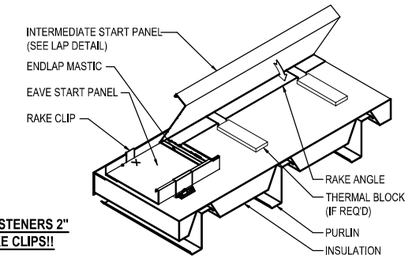


RIDGE/HIGHSIDE ZEE CLOSURE DETAIL

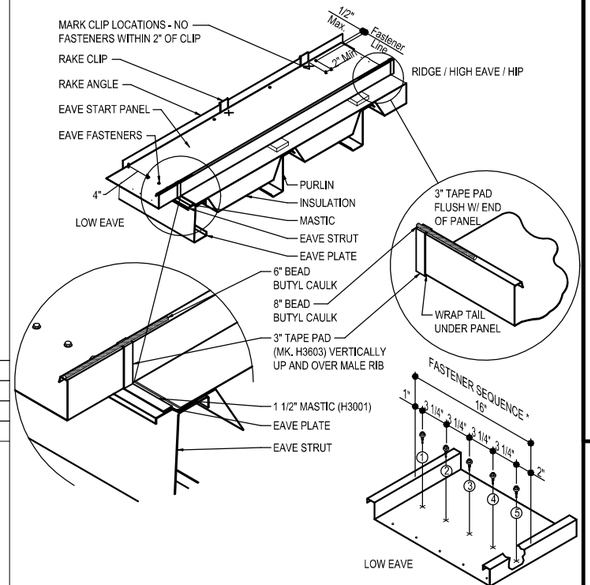
BACKUP PLATE INSTALLATION

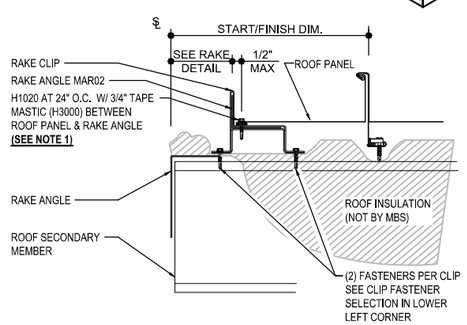
THE BACKUP PLATE PROVIDES SUPPORT AT THE ENDLAP OF THE PANEL TO ALLOW FOR COMPRESSION OF SEALANTS. THE BACK UP PLATE HAS NOTCHES THAT SLIDE ONTO THE PANEL TO LOCATE AND HOLD THE BACKUP PLATE IN PLACE. AT THE RAKE CONDITION, THE BACKUP PLATE IS TO BE FIELD CUT FLUSH WITH THE HORIZONTAL LEG OF THE RAKE ANGLE. DO NOT EXTEND BACKUP PLATE ON TOP OF RAKE ANGLE.





NOTE 1: KEEP FASTENERS 2" AWAY FROM RAKE CLIPS!!





LOC SEAM BASIC INSTALLATION DETAIL

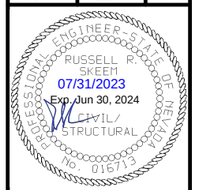
BASIC PANEL INSTALLATION INSTRUCTIONS
SEE ROOFLINE TRIM DETAILS FOR FURTHER INFORMATION

TRIM_14

ISSUE	DWN	CHK	ENG	PE	DATE
CONST. AB PLAN	NBS	EOP	CBM		7/24/2023
BUILDING DEPARTMENT REVIEW	MBS	DAN	CBM		7/31/2023

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PROJECT NAME: WENDOVER FS #13 REPLACEMENT
WENDOVER, NV
CUSTOMER NAME: MICHAEL CLAY CORP
WINNEMUCCA, NV
JOB NUMBER: U23G0555A
SHEET TITLE



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D11 of 20

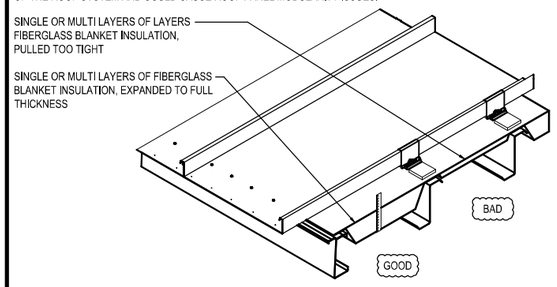
PANEL MODULARITY SEQUENCE

THE PROCEDURES AND SEQUENCE SHOWN ARE RECOMMENDED TO AID IN MAINTAINING PANEL MODULARITY.
THE TOOLS SHOWN ARE NOT REQUIRED BUT RECOMMENDED TO AID INSTALLATION.

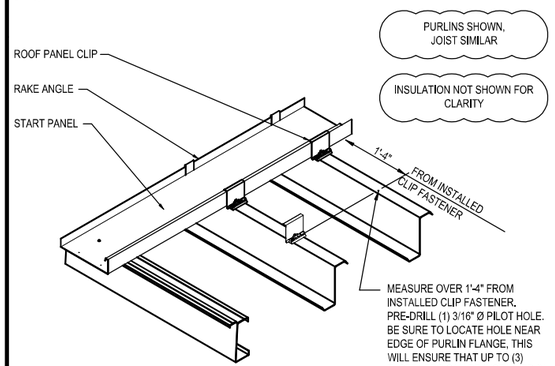
SPECIAL ATTENTION MUST BE GIVEN TO INSULATION SAG AND RECOMMEND PRE-DRILLING TO LOCATE CLIPS. MODULARITY TOOLS ARE AVAILABLE TO AID IN MODULARITY.

ENSURE THE INSULATION IS PERMITTED TO SAG AT MID-SPAN BETWEEN ROOF SECONDARY MEMBERS AND EXPANDED TO THE FULL THICKNESS WHILE STILL KEEPING CONTACT WITH BOTTOM OF PANEL.

DO NOT PULL THE INSULATION TAUT AS THIS WILL SIGNIFICANTLY REDUCE THE THERMAL PERFORMANCE OF THE ROOF SYSTEM AND COULD CAUSE ROOF PANEL MODULARITY ISSUES.



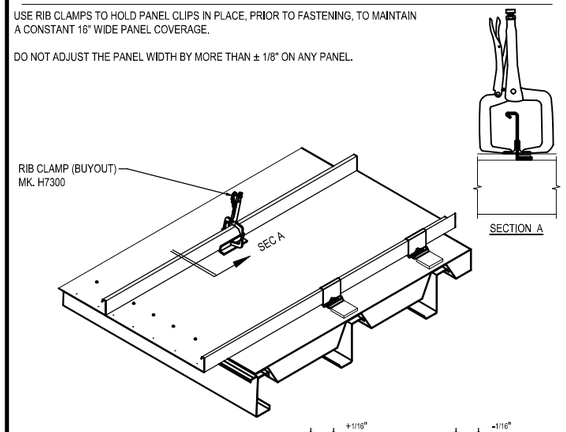
PRE-DRILL ONE PILOT HOLE FOR ROOF PANEL CLIPS AT MID-SPANS, HIGH SIDE OR RIDGE AND PANEL END LAPS, IF ANY.



MEASURE OVER 1'-4" FROM INSTALLED CLIP FASTENER. PRE-DRILL (1) 3/16" Ø PILOT HOLE. BE SURE TO LOCATE HOLE NEAR EDGE OF PURLIN FLANGE, THIS WILL ENSURE THAT UP TO (3) FASTENERS CAN BE INSTALLED IN CLIP BASE (IF REQ'D BY DESIGN. REF. ERECTION DRAWINGS FOR FASTENER REQUIREMENTS).

USE RIB CLAMPS TO HOLD PANEL CLIPS IN PLACE, PRIOR TO FASTENING, TO MAINTAIN A CONSTANT 16" WIDE PANEL COVERAGE.

DO NOT ADJUST THE PANEL WIDTH BY MORE THAN ± 1/8" ON ANY PANEL.

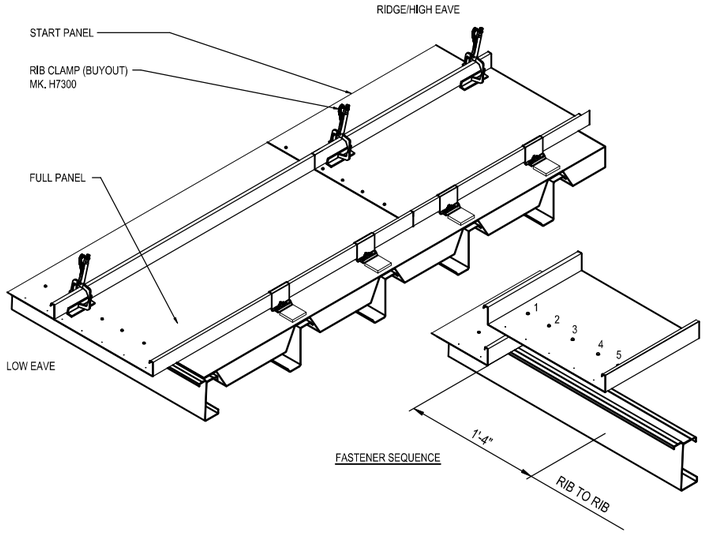


CORRECT PANEL MODULARITY

ADJUSTING PANEL MODULARITY

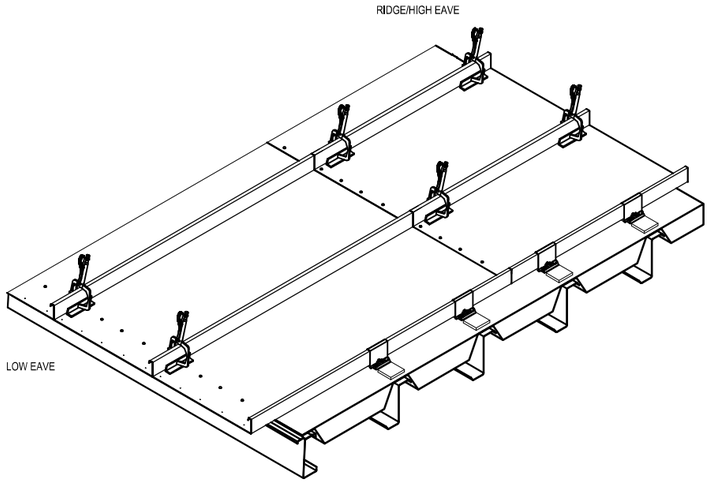
STAGE #1

1. ROLL FIRST FULL PANEL IN PLACE AND ALIGN CENTER OF PANEL FLAT TO SQUARE AS SHOWN BELOW.
2. APPLY THE LOW EAVE CLAMP AS SHOWN TO DRAW PANEL TIGHT TO CLOSURE.
3. INSTALL THE EAVE FASTENERS STARTING AT LEADING RIB.
4. AS PANEL INSTALLATION PROGRESSES, INSTALL MORE CLAMPS UPSLOPE AS SHOWN.
5. ADD, ADJUST OR LEAVE CLAMPS OFF TO MAINTAIN PANEL MODULARITY AS NECESSARY.
6. LEAVE CLAMPS ON FIRST FULL SEAM.



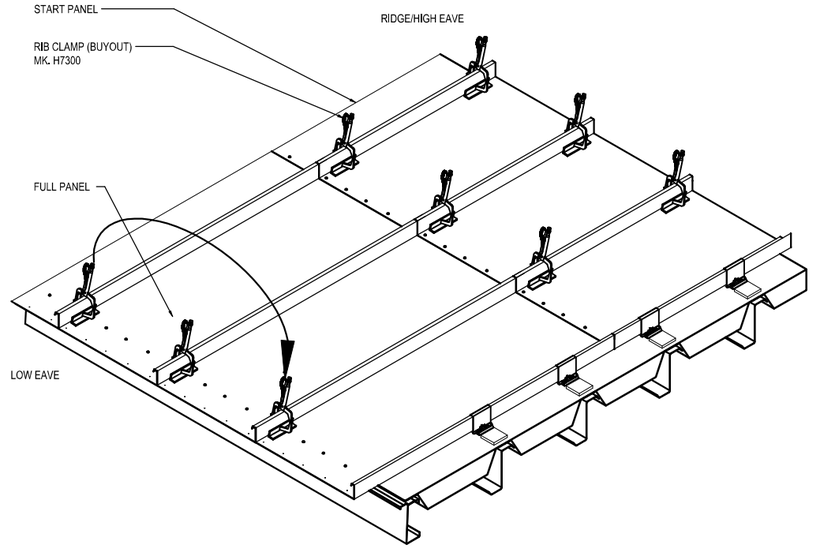
STAGE #2

1. INSTALL THE NEXT LOW EAVE PANEL AND ADD CLAMP.
2. REPEAT STEPS 2 THROUGH 6 FROM STAGE #1 NOTES.
3. LEAVE CLAMPS ON FIRST AND SECOND FULL SEAM.
4. INSTALL THE OUTSIDE CLOSURE IN THE FIRST FULL PANEL.



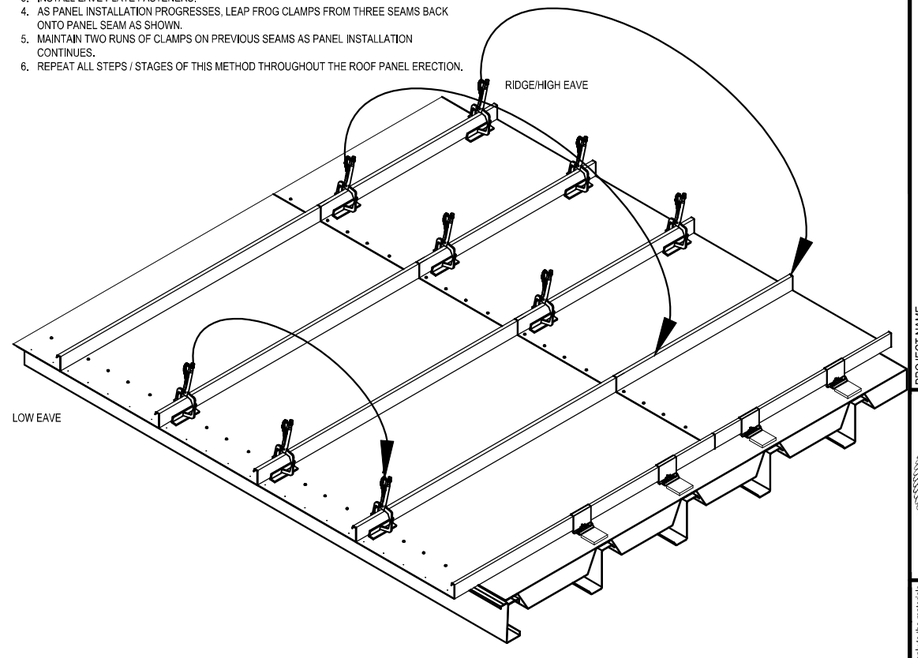
STAGE #3

1. KEEP CLAMPS IN PLACE ON THE FIRST TWO SEAMS WITH THE EXCEPTION OF THE LOW EAVE CLAMP.
2. INSTALL THE NEXT LOW EAVE PANEL AND LEAP FROG CLAMP AS SHOWN.
3. REPEAT STEPS 2 THROUGH 5 FROM STAGE #1 NOTES.



STAGE #4

1. KEEP CLAMPS IN PLACE ON THE FIRST TWO SEAMS WITH THE EXCEPTION OF THE LOW EAVE CLAMP.
2. INSTALL THE NEXT LOW EAVE PANEL AND LEAP FROG THE CLAMP AS SHOWN.
3. INSTALL EAVE PLATE FASTENERS.
4. AS PANEL INSTALLATION PROGRESSES, LEAP FROG CLAMPS FROM THREE SEAMS BACK ONTO PANEL SEAM AS SHOWN.
5. MAINTAIN TWO RUNS OF CLAMPS ON PREVIOUS SEAMS AS PANEL INSTALLATION CONTINUES.
6. REPEAT ALL STEPS / STAGES OF THIS METHOD THROUGHOUT THE ROOF PANEL ERECTION.



MODULARITY GUIDANCE

SPECIAL ATTENTION TO ABOVE STEPS TO MAINTAIN PROPER PANEL MODULARITY AND THERMAL PERFORMANCE IS CRITICAL. FAILURE TO DO SO WILL RESULT IN UNSIGHTLY PANEL APPEARANCE.

TRIM_15

ISSUE	DWN	CHK	ENG	PE	DATE
CONST. AB PLAN	NBS	EOP	CBM		7/24/2023
BUILDING DEPARTMENT REVIEW	WBS	DAN	CBM		7/31/2023

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PROJECT NAME: WENDOVER FS #13 REPLACEMENT
WENDOVER, NV

CUSTOMER NAME: MICHAEL CLAY CORP
WINNEMUCCA, NV

JOB NUMBER: U23G0555A

SHEET TITLE



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IMPORTANT NOTE:

THE INSTRUCTIONS ON THIS PAGE ONLY ADDRESS THE USE OF THE HAND CRIMPING TOOLS. INSTRUCTIONS FOR MECHANICAL SEAMING, IF REQUIRED, ARE OUTLINED IN THE SEAMING MANUAL, WHICH IS INCLUDED WITH THE MECHANICAL SEAMER KIT PROVIDED BY THE SEAMER RENTAL COMPANY.

SPECIALIZED SEAMING AND HAND CRIMPING TOOLS
THE FINISHED SEAM OF THE ROOF PANELS REQUIRES SPECIAL SEAMING TOOLS THAT ARE AVAILABLE ONLY THROUGH THE MBS. CAUTION: THE USE OF OTHER SEAMING / CRIMPING EQUIPMENT WILL RESULT IN FAULTY AND / OR DAMAGED SEAMS AND SHALL INVALIDATE ANY OF THE ROOF SYSTEM'S MATERIAL AND WEATHER TIGHTNESS WARRANTIES.

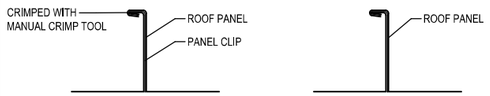
SEAMING TOOL SOURCE
THE SEAMING TOOLS ARE PROVIDED BY MBS IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE ORDER DOCUMENTS. CONTACT YOUR SERVICE REPRESENTATIVE TO PURCHASE NECESSARY CRIMPING TOOLS. CONTACT THE SEAMER RENTAL COMPANY FOR RENTAL INFORMATION OF THE MECHANICAL SEAMER IF REQUIRED.

CRIMPING & SEAMING REQUIREMENTS

THE DESIGN OF THIS STRUCTURE REQUIRES SEAMING TO MEET DESIGN AND CODE REQUIREMENTS. SEE THE SEAMING PLAN FOR ROOF PLANE SPECIFIC SEAMING REQUIREMENTS.
THERE ARE THE TWO SEAM TYPES POSSIBLE WITH THE NBG Loc Seam AS NOTED BELOW. ALL OF THESE SEAM TYPES CAN BE ACHIEVED WITH THE AVAILABLE CRIMPERS. IT IS RECOMMENDED TO RENT A MECHANICAL SEAMER TO AID IN THE SEAMING PROCESS.

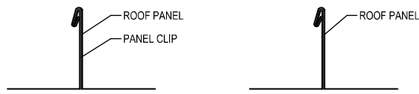
1. **NBG Loc Seam 90**
   THE Loc Seam 90 SEAM REQUIRES HAND CRIMPING THE ROOF PANEL WITH THE MANUAL SEAMING TOOL AT THE STARTING EAVE OR RIDGE END OF THE PANELS, AND AT THE END LAPS. ONCE THE HAND CRIMPING HAS BEEN COMPLETED, THEN SEAM THE FULL LENGTH OF THE ROOF PANELS WITH THE MOTORIZED SEAMING MACHINE.
2. **NBG Loc Seam 360**
   THE Loc Seam 360 SEAM IS ACHIEVED BY RUNNING THE SINGLE DIRECTIONAL SEAMER OVER THE ENTIRE ROOF. THE ERECTOR MUST FIRST HAND CRIMP ENTIRE ROOF PANEL IN THE Loc Seam 90 SEAM WITH THE MANUAL SEAMING TOOL. BEFORE THE SEAMER IS LOCKED ON, THE LOW END OF THE PANEL MUST BE HAND CRIMPED INTO A NBG Loc Seam 360 SEAM, UTILIZING THE HAND CRIMPER THAT IS SUPPLIED IN THE SEAMER KIT. THIS WILL ENABLE YOU TO LOCK THE SEAMER ONTO THE PANEL SEAM. THEN SEAM THE FULL LENGTH OF THE ROOF PANEL.

NBG Loc Seam 90 SEAM



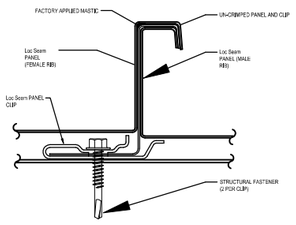
AT PANEL CLIPS — BETWEEN CLIPS

NBG Loc Seam 360 SEAM



AT PANEL CLIPS — BETWEEN CLIPS

CHECK PANEL ASSEMBLY



SIDE LAP FIT-UP
BEFORE SEAMING, INSPECT THE FULL LENGTH OF EACH ROOF PANEL SIDE LAP. CHECK THAT THE TWO PANELS ARE PROPERLY HAND CRIMPED AT ALL CLIP LOCATIONS, LOW EAVE, HIGH EAVE AND END LAPS. ANY CONDITIONS WHERE THE PANEL **IS NOT** CRIMPED PROPERLY **MUST** BE CORRECTED BEFORE ATTEMPTING TO SEAM THE ROOF PANELS. **UN-SEAMED ROOF PANELS CANNOT PROVIDE THEIR DESIGNED WIND LOAD AND WEATHER RESISTANCE.**

CLIP ALIGNMENT
BEFORE CRIMPING AND / OR SEAMING, INSPECT THAT EACH ROOF PANEL CLIP IS PROPERLY ENGAGED IN THE SIDE LAP ASSEMBLY. ANY DISPLACED CLIPS MUST BE CORRECTED BEFORE ATTEMPTING TO CRIMP / SEAM THE ROOF PANELS. PANEL CLIPS THAT ARE NOT PROPERLY ENGAGED AND ALIGNED CAN CAUSE FAULTY CRIMP / SEAM AND OBJECTIONABLE SEAM APPEARANCE. **THE MBS NOR THE SEAMER RENTAL COMPANY CAN BE HELD RESPONSIBLE FOR ANY CONCERNS RELATED TO IMPROPERLY ALIGNED CLIPS.**

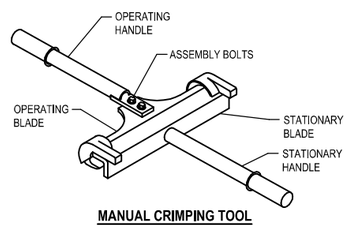
SEAM DAMAGE
BEFORE CRIMPING AND / OR SEAMING, INSPECT THAT EACH ROOF PANEL MALE AND FEMALE ARE FREE FROM DISTORTION AND KINKS WHICH CAN LEAD TO DIFFICULTY AND / OR DAMAGE TO THE PANEL WHILE ATTEMPTING TO CRIMP / SEAM THE PANEL. ANY DISTORTIONS / KINKS MUST BE CORRECTED BEFORE ATTEMPTING TO CRIMP / SEAM THE PANELS. **THE MBS NOR THE SEAMER RENTAL COMPANY CAN BE HELD RESPONSIBLE FOR ANY CONCERNS RELATED TO DAMAGE CAUSED IN THE FIELD.**

MANUAL CRIMPING TOOL OPERATION FOR Loc Seam 90 SEAM

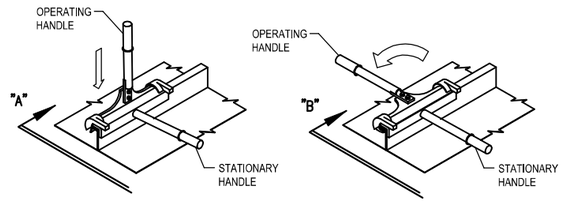
ASSEMBLE THE SEAMING TOOL
WHEN RECEIVED, THE MANUAL CRIMPING TOOL MAY BE DISASSEMBLED. ASSEMBLE THE HANDLE TO THE TOOL BODY WITH THE PROVIDED BOLTS.

TOOL ORIENTATION TO SEAM
ORIENT THE TOOL TO FIT CORRECTLY ON THE ROOF PANEL SEAM (SEE SECTION A BELOW). THE STATIONARY HANDLE MUST BE IN THE HORIZONTAL POSITION AND THE OPERATING HANDLE MUST BE ROTATED UP TO THE OPEN OR VERTICAL POSITION

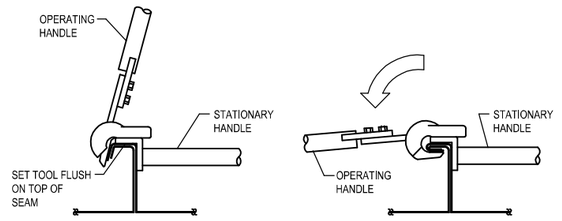
FORMING THE SEAM
WHEN THE TOOL IS CORRECTLY POSITIONED ON THE PANEL, PUSH THE STATIONARY BLADE SOLIDLY AGAINST THE TOP OF THE SEAM. WHILE HOLDING THE STATIONARY HANDLE IN THE HORIZONTAL POSITION, ROTATE THE OPERATING HANDLE DOWN TO THE HORIZONTAL POSITION. THIS WILL FORM THE SEAM (SEE SECTION B BELOW).



MANUAL CRIMPING TOOL



STEP 1 — STEP 2



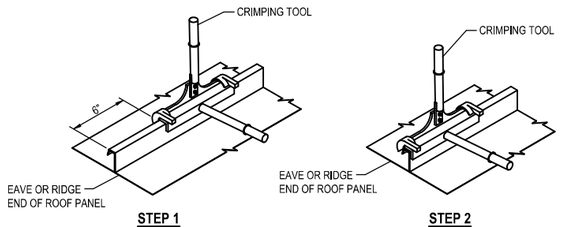
SECTION "A" — SECTION "B"

MANUAL CRIMPING TOOL OPERATION FOR Loc Seam 90 SEAM CONT.

TOOL POSITION ON THE ROOF
WHEN HAND SEAMING AT THE LOW EAVE, RIDGE END, END LAP AND **ALL** ROOF CLIP LOCATIONS. THE SEAMING MUST BE DONE IN TWO STEPS.
STEP 1: POSITION THE CRIMPING TOOL AS SHOWN BELOW IN THE VARIOUS AREAS OF THE ROOF. ROTATE THE MOVEABLE HANDLE DOWN TO FORM A Loc Seam 90 SEAM. RELEASE HANDLE.

STEP 2: RE-POSITION THE CRIMPING TOOL AS SHOWN BELOW AND REPEAT STEP 1.

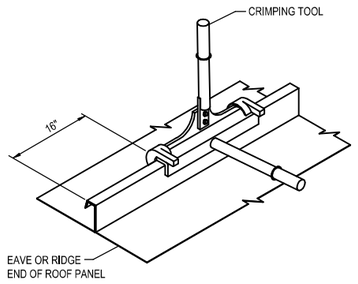
CHECKING THE FINISHED SEAM
ROTATE THE OPERATING HANDLE TO THE OPEN POSITION, REMOVE THE TOOL AND CHECK THAT THE SEAM IS CORRECTLY FORMED, AS SHOWN BELOW.



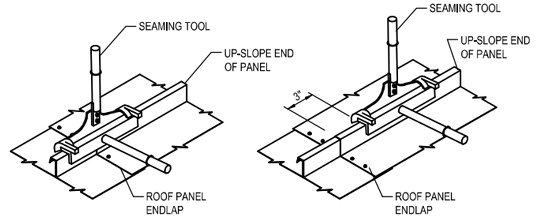
STEP 1 — STEP 2

MANUAL CRIMPING AT THE EAVE

ERECTOR NOTES:
THE ROOF SEAM PROFILE IS COMPLETE ONLY AFTER THE ENTIRE ROOF HAS BEEN MECHANICALLY SEAMED. IF BUILDING HAS LOC SEAM 360 SEAM, DO NOT SEAM / CRIMP THE PANEL INTO A LOC SEAM 360 SEAM 16" UP FROM THE LOW EAVE, OTHERWISE THE GUTTER BRACKET WILL NOT FIT UP PROPERLY.

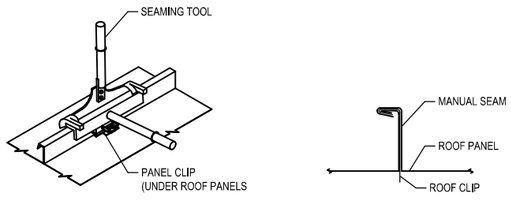


MANUAL CRIMPING AT THE EAVE



STEP 1 — STEP 2

MANUAL CRIMPING AT THE ENDLAP



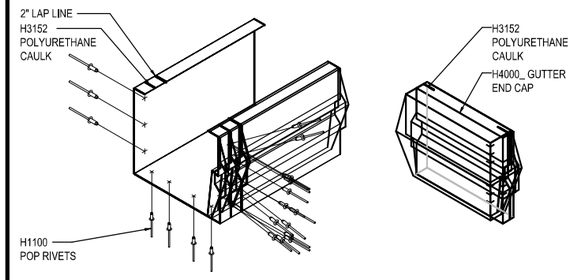
MANUAL CRIMPING AT ALL CLIPS — **FINISHED MANUAL HAND CRIMP**

LOC SEAM HAND CRIMPING NOTES
HAND CRIMING TOOLS AND PROCEDURES

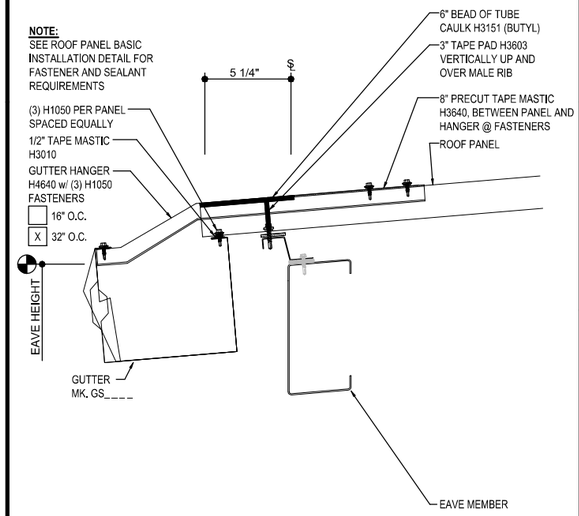
TRIM_16

GUTTER LAP & END CAP

APPLY BEAD OF POLYURETHANE CAULK 1" FROM END OF TRIM AND LAP SECTIONS 2" AND FASTEN AS SHOWN. TO TERMINATE THE GUTTER APPLY POLYURETHANE CAULK TO THREE SIDES OF END CAP AND TOP RETURN AREA AS SHOWN AND INSERT INTO THE GUTTER LEAVING 1/2" EXPOSED. ATTACH WITH RIVETS SAME AS END LAP.



NOTE 1: PANEL RIB MUST BE HAND CRIMPED 90° (NOT 360°) PRIOR TO INSTALLING GUTTER BRACKET!



ON-SLOPE GUTTER DETAIL
EAVE GUTTER DETAIL w/ NO WALL PANEL

TRIM_17

ISSUE	DWN	CHK	ENG	PE	DATE
CONST. AB PLAN	NBS	EOP	CBM		7/24/2023
BUILDING DEPARTMENT REVIEW	WBS	DAN	CBM		7/31/2023

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PROJECT NAME: WENDOVER FS #13 REPLACEMENT
WENDOVER, NV
CUSTOMER NAME: MICHAEL CLAY CORP
WINNEMUCCA, NV
JOB NUMBER: U23G0555A
SHEET TITLE

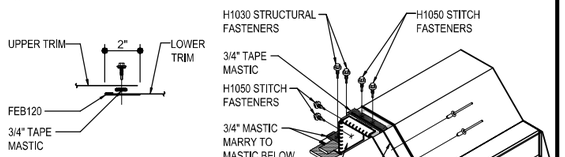
RUSSELL R. SKEEM — PROFESSIONAL ENGINEER — STATE OF NEVADA
07/31/2023
Exp. Jun 30, 2024
CIVIL/STRUCTURAL
No. 016713

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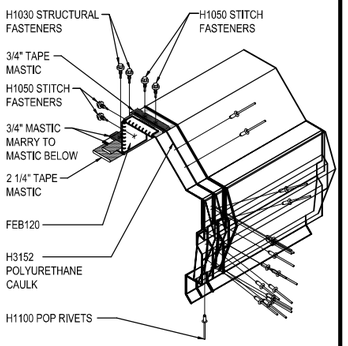
RAKE LAP & FLASHING BACKER

SLIDE FIELD CUT SECTION OF FLASHING ENDLAP BACKER ONTO THE LOWER TRIM PIECE AS SHOWN BELOW. PLACE TAPE MASTIC NEXT TO HEM OF THE BACKER (NOT ON TOP OF HEM). APPLY CONTINUOUS BEAD OF CAULK 1" FROM END OF TRIM DOWN PROFILE OF TRIM. FASTEN LAP WITH STITCH FASTENERS AND POP RIVETS AS SHOWN. ROOF STRUCTURAL FASTENERS SHOULD BE USED TO FASTEN THROUGH PANEL FLAT INTO RAKE ANGLE.

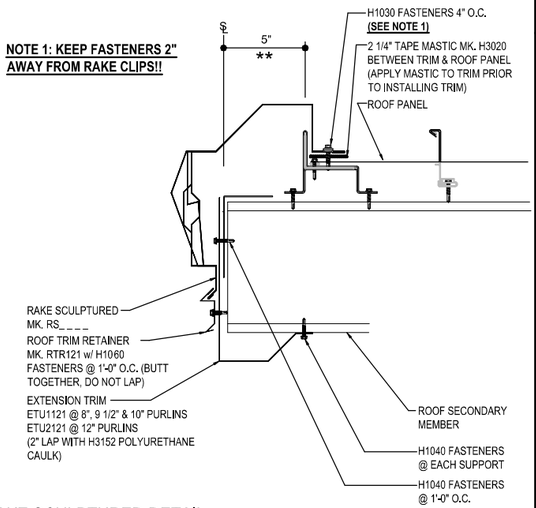


FLASHING ENDLAP BACKER

FIELD CUT FROM STANDARD FEB120



NOTE 1: KEEP FASTENERS 2" AWAY FROM RAKE CLIPS!!



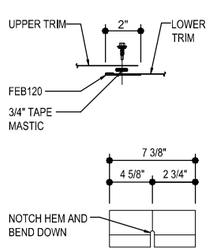
RAKE SCULPTURED DETAIL

RAKE SCULPTURED DETAIL w/ NO WALL PANEL

TRIM_18

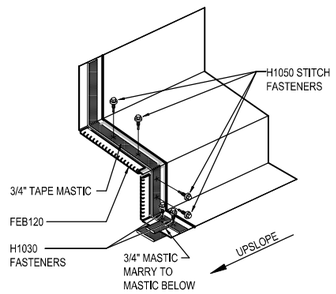
PARAPET LAP & FLASHING BACKER

SLIDE FIELD CUT SECTION OF FLASHING ENDLAP BACKER ONTO THE LOWER TRIM PIECE AS SHOWN BELOW. PLACE TAPE MASTIC NEXT TO HEM OF THE BACKER (NOT ON TOP OF HEM). FASTEN LAP WITH STITCH FASTENERS. ROOF STRUCTURAL FASTENERS SHOULD BE USED TO FASTEN THROUGH PANEL FLAT INTO RAKE ANGLE.



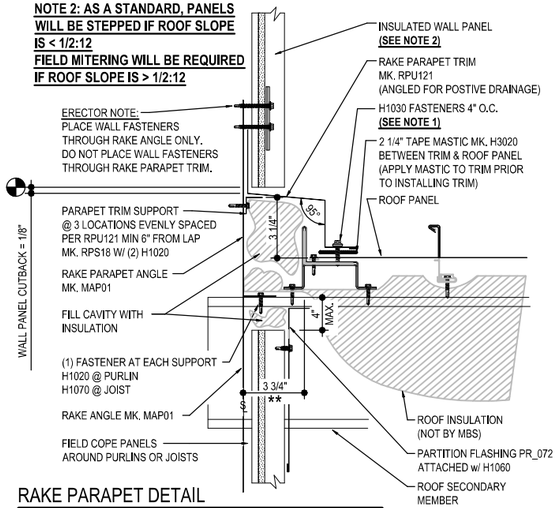
FLASHING ENDLAP BACKER

FIELD CUT FROM STANDARD FEB120



NOTE 1: KEEP FASTENERS 2" AWAY FROM RAKE CLIPS!!

NOTE 2: AS A STANDARD, PANELS WILL BE STEPPED IF ROOF SLOPE IS < 1/2:12
FIELD MITERING WILL BE REQUIRED IF ROOF SLOPE IS > 1/2:12



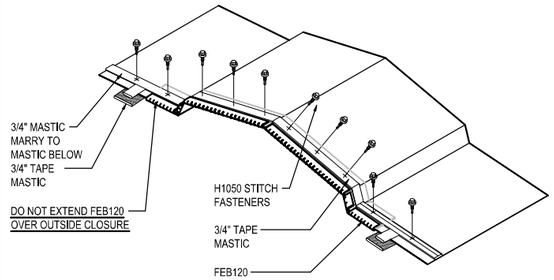
RAKE PARAPET DETAIL

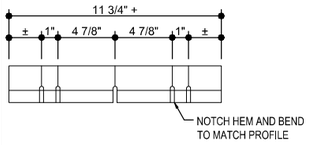
RAKE PARAPET DETAIL w/ INSULATED WALL PANELS
SEE INSULATED WALL SHEETING ERECTION DETAILS FOR INSTALLATION INSTRUCTIONS.

TRIM_19

RIDGE CAP LAP & FLASHING BACKER

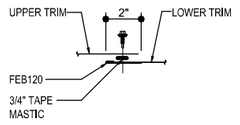
SLIDE FIELD CUT SECTION FLASHING ENDLAP BACKER ONTO THE LOWER TRIM PIECE. PLACE TAPE MASTIC NEXT TO HEM OF THE BACKER (NOT ON TOP OF HEM). MARRY LAP MASTIC WITH MASTIC BETWEEN RIDGE CAP AND RIDGE CLOSURE ZEE.

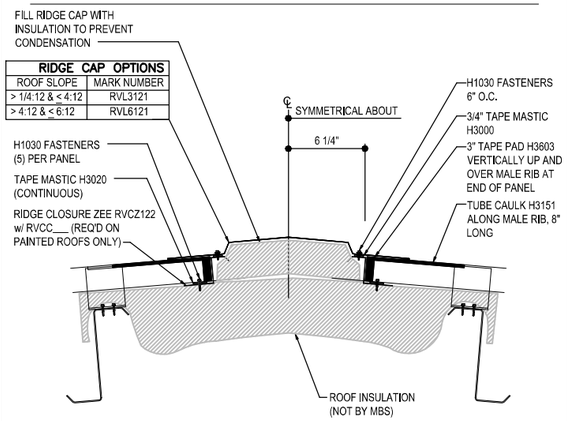




FLASHING ENDLAP BACKER

FIELD CUT FROM STANDARD FEB120





RIDGE CAP OPTIONS	
ROOF SLOPE	MARK NUMBER
> 1/4:12 & < 4:12	RVL3121
> 4:12 & < 6:12	RVL6121

RIDGE TRIM DETAIL

RIDGE TRIM DETAIL

TRIM_20

ISSUE	DWN	CHK	ENG	PE	DATE
CONST. AB PLAN	NBS	EOP	CBM		7/24/2023
BUILDING DEPARTMENT REVIEW	WBS	DAN	CBM		7/31/2023

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PROJECT NAME
WENDOVER FS #13 REPLACEMENT
WENDOVER, NV

CUSTOMER NAME
MICHAEL CLAY CORP
WINNEMUCCA, NV

JOB NUMBER
U23G0555A

SHEET TITLE

RUSSELL R. SKEEM
07/31/2023
Exp. Jun 30, 2024
CIVIL/STRUCTURAL
PROFESSIONAL ENGINEER - STATE OF UTAH
No. 016713

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SHEET
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SUGGESTED INITIAL PROCEDURES FOR INSTALLER:

1) CHECK ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES TO VERIFY COMPLIANCE WITH THE CODE.

2) BE CERTAIN THAT SITE CONDITIONS ARE SUCH THAT SAFE WORKING PRACTICES ARE STRICTLY OBSERVED.

3) REVIEW ALL INSTALLATION DRAWINGS AND ASSOCIATED PROJECT DOCUMENTS.

4) CONSULT WITH THE GENERAL CONTRACTOR, DESIGN ENGINEER, ARCHITECT AND/OR OWNER TO CONFIRM THOSE RECOMMENDED.

5) COMPLY WITH ALL SAFETY REGULATIONS.

IT IS THE RESPONSIBILITY OF THE DESIGNER / CONTRACTOR / INSTALLER TO ENSURE THAT THE DETAILS AND INSTALLATION PROCEDURES ARE ADAPTED TO MEET PARTICULAR BUILDING REQUIREMENTS. THE METAL BUILDING / PANEL SUPPLIER SHALL NOT BE HELD LIABLE FOR ANY AND ALL CLAIMS ARISING FROM LACK OF PROPER INSTALLATION. THE DESIGNER / INSTALLER MUST BE AWARE OF AND ALLOW FOR EXPANSION AND CONTRACTION OF WALL PANELS WHEN DESIGNING AND/OR INSTALLING WALL PANELS.

SOME FIELD CUTTING IS PART OF NORMAL ERECTION WORK. WORKMANSHIP SHALL CONFORM TO THE HIGHEST INDUSTRY STANDARDS. A CERTAIN AMOUNT OF WAVINESS CALLED "OIL CANNING" MAY EXIST IN THE PANEL. MINOR WAVINESS IS NOT SUFFICIENT CAUSE FOR REJECTION AND DOES NOT AFFECT THE STRUCTURAL INTEGRITY OF THE PANEL. MINIMIZING OR ELIMINATION THIS EFFECT CAN BE ACCOMPLISHED BY USING SIMPLE INDUSTRY STANDARD PROCEDURES DURING SURFACE PREPARATION.

NOTES FOR HANDLING PANELS AND COMPONENTS:

INSULATED PANELS ARE CAREFULLY INSPECTED AND BUNDLED PRIOR TO LOADING FOR SHIPMENT. IT IS THE RESPONSIBILITY OF THE TRANSPORTATION COMPANY TO DELIVER THESE COMPONENTS UNDAMAGED. IT IS THE CONSIGNEE'S RESPONSIBILITY TO INSPECT THE SHIPMENT FOR DAMAGE AND SHORTAGES WHEN IT IS RECEIVED.

WHEN A SHIPMENT IS RECEIVED, CHECK EACH ITEM AGAINST THE BILL OF LADING FOR QUANTITY, LENGTH, DAMAGE, ETC. IF A SHORTAGE OR DAMAGE IS FOUND, MAKE SURE A NOTATION OF IT IS MADE ON THE BILL OF LADING AND SIGNED BY THE DRIVER. THE MANUFACTURE CANNOT BE RESPONSIBLE FOR SHORTAGES OR DAMAGED MATERIALS UNLESS THEY ARE NOTED ON THE BILL OF LADING.

IN THE CASE OF PACKAGED COMPONENTS (SUCH AS CLIPS, FASTENERS, AND SEALANTS, ECT.), THE QUANTITIES ARE MARKED ON THEIR CONTAINER AND SHOULD BE CHECKED AGAINST THE BILL OF MATERIALS.

IT IS THE CUSTOMER'S RESPONSIBILITY TO MAKE ANY DAMAGE CLAIM. IMMEDIATELY NOTIFY THE DESIGNATED CUSTOMER SERVICE COORDINATOR OF ANY SHORTAGES OR DAMAGED MATERIALS. THIS WILL HELP TO MINIMIZE ANY ERECTION DELAYS THAT MAY RESULT FROM THE SHORTAGE OR DAMAGED MATERIALS.

UPON ARRIVAL OF PANELS, FORKLIFTS OR HOISTING EQUIPMENT WILL BE REQUIRED TO UNLOAD AND POSITION THE PANEL BUNDLES AND ACCESSORY CRATES FOR JOBSITE STORAGE AND INSTALLATION.

EXTREME CARE SHOULD BE TAKEN TO AVOID BUMPING THE PANELS WHILE LIFTING AND MANEUVERING. IN ALL CASES PANELS SHOULD NOT DEFLECT SIGNIFICANTLY IN THE LIFTING PROCESS.

IN HANDLING PANELS INDIVIDUALLY, ALL PERSONNEL MUST WEAR THE PROPER CLOTHING, PROTECTIVE EYE WEAR, AND GLOVES.

TO HELP PREVENT DAMAGES TO THE SURFACES AND EDGES:
- ALWAYS LIFT THE PANELS WHEN REMOVING THEM FROM BUNDLES, NEVER DRAG THEM.
- NEVER LIFT THE PANEL FROM THE FLAT POSITION BY THE OVERLAPPING RIB.
- DO NOT CARRY PANELS IN THE FLAT POSITION.

UNLOADING:

PANELS ARE SPIRAL WRAPPED WITH STRETCH-FILM AND SHIPPED FLAT. PANEL BUNDLES ARE REINFORCED AT SPECIFIED LIFTING POINTS TO PREVENT DAMAGE WHEN LIFTING. SEE FIGURE'S 1 AND 2 IN THIS SECTION TO DETERMINE WHERE THE LIFTING POINTS ARE FOR THE PANEL BUNDLES.

UNLOADERS MUST TAKE CARE THAT FORKLIFT FORKS ARE LOCATED AT THE PARTICLE BOARD ON THE PANEL BUNDLES BEFORE LIFTING.

EXTREME CARE SHOULD BE TAKEN TO AVOID BUMPING OR DROPPING THE PANELS WHEN LIFTING AND MANEUVERING.

WHEN UNLOADING BUNDLES OF 36'-0" OR LONGER IN LENGTH, TWO OR MORE LIFTING POINTS MAY BE REQUIRED. OVER ENGAGEMENT OF FORKS WILL CAUSE DAMAGE TO THE MATERIALS LOCATED ON THE OPPOSITE SIDE OF THE BUNDLE BEING LIFTED.

WHEN AN OVERHEAD CRANE IS USED, REINFORCED NYLON SLINGS OR STRAPS SHOULD BE USED (NO CHAINS OR CABLES SHOULD COME IN CONTACT WITH THE PANELS), ALONG WITH SUITABLE STIFF INSERTS LOCATED AT TOP AND BOTTOM OF THE BUNDLES AT THE SLING POSITIONS TO PROTECT THE PANELS FROM DAMAGE. ALSO, PLACE FOAM BLOCKS ON THE SIDES OF BUNDLES AT ALL SLING LOCATIONS.

NOTES:

REINFORCED LIFTING POINTS ARE CLEARLY MARKED ON THE PANEL BUNDLE (SEE FIGURES 1 & 2)

LONG LENGTH PANELS HAVE TWO OR MORE LIFTING POINTS (SEE FIGURE 2).

USE EXTREME CARE TO AVOID BUMPING OR DROPPING THE PANELS WHILE LIFTING AND MANEUVERING.

HOIST THE PANELS TO THE ROOF WITH THE AID OF NYLON SLINGS AND A SPREADER BAR TO PREVENT ANY CHANCE OF BENDING OR BUCKLING THE PANELS.

UNLOADING WITH A FORKLIFT:

- OVER ENGAGEMENT OF FORKS WILL CAUSE DAMAGE TO THE MATERIALS LOCATED ON THE OPPOSITE SIDE OF THE BUNDLE BEING LIFTED
- PANELS SHOULD NOT DEFLECT SIGNIFICANTLY IN THE LIFTING PROCESS.
- ENSURE THE FORKS STRADDLE THE DESIGNATED LIFT POINT.
- LIFT BUNDLES ONE AT A TIME WITH THE FORKLIFT

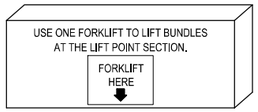


FIGURE 1
STANDARD LENGTH BUNDLES

- BE CAREFUL WHEN UNLOADING OR MOVING LONG LENGTH BUNDLES
- DO NOT POSITION YOUR LIFT AT THE CENTER OF THE BUNDLE, THIS MAY CAUSE PANEL DAMAGE.
- EACH FORKLIFT SHOULD STRADDLE ONE LIFT POINT.

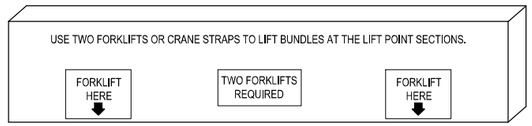


FIGURE 2
LONG LENGTH BUNDLES

UNLOADING WITH AN OVERHEAD CRANE:

- USE NYLON REINFORCED SLINGS OR STRAPS LOCATED AT A MINIMUM OF TWO POINTS ALONG THE LENGTH OF THE BUNDLE FOR CRANE LIFTING OF THE INDIVIDUAL BUNDLES.
- CHAINS OR CABLES SHOULD NOT COME IN CONTACT WITH THE PANELS.
- SUITABLY STIFF INSERTS SHOULD BE LOCATED AT TOP AND BOTTOM OF THE BUNDLES AT THE SLING POSITIONS TO PROTECT THE EDGES OF THE UPPER AND LOWER PANELS.
- PLACE FOAM BLOCKS ON THE SIDES OF BUNDLES AT ALL SLING LOCATIONS.
- WHEN BUNDLES ARE LONGER THAN 15'-0" IT IS SUGGESTED THAT A PROPERLY DESIGNED AND FABRICATED LIFTING BEAM IS USED.

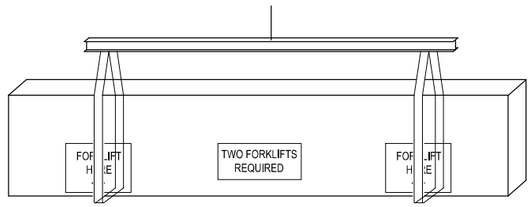


FIGURE 3
BUNDLES UNDER 4,000 LBS AND LESS THAN 44'-0"

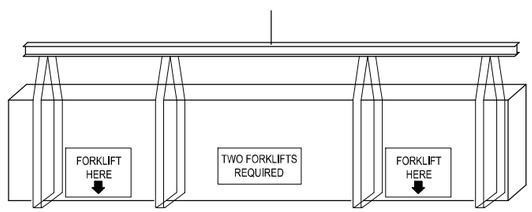


FIGURE 4
BUNDLES OVER 4,000 LBS AND LESS THAN 44'-0"

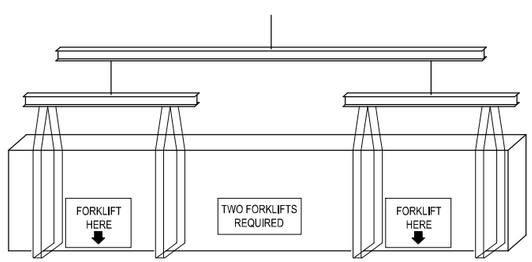
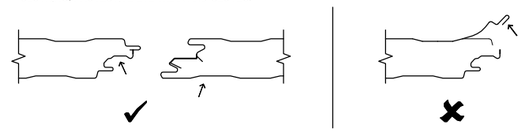


FIGURE 4
BUNDLES OVER 4,000 LBS AND MORE THAN 44'-0"

MANUALLY UNLOADING:
- ON SMALL PROJECTS UNLOADING OF THE PANELS MAY BE CARRIED OUT BY HAND.
- NOTE: SPECIAL CARE SHOULD BE TAKEN WHEN HANDLING. ALWAYS LIFT THE PANELS WHEN REMOVING FROM A BUNDLE, NEVER DRAG THEM.
- WARNING: TO PREVENT JOINT DAMAGE, NEVER LIFT THE PANEL FROM THE FLAT POSITION FROM THE OVERLAPPING RIB. LIFT PANELS FROM THE BOTTOM SKIN.
- IT IS IMPORTANT THAT WHENEVER A PANEL IS HANDLED, PICKED-UP, MOVED OR CARRIED IT SHOULD BE TURNED ON EDGE FIRST. DO NOT CARRY PANEL WHILE FLAT.
- IMPORTANT NOTE: ALL PERSONNEL DOING THESE PROCEDURES MUST WEAR AT ALL TIMES THE PROPER CLOTHING, PROTECTIVE EYE WEAR AND GLOVES.

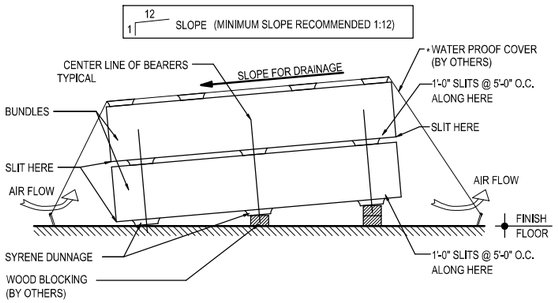


THE METAL BUILDING/PANEL SUPPLIER DOES NOT TAKE ANY RESPONSIBILITY FOR DAMAGE CAUSED FROM MISHANDLING OF PANELS. DAMAGED PANELS SHALL BE REPLACED OR CORRECTED TO APPROVAL OF THE ARCHITECT AND ANY COST INCURRED SHALL BE BORNE BY THE PARTIES RESPONSIBLE FOR THE DAMAGE.

JOBSITE STORAGE:

UPON ACCEPTANCE OF THE SHIPMENT, THE CUSTOMER IS RESPONSIBLE FOR PROPER HANDLING, STORAGE, AND SECURITY OF THE RECEIVED MATERIALS. THE MANUFACTURER IS NOT RESPONSIBLE FOR DAMAGE OR LOSS OF MATERIALS AT THE JOB SITE.

PANELS NOT REQUIRED FOR IMMEDIATE USE SHOULD BE:
- CAREFULLY UNLOAD AND PLACE DIRECTLY IN A PROTECTED STORAGE AREA ON A FIRM, LEVEL SURFACE CLEAR OF DEBRIS, PREFERABLY UNDER WATER PROOF COVER AND SLIT PLASTIC WRAP AT BASE TO ALLOW AIR FLOW, FOR NO LONGER THAN 30 DAYS.
- CUT / SLIT THE BOTTOM OF THE PLASTIC WRAP IN 1'-0" INCREMENTS AT 5'-0" O.C. ALONG THE LENGTH OF THE BUNDLES. A CONTINUOUS CUT / SLIT SHOULD BE MADE ALONG THE WIDTH OF THE BUNDLE.
- ELEVATE WITH WOOD BLOCKING, TO ALLOW AIR CIRCULATION UNDER THE BUNDLE, ON A FIRM, LEVEL SURFACE CLEAR OF DEBRIS, STANDING WATER, DIRECT SUN, AND DRIFTING SNOW.
- SEPARATE FLAT-LAID BUNDLES WITH THE STYRENE DUNNAGE PROVIDED WITH THE SHIPMENT.
- BUNDLES CAN BE STACKED, NO MORE THAN (2) BUNDLES HIGH.
- SLOPE AT A MINIMUM OF 1:12 FOR DRAINAGE OF MOISTURE FROM PANELS.
- INSPECTED DAILY FOR MOISTURE. INSURE NO SAGS ARE PRESENT. TRAPPED MOISTURE CAN DAMAGE THE PANEL FINISH AND VOID APPLICABLE FINISH WARRANTIES. IF PANEL BUNDLES CONTAIN MOISTURE OR SAGS, THE PANEL BUNDLE SHOULD BE DRIED AND RESTACKED. USE CARE IN RESTACKING TO AVOID DAMAGE TO PANELS.



PANELS FOR IMMEDIATE USE:
IF THE PANELS ARE TO BE USED IMMEDIATELY, THE BUNDLES SHOULD BE PLACED AT PRE-PLANNED STRATEGIC LOCATIONS AROUND THE PERIMETER OF THE BUILDING, AS CLOSE AS POSSIBLE TO THE PLANNED WORK AREAS, TO AVOID UNDUE SITE MANEUVERING.

WHEN MOVING PANEL BUNDLES, EXTREME CAUTION SHOULD BE TAKEN TO PREVENT DAMAGE TO THE PANEL SURFACES AND EDGES.

WHEN HANDLING PANELS INDIVIDUALLY, THEY SHOULD BE CARRIED IN A VERTICAL, NOT FLAT POSITION. NEVER DRAG PANELS WHEN REMOVING THEM FROM BUNDLES.

(SEE "HANDLING PANELS AND COMPONENTS)

INSTALLATION TOOLS:

"READ BEFORE YOU START"

- SLIDING PANELS TOGETHER WILL SCUFF, DISCOLOR OR DAMAGE THE FINISH.
- IT IS IMPORTANT TO NOTE THAT, DUE TO THE HIDDEN FASTENER SIDE LAP CONNECTIONS OF THESE PANELS, EXTRA CARE SHOULD BE TAKEN WHEN HANDLING THESE COMPONENTS.
- THE FOLLOWING IS A LIST OF COMMON TOOL REQUIREMENTS. REFER TO "FIELD CUTTING" FOR PANEL CUTTING GUIDELINES.
- WEARING CLEAN GLOVES, HANDLING THE PANELS BY EDGES AND TAKING A LITTLE EXTRA CARE WILL PAY OFF BY PRODUCING A GOOD CLEAN FINISHED WALL.

COMMON TOOL REQUIREMENTS:

CIRCULAR SAW	POWER DRILL	CARPENTER'S SQUARE
RIVET GUN	LEVEL	CHALK LINE
TAPE MEASURE	CAULK GUN	SCREW GUN
POWER SHEARS	HAMMER DRILL	POWER NIBBLER

CAUTION: ANY METAL FILINGS OR BURRS SHOULD BE CLEANED OFF THE FACE OF THE PANELS AS SOON AS POSSIBLE TO PREVENT RUST FROM FORMING ON THE PAINT. (SEE "CLEANING PROCEDURES")

ALIGNMENT & SHIMMING
PRIOR TO INSTALLATION, WALL SECONDARY MEMBERS SHOULD BE CHECKED FOR OVERALL DIMENSIONS AND EVENNESS OF PLANE. THE WALL SECONDARY MEMBERS SHOULD ALSO BE CHECKED TO VERIFY THE WALL SYSTEM CAN BE INSTALLED WITHOUT INTERFERENCE. PRIOR TO INSTALLATION OF INSULATED PANEL, INSPECT EACH WALL FOR COMPONENT ALIGNMENT AND PLANE FLATNESS.

CHECK SUPPORT ALIGNMENT AGAINST THESE TOLERANCES:
< 8'-0" SPACING: +1/8", -0"
≥ 8'-0" SP[ACING: +1/4", -0"

(ARCHITECTURAL FLAT PANELS) < 4'-0" SPACING: +1/16", -0"

MISALIGNED SECONDARY STEEL MAY REQUIRE THE ERECTOR TO SHIM THE INSULATED WALL PANELS AT SOME LOCATIONS. SHIMS AND LABOR FOR INSTALLING SHIMS ARE BY OTHERS.



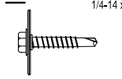
OUTWARD ALIGNMENT WITHIN TOLERANCE = ACCEPTABLE

INWARD ALIGNMENT = NOT ACCEPTABLE

FASTENERS:

INSULATED WALL PANEL FASTENERS VARY BASED ON LOCATION AND PANEL THICKNESS. THE FASTENERS LISTED BELOW ARE TYPICAL FASTENERS. ADDITIONAL FASTENERS, WHEN REQUIRED BY DESIGN, WILL BE INDICATED ELSE WHERE ON THE ERECTION DRAWING SET.

43L — SELF-DRILLING SCREW, 1/4-14 x 1 1/4" TYPE 2



H1030 — SELF-DRILLING SCREW, 1/4-14 x 1 1/4" TCP 3 W/ WASHER



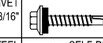
H1050 — SELF-DRILLING SCREW, 1/4-14 x 7/8" TCP 1 W/ WASHER



H1100 — 1/8" STAINLESS STEEL BLIND POP RIVET, GRIP RANGE: 1/8" - 3/16"



17 — SELF-DRILLING SCREW, 12-14 x 1" TCP 3 W/ WASHER



4 — SELF-DRILLING SCREW, 1/4-14 x 7/8" TCP 1 W/ WASHER



14 — 1/8" STAINLESS STEEL BLIND POP RIVET, GRIP RANGE: 1/8" - 3/16"



H1220 — SELF-DRILLING SCREW, 12-14 x 1" TCP 3 SQUARE / PHILLIPS PANCAKE HEAD

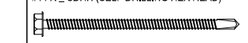


2605ANC — LOCK RIVET, 9/32 BT DOME HEAD W/ WASHER



14A — 1/8" STAINLESS STEEL BLIND POP RIVET, GRIP RANGE: 5/16" - 3/8"

16 PNC / 17 PNC
#14 X _ SDHH (SELF DRILLING HEX HEAD)



STRUCTURAL FASTENING AT PANEL HIDDEN JOINT			
PANEL THICK.	HIDDEN FASTENER	(TEK 3) MARK#:	(TEK 5) MARK #:
2"	1/4 - 14 X 2 SDHH W/O WASHER	1616PNC	N/A
2 1/2" & 3"	1/4 - 14 X 3 SDHH W/O WASHER	1624PNC	1724PNC
4"	1/4 - 14 X 4 SDHH W/O WASHER	1632PNC	1732PNC

14 PNC
#14 X _ SDPH SELF DRILLING PANCAKE HEAD



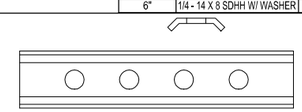
STRUCTURAL FASTENER AT PANEL FACE		
PANEL THICK.	THROUGH FASTENER	(TEK 3) MARK#:
2"	#14 X 3 SDPH	1424PNC
2 1/2" & 3"	#14 X 4 SDPH	1432PNC
4"	#14 X 5 SDPH	1440PNC

11 P999
#14 X _ SDHH (SELF DRILLING HEX HEAD)



STRUCTURAL FASTENING FOR THROUGH CONDITIONS		
PANEL THICK.	THROUGH FASTENER	(TEK 3) MARK#:
2"	1/4 - 14 X 4 SDHH W/ WASHER	1132P999
2 1/2" & 3"	1/4 - 14 X 5 SDHH W/ WASHER	1140P999
4"	1/4 - 14 X 6 SDHH W/ WASHER	1148P999
5"	1/4 - 14 X 7 SDHH W/ WASHER	1156P999
6"	1/4 - 14 X 8 SDHH W/ WASHER	1164P999

4633GNC
4 HOLE PANEL JOINT WASHER



NOTES: THE USE OF A CENTER PUNCH TO SLIGHTLY DIMPLE THE PANEL FACE PRIOR TO INSTALLING THROUGH FASTENERS IS RECOMMENDED TO PREVENT "WALKING" OF THE FASTENERS. EXCESSIVE DAMAGE TO THE PANEL FINISH CAUSED DURING INSTALLATION MAY VOID THE PANEL FINISH WARRANTY.

PROJECT PREPERATION NOTES

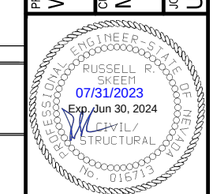
INSULATED WALL PANELS
INITIAL GUIDELINES, UNLOADING, HANDLING PANELS & COMPONENTS, JOBSITE STORAGE, & REQ'D TOOLING FOR INSTALLATION

TRIM_21

ISSUE	DWN	CHK	ENG	PE	DATE
CONST. AB PLAN	NBS	EOP	CBM		7/24/2023
BUILDING DEPARTMENT REVIEW	MBS	DAN	CBM		7/31/2023

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600 APACHE TRAIL, TERRELL, TX 75160
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1050 WATER LANE, BRIGHAM CITY, UT 84302
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PROJECT NAME: WENDOVER FS #13 REPLACEMENT
WENDOVER, NV
CUSTOMER NAME: MICHAEL CLAY CORP
WINNEMUCCA, NV
JOB NUMBER: U23G0555A
SHEET TITLE:



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SHEET: D15 of 20

INSTALLATION PROCEDURES:

NOTE: INSULATED PANELS, DUE TO THEIR JOINERY, DO NOT PROVIDE DIAPHRAGM STIFFNESS FOR THE BUILDING WALL TO RESIST LATERAL FORCES INCLUDING WIND. LATERAL BRACING IS TO BE PROVIDED BY CROSS BRACING SYSTEMS CONNECTED TO THE PRIMARY BUILDING FRAMING.

PRIOR TO PANEL INSTALLATION VERIFY:

BUILDING WALLS ARE PLUMB: INSURE BUILDING WALLS TO BE SHEETED ARE PLUMB AND THAT ANY CROSS-BRACING REQUIRED IS IN PLACE AND SNUG TO PREVENT WALL MOVEMENT DURING PANEL INSTALLATION. ALL SECONDARY MEMBERS ARE IN PLACE AND PLUMB.

SAG BRACING: IF SAG BRACING IS REQUIRED FOR YOUR JOB, THEN IT NEEDS TO BE INSTALLED PRIOR TO PANEL INSTALLATION. INSULATED PANELS ARE NOT DESIGNED TO CARRY THOSE LOADS.

WALL PLANE IS FREE OF OBSTRUCTIONS - SEE "INSTALLATION GUIDELINES"

PANEL LAYOUT - REVIEW CUT DIMENSIONS FOR INSULATED PANELS AT ERECTION DRAWING PANEL LAYOUTS AND BECOME FAMILIAR WITH STARTING AND ENDING PANEL REQUIREMENTS.

WALL OPENING LOCATIONS - LOCATIONS OF OPENINGS MAY NEED TO BE ADJUSTED SLIGHTLY (INCHES) DUE TO PANEL JOINERY. TYPICALLY, PANELS ABOVE AND BELOW OPENINGS ARE TO BE INSTALLED AS WORK PROGRESSES. IF POSSIBLE, KEEP SIDE PANEL JOINTS 6" AWAY FROM FRAMED OPENINGS AS A MINIMUM.

PERSONNEL WALK DOORS – INSTALL PRIOR TO PANEL INSTALLATION. NOTIFY YOUR CUSTOMER SERVICE COORDINATOR IF YOU FIND A POTENTIAL ERECTION PROBLEM.

ONCE ALL OF THE ABOVE ITEMS HAVE BEEN VERIFIED, BEGIN INSTALLATION PROCESS:

1. TO ENSURE A PROPER VAPOR BARRIER AND WATER TIGHTNESS, APPLY A 3/8" BEAD OF BUTYL TUBE CAULK (MK. H3151 TYP.) AT MALE EDGE OF THE PANEL IF CAULK IS NOT PRESENT. ALSO, APPLY A CONTINUOUS 3/8" BEAD OF BUTYL TUBE CAULK RUN AT ALL PERIMETER SUPPORT MEMBERS; BASE, EAVE, HEADER, SILL, AND HORIZONTAL TRANSITIONS. NOTE: THIS CAULK IS NOT REQUIRED AT MID-SPAN (INTERMEDIATE) MEMBERS.
2. OBTAIN FIRST PANEL, STARTING PANEL CUT DIMENSION WILL BE SUPPLIED ON ERECTION DRAWINGS. REFER TO "FIELD CUTTING".
3. PLACE THE FIRST PANEL IN THE LOCATION AS DETAILED ON THE SHEETING DRAWINGS WITH THE BASE OF THE FIRST PANEL IN THE PROPER POSITION, PLUMB THE PANEL AND SECURE IN PLACE.
4. PREPARE ADJACENT PANEL EDGE (VERIFY/ADD BUTYL CAULK, ETC.) PLACE INTO POSITION.
5. MAINTAIN AN EVEN AND UNIFORM GAP AT THE PANEL SIDE JOINT (0.125" MAX), THEN FASTEN PANEL INTO POSITION USING ALL REQUIRED SIDE JOINT FASTENERS. REFER TO "WALL OPENINGS" FOR SPECIFIC INFORMATION AT OPENINGS.
6. REPEAT THE INSTALLATION PROCESS OCCASIONALLY CHECKING FOR PLUMB. IF ANY MINOR 'OUT-OF-PLUMB' IS DETECTED, TAKE CORRECTIVE ACTION IN MINOR STEPS WITH SUBSEQUENT PANELS TO BRING THE SHEETING PROCESS BACK TO PLUMB.

INSTALLATION GUIDELINES:

INSULATED PANELS PROVIDE INSULATION PERFORMANCE SUPERIOR TO CONVENTIONAL METAL WALL PANELS WITH FIELD ASSEMBLED INSULATION SYSTEMS. THE FULL ENERGY SAVINGS POTENTIAL CAN ONLY BE REALIZED WHEN THE INSULATED PANELS ARE INSTALLED WITH CAREFUL ATTENTION TO THE DETAILS AFFECTING THE QUALITY OF AIR AND MOISTURE SEAL.

TO ENSURE A PROPER VAPOR BARRIER AND WATER TIGHTNESS 3/8" BEAD OF BUTYL CAULK IS REQUIRED AT LOCATIONS INDICATED ON THE ERECTION DRAWINGS, SIDELAP CAULK MAY BE FACTORY OR FIELD APPLIED. IT IS HOWEVER, THE INSTALLERS RESPONSIBILITY TO FIELD APPLY CONTINUOUS BUTYL CAULK AT AREAS WITH VOIDS OR MISSING CAULK. CONTINUITY, SIZE AND PROPER BEAD PLACEMENT ARE CRITICAL IN OBTAINING A SATISFACTORY SEAL AT EACH PANEL EDGE. DETAILS FOR PLACEMENT OF CAULK AT PANEL EDGES SHOULD BE REVIEWED IN ADVANCE. APPLICATION OF CAULK SHOULD BE CONTINUOUS.

SPECIAL CARE IN HANDLING IS REQUIRED TO PREVENT DAMAGE OR CONTAMINATION BY FIELD DEBRIS WITHIN THE PANEL SIDE JOINT. ALL SECONDARY SUPPORT STEEL SHOULD BE IN PLACE FOR CONTINUOUS ATTACHMENT OF PANELS ACROSS THE SURFACE OF PRIMARY FRAMING MEMBERS, INCLUDING OUTER EXTREMES OF CORNERS, OPENINGS, GABLES, ETC.

PANEL ENGAGEMENT AT SIDE JOINTS SHOULD BE AS INDICATED ON DETAILS.

PRIOR TO INSTALLATION OF INSULATED PANEL, INSPECT EACH WALL FOR COMPONENT ALIGNMENT AND PLANE FLATNESS. WALL COMPONENTS SHOULD NOT VARY MORE THAT 1/8" OVER THE ENTIRE WALL SURFACE, INCLUDING FASTENER HEADS AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH CONTINUOUS BEARING OF THE INSULATED PANEL LINER FACE.

ALIGNMENT AT TRANSITION AREAS, SUCH AS CORNERS AND EAVE, SHALL BE WITHIN 1/8" OF THE THEORETICAL PLANE TO ACCOMMODATE CORNER PANELS AND FORMED FLASHING.

MISALIGNED SECONDARY STEEL MAY REQUIRE THE ERECTOR TO SHIM THE INSULATED WALL PANELS AT SOME LOCATIONS. SHIMS AND LABOR FOR INSTALLING SHIMS ARE NOT BY NBG.

DO NOT OVERDRIVE FASTENERS: OVERDRIVING FASTENERS CAN CAUSE DAMAGE AND DISTORTION OF THE PANEL FACE.

DO NOT SKIP ATTACHMENTS AT SECONDARY SUPPORT MEMBERS: PANELS MUST BE ATTACHED AT EACH GIRT LINE IN PROGRESSION. SECURING PANELS AT TOP AND BOTTOM ONLY CAN CAUSE PANELS TO BOW AND IT MIGHT BE IMPOSSIBLE FOR THEM TO RETURN TO THEIR NORMAL POSITION.

WEATHER TIGHTNESS REQUIREMENTS

TO PREVENT CONDENSATION ISSUES CARE MUST BE TAKEN BY THE INSULATED PANEL INSTALLER TO ENSURE PROPER SEALING OF THE BUILDING.

NOTE THE FOLLOWING:

ALL MATERIALS MUST BE INSTALLED AS SHOWN ON THE PROVIDED ERECTION DETAILS.

ALL PERIMETER CAULKING AND BUTYL SEALANT APPLICATIONS MUST BE INSTALLED AS AS SHOWN ON THE ERECTION DETAILS.

- CONTINUOUS CAULK AND TAPE MASTIC APPLICATIONS (FACTORY OR FIELD) MUST BE CAREFULLY INSPECTED AND ANY VOIDS FOUND MUST BE FIELD APPLIED.
- GAPS, VOIDS OR AIR SPACE CREATED AT PANEL TO PANEL TRANSITIONS; AS AT RAKE, LOW EAVE, RIDGE, HIGH SIDE EAVE, ROOF TO WALL OR CORNERS MUST BE FIELD FILLED WITH FOAM SPRAY IN PLACE INSULATION (BY OTHERS).

NBG WILL NOT BE RESPONSIBLE FOR ANY CONDENSATION ISSUES THAT MAY OCCUR DUE TO IMPROPER INSTALLATION.

IF THE ERECTOR IS NOT EXPERIENCED WITH THE INSULATED PANELS SUPPLIED BY NBG, IT IS STRONGLY RECOMMENDED THAT A FIELD TECHNICIAN BE ON SITE BEFORE BEGINNING PANEL INSTALLATION. PANEL INSTALLATION. CONTACT YOUR PROJECT COORDINATOR TO REQUEST AND SCHEDULE A FIELD TECHNICIAN.

FIELD CUTTING:

SOME FIELD CUTTING OF PANELS AND FLASHING WILL BE REQUIRED. IT IS THE WORKERS RESPONSIBILITY TO MAKE SURE ALL SAFETY PRECAUTIONS ARE FOLLOWED. SOME SAFETY PRECAUTIONS INCLUDE, BUT ARE NOT LIMITED TO; EYE PROTECTION, ADEQUATE VENTILATION, NO SMOKING AND AVOID EXPOSING PANELS TO HIGH HEAT.

PANELS ARE TO BE CUT ONE METAL SIDE AT A TIME AND THE INSULATION CAN BE REMOVED WITH A SERRATED KNIFE. A CIRCULAR SAW WITH AN APPROPRIATE BLADE SET TO CUT THROUGH THE METAL SKIN ONLY CAN BE USED. CIRCULAR SAWS WITH ABRASIVE BLADES ARE NOT ACCEPTABLE. BE SURE TO CUT COMPLETELY THROUGH THE METAL SKIN AT THE PANEL SIDE JOINTS. A CIRCULAR SAW WITH A **PROPER CARBIDE BLADE** MAY BE USED. **CHECK THE SAW BLADE MANUFACTUER'S SPECIFICATIONS FOR PROPER APPLICATION.**

RECOMMENDED CUTTING TOOLS INCLUDE:

(1) CIRCULAR SAW
(2) PANEL NIBBLER
(3) PANEL SAW
(4) SERRATED KNIFE
(5) BLADE OF A CARPENTER'S HAND SAW

IMP CUTTING PROCEDURES:

- MEASURE THE AREA TO CUT & MARK A LINE ON PANEL SURFACE (DO NOT USE GRAPHITE TO MARK PANEL).
- USE ADHESIVE TAPE ON BOTH SIDES OF THE CUTTING LINE TO PROTECT PANEL SURFACE.
- CONFIRM MEASUREMENT, AND PROCEED WITH CUTTING OPERATION.
- ALWAYS PROMPTLY CLEAN PANEL SURFACES TO REMOVE ANY METAL DUST OR FILINGS FROM CUTTING OPERATIONS.
- IF NECESSARY TURN PANEL OVER AND REPEAT STEPS ABOVE ON OPPOSITE SIDE.
- FILE OR SAND OFF ANY BURRS ON THE CUT EDGE OF THE PANEL. THE PANEL WILL THEN BE READY FOR INSTALLMENT. THE INSTALLER MUST CONSIDER THE APPLICATION OF THE CONTINUOUS BEAD OF SEALANT, & IF NECESSARY, THE CUTTING OF THERMAL BREAKS PRIOR TO INSTALLATION; SUCH TASKS SHALL BE DONE ON THE GROUND.
- FIELD-CUT EDGES SHOULD ALWAYS BE COVERED WITH TRIMS.

THE PANEL/BLDG MANUFACTURER **WILL NOT** BE RESPONSIBLE FOR DAMAGE TO PANELS CAUSED BY IMPROPER CUTTING METHODS.

- **NEVER** USE A RECIPROCATING SAW TO CUT INSULATED PANELS. RECIPROCATING SAWS CAN CAUSE STRUCTURAL DAMAGE TO THE INSULATED PANELS BY DELAMINATING THE PANEL FACE METAL FROM THE FOAM CORE MATERIAL.
- **NEVER** USE ANY TYPE OF TORCH TO CUT INSULATED PANEL.
- **NEVER** SUBJECT AN INSULATED PANEL TO THE HEAT OF A TORCH EVEN WHEN CUTTING NEARBY STEEL. HIGH HEAT WILL DAMAGE THE PANEL FINISH AND CAN CAUSE THE FOAM CORE TO PRODUCE FUMES WHICH MAY BE IRRITATING TO SOME INDIVIDUALS.
- **NEVER** BURN REMNANTS, DISPOSE OF INSULATED PANEL REMNANTS BY DEPOSITING IN PROPER GARBAGE FACILITIES.

ACCESSORIES:

- TRIMS LENGTHS SUPPLIED WILL VARY AND MAY REQUIRE SOME FIELD CUTTING.
- TRIM COLOR AVAILABILITY MATCHES PANEL COLOR AVAILABILITY.

TRIM ATTACHMENT:

TRIMS ARE FASTENED WITH BLIND RIVETS OR STITCH SCREWS, PAINTED TO MATCH TRIM COLOR. REFER TO THE ERECTION DETAILS AND THE ERECTION DRAWINGS FOR LOCATIONS AND FASTENING SPACING.

THERMAL WINDOW:

DUE TO THE ISOLATIVE PROPERTIES AND CONNECTION REQUIREMENTS OF THE WALL SYSTEM, THERMAL BREAK WINDOWS ARE RECOMMENDED FOR USE WITH INSULATED WALL PANELS.

SURFACE CLEANING PROCEDURES:

GENERAL:

DIRT, OIL, GREASE, FINGERPRINTS OR ANY OTHER TYPE ON CONTAMINATE MUST BE COMPLETELY REMOVED WHEN INSTALLATION IS COMPLETE IN ORDER TO MAXIMIZE COATING PERFORMANCE.

STEEL FILINGS FROM ADJACENT WORK MAY BECOME EMBEDDED IN THE PAINT SURFACE. THESE FILINGS WILL RUST AND FORM UNSIGHTLY RED SPOTS ON THE PAINTED SURFACE THAT CAN BECOME LARGER THAN THE ORIGINAL FILING. WHEN USING SAWS, DRILLS OR CUTTING DISCS, PROTECT THE PAINTED SURFACED WITH A NON-FLAMMABLE COVER AND REMOVE OR COVER ADJACENT OR NEARBY PANELS IF POSSIBLE.

BRUSH ANY FILINGS OF STEEL OFF THE PAINTED SURFACE. EMBEDDED FILINGS SHOULD BE REMOVED MECHANICALLY. CARE SHOULD BE TAKEN BY WORKMEN TO AVOID STEPPING ON OR EXERTING PRESSURE AGAINST ANY STEEL FILINGS WHICH MAY BECOME EMBEDDED IN THE PAINTED SURFACE.

THINGS TO REMEMBER WHEN CLEANING:

USE ONLY MILD DETERGENTS	(NO LEMON, ALCOHOL OR AMMONIA INGREDIENTS)
USE ONLY SOFT BRISTLE BRUSHES	(NO SCRUB TYPE OR WIRE BRISTLES)
USE ONLY LUKEWARM WATER	(NO HOT WATER)

LIGHT OR PERIODIC CLEANING MAY BE ACCOMPLISHED ON A REGULAR BASIS BY WASHING WITH PLAIN WATER USING A STANDARD GARDEN HOSE OR LOW PRESSURE SPRAYER IS USUALLY SUFFICIENT TO REMOVE MOST CONTAMINATION.

CAULKING COMPOUNDS, OIL, GREASE, TARS, WAX AND SIMILAR SUBSTANCES CAN BE REMOVED BY WIPING WITH A CLOTH SOAKED IN MINERAL SPIRITS. WIPE ONLY CONTAMINATED AREAS AND FOLLOW WITH DETERGENT AND THOROUGHLY CLEAN WITH WATER.

SURFACE REPAIR PROCEDURES:

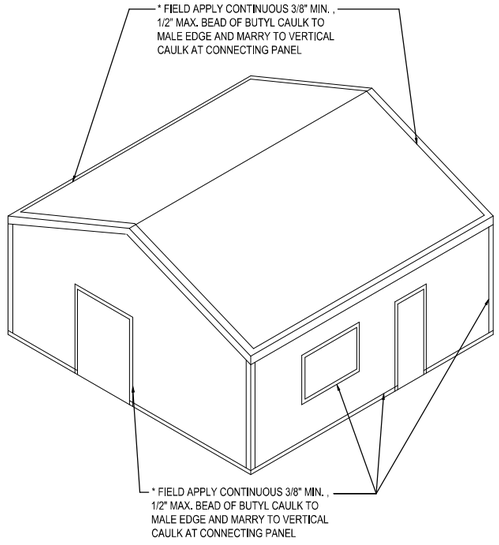
IF "TOUCH UP" PAINT IS REQUIRED CONTACT YOUR PROJECTS CUSTOMER SERVICE COORDINATOR.

PRECAUTIONS:

PROTECT EYES, FACE, AND HANDS FROM DIRECT CONTACT WITH TOUCH-UP PAINT AND/OR SOLVENTS. PROVIDE GOOD VENTILATION IN WORK AREA. ENFORCE NO SMOKING. REMOVE ALL SOURCES OF IGNITION. THESE COATINGS AND SOLVENTS ARE FLAMMABLE.

1. LIGHTLY SAND OR FEATHER EDGES OF DEEP SCRATCHES USING #400 GRIT SAND PAPER
2. WIPE SCRATCHES AND ADJACENT AREAS USING A LINT FREE CLOTH DAMPENED IN MINERAL SPIRITS.
3. ALLOW AREA TO DRY THOROUGHLY BEFORE APPLYING TOUCH-UP PAINT.
4. SHAKE / STIR PAINT TO MIX THOROUGHLY BEFORE APPLYING.
5. CHECK TOUCH-UP PAINT FOR CORRECT MATCH BEFORE APPLYING.
6. APPLY THIN LAYER OF TOUCH-UP PAINT TO DAMAGED AREA. REPEAT LAYERS AS REQUIRED.

PERIMETER CAULKING:



PERIMETER CAULKING IS A CRITICAL PART OF THE PANEL INSTALLATION. NOT INSTALLING THE PERIMETER CAULKING WILL LEAD TO AIR LEAKS, WHICH WILL LEAD TO CONDENSATION AND / OR FROST. REFERENCE THE DETAILS AND THE ERECTION MANUAL FOR PROPER CAULKING PLACEMENT.

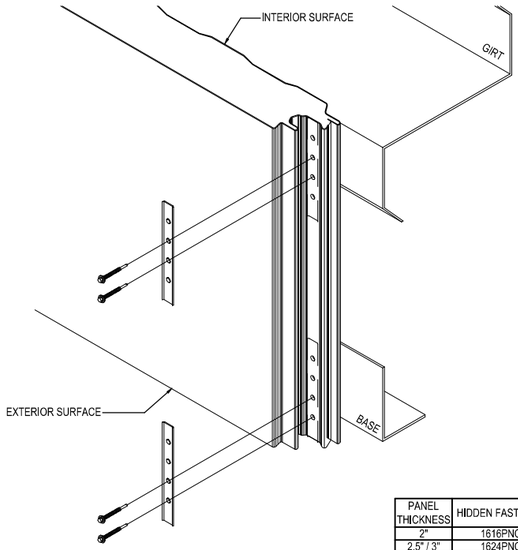
FIELD INSTALLED INSULATION NOTE

IT IS THE RESPONSIBILITY OF THE ERECTOR TO FIELD FILL ALL AIR VOIDS WITH INSULATION. UNINSULATED AREAS WILL CAUSE HOT AND COLD SPOTS THAT CAN CAUSE CONDENSATION AND/OR FROST. THESE VOIDS COMMONLY HAPPEN AROUND THE PERIMETER OF THE BUILDING. FAILURE TO DO SO WILL CAUSE FUTURE PROBLEMS.

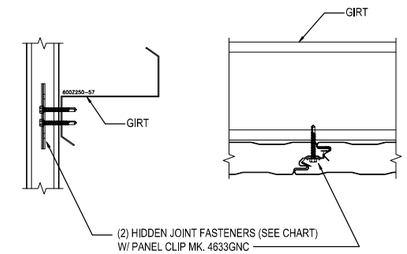
PROJECT INSTALLATION NOTES AND GUIDELINES

INSULATED WALL PANEL
INSTALLATION PROCEDURES & GUIDELINES,WEATHER TIGHTNESS REQUIREMENTS, FIELD CUTTING & ACCESSORY INFO,& SURFACE, CLEANING/REPAIR INFORMATION.

TRIM_22



PANEL THICKNESS	HIDDEN FASTENER
2"	1616PNC
2.5" / 3"	1624PNC
4"	1632PNC



PANEL ATTACHMENT DETAIL

WALL PANEL ATTACHMENT AT COLD FORM SECONDARY

TRIM_23

ISSUE	DWN	CHK	ENG	PE	DATE
CONST. AB PLAN	NBS	EOP	CBM		7/24/2023
BUILDING DEPARTMENT REVIEW	WBS	DAN	CBM		7/31/2023

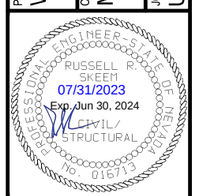
NUCOR BUILDING SYSTEMS
300 INDUSTRIAL PARKWAY, WATERLOO, IN 46793
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PO BOX 1006, 200 WHETSTONE RD, SWANSEA, SC 29160
PHONE: (803) 568-2100 FAX: (803) 568-2121
600 APACHE TRAIL, TERRELL, TX 75160
PHONE: (972) 524-0103 FAX: (972) 524-0117
1050 WATERY LANE, BRIGHAM CITY, UT 84302
PHONE: (435) 919-3100 FAX: (435) 919-3101

PROJECT NAME: WENDOVER FS #13 REPLACEMENT
WENDOVER, NV

CUSTOMER NAME: MICHAEL CLAY CORP
WINNEMUCCA, NV

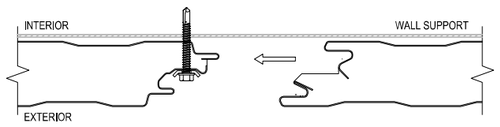
JOB NUMBER: U23G0555A

SHEET TITLE

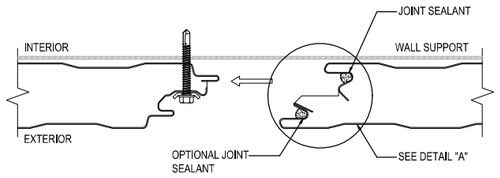


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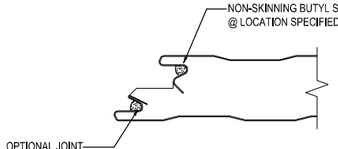
SHEET
D16 of 20



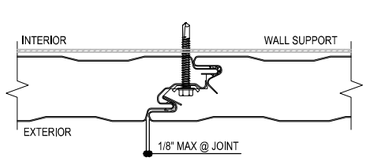
CLIP AND FASTENER ASSEMBLY



JOINT SEALANT APPLICATION



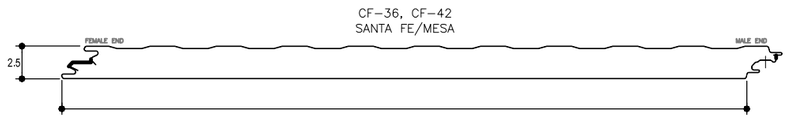
DETAIL A



PANEL JOINT DETAIL

WALL PANEL JOINT

TRIM_24



PANEL TYPE	SANTA FE	
CORE MATERIAL	POLYURETHANE	
CORE THICKNESS	2.5"	
	EXTERIOR FACE	INTERIOR FACE
GAUGE	24	26
MATERIAL	G-90 GALV. STEEL	G-90 GALV. STEEL
FINISH	PVDF	POLYESTER
COLOR	DESERT SAND/SURREY BEIGE	IGLOO WHITE
PATTERN	EMBOSSED	EMBOSSED

TRIM_25

PANEL THICKNESS	HIDDEN FASTENER
2"	1616PNC
2.5" / 3"	1624PNC
4"	1632PNC

ERECTOR NOTE:
SEE CORRESPONDING ROOF SHEETING DETAIL FOR ROOF PANEL & TRIM INFORMATION.

FIELD CUT WALL PANELS ALONG ROOF LINE AS REQUIRED

APPLY A CONTINUOUS BEAD OF BUTYL CAULK MK. H3151 AROUND THE PERIMETER SUPPORT MEMBERS AND THEN MARRY HORIZONTAL CAULK TO PANEL CAULK

ROOF ANGLE MAR01 W/ (1) PANCAKE FASTENER MK. 12A AT EACH SUPPORT

(2) HIDDEN JOINT FASTENERS (SEE CHART) W/ PANEL CLIP MK. 4633GNC

FIELD OR FACTORY APPLIED BUTYL CAULK AT VERTICAL JOINT (CONTINUOUS 3/8" BEAD)

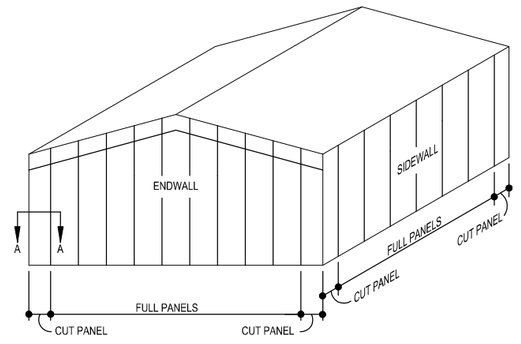
PURLIN

INSULATED WALL PANEL AT RAKE

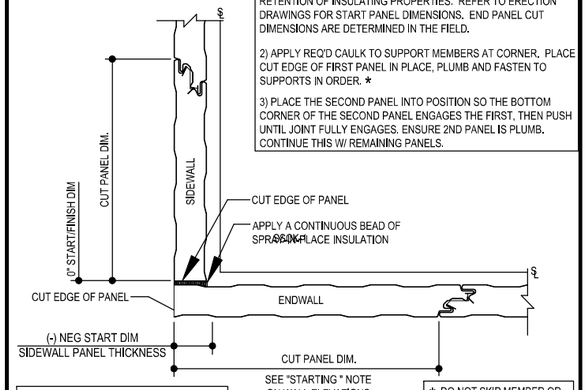
INSULATED WALL PANELS

TRIM_27

NOTE: UNLESS BUILDING PANEL LAYOUT PROHIBITS, THE ENDWALL PANELS WILL EXTEND PAST THE CORNER STEEL / GIRT LINE BY THE THICKNESS OF THE SIDEWALL PANELS.THIS IS TO ALLOW FOR A FULLY CLOSED CORNER.



OTHER THREE CORNERS ARE SIMILAR



PANEL INSTALLATION GUIDELINE STEPS:

1) FIELD CUT CORNER PANELS TO CREATE A CLOSED CORNER FOR RETENTION OF INSULATING PROPERTIES. REFER TO ERECTION DRAWINGS FOR START PANEL DIMENSIONS. END PANEL CUT DIMENSIONS ARE DETERMINED IN THE FIELD.

2) APPLY REQ'D CAULK TO SUPPORT MEMBERS AT CORNER. PLACE CUT EDGE OF FIRST PANEL IN PLACE, PLUMB AND FASTEN TO SUPPORTS IN ORDER. *

3) PLACE THE SECOND PANEL INTO POSITION SO THE BOTTOM CORNER OF THE SECOND PANEL ENGAGES THE FIRST, THEN PUSH UNTIL JOINT FULLY ENGAGES. ENSURE 2ND PANEL IS PLUMB. CONTINUE THIS W/ REMAINING PANELS.

REFER TO PANEL JOINT CONNECTION AND CORNER CONNECTION DETAILS FOR PANEL ATTACHMENT INFORMATION

SECTION AA

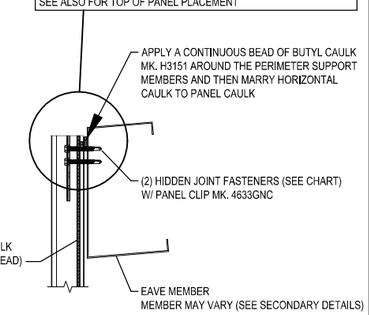
* DO NOT SKIP MEMBER OR ATTACH PANEL AT TOP THEN BOTTOM. BOWING OF PANELS MAY OCCUR IF THIS IS DONE.

WALL CORNER LAYOUT

TRIM_28

PANEL THICKNESS	HIDDEN FASTENER
2"	1616PNC
2.5" / 3"	1624PNC
4"	1632PNC

ERECTOR NOTE:
SEE CORRESPONDING ROOF SHEETING DETAIL FOR ROOF PANEL & TRIM INFORMATION.
SEE ALSO FOR TOP OF PANEL PLACEMENT



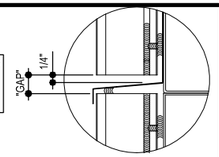
INSULATED WALL PANEL AT LOW EAVE

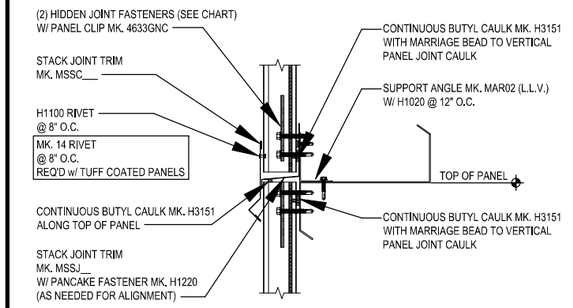
INSULATED WALL PANELS

TRIM_26

PANEL THICKNESS	HIDDEN FASTENER
2"	1616PNC
2.5" / 3"	1624PNC
4"	1632PNC

OVERALL "GAP" BETWEEN PANELS
2" / 2.5" WALL PANELS = 7/16"
3" WALL PANELS = 1/2"
4" WALL PANELS = 5/8"





STACKED JOINT

INSULATED WALL PANEL STACK JOINT TRIM

TRIM_29

ISSUE	DWN	CHK	ENG	PE	DATE
CONST. AB PLAN	NBS	EOP	CBM		7/24/2023
BUILDING DEPARTMENT REVIEW	WBS	DAN	CBM		7/31/2023

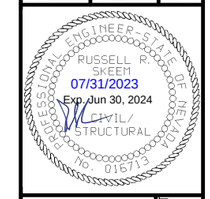
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PROJECT NAME: WENDOVER FS #13 REPLACEMENT
WENDOVER, NV

CUSTOMER NAME: MICHAEL CLAY CORP
WINNEMUCCA, NV

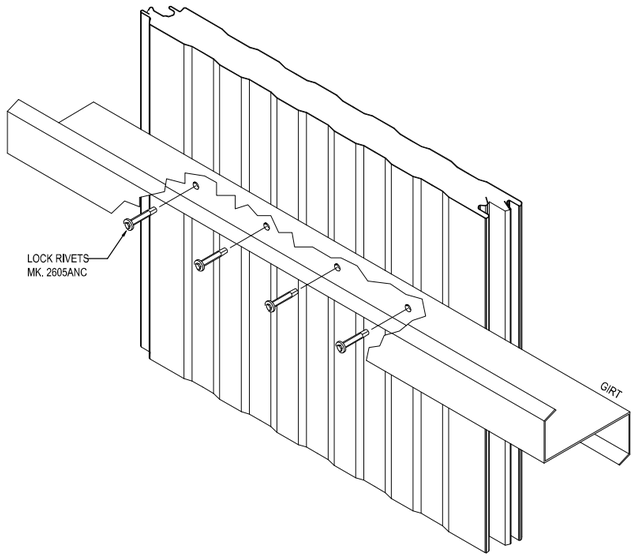
JOB NUMBER: U23G0555A

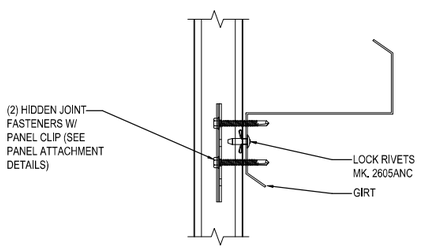
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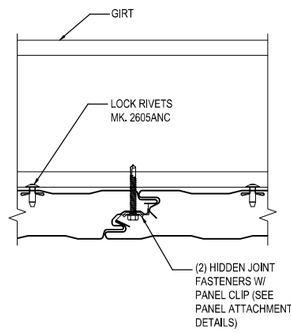


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SHEET
D17 of 20



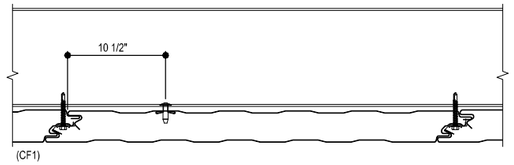




BACK FASTENING DETAILS

WALL PANEL BACK FASTENING AT COLD FORM SECONDARY

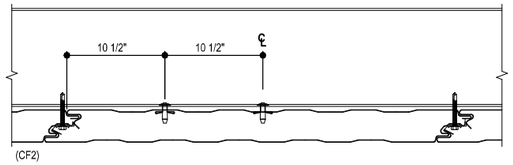
TRIM_30



COLD FORM FASTENING PATTERN 1
SIDE JOINT FASTENING AND (1) LOCK RIVET MK. 2605ANC

INSTALL LOCK RIVETS THROUGH GIRT
FLANGE INTO MESA WHERE THE SKIN
MAKES CONTACT WITH THE STEEL

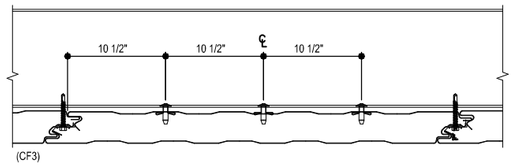
CF1



COLD FORM FASTENING PATTERN 2
SIDE JOINT FASTENING AND (2) LOCK RIVETS MK. 2605ANC

INSTALL LOCK RIVETS THROUGH GIRT
FLANGE INTO MESA WHERE THE SKIN
MAKES CONTACT WITH THE STEEL

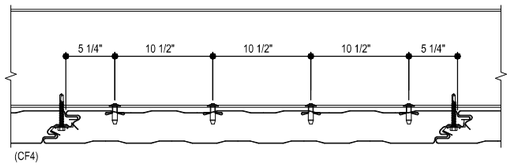
CF2



COLD FORM FASTENING PATTERN 3
SIDE JOINT FASTENING WITH (3) LOCK RIVETS MK. 2605ANC

INSTALL LOCK RIVETS THROUGH GIRT
FLANGE INTO MESA WHERE THE SKIN
MAKES CONTACT WITH THE STEEL

CF3



COLD FORM FASTENING PATTERN 4
SIDE JOINT FASTENING AND BACK FASTENING WITH (4) LOCK RIVETS MK. 2605ANC

INSTALL LOCK RIVETS THROUGH GIRT
FLANGE INTO MESA WHERE THE SKIN
MAKES CONTACT WITH THE STEEL

CF4

COLD FORM BACK FASTENING PATTERNS

INSULATED METAL PANEL BACK FASTENING PATTERNS

TRIM_31

ISSUE	DWN	CHK	ENG	PE	DATE
CONST. AB PLAN	NBS	EOP	CBM		7/24/2023
BUILDING DEPARTMENT REVIEW	WBS	DAN	CBM		7/31/2023

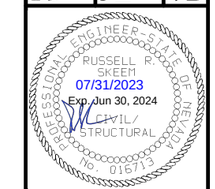
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PROJECT NAME
WENDOVER FS #13 REPLACEMENT
WENDOVER, NV

CUSTOMER NAME
MICHAEL CLAY CORP
WINNEMUCCA, NV

JOB NUMBER
U23G0555A

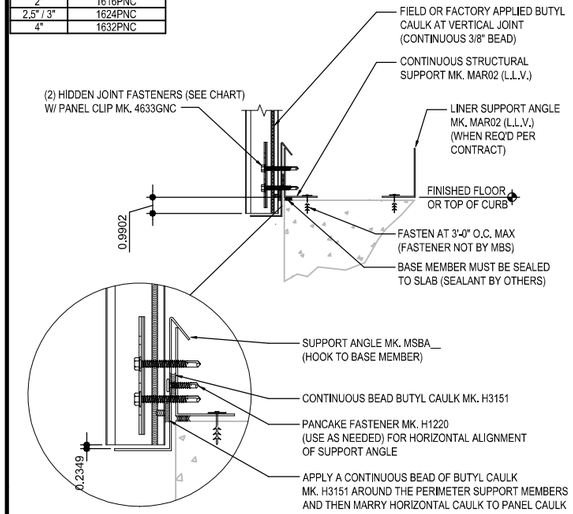
SHEET TITLE



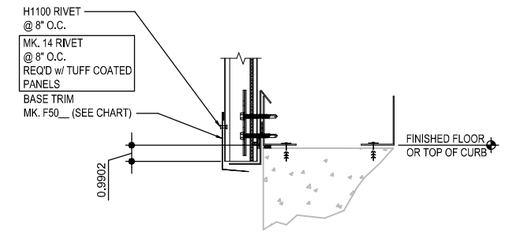
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SHEET
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PANEL THICKNESS	HIDDEN FASTENER
2"	1616PNC
2.5" / 3"	1624PNC
4"	1632PNC



PANEL THICKNESS	BASE TRIM
2"	F5076
2.5"	F5077
3"	F5079
4"	F5080



BASE TRIM DETAIL

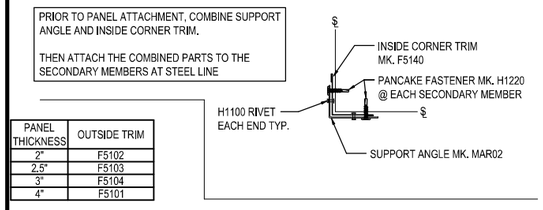
BASE TRIM WITH BASE ANGLE

TRIM_32

PRIOR TO PANEL ATTACHMENT, COMBINE SUPPORT ANGLE AND INSIDE CORNER TRIM.

THEN ATTACH THE COMBINED PARTS TO THE SECONDARY MEMBERS AT STEEL LINE

PANEL THICKNESS	OUTSIDE TRIM
2"	F5102
2.5"	F5103
3"	F5104
4"	F5101



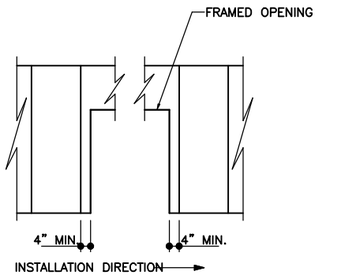
PANEL THICKNESS	THROUGH FASTENER
2"	1424PNC
2.5" / 3"	1432PNC
4"	1440PNC
PRE-DRILL REQUIRED AT HOT-ROLLED SECONDARY	

OUTSIDE CORNER

INSULATED METAL PANEL OUTSIDE CORNER

TRIM_33

ERECTOR NOTE:
4" (MINIMUM) DISTANCE FROM EDGE OF FIELD-CUT PANEL TO JAMB.

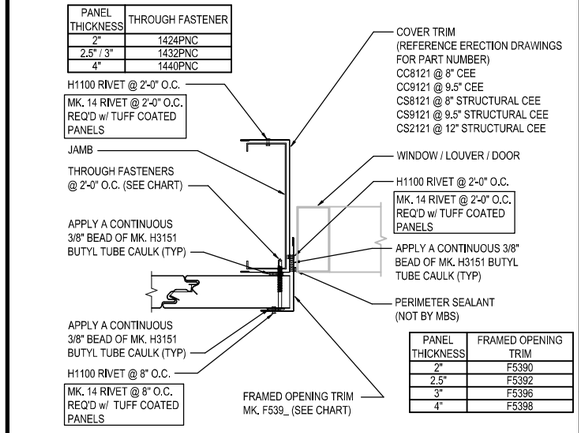


MINIMUM PANEL WIDTH AT F.O. JAMB

(ELEVATION VIEW)

TRIM_34

PANEL THICKNESS	THROUGH FASTENER
2"	1424PNC
2.5" / 3"	1432PNC
4"	1440PNC



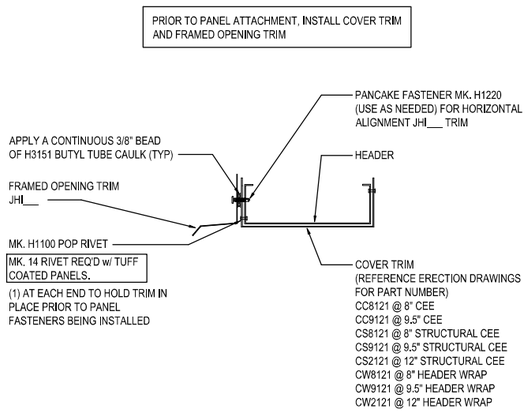
PANEL THICKNESS	FRAMED OPENING TRIM
2"	F5390
2.5"	F5392
3"	F5396
4"	F5398

JAMB TRIM

INSULATED METAL PANEL JAMB TRIM AT COLD FORMED FRAMED OPENING

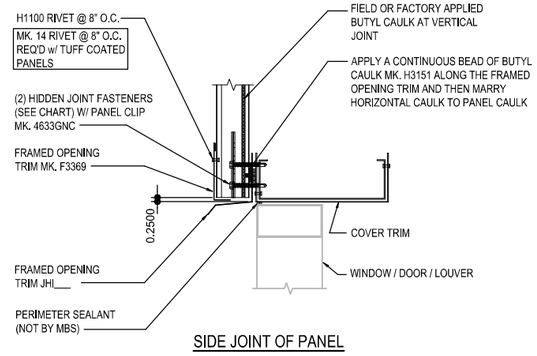
TRIM_35

PRIOR TO PANEL ATTACHMENT, INSTALL COVER TRIM AND FRAMED OPENING TRIM



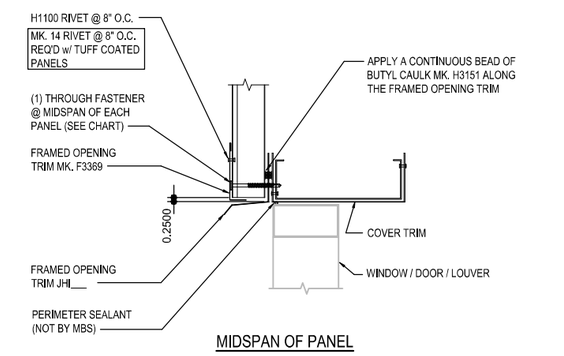
SIDE JOINT OF PANEL

PANEL THICKNESS	HIDDEN FASTENER
2"	1616PNC
2.5" / 3"	1624PNC
4"	1632PNC



SIDE JOINT OF PANEL

PANEL THICKNESS	THROUGH FASTENER
2"	1424PNC
2.5" / 3"	1432PNC
4"	1440PNC



MIDSPAN OF PANEL

HEAD TRIM WITH COLD FORM HEADER

INSULATED WALL PANEL FRAMED OPENING HEADER TRIM

TRIM_36

PRIOR TO PANEL ATTACHMENT, INSTALL COVER TRIM

PANEL THICKNESS	HIDDEN FASTENER
2"	1616PNC
2.5" / 3"	1624PNC
4"	1632PNC

PANEL THICKNESS	THROUGH FASTENER
2"	1424PNC
2.5" / 3"	1432PNC
4"	1440PNC

PANEL THICKNESS	SILL TRIM
2"	F5501
2.5"	F5503
3"	F5507
4"	F5509

SIDE JOINT OF PANEL

MIDSPAN OF PANEL

SILL TRIM

INSULATED WALL PANEL FRAMED OPENING SILL TRIM

TRIM_37

DWN	CHK	ENG	PE	DATE
NBS	EOP	CBM		7/24/2023
MBS	DAN	CBM		7/31/2023

ISSUE
CONST. AB PLAN
BUILDING DEPARTMENT REVIEW

NUCOR BUILDING SYSTEMS
300 INDUSTRIAL PARKWAY, WATERLOO, IN 46793
PHONE: (260) 837-7891 FAX: (260) 837-7384
PO BOX 1006, 200 WHETSTONE RD, SWANSEA, SC 29160
PHONE: (803) 568-2100 FAX: (803) 568-2121
600 APACHE TRAIL, TERRELL, TX 75160
PHONE: (972) 524-4100 FAX: (972) 524-4147
1050 WATERY LANE, BRIGHAM CITY, UT 84302
PHONE: (435) 919-3100 FAX: (435) 919-3101

PROJECT NAME
WENDOVER FS #13 REPLACEMENT
WENDOVER, NV

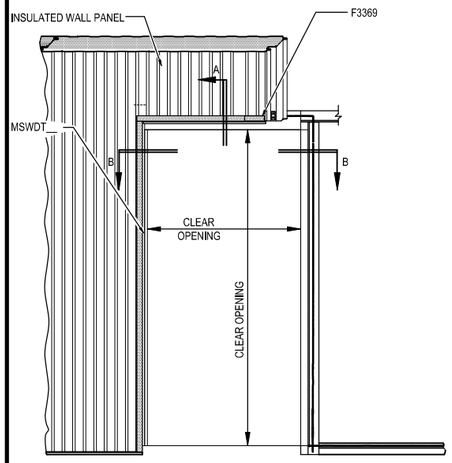
CUSTOMER NAME
MICHAEL CLAY CORP
WINNEMUCCA, NV

JOB NUMBER
U23G0555A

SHEET TITLE

This seal pertains only to the materials and/or equipment furnished by Nucor Building Systems, a division of Nucor Corporation. The drawings and the engineering calculations hereon are the product of Nucor Building Systems. The register professional engineer whose seal appears on these drawings is employed by Nucor Buildings Systems and does not serve as a consultant. These drawings are not of record and shall not be construed as such.

SHEET
D19 of 20

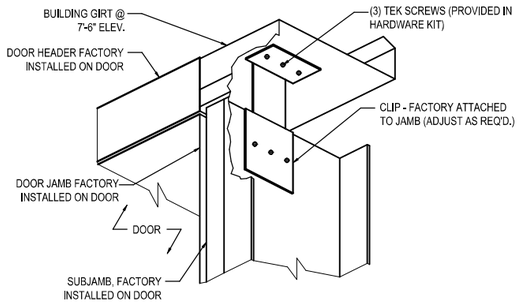


DOOR TRIM ELEVATION

ERECTOR NOTES:
1. THE USE OF A CENTER PUNCH TO SLIGHTLY DIMPLE THE PANEL FACE PRIOR TO INSTALLING THE THROUGH FASTENERS IS RECOMMENDED TO PREVENT "WALKING" OF THE FASTENERS. EXCESIVE DAMAGE OF THE PANEL FINISH CAUSED DURING INSTALLATION MAY VOID THE PANEL FINISH WARRANTY.
2. • ENSURE CAULK IS CONTINUOUS, IF NO CAULK IS PRESENT OR IF CAULK IS NOT CONTINUOUS. FIELD APPLY CONTINUOUS CAULK MK# H3151.
3. FIELD MITERING OF FRAMED OPENING TRIM(S) WILL BE REQUIRED BY THE ERECTOR. FIELD CAULK TRIMS TO ENSURE WEATHER TIGHTNESS AS REQUIRED.

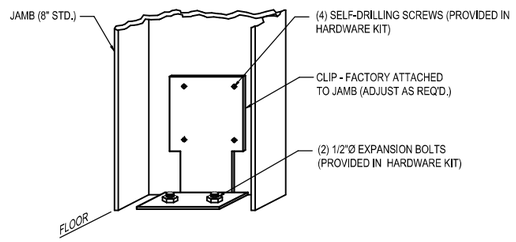
FASTENER CHART

PANEL THICKNESS	THROUGH FASTENER	HIDDEN FASTENER
2"	1424PNC	1616PNC
2 1/2" / 3"	1432PNC	1624PNC
4"	1440PNC	1632PNC



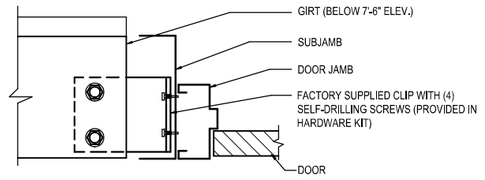
DOOR FRAME INSTALLATION AT TOP

STAND FRAME & ADJUST CLIP AT JAMB AS REQUIRED



DOOR FRAME INSTALLATION AT BASE

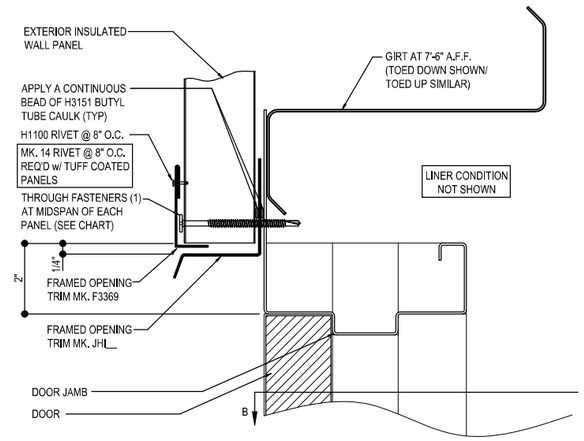
STAND FRAME & ADJUST CLIP AT JAMB AS REQ'D. ATTACH CLIP TO GIRT W/ (3) SELF-DRILLING SCREWS



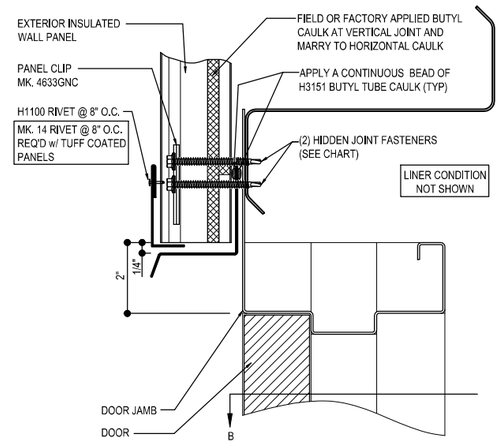
GIRT TO SUBJAMB DETAIL

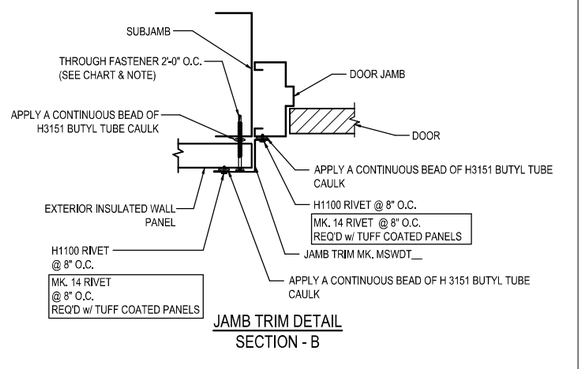
USE (2) 1/2" X 1 1/4" A307 BOLTS H0500/NUTS H0400
FIELD CUT GIRT TO LENGTH AS REQUIRED
FIELD WORK HOLES IN GIRT TO ACCEPT CLIP AS REQUIRED
REFERENCE STANDARD WASHER DETAIL FOR TYPICAL WASHER REQUIREMENTS

HEAD TRIM @ MID-POINT OF PANEL
SECTION - A

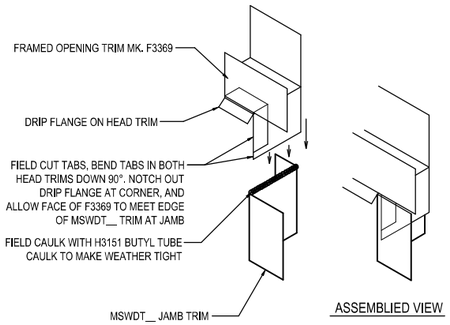


HEAD TRIM @ SIDE JOINT OF PANEL
SECTION - A





JAMB TRIM DETAIL
SECTION - B



TRIM CORNER DETAIL
TOP RIGHT CORNER SHOWN

WALKDOOR ERECTION DETAILS

USE ONLY WHERE STANDARD NBG DOORS ARE REQUIRED.
SEE BUILDING INFO COVERSHEET FOR STANDARD DOOR REQUIREMENTS.

TRIM_38

ISSUE	DWN	CHK	ENG	PE	DATE
CONST. AB PLAN	NBS	EOP	CBM		7/24/2023
BUILDING DEPARTMENT REVIEW	WBS	DAN	CBM		7/31/2023

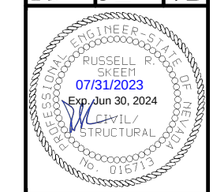
NUCOR BUILDING SYSTEMS
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1050 WATER LANE, BRIGHAM CITY, UT 84302
PHONE: (435) 919-3100 FAX: (435) 919-3101

PROJECT NAME: WENDOVER FS #13 REPLACEMENT
WENDOVER, NV

CUSTOMER NAME: MICHAEL CLAY CORP
WINNEMUCCA, NV

JOB NUMBER: U23G0555A

SHEET TITLE



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SHEET: D20 of 20



CORE

5330 Reno Corporate Drive
Reno, NV 89511

EXHIBIT 1-04

January 10, 2023

West Wendover Fire Station No. 13

PHASE 1B SERVICES REPORT

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1.0 Project Overview

2.0 Concept program

3.0 Concept Design Renderings

4.0 Concept Design Analysis

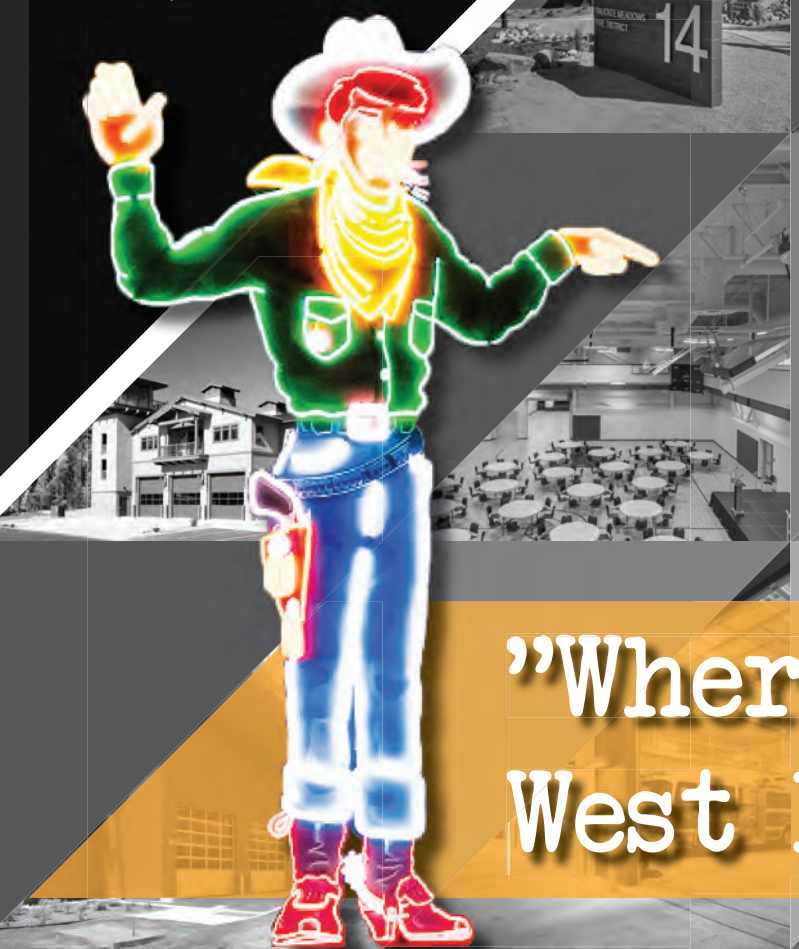
5.0 Sustainability Objective Checklist

6.0 Target Budget Estimate

7.0 Site Logistics Plan

8.0 Preliminary Schedule

CORE



"Where the West Begins"!

1.0
Project Overview

WEST WENDOVER FIRE STATION #13 REPLACEMENT

PHASE 1A PRE-DESIGN + PROGRAM VALIDATION REPORT





tsk
ARCHITECTS

CORE
CONSTRUCTION

EXECUTIVE SUMMARY

This Phase 1A package provides The City of West Wendover Community Development and Fire Department with a resulting analysis from a variety of program considerations to establish a baseline understanding of the unique needs of the Fire Station #13 replacement facility.

The Design|Build collaboration between CORE Construction | TSK Architects and supporting engineering teams has developed the following project concept for program verification and cost analyis (cost analysis in separate document).

Following a series of stakeholder meetings throughout 2022, a reduced scope was agreed upon in consideration of current cost escalation. This scope no-longer includes the residential component of the Initial Basis of Design; however, the full scope for the apparatus bays and support offices were maintained.

The resulting programmatic adjacencies informed the concept floor and site plans as exhibited in the “Concept Design” portion of this package.

The project team appreciates the continued support and input of both City of West Wendover teams as we continue with this process.



PARTICIPANTS

City of West Wendover

Chris J. Melville; City Manager
Raul Naranjo; Public Works Director
Darin Hawkes, City Engineer

West Wendover Fire Department

Jeff Knudtson; Fire Chief

TSK Architects

Chris Lujan
Bruce Preston

CORE Construction

Jeff Jerome
Avery Hacker
Paul Salisbury

PROGRAM APPROVAL SIGNATURE SHEET

Signature Sheet Instructions:

1. This sheet provides space so that all reviewers may include any comments pertaining to the Program Submittal.
2. On the following pages, each reviewer should include their Name and Department followed by their review comments.
3. Steering Committee Members should also include their signatures in the “Committee Approval” section below.
4. Any reviewer may comment.
5. All comments are welcome.

Committee Approvals :

Chris J. Melville: _____
City of West Wendover, City Manager

Raul Naranjo: _____
City of West Wendover, Public Works Director

Darin Hawkes: _____
City of West Wendover, City Engineer

Jeff Knudtson: _____
West Wendover Fire Department, Fire Chief

Reviewer Name: _____ **Reviewer Department:** _____

Comments: _____

Reviewer Name: _____ **Reviewer Department:** _____

Comments: _____

Reviewer Name: _____ **Reviewer Department:** _____

Comments: _____

Reviewer Name: _____ **Reviewer Department:** _____

Comments: _____

Reviewer Name: _____ **Reviewer Department:** _____

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Reviewer Name: _____ Reviewer Department: _____

Comments: _____

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Reviewer Name: _____ Reviewer Department: _____

Comments: _____

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ITEMS TO BE SOLVED IN DESIGN DEVELOPMENT PHASE (1B)

Site

- Confirm final location & access for new roadway to business district
- Verify fire station operational circulation based on updated apparatus
- Developed enhanced landscape design
- Determine scope for additional parking

Building

- Establish building envelope details
- Develop refined Building Code Analysis
- Establish framework for specifications for major building systems including building envelope, Structural, Mechanical/Plumbing, Electrical/Low Voltage, and Fire Protection

Conceptual Design Phase Goals

- Verify GMP against previous scope and budget
- Present findings and recommendations to city leadership & USDA
- Revise document/graphics based on Leadership feedback prior to Construction Documents (Phase 2)

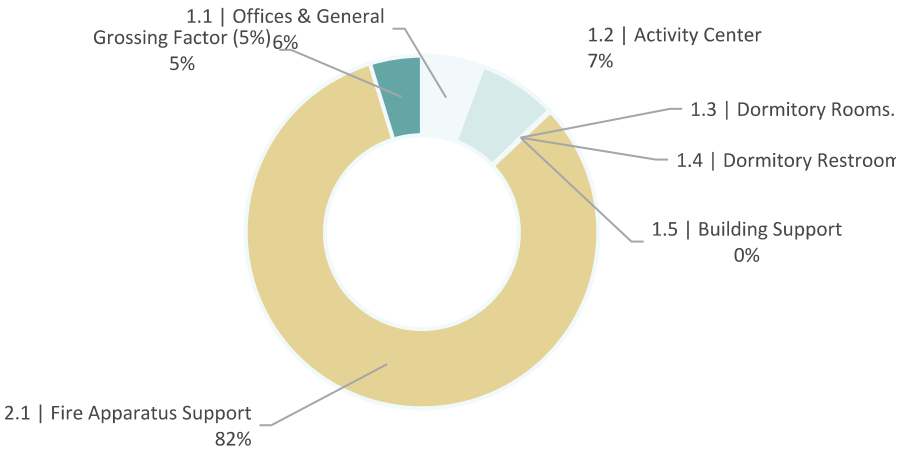
2.0
Concept program

PROGRAM SUMMARY

Overview

The following programmatic findings establish the basis of design for the concept presented within this document. The determniation of these spatial allocations were confirmed throughout the program validation process and confirmed following regular OAC meetings. This concept provides a station with 5 double-deep apparatus bays and an office component with staff amenities. Detailed tabluations are outlined in the subsequent pages.

Fire Station #13 PROGRAM SUMMARY	
1.1 | Offices & General	643
1.2 | Activity Center	822
1.3 | Dormitory Rooms	-
1.4 | Dormitory Restrooms	-
1.5 | Building Support	15
2.1 | Fire Apparatus Support	9,361
Net Subtotal	10,841
Grossing Factor (5%)	542
BUILDING GROSS AREA TOTAL	11,383



PROGRAM DETAILS - OFFICE SPACES

WEST WENDOVER FINAL SPACE PROGRAM BASED ON BUDGET 10/21/2022

ROOM #	ROOM NAME	QUANTITY	SIZE (SF)	BASELINE PROGRAMMED AREA (SF)	PHASE-1 DESIGNED AREA (SF)	COMMENTS
1	**Staff Spaces**					
1.1	**Offices & General**			**1115**	**643**	
1.11	Public Reception Area	1	110	110	104	
1.12	Public Unisex Restroom	1	80	80	62	
1.12.1	Custodial	1	50	50	0	TO BE IN SUBSEQUENT PHASE
1.13	I.T. Room	1	120	120	97	
1.14	Alarm Station	1	175	175	0	SPACE NOT REQUIRED WITH CURRENT OPERATIONS, RADIO & CHARGING TABLE LOCATED IN APPARATUS BAY
1.15	Captain's Office	2	115	230	234	
1.16	Chief's Office	1	150	150	146	
1.17	Firefighter & EMS Staff Office	1	200	200	0	SPACE NOT REQUIRED WITH CURRENT OPERATIONS
1.21	Staff Unisex Restroom	0	80	0	0	USE PUBLIC RESTROOM
1.2	**Activity Center**			**2260**	**822**	
1.21	Physical Training Room	1	650	650	0	SPACE NOT REQUIRED WITH CURRENT OPERATIONS, TO BE IN SUBSEQUENT PHASE
1.22	Dayroom	1	600	600	387	
1.23	Fire Fighter Kitchen & Dining Area	1	650	650	333	
1.24	Kitchen for Day Staff	1	200	200	0	SPACE NOT REQUIRED WITH CURRENT OPERATIONS
1.25	Ice Macine	1	60	60	0	MACHINE LOCATED IN APPARATUS BAY FOR EMERGENCY RESPONSE SUPPORT
1.26	Equipment Storage	1	100	100	102	
1.3	**Dormitory Rooms**			**1200**	**0**	
1.31	Captain's Dorm	1	120	120	0	TO BE IN SUBSEQUENT PHASE
1.32	Chief's Dorm	1	120	120	0	TO BE IN SUBSEQUENT PHASE
1.33	Staff Dorm	8	120	960	0	TO BE IN SUBSEQUENT PHASE
1.4	**Dormitory Restrooms**			**1120**	**0**	
1.41	Staff Toilet	5	80	400	0	TO BE IN SUBSEQUENT PHASE
1.41.1	Custodial Storage/Laundry	1	120	120	0	TO BE IN SUBSEQUENT PHASE
1.42	Staff Shower	5	80	400	0	TO BE IN SUBSEQUENT PHASE
1.43	Staff Unisex Toilet / Shower	1	100	100	0	TO BE IN SUBSEQUENT PHASE
1.44	Captain's Toilet / Shower	**0**	100	0	0	TO BE IN SUBSEQUENT PHASE
1.45	Chief's Unisex Toilet / Shower	1	100	100	0	TO BE IN SUBSEQUENT PHASE
1.5	**Building Support**			**330**	**15**	
1.51	Fire Riser	1	60	60	15	
1.52	Electrical Room	1	120	120	0	**TO BE CONFIRMED DURING DESIGN**
1.53	Mechanical Room	1	150	150	0	**TO BE CONFIRMED DURING DESIGN**
1.54	Equipment & Supplies Storage (w/ basement)	1	400	400	0	TO BE LOCATED IN 5TH BAY, TO BE RELOCATED IN SUBSEQUENT PHASE
			Subtotal SF	**6025**	**1480**	

PROGRAM DETAILS - APPARATUS BAY + EXTERIOR

ROOM #	ROOM NAME	QUANTITY	SIZE (SF)	PROGRAMMED AREA (SF)		COMMENTS
2 | Equipment Spaces						
2.1	**Fire Apparatus Support**			**9415**	**9361**	
2.11	Apparatus Bays	1	7000	7000	8537	Request 5 bays at 70 deep x 20' wide +/- 7,500 s.f. (1400 min. s.f. each) | 85'-0" (D) x 18'-0" (W) TO MEET REQ'S.
2.11.1	Unisex Restroom	1	80	80	90	Includes Shower & Linen
2.11.1.1	Custodial	1	100	100	0	Within Decon. Room
2.12	Redzone Gear Cleaning Vestibule	1	200	200	83	Gross Decon. Area, incl boot wash station (~15sf) (NOT AN EXTERIOR FUNCTION)
2.12.1	Decontamination Area	1	100	100	76	Includes Hand Sink, Eyewash Station, Mop Sink
2.12.2	Laundry & Cleaning Room	1	175	175	61	
2.12.3	Turnout Gear Storage	1	860	860	314	(32) lockers at 24" wide x 18" deep, center-island configuration (~9'-6" x 16'-0", ea.)
2.13	SCBA Storage	1	400	400	0	
2.14	Tool Shop	1	200	200	0	4ft. Buffer along south wall
2.15	Equipment Room	1	150	150	200	Storage between Bay-1 & Bay-2
2.16	Medical Gear Storage Room	1	150	150	0	
			Subtotal SF	**9415**	**9361**	
			Total SF	**15440**	**10841**	
			Grossing Factor (20%)	3088	542	** 5% used for Phase-1 Design
			OVERALL SF	**18528**	**11383**	
3	**FS Exterior Spaces**					
3.01	Public Visitor Parking (5+2 ADA)	8			7	Expanded parking at City Hall entry (Alternate Option)
3.02	Employee Parking (6+1 ADA+4 TEMP.)	26			11	Provided at Phase-1
	Total Parking Spaces	**34**			**18**	
3.03	Exterior monument sign/address		20	sf	20	
3.04	Trash Enclosure		200	sf	200	TBD
3.05	Exterior Entry Patio		200	sf	0	TO BE IN SUBSEQUENT PHASE
3.06	Exterior Storage Building (or Covered Storage)		800	sf	0	Not in programm but recommended by AE Team.
3.07	Exterior Secure Staff Patio		400	sf	570	
3.08	Exterior Emergency Generator		400	sf	400	TBD
	Subtotal Exterior Spaces for FS		**2020**	sf	**1190**	

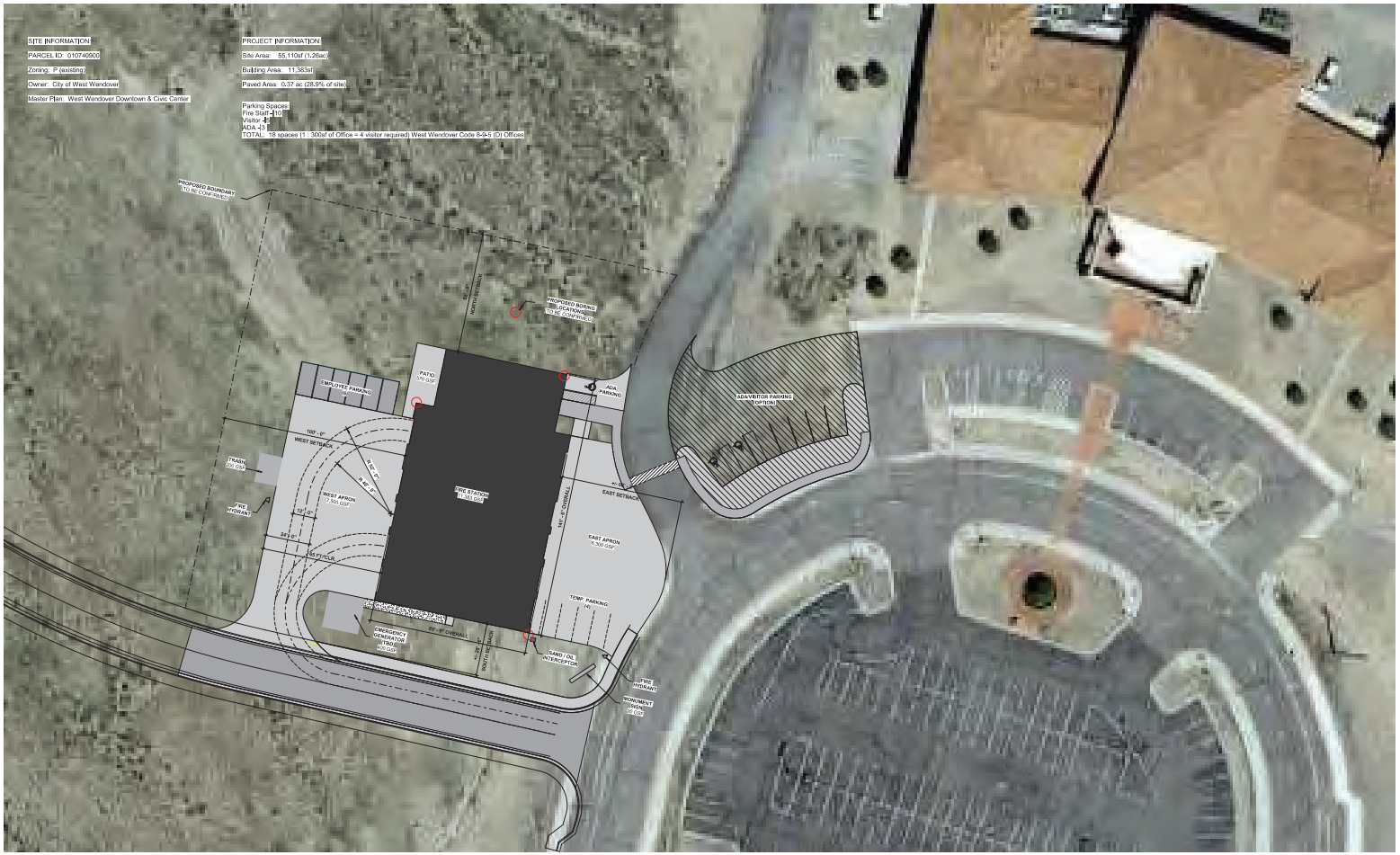
3.0
Concept Design Renderings

CONCEPT DESIGN

ARCHITECTURAL DRAWINGS

CONCEPT SITE PLAN

NOTE: Refer to digital attachments for full-size drawings

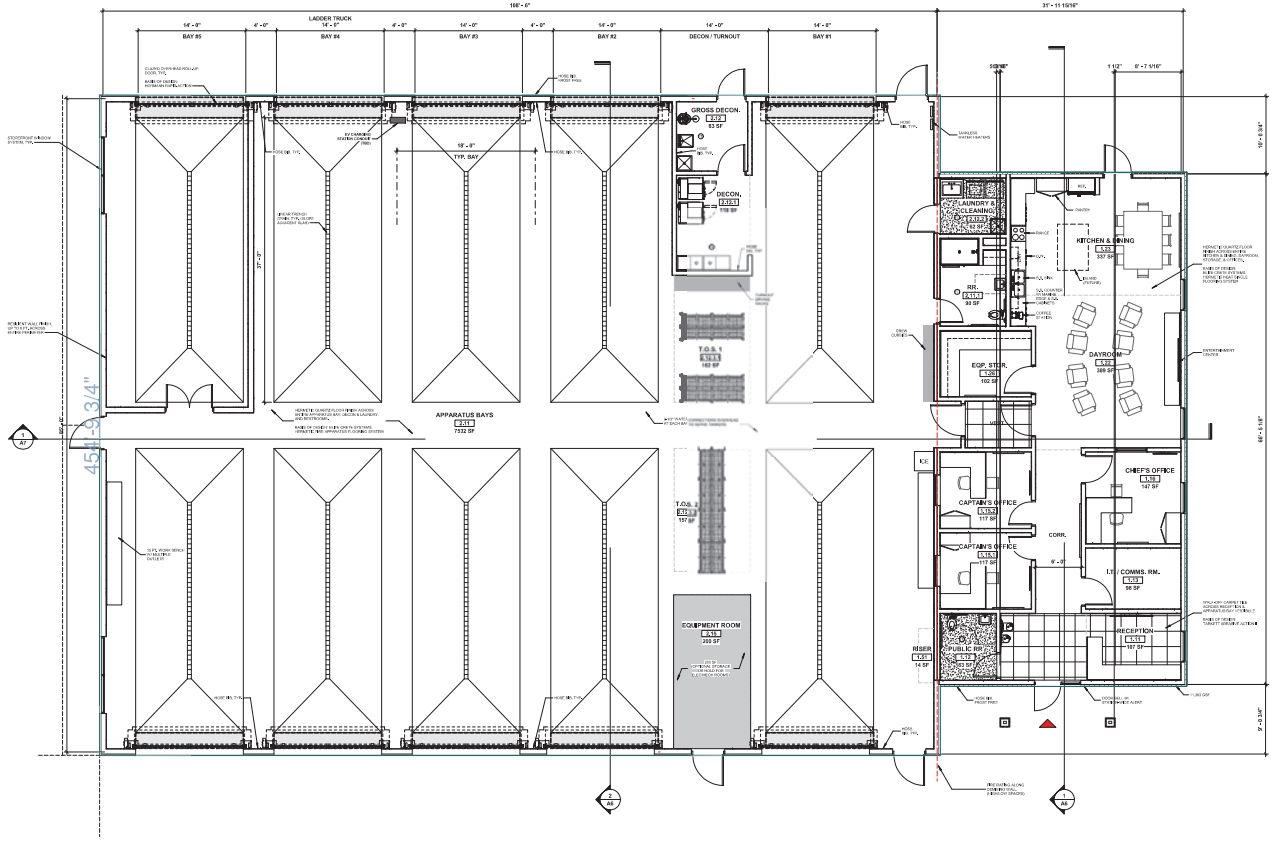


1 CONCEPT SITE PLAN REDUCED
SCALE: 1" = 30'-0"

NORTH

CONCEPT FLOOR PLAN

NOTE: Refer to digital attachments for full-size drawings

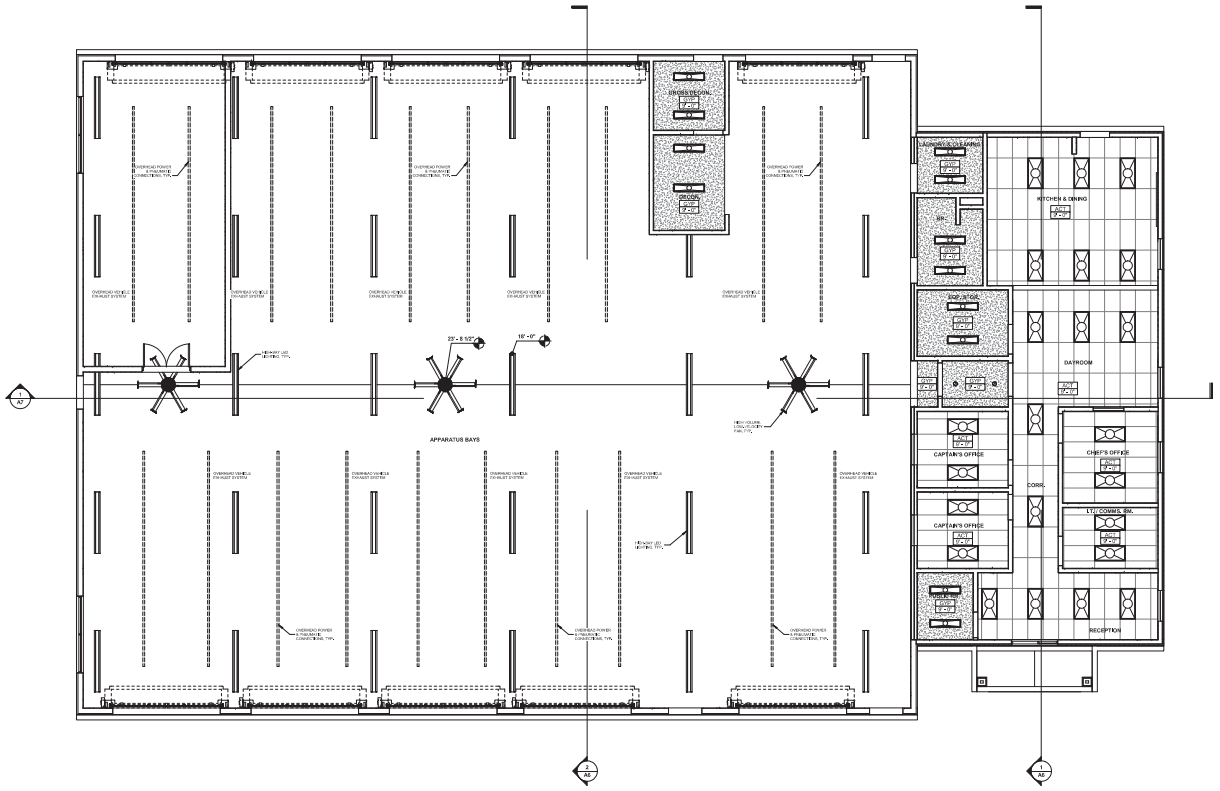


1 CONCEPT FLOOR PLAN - 5-BAY CONFIGURATION
SCALE: 3/16" = 1'-0"
11,383 SF

NORTH

CONCEPT CEILING PLAN

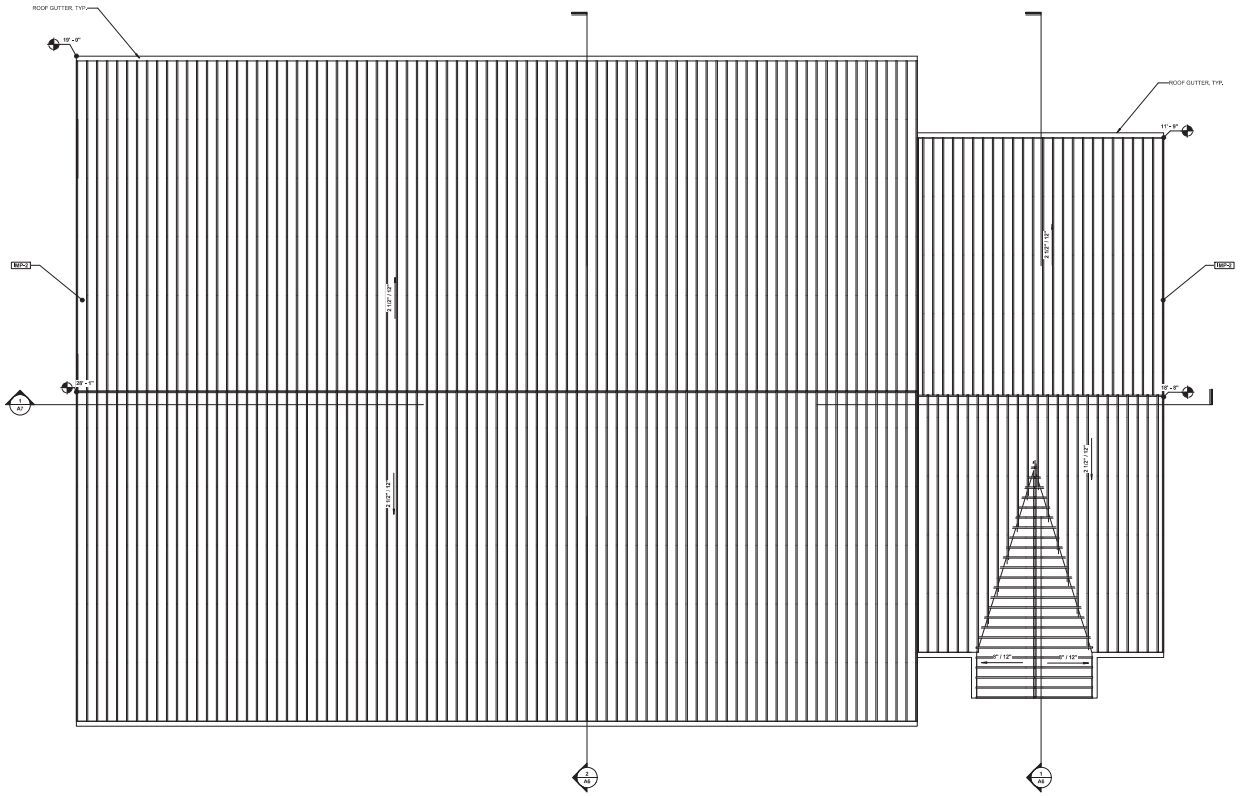
NOTE: Refer to digital attachments for full-size drawings



1 CONCEPT CEILING PLAN - 5-BAY CONFIGURATION

CONCEPT ROOF PLAN

NOTE: Refer to digital attachments for full-size drawings

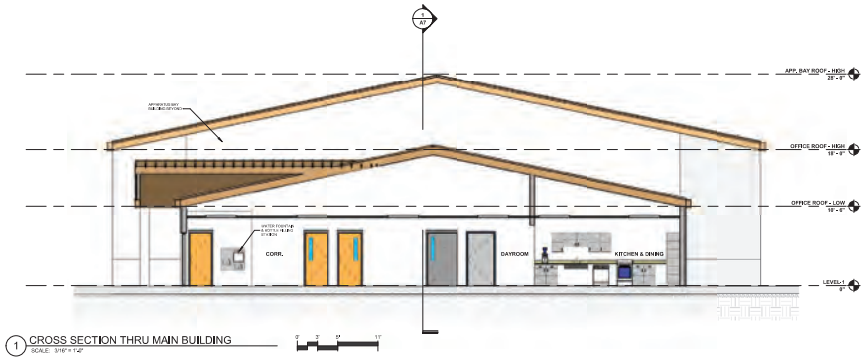


1 CONCEPT ROOF PLAN - 5-BAY CONFIGURATION
SCALE: 3/16" = 1'-0"

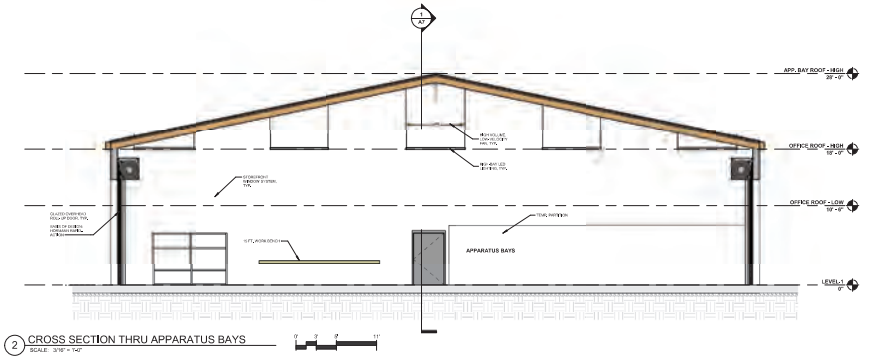
NORTH

CONCEPT BUILDING SECTIONS

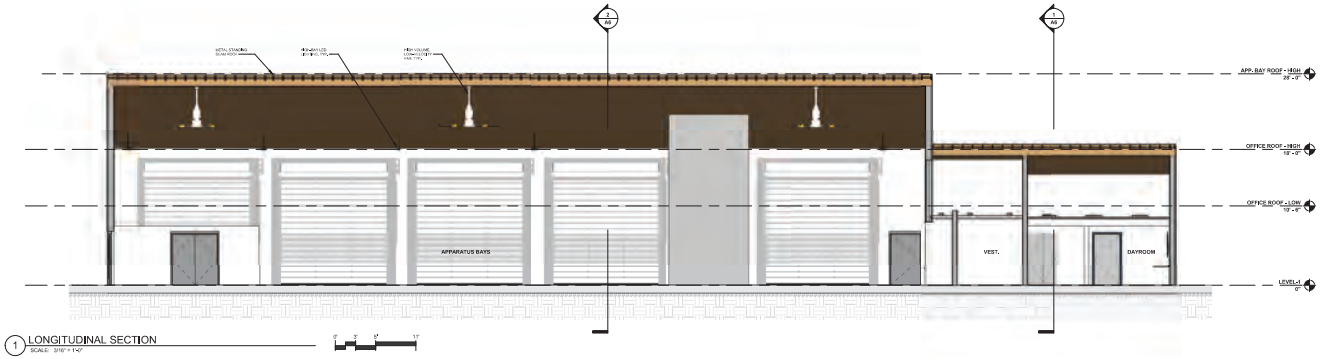
NOTE: Refer to digital attachments for full-size drawings



1 CROSS SECTION THRU MAIN BUILDING



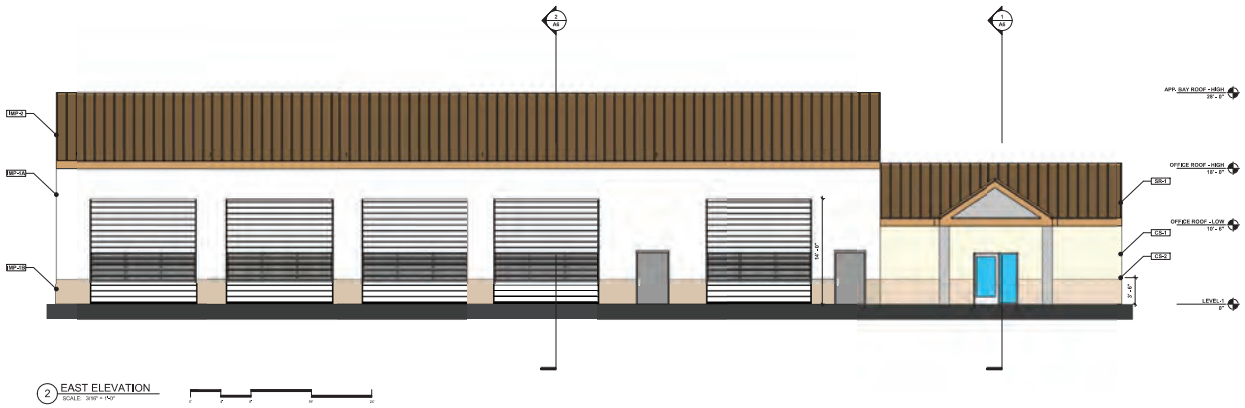
2 CROSS SECTION THRU APPARATUS BAYS



1 LONGITUDINAL SECTION

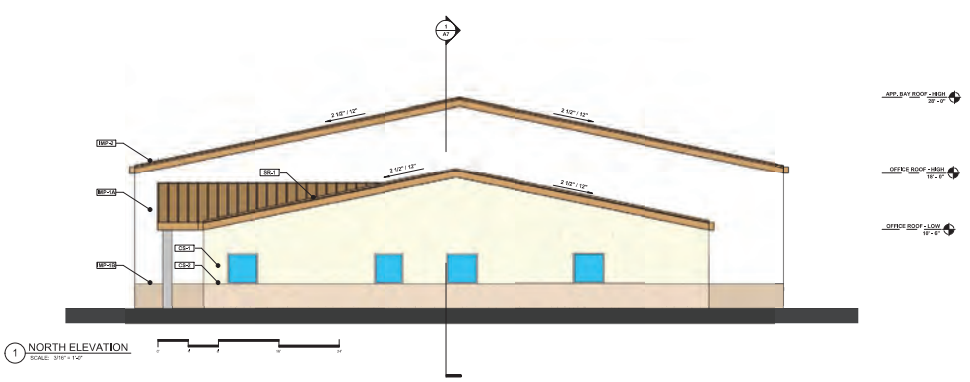
CONCEPT BUILDING ELEVATIONS

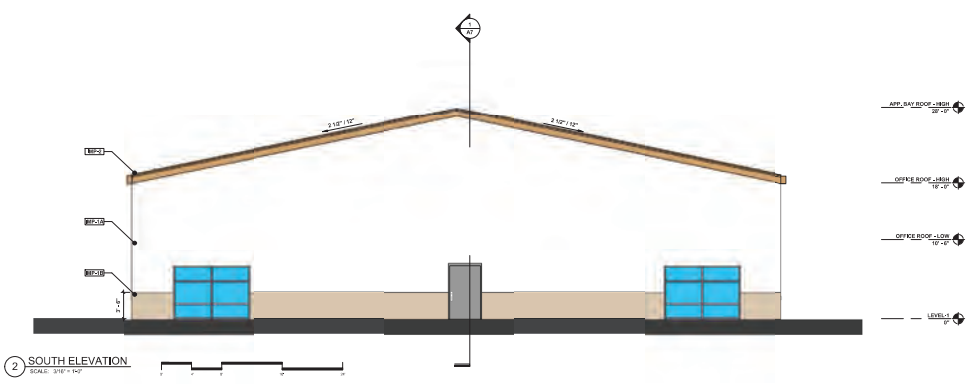
NOTE: Refer to digital attachments for full-size drawings



CONCEPT BUILDING ELEVATIONS

NOTE: Refer to digital attachments for full-size drawings





CONCEPT BUILDING MATERIAL SCHEDULES

BUILDING MATERIAL SCHEDULE - EXTERIOR

KEY	DESCRIPTION	MANUFACTURER (BASIS OF DESIGN)	MODEL NUMBER	COLOR	REMARKS
CLAY BRICK					
CB-1	STRUCTURAL CLAY BRICK	INTERSTATE BRICK	ATLAS | 8" x 2-1/4" x 16" CENTER SCORED	TERRA COTTA - MATTE	EXTERIOR MONUMENT SIGN W/ CONCRETE CAP
EIFS					
CS-1	EXTERIOR INSULATION FINISH SYSTEM	DRYVIT	SANDBLAST	COLOR TO MATCH PC-5	SEE EXTERIOR ELEVATIONS
CS-2	EXTERIOR INSULATION FINISH SYSTEM	DRYVIT	SANDBLAST	COLOR TO MATCH PC-6	SEE EXTERIOR ELEVATIONS
INSULATED METAL PANEL					
IMP-1A	INSULATED METAL PANEL	NUCOR	WB40 | 2.5" PA36 WALL (HEAVY EMBOSSED) - SANTA FE STYLE	DESERT SAND	FLAT PANEL W/ TEXTURE | DOWNSPOUTS TO MATCH
IMP-1B	INSULATED METAL PANEL	NUCOR	WB40 | 2.5" B36 WAINSCOT (HEAVY EMBOSSED) - SANTA FE STYLE	SURREY BEIGE	FLAT PANEL W/ TEXTURE | DOWNSPOUTS TO MATCH
IMP-2	INSULATED METAL PANEL	NUCOR	SR2 | 4" R-22 STANDING SEAM ROOF	TERRA COTTA	HIDDEN FASTENER TRIM & GUTTERS TO MATCH
STANDING SEAM ROOF					
SR-1	STANDING SEAM ROOF	NUCOR	CRT STANDING SEAM ROOF SYSTEM	TERRA COTTA	HIDDEN FASTENER TRIM & GUTTERS TO MATCH

BUILDING MATERIAL SCHEDULE - INTERIOR

KEY	DESCRIPTION	MANUFACTURER (BASIS OF DESIGN)	MODEL NUMBER	COLOR	REMARKS
BASE					
B-1	RUBBER WALL BASE	TARKETT	BASEWORKS - TYPE TS 4"	60 BURNT UMBER	CONFIRM EXISTING CITY HALL MATERIALS
B-2	RESINOUS EPOXY COVE BASE	ELITE CRETE SYSTEMS	HERMETIC FIRE APPARATUS FLOORING SYSTEM	DARK GRAY	@ APPARATUS BAYS
B-3	RESINOUS EPOXY COVE BASE	ELITE CRETE SYSTEMS	HERMETIC NEAT SINGLE FLOORING SYSTEM	LIGHT GRAY	
CEILING					
C-1	ACOUSTICAL CEILING TILE	USG	24" x 48" x 1" MACLYON #95241 LAY-IN SQUARE EDGE	WHITE PANEL / WHITE GRID	15/16" DONN DX GRID, SQ. EDGE
C-2	ACOUSTICAL CEILING TILE	USG	24" x 48" x 5/8" CLEAN ROOM PANEL #95691 NONFIBER, LAY-IN	WHITE PANEL / WHITE GRID	15/16" DONN DX GRID, SQ. EDGE (IN KITCHEN)
C-3	PAINTED GYPSUM BOARD			PC-2, LRV2 - SEE RCP	
CORNER GUARDS					
CG-1	CORNER GUARD	IPS GROUP - ACROVYN	COVE 4FT.	STAINLESS STEEL	@ ALL OUTSIDE CORNERS, SURFACE MOUNT
COUNTERTOP					
SS-1	SOLID SURFACE	CORIAN	3/4" QUARTZ	SPARKLING GRANITA	@ RECEPTION COUNTER, RR SINKS & COUNTERS
SS-2	STAINLESS STEEL	TBD	TBD	STAINLESS STEEL	@ KITCHEN & WORK BENCH COUNTERS (MARINE EDGE)
FLOORING					
F-1	WALK-OFF CARPET	TARKETT	ABRASIVE ACTION II 02515	WINTER GRAY 52103	@ ENTRY & VESTIBULE
F-2	RESINOUS EPOXY FLOORING	ELITE CRETE SYSTEMS	HERMETIC FIRE APPARATUS FLOORING SYSTEM	DARK GRAY FIELD W/ SAFETY YELLOW ABLES & STRIPING	@ APPARATUS BAYS
F-3	RESINOUS EPOXY FLOORING	ELITE CRETE SYSTEMS	HERMETIC NEAT SINGLE FLOORING SYSTEM	LIGHT GRAY	
F-4	STATIC DISSIPATIVE VCT	TARKETT	PRIMO SD - STATIC CONTROL	DARK COOL GREY 0583	@ LT. / COMMS. ROOM
WALLS					
W-1	PAINTED GYPSUM BOARD				SEE PAINT COLOR SCHEDULE, FINISH PLANS, AND INTERIOR ELEVATIONS. ABUSE RESISTANT UP TO 8FT, A.F.F., IN CORRIDORS.
W-2	STOREFRONT			ANODIZED ALUMINUM	
W-3	TACKABLE WALL SURFACE	KOROBEAL	WALLTALKERS TAC-WALL	03 - ONYX 48"	W ALUMINUM J-TRIM
W-4	FIBER REINFORCED PANEL (FRP)	PANOLAM	PERMITE (5'-0" x 10'-0")	WHITE	@ DECON, & LAUNDRY AREAS
W-5	FIBER REINFORCED LAMINATE (TRL)	PANOLAM		AGITO - DAYDREAMING (SO)	@ VESTIBULE, RESTROOMS & KITCHEN
W-6	LEVEL-5 FINISH GYPSUM BOARD WALL		VINYL GRAPHIC LOCATION (TBD)	SEE VINYL GRAPHIC SCHEDULE & DIGITAL GRAPHICS SPECIFICATION	
W-7	PLYWOOD BACKBOARD				@ LT. / COMMS. ROOM
WINDOW COVERINGS					
WC-1	ROLLSHADE	MECHOSHADE SYSTEM (MANUAL)	SOHO 1600	LIGHT GRAY - 1603 (3% OPEN)	@ OFFICE, DAYROOM, & KITCHEN WINDOWS (DARK GRAY TRIM)

PAINT COLOR SCHEDULE

KEY	DESCRIPTION	COLOR	LOCATION	SHEEN
PC-1	WHITE	SW 7757 HIGHLY REFLECTIVE WHITE	INTERIOR GYP. BOARD WALLS (FIELD), OUTLETS & FACEPLATES TO MATCH	EGGSHELL
PC-2	WHITE	SW 7007 CEILING BRIGHT WHITE	INTERIOR GYP. BOARD CEILING, EXPOSED STRUCTURE, EXPOSED DUCTWORK & HVAC GRILLES, LOUV., EXTERIOR SOFFITS	SEMI-GLOSS
PC-3	DARK GRAY	SW 7674 PEPPERCORN	INTERIOR METAL DOORS & METAL DOOR FRAMES	GLOSS
PC-4	DARK BROWN	SW 6180 BEST BRONZE	EXTERIOR METAL DOORS & METAL DOOR FRAMES	GLOSS
PC-5	LIGHT BROWN	SW 9109 NATURAL LINEN	EXTERIOR EIFS FIELD COLOR	MATTE
PC-6	DARK BROWN	SW 9099 STRAPPIN	EXTERIOR EIFS FIELD COLOR	MATTE

VINYL GRAPHIC SCHEDULE

KEY	STYLE	LOCATION	NOTES
W-6A	STYLE 1	RECEPTION ENTRY	
W-6B	STYLE 2	DAYROOM	
W-6C	STYLE 3	APPARATUS BAY	

ROOM FINISH SCHEDULE

ROOM NO	ROOM NAME	FLOORING MATERIAL	FLOORING BASE	CEILING MATERIAL	WALLS (ORIENTATION IS BASED ON PROJECT NORTH) NORTH MATERIAL	WEST MATERIAL	SOUTH MATERIAL	EAST MATERIAL	COMMENTS
LEVEL-1									
1.11	RECEPTION	F-1	B-1	C-1	W-6	W-1 | W-5	W-1 | W-2	W-1	
1.12	PUBLIC WC	F-3	B-3	C-2	W-1 | W-5	W-1 | W-5	W-1 | W-5	W-1 | W-5	
1.13	LT. / COMMS. RM.	F-4	B-1	C-1	W-1 | W-7	W-1 | W-7	W-1 | W-7	W-1 | W-7	
1.15.1	CAPTAIN'S OFFICE	F-3	B-1	C-1	W-1	W-1	W-1	W-1	
1.15.2	CAPTAIN'S OFFICE	F-3	B-1	C-1	W-1	W-1	W-1	W-1	
1.16	CHIEF'S OFFICE	F-3	B-1	C-1	W-1	W-1	W-6	W-1	
1.22	DAYROOM	F-3	B-1	C-1	-	W-1	W-6	W-1	
1.23	KITCHEN & DINING	F-3	B-1	C-2	W-1	W-1 | W-5	-	W-1	
1.26	EQP. STOR.	F-1	B-1	C-2	W-1	W-1	W-1	W-1	
1.21	TIDES	F-2	B-2	-	-	-	-	-	
2.11	APPARATUS BAYS	F-2	B-2	INFO-2	INFO-1A | INFO-1B	INFO-1A | INFO-1B	INFO-1A | INFO-1B	INFO-1A | INFO-1B	
2.11.1	RRL	F-2	B-2	C-3	W-1 | W-5	W-1 | W-5	W-1 | W-5	W-1 | W-5	
2.12	GROSS DECON.	F-2	B-2	C-3	W-1 | W-4	W-1 | W-4	W-1 | W-4	W-1 | W-4	
2.12.1	DECON.	F-2	B-2	C-3	W-1 | W-4	W-1 | W-4	W-1 | W-4	W-1 | W-4	
2.12.2	LAUNDRY & CLEANING	F-2	B-2	C-3	W-1 | W-4	W-1 | W-4	W-1 | W-4	W-1 | W-4	
2.12.2.1	T.O.S. 1	F-2	-	INFO-2	-	-	-	-	
2.12.3.2	T.O.S. 2	F-2	-	INFO-2	-	-	-	-	
2.13	EQUIPMENT ROOM	F-2	B-1	INFO-2	-	-	-	-	

CONCEPT DESIGN

ARCHITECTURAL RENDERINGS

SE AERIAL VIEW



NE EYE-LEVEL VIEW



SE EYE-LEVEL VIEW



SW EYE-LEVEL VIEW



4.0
Concept Design Analysis

BUILDING CODE ANALYSIS

APN: 010-740-900
ZONING: (P) Public

Applicable Codes:
IBC - 2018
IRC - 2018
IEBC - 2018
IECC – 2018
IFGC – 2018
UMC – 2018
IPMC – 2018
ISPSC – 2018
ICC/ANSI A117.1 – 2009
IFC – 2018
IWUIC – 2018
NORTHERN NEVADA AMENDMENTS 2018
NEC – 2017
IMC – 2018
UPC – 2018

Occupancy Classifications:
B Occupancy (Section 304.1)
Staff Office Spaces, Support Spaces

S-2 Occupancy (Section 311.2)
Apparatus Bay, Support Spaces

Fire Sprinklers Provided:
Yes - installed in accordance with Section 903.3.1.1

Construction Type: Type II-B + V-B
Actual Height: 1 Story / 28'-0"
Actual Area: 11,383 sf

Allowable Height: 4 Story (Table 504.4) [B , S-2]
75' (Table 504.3) [B, S]

Allowable Area: 92,000 (B) (Table 506.2)
104,000 (S-2) (Table 506.2)

Allowable Building Area: (Section 508.4.2)
B 2,145 sf / 11,383 sf = 0.188 $\leq$ 1 --> OK
S-2 9,238 sf / 11,383 sf = 0.811 $\leq$ 1 --> OK

Frontage increase (If): Not Required (Section 506)

Required separation of occupancies:
1 hr (Occupancy separations between B and S-2)
(Table 508.4)

Fire Resistance Rating Requirements: (Table 601)

Structural Frame:	0-hr
Bearing Exterior Walls:	0-hr
Bearing Interior Walls:	0-hr
Non--Bearing Exterior Walls:	(Table 602)
Non-Bearing Interior Walls:	0-hr
Floor:	0-hr
Roof:	0-hr

Exterior Wall Fire Resistance Rating: (Table 602)
B, S-2: 5' $\leq$ X < 10' = 1 hr | 10' $\leq$ X < 30' = 0

Maximum area of exterior wall openings: (Table 705.8)
15' $\leq$ X < 20' = 75% | 20' $\leq$ X < 25' = No Limit

Chapter 420 Applicable Sections:
420.2 Separation Walls
420.4 Automatic Sprinkler System
420.5 Fire Alarm System and Smoke Alarms

Means of Egress
Spaces with One Exit: (Table 1006.2.1)
B Occ, travel Distance 75 ft (Max Occ 49)
S Occ, travel distance 100 ft (Max Occ 29)

Exit access travel distance: (Table 1017.2)
B: 300 ft.
S-2: 250 ft.

Corridor fire-resistance rating (Table 1020.1)
B: 0-hr
S: 0-hr

Seismic Design Category: D

Ground Snow Load: 30 psf

Flat Roof Snow Load: 22.68 psf

Wind Speed: Exposure C – Risk Category IV = 115mph

Building Risk Category (per IBC table 1604.5): IV

BUILDING CODE ANALYSIS - CONTINUED

TOTAL OCCUPANT LOAD: (Table 1004.5)

B Occupancy:		
Reception (B)	107 sf / 150 occ	1 occ
I.T. / Comms. Rm. (B*)	98 sf / 300 occ	1 occ
Captain's Office (B)	117 sf / 150 occ	1 occ
Captain's Office (B)	117 sf / 150 occ	1 occ
Chief's Office (B)	147 sf / 150 occ	1 occ
Dayroom (B)	389 sf / 15 occ	25 occ
Kitchen & Dining (B)	337 sf / 200 occ	2 occ
Equipment Storage (B*)	102 sf / 300 occ	1 occ
TOTAL B OCCUPANTS:		33 occupants

S-2 Occupancy:		
Turnout Gear Storage	319 sf / 300 occ	2 occ
Gross Decon.	83 sf / 300 occ	1 occ
Decon.	118 sf / 300 occ	1 occ
Laundy & Cleaning	62 sf / 300 occ	1 occ
Equipment Room	200 sf / 300 occ	1 occ
Apparatus Bay	7532 sf / 300 occ	26 occ
TOTAL S-2 OCCUPANTS:		32 occupants

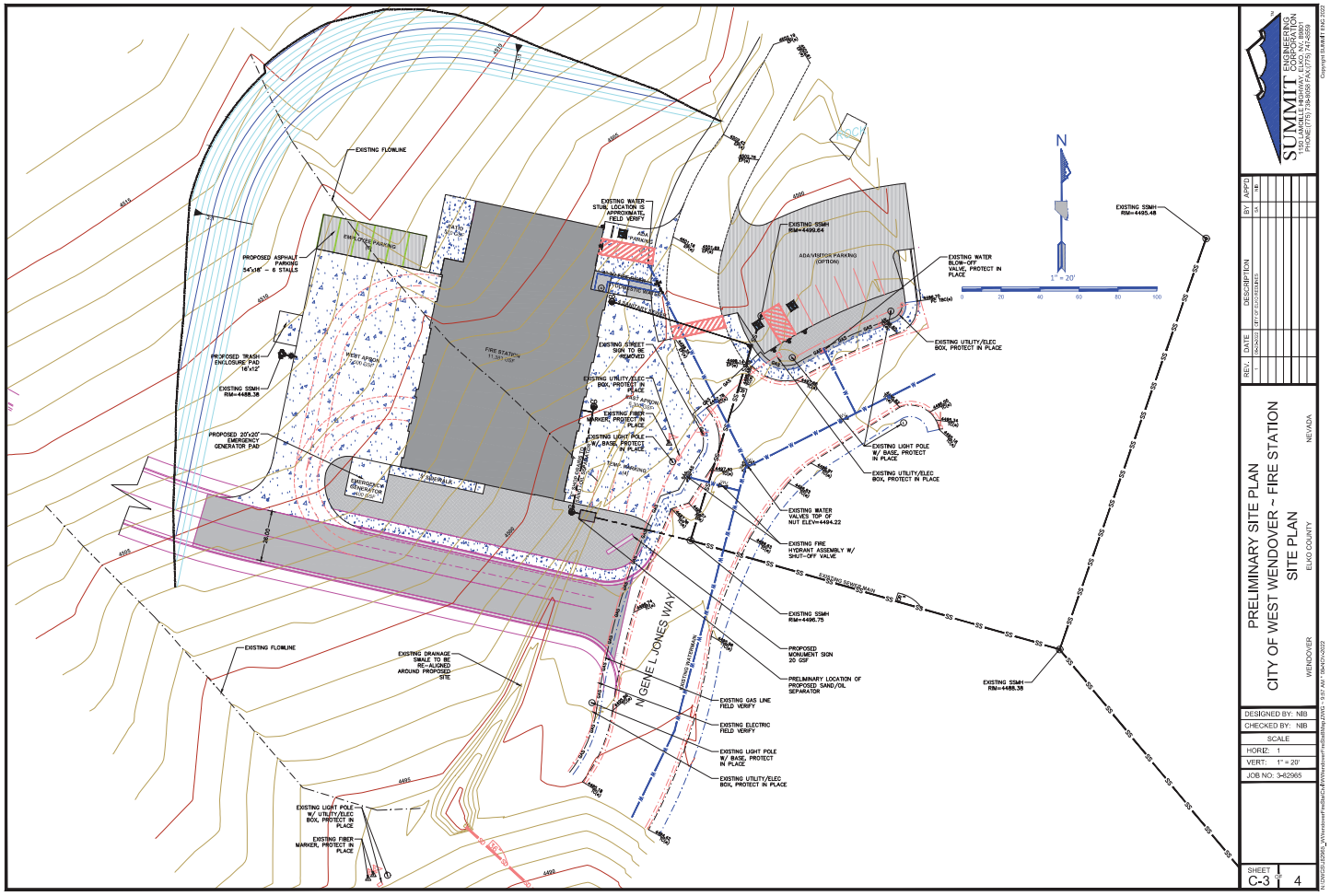
Total occupant load: 65
B: 33 occupants
S: 32 occupants

Plumbing Fixtures Count (Table 2902.1)

	B (33 occ.)	*S* (32 occ.)	TOTAL (REQ.)	TOTAL (INCL.)
WATERCLOSET:	1	1	2	2
LAVATORY:	1	1	2	2
BATH:	-	-	0	1
DRINKING FOUNTAIN:	1	1	2	2
SERVICE SINK:	1	1	2	4

CIVIL DESIGN - SITE PLAN

NOTE: Refer to digital attachments for full-size drawings



CIVIL DESIGN NARRATIVE

SUMMIT ENGINEERING CORPORATION™

WEST WENDOVER FIRE STATION #13
Narrative (Civil Engineering)

The proposed fire station, when fully graded out will sit on a site slightly greater than 1 acre. The new building will be located next to the existing City Hall building with access off the looped road N. Gene L Jones Way. The Civil Engineering design will be based in accordance with the "Standard Specification for Public Works Construction" Latest Edition.

SITE GRADING

- The proposed site for the building currently slopes from northwest to southeast with a moderate slope between 5%~6% grade. There is an existing drainage swale that crosses the site form a culvert that drains under Interstate 80 (I-80). This drainage swale will need to be re-aligned around the site to drain to the existing 36" culvert that crosses N. Gene L Jones Way, ref site plan.

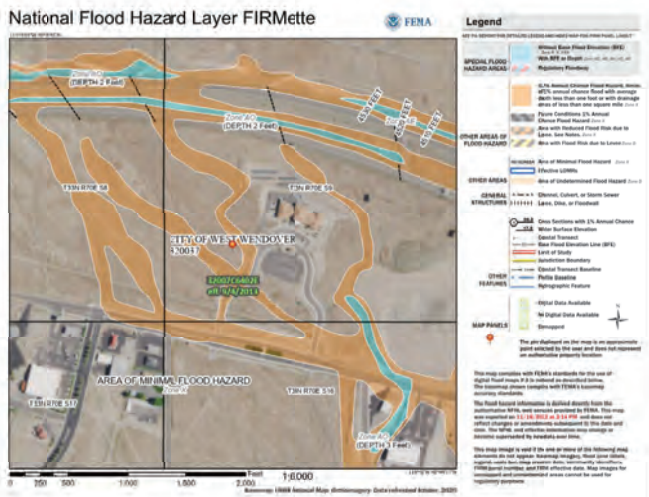
- A new access road approx 250' long 26' pavement width with curb, gutter and sidewalk will need to be designed and constructed towards the west off of N. Gene L. Jones Way for Fire Apparatus to maneuver through the site and building bays.

- Both concrete driveway aprons on the west and east sides of the building are tentatively planned to be concrete with rebar reinforcement on Structural type 2 base compacted, with all employee and visitor parking to be asphalt on structural type 2 base compacted.

- Existing curb, gutter & sidewalk will need to be removed for construction of access aprons to building driveway bays.

- Based on the flood insurance rate map for the city of West Wendover, 32007C6402E, dated September 4. 2013, a portion of the site along the existing drainage swale does lie within the 100 year flood plain. As described on the FIRM Map (0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile, Zone X)

- Site ADA parking will be required and needs to be van accessible



UTILITY

- Currently, the site does have existing sewer and water service to the site, please reference site plan for approximate location of existing water and sewer utilities. Above ground visible utilities were shot by survey crew and are shown on the plans, some utility locations were provided by City of West Wendover Public Works and Community Development departments.

- With the proposed building layout and concrete apron locations, there are a few existing utilities (Fire Hydrants, Light poles, utility boxes) that will have to be removed and relocated to provide access for fire apparatus vehicles.

- All apparatus bays drains will flow into a sand oil separator and then be tied into the existing sanitary sewer system.

Sincerely,

SUMMIT ENGINEERING CORPORATION

Nitin I. Bhakta, PE
VP of Engineering / Elko Area Manager

1150 Lamoille Highway • Elko, Nevada 89801 • (775) 738-8058 FAX (775) 738-8267
5405 Mae Anne Avenue • Reno, Nevada 89523 • (775) 747-8550 FAX (775) 747-8559

STRUCTURAL DESIGN NARRATIVE

Kimley»Horn

West Wendover Fire Station #13

Narrative (Structural)

Overview

The intent of this narrative is to summarize the basis of design of the structural system of the fire station and office. The design criteria and structural systems selection will be discussed.

The fire station will have a five-bay apparatus area and an office area. The structure footprint for the apparatus bay is approximately 108 feet long by 85 feet wide, and the office area is approximately 66 feet long by 32 feet wide. The office area will be structurally isolated from the apparatus bay. The apparatus bay will be a pre-engineered metal building (PEMB), engineered by the supplier. It is anticipated that the lateral load resisting system for the apparatus bay will utilize an intermediate moment frame. The lateral load resisting system for the office area will utilize wood shear walls. The structure is designed in accordance with the 2018 Nevada Building Code (2018 IBC) with 2018 West Wendover Amendments.

Design Criteria

- Design Code: 2018 Nevada Building Code (2018 IBC) with 2018 West Wendover Amendments.
- Risk Category IV
- Design Floor Live Loads (live load will be reduced when allowed by code based on tributary area)
    a. Assembly Areas: 100 psf (unreducible)
    b. Offices: 50 psf, 2000 lb point load
    c. Storage Rooms, Heavy: 250 psf (unreducible)
    d. Apparatus Bays: 14 kip concentrated point load (unreducible)
    e. Mechanical and Electrical Equipment:
        i. Actual equipment weight, refer to MEP
- Design Roof Live Loads:
    a. Apparatus Bay and Office Area Roof live loads: 20 psf (live load will be reduced when allowed by code based on tributary area)
- Snow Loads:
    a. Ground Snow Load, P_g: 30 psf
    b. Flat Roof Snow Load, P_f: 22.68 psf
- Wind Loads:
    b. Wind Speed: 115 mph
    c. Exposure Category: C
- Seismic Loads (to be confirmed by Geotechnical Engineer):
    a. Site Class: D, Default
    b. Importance Factor: 1.50
    c. S_S: 0.327
    d. S_1: 0.114
    e. S_{DS}: 0.336

    f. S_{D1}: 0.178
    g. Seismic Design Category: D

	Apparatus Bay (To be confirmed by supplier)	Office
Lateral Force Resisting System:	Steel Intermediate Moment Frames	Light-frame (wood) Walls Sheathed w/ Wood Structural Panels
R	4.5	6 ½
Ω_0	3	3
C_D	4	4
C_s	0.115	0.079

- Serviceability Criteria:
    a. Live Load (LL) and Total Load (TL)
    b. Deflection: Roof Spans:
        i. Apparatus Bays: L/180 LL, L/120 TL
        ii. Office Area: L/360 LL, L/240 TL

Structural Framing Systems – Apparatus Bay

Steel Moment Frame

- Proprietary PEMB system.

Lateral Systems:

- The lateral force resisting system will consist of steel intermediate moment frames comprised of built-up plate girder beams and columns. Final configurations to be coordinated with the architect. Anticipated column locations are schematically shown on the plans.

Structural Framing Systems – Office Area

Light-Frame Wood Framing

Walls:

- The typical wood shear wall will be structural sheathing rated for shear resistance.
- Typical wood framing is anticipated to be Douglas Fir-Larch sawn lumber 2x6 stud and 4x6 posts. All wood framing shall have a moisture content not more than 19% at time of fabrication and will be Grade No. 1. Structural sheathing shall be 15/32" APA Rated, Structural I.

Roof Framing:

- Prefabricated roof truss, engineered by others.
- Roof trusses will exceed 60'-0" spans, and therefore will require temporary installation restraint/bracing during construction installation, to be provided by Contractor.

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STRUCTURAL DESIGN NARRATIVE - CONTINUED

Lateral Systems:

- The lateral force resisting system will consist of light-frame wood shear walls at locations that match the configuration shown on the plans. Final configurations to be coordinated with the architect.

Foundation and Slab-on-Grade System

- A geotechnical report was not available at the time of this Submittal. Foundation design is based on preliminary information provided by the Geotechnical Engineer via over-the-phone communication.
- The foundation system is anticipated to be isolated spread footings for the Apparatus Bay and continuous strip footings for the Office.
  - Apparatus Bay: Pedestals are anticipated to be 24" x 24" square supported on 5'-0" x 5'-0" x 18" isolated footings. 10" foundation walls supported on 3'-0" wide x 18" thick continuous strip footings will be located on the perimeter of the building. Foundations have been sized based on gravity loading only and will need to be confirmed with the PEMB supplier.
  - Office: 10" foundation walls supported on 3'-0" wide x 18" thick continuous strip footings will be located on the perimeter of the building.
  - Bottom of footing is -36" below finished grade. Refer to schematic plan layout. Note that all foundations have been sized for gravity loads only.
- Both the Apparatus Bay and the Office will have a slab-on-grade. It is anticipated that the slab-on-grade will be isolated from structure. Slab-on-grade thickness will be:
  - Apparatus Bay: 8 inches thick placed on a vapor barrier.
  - Office: 4 inches thick placed on a vapor barrier.
- Over-excavation and re-compaction are unknown at the time of submittal.
- Ground water elevation below grade is unknown at the time of submittal.
- Foundation concrete: 4500 psi @ 28 days.
- Cost Estimating Guidance:
  - Spread Footings: 125 lb/cy (black reinforcement).
  - Pedestals: 120 lb/cy (black reinforcement).
  - Foundation walls: 120 lb/cy (epoxy coated reinforcement).
  - Foundation wall strip footings: 75 lb/cy (black reinforcement).
  - SOG:
    - Apparatus Bay: #4 bar at 18" OC EW, located 2" from the top of the slab. Radiant heating conduits will be embedded in SOG, refer to MEP.
    - Office Bay: 6x6-W2.1xW2.1 WWF, located 2" from the top of the slab.

Expansion Joints

- Seismic separation joints will be required between the Apparatus Bay and the Office. Joints will be approximately 5" thick and will be located between the walls and roof framing.

Deferred Submittal Items

- The following items will be designed and provided by the contractor:
  - Pre-Engineered Metal Building
  - Wood Roof Truss
  - Architectural/metal cladding panel and attachment
  - Bay doors and attachment
  - Temporary earth retention systems and underpinning
  - Temporary shoring and reshoring systems

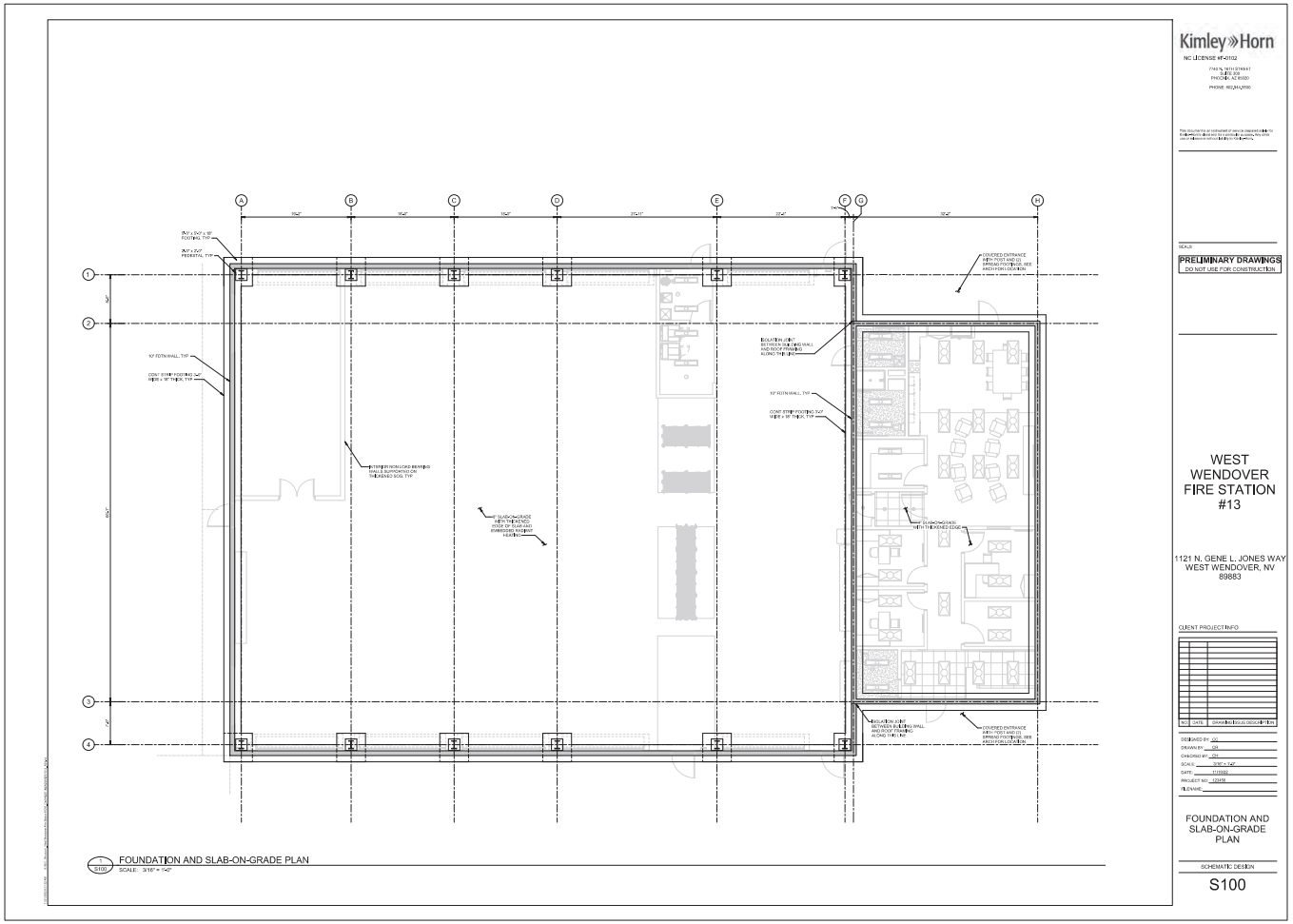
Miscellaneous Structural Systems:

- Architectural finish will be supported on bearing wood stud walls.
- Two covered entries are anticipated at the office space. Two 3'x3'x12" foundations will be provided per post at each entry (for a total of 4 additional foundations).

End of Structural Basis of Design Narrative

STRUCTURAL DESIGN - FOUNDATION + SLAB-ON-GRADE DIAGRAM

NOTE: Refer to digital attachments for full-size drawings



MECHANICAL + PLUMBING DESIGN NARRATIVE

Kimley»Horn

Mechanical Narrative

To: West Wendover Fire Station #13

From: Matt Myres, PE

Kimley-Horn and Associates, Inc.

Date: 11/21/22

Subject: West Wendover Fire Station #13 Mechanical and Plumbing Schematic Design Narrative

Mechanical and Plumbing Overview

Kimley-Horn has outlined the expected mechanical, and plumbing systems that should be considered for the planning purposes of this project. Please note, the system listed in this narrative are a general guideline as to the equipment / systems that are anticipated on this project. This does not identify all design aspects of the of the system that will be required, and all pricing evaluations must account for all systems being installed in accordance with code requirements.

Design Codes

- 2018 Uniform Plumbing Code
- 2018 Uniform Mechanical Code
- 2018 International Energy Conservation Code
- 2019 NFPA 13

Mechanical Basis of Design

Per the West Wendover Resolution 2020-17 the preliminary HVAC loads for the proposed building were calculated using the following criteria:

Frost Depth: 24 inches
Winter Design Temperature: 10 degrees F
Air Freezing Index: 594
Mean Annual Temperature: 49.4 degrees F

The HVAC heating and cooling equipment system will consist of three temperature control zones for the facility. Two of the zones will serve the indoor office space. The zones office areas will be maintained at 72°F for cooling and 68°F for heating.

The Apparatus Bay will not have a cooling system but will have HVLS fans installed throughout the bays. The heating system shall be designed to maintained 60°F-65°F (adjustable) during winter design temperatures.

Kimley»Horn

Below is a brief description of the mechanical HVAC systems expected for the West Wendover FS #13.

1. Office Space:
   a. Heating / Cooling: The office and breakroom spaces will have two zones each with a gas furnace and matching cooling coil horizontally mounted in the ceiling space. These indoor units will be connected to two 3-ton outdoor condensing units located on the north side of the building.
   b. All mechanical equipment, ducting, return grilles and supply diffusers mounted throughout the office space will be mounted in the ceiling space above the occupied offices. The outside air duct connection will come from a roof hood inlet down to each unit. Frames on diffusers and grilles will match the reflected ceiling plan proposed by the architectural drawings
   c. Exhaust fans: There will be general exhaust fans provided in the restrooms and the decontamination rooms. Each exhaust fans will be no more than ½ hp and will be ceiling mounted.
2. Apparatus Bay:
   a. The apparatus bays will be heated by ten individual gas fired infrared tube heaters located to the side of each fire truck in the bays. The current layout does not include a cooling system for the apparatus bay. The combustion air will be required for the heater will come from the bay itself and will not required an outside air intake. The flues for each tube heater will penetrate the roof and will be terminated with a weathertight roof cap.
   b. The apparatus bay will contain a source capture vehicle exhaust system serving each truck in the bay. Each bay will be fitted with an individual Nederman Magna Rail Track exhaust system at each truck to remove the exhaust from the trucks as they are started and drive out of the bays. Each rail will have a dedicated high pressure exhaust fan blower that will have a termination up through the roof. Each exhaust fans will have approximately a 3 hp fan mounted from the structure in the bay.
   c. Each bay will include high volume low speed (HVLS) fans per the architectural layout.

Alternative Options to the proposed HVAC systems that could be considered include the following:

1. Use of a radiant floor heating system in the the bays could be an alternative option for heating. The heating system would need to include a space for the mechanical heating equipment, boilers, pumps, manifold headers, zone valves, expansion tank, air separator and the basic boiler system components would need to be included in the design. In addition to the required equipment, all floors would need to have oxygen barrier PEX piping install in the bay slab floors. The design would likely include ¾" PEX piping laid out at 9 inches on center circuits.
2. Cooling alternatives for the bay could include evaporative cooling units that could be mounted on the south wall of the bays and ducted the length of the bay with supply diffusers mounted in the ducts. These units would need to be sized to accommodate an air change of the space in 3 minutes, or 20 air changes per hour. Air relief hoods would need to be added for the evaporative cooling option.
3. Regardless of any alternative options presented for the Apparatus Bay, the vehicle exhaust system would not change in design criteria.

Kimley»Horn

Plumbing Basis of Design

The plumbing design will consist of both the water and sanitary waste systems within the machine room and restrooms with one water spigot located outside. The water heaters will be electric point of use tankless type provided beneath each fixture requiring hot water. Each water heater will be selected to serve the specific plumbing fixture type and commercial grade.

Below is a brief description of each plumbing system expected for the West Wendover FS #13.

- Domestic Water: The building will be served with a tankless instantaneous water heater for the lavatories and the break area sink, as well as the gear turnout and decontamination rooms in the apparatus bay.
- Assume meters with reporting capabilities for the water piping serving the building. Water will be brought to the building from the water main to ¾" piping to the water closets, lavatories and sinks, water fountains, and the washing machines.
- Waste piping system: Waste from the bathrooms, sinks, and washing machines will be a 4in pipe connected to the sewage line.
- Gas Piping System: 2-inch gas piping will be routed from the gas meter at the north side of the building to each indoor furnace serving the office space and to each infrared tube heater located in the bays as shown on the plans.
- Drain system for the Apparatus Bays: Each bay will have trench drains with piping connect and routes to a sand oil interceptor.
- Storm Drain System: The storm drainage from the roof will be handled via rain gutters with downspouts that will drain on grade and sheet flow to the storm drain inlets on site.

Automatic Fire Sprinkler Basis of Design

The fire sprinkler system requirements for the building design will be provide as a performance specification and will be required to be installed in accordance with the currently adopted NFPA 13 code. The system will require the backflow provisions on the system along with a fire riser and all required tamper proof and reporting provisions per the code and Authority Having Jurisdiction.

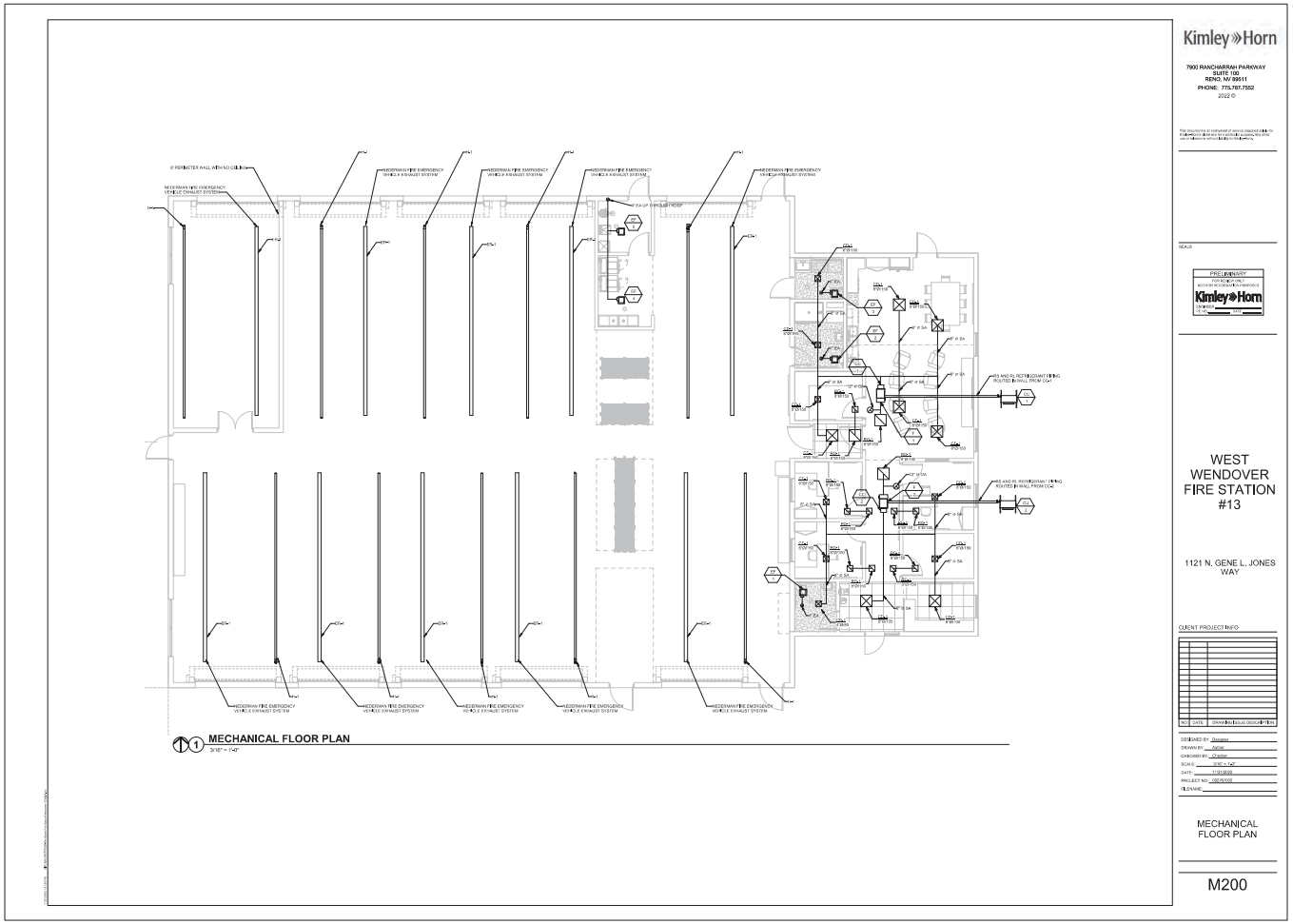
Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

By: Matt Myres, P.E.
Project Manager

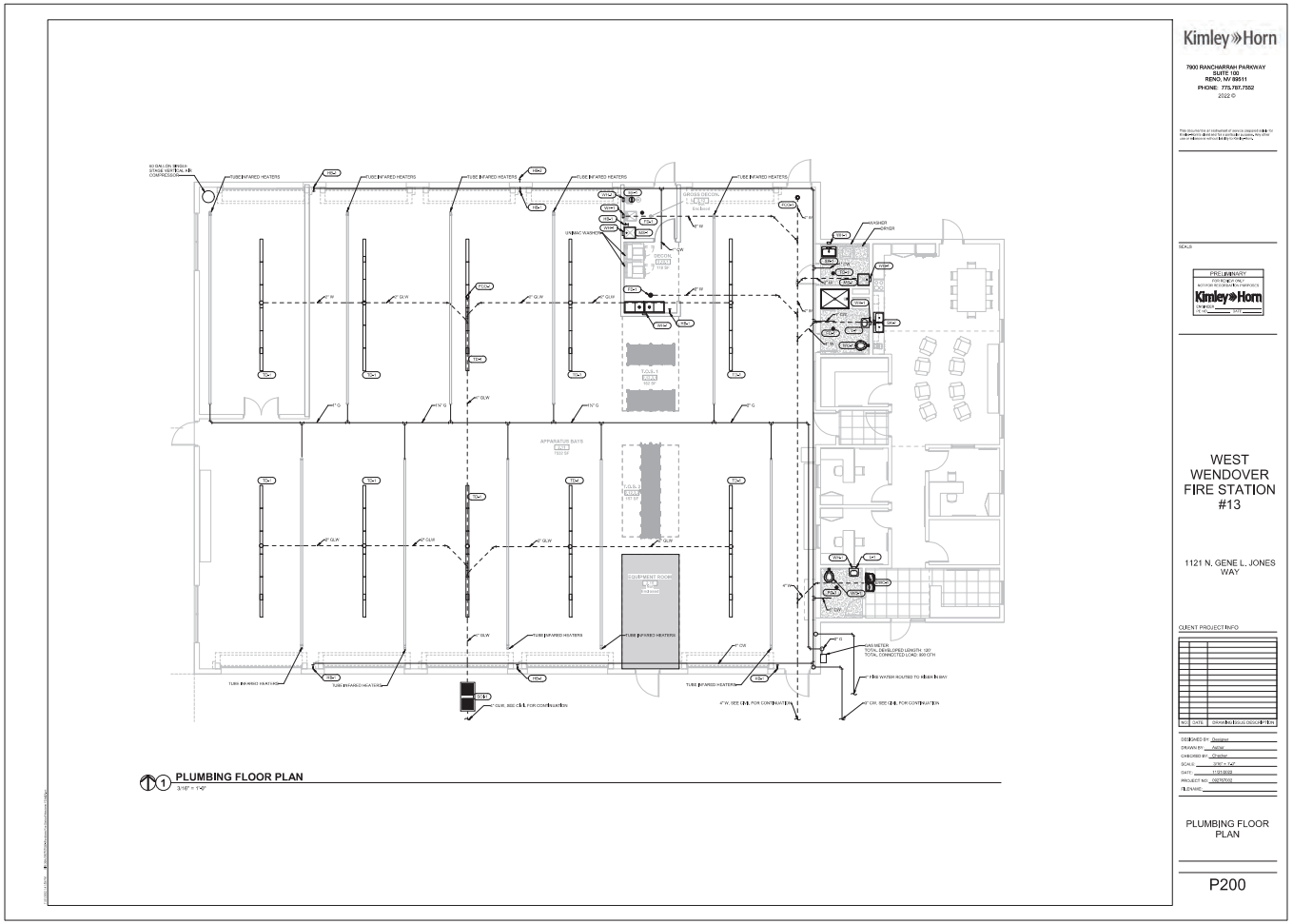
MECHANICAL DESIGN - FLOOR PLAN DIAGRAM

NOTE: Refer to digital attachments for full-size drawings



PLUMBING DESIGN - FLOOR PLAN DIAGRAM

NOTE: Refer to digital attachments for full-size drawings



ELECTRICAL DESIGN NARRATIVE

Kimley»Horn

West Wendover Fire Station

Narrative (Electrical)

Overview

The intent of this narrative is to summarize the basis of design of the electrical systems of the fire station and office. The design criteria and electrical systems selection will be discussed.

Design Criteria

- 2018 Nevada Building Code (IBC) with 2018 West Wendover Amendments
- 2018 International Energy Conservation Code (IECC)
- 2018 International Fire Code (IFC)
- 2017 National Electrical Code (NEC)
- 2019 NFPA 72 National Fire Alarm Code

Electrical Distribution

The fire station will have a 600A, 120/208V, 3-phase service. It is anticipated that the local electric utility, Wells Rural Electric Co. (WRE) will provide a 112.5-kVA transformer and that the conduit infrastructure and pad for the transformer are to be provided by the contractor. The electrical system architecture features a main disconnect with meter CTs, a 600A automatic transfer switch (ATS) ahead of the distribution panelboard 'MDP', and a 150-kW emergency generator backing up all building loads. The system includes three (3) branch panelboards, one each for general loads, mechanical and apparatus bay loads, and IT and telecommunications loads featuring an isolated ground.

Further research and utility coordination are required to identify the exact location for the utility interconnection. Additionally, voltage drop and fault current calculations are to be completed at a later stage of design. The current assumptions are that the main switch will require a withstand rating of 42k AIC and the remaining equipment will require 22k AIC ratings.

The apparatus bay will feature electric vehicle service equipment (EVSE). The basis of design for this system is the ChargePoint CPE250. This equipment provides charging capacity of up to 66.5 kW. Further coordination with the end user and what their specific needs may be required to confirm that this is sufficient for their anticipated future need. Please note that this equipment requires a 75-kVA step-up transformer to provide the necessary 480V, 3-phase power at the EVSE inputs. At 120/208V, 3-phase, this is approximately 200A worth of load.

Lighting and Lighting Controls Systems

The lighting systems in the facility will feature the following: industrial high bay fixtures in the apparatus bay; lay-in troffers, surface mounted strip lighting fixtures, and recessed downlights in the office area; wall packs and recessed downlights mounted on the building exterior; and site area pole mounted fixtures on the

exterior. All exterior fixtures shall be full cut off and dark sky compliant. The pole mounted fixtures shall have a maximum mounting height of 20 feet and shall be mounted on a 3-foot pier.

The lighting controls system shall comply with the requirements of the 2018 International Energy Conservation Code (IECC) and will feature an astronomical time clock, occupancy sensors, and photocell control inputs. The lighting in some areas of the building, including the apparatus bay, meet the criteria for exceptions in the code as an emergency operations area. Where feasibility, the lighting controls devices shall be incorporated into the wall-mounted switches. Lighting controls shall include additional interior photocell control input devices to allow for daylight harvesting. Daylighting harvesting zones have been indicated on the schematic lighting plans for reference.

Telecommunications Systems

The fire station features an IT/Communications room which will be equipped with ½" thick plywood to serve as the telecommunications termination board.

This space will house three four-post racks, one of which will house a rack mounted UPS with external maintenance bypass. The sufficiency of the rack space is yet to be determined pending coordination with the end user.

Further research and utility coordination are required to identify the exact location for the utility interconnection and establish the telecommunications demarcation.

Telecommunications devices are shown in the schematic design plans, including wall-mounted data ports and ceiling-mounted wireless access points.

Fire Alarm Systems

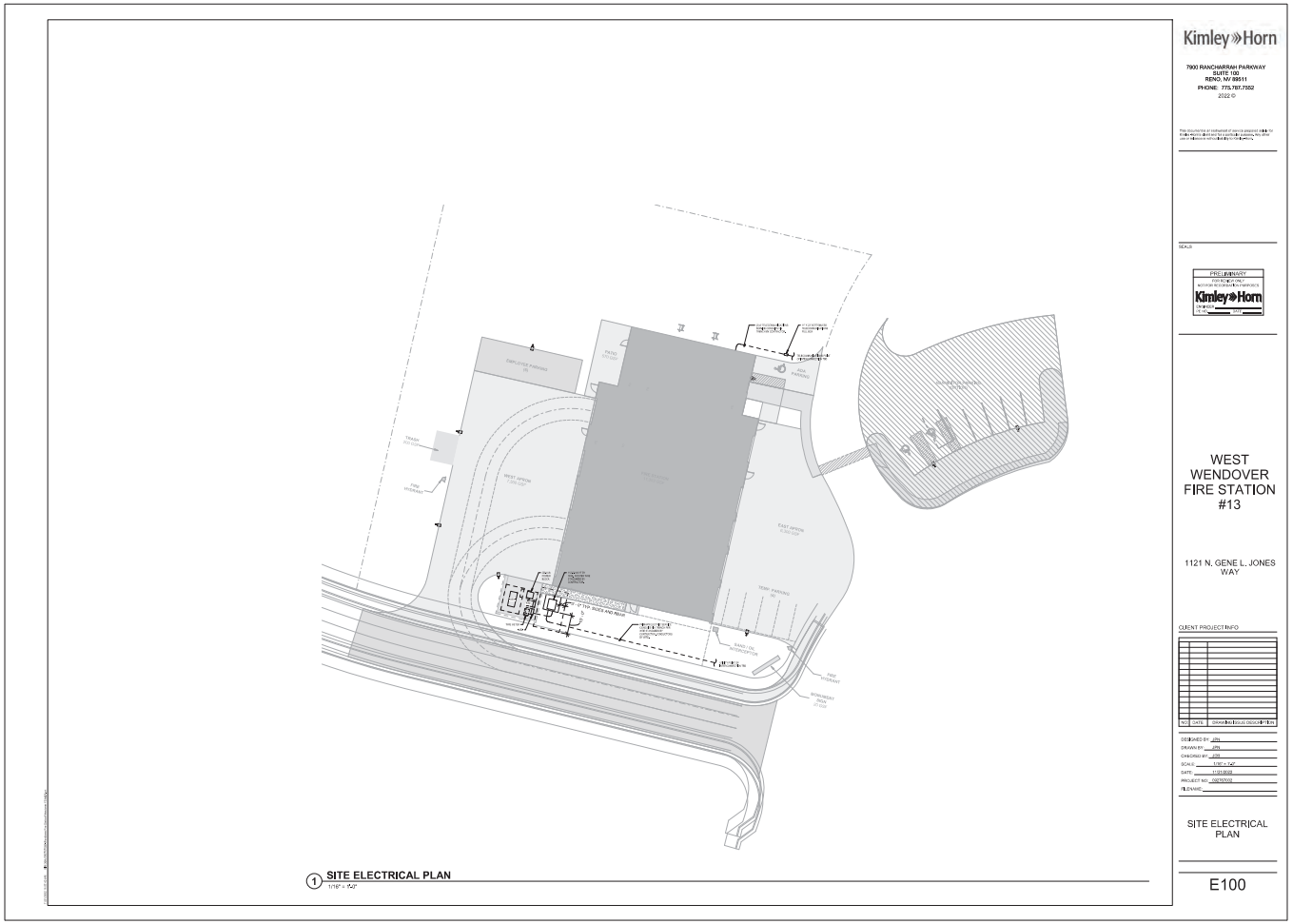
The fire station will be equipped with a fire alarm system. It is anticipated that the building will feature a fire sprinkler system and will therefore not require smoke detectors throughout. The office area will be equipped with ceiling mounted notification strobes and horn strobes, as well as a smoke detector mounted above the fire alarm control panel, located in the IT/Communications room. The remote annunciator unit will be mounted near the public entrance to the office space. The egress exit doors in the office and apparatus bay will be equipped with pull stations. The apparatus bay will feature wall-mounted horn strobes, except for the decontamination rooms, which will have ceiling-mounted strobes. The fire riser will require flow and tamper switches.

It is anticipated that the fire alarm system will require two (2) dedicated POTS lines or two (2) cellular modules or some combination of the two for dial-out.

End of Fire Station Electrical Basis of Design Narrative

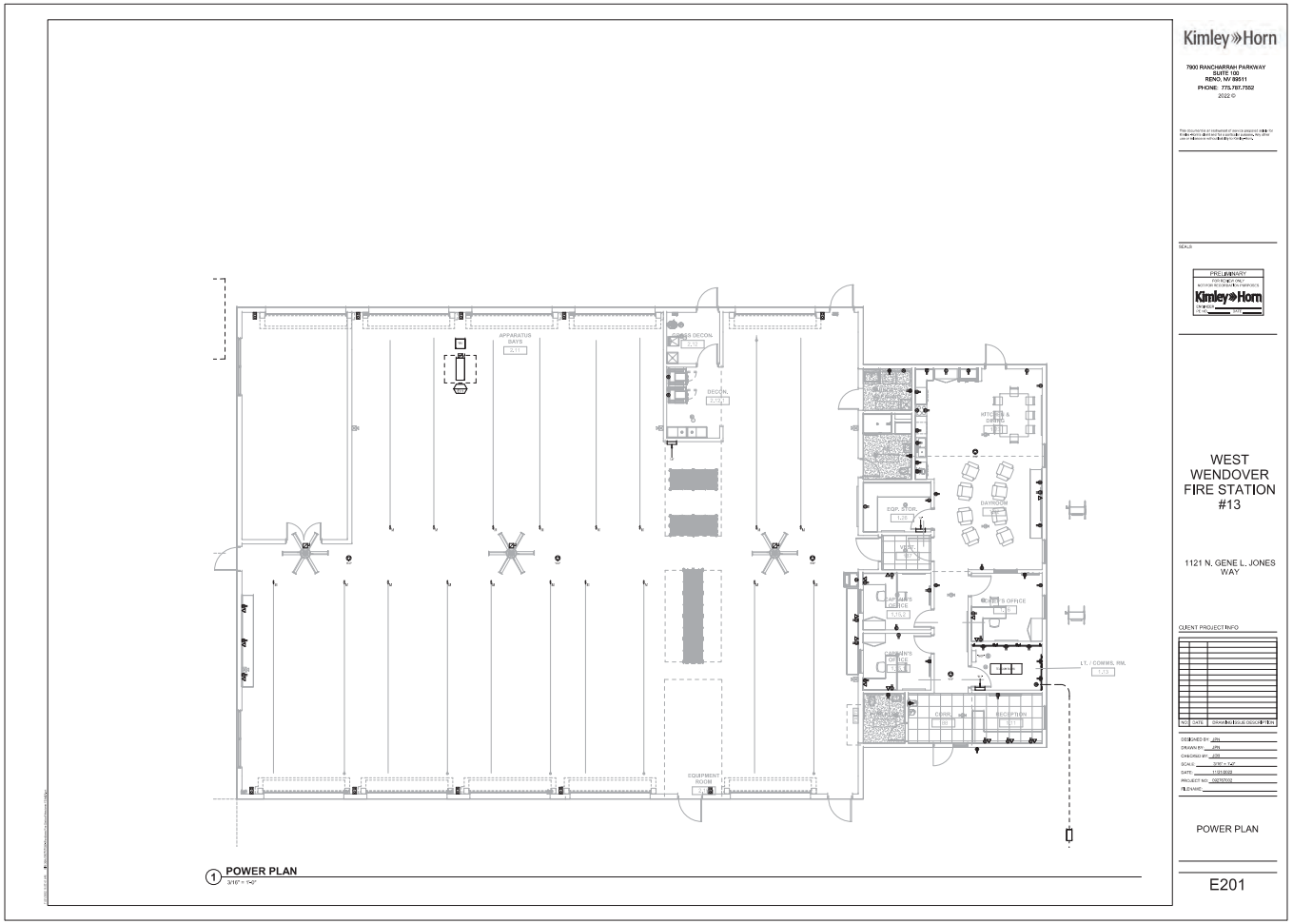
ELECTRICAL DESIGN - SITE PLAN DIAGRAM

NOTE: Refer to digital attachments for full-size drawings



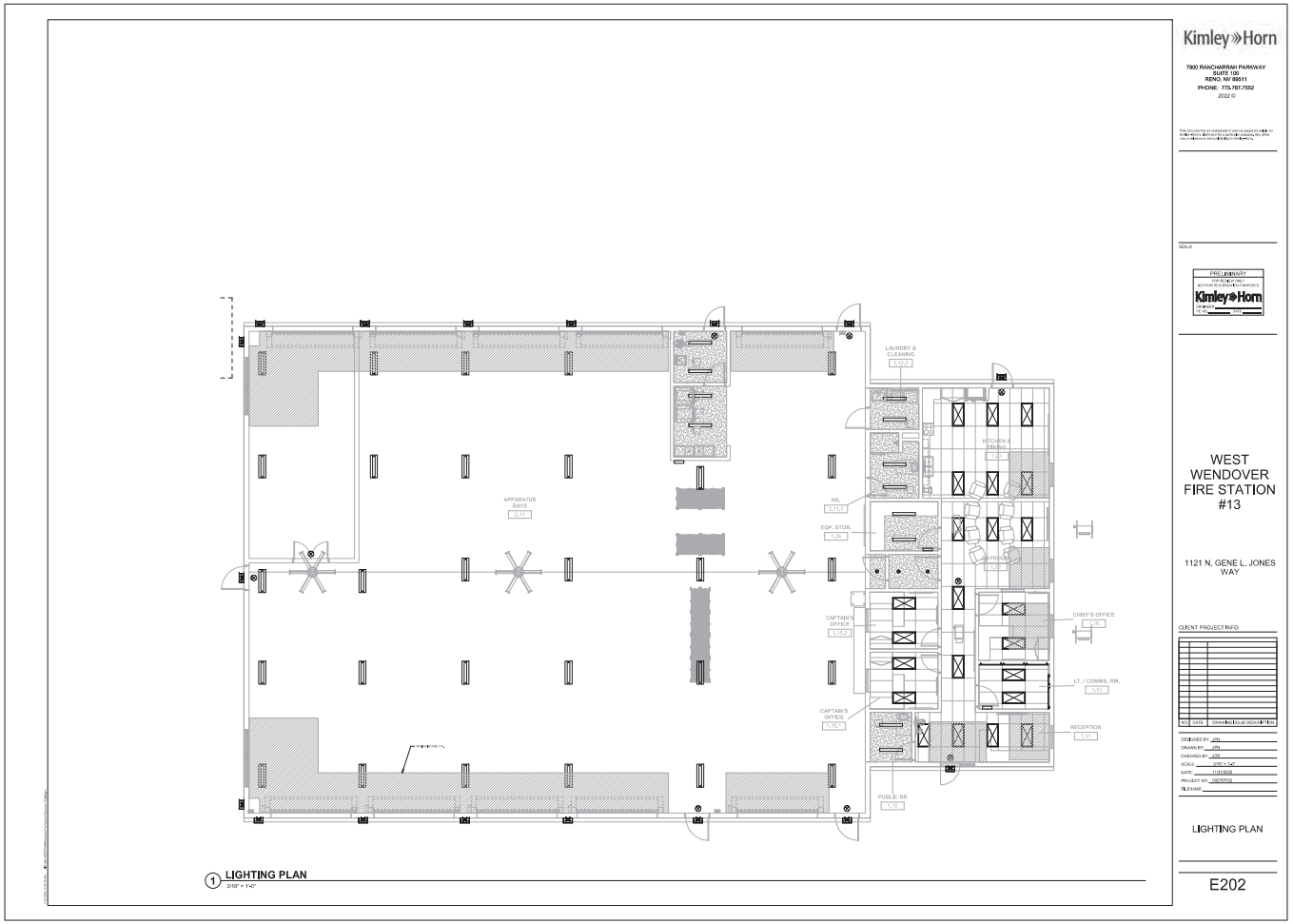
ELECTRICAL DESIGN - POWER PLAN DIAGRAM

NOTE: Refer to digital attachments for full-size drawings



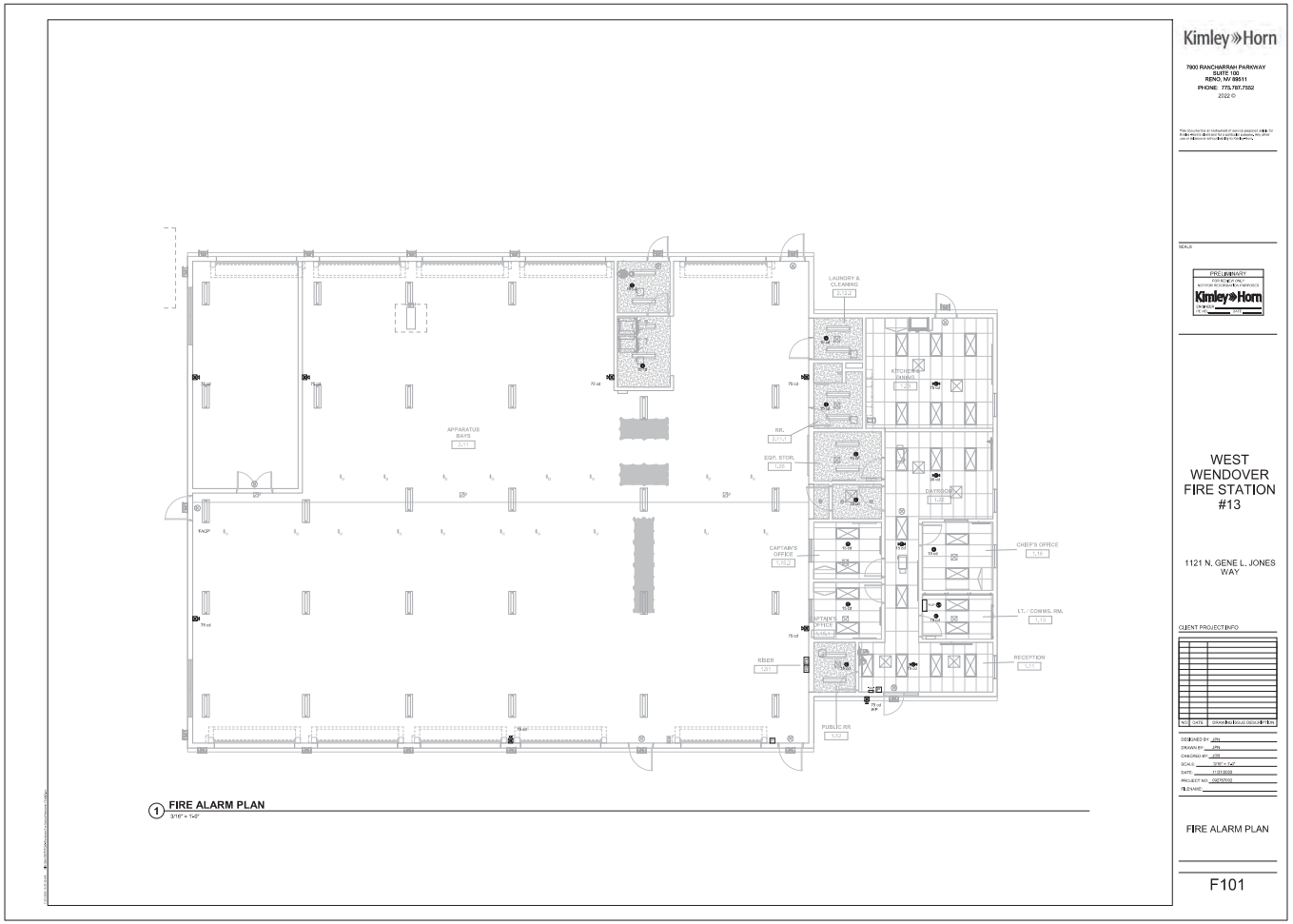
ELECTRICAL DESIGN - LIGHTING PLAN DIAGRAM

NOTE: Refer to digital attachments for full-size drawings



ELECTRICAL DESIGN - FIRE ALARM PLAN DIAGRAM

NOTE: Refer to digital attachments for full-size drawings



5.0
Sustainability Objective Checklist

LEED v4.1 BD+C
Project Checklist

Project Name: West Wendover FS #13
Date: 21-Nov-22

Y	?	N			
1			Credit	Integrative Process	1

2	6	24	**Location and Transportation**		16
0	0	16	Credit	LEED for Neighborhood Development Location	16
0	0	1	Credit	Sensitive Land Protection	1
0	0	2	Credit	High Priority Site and Equitable Development	2
0	2	3	Credit	Surrounding Density and Diverse Uses	5
1	2	2	Credit	Access to Quality Transit	5
1	0	0	Credit	Bicycle Facilities	1
0	1	0	Credit	Reduced Parking Footprint	1
0	1	0	Credit	Electric Vehicles	1

5	5	0	**Sustainable Sites**		10
Y			Prereq	Construction Activity Pollution Prevention	Required
1	0	0	Credit	Site Assessment	1
2	0	0	Credit	Protect or Restore Habitat	2
0	1	0	Credit	Open Space	1
0	3	0	Credit	Rainwater Management	3
1	1	0	Credit	Heat Island Reduction	2
1	0	0	Credit	Light Pollution Reduction	1

4	5	2	**Water Efficiency**		11
Y			Prereq	Outdoor Water Use Reduction	Required
Y			Prereq	Indoor Water Use Reduction	Required
Y			Prereq	Building-Level Water Metering	Required
1	1	0	Credit	Outdoor Water Use Reduction	2
2	4	0	Credit	Indoor Water Use Reduction	6
0	0	2	Credit	Optimize Process Water Use	2
1	0	0	Credit	Water Metering	1

4	26	3	**Energy and Atmosphere**		33
Y			Prereq	Fundamental Commissioning and Verification	Required
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Building-Level Energy Metering	Required
Y			Prereq	Fundamental Refrigerant Management	Required
0	6	0	Credit	Enhanced Commissioning	6
4	14	0	Credit	Optimize Energy Performance	18
0	1	0	Credit	Advanced Energy Metering	1
0	0	2	Credit	Grid Harmonization	2
0	5	0	Credit	Renewable Energy	5
0	0	1	Credit	Enhanced Refrigerant Management	1

2	4	7	**Materials and Resources**		13
Y			Prereq	Storage and Collection of Recyclables	Required
0	0	5	Credit	Building Life-Cycle Impact Reduction	5
0	2	0	Credit	Environmental Product Declarations	2
0	0	2	Credit	Sourcing of Raw Materials	2
1	1	0	Credit	Material Ingredients	2
1	1	0	Credit	Construction and Demolition Waste Management	2

8	8	0	**Indoor Environmental Quality**		16
Y			Prereq	Minimum Indoor Air Quality Performance	Required
Y			Prereq	Environmental Tobacco Smoke Control	Required
1	1	0	Credit	Enhanced Indoor Air Quality Strategies	2
2	1	0	Credit	Low-Emitting Materials	3
1	0	0	Credit	Construction Indoor Air Quality Management Plan	1
1	1	0	Credit	Indoor Air Quality Assessment	2
1	0	0	Credit	Thermal Comfort	1
1	1	0	Credit	Interior Lighting	2
1	2	0	Credit	Daylight	3
0	1	0	Credit	Quality Views	1
0	1	0	Credit	Acoustic Performance	1

2	4	0	**Innovation**		6
1	4	0	Credit	Innovation	5
1	0	0	Credit	LEED Accredited Professional	1

1	3	0	**Regional Priority**		4
1	0	0	Credit	Regional Priority: Specific Credit	1
0	1	0	Credit	Regional Priority: Specific Credit	1
0	1	0	Credit	Regional Priority: Specific Credit	1
0	1	0	Credit	Regional Priority: Specific Credit	1

29	61	36	**TOTALS**	Possible Points:	110

ed: 40 to 49 points, **Silver:** 50 to 59 points, **Gold:** 60 to 79 points, **Platinum:** 80

6.0
Target Budget

West Wendover Fire Station 13

Conceptual Programming Estimate

Prepared on: *10-Jan-23*

#	Description		Base Price	ALTERNATES (NOT INCLUDED IN) ALT #1 Cross Street Visitor Parking	ALT #2 Access Road Expansion
	GENERAL		**$403,624**	**$83**	**$71**
GEN1	General Requirements	CORE	**$134,583**	$0	$0
GEN2	Scaffolding & Equipment	CORE	**$133,474**	$83	$71
GEN3	Waste Management & Cleaning Requirements	CORE	**$135,567**	$0	$0
	DEMOLITION / OFF-SITE INFRASTRUCTURE		**$33,750**	**$0**	**$0**
5	Major Off-Site Improvements	CORE	**$33,750**	$0	$0
	SITE WORK (ROUGH)		**$1,012,873**	**$74,481**	**$72,370**
7	Horizontal Survey & Staking	CORE	**$12,730**	$1,229	$1,053
8	Earthwork	CORE	**$554,853**	$56,080	$69,351
9	Utilities	CORE	**$336,640**	$11,340	$0
11	Dust Control	CORE	**$90,155**	$4,172	$486
12	Storm Water Management	CORE	**$18,494**	$1,661	$1,480
	SITE WORK (FINISH)		**$549,460**	**$201,158**	**$174,312**
14	Asphalt Paving	CORE	**$25,507**	$168,683	$118,776
15	Site Signage, Striping, & Parking Accessories	CORE	**$3,887**	$2,263	$887
16	Landscaping & Irrigation	CORE	**$60,252**	$18,027	$0
18	Flag Pole	CORE	**$7,500**	$0	$0
23	Fencing & Gates	CORE	**$23,130**	$0	$0
24	Site Concrete	CORE	**$374,492**	$12,185	$54,650
25	Site Masonry	CORE	**$37,744**	$0	$0
	STRUCTURE		**$1,138,500**	**$0**	**$0**
28	Structure Allowance	CORE	**$1,138,500**	$0	$0
	ENCLOSURE		**$864,356**	**$131**	**$345**
38	Moisture Protection	CORE	**$47,224**	$0	$0
40	Caulking & Sealants	CORE	**$18,083**	$131	$345
44	Thermal Insulation	CORE	**$36,400**	$0	$0
48	Exterior Finish Allowance	CORE	**$145,600**	$0	$0
52	Exterior Aluminum, Glass, & Glazing	CORE	**$27,500**	$0	$0
53	Skylights	CORE	**$39,250**	$0	$0
54	Special Doors	CORE	**$550,300**	$0	$0
	INTERIOR FINISHES		**$721,240**	**$0**	**$0**
55	Temporary Requirements for Phasing / Quality Control	CORE	**$19,924**	$0	$0
56	Doors & Casework Allowance	CORE	**$227,700**	$0	$0
60	Framing, Drywall, & Paint Allowance	CORE	**$261,855**	$0	$0
62	Ceiling Finish Allowance	CORE	**$40,986**	$0	$0
65	Flooring Finish Allowance	CORE	**$170,775**	$0	$0
	SPECIALTIES		**$61,479**	**$0**	**$0**
74	Building Specialties Allowance	CORE	**$61,479**	$0	$0
	EQUIPMENT		**$438,436**	**$0**	**$0**
86	Residential Equipment & Appliances	CORE	**$70,132**	$0	$0
89	Fire Station Equipment	CORE	**$368,305**	$0	$0
	MEP SYSTEMS		**$2,224,767**	**$5,351**	**$0**
97	Fire Suppression System	CORE	**$62,618**	$0	$0
98	Plumbing Systems	CORE	**$464,729**	$0	$0
100	HVAC Systems	CORE	**$691,960**	$0	$0
102	Test & Balance	CORE	**$13,662**	$0	$0
103	Electrical Systems	CORE	**$824,152**	$5,351	$0
104	Temporary Power & Lighting	CORE	**$17,647**	$0	$0
108	Emergency & Pedestrian Crossing Signal	CORE	**$150,000**	$0	$0
	UNIQUE FEATURES OF WORK		**$0**	**$0**	**$0**
	Subtotal		**$7,448,486**	**$281,204**	**$247,098**

	CONTINGENCIES & ALLOWANCES	BASED ON	SUB TOTAL		
15.0%	Design & Estimating Contingency	$7,448,486	$1,117,273	$42,181	$37,065
12.0%	Market & Escalation Contingency	$8,565,759	$1,027,892	$33,744	$29,652
2.5%	Contractor Construction Contingency	$9,593,651	$239,842	$7,030	$6,177
0.0%	Owner Contingency	$11,776,699	$0	$0	$0
	Subtotal		**$9,833,493**	**$364,159**	**$319,992**

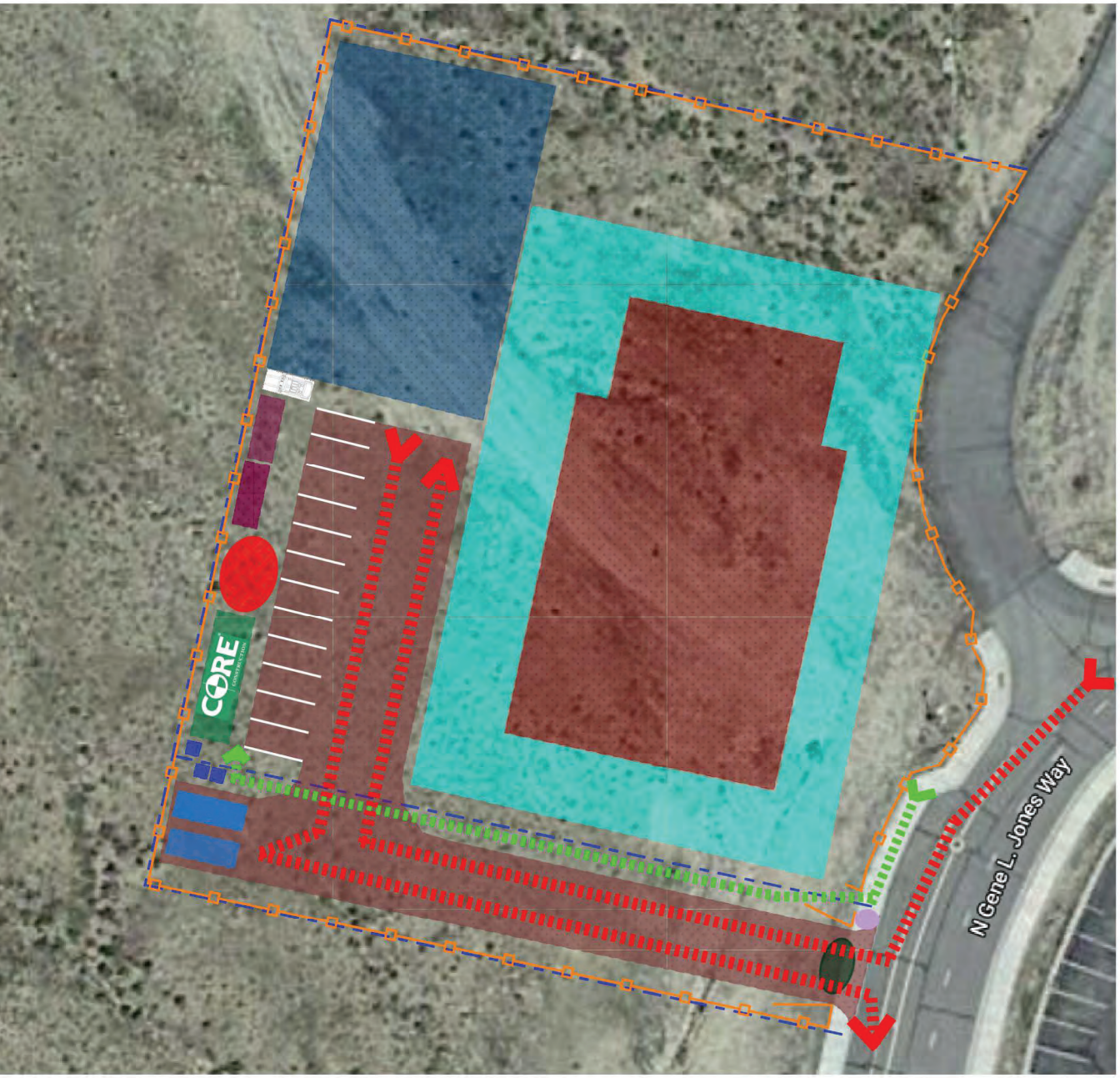
RATE	GENERAL CONDITIONS	BASED ON	SUB TOTAL
LS	General Conditions	12 Months	$1,052,619
LS	Warranty	*$9,833,493*	$44,251
	Subtotal		**$10,930,363**

RATE	INSURANCE, BONDS, AND BUILDERS RISK	BASED ON	SUB TOTAL
1.00%	General Liability	$11,776,699	$117,767
1.38%	Subcontractor Default Insurance	$9,833,493	$135,703
0.67%	Payment and Performance Bond	$11,776,699	$78,904
LS	Builders Risk Insurance		$6,831
	Subtotal		**$11,269,568**	**$417,341**	**$366,723**

RATE	CONTRACTOR'S FEE	BASED ON	SUB TOTAL	SUB TOTAL	SUB TOTAL
4.50%	Construction Manager At Risk Fee	$11,269,568	$507,131	**$18,780**	**$16,503**
	Subtotal		**$11,776,699**	**$436,121**	**$383,226**
		Current Working Estimate		**ALT #1 Cross Street Visitor**	**ALT #2 Access Road Expansion**
	Estimate Total	**$11,776,699**		**$436,121**	**$383,226**

	Soft Cost (Not Included)	Based On	Total Value
8.0%	A/E Design & Preconstruction Fees	$9,833,493	$786,679
	Survey, Geotech, Enviro, Etc.	1 LS	$30,000
2.0%	Permits and Fees	$11,776,699	$235,534
	FF&E Allowance (Other than Fire Station Equipment)	1 LS	$100,000
2.5%	Owner Contingency	$11,776,699	$294,417

7.0
Site Logistics Plan



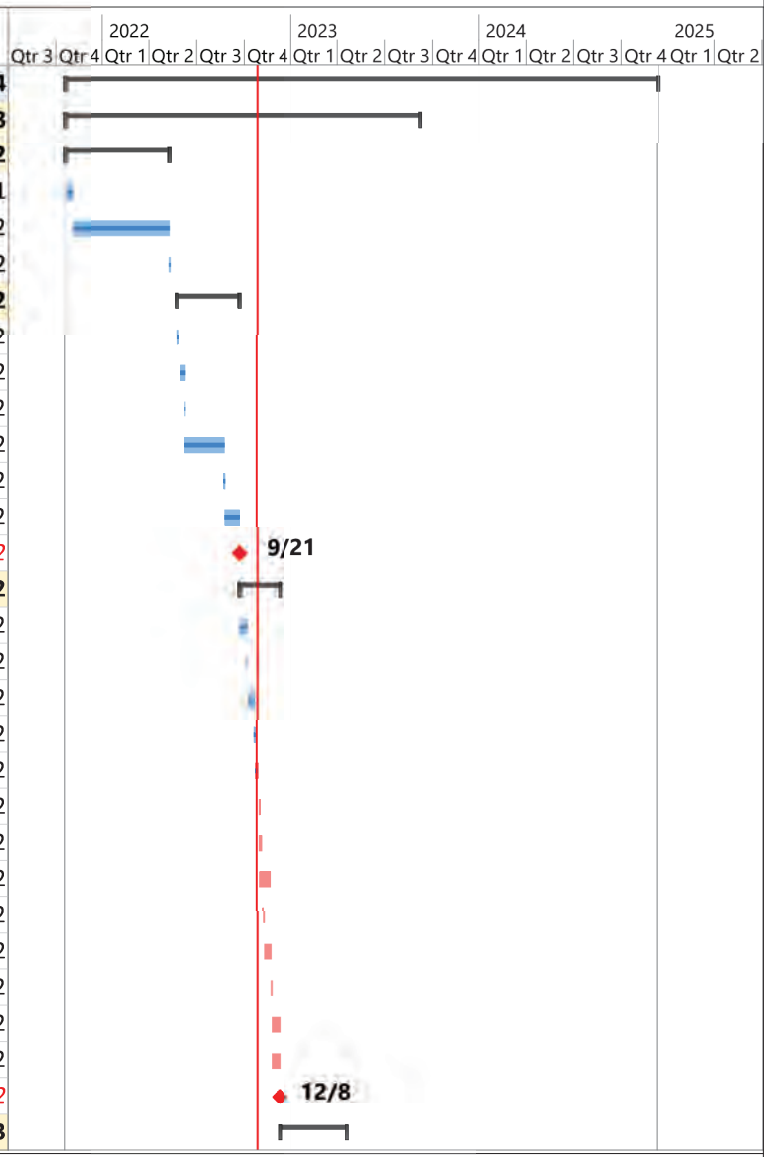
- Const. Fence
- Vehicular Gate
- Sub Pedestrian Access
- Sub Pedestrian Route
- Construction Access
- Laydown / Const Staging
- Waste Sorting Dumpster
- Construction Trailer
- Construction Toilets
- Trackout Pad/Access
- Material Storage
- Emergency Evac/Staging
- Heavy Equip Storage
- Conex Storage
- Station Footprint

CONSTRUCTION LOGISTICS PLAN

8.0
Preliminary Schedule

WEST WENDOVER FIRE STATION - Full Schedule

ID	Task Name	Duration	Start	Finish
1	**WEST WENDOVER FIRE STATION**	**799 days**	**Wed 10/20/21**	**Tue 12/10/24**
2	**Preconstruction Phase**	**479 days**	**Wed 10/20/21**	**Wed 9/6/23**
3	**Project Award**	**141 days**	**Wed 10/20/21**	**Tue 5/10/22**
4	City Council Approval / Notice of Award	10 days	Wed 10/20/21	Tue 11/2/21
5	Reciept of Executed Contract	130 days	Wed 11/3/21	Mon 5/9/22
6	Reciept of Notice to Proceed	1 day	Tue 5/10/22	Tue 5/10/22
11	**Programming Phase**	**83 days**	**Wed 5/25/22**	**Wed 9/21/22**
12	OAC Mtg - Kick Off	1 day	Wed 5/25/22	Wed 5/25/22
13	Programming Questionaire	6 days	Tue 5/31/22	Tue 6/7/22
14	OAC Mtg - Programming Questionaire Review	1 day	Wed 6/8/22	Wed 6/8/22
15	Programming /Adjacency Diagram Develop.	53 days	Thu 6/9/22	Tue 8/23/22
16	OAC Mtg - Programming/Adj Diagram Present	1 day	Wed 8/24/22	Wed 8/24/22
17	CWW Adjacency Diagram Rvw/Comment	19 days	Thu 8/25/22	Wed 9/21/22
18	*OAC Mtg - CWW Comment Review/Approvals*	*0 days*	*Wed 9/21/22*	*Wed 9/21/22*
19	**Schematic Design Phase (Phase 1A)**	**54 days**	**Thu 9/22/22**	**Thu 12/8/22**
20	SD Development/Incorp Rvw Comments	10 days	Thu 9/22/22	Wed 10/5/22
21	OAC Mtg - Schematic Design Status Review	1 day	Thu 10/6/22	Thu 10/6/22
22	Schematic Design Development	10 days	Fri 10/7/22	Thu 10/20/22
23	OAC Mtg - Schematic Design Status Review	1 day	Fri 10/21/22	Fri 10/21/22
24	Schematic Design Development	5 days	Mon 10/24/22	Fri 10/28/22
25	Submit SD Progress Set to CORE for Pricing	1 day	Mon 10/31/22	Mon 10/31/22
26	Schematic Design Development Continued	5 days	Mon 10/31/22	Fri 11/4/22
29	CORE Prelim SD Pricing w/Trade Partners	15 days	Tue 11/1/22	Mon 11/21/22
27	OAC Mtg - Schematic Design Status	1 day	Mon 11/7/22	Mon 11/7/22
28	Schematic Design Development	10 days	Tue 11/8/22	Mon 11/21/22
30	OAC Mtg - SD Estimate Presentation	1 day	Tue 11/22/22	Tue 11/22/22
31	CWW - SD Submittal Review	10 days	Wed 11/23/22	Thu 12/8/22
32	USDA - SD Submittal Review	10 days	Wed 11/23/22	Thu 12/8/22
33	*OAC Mtg - CWW/USDA SD Approval*	*0 days*	*Thu 12/8/22*	*Thu 12/8/22*
34	**Design Development Phase (Phase 1B)**	**94 days**	**Thu 12/8/22**	**Wed 4/19/23**

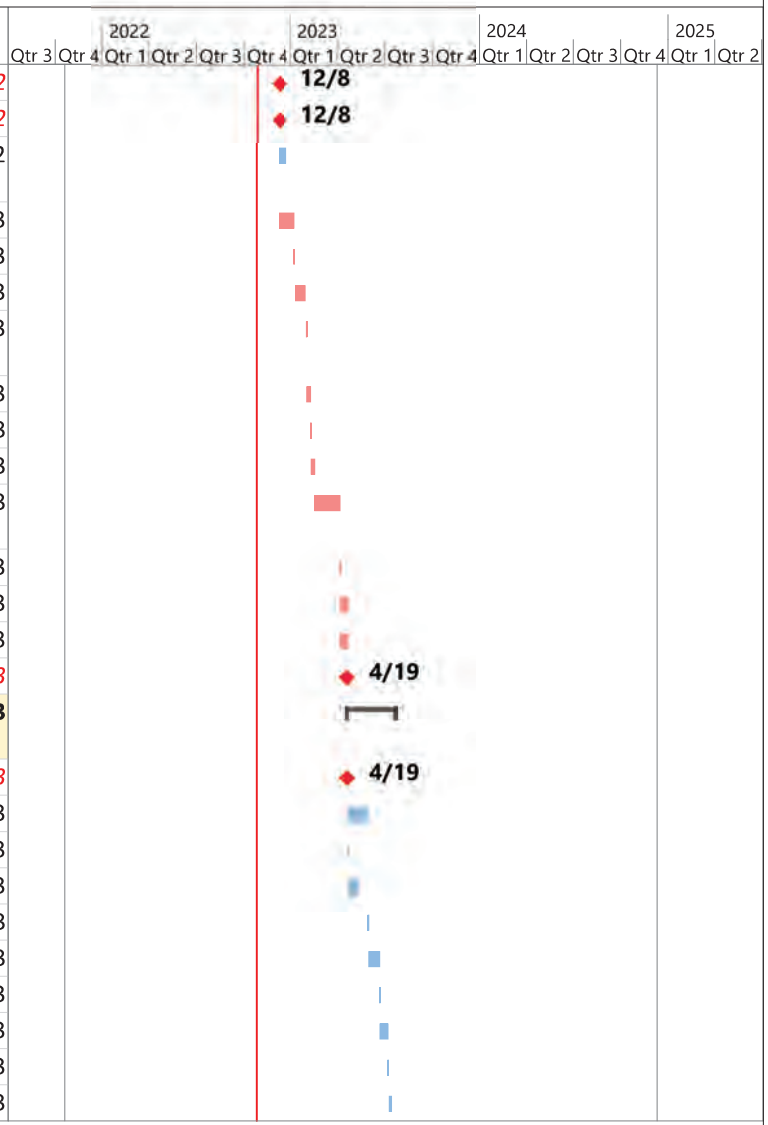


Task Summary Deadline Progress

Milestone Project Summary Critical

WEST WENDOVER FIRE STATION - Full Schedule

ID	Task Name	Duration	Start	Finish
35	*Receive NTP for Phase 1B Services*	*0 days*	*Thu 12/8/22*	*Thu 12/8/22*
37	*OAC Mtg - Phase 1B Kick Off Mtg*	*0 days*	*Thu 12/8/22*	*Thu 12/8/22*
36	Prepare/Receive Ph 1B Contract Amendment	8 days	Fri 12/9/22	Tue 12/20/22
38	Design Development	20 days	Fri 12/9/22	Thu 1/5/23
39	OAC Mtg - Design Development Review	1 day	Fri 1/6/23	Fri 1/6/23
40	Design Development Cont.	15 days	Mon 1/9/23	Fri 1/27/23
41	OAC Mtg - Design Development Presentation	1 day	Mon 1/30/23	Mon 1/30/23
42	CWW Design Development Review	5 days	Tue 1/31/23	Mon 2/6/23
43	OAC Mtg - City Comment Review	1 day	Tue 2/7/23	Tue 2/7/23
44	Design Development Adjustments	5 days	Wed 2/8/23	Tue 2/14/23
45	GMP Bidding, Review, and Proposal Submittal	35 days	Wed 2/15/23	Tue 4/4/23
46	OAC Mtg DD Estimate Submittal	1 day	Wed 4/5/23	Wed 4/5/23
47	CWW Phase 1B Submittal Review	10 days	Thu 4/6/23	Wed 4/19/23
48	USDA Phase 1B Submittal Review	10 days	Thu 4/6/23	Wed 4/19/23
49	*OAC Mtg - CWW/USDA Phase 1B Approval*	*0 days*	*Wed 4/19/23*	*Wed 4/19/23*
50	**Construction Document Phase (Phase 2 Final Con Docs & Const)**	**65 days**	**Wed 4/19/23**	**Fri 7/21/23**
51	*Receive NTP for Phase 2 Services*	*0 days*	*Wed 4/19/23*	*Wed 4/19/23*
52	Prep/Receive Ph2 Contract Amendment	27 days	Thu 4/20/23	Fri 5/26/23
53	OAC Mtg Phase 2 Kick-Off	1 day	Thu 4/20/23	Thu 4/20/23
54	Const Doc Development	15 days	Fri 4/21/23	Thu 5/11/23
55	OAC Mtg - Con Doc Status Review	1 day	Tue 5/30/23	Tue 5/30/23
56	Const Doc Development	15 days	Wed 5/31/23	Tue 6/20/23
57	OAC Mtg CD Package Presentation	1 day	Wed 6/21/23	Wed 6/21/23
58	CWW CD Review	10 days	Thu 6/22/23	Thu 7/6/23
59	OAC CWW CD Package Comment Review	1 day	Fri 7/7/23	Fri 7/7/23
60	Const Doc Adjustments	4 days	Mon 7/10/23	Thu 7/13/23

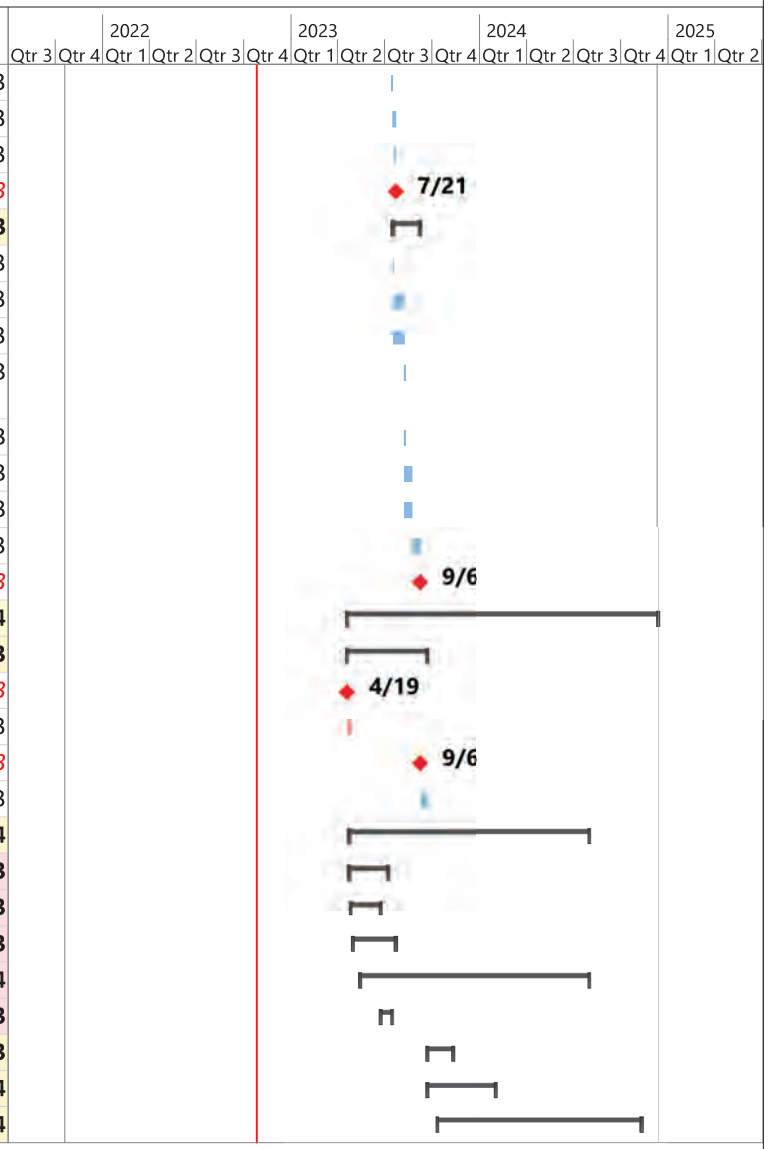


Task Summary Deadline Progress

Milestone Project Summary Critical

WEST WENDOVER FIRE STATION - Full Schedule

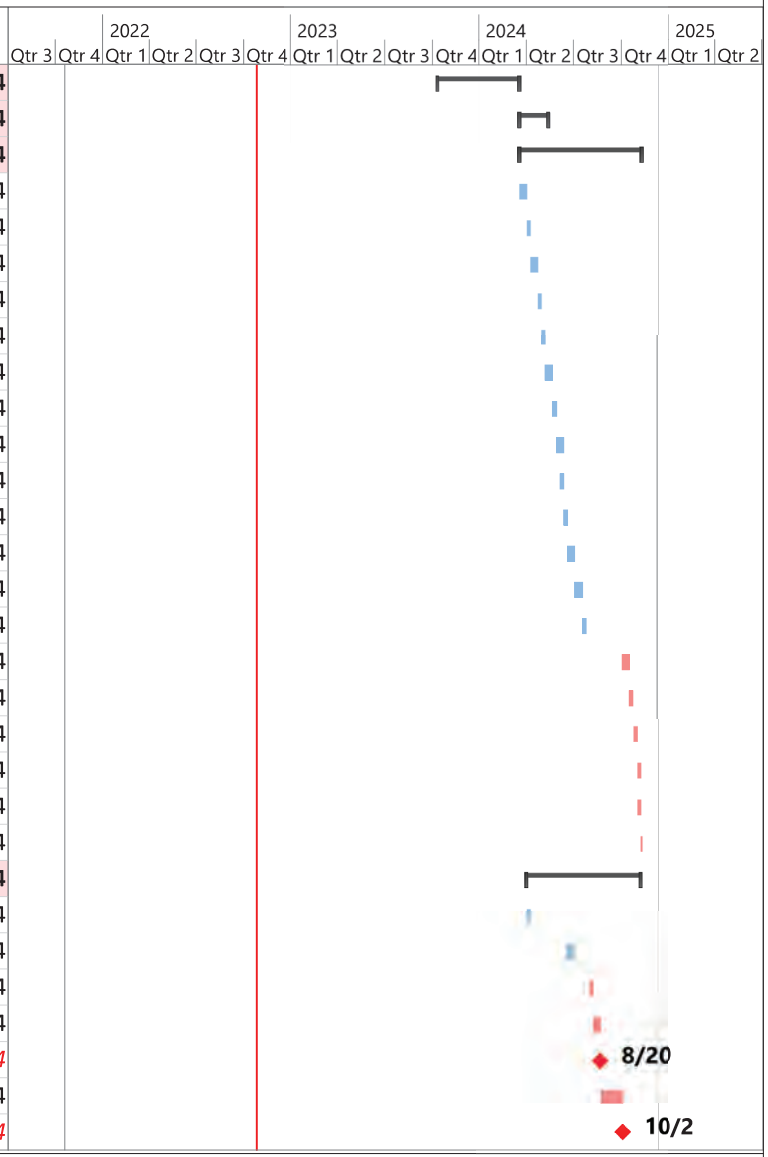
ID	Task Name	Duration	Start	Finish
61	OAC Mtg - CD Pkg Presentation	1 day	Fri 7/14/23	Fri 7/14/23
62	CWW Review of CD Pkg	5 days	Mon 7/17/23	Fri 7/21/23
63	USDA Review of CD Package	5 days	Mon 7/17/23	Fri 7/21/23
64	*CWW USDA Construction Doc Approval*	*0 days*	*Fri 7/21/23*	*Fri 7/21/23*
65	**Plan Check Review Process**	**37 days**	**Mon 7/17/23**	**Wed 9/6/23**
66	Plan Check Review Submittal	1 day	Mon 7/17/23	Mon 7/17/23
67	Building Department Plan Check Review	15 days	Tue 7/18/23	Mon 8/7/23
68	Fire Marshall Review Process	15 days	Tue 7/18/23	Mon 8/7/23
69	Receive Building Department Review Comments	1 day	Tue 8/8/23	Tue 8/8/23
70	Receive Fire Marshall Review Comments	1 day	Tue 8/8/23	Tue 8/8/23
71	Address Plan Check Review Comments	10 days	Wed 8/9/23	Tue 8/22/23
72	Address Fire Marshall Review Comments	10 days	Wed 8/9/23	Tue 8/22/23
73	Review Comment Revision Approvals	10 days	Wed 8/23/23	Wed 9/6/23
74	*Plan Check Review Approval*	*0 days*	*Wed 9/6/23*	*Wed 9/6/23*
75	**Construction Phase**	**417 days**	**Wed 4/19/23**	**Tue 12/10/24**
76	**Administrative**	**107 days**	**Wed 4/19/23**	**Wed 9/20/23**
77	*Receive Admin NTP to Procure Materials*	*0 days*	*Wed 4/19/23*	*Wed 4/19/23*
80	Execute Subcontracts	5 days	Thu 4/20/23	Wed 4/26/23
78	*Receive Construction NTP*	*0 days*	*Wed 9/6/23*	*Wed 9/6/23*
79	Mobilize	10 days	Thu 9/7/23	Wed 9/20/23
81	**Procurement**	**323 days**	**Mon 4/24/23**	**Tue 7/30/24**
82	**Procure Submittals**	**53 days**	**Mon 4/24/23**	**Fri 7/7/23**
105	**Procure Deferred Submittals**	**40 days**	**Thu 4/27/23**	**Thu 6/22/23**
109	**Submittal Review**	**58 days**	**Mon 5/1/23**	**Fri 7/21/23**
135	**Procure Materials**	**308 days**	**Mon 5/15/23**	**Tue 7/30/24**
131	**Review Deferred Submittals**	**15 days**	**Fri 6/23/23**	**Fri 7/14/23**
158	**Off-Site Construction**	**36 days**	**Thu 9/21/23**	**Thu 11/9/23**
164	**Rough Site Construction**	**93 days**	**Thu 9/21/23**	**Fri 2/2/24**
178	**Building Construction**	**277 days**	**Tue 10/10/23**	**Fri 11/8/24**



Task Summary Deadline Progress
Milestone Project Summary Critical

WEST WENDOVER FIRE STATION - Full Schedule

ID	Task Name	Duration	Start	Finish
179	**Structure**	**111 days**	**Tue 10/10/23**	**Mon 3/18/24**
194	**Enclosure**	**40 days**	**Tue 3/19/24**	**Mon 5/13/24**
204	**Interior**	**166 days**	**Tue 3/19/24**	**Fri 11/8/24**
205	MEP Overhead Rough	10 days	Tue 3/19/24	Mon 4/1/24
206	Framing	5 days	Tue 4/2/24	Mon 4/8/24
207	MEP Rough In Walls	10 days	Tue 4/9/24	Mon 4/22/24
208	Insulation	5 days	Tue 4/23/24	Mon 4/29/24
209	Drywall	5 days	Tue 4/30/24	Mon 5/6/24
210	Tape & Texture	10 days	Tue 5/7/24	Mon 5/20/24
211	Paint	5 days	Tue 5/21/24	Tue 5/28/24
212	Polish Concrete	10 days	Wed 5/29/24	Tue 6/11/24
213	Tiling	5 days	Wed 6/5/24	Tue 6/11/24
214	Ceiling Grid	5 days	Wed 6/12/24	Tue 6/18/24
215	Casework	10 days	Wed 6/19/24	Tue 7/2/24
216	MEP Trim	10 days	Wed 7/3/24	Wed 7/17/24
217	Specialties, Accessories, & Equipment	5 days	Thu 7/18/24	Wed 7/24/24
218	Flooring	10 days	Thu 10/3/24	Wed 10/16/24
219	Doors & Hardware	5 days	Thu 10/17/24	Wed 10/23/24
220	Construction Clean	5 days	Thu 10/24/24	Wed 10/30/24
221	Pre-Punch	5 days	Thu 10/31/24	Wed 11/6/24
222	Final Clean	5 days	Thu 10/31/24	Wed 11/6/24
223	Create Punch List	2 days	Thu 11/7/24	Fri 11/8/24
224	**Building Systems**	**154 days**	**Tue 4/2/24**	**Wed 11/6/24**
225	Set Mechanical Equipment	5 days	Tue 4/2/24	Mon 4/8/24
230	Install Generator	10 days	Tue 6/18/24	Mon 7/1/24
226	Set Electrical Equipment	5 days	Wed 7/31/24	Tue 8/6/24
227	Electric Single Line	10 days	Wed 8/7/24	Tue 8/20/24
228	*Meter Tag Inspection*	*0 days*	*Tue 8/20/24*	*Tue 8/20/24*
229	Utility Company Energize Building	30 days	Wed 8/21/24	Wed 10/2/24
231	*Permanent Power Complete*	*0 days*	*Wed 10/2/24*	*Wed 10/2/24*

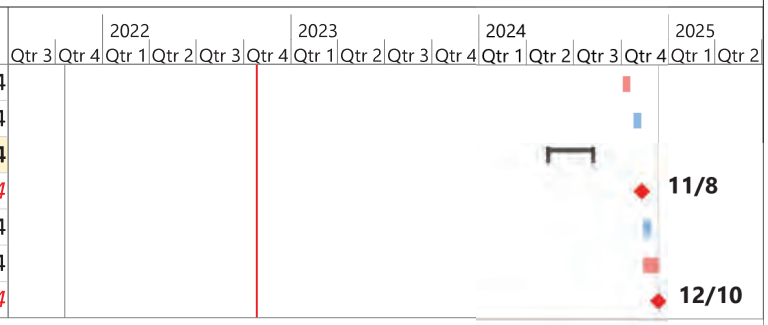


Task Summary Deadline Progress

Milestone Project Summary Critical

WEST WENDOVER FIRE STATION - Full Schedule

ID	Task Name	Duration	Start	Finish
232	HVAC Start Up	10 days	Thu 10/3/24	Wed 10/16/24
233	Test and Balance	10 days	Thu 10/24/24	Wed 11/6/24
234	**Finish Site Construction**	**60 days**	**Tue 5/14/24**	**Wed 8/7/24**
246	*Substantial Completion*	*0 days*	*Fri 11/8/24*	*Fri 11/8/24*
247	Complete Punch List	10 days	Mon 11/11/24	Mon 11/25/24
248	Contractual Close Out	20 days	Mon 11/11/24	Tue 12/10/24
249	*Final Completion*	*0 days*	*Tue 12/10/24*	*Tue 12/10/24*



Task Summary Deadline Progress
Milestone Project Summary Critical



CORE

5330 Reno Corporate Drive
Reno, NV 89511

PRELIMINARY ARCHITECTURAL FEASIBILITY REPORT CITY OF WEST WENDOVER

FIRE STATION



JULY 2018

AQUA ENGINEERING

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SECTION A - INTRODUCTION AND NEED FOR THE FACILITY

1.1. Introduction

The West Wendover Fire Station was constructed in the 1980's by Elko County when the community was a "Township" under the general jurisdiction of Elko County with a community population of approximately 1,500. In 1991, the City of West Wendover became incorporated and inherited the County's facilities. The City proceeded to grow in population surpassing 5,000 people with the fire station no longer able to meet the space and operational requirements and provide efficient and effective local government operations.

The City of West Wendover – Fire Station (Proposed Facility) is being funded through the United States Department of Agriculture – Rural Development – Community Facilities Direct Loan and Grant Program (USDA). The following preliminary architectural feasibility report (PAR or Report) has been completed per the guidance given in RD Instruction 1942-A provided by USDA.

1.2. Need for Facility

The new West Wendover Fire Station is an important long-term public safety facility for the City of West Wendover. Originally planned in 2007 to be part of the construction of the City Hall Government Complex, due to cost, the Fire Station portion of the project was delayed. The Fire Station was included in the City Hall Government Complex PAR referenced in Appendix A. Now more than a decade later, it is time to complete the construction of the new Fire Station. The need for an adequate sized facility is to provide:

- Suitable number of bays with vehicle and equipment storage and to maintain the West Wendover Fire Department fire apparatuses;
- suitable storage of hand equipment and supplies;
- adequately sized training room(s) for conducting initial and reoccurring training of fire fighter personnel;
- office space for the Department which is currently lacking; and
- capability to house 24-hour personnel with sleeping quarters, kitchen, and related accommodations.

SECTION B - EXISTING FACILITIES

2.1. Existing Facilities

Currently the West Wendover Fire Department is housed in a 4,400 square foot leased facility on approximately 1 acre of property at 975 Wendover Boulevard on the east side of the community. Due to the lack of indoor storage the Fire Department stores it's HazMat response and Mobile Command unit along with additional equipment items outdoors which shorten the life span of the equipment.

Though the 3 short-bay facility was adequate for the needs of the fire service in the early 1980's under Elko County when it was constructed, today the facility is too small, outdated and as noted, the City leases the property/facility from a private holding which limits the options for the City in the long-term.

SECTION C – PROPOSED FACILITY

3.1. Proposed Facility

3.1.1. Description

The proposed facility will be located immediately adjacent and west of the existing West Wendover City Hall as was the original plan in 2007. Refer to Figure 1, Project Location Map, Figure 2, Site Plan, for a visual depiction of the facility. The facility would be connected via a covered walkway. The Fire Station would contain the following:

- Five standard length truck bays with lengths of 70 feet;
- proper safety equipment associated with fire apparatus bays;
- training room(s);
- offices;
- equipment and supplies storage;
- housing quarters;
- associated utilities; and
- paved access (ingress/egress).

3.1.2. Service Area

The service area for the Fire Station facility will include the City of West Wendover proper (approximately 7 square miles). Additionally under Mutual Aid Agreements, the West Wendover Fire Department responds to needs of eastern Elko County, Nevada and western Utah which includes: City of Wendover, Utah; Wendover Airport; and western Tooele County.

3.1.3. Projected Growth and Economy

Though the population for the West Wendover area has remained generally stable over the last two decades with limited growth, it is expected with new commercial and industrial investment which began in 2016 that the City will experience an annual growth rate of 2 to 3% over the next decade.

West Wendover's economy is based on tourism/gaming and mining business activities. In this regard, taxes and charges for services have been increasing over the last several years and with new commercial developments complete over the past year which added



LEGEND

- RESIDENTIAL DISTRICTS
- LOCAL COMMERCIAL DISTRICT
- TOURISM & ENTERTAINMENT DISTRICT
- COMMERCIAL / INDUSTRIAL DISTRICTS

NOTE: ALL SECTIONS ARE LOCATED IN TOWNSHIP 33 NORTH, RANGE 70 EAST, MOUNT DIABLO BASE AND MERIDIAN.

City of West Wendover
Current Population 4,685
Wendover Area Population
Approximately 6,000

MAGNETIC

0 750 1500 2250
Scale in Feet

0 1/2 1
DRAWING IS TO SCALE
IF BAR MEASURES:
1" = FULL SCALE
1/2" = HALF SCALE

Page 4

NO.	DATE	ORIGINAL DESIGN	DRAWN	CHECKED
A	7/14/18	SGS	SGS	SGS

REVISIONS

CITY OF WEST WENDOVER

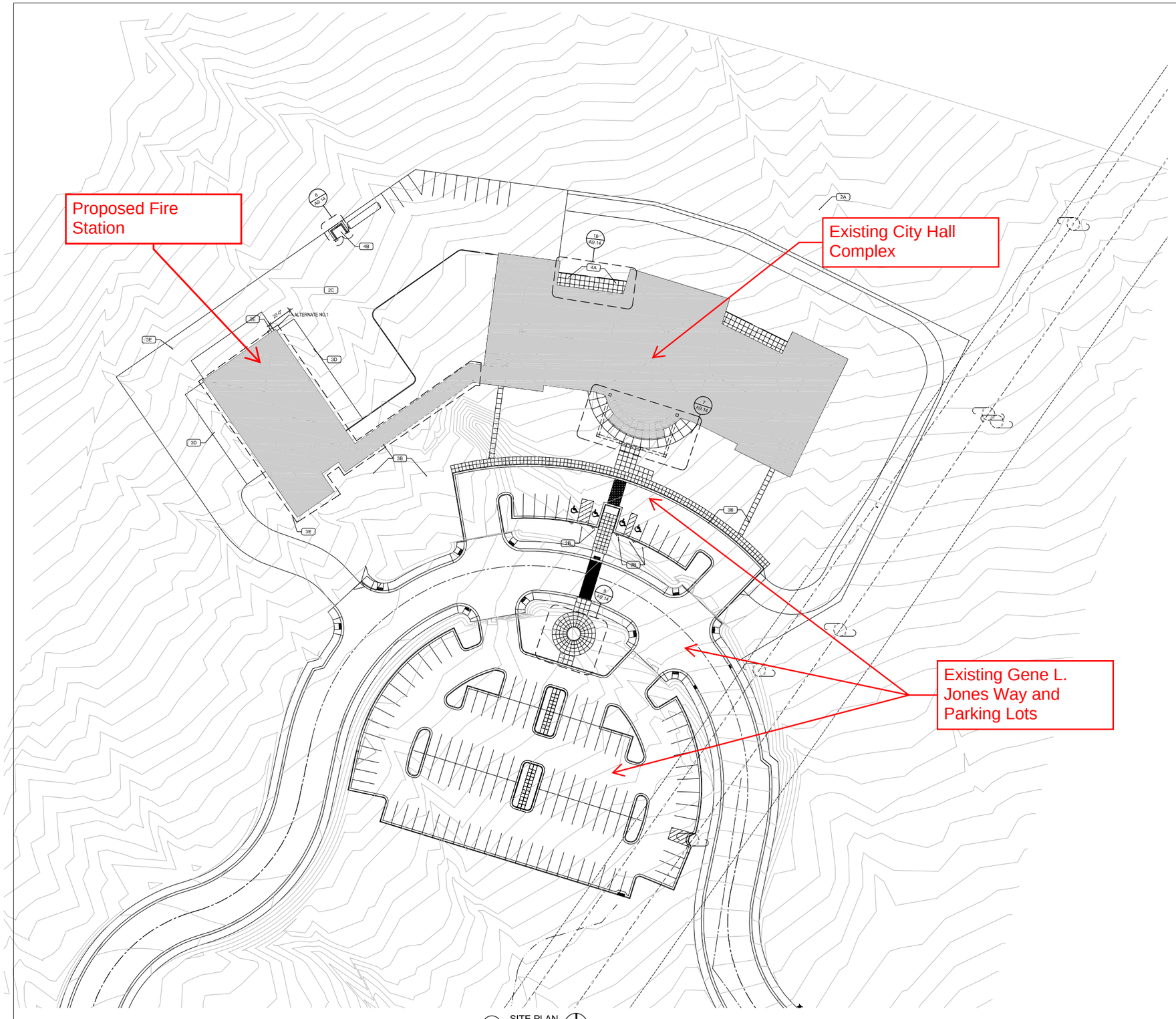
FIRE STATION

PROJECT LOCATION MAP

AQUA ENGINEERING
533 W. 2600 S, SUITE 275, BOUNTIFUL, UT 84010
PHONE (801) 299-1327 FAX (801) 299-0155

FIGURE: 1

KRB 07/16/2018 W:\Wendover\Special Projects\Fire Station 2018\Drawings\CITY WIDE MAP.dwg



KEYED NOTES

DIVISION 2 - SITEWORK
- 2A GRAVELLED ROAD
- 2B H.C. PARKING SIGN - SEE DETAIL
- 2C ASPHALT PAVING

DIVISION 3 - CONCRETE
- 3H CONC. SIDEWALK
- 3D CONC. APRON
- 3E CONC. STOOP

DIVISION 4 - MASONRY
- 4A SCREEN WALL - SEE DETAIL
- 4B DUMPSTER ENCLOSURE

REVISIONS

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UTAH 84102
Phone: (801) 575-5800
Fax: (801) 531-9850
WWW: www.vcbo.com

WEST WENDOVER

West Wendover

VALENTINER CRANE architects

date: 08-20-07
drawn: chkd:
project: 05720
title: ARCHITECTURAL SITE PLAN

A0.1

Figure 2 Page 5

over 40,000 square feet of commercial retail space along with additional developments forthcoming, the anticipation and forecast is for positive revenue growth in the coming years.

This past year with the legalization of marijuana in Nevada and with the legalization of the related businesses activities within the City's jurisdiction, the related marijuana retail sales and cultivation/production facilities which are currently now underway with land purchases and plan approvals, will have a significant positive impact on revenue in the coming year. This is due to the associated local excise taxes (3%) and annual licensing fees attributed to these specific businesses.

The City is also expecting growth in the residential housing market in the near term as a new contractor and developer (Silver Zone Construction and Bomarc Ventures LLC) has acquired housing lots which were part of previously uncompleted housing subdivisions and additionally they have acquired at least 10 acres of undeveloped residentially zoned property near the Toana Vista Golf Course to undertake multiple housing projects.

Tying the residential developments with the recent completion of the new commercial retail square footage and with the positive economic impact of the Newmont Long Canyon gold mine which completed its first full year of operation in December of 2017; this has all had a very positive impact on the local economy. Now, with the Long Canyon mine proceeding with their Phase 2 expansion, the mine life for this particular mine will likely extend 40 plus years into the future if not longer. When you add Long Canyon's development with other existing local mining facilities (Graymont Pilot Peak Lime Plant and Intrepid Potash) this certainly cements mining as a long-term economic component alongside the tourism/gaming industry as our economy expands.

3.1.4. Similar Facilities In And Services In The Area

There are currently no similar type facilities in the service area for the City except for the existing fire station.

3.1.5. Community Support

There is community support for completing the West Wendover Fire Station Project. The project has been part of the City's annual Capital Improvement Plan since 2007 and was recently included in the City CIP and Debt Management Plan adopted in 2017.

3.1.6. Regulatory Agency Approval

Regulatory agency approval of the project consists of City approval and USDA-RD approval with regard to the funding program. The project will be constructed on land leased under a Recreation and Public Purposes Lease (R&PP) form the Bureau of Land Management (BLM).

3.1.7. City Staff

The City of West Wendover is a full-service City with approximately 70 employees. The management of the City is through a professional staff including City Manager and various Department Heads including in this instance (Fire Department) the Fire Chief. The City has a long and productive history with projects related to funding through USDA. In relation to this specific project, the City intends to pursue a Design Build or Construction Management (CMc) type arrangement.

SECTION D – BUILDING SITES

4.1. Amount of Land Required

The proposed facility is located on a 20-acre site that also includes the City administrative offices, courts and police station. The proposed facility occupies 1.5 acres of the site.

4.2. Location - Alternate Locations

The City reviewed numerous alternate locations for the fire station. The first location reviewed was the existing fire station location. As mentioned in Section 2.1, the existing facility is located on a private property that the City leases. This limits the expansion or construction of a new fire station.

The City also looked at constructing the fire station at the old Public Works building site located just west of the intersection of Mesa Street and Alpine Street on the south side of town. This site increased response time to the City commercial areas.

Ultimately, the optimal location was next to the City Hall Government Complex as it was adjacent to both commercial and residential areas with the capability to service the City via two major arterial streets, Wendover Boulevard and Pueblo Boulevard.

4.3. Site Plan

Figure 2 displays the current site plan for the proposed project. Any modifications will be incorporated and updated, as appropriate, into the final design by the architect.

4.4. Site Suitability

This particular location of the proposed facility is an element of the Downtown Commercial Core. This core is an area that is separated from the hospitality and entertainment districts in the community. Residents utilize this core area to purchase groceries, hardware, fuel and other daily living necessities. The core is located along Pueblo Boulevard provides direct access to 2/3's of the community's residential districts. The proposed facility will provide the serve the core along Pueblo and Wendover Boulevard. The site is also well suited for the proposed project as it will be adjacent to the rest of the City Hall Governmental Complex. Refer to Figure 2 for a conceptual site plan.

SECTION E – COST ESTIMATE

5.1. Development and Construction

The fire station development and construction cost estimate for the project is shown in Table 1.

Table 1: Fire Station Development and Construction Cost Estimate

Improvement	Estimation Basis	Quantity	Unit	Unit Price	Unit Totals	Total
Fire Station	Existing (SF) 3500	11000	SF	$ 441.36		$ 4,855,000.00
Garage (5 Bays) on Main Floor	Garage (Municipal)	3650	SF	$ 500.00	$ 1,825,000.00	
Living Space/Offices on Main Floor	Fire Station	2600	SF	$ 600.00	$ 1,560,000.00	
Living Space/Offices on 2nd Floor	Fire Station	1100	SF	$ 600.00	$ 660,000.00	
Basement	Storage (Unfinished)	2600	SF	$ 250.00	$ 650,000.00	
Enclosed Walkway	Connection to City Offices & Police	800	SF	$ 200.00	$ 160,000.00	
Site Work						$ 1,170,000.00
Earthwork	Common Excavation	22000	CY	$ 25.00	$ 550,000.00	
Drainage	Run-on and Run-off Management	1	LS	$ 150,000.00	$ 150,000.00	
Potable Water and Fire Suppression	8" PVC + Ancillary Lines & Equipment	500	LF	$ 100.00	$ 50,000.00	
Sanitary Sewer Lateral	6" PVC	200	LF	$ 50.00	$ 10,000.00	
Asphalt Paving (4" ACP on 12" UTB)	Parking & Access Road Surfacing	8000	SF	$ 20.00	$ 160,000.00	
Site Electrical and Lighting	Primary and Secondary	1	LS	$ 150,000.00	$ 150,000.00	
Landscaping	Trees, Grass, & Irrigation	1	LS	$ 100,000.00	$ 100,000.00	

Architectural and Engineering Design	$	421,750.00
Contingency	$	485,000.00
PROJECT TOTAL	**$**	**6,931,750.00**

5.2. Land and Rights

The City Hall Complex and the proposed Fire Station are located on land owned by BLM through a R&PP Lease. Under the R&PP Lease, the City has lease rights to the property for the public purposes proposed and will in the future be able to acquire the property under a patent from BLM. The lease amounts for properties under this program are minimal. This lease includes approximately 125 acres.

5.3. Legal

It is not anticipated that there will be any legal fees. However, if legal fees are incurred, except for those incurred with regards to bonding/ financial requirements, they will be provided by the City of West Wendover for as in-kind contributions.

5.4. Architect Fees

Proposed project costs as shown in Table 3, $421,750.00 is the estimate for architectural/engineering fees. This fee includes the direct architect fee as well as any engineering fees associated with the requirements of the architect in completing their design and management of the project.

5.5. Interest

Anticipated yearly interest payments are shown on page 3 of the Financial Analysis, City of West Wendover, Fire Station/Land Purchase Project included in Appendix B.

5.6. Equipment

The cost estimate reflects the equipment directly associated with the facility built in addition to that equipment required for the construction of the facility.

5.7. Contingencies

The City incorporated an eight percent contingency amount in the estimate (Table 1).

5.8. Refinancing

The City will take out the construction loan issued through a separate financial institution suitable to the parties involved for the proposed project. There would be no refinancing only long-term financing provided by USDA-RD.

5.9. Other

None

SECTION F – ANNUAL OPERATING BUDGET

6.1. Income

Not Applicable

6.2. Operation and Maintenance Costs

Operation and maintenance Costs are shown on page 1 of the Financial Analysis, City of West Wendover, Fire Station/Land Purchase Project included in Appendix B.

SECTION G – MAPS, DRAWINGS, SKETCHES, AND PHOTOGRAPHS

7.1. Maps

Appendix C contains the following maps:

- Project Location on Topographic Map
- Map of City Identifying Population, Residential Areas and Commercial Areas with relationship to the Proposed Facility, APX C-1
- Property Line Survey
    - Note: Fire Station is located on Parcel B.

7.2. Drawings and Sketches

The following drawings have been included in this report:

- Figure 1, City of West Wendover Fire Station Project Location Map
- Figure 2, City of West Wendover Fire Station Site Plan

7.3. Photographs

The following are photographs of the proposed fire station site:

Figure 3: Photo Looking West from Existing City Hall Complex at Proposed Site



Figure 4: Photo Looking Northwest from Existing City Hall Complex North Parking Area at Proposed Site



Figure 5: Photo Looking North from Gene L Jones Way at Proposed Site



Figure 6: Photo Looking East at Proposed Site



Figure 7: Photo Looking Southeast Towards Gene L Jones Way at Proposed Site



SECTION H – CONSTRUCTION PROBLEMS

8.1. Issues That May Affect Project Costs

The City Hall Complex Project addressed most of the existing underground utilities that are located adjacent to the site and in some cases provided the conduits or stubs necessary to tie into for the proposed facility. With construction of the City Hall Complex and surrounding improvements, the geotechnical characteristics of the site are understood. This knowledge has been utilized in estimating the costs for the proposed facility.

One item that could affect construction costs that was encountered during construction of the City Hall Complex Project is rock. This was factored into the earthwork costs. However, if a significant amount is encountered then it would affect the construction costs.

The construction market pricing is currently volatile and labor is tight. With market volatility there is no way of knowing what will occur prior to the bidding of the project. The imposing of tariffs on some imported construction materials costs have increased significantly. Tariffs or threats of tariffs are causing suppliers to increase their bids in anticipation of material cost increases. This also causes suppliers to not guarantee bids beyond 45 to 60 days which limits contractors who bid on projects. Recent projects have seen cost increases of anywhere from 25% to 50%. These cost increases are larger than a typical construction contingency. If the project comes in over budget during the bidding process the City would need to cut site improvement items such as landscaping, irrigation, etc. and build these site improvements at a later date. This would not be desirable but might be required to keep contingency numbers at a reasonable level.

To summarize, material and labor costs with the volatile market are construction costs that could increase with the volatile market. A balance is recommended between pairing down non-essential improvements and a reasonable contingency if project costs are significantly higher than anticipated.

SECTION I – CONCLUSIONS AND RECOMENDATIONS

9.1. Alternatives

9.1.1. No Action Alternative

The No Action Alternative consists of not constructing a new fire station. The City would continue to operate out of the existing fire station build in the 1980's for a population of 1,500. The No Action Alternative is not considered feasible as the existing fire station does not meet the demands of the City's current population.

9.1.2. Alternative 1 – Fire Station Adjacent to City Hall Complex

Alternative 1 consists of constructing the fire station adjacent to the City Hall Complex. As mentioned previously, there are existing utilities adjacent to the site and the proposed facility is suitable for the land. The City also has an R&PP Lease with BLM so property acquisition is not required.

9.1.3. Alternative 2 – Fire Station at Old Public Works Site

The City reviewed the construction of the Fire Station at the old Public Works site (Alternative 2). However, this location west of the intersection of Alpine Street and Mesa Street increased response times for the City's commercial areas along Pueblo Boulevard and Wendover Boulevard. Thus, this site was deemed unsuitable.

9.2. Preferred Alternative

The preferred alternative is Alternative 1. The City requires a fire station that will meet the City's current and future needs. The proposed facility location is also located centrally to the City's residential and commercial areas with access via Pueblo and Wendover Boulevard. With proximity to other City facilities locating the fire station next to the City Hall Complex is the preferred alternative.

9.3. Recommendation

The Fire Station Project is the final step to finish the City Hall Complex and bring the City's Fire Department into the twenty first century. The improvements have been planned for and even anticipated with the construction City Hall Complex by providing utility and conduit stubs.

This Preliminary Architectural Feasibility Report shows that the project has been planned for and carefully thought out over a long period of time ensuring that it is necessary, the site is suitable,

and the design fits the need. The City has the resources to repay the bonds and maintain the improvements for years to come and the project will benefit the community.

Due to the volatility driven by Federal actions and public discussion of tariffs on imported materials such as aluminum, steel, and other materials and the tight labor market, the City recognizes that construction costs will fluctuate. A contingency has been provided with the option to reduce non-essential items out of the project if bids exceed the budgeted amount.

Environmental considerations may be found under separate cover in a document titled City Hall Government Complex Environmental Review. Refer to Appendix A for the reference. The City has taken consideration potential environmental impacts for each phase of development from the inception of the City Center Master Plan. As construction on the Proposed Facility progresses any archeological or cultural artifacts that surface will be addressed per the requirements of NRS 383.121.

In closing, with proximity to other City facilities and commercial and residential areas it is recommended that the Fire Station be constructed adjacent to the City Hall Complex.

APPENDIX A

REFERENCES

REFERENCES

1. West Wendover City Hall Government Complex Preliminary Architectural Feasibility Report. City of West Wendover and AQUA Engineering, 2006.
2. Financial Analysis, City of Wendover Fire Station/ Land Purchase Project. City of West Wendover, July 2018.
3. West Wendover City Hall Government Complex Environmental Report. VCBO, 2006.

APPENDIX B

FINANCIAL ANALYSIS, CITY OF WEST FIRE STATION/ LAND PURCHASE PROJECT

FINANCIAL ANALYSIS
CITY OF WEST WENDOVER
FIRE STATION/LAND PURCHASE PROJECT

ADDENDUM TO USDA FEASIBILTIY REPORT

City of West Wendover													
Revenues and Expenditures													
Combined General Fund and Capital Projects Fund													
			Fiscal Year										
		17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29
Revenue													
Property Taxes		1,472,600	1,515,800	1,620,800	1,683,600	1,748,000	1,794,100	1,841,500	1,890,100	1,940,000	1,991,200	2,043,800	2,097,800
Licenses and Permits		1,012,700	1,024,400	1,165,100	1,307,900	1,327,900	1,348,200	1,368,800	1,389,700	1,411,000	1,432,600	1,454,500	1,476,800
Intergovernmental Revenue		3,798,200	3,971,100	4,180,400	4,274,000	4,394,400	4,492,000	4,576,400	4,662,400	4,750,100	4,839,400	4,930,400	5,023,100
Charges for Services		44,100	48,900	49,400	49,900	50,400	50,900	51,400	51,900	52,400	52,900	53,400	53,900
Fines and Forfeitures		85,600	88,000	88,900	89,800	90,700	91,600	92,500	93,400	94,300	95,200	96,200	97,200
Sale of Fixed Assets		233,615	718,740	-	248,292	-	-	-	-	-	-	-	-
Grant Proceeds		-	-	-	-	-	-	-	-	-	-	-	-
Other Revenue		187,200	262,002	227,002	207,400	182,400	182,400	182,400	182,400	182,400	182,400	182,400	182,400
Total Revenue		6,834,015	7,628,942	7,331,602	7,860,892	7,793,800	7,959,200	8,113,000	8,269,900	8,430,200	8,593,700	8,760,700	8,931,200
General Government													
Salaries Wages & Benefits		743,000	607,900	620,100	632,500	638,800	645,200	658,100	664,700	671,300	684,700	691,500	698,400
Other Expenditures		480,100	385,500	389,400	393,300	397,200	401,200	405,200	409,300	413,400	417,500	421,700	425,900
Municipal Court													
Salaries Wages & Benefits		302,900	325,400	331,900	338,500	341,900	345,300	352,200	355,700	359,300	366,500	370,200	373,900
Other Expenditures		51,100	54,700	55,200	55,800	56,400	57,000	57,600	58,200	58,800	59,400	60,000	60,600
Election Expense		-	1,400	-	1,400	-	1,400	-	1,400	-	1,400	-	1,400
Wendover Police													
Salaries Wages & Benefits		1,780,100	2,014,300	2,054,600	2,095,700	2,116,700	2,137,900	2,180,700	2,202,500	2,224,500	2,269,000	2,291,700	2,314,600
Other Expenditures		334,000	342,800	346,200	349,700	353,200	356,700	360,300	363,900	367,500	371,200	374,900	378,600
Fire Department													
Salaries Wages & Benefits		668,500	685,300	699,000	713,000	720,100	727,300	741,800	749,200	756,700	771,800	779,500	787,300
Other Expenditures		96,300	96,300	97,300	98,300	99,300	100,300	101,300	102,300	103,300	104,300	105,300	106,400
Dispatch Center													
Salaries Wages & Benefits		453,300	478,100	487,700	497,500	502,500	507,500	517,700	522,900	528,100	538,700	544,100	549,500
Other Expenditures		57,700	59,700	60,300	60,900	61,500	62,100	62,700	63,300	63,900	64,500	65,100	65,800
Paved Streets													
Salaries Wages & Benefits		59,700	95,600	97,500	99,500	100,500	101,500	103,500	104,500	105,500	107,600	108,700	109,800
Other Expenditures		146,400	140,100	141,500	142,900	144,300	145,700	147,200	148,700	150,200	151,700	153,200	154,700
Public Works													
Salaries Wages & Benefits		320,800	344,000	350,900	357,900	361,500	365,100	372,400	376,100	379,900	387,500	391,400	395,300
Other Expenditures		30,900	30,300	30,600	30,900	31,200	31,500	31,800	32,100	32,400	32,700	33,000	33,300
Community Development													
Salaries Wages & Benefits		186,700	220,500	224,900	229,400	231,700	234,000	238,700	241,100	243,500	248,400	250,900	253,400
Other Expenditures		143,200	153,200	154,700	156,200	157,800	159,400	161,000	162,600	164,200	165,800	167,500	169,200
Public Health													
Other Expenditures		7,500	22,400	15,400	15,600	15,800	16,000	16,200	16,400	16,600	16,800	17,000	17,200
Animal Control													
Salaries Wages & Benefits		93,000	94,200	96,100	98,000	99,000	100,000	102,000	103,000	104,000	106,100	107,200	108,300
Other Expenditures		26,000	23,700	23,900	24,100	24,300	24,500	24,700	24,900	25,100	25,400	25,700	26,000

City of West Wendover													
Revenues and Expenditures													
Combined General Fund and Capital Projects Fund													
			Fiscal Year										
Community Support													
Other Expenditures		12,800	30,000	13,000	31,000	13,500	32,000	14,000	33,000	14,500	34,000	15,000	35,000
Library													
Other Expenditures		17,600	17,600	17,800	18,000	18,200	18,400	18,600	18,800	19,000	19,200	19,400	19,600
Operating Transfers Out		122,000	130,000	131,300	132,600	133,900	135,200	136,600	138,000	139,400	140,800	142,200	143,600
Total Expenditures		6,133,600	6,353,000	6,439,300	6,572,700	6,619,300	6,705,200	6,804,300	6,892,600	6,941,100	7,085,000	7,135,200	7,227,800
Revenues Net of Expenditures		700,415	1,275,942	892,302	1,288,192	1,174,500	1,254,000	1,308,700	1,377,300	1,489,100	1,508,700	1,625,500	1,703,400
Current Debt Service													
Principle													
PD Vehicles		110,074	50,000	52,000	53,000	54,000	55,000	55,000	55,000	55,000	55,000	55,000	55,000
Government Complex		258,000	270,000	-	-	-	-	-	-	-	-	-	-
City Hall Complex		121,964	127,408	133,096	139,037	145,243	151,726	158,499	165,574	172,965	180,686	188,752	197,177
Florence Way		161,000	167,000	173,000	180,000	187,000	195,000	199,000	206,000	213,000	-	-	-
Total Principle		651,038	614,408	358,096	372,037	386,243	401,726	412,499	426,574	440,965	235,686	243,752	252,177
Interest													
PD Vehicles		9,164	5,401	4,249	3,062	1,853	622	5,000	5,000	5,000	5,000	5,000	5,000
Government Complex		23,549	12,042	-	-	-	-	-	-	-	-	-	-
City Hall Complex		191,536	186,092	180,404	174,463	168,257	161,774	155,001	147,926	140,535	132,814	124,748	116,323
Florence Way		36,171	32,465	28,623	24,634	20,487	16,170	11,718	7,142	2,407	-	-	-
Total Interest		260,420	236,000	213,276	202,159	190,597	178,566	171,719	160,068	147,942	137,814	129,748	121,323
Total Current Debt Service		911,458	850,408	571,372	574,196	576,840	580,292	584,218	586,642	588,907	373,500	373,500	373,500
Summary:													
Revenue		6,834,015	7,628,942	7,331,602	7,860,892	7,793,800	7,959,200	8,113,000	8,269,900	8,430,200	8,593,700	8,760,700	8,931,200
Salaries and Wages		4,608,000	4,865,300	4,962,700	5,062,000	5,112,700	5,163,800	5,267,100	5,319,700	5,372,800	5,480,300	5,535,200	5,590,500
Other Expenditures		1,525,600	1,487,700	1,476,600	1,510,700	1,506,600	1,541,400	1,537,200	1,572,900	1,568,300	1,604,700	1,600,000	1,637,300
Rev Net of Expenditures		700,415	1,275,942	892,302	1,288,192	1,174,500	1,254,000	1,308,700	1,377,300	1,489,100	1,508,700	1,625,500	1,703,400
Debt Service		911,458	850,408	571,372	574,196	576,840	580,292	584,218	586,642	588,907	373,500	373,500	373,500
Net after Debt Service		(211,043)	425,534	320,930	713,996	597,660	673,708	724,482	790,658	900,193	1,135,200	1,252,000	1,329,900

City of West Wendover													
Revenues and Expenditures													
Combined General Fund and Capital Projects Fund													
			Fiscal Year										
Proposed Debt Service:													
Fire Station Facility and Land													
Principal					135,909	139,477	143,138	146,895	150,751	154,708	158,770	162,937	167,214
Interest					227,896	224,328	220,667	216,910	213,054	209,097	205,035	200,868	196,591
Total		-	-	-	363,805	363,805	363,805	363,805	363,805	363,805	363,805	363,805	363,805
Downtown Development													
Principal				42,220	43,329	44,466	45,633	46,831	48,060	49,322	50,617	51,945	53,309
Interest				62,344	61,235	60,098	58,931	57,733	56,504	55,242	53,947	52,619	51,255
Total		-	-	104,564	104,564	104,564	104,564	104,564	104,564	104,564	104,564	104,564	104,564
Total Proposed Debt Service:		-	-	104,564	468,369	468,369	468,369	468,369	468,369	468,369	468,369	468,369	468,369
Net after Proposed Debt Service		(211,043)	425,534	216,366	245,627	129,291	205,339	256,113	322,289	431,824	666,831	783,631	861,531
Long Term Debt:													
Current													
PD Vehicles		264,000	214,000	162,000	109,000	55,000	55,000	55,000	55,000	55,000	55,000	55,000	55,000
Government Complex		270,000	-	-	-	-	-	-	-	-	-	-	-
City Hall Complex		4,311,457	4,184,049	4,050,953	3,911,916	3,766,673	3,614,947	3,456,447	3,290,873	3,117,908	2,937,221	2,748,470	2,551,293
Florence Way		1,520,000	1,353,000	1,180,000	1,000,000	813,000	618,000	419,000	213,000	-			
Total Current		6,365,457	5,751,049	5,392,953	5,020,916	4,634,673	4,287,947	3,930,447	3,558,873	3,172,908	2,992,221	2,803,470	2,606,293
Proposed													
Fire Station				8,681,750	8,545,841	8,406,364	8,263,226	8,116,331	7,965,580	7,810,872	7,652,102	7,489,165	7,321,951
Downtown			2,375,000	2,332,780	2,289,451	2,244,985	2,199,352	2,152,521	2,104,461	2,055,139	2,004,522	1,952,577	1,899,268
Total Proposed		-	2,375,000	11,014,530	10,835,292	10,651,349	10,462,578	10,268,852	10,070,041	9,866,011	9,656,624	9,441,742	9,221,219
Total Long Term Debt		6,365,457	8,126,049	16,407,483	15,856,208	15,286,022	14,750,525	14,199,299	13,628,914	13,038,919	12,648,845	12,245,212	11,827,512

City of West Wendover
Statement / Forecast of Cash Flows
Combined General Fund and Capital Projects Fund

	Estimated 6/30/18	Budgeted 6/30/19	Forecast >> 6/30/20	6/30/21	6/30/22	6/30/23
Cash Flows From Operating Activities						
Cash received from property taxes	1,472,600	1,515,800	1,620,800	1,683,600	1,748,000	1,794,100
Cash received from licenses	1,007,500	1,024,400	1,165,100	1,307,900	1,327,900	1,348,200
Cash received from intergovernmental revenue	3,798,200	3,971,100	4,180,400	4,274,000	4,394,400	4,492,000
Cash received from charges for services	44,100	48,900	49,400	49,900	50,400	50,900
Cash received from fines and forfeitures	85,600	88,000	88,900	89,800	90,700	91,600
Cash paid to suppliers	(1,403,600)	(1,357,700)	(1,345,300)	(1,378,100)	(1,372,700)	(1,406,200)
Cash paid to employees	(4,608,000)	(4,865,300)	(4,962,700)	(5,062,000)	(5,112,700)	(5,163,800)
Transfers to Specialty Funds	(122,000)	(130,000)	(131,300)	(132,600)	(133,900)	(135,200)
Net cash flows from operating activities	$ 274,400	$ 295,200	$ 665,300	$ 832,500	$ 992,100	$ 1,071,600
Cash Flows From Noncapital Financing Activities						
Impact fees, building permits	5,200	60,000	25,000	25,000		
Cash received from miscellaneous sources	181,600	197,502	197,002	177,400	177,400	177,400
Net cash flows from noncapital financing activities	$ 186,800	$ 257,502	$ 222,002	$ 202,400	$ 177,400	$ 177,400
Cash Flow From Capital and Related Financing Activities						
Sale of property, plant, equipment	233,615	718,740	-	248,292	-	-
Grant revenue	-	525,000	-	-	-	-
Proceeds from long term debt	-	2,375,000	8,681,750			
Principle paid on capital debt	(651,038)	(614,408)	(400,316)	(551,275)	(570,186)	(590,497)
Interest paid on capital debt	(260,420)	(236,000)	(275,620)	(491,290)	(475,023)	(458,164)
Acquisition and construction of capital assets	-	(2,900,000)	(8,681,750)			
Net cash flows from capital and related financing activities	$ (677,843)	$ (131,668)	$ (675,936)	$ (794,273)	$ (1,045,209)	$ (1,048,661)
Cash Flows From Investing Activities						
Interest income	$ 5,600	$ 4,500	$ 5,000	$ 5,000	$ 5,000	$ 5,000
Net change in cash and cash equivalents	$ (211,043)	$ 425,534	$ 216,366	$ 245,627	$ 129,291	$ 205,339
Cash and investments, including restricted, beginning of year	$ 666,577	$ 455,534	$ 881,068	$ 1,097,434	$ 1,343,061	$ 1,472,352
Cash and Cash Equivalents, Including Restricted, End of Year	$ 455,534	$ 881,068	$ 1,097,434	$ 1,343,061	$ 1,472,352	$ 1,677,691

City of West Wendover
Balance Sheet
Combined General Fund and Capital Projects Fund

ASSETS	6/30/18	6/30/19	6/30/20	6/30/21	6/30/22	6/30/23
CURRENT ASSETS						
Cash on hand in Banks	455,534	881,068	1,097,434	1,343,061	1,472,352	1,677,691
Accounts receivable	630,000	780,000	675,000	750,000	700,000	700,000
Inventories	26,600	25,000	25,000	25,000	25,000	25,000
Prepayments	87,200	75,000	75,000	80,000	80,000	85,000
Total Current Assets	$ 1,199,334	$ 1,761,068	$ 1,872,434	$ 2,198,061	$ 2,277,352	$ 2,487,691
FIXED ASSETS						
Land	1,723,317	1,237,742	1,956,482	3,458,190	3,458,190	3,458,190
Buildings	10,237,658	10,237,658	10,237,658	17,169,408	17,169,408	17,169,408
Improvements other than buildings	9,420,044	9,420,044	12,320,044	12,320,044	12,320,044	12,320,044
Furniture and equipment/Vehicles	3,249,696	3,249,696	3,249,696	3,249,696	3,249,696	3,249,696
Work in progress	-	2,900,000	8,681,750			
Less: Accumulated depreciation	(7,583,082)	(8,375,502)	(9,396,392)	(10,417,282)	(11,438,172)	(12,459,062)
Net Total Fixed Assets	$ 17,047,633	$ 18,669,638	$ 27,049,238	$ 25,780,056	$ 24,759,166	$ 23,738,276
Total Assets	$ 18,246,967	$ 20,430,706	$ 28,921,672	$ 27,978,117	$ 27,036,518	$ 26,225,967
LIABILITIES AND EQUITIES						
CURRENT LIABILITIES						
Accounts payable	163,300	75,000	100,000	110,000	115,000	120,000
Current portion of Bonds payable	614,408	400,316	551,275	570,186	590,497	606,225
Current portion of Capital lease	-	-	-	-	-	60,000
Accrued liabilities	102,300	110,000	115,000	120,000	125,000	130,000
Interfund balances	-	-	-			
Deferred revenue	60,000	60,000	60,000	60,000	60,000	60,000
Total Current Liabilities	$ 940,008	$ 645,316	$ 826,275	$ 860,186	$ 890,497	$ 976,225
LONG-TERM LIABILITIES						
Note/Bonds payable	5,751,049	7,725,733	15,856,208	15,286,022	14,750,525	14,199,299
Capital lease payable	-	-	-	-	-	300,000
Total Long-Term Liabilities	$ 5,751,049	$ 7,725,733	$ 15,856,208	$ 15,286,022	$ 14,750,525	$ 14,499,299
Total Liabilities	$ 6,691,057	$ 8,371,049	$ 16,682,483	$ 16,146,208	$ 15,641,022	$ 15,475,524
EQUITY						
Fund Balances	1,000,535	1,642,869	1,724,235	2,034,862	2,104,153	2,304,492
Investment in capital assets	10,682,176	10,543,589	10,641,755	9,923,848	9,418,144	8,572,752
Total Equity	$ 11,682,711	$ 12,186,458	$ 12,365,990	$ 11,958,710	$ 11,522,297	$ 10,877,244
Total Liabilities and Equity	$ 18,373,768	$ 20,557,507	$ 29,048,473	$ 28,104,918	$ 27,163,319	$ 26,352,768

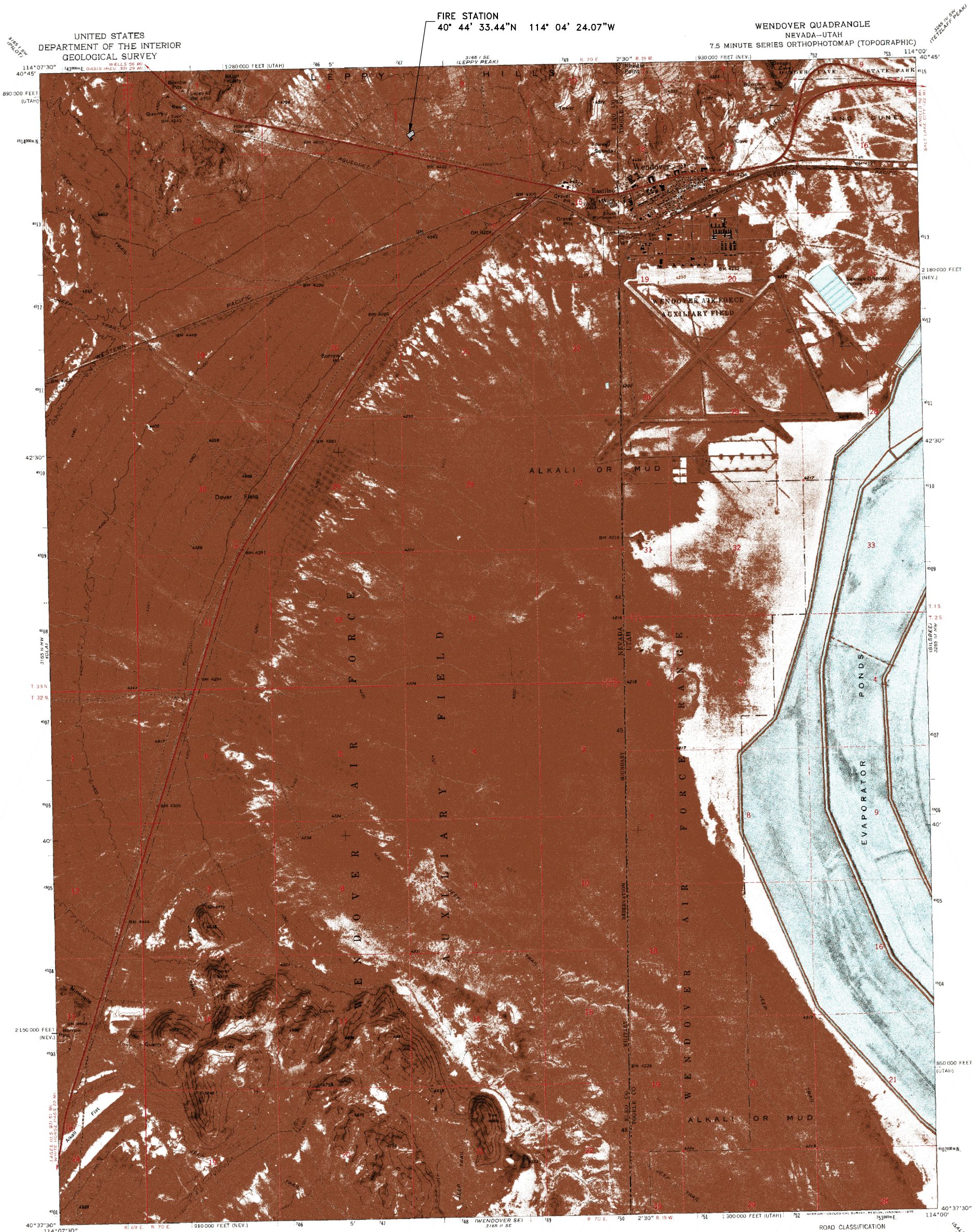
APPENDIX C

MAPS

FIRE STATION
40° 44' 33.44"N 114° 04' 24.07"W

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

WENDOVER QUADRANGLE
NEVADA—UTAH
7.5 MINUTE SERIES ORTHOPHOTOMAP (TOPOGRAPHIC)


LEPPY HILLS
ALKALI OR MUD
WENDOVER AIR FORCE AUXILIARY FIELD
WENDOVER AIR FORCE RANGE
EVAPORATOR PONDS
SAND DUNES STATE PARK
Wendover
Dover Field
Leppy AF
Horizon Vista
Eastline
Gravel Pits
Borrow Pits
Quarry
Sewage Disposal Ponds
Dover Pit
Tower
Cave
Spring
Windmill
Corral
Reservoir
AQUEDUCT
PACIFIC
WESTERN
JEEP TRAIL
TRAIL
ELKO CO
TOOELE CO
NEVADA
UTAH
BOUNDARY
RESERVATION
WENDOVER
ALKALI FLAT
BM 4281
BM 4291
BM 4294
BM 4336
BM 4444
BM 4226
BM 4216
BM 4232
BM 4209
BM 4422
BM 4343
BM 4288
BM 4449
BM 4252
BM 4619
BM 4252
BM 4343
BM 4209
BM 4288
BM 4449
BM 4444
BM 4226
BM 4216
BM 4232
BM 4209
BM 4422
BM 4343

SECTION 7

SECTION 8

SECTION 9

SECTION 10

SECTION 15

SECTION 16

SECTION 17

SECTION 18

PROJECT LOCATION

CITY BOUNDARY

I-80 West Bound

I-80 East Bound

Wendover Boulevard

Exit 402

Wells Avenue

Pueblo

Florence Way

Airport Way

Railroad

Wendover Blvd

450 South

Scable Road

Aria Blvd

Tennessee Ave

Camper Dr

Boulder Rd

North Gate Jones Way

US 93/95

PCL1

PCL2

LEGEND

- RESIDENTIAL DISTRICTS
- LOCAL COMMERCIAL DISTRICT
- TOURISM & ENTERTAINMENT DISTRICT
- COMMERCIAL / INDUSTRIAL DISTRICTS

NOTE: ALL SECTIONS ARE LOCATED IN TOWNSHIP 33 NORTH, RANGE 70 EAST, MOUNT DIABLO BASE AND MERIDIAN.

City of West Wendover
Current Population 4,685
Wendover Area Population
Approximately 6,000

MAGNETIC

0 750 1500 2250
Scale in Feet

DRAWING IS TO SCALE
IF BAR MEASURES:
1" = FULL SCALE
1/2" = HALF SCALE

NO.	DATE	DESIGN	DRAWN	CHECKED
ORIGINAL				
A	7/14/18	SGS	SGS	SGS

REVISIONS

CITY OF WEST WENDOVER

FIRE STATION

PROJECT LOCATION MAP

AQUA ENGINEERING
533 W 2600 S, SUITE 275, BOUNTIFUL, UT 84010
PHONE (801) 299-1327 FAX (801) 299-0155

FIGURE:
APX C-1

KRB 07/16/2018 W:\Wendover\Special Projects\Fire Station 2018\Drawings\CITY WIDE MAP.dwg

United States Department of the Interior

BUREAU OF LAND MANAGEMENT
Arizona State Office
One North Central Avenue, Suite 800
Phoenix, Arizona 85004-4427
www.blm.gov/az/

TAKE PRIDE IN AMERICA

June 23, 2008

In Reply Refer To:
2912 (AZ-910)

Mr. Chris Melville
City of West Wendover
801 Alpine Street,
P.O. Box 2825
West Wendover, Nevada 89883

Dear Mr. Melville:

The purpose of this letter is to provide confirmation that Mr. Joe Freeland was officially detailed into the Elko Field Office Manager position beginning on or about February 5, 2007 and extending through March 13, 2007. As such, Mr. Freeland had full delegated authority to act as the Field Manager during my absence. This included the review, approval and signing of all official government documents.

When Mr. Freeland signed the Recreation and Public Purpose Lease Rental Request and the Lease for the City of West Wendover on February 22, 2007, he had full authority to do so.

Please contact me if you have any further need for assistance. My phone number is 602-417-9500.

Sincerely,

Helen M. Hankins
Associate State Director

United States Department of the Interior

BUREAU OF LAND MANAGEMENT
Elko Field Office
3900 East Idaho Street
Elko, Nevada 89801-4611
http://www.nv.blm.gov

In Reply Refer To:

N-79079
2912
(NV-013)

~~Certified Mail No. 7002 0860 0004 9774 9582~~ Hand Delivered 2/22/07
Return Receipt Requested

Chris Melville City of West Wendover 801 Alpine St. PO Box 2825 West Wendover, NV 89883	:	Recreation and Public Purpose Lease

LEASE WITH OPTION TO PURCHASE OFFERED
LEASE RENTAL REQUESTED

The application submitted by the City of West Wendover requested that the following described land be classified for sale or lease pursuant to the Recreation and Public Purposes Act:

Mount Diablo Meridian

T. 33 N., R. 70 E.,
Sec. 8, Lots 8 and 10, a portion of S1/2;
Sec.9, SW1/4SW1/4; a portion of N1/2SE1/4SW1/4;
Sec.16, NW1/4NW1/4

Containing approximately 124.67 acres, as shown on the map in Exhibit B of the lease.

The land has been classified. A five (5) year lease with an option to purchase is offered. The purchase option may be exercised at any time during the term of the lease when development of the land is in substantial compliance with the plan of development filed with this office on This lease may be renewed. A request for renewal should be filed at least 90 days prior to the expiration of the lease.

Under the Recreation and Public Purposes Act, governmental entities may lease lands under

special pricing for lands which will be government controlled, used for government purposes and serve the general public. The lease cost under this special pricing is $2.00 per acre, which is $249.34 per year, or a total of $1246.70 for the 5 year term of the lease.

If you concur, the enclosed lease forms are to be signed by an authorized City official and returned to this office, along with the rental amount of $1246.70 within 60 days from the receipt of this notice. A copy of the executed lease will be returned to you.

If you do not concur, please submit your comments or objections within the 60 days specified above.

If you have any questions, please contact Cathie Jensen at (775) 753-0230.

Joe Freeland

for Helen Hankins
Field Manager

Enclosure:
Lease Forms

CJENSEN:2/15/2007:WWENDOVERLSEOFFERN79079

ORIGINAL.

Form 2912-1
(April 1992)

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT

Serial Number

N-79079-01

RECREATION OR PUBLIC PURPOSES LEASE

Act of June 14, 1926, as amended (43 U.S.C. 869 et. seq.)

This lease entered into on this **22nd** day of **February**, 2007, by the United States of America, the lessor, through the authorized officer of the Bureau of Land Management, and the

City of West Wendover
801 Alpine Street
PO Box 2825
West Wendover, NV 89883

, hereinafter called the lessee, pursuant and subject to the terms and provisions of the Recreation and Public Purposes Act and to all reasonable regulations of the Secretary of the Interior now or hereafter in force when not inconsistent with any express and specific provisions herein, which are made a part hereof,

WITNESSETH:

Sec. 1. The lessor, in consideration of the rents to be paid and the conditions to be observed as hereinafter set forth, does hereby grant and lease to the lessee the right and privilege of using for the purposes hereinafter set forth in the following-described lands:

Mount Diablo Meridian, Nevada

T.33 N., R. 70 E.,
Sec. 8, Lots 8 and 10, within S1/2;
Sec. 9, SW1/4SW1/4; within N1/2SE1/4SW1/4;
Sec. 16, NW1/4NW1/4,

Containing approximately 124.67 acres.

Containing **124.67 acres**, together with the right to construct and maintain thereon all buildings or other improvements necessary for such use for a period of **five years**, the rental to be **$249.34 per annum.** If, at the expiration date of the lease the authorized officer shall determine that the lease may be renewed, the lessee herein will be accorded the privilege of renewal upon such terms as may be fixed by the lessor. The lessee may use the premises for **a city center monument, city hall, civic plaza, hospital, library, amphitheater, city park, convention center, museum and performing arts center.**

Sec. 2. There are reserved to the United States all mineral deposits in said lands, together with the right to mine and remove the same under applicable laws and regulations to be established by the Secretary of the Interior.

Sec. 3. The lessor reserves the right of entry, or use, by

(a) any authorized person, upon the leased area and into the buildings constructed thereon for the purpose of inspection;

(b) Federal agents and game wardens upon the leased area on official business;

(c) the United States, its permittees and licensees, to mine and remove the mineral deposits referred to in Sec. 2, above.

Sec. 4. In consideration of the foregoing, the lessee hereby agrees:

(a) To improve and manage the leased area in accordance with the plan of development and management designated as **the West Wendover City Center** and approved by an authorized officer on **February 22**, 2007 or any modification thereof hereinafter approved by an authorized officer, and to maintain all improvements, during the term of this lease, in a reasonably good state of repair.

(b) To pay the lessor the annual rental above set forth in advance during the continuance of this lease.

(c) Not to allow the use of the lands for unlawful purposes or for any purpose not specified in this lease unless consented to under its terms; not to prohibit or restrict, directly or indirectly, or permit its agents, employees, contractors (including, without limitation,

(d) Not to assign this lease or to change the use of the land, without first receiving the consent of the authorized officer of the Bureau of Land Management.

(e) That this lease may be terminated after due notice to the lessee upon a finding by the authorized officer that the lessee had failed to comply with the terms of the lease; or has failed to use the leased lands for the purposes specified in this lease for a period of five consecutive years; or that all or part of the lands is being devoted to some other use not consented to by the authorized officer; or that the lessee has not complied with his development and management plans referred to in subsection 4(a).

(f) That upon the termination of this lease by expiration, surrender, or cancellation thereof, the lessee, shall surrender possession of the premises to the United States in good condition and shall comply with such provisions and conditions respecting the removal of the improvements of and equipment on the property as may be made by an authorized officer.

(g) To take such reasonable steps as may be needed to protect the surface of the leased area and the natural resources and improvements thereon.

(h) Not to cut timber on the leased area without prior permission of, or in violation of the provisions and conditions made by an authorized officer.

(i) That nothing contained in this lease shall restrict the acquisition, granting, or use of permits or rights-of-way under existing laws by an authorized Federal officer.

lessees, sublessees, and permittees), to prohibit or restrict the use of any part of the leased premises or any of the facilities thereon by any person because of such person's race, creed, color, sex, or national origin.

Sec. 5. *Equal Opportunity Clause*. Lessee will comply with all provisions of Executive Order No. 11246 of September 24, 1965, as amended, and the rules, regulations, and relevant orders of the Secretary of Labor. Neither lessee nor lessee's subcontractors shall maintain segregated facilities.

Sec. 6. *Equal Access Clause*. Lessee shall comply with all provisions of the American Disabilities Act of July 26, 1990, the Architectural Barriers Act of 1968, and Section 504 of the Rehabilitation Act of 1973, as amended. These Acts require that programs and public facilities constructed or renovated be accessible to and usable by persons with disabilities.

Sec. 7. The lessee may surrender this lease or any part thereof by filing a written relinquishment in the appropriate BLM office. The relinquishment shall be subject to the payment of all accrued rentals and to the continued obligation of the lessee to place the lands in condition for relinquishment in accordance with the applicable lease terms in subsections 4(f) and 4(g) and the appropriate regulations.

Sec. 8. The lessee further agrees to comply with and be bound by those additional terms and conditions identified as Appendices A and B and Addendum which are attached hereto and which are made a part hereof.

Sec. 9. No Member of, or Delegate to, the Congress, or Resident Commissioner, after his election or appointment, and either before or after he has qualified, and during his continuance in office, and no officer, agent, or employee of the Department of the Interior, except as otherwise provided in 43 CFR, Part 7, shall be admitted to any share or part of this lease, or derive any benefit that may arise therefrom, and the provisions of Title 18 U.S.C. Sections 431-433, relating to contracts, enter into and form a part of this lease, so far as the same may be applicable.

FOR EXECUTION BY LESSEE

IN WITNESS WHEREOF:

Josephine E. Faust

(Signature of Lessee's Authorized Officer)

Leon H. Flinders

(Signature of Witness)

February 22, 2007

(Date)

THE UNITED STATES OF AMERICA

By _____

(Authorized Officer)

Field Manager

(Title)

February 22, 2007

(Date)

This form does not constitute an information collection as defined by 44 U.S.C. 3502 and therefore does not require OMB approval.

U.S. Government Printing Office: 1992-673-017/47061

Appendix A

The lease of the herein described land is also subject to the following conditions and limitations:

(a) The lessee or its successor in interest shall comply with and shall not violate any of the terms or provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 241) and requirements of the regulations, as modified or amended, of the Secretary of the Interior issued pursuant thereto (43 CFR 17) for the period that the land leased herein is used for the purpose for which the lease was issued pursuant to the act cited or for another purpose involving the provision of similar services or benefits;

(b) If the lessee or its successor in interest does not comply with the terms or provisions of Title VI of the Civil Rights Act of 1964 and the requirements imposed by the Secretary of the Interior issued pursuant to that title during the period which the land described herein is used for the purpose involving the provision of similar services or benefits, said Secretary or his delegate may declare the terms of this lease terminated in whole or in part;

(c) The lessee, by acceptance of this lease, agrees for itself and its successors in interest that a declaration of termination in whole or in part of this lease shall, at the option of the Secretary of the Interior or his delegate, operate to revest in the United States full title to the land involved in the declaration;

(c) The United State shall have the right to seek judicial enforcement of the requirements of Title VI of the Civil Rights Act of 1964, and the terms and conditions of the regulations, as modified or amended, of the Secretary of the Interior issued pursuant to said Title VI, in the event of their violation by the lessee or its successor in interest;

(e) The lessee or its successor in interest will, upon request of the Secretary of the Interior or his delegate, post and maintain on the property conveyed by this document signs or posters bearing a legend concerning the applicability of Title VI of the Civil Rights Act of 1964 to the property conveyed:

(f) The conditions and limitations contained in paragraphs (a) through (e) shall constitute a covenant running with the land, binding on the lessee and its successors in interest for the period for which the land leased herein is used for the purpose for which this lease was issued or for another purpose involving the provision of similar services or benefits.

Addendum to Recreation and Public Purpose Lease

1. If antiquities including, but not limited to, archaeological items, paleontological objects or other objects of historic or scientific interest are discovered on the leased area, the lessee shall leave the items or conditions intact and inform the Field Office Manager.

2. The holder agrees to be responsible for the release or threatened release of any hazardous substance or hazardous waste as defined by the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) of 1980 or the Resource Conservation and Recovery Act (RCRA) of 1976 respectively, within the boundaries of the right-of-way. This agreement applies without regard to whether the release or threatened release is caused by the holder, its agent, or unrelated third parties.

3. The holder shall protect all survey monuments found within the right-of-way. survey monuments include, but are not limited to, General Land Office and BLM Cadastral Survey Corners, reference corners, witness points, U.S. Coastal and Geodetic benchmarks and triangulation stations, military control monuments, and recognizable civil (both public and private) survey monuments. In the event of obliteration or disturbance of any of the above, the holder shall immediately report the incident, in writing, to the authorized officer and the respective installing authority if known. Where General Land Office or BLM right-of-way monuments or references are obliterated during operations, the holder shall secure the services of a registered land surveyor or a Bureau cadastral surveyor to restore the disturbed monuments and references using surveying procedures found in the *Manual of Surveying Instructions for the Survey of the Public Lands in the United States*, latest edition. The holder shall record such survey in the appropriate county and send a copy to the authorized officer. If the Bureau cadastral surveyors or other Federal surveyors are used to restore the disturbed survey monument, the holder shall be responsible for the survey cost.

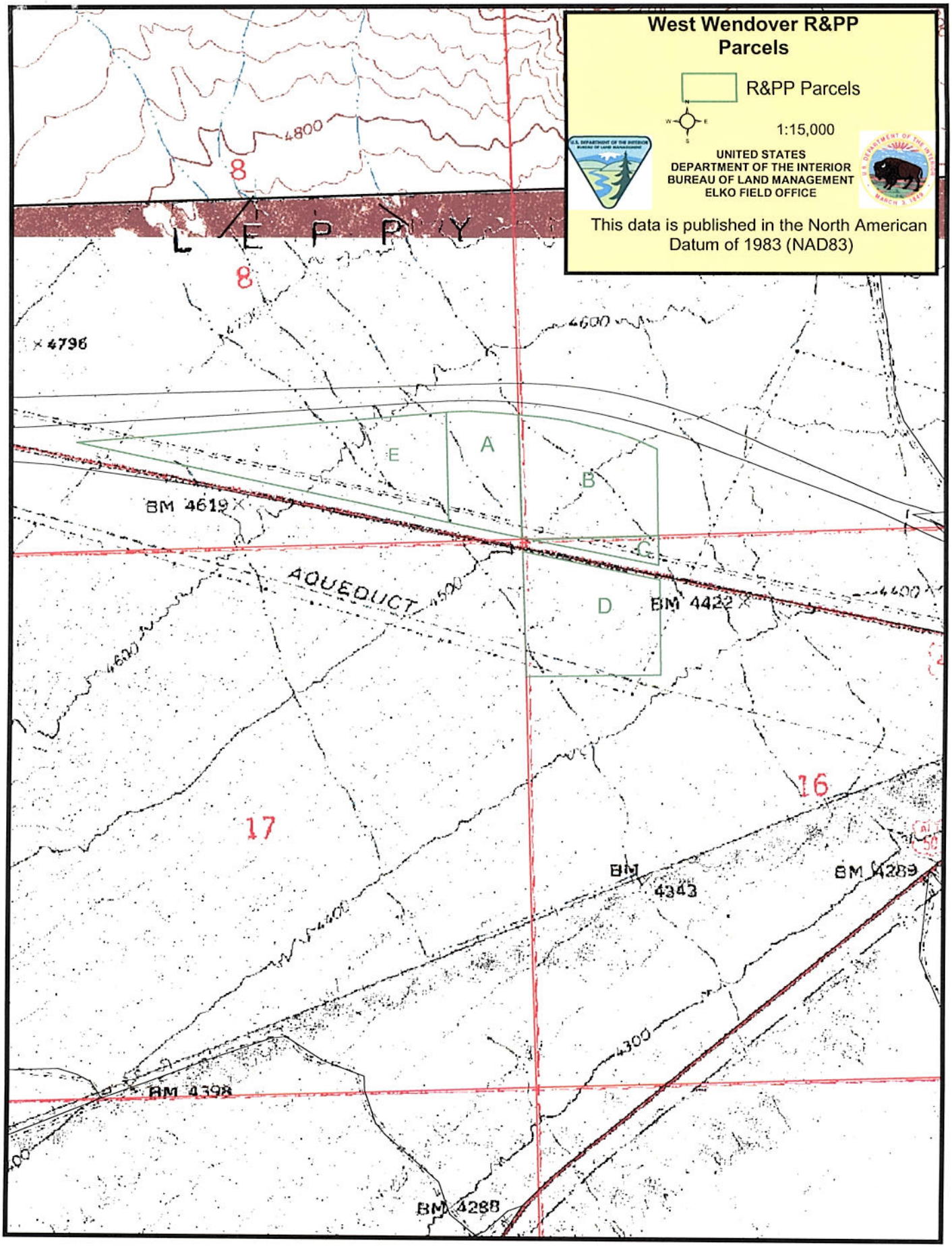
4. The historic Victory Highway/U.S. 40 roadway within the lease parcel shall be preserved in place except at locations where the roadbed must be cut to allow street access to the city complex. The existing asphalt shall be preserved to the extent possible. In locations where the asphalt has deteriorated or been removed such as at the western end of the lease parcel and the culvert removal locations, the roadbed shall be maintained as a hard packed gravel surface.

5. Utilities shall be located within road crossing corridors, or bored under the highway so as not to disturb thee pavement more than necessary.

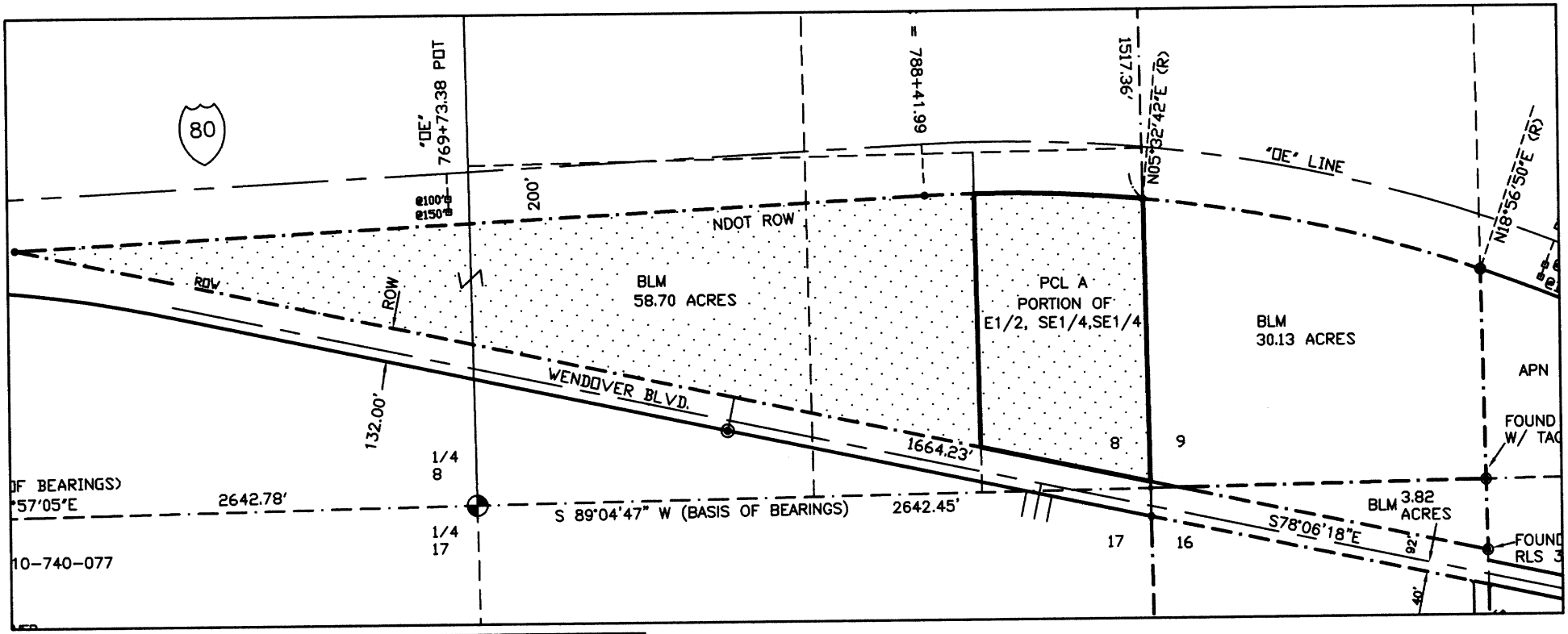
6. At street crossings the Victory Highway shall be saw cut and removed only for the width of the road and sidewalk, plus at most a 10 foot transition on the outside of the sidewalk.

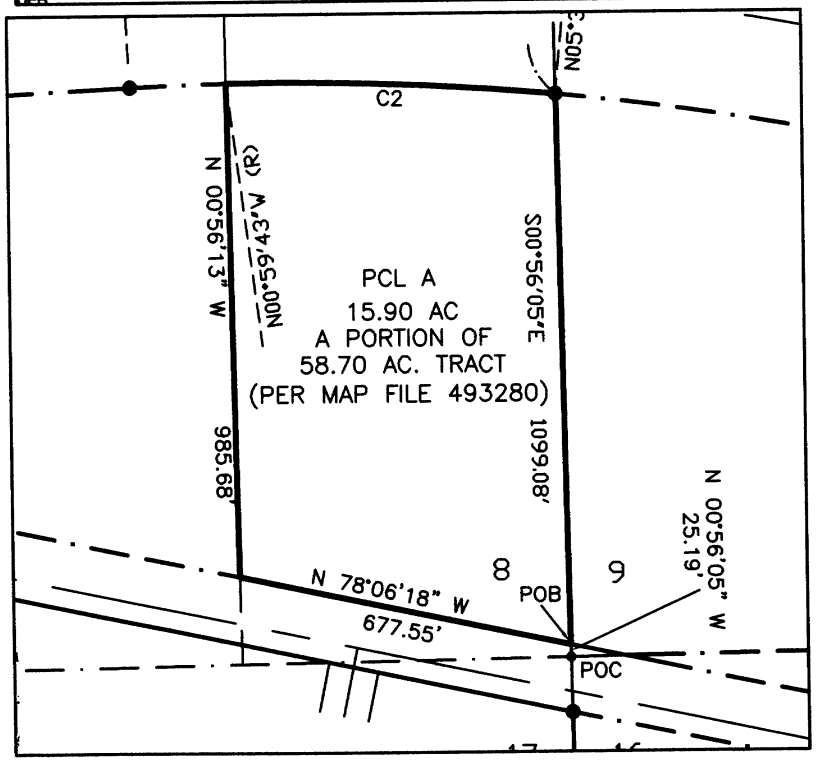
7. The historic roadbed will require some repair prior to incorporating it into a walking/biking trail and continued maintenance to control vegetation. Repair and maintenance activities shall be conducted in a manner that preserves the integrity of the historic property. Drainages will be assessed to determine the necessity of installing culverts. If culverts are needed they will be designed to be unobtrusive and not distract from the historic nature of the highway. Discarded facing stones from previously removed culverts can be used with any new culverts. Compacted fill is to be used to bring previous culvert locations up to grade or to plug holes in the asphalt as outlined on pages 34-35 of cultural resources inventory report BLM1-2516.

8. West Wendover shall install interpretive signs along or near the historic property. As proposed by the City, they will work with the BLM to develop a plan for preservation and phased interpretation of the highway and the features along it. The extant culverts, billboard remains and the nearby transcontinental telephone line will be among the interpreted features. Discarded culvert facing stones may be used for construction of some of the monuments.



"NO WARRANTY IS MADE BY THE BUREAU OF LAND MANAGEMENT AS TO THE ACCURACY, RELIABILITY, OR COMPLETENESS OF THESE DATA FOR INDIVIDUAL USE OR AGGREGATE USE WITH OTHER DATA."





NOTE: THIS EXHIBIT MAP REFERENCES LEASE PARCELS AND IS NOT INTENDED TO SUBDIVIDE EXISTING PARCELS

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C2	662.06	5800.00	6°32'25"

NOT TO SCALE

LEGEND
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT

PROFESSIONAL LAND SURVEYOR STATE OF NEVADA
JOHN H. GRANGE
EXP:6-30-05
No. 8341

5-9-2005

EXHIBIT MAP – 15.90 ACRE PARCEL

A PORTION OF THE E1/2,SE1/4,SE1/4
SECTION 8, T33N, R70E, MDB&M

GRANGE SURVEYING, Inc.

218 Holyoke Drive
Spring Creek, Nevada 89815

Phone 775-753-3610
Fax 775-753-7078

Legal Description
A Portion of the S1/2 of Section 8, T. 33 N. R. 70 E., M.D.B.&M.

Basis of Bearings:
S 89°04'47" W, being the south line of the southeast quarter (SE¼) of Section 8, Township 33 North, Range 70 East, M.D..B. & M., Elko County, Nevada, as shown by Record of Survey file No. 467200 of the Elko County, Nevada Records.

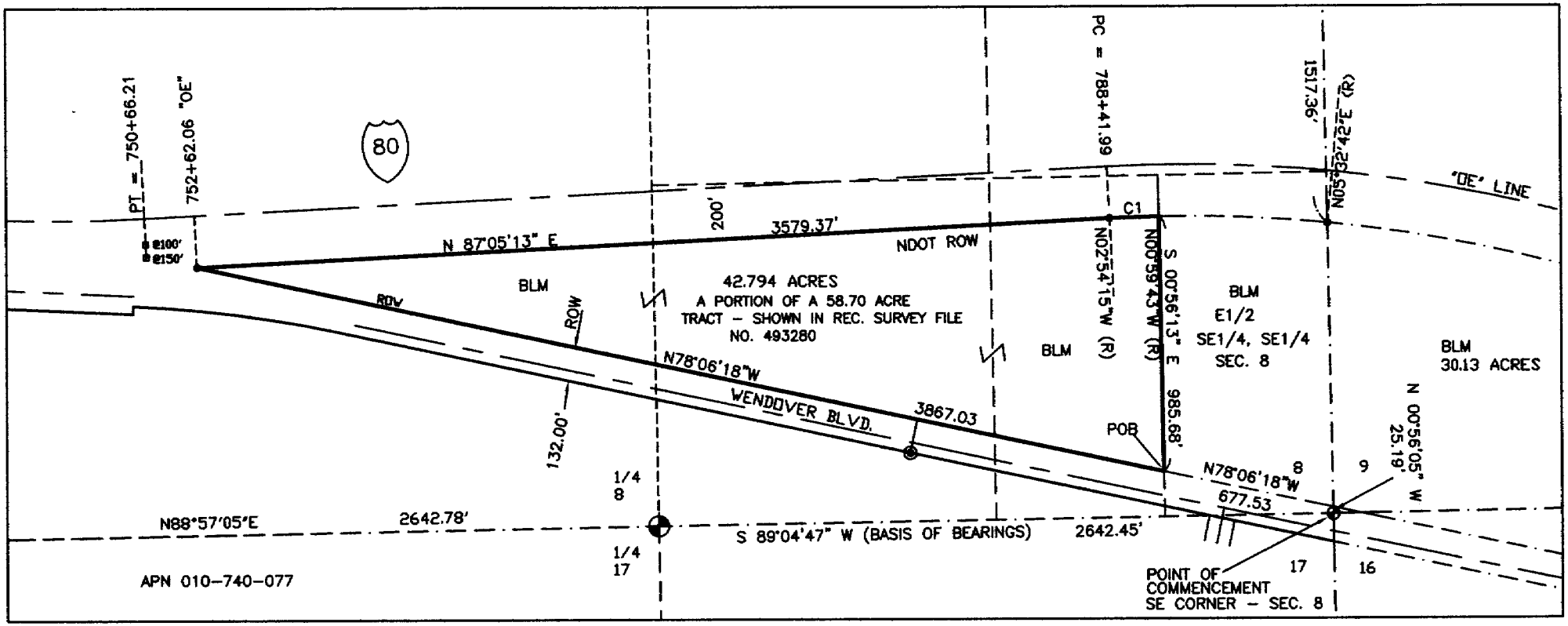
This legal describes a 42.794 tract of land, being a portion of the south half (S1/2) of Section 8, T. 33 N. R. 70 E., M.D.B.&M., said 42.794 acre tract of land is a portion of a 58.70 acre tract as shown by Record of Survey file No. 493280 of the Elko County, Nevada Records and is more particularly described by metes and bounds as follows:

Commencing at the southeast corner of Section 8, T. 33 N. R. 70 E., M.D.B.&M.; thence N 00°56'05" W, 25.19 feet to a point on the northeasterly right of way line of Wendover Boulevard (132.00 foot wide R.O.W.), thence N 78°06'18" W, along said Wendover Boulevard right of way, 677.55 feet to a point on the west line of the east half (E1/2) of the southeast quarter (SE1/4) of the southeast quarter (SE1/4) of said Section 8, said point being the Point of Beginning; thence continuing along the northeasterly right of way line of said Wendover Boulevard, N 78°06'18" W, a distance of 3867.03 feet to a point on the southerly right of way line of IH 80, said point being 200.00 feet south of and perpendicular to N.D.O.T. baseline station "OE" 752+62.06; thence along said southerly right of way line of IH 80, said right of way line being parallel and 200.00 feet south of said baseline "OE", the following two (2) courses and distances: 1.) N 87°05'13" E, a distance of 3579.37 feet to a point of curvature for a non-tangent curve to the right, having a radius of 5800.00 feet, a radial line to said point bears N 02°54'15" W; 2.) thence easterly, along said curve, through a central angle of 01°54'32", an arc distance of 193.25 feet to a point of non-tangency, a radial line to said point bears N 00°59'43" W, said point also being on the east half (E1/2) of the southeast quarter (SE1/4) of the southeast quarter (SE1/4) of said Section 8; thence departing said southerly right of way line of IH 80, S 00°56'13" E along the west line of the east half (E1/2) of the southeast quarter (SE1/4) of the southeast quarter (SE1/4) of said Section 8, a distance of 985.68 feet to the Point of Beginning.

Containing 42.794 acres of land, more or less.

PROFESSIONAL LAND SURVEYOR · STATE OF NEVADA
JOHN H. GRANGE
EXP: 6-30-07
No. 8341

3-5-2006



NOTE: THIS EXHIBIT MAP REFERENCES LEASE PARCELS AND IS NOT INTENDED TO SUBDIVIDE EXISTING PARCELS

NOT TO SCALE

PROFESSIONAL LAND SURVEYOR STATE OF NEVADA
JOHN H. GRANGE
EXP:6-30-07
No. 8341
3-5-2006

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	193.25	5800.00	01°54'32"

LEGEND
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT

EXHIBIT MAP - 42.794 ACRE PARCEL

A PORTION OF A 58.70 AC. PARCEL AS SHOWN ON RECORD OF SURVEY MAP FILE NO. 493280.

SECTION 8, T33N, R70E, MDB&M

GRANGE SURVEYING, Inc.

218 Holyoke Drive
Spring Creek, Nevada 89815

Phone 775-753-3610
Fax 775-753-7078

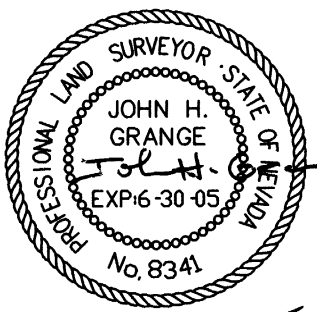
Legal Description - Parcel B
A Portion of the SW14 of the SW¼ of Section 9, T. 33 N. R. 70 E., M.D.B.&M.

Basis of Bearings: S 89°02'50" W, being the south line of the southwest quarter (SW¼) of Section 9, Township 33 North, Range 70 East, M.D..B. & M., Elko County, Nevada, as shown by Record of Survey file No. 467200 of the Elko County, Nevada Records.

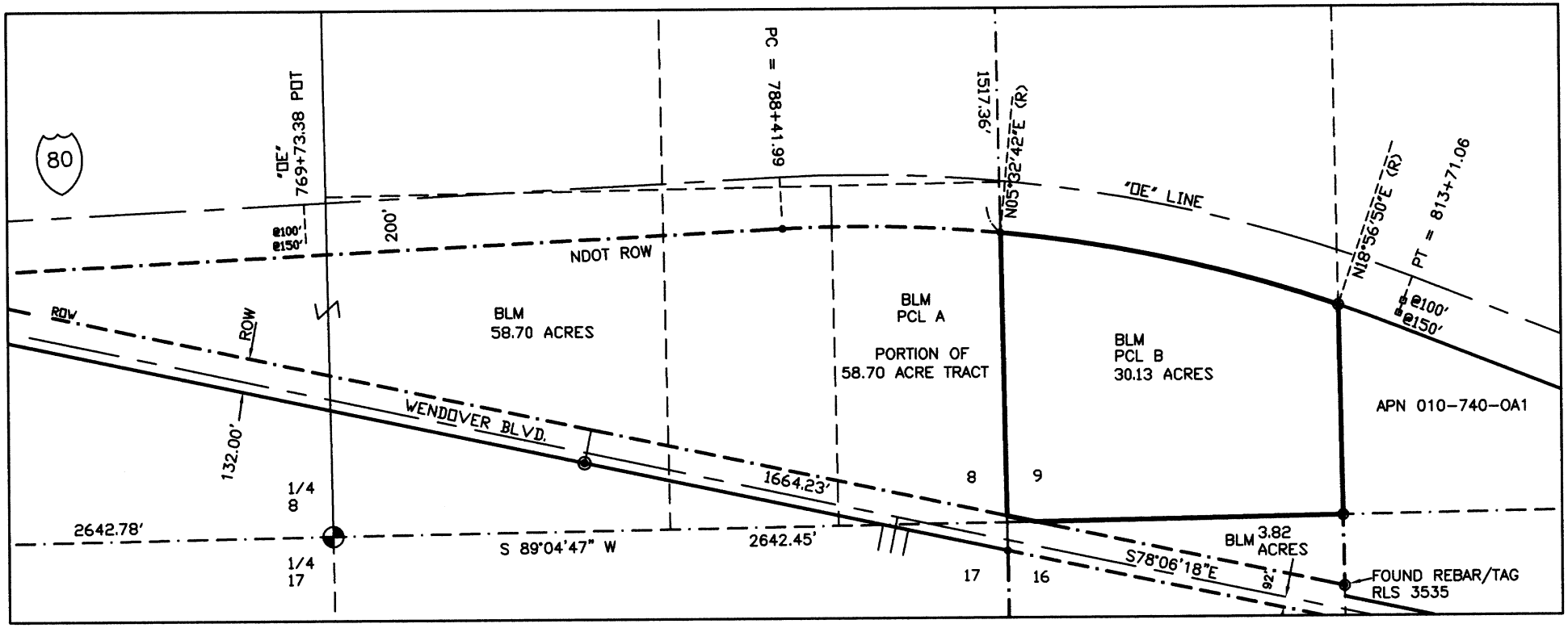
This legal describes a 30.13 acre tract of land, being a portion of the southwest quarter (SW¼) of the southwest quarter (SW¼) of Section 9, T. 33 N. R. 70 E., M.D.B.&M., said 30.13 acre tract of land is shown by Record of Survey file No. 493280 of the Elko County, Nevada Records and is more particularly described by metes and bounds as follows:

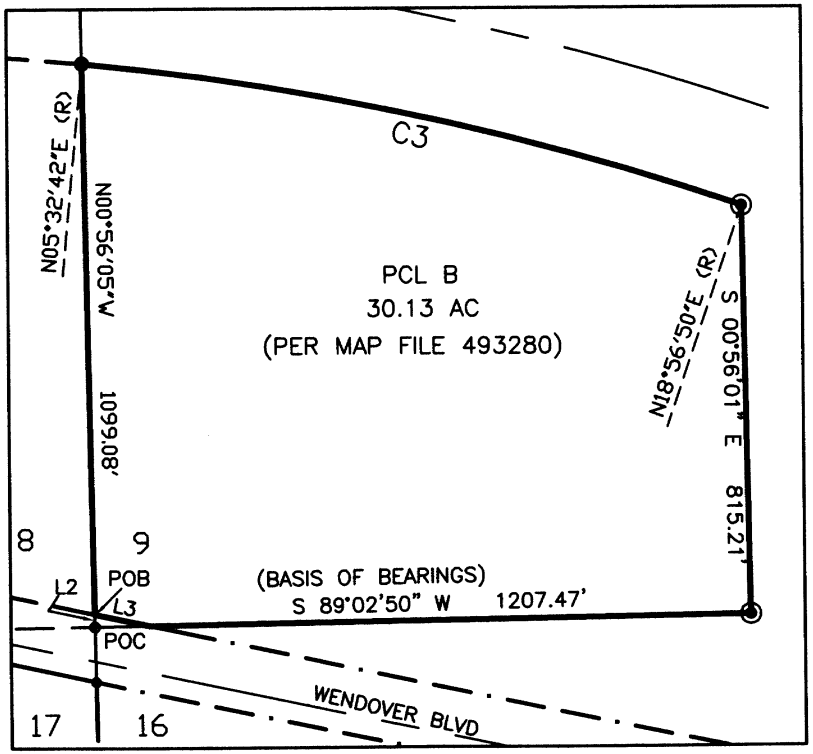
Commencing at the southwest corner of Section 9, T. 33 N., R. 70 E., M.D.B.& M.; thence N 00°56'05" W, along the west line of said Section 9, 25.19 feet to a point on the northeasterly right of way line of Wendover Boulevard (132.00 foot wide R.O.W.), said point being the Point of Beginning; thence N 00°56'05" W, along the west line of said Section 9, 1099.08 feet to a point on a curve of the southerly right of way line of Interstate Highway 80 (I.H. 80), said curve having a radius of 5800.00, a radial line to said point bears N 05°32'42" E; thence southeasterly along said curve, through a central angle of 13°24'08, an arc distance of 1356.70 feet to a point on the east line of the southwest quarter (SW¼) of the southwest quarter (SW¼) of said Section 9, a radial line to said point bears N 18°56'50" E; thence S 00°56'01" E, along the east line of the southwest quarter (SW¼) of the southwest quarter (SW¼) of said Section 9, 815.21 feet to the southeast corner of the southwest quarter (SW¼) of the southwest quarter (SW¼) said Section 9; thence S 89°02'50" W, along the south line of the southwest quarter (SW¼) of the southwest quarter (SW¼) of said Section 9, 1207.47 feet to a point on the northeasterly right of way line of said Wendover Boulevard; thence N 78°06'18" W, along said right of way line, 113.29 feet to the Point of Beginning.

Containing 30.13 acres of land, more or less.



5-9-2005





NOT TO SCALE

NOTE: THIS EXHIBIT MAP REFERENCES LEASE PARCELS AND IS NOT INTENDED TO SUBDIVIDE EXISTING PARCELS

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C3	1356.70	5800.00	13°24'08"

LINE TABLE		
LINE	LENGTH	BEARING
L2	25.19	N00°56'05"W
L3	113.29	N78°06'18"W

LEGEND
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT

EXHIBIT MAP – 30.13 ACRE PARCEL

A PORTION OF THE SW1/4,SW1/4,
SECTION 9, T33N, R70E, MDB&M

PROFESSIONAL LAND SURVEYOR STATE OF NEVADA
JOHN H. GRANGE
EXP:6-30-05
No. 8341

5-9-2005

GRANGE SURVEYING, Inc.

218 Holyoke Drive
Spring Creek, Nevada 89815

Phone 775-753-3610
Fax 775-753-7078

Legal Description - Parcel C
A Portion of the NW¼ of the NW1/4 of Section 16, T. 33 N. R. 70 E., M.D.B.&M.

Basis of Bearings: S 89°02'50" W, being the south line of the southwest quarter (SW¼) of Section 9, Township 33 North, Range 70 East, M.D..B. & M., Elko County, Nevada, as shown by Record of Survey file No. 467200 of the Elko County, Nevada Records.

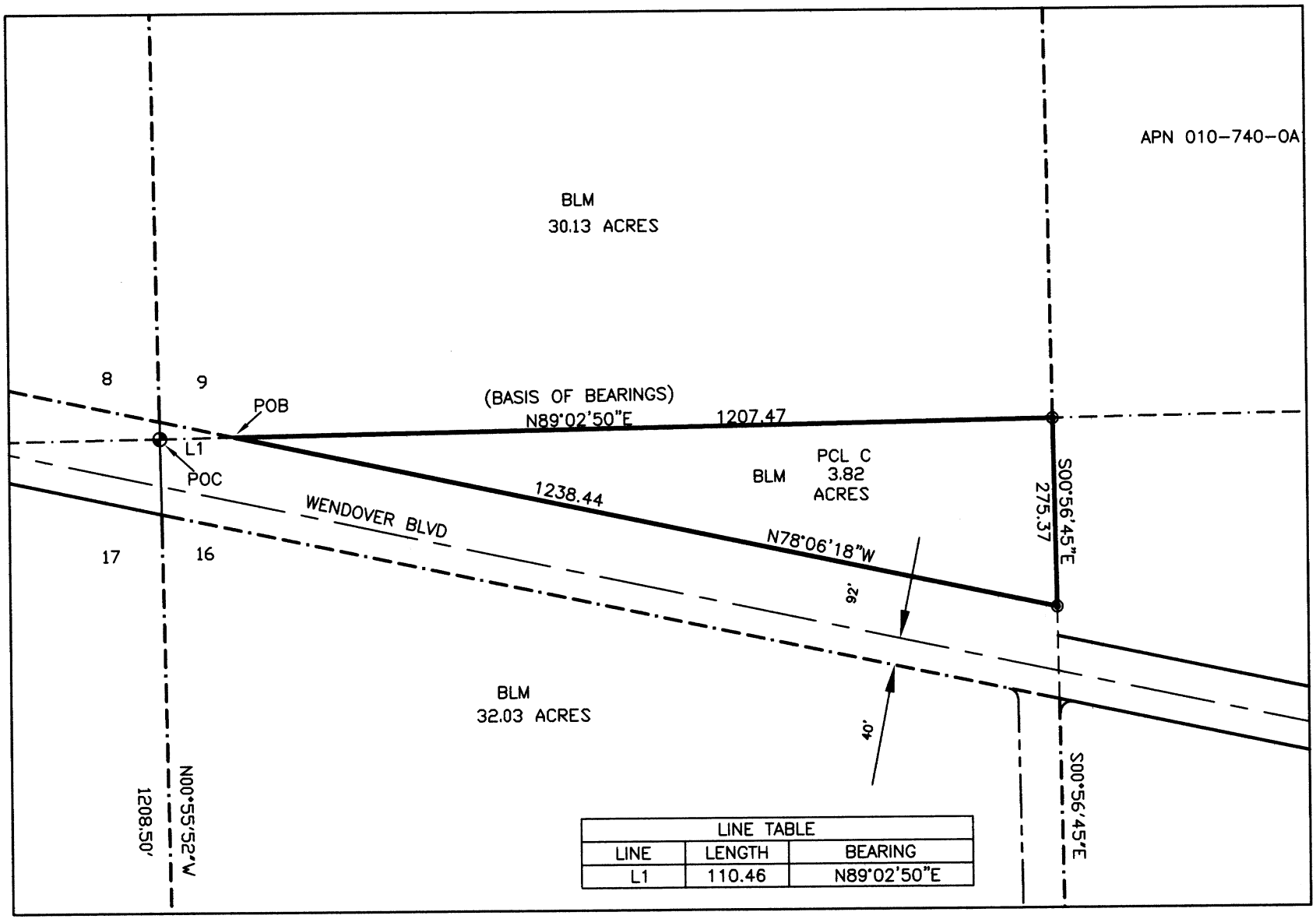
This legal describes a 3.82 acre tract of land, being a portion of the northwest quarter (NW¼) of the northwest quarter (NW¼) of Section 16, T. 33 N. R. 70 E., M.D.B.&M., said 3.82 acre tract of land is shown by Record of Survey file No. 493280 of the Elko County, Nevada Records and is more particularly described by metes and bounds as follows:

Commencing at the northwest corner of Section 16, T. 33 N., R. 70 E., M.D.B.& M.; thence N 89°02'50" E, along the north line of said Section 16, 110.46 feet to a point on the northeasterly right of way line of Wendover Boulevard (132.00 foot wide R.O.W.), said point being the Point of Beginning; thence continuing N 89°02'50" E, along the north line of said Section 16, 1207.47 feet to the northeast corner of the northwest quarter (NW¼) of the northwest quarter (NW¼) of said Section 16; thence S 00°56'45" E, along the east line of the northwest quarter (NW¼) of the northwest quarter (NW¼) of said Section 16, 275.37 feet to a point on the northeasterly right of way line of said Wendover Boulevard; thence N 78°06'18" W, along said right of way line, 1238.44 feet to the Point of Beginning.

Containing 3.82 acres of land, more or less.

PROFESSIONAL LAND SURVEYOR · STATE OF NEVADA
JOHN H. GRANGE
EXP: 6-30-05
No. 8341

5-9-2005



NOTE: THIS EXHIBIT MAP REFERENCES LEASE PARCELS AND IS NOT INTENDED TO SUBDIVIDE EXISTING PARCELS

NOT TO SCALE

LEGEND
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT

EXHIBIT MAP – 3.82 ACRE PARCEL

A PORTION OF THE NW1/4,NW1/4
SECTION 16, T33N, R70E, MDB&M

PROFESSIONAL LAND SURVEYOR · STATE OF NEVADA
JOHN H. GRANGE
EXP:6-30-05
No. 8341

5-9-2005

GRANGE SURVEYING, Inc.

218 Holyoke Drive
Spring Creek, Nevada 89815

Phone 775-753-3610
Fax 775-753-7078

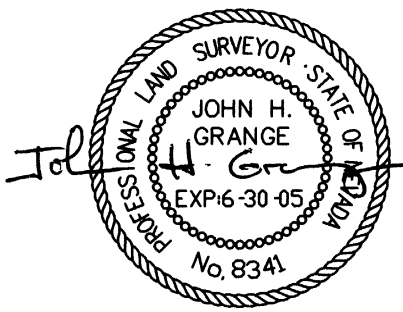
Legal Description - Parcel D
A Portion of the NW¼ of the NW1/4 of Section 16, T. 33 N. R. 70 E., M.D.B.&M.

Basis of Bearings: S 89°02'50" W, being the south line of the southwest quarter (SW¼) of Section 9, Township 33 North, Range 70 East, M.D..B. & M., Elko County, Nevada, as shown by Record of Survey file No. 467200 of the Elko County, Nevada Records.

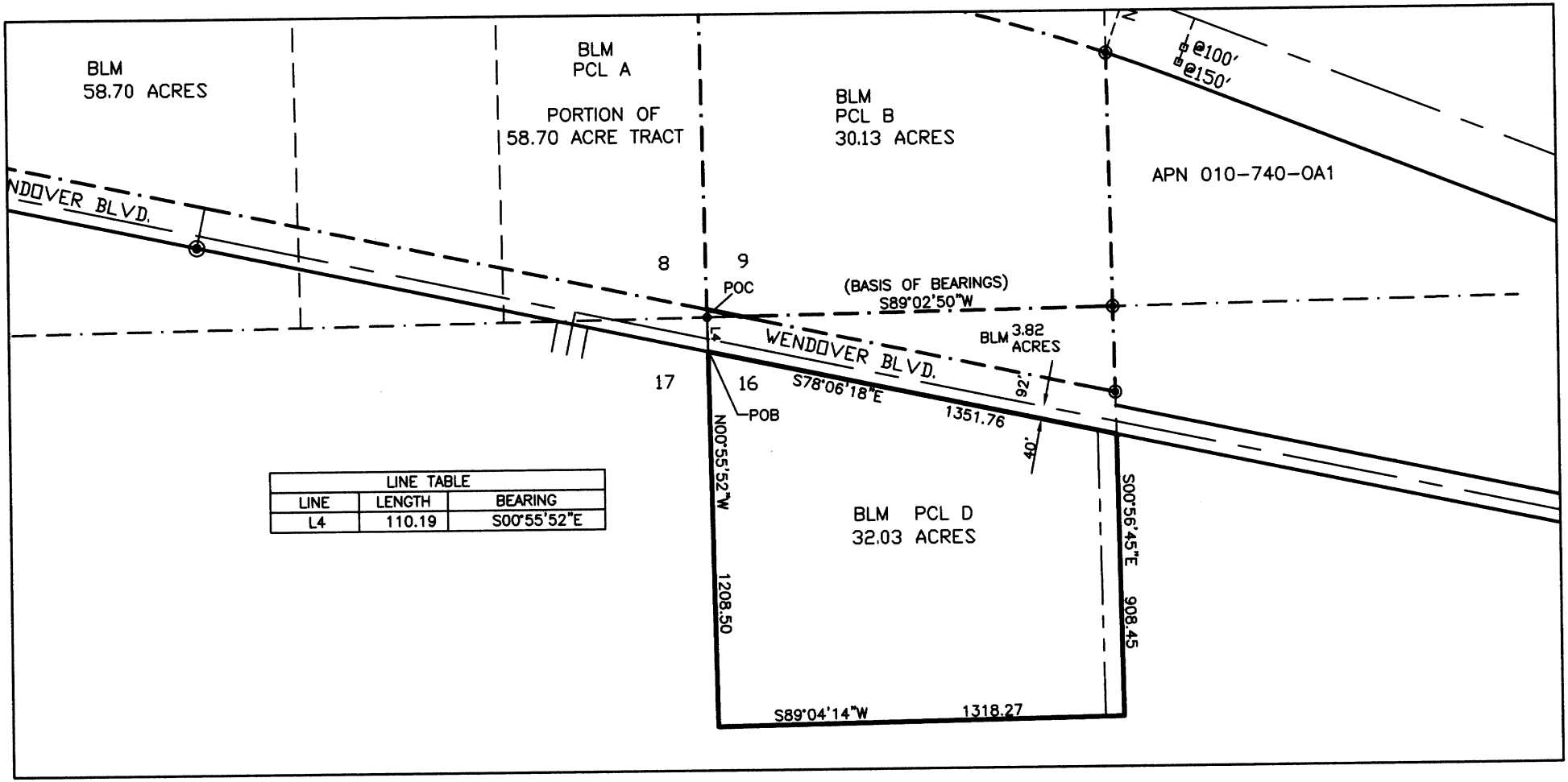
This legal describes a 32.03 acre tract of land, being a portion of the northwest quarter (NW¼) of the northwest quarter (NW¼) of Section 16, T. 33 N. R. 70 E., M.D.B.&M., said 32.03 acre tract of land is shown by Record of Survey file No. 493280 of the Elko County, Nevada Records and is more particularly described by metes and bounds as follows:

Commencing at the northwest corner of Section 16, T. 33 N., R. 70 E., M.D.B.& M.; thence S 00°55'52" E, along the west line of said Section 16, 110.19 feet to a point on the southwesterly right of way line of Wendover Boulevard (132.00 foot wide R.O.W.), said point being the Point of Beginning; thence S 78°06'18" E, along the southwesterly right of way line of said Wendover Boulevard, 1351.76 feet to a point on the east line of the northwest quarter (NW¼) of the northwest quarter (NW¼) of said Section 16; thence S 00°56'45" E, 908.45 to the southeast corner of the northwest quarter (NW¼) of the northwest quarter (NW¼) of said Section 16; thence S 89°04'13" W, along the south line of the northwest quarter (NW¼) of the northwest quarter (NW¼) of said Section 16, 1318.27 feet to a point on the west line of said Section 16; thence N 00°55'52" W, along the west line of said Section 16, 1208.50 feet to the Point of Beginning.

Containing 32.03 acres of land, more or less.



5-9-2005



LINE TABLE		
LINE	LENGTH	BEARING
L4	110.19	S00°55'52"E

NOTE: THIS EXHIBIT MAP REFERENCES LEASE PARCELS AND IS NOT INTENDED TO SUBDIVIDE EXISTING PARCELS

NOT TO SCALE

LEGEND
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT

EXHIBIT MAP – 32.03 ACRE PARCEL

A PORTION OF THE NW1/4,NW1/4,
SECTION 16, T33N, R70E, MDB&M

PROFESSIONAL LAND SURVEYOR · STATE OF NEVADA
JOHN H. GRANGE
EXP:6-30-05
No. 8341

5-9-2005

CVFG@GR 1A
Governing Board
Approval to Make Application

CITY OF WEST WENDOVER
P.O. Box 2825 • 1111 N. Gene L. Jones Way • West Wendover, NV 89883
Office (775) 664-3081 Fax (775) 664-3720

PUBLIC NOTICE PUBLIC NOTICE PUBLIC NOTICE

WEST WENDOVER CITY COUNCIL, REGULAR MEETING

DATE: April 04, 2023
TIME: 7:00 PM

LOCATION:Council Chambers #137, West Wendover City Hall

(THE MAYOR OR MAYOR PRO-TEM RESERVES THE RIGHT TO CHANGE THE ORDER OF THE AGENDA AND IF THE AGENDA IS NOT COMPLETE, TO RECESS THE MEETING AND CONTINUE ON ANOTHER SPECIFIED DATE AND TIME)

(IN THE EVENT THAT PUBLIC COMMENT IS ALLOWED DURING ANY AGENDA ITEM, THE MAYOR OR MAYOR PRO-TEM RESERVES THE RIGHT TO LIMIT SUCH COMMENT AND TERMINATE ANY FURTHER COMMENT)

(EACH SPEAKER, AFTER BEING ACKNOWLEDGED BY THE CHAIR, SHALL COME TO THE PODIUM AND IF REQUIRED FILL OUT A REQUEST TO SPEAK FORM, THEN WILL SPEAK DIRECTLY INTO THE MICROPHONE, AND STATE THEIR NAME, RESIDENCY AND ANY ORGANIZATION THEY ARE REPRESENTING FOR THE RECORD.)

(THESE PROCEEDINGS ARE BEING VIDEO RECORDED. THE COUNCIL MEETINGS CAN BE VIEWED ON THE INTERNET AT www.westwendovercity.com WITHIN 24 HOURS OF THE END OF THE MEETING.)

AGENDA

1. **CALL TO ORDER AND ROLL CALL**
   - a. **Roll Call**
2. **PLEDGE OF ALLEGIANCE**
3. **COMMENTS FROM THE GENERAL PUBLIC**

   Requires a sign in sheet and request of the Council to speak, limitation of three minutes.
4. **APPROVAL OF THE MINUTES (For Possible Action)**
   - a. **City Council - Regular Meeting - Mar 21, 2023 7:00 PM**
   - b. **City Council - Special Meeting - Mar 28, 2023 6:00 PM**
5. **CONSENT CALENDAR**
   - a. **Discussion and Decision to Adopt Resolution #2023-04; A Resolution Repealing Resolution #2005-01 Regarding Wendover Will Landmark Fund and Other Matters Appropriately Related Thereto (For Possible Action)**

Report By Chief Financial Officer

Review/Comment/Action: City Council

b. **Discussion and Decision to Adopt Resolution #2023-05; A Resolution Repealing Resolution #2022-02 and Establishing New Water and Sewer Service Charges, Fees and Deposits (For Possible Action)**

Report By Chief Financial Officer

Review/Comment/Action: City Council

c. **Discussion and Decision to Adopt Resolution #2023-06; A Resolution Repealing Resolution #2021-14 and Establishing a New Right-of-Way Toll Amount to be Paid to the City of West Wendover by the West Wendover Municipal Sewer Utility (For Possible Action)**

Report By Chief Financial Officer

Review/Comment/Action: City Council

6. NEW BUSINESS

a. **Discussion and Decision to Authorize the City Manager to Prepare and Submit a Gap Financing Application with the Nevada State Infrastructure Bank for Possible Financial Assistance for the Completion of the West Wendover Fire Station Emergency Operations Center and Other Matters Appropriately Related Thereto (For Possible Action)**

Report By City Manager

Review/Comment/Action: City Council

7. DEPARTMENT REPORTS

1. **Police Chief**
2. **Fire Chief**
3. **City Clerk/Records Officer**
4. **Chief Financial Officer**
5. **Public Works Director**
6. **City Manager**

8. COMMUNICATIONS

Reports by Elected Officials

9. APPROVAL OF THE CLAIMS

a. **Claims for April 4, 2023 (For Possible Action)**

10. COMMENTS FROM THE GENERAL PUBLIC

Requires a sign in sheet and request of the Council to speak, limitation of three minutes.

11. NEXT MEETING DATE AND ADJOURNMENT

a. **Adjournment (For Possible Action)**

<u>This notice is posted at the following locations</u>:

West Wendover City Hall, West Wendover Library,

Smith's Food & Drug, Nevada Post Office

Members of the public who are disabled and require special accommodations or assistance at the meeting are requested to notify the City Clerk in writing at the City of West Wendover, 1111 N. Gene L. Jones Way, P.O. Box 2825, West Wendover, Nevada, or by calling (775) 664-3081.

CITY OF WEST WENDOVER
P.O. Box 2825 • 1111 N. Gene L. Jones Way • West Wendover, NV 89883
Office (775) 664-3081 Fax (775) 664-3720

PUBLIC MEETING NOTICE

The West Wendover City Council will meet in a regular session on April 4, 2023, at the West Wendover City Hall, Council Chambers Room #137 at 7:00 p.m. Attached with this notice is the agenda for said meeting of the Council. This notice is posted pursuant to N.R.S. 241 020 as amended by the 1997 Legislature. This notice is posted at the following places no later than March 30, 2023.

WEST WENDOVER CITY HALL
WEST WENDOVER BRANCH LIBRARY
SMITH'S FOOD & DRUG STORE
WEST WENDOVER POST OFFICE

NOTICE TO PERSONS WITH DISABILITIES

Members of the public who are disabled and require special accommodations or assistance at the meeting are requested to notify the City Clerk in writing at the City of West Wendover, 1111 N. Gene L. Jones Way, P.O. Box 2825, West Wendover, Nevada, or by calling (775) 664-3081.

CITY OF WEST WENDOVER
P.O. Box 2825 • 1111 N. Gene L. Jones Way • West Wendover, NV 89883
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WEST WENDOVER CITY COUNCIL, MINUTES OF THE REGULAR MEETING OF APRIL 04, 2023

1. CALL TO ORDER AND ROLL CALL

Attendee Name	Title	Status	Arrived
Nick Flores	Councilman	Absent	
Johnny Gorum	Councilman	Present	
John B. Hanson	Councilman	Present	
Gabi Soriano	Councilwoman	Present	
Robert Trujillo	Councilman	Present	
Jasie Holm	Mayor	Present	
Chris Melville	City Manager	Present	
Cal Kunz	Chief of Police	Present	
Alina Ceballos	Chief Financial Officer	Present	
Jeff Knudtson	Fire Chief	Present	
Raul Naranjo	Public Works Director	Present	
Anna Bartlome	City Clerk/Records Officer	Present	

Others Present: Paige Ward, Maisie Ward, Brooke Ward and Dennis Draves

Mayor Holm called the meeting to order at 7:00 p.m. in the West Wendover City Hall, Council Chambers #137. All those present and excused are noted above.

2. PLEDGE OF ALLEGIANCE

Mayor Holm led those present in the Pledge of Allegiance.

3. COMMENTS FROM THE GENERAL PUBLIC

Paige Ward thanked the Council for voting against Planned Parenthood.

4. APPROVAL OF THE MINUTES (For Possible Action)

a. City Council - Regular Meeting - Mar 21, 2023 7:00 PM

RESULT:	**ACCEPTED [UNANIMOUS]**
MOVER:	Robert Trujillo, Councilman
SECONDER:	John B. Hanson, Councilman
AYES:	Johnny Gorum, John B. Hanson, Gabi Soriano, Robert Trujillo
ABSENT:	Nick Flores

b. City Council - Special Meeting - Mar 28, 2023 6:00 PM

Council Member Trujillo made a motion to approve the minutes of the regular meeting of March 21, 2023 and the minutes of the special meeting of March 28, 2023. The motion was seconded by Council Member Hanson and passed unanimously.

RESULT:	**ACCEPTED [UNANIMOUS]**
MOVER:	Robert Trujillo, Councilman
SECONDER:	John B. Hanson, Councilman
AYES:	Johnny Gorum, John B. Hanson, Gabi Soriano, Robert Trujillo
ABSENT:	Nick Flores

5. CONSENT CALENDAR

a. Discussion and Decision to Adopt Resolution #2023-04; A Resolution Repealing Resolution #2005-01 Regarding Wendover Will Landmark Fund and Other Matters Appropriately Related Thereto (For Possible Action)

Report By Chief Financial Officer

Review/Comment/Action: City Council

Alina Ceballos explained that the Wendover Will Fund was established with the intent of being self-sustaining. Donations and special revenue sources have not been consistent or reliable and every year a transfer from the General Fund has been necessary to cover expenses. Alina further stated that the auditors (HintonBurdick) has recommended the fund be repealed and created as a department in the General Fund.

Council Member Trujillo made a motion to adopt Resolution #2023-04; a resolution repealing Resolution #2005-01 regarding Wendover Will Landmark Fund. The motion was seconded by Council Member Gorum and passed unanimously.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Robert Trujillo, Councilman
SECONDER:	Johnny Gorum, Councilman
AYES:	Johnny Gorum, John B. Hanson, Gabi Soriano, Robert Trujillo
ABSENT:	Nick Flores

b. Discussion and Decision to Adopt Resolution #2023-05; A Resolution Repealing Resolution #2022-02 and Establishing New Water and Sewer Service Charges, Fees and Deposits (For Possible Action)

Report By Chief Financial Officer

Review/Comment/Action: City Council

Alina Ceballos explained that the resolution is for water and sewer rates but the change will only be for the sewer rates as the water rate will keep its current increase. The Sewer Fund has two outstanding bonds requiring compliance issues. To meet those compliance issues, to help keep up with inflation, and to keep the sewer fund healthy we are proposing an additional 1% increase over the scheduled 3% increase in sewer rates over the next three years. The base rate is already scheduled to increase 3% on July 1, 2023, from $33.86 to $34.88. That is a $1.02 increase. An additional 1% will increase that by $0.34 cents for a total $1.36 increase. Residents will see the monthly rate increase from $33.86 to $35.22 for fiscal year 2024. The rate will increase 5% in fiscal year 2025 and 6% in fiscal year 2026. Residents will see the monthly rate increase from $35.22 to $36.99 for fiscal year 2025 and from $36.99 to $39.21 for fiscal year 2026. After fiscal year 2026 rate increases will resort back to 3% per year. The

excess usage rate will also increase 4% in fiscal year 2024 from $5.01 to $5.21 and increase 5%, from $5.21 to $5.47 in fiscal year 2025 and 6%, from $5.47 to $5.80 in fiscal year 2026. The rates will be effective beginning July 1, 2023.

Council Member Trujillo made a motion to adopt Resolution #2023-05; a resolution repealing Resolution #2022-02 and establishing new water and sewer service charges, fees and deposits. The motion was seconded by Council Member Hanson and passed unanimously.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Robert Trujillo, Councilman
SECONDER:	John B. Hanson, Councilman
AYES:	Johnny Gorum, John B. Hanson, Gabi Soriano, Robert Trujillo
ABSENT:	Nick Flores

c. Discussion and Decision to Adopt Resolution #2023-06; A Resolution Repealing Resolution #2021-14 and Establishing a New Right-of-Way Toll Amount to be Paid to the City of West Wendover by the West Wendover Municipal Sewer Utility (For Possible Action)

Report By Chief Financial Officer

Review/Comment/Action: City Council

Alina Ceballos explained that the sewer right-of-way toll was initially set at 12.5% in January 2015 and was reduced in fiscal year 2021 to 8.327%. Alina stated that we are asking to reduce the sewer right-of-way toll to 4% effective July 1, 2023.

Council Member Hanson made a motion to adopt Resolution #2023-06; a resolution repealing Resolution #2021-14 and establishing a new right-of-way toll amount to be paid to the City of West Wendover by the West Wendover Municipal Sewer Utility. The motion was seconded by Council Member Trujillo and passed unanimously.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	John B. Hanson, Councilman
SECONDER:	Robert Trujillo, Councilman
AYES:	Johnny Gorum, John B. Hanson, Gabi Soriano, Robert Trujillo
ABSENT:	Nick Flores

6. NEW BUSINESS

a. Discussion and Decision to Authorize the City Manager to Prepare and Submit a Gap Financing Application with the Nevada State Infrastructure Bank for Possible Financial Assistance for the Completion of the West Wendover Fire Station Emergency Operations Center and Other Matters Appropriately Related Thereto (For Possible Action)

Report By City Manager

Review/Comment/Action: City Council

Chris Melville explained that he is asking for authorization to file the grant application with the Nevada Infrastructure Bank for possible gap financing on the West Wendover Fire Station Emergency Operations Center. Chris stated that the financing would be for the contingencies for this project which should narrow down greatly as the project continues to move forward.

Council Member Trujillo made a motion to authorize the City Manager to prepare and submit a Gap Financing Application with the Nevada State Infrastructure Bank for possible financial assistance for the completion of the West Wendover Fire Station Emergency Operations Center. The motion was seconded by Council Member Soriano and passed unanimously.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Robert Trujillo, Councilman
SECONDER:	Gabi Soriano, Councilwoman
AYES:	Johnny Gorum, John B. Hanson, Gabi Soriano, Robert Trujillo
ABSENT:	Nick Flores

7. DEPARTMENT REPORTS

1. Police Chief

Cal Kunz had nothing to add to his report.

Council Member Soriano asked if the police have more stickers in stock. Cal stated that yes, they have received the stickers.

2. Fire Chief

Jeff Knudtson had nothing to add to his report.

Council Member Gorum asked about the last permit issued for Santiago was on the building permit list but he figured out it was for a new trailer in that mobile home park.

3. City Clerk/Records Officer

Anna Bartlome had nothing to add to her report.

4. Chief Financial Officer

Alina Ceballos had nothing to add to her report.

5. Public Works Director

Raul Naranjo had nothing to add to his report.

6. City Manager

Chris Melville stated that we are moving forward with new microphones in the council chambers.

8. COMMUNICATIONS

Reports by Elected Officials

Council Member Hanson thanked the City staff for the good job they do in keeping the City nice and working in adverse conditions.

Council Member Trujillo thanked the Department Heads for all they do.

Exhibit 2

SOURCES AND USES OF PROCEEDS TABLE

(NOTE: Please attach as Exhibit 2a, detailed cost estimates, bids, and construction contracts, etc. to support data provided in the table.)

PROJECT USES	*PROJECT FUNDING SOURCES*						
	Estimated Life of the Project	**SIB**	**[Applicant]**	**Other** USDA Loan	**Other** Nevada CDBG Grant	**Other** USDA Grant	**TOTAL**
Land Acquisition	38			$840,000			$840,000
Building Construction/Renovation		$1,642,623	$2,025,335	$7,329,416	$500,000	$200,000	$11,697,374
Construction Contingency			$299,933				$299,933
Machinery/Equipment							
Engineering/Architectural/ Design/Permits/Environmental				$485,117			$485,117
SIB Origination Fee							
Other: Interim Loan Interest Exp				$100,000			$100,000
Other: Cost of Interim & Bond Counsel				$152,267		$200,000	$152,267
TOTAL		$1,642,623	$2,325,268	$8,906,800	$500,000	$200,000	$13,574,691

Please provide the justification in determining the useful life of the Project:

EXHIBIT 2A-01
Funding/Cost
Analysis 8-8-2023

Analysis 8-8-2023
City of West Wendover - Fire Station EOC

Funding Sources	**Sub Items**	**Total**
USDA Rural Development (Loan)		$8,906,800.00
Applicant Cash		$2,325,268.00
Nevada CDBG		$500,000.00
USDA Grant		$200,000.00
Other Contribution/Gap Financing		$1,642,623.00
Total Funding		**$13,574,691.00**

Project Expenses

A/E Design Pre Constr Fees, Phase 1A-1B		$410,117.00
Other Engineering Expenses		$75,000.00
Total Construction Costs		$11,997,307.00
Sub Total Base Construction	*$11,054,268*	
Sub Total Construction Soft Costs	*$943,039*	
Soft Costs		
Phase 2A/E Design and Precon Fees	*$462,765*	
Permits & Fees	*$79,288*	
FF&E Allowance (other than FS Equip)	*$101,053*	
**Construction Contingencies*	*$299,933*	
(Access Road now included)	*$0*	
Land Purchase		$840,000.00
Interim Interest		$100,000.00
Bond Counsel and Related Fees		$75,000.00
Cost for Interim Loan		$77,267.00
Total Costs		**$13,574,691.00**

Funding Over/Short		$0.00

EXHIBIT 2A-02
Design and
Construction Cost

West Wendover
Fire Station 13

Guaranteed Maximum Price

Prepared on: 7-Aug-23

#	Description		GMP	BREAKOUTS Included in base Access Road	ALTERNATES NOT included ALT #1 Cross Street Visitor Parking
	GENERAL		**$402,036**	**$0**	**$6,595**
GEN1	General Requirements		**$136,878**	$0	$6,595
GEN2	Scaffolding & Equipment		**$129,454**	$0	$0
GEN3	Waste Management & Cleaning Requirements		**$135,704**	$0	$0
	DEMOLITION / OFF-SITE INFRASTRUCTURE		**$0**	**$0**	**$0**
	SITE WORK (ROUGH)		**$1,218,642**	**$74,497**	**$75,515**
7	Horizontal Survey & Staking		**$19,418**	$0	$3,884
8	Earthwork, Paving, & Utilities		**$1,199,224**	$74,497	$71,631
	SITE WORK (FINISH)		**$672,269**	**$35,605**	**$36,700**
16	Landscaping & Irrigation		**$121,208**	$0	$26,554
18	Flag Pole		**$6,600**	$0	$0
23	Gates		**$12,330**	$0	$0
24	Site Concrete		**$434,311**	$35,605	$10,146
25	Site Masonry		**$97,820**	$0	$0
	STRUCTURE		**$1,598,359**	**$0**	**$0**
27	Structural Layout & Coordination		**$11,538**	$0	$0
30	Structural Concrete		**$685,133**	$0	$0
33	PEMB Structure		**$462,471**	$0	$0
36	Rough Carpentry		**$439,217**	$0	$0
	ENCLOSURE		**$1,687,162**	**$0**	**$0**
38	Moisture Protection		**$161,730**	$0	$0
40	Caulking & Sealants		**$50,258**	$0	$0
44	Thermal Insulation		**$53,432**	$0	$0
46	PEMB Enclosure		**$693,706**	$0	$0
48	Stucco / EIFS		**$195,711**	$0	$0
52	Exterior Aluminum, Glass, & Glazing		**$76,150**	$0	$0
54	Special Doors		**$456,175**	$0	$0
	INTERIOR FINISHES		**$759,215**	**$0**	**$0**
55	Temporary Requirements for Phasing / Quality Control		**$34,614**	$0	$0
56	Doors, Frames, & Hardware		**$119,364**	$0	$0
59	Casework & Finished Carpentry		**$73,723**	$0	$0
60	Drywall		**$291,747**	$0	$0
61	Paint & High-Performance Coatings		**$91,911**	$0	$0
62	Acoustical Ceiling Treament		**$42,183**	$0	$0
65	Carpet & Resilient Flooring		**$15,865**	$0	$0
66	Fluid-Applied Flooring		**$34,950**	$0	$0
67	Concrete Finishing		**$44,358**	$0	$0
70	Progressive & Final Clean Requirements		**$10,500**	$0	$0
	SPECIALTIES		**$94,412**	**$0**	**$0**
72	Building Signage		**$30,800**	$0	$0
74	Building Specialties		**$63,612**	$0	$0
	EQUIPMENT		**$222,366**	**$0**	**$0**
86	Residential Equipment & Appliances		**$67,490**	$0	$0
89	Fire Station Equipment		**$154,876**	$0	$0
	MEP SYSTEMS		**$1,855,142**	**$0**	**$0**
97	Fire Suppression System		**$68,182**	$0	$0
98	Plumbing Systems		**$652,830**	$0	$0
100	HVAC & Controls Systems		**$382,691**	$0	$0
103	Electrical Systems		**$751,440**	$0	$0
	UNIQUE FEATURES OF WORK		**$0**	**$0**	**$0**
	Subtotal		**$8,509,603**	**$110,102**	**$118,810**
	CONTINGENCIES & ALLOWANCES		**SUB TOTAL**		
2.5%	Design-Builder Contingency		$299,933	$2,753	$2,970
LS	Allowance #1: Utility Relocation (Fiber & Gas)		$75,000	$0	$0
	Subtotal		**$8,884,536**	**$112,855**	**$121,780**
RATE	**GENERAL CONDITIONS**		**SUB TOTAL**		
LS	General Conditions		$1,179,480		
LS	Warranty		$41,330		
	Subtotal		**$10,105,346**		
RATE	**INSURANCE, BONDS, AND BUILDERS RISK**		**SUB TOTAL**		
1.00%	General Liability		$119,974		
1.50%	Subcontractor Default Insurance		$137,768		
0.83%	Payment and Performance Bond		$100,165		
LS	Builders Risk Insurance		$74,384		
	Subtotal		**$10,537,637**	**$122,542**	**$132,234**
RATE	**CONTRACTOR'S FEE**		**SUB TOTAL**	**SUB TOTAL**	**SUB TOTAL**
4.50%	Design-Builder Fee		$516,631	**$5,514**	**$5,951**
	Subtotal		**$11,054,268**	**$128,057**	**$138,185**

	Working Project Cost	Access Road	ALT #1 Cross Street Visitor Parking
GMP Without Soft Costs	**$11,054,268**	**$128,057**	**$138,185**

	Project Soft Costs		Total Value
	Phase 2 A/E Design & Preconstruction Fees		$462,765
	Permits and Fees		$79,288
	FF&E Allowance (Other than Fire Station Equipment)		$101,053
2.5%	Owner Contingency		$299,933

	GMP	Access Road	ALT #1 Cross Street Visitor Parking
Guaranteed Maximum Price	**$11,997,307**	**$128,057**	**$138,185**

EXHIBIT 2A-03
CORE Construciton
Design Contract

AIA® Document A141™ – 2014

Standard Form of Agreement Between Owner and Design-Builder

AGREEMENT made as of the 1st day of April in the year 2022
(In words, indicate day, month and year.)

BETWEEN the Owner:
(Name, legal status, address and other information)

City of West Wendover
1111 N. Gene L. Jones Way
West Wendover, NV 89883
Phone: 775- 664-3081

and the Design-Builder:
(Name, legal status, address and other information)

CORE West, Inc. a Nevada corporation
7150 Cascade Valley Court
Las Vegas, NV 89128
Phone:702-794-0550

for the following Project:
(Name, location and detailed description)

West Wendover Fire Station
N. Gene L. Jones Way
West Wendover, NV 89883

The Owner and Design-Builder agree as follows.

ADDITIONS AND DELETIONS:
The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Consultation with an attorney is also encouraged with respect to professional licensing requirements in the jurisdiction where the Project is located.

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ARTICLE 1 GENERAL PROVISIONS

§ 1.1 Owner's Criteria

This Agreement is based on the Owner's Criteria and is concurred with by the Agency set forth in this Section 1.1.

§ 1.1.1 The Owner's program for the Project:
(Set forth the program in which the program will be developed.)

Design-Build Team will utilize phasing of Preliminary Design to develop design documents and preparing the construction deliverable.

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§ 1.1.2 The Owner's design requirements for the Project and related documentation:
(Identified below, as an attached Exhibit, the documentation that contains the Owner's design requirements.)

Exhibit D – Owners Design requirements dated March 21st 2022, 05 pages.

§ 1.1.3 The Project's physical characteristics:
(Paragraph deleted)
Fire Station facility will include but not be limited to standard length bays, safety equipment associated with fire apparatus bays, training room(s), offices, storage for equipment and supplies, housing quarters, associated utilities, custodial and uniform/turnout/equipment washing and decontamination areas, paved access and parking, landscaping.

§ 1.1.4 The Owner's anticipated Sustainable Objective for the Project, if any:
(Paragraph deleted)
LEED v4 Silver Equivalent for BD+C: New Construction:

Owner and Design-Builder shall maximize opportunities for integrated, cost-effective adoption of green design and construction strategies, emphasizing, Sustainable Sites, Water Efficiency, Energy and Atmosphere, Materials and Resources, Indoor Environmental Quality as a fundamental evaluative criterion for design, construction, and operational strategies.

(USGBC) US Green Building Council LEED registration and official project certification are not included in the Sustainability Objective of this Agreement as cost saving measures. Design-Builder shall not be held responsible for providing reporting, tracking or management of LEED documentation that would be required for certification.

§ 1.1.5 The Owner's budget for the Work to be provided by the Design-Builder is set forth below:

Six Million Five Hundred Thousand Dollars and No/100's ($6,500,000.00)

(Paragraphs deleted)
§ 1.1.7 The Owner's design and construction milestone dates:

.1 Design phase milestone dates:

Anticipated duration of Phase 1A Services shall be: One Hundred Sixty-Eight (168) Days

.2 Submission of Design-Builder Proposal:

Anticipated duration of Phase 1B Services shall be included in the Article A.2 of the Preliminary Design Amendment

.3 Phased completion dates:

Additional Phased services are not anticipated at this time but may be added by Modification of this Agreement by executed Amendment.

.4 Substantial Completion date:

Anticipated duration of Construction Services shall be included in the Article A.2 of the Design-Build Amendment

If the Work is not substantially complete on or before this date, or within this period of time, or extension thereof granted by the Owner, the Design-Builder shall pay to the Owner liquidated damages in the sum of $500.00 for each calendar day of delay. Any sums that may be due the Owner as liquidated damages may be deducted from any monies due or to become due the Design-Builder under the Contract or may be collected from the Design-Builder's surety.

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§ 1.1.8 The Owner requires the Design-Builder to retain the following Architect, at the Design-Builder's cost:
(List name, legal status, address and other information.)

.1 Architect

TSK Architects
225 S Arlington Ave., Suite A
Reno, NV 89501
(Paragraphs deleted)
P: 775-857-2949

§ 1.1.9 Additional Owner's Criteria upon which the Agreement is based:

None.

§ 1.1.10 The Design-Builder shall confirm that the information included in the Owner's Criteria complies with applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities.

§ 1.1.10.1 If the Owner's Criteria conflicts with applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities, the Design-Builder shall notify the Owner of the conflict.

§ 1.1.11 If there is a change in the Owner's Criteria, the Owner and the Design-Builder shall execute a Modification in accordance with Article 6.

§ 1.1.12 The Owner and Design-Builder intend to transmit Instruments of Service or any other information or documentation in digital form, they shall endeavor to establish necessary protocols governing such transmissions.

§ 1.2 Project Team

§ 1.2.1 The Owner identifies the following representative in accordance with Section 7.1.1:
(List name, address and other information.)

Chris Melville City Manager
City of West Wendover
1111 N. Gene L. Jones Way
West Wendover, NV 89883
Phone: 775- 664-3081

§ 1.2.2 The persons or entities, in addition to the Owner's representative, who are required to review the Design-Builder's Submittals are as follows:
(List name, address and other information.)

Darin Hawkes, P.E., City Engineer
Aqua Engineering, Inc.
533 W. 2600 S. Suite 275
Bountiful, UT 84010
Phone: 801-299-1327

§ 1.2.3 The Owner will retain the following consultants and separate contractors:

None.

§ 1.2.4 The Design-Builder identifies the following representative in accordance with Section 3.1.2:
(List name, address and other information.)

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Seth Maurer, President or Delegated Representative
CORE West, Inc.
7150 Cascade Valley Court
Las Vegas, NV 89128
Phone: 702-794-0550
(Paragraph deleted)

§ 1.3 Binding Dispute Resolution

For any Claim subject to, but not resolved by, mediation pursuant to Section 14.3, the method of binding dispute resolution shall be the following:
(Paragraph deleted)

[X] Arbitration pursuant to Section 14.4

(Paragraphs deleted)

§ 1.4 Definitions

§ 1.4.1 Design-Build Documents. The Design-Build Documents consist of this Agreement between Owner and Design-Builder and its attached Exhibits (hereinafter, the "Agreement"); other documents listed in this Agreement; and Modifications issued after execution of this Agreement. A Modification is (1) a written amendment to the Contract signed by both parties, including the Design-Build Amendment, (2) a Change Order, or (3) a Change Directive.

§ 1.4.1.1 Order of Precedence. In case of any inconsistency, conflict, or ambiguity among the Design-Build Documents, the documents shall govern in the following order: (a) Change Orders and written amendments to this Agreement; (b) the Agreement; (c) the drawings, specifications, and addenda issued prior to the execution of this Agreement; (d) information furnished by the Owner pursuant to Article 7 of the Agreement (e) other documents listed in this Agreement. Among all the Design-Build Documents, the term or provision that is most specific or includes the latest date shall control. If any provision of this Agreement conflicts with or is inconsistent with any other provision of other Design-Build Documents, the provision of this Agreement governs, unless the other provision specifically refers to the provision it supersedes and replaces in this Agreement.

§ 1.4.2 The Contract. The Design-Build Documents form the Contract. The Contract represents the entire and integrated agreement between the parties and supersedes prior negotiations, representations or agreements, either written or oral. The Contract may be amended or modified only by a Modification. The Design-Build Documents shall not be construed to create a contractual relationship of any kind between any persons or entities other than the Owner and the Design-Builder.

§ 1.4.3 The Work. The term "Work" means the design, construction and related services required to fulfill the Design-Builder's obligations under the Design-Build Documents, whether completed or partially completed, and includes all labor, materials, equipment and services provided or to be provided by the Design-Builder. The Work may constitute the whole or a part of the Project.

§ 1.4.4 The Project. The Project is the total design and construction of which the Work performed under the Design-Build Documents may be the whole or a part, and may include design and construction by the Owner and by separate contractors.

§ 1.4.5 Instruments of Service. Instruments of Service are representations, in any medium of expression now known or later developed, of the tangible and intangible creative work performed by the Design-Builder, Contractor(s), Architect, and Consultant(s) under their respective agreements. Instruments of Service may include, without limitation, studies, surveys, models, sketches, drawings, specifications, digital models and other similar materials.

§ 1.4.6 Submittal. A Submittal is any submission to the Owner for review and approval demonstrating how the Design-Builder proposes to conform to the Design-Build Documents for those portions of the Work for which the Design-Build Documents require Submittals. Submittals include, but are not limited to, shop drawings, product data, and samples. Submittals are not Design-Build Documents unless incorporated into a Modification.

§ 1.4.7 Owner. The Owner is the person or entity identified as such in the Agreement and is referred to throughout the Design-Build Documents as if singular in number. The term "Owner" means the Owner or the Owner's authorized representative.

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§ 1.4.8 Design-Builder. The Design-Builder is the person or entity identified as such in the Agreement and is referred to throughout the Design-Build Documents as if singular in number. The term "Design-Builder" means the Design-Builder or the Design-Builder's authorized representative.

§ 1.4.9 Consultant. A Consultant is a person or entity providing professional services for the Design-Builder for all or a portion of the Work, and is referred to throughout the Design-Build Documents as if singular in number. To the extent required by the relevant jurisdiction, the Consultant shall be lawfully licensed to provide the required professional services.

§ 1.4.10 Architect. The Architect is a person or entity providing design services for the Design-Builder for all or a portion of the Work, and is lawfully licensed to practice architecture in the applicable jurisdiction. The Architect is referred to throughout the Design-Build Documents as if singular in number.

§ 1.4.11 Subcontractor. A Subcontractor is a person or entity performing all or a portion of the construction, required in connection with the Work, for the Design-Builder. The Subcontractor shall be lawfully licensed, if required in the jurisdiction where the Project is located. The Subcontractor is referred to throughout the Design-Build Documents as if singular in number and means a Subcontractor or an authorized representative of the Subcontractor.

§ 1.4.12 Confidential Information. Confidential Information is information containing confidential or business proprietary information that is clearly marked as "confidential."

§ 1.4.13 Contract Time. Unless otherwise provided, Contract Time is the period of time, including authorized adjustments, as set forth in the Design-Build Amendment for Substantial Completion of the Work.

§ 1.4.14 Day. The term "day" as used in the Design-Build Documents shall mean calendar day unless otherwise specifically defined.

§ 1.4.15 Contract Sum. The Contract Sum is the amount to be paid to the Design-Builder for performance of the Work after execution of the Design-Build Amendment, as identified in Article A.1 of the Design-Build Amendment.

§ 1.4.16 Agency. The term "Agency", as used in this Attachment, shall mean the United States of America, acting through United States Department of Agriculture.

§ 1.4.17 Independent Inspector. The term "Independent Inspector," as used in this Attachment, shall mean the Inspector independent from the Design-Builder hired by the Owner to represent the Owner's interests. The Agency requires a construction inspector independent of the Design-Builder.

§ 1.4.17.1 The Independent Inspector shall be a representative of and shall advise and consult with the Owner during construction until final payment is due to the Design-Builder, and at the Owner's direction during the period of correction of the Work described in the design/build documents. The Independent Inspector shall furnish consultations necessary to identify construction defects and correct unforeseen conditions encountered during this period. The Independent Inspector shall assist the Owner in performing a review of the Project during the 11th month after the date of Substantial Completion.

§ 1.4.17.2 The Independent Inspector shall conduct an inspection prior to the issuance of the Acknowledgement of Substantial Completion and shall submit a written report to the Owner, Agency and the Design-Builder about Work to be completed prior to final acceptance. Such services shall be coordinated with the Agency. Prior to submitting the final Application for Payment, the Independent Inspector shall conduct an inspection, submit a Statement of Completion, and receive and forward to the Owner, for the Owner's review and records, written warranties and related documents required by the Contract Documents and assembled by the Design-Builder.

§ 1.4.17.3 Visits to the site shall be documented in writing on standard inspection report forms with copies furnished to the Owner, Design-Builder and Agency. Visits to the site shall be in accordance with Agency requirements and procedures.

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ARTICLE 2 COMPENSATION AND PROGRESS PAYMENTS

§ 2.1 Compensation for Work Performed Prior To Execution of Design-Build Amendment

§ 2.1.1 Unless otherwise agreed, payments for Work performed prior to Execution of the Design-Build Amendment shall be made monthly. For the Design-Builder's performance of Work prior to the execution of the Design-Build Amendment, the Owner shall compensate the Design-Builder as follows:

For completion of the Phase 1A Services to be performed prior to the execution of the Design Build Amendment, Owner shall pay Design-Builder a Stipulated Sum not to exceed Two Hundred Ninety-Two Thousand Five Hundred Dollars ($292,500.00) billed once monthly on the last day of the month, for the percent completed of Phase 1A.

§ 2.1.2 The hourly billing rates for services of the Design-Builder and the Design-Builder's Architect, Consultants, subconsultants , are set forth below.

Exhibit C Hourly Rates for Key Team Members
(Table deleted)

§ 2.1.3 Compensation for Reimbursable Expenses Prior To Execution of Design-Build Amendment

§ 2.1.3.1 Reimbursable Expenses are in addition to compensation set forth in Section 2.1.1 and 2.1.2 and include expenses, directly related to the Project, incurred by the Design-Builder and the Design-Builder's Architect, Consultants, and Subcontractors, as follows:

.1 Transportation and authorized out-of-town travel and subsistence;
.2 Dedicated data and communication services, teleconferences, Project web sites, and extranets;
.3 Fees paid for securing approval of authorities having jurisdiction over the Project;
.4 Printing, reproductions, plots, standard form documents;
.5 Postage, handling and delivery;
.6 Expense of overtime work requiring higher than regular rates, if authorized in advance by the Owner;
.7 Renderings, physical models, mock-ups, professional photography, and presentation materials requested by the Owner;
.8 All taxes levied on professional services and on reimbursable expenses; and
.9 Other Project-related expenditures, if authorized in advance by the Owner.

§ 2.1.3.2 For Reimbursable Expenses, the compensation shall be the expenses the Design-Builder and the Design-Builder's Architect, Consultants and Subcontractors incurred, plus an administrative fee of Four and One Half percent (4.5 %) of the expenses incurred.

§ 2.1.4 Payments to the Design-Builder Prior To Execution of Design-Build Amendment

§ 2.1.4.1 Payments are due and payable upon presentation of the Design-Builder's invoice. Amounts unpaid Sixty (60) days after the invoice date shall bear interest at the rate entered below, or in the absence thereof at the legal rate prevailing from time to time at the principal place of business of the Design-Builder.

One Percent (1%) per month or Twelve Percent (12%) per year

§ 2.1.4.2 Records of Reimbursable Expenses and services performed on the basis of hourly rates shall be available to the Owner at mutually convenient times for a period of two years following execution of the Design-Build Amendment or termination of this Agreement, whichever occurs first.

§ 2.2 Contract Sum and Payment for Work Performed After Execution of Design-Build Amendment

For the Design-Builder's performance of the Work after execution of the Design-Build Amendment, the Owner shall pay to the Design-Builder the Contract Sum in current funds as agreed in the Design-Build Amendment.

ARTICLE 3 GENERAL REQUIREMENTS OF THE WORK OF THE DESIGN-BUILD CONTRACT

§ 3.1 General

§ 3.1.1 The Design-Builder shall comply with any applicable licensing requirements in the jurisdiction where the Project is located.

§ 3.1.2 The Design-Builder shall designate in writing a representative who is authorized to act on the Design-Builder's behalf with respect to the Project.

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§ 3.1.3 The Design-Builder shall perform the Work in accordance with the Design-Build Documents. The Design-Builder shall not be relieved of the obligation to perform the Work in accordance with the Design-Build Documents by the activities, tests, inspections or approvals of the Owner.

§ 3.1.3.1 The Design-Builder shall perform the Work in compliance with applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities. If the Design-Builder knowingly performs Work contrary to applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities, the Design-Builder shall assume responsibility for such Work and shall bear the costs attributable to correction.

§ 3.1.3.2 Neither the Design-Builder nor any Subcontractor, Consultant, or Architect shall be obligated to perform any act which they believe will violate any applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities. If the Design-Builder determines that implementation of any instruction received from the Owner, including those in the Owner's Criteria, would cause a violation of any applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities, the Design-Builder shall notify the Owner in writing. Upon verification by the Owner that a change to the Owner's Criteria is required to remedy the violation, the Owner and the Design-Builder shall execute a Modification in accordance with Article 6.

§ 3.1.3.3 The Design-Builder shall advise the Owner of required tests, inspections and reports, shall furnish coordination of such tests and inspections, and shall advise the Owner and Agency of the results of same. Copies of test results shall be furnished to the Owner, Owner's Independent Inspector and Agency, as appropriate.

§ 3.1.4 The Design-Builder shall be responsible to the Owner for acts and omissions of the Design-Builder's employees, Architect, Consultants, Subcontractors, and their agents and employees, and other persons or entities performing portions of the Work. Any extra cost that may result from any such acts and omissions will be the responsibility of the Design-Builder.

§ 3.1.5 General Consultation. The Design-Builder shall schedule and conduct periodic meetings with the Owner to review matters such as procedures, progress, coordination, and scheduling of the Work. The Design-Builder shall conduct a Preconstruction Conference prior to the beginning of construction to familiarize all parties involved with the necessary work. This meeting shall be held with the Design-Build representative, Owner, Owner's Independent Inspector, Agency representative(s) and other interested parties as appropriate. The Agency 'Record of Preconstruction Conference' may be used to document the meeting.

§ 3.1.6 When applicable law requires that services be performed by licensed professionals, the Design-Builder shall provide those services through qualified, licensed professionals. The Owner understands and agrees that the services of the Design-Builder's Architect and the Design-Builder's other Consultants are performed in the sole interest of, and for the exclusive benefit of, the Design-Builder.

§ 3.1.7 The Design-Builder, with the assistance of the Owner, shall prepare and file documents required to obtain necessary approvals of governmental authorities having jurisdiction over the Project.

§ 3.1.7.1 The Design-Builder shall consult with the Agency Architect or Engineer about the Agency's requirements and procedures.

§ 3.1.8 Progress Reports

§ 3.1.8.1 The Design-Builder shall keep the Owner informed of the progress and quality of the Work. On a monthly basis, or otherwise as agreed to by the Owner and Design-Builder, the Design-Builder shall submit written progress reports to the Owner, showing estimated percentages of completion and other information identified below:

.1 Work completed for the period;
.2 Project schedule status;
.3 Submittal schedule and status report, including a summary of outstanding Submittals;
.4 Responses to requests for information to be provided by the Owner;
.5 Approved Change Orders and Change Directives;
.6 Pending Change Order and Change Directive status reports;

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.7 Tests and inspection reports;
.8 Status report of Work rejected by the Owner;
.9 Status of Claims previously submitted in accordance with Article 14;
.10 Cumulative total of the Cost of the Work to date including the Design-Builder's compensation and Reimbursable Expenses, if any;
.11 Current Project cash-flow and forecast reports; and
.12 Additional information as agreed to by the Owner and Design-Builder.
.13 The Design-Builder shall conduct on-site pay/progress meetings no less than once a month during the periods of active construction. These meetings shall be held with the Design-Build representative, Owner, Owner's Independent Inspector, Agency representative(s) and other interested parties as appropriate, to review and discuss the application for payment, work progress schedule, construction problems or disputes and other appropriate matters.

§ 3.1.8.2 In addition, where the Contract Sum is the Cost of the Work with or without a Guaranteed Maximum Price, the Design-Builder shall include the following additional information in its progress reports:

.1 Design-Builder's work force report;
.2 Equipment utilization report; and
.3 Cost summary, comparing actual costs to updated cost estimates.

§ 3.1.9 Design-Builder's Schedules

§ 3.1.9.1 The Design-Builder, promptly after execution of this Agreement, shall prepare and submit for the Owner's information a schedule for the Work. The schedule, including the time required for design and construction, shall not exceed time limits current under the Design-Build Documents, shall be revised at appropriate intervals as required by the conditions of the Work and Project, shall be related to the entire Project to the extent required by the Design-Build Documents, shall provide for expeditious and practicable execution of the Work, and shall include allowances for periods of time required for the Owner's review and for approval of submissions by authorities having jurisdiction over the Project.

§ 3.1.9.2 The Design-Builder shall perform the Work in general accordance with the most recent schedules submitted to the Owner.

§ 3.1.10 Certifications. Upon the Owner's written request, the Design-Builder shall obtain from the Architect, Consultants, and Subcontractors, and furnish to the Owner, certifications with respect to the documents and services provided by the Architect, Consultants, and Subcontractors (a) that, to the best of their knowledge, information and belief, the documents or services to which the certifications relate (i) are consistent with the Design-Build Documents, except to the extent specifically identified in the certificate, and (ii) comply with applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities governing the design of the Project; and (b) that the Owner and its consultants shall be entitled to rely upon the accuracy of the representations and statements contained in the certifications. The Design-Builder's Architect, Consultants, and Subcontractors shall not be required to execute certificates or consents that would require knowledge, services or responsibilities beyond the scope of their services.

§ 3.1.11 Design-Builder's Submittals

§ 3.1.11.1 Prior to submission of any Submittals, the Design-Builder shall prepare a Submittal schedule, and shall submit the schedule for the Owner's approval. The Owner's approval shall not unreasonably be delayed or withheld. The Submittal schedule shall (1) be coordinated with the Design-Builder's schedule provided in Section 3.1.9.1, (2) allow the Owner reasonable time to review Submittals, and (3) be periodically updated to reflect the progress of the Work. If the Design-Builder fails to submit a Submittal schedule, the Design-Builder shall not be entitled to any increase in Contract Sum or extension of Contract Time based on the time required for review of Submittals.

§ 3.1.11.2 By providing Submittals the Design-Builder represents to the Owner that it has (1) reviewed them, (2) determined and verified materials, field measurements and field construction criteria related thereto, or will do so and (3) checked and coordinated the information contained within such Submittals with the requirements of the Work and of the Design-Build Documents.

§ 3.1.11.3 The Design-Builder shall perform no portion of the Work for which the Design-Build Documents require Submittals until the Owner has reviewed the respective Submittal and written concurrence by the Agency has been issued. Two (2) sets of submittals for the Agency are required.

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§ 3.1.11.4 The Work shall be in accordance with reviewed Submittals except that the Design-Builder shall not be relieved of its responsibility to perform the Work consistent with the requirements of the Design-Build Documents. The Work may deviate from the Design-Build Documents only if the Design-Builder has notified the Owner in writing of a deviation from the Design-Build Documents at the time of the Submittal and a Modification is executed authorizing the identified deviation. The Design-Builder shall not be relieved of responsibility for errors or omissions in Submittals by the Owner's review of the Submittals.

§ 3.1.11.5 All professional design services or certifications to be provided by the Design-Builder, including all drawings, calculations, specifications, certifications, shop drawings and other Submittals, shall contain the signature and seal of the licensed design professional preparing them. Submittals related to the Work designed or certified by the licensed design professionals, if prepared by others, shall bear the licensed design professional's written approval. The Owner and its consultants shall be entitled to rely upon the adequacy, accuracy and completeness of the services, certifications or approvals performed by such design professionals.

§ 3.1.12 Warranty. The Design-Builder warrants to the Owner that materials and equipment furnished under the Contract will be of good quality and new unless the Design-Build Documents require or permit otherwise. The Design-Builder further warrants that the Work will conform to the requirements of the Design-Build Documents and will be free from defects, except for those inherent in the quality of the Work or otherwise expressly permitted by the Design-Build Documents. Work, materials, or equipment not conforming to these requirements may be considered defective. The Design-Builder's warranty excludes remedy for damage or defect caused by abuse, alterations to the Work not executed by the Design-Builder, improper or insufficient maintenance, improper operation, or normal wear and tear and normal usage. If required by the Owner, the Design-Builder shall furnish satisfactory evidence as to the kind and quality of materials and equipment.

§ 3.1.13 Royalties, Patents and Copyrights

§ 3.1.13.1 The Design-Builder shall pay all royalties and license fees.

§ 3.1.13.2 The Design-Builder shall defend suits or claims for infringement of copyrights and patent rights and shall hold the Owner and its separate contractors and consultants harmless from loss on account thereof, but shall not be responsible for such defense or loss when a particular design, process or product of a particular manufacturer or manufacturers is required by the Owner, or where the copyright violations are required in the Owner's Criteria. However, if the Design-Builder has reason to believe that the design, process or product required in the Owner's Criteria is an infringement of a copyright or a patent, the Design-Builder shall be responsible for such loss unless such information is promptly furnished to the Owner. If the Owner receives notice from a patent or copyright owner of an alleged violation of a patent or copyright, attributable to the Design-Builder, the Owner shall give prompt written notice to the Design-Builder.

§ 3.1.14 Indemnification

§ 3.1.14.1 To the fullest extent permitted by law, the Design-Builder shall indemnify and hold harmless the Owner, including the Owner's agents and employees, from and against claims, damages, losses and expenses, including but not limited to attorneys' fees, arising out of or resulting from performance of the Work, but only to the extent caused by the negligent acts or omissions of the Design-Builder, Architect, a Consultant, a Subcontractor, or anyone directly or indirectly employed by them or anyone for whose acts they may be liable. Such obligation shall not be construed to negate, abridge, or reduce other rights or obligations of indemnity that would otherwise exist as to a party or person described in this Section 3.1.14. Notwithstanding anything to the contrary in this Section, Design-Builder's obligations hereunder do not extend to any claims, damages, losses and expenses arising out of or resulting from the negligence of an Indemnitee.

§ 3.1.14.2 The indemnification obligation under this Section 3.1.14 shall not be limited by a limitation on amount or type of damages, compensation, or benefits payable by or for Design-Builder, Architect, a Consultant, a Subcontractor, or anyone directly or indirectly employed by them, under workers' compensation acts, disability benefit acts or other employee benefit acts.

§ 3.1.15 Contingent Assignment of Agreements

§ 3.1.15.1 Each agreement for a portion of the Work is assigned by the Design-Builder to the Owner, provided that

.1 assignment is effective only after termination of the Contract by the Owner for cause, pursuant to Sections 13.1.4 or 13.2.2, and only for those agreements that the Owner accepts by written notification to the Design-Builder and the Architect, Consultants, and Subcontractors whose agreements are accepted for assignment; and

.2 assignment is subject to the prior rights of the surety, if any, obligated under bond relating to the Contract.

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When the Owner accepts the assignment of an agreement, the Owner assumes the Design-Builder's rights and obligations under the agreement.

§ 3.1.15.2 Upon such assignment, if the Work has been suspended for more than 30 days, the compensation under the assigned agreement shall be equitably adjusted for increases in cost resulting from the suspension.

§ 3.1.15.3 Upon such assignment to the Owner under this Section 3.1.15, the Owner may further assign the agreement to a successor design-builder or other entity. If the Owner assigns the agreement to a successor design-builder or other entity, the Owner shall nevertheless remain legally responsible for all of the successor design-builder's or other entity's obligations under the agreement.

§ 3.1.16 Design-Builder's Insurance and Bonds. The Design-Builder shall purchase and maintain insurance and provide bonds as set forth in Exhibit B.

ARTICLE 4 WORK PRIOR TO EXECUTION OF THE DESIGN-BUILD AMENDMENT PHASE 1

§ 4.1 General

§ 4.1.1 Any information submitted by the Design-Builder, and any interim decisions made by the Owner, shall be for the purpose of facilitating the design process and shall not modify the Owner's Criteria unless the Owner and Design-Builder execute a Modification.

§ 4.1.2 The Design-Builder shall advise the Owner on proposed site use and improvements, selection of materials, and building systems and equipment. The Design-Builder shall also provide the Owner with recommendations, consistent with the Owner's Criteria, on constructability; availability of materials and labor; time requirements for procurement, installation and construction; and factors related to construction cost including, but not limited to, costs of alternative designs or materials, preliminary budgets, life-cycle data, and possible cost reductions.

§ 4.2 Evaluation of the Owner's Criteria

§ 4.2.1 The Design-Builder shall schedule and conduct meetings with the Owner and any other necessary individuals or entities to discuss and review the Owner's Criteria as set forth in Section 1.1.The Design-Builder shall thereafter again meet with the Owner to discuss a preliminary evaluation of the Owner's Criteria. The preliminary evaluation shall address possible alternative approaches to design and construction of the Project and include the Design-Builder's recommendations, if any, with regard to accelerated or fast-track scheduling, procurement, or phased construction. The preliminary evaluation shall consider cost information, constructability, and procurement and construction scheduling issues.

§ 4.2.2 After the Design-Builder meets with the Owner and presents the preliminary evaluation, the Design-Builder shall provide a written report to the Owner, summarizing the Design-Builder's evaluation of the Owner's Criteria. The report shall also include

- **.1** allocations of program functions, detailing each function and their square foot areas;
- **.2** a preliminary estimate of the Cost of the Work, and, if necessary, recommendations to adjust the Owner's Criteria to conform to the Owner's budget;
- **.3** a preliminary schedule, which shall include proposed design milestones; dates for receiving additional information from, or for work to be completed by, the Owner; anticipated date for the Design-Builder's Proposal; and dates of periodic design review sessions with the Owner; and

(Paragraphs deleted)

§ 4.2.3 The Owner shall review the Design-Builder's written report and, if acceptable, provide the Design-Builder with written consent to proceed to the development of the Phase 1A Preliminary Design as described in Section 4.3. The consent to proceed shall not be understood to modify the Owner's Criteria unless the Owner and Design-Builder execute a Modification.

§ 4.2.4 Date of Phase 1A Preliminary Design Commencement. Unless the parties mutually agree otherwise in writing, the Work shall Commence within one (1) business day of Design-Builder's receipt of the later of the following:

- .1 Fully executed Agreement.
- .2 Design-Builder's receipt of Owners notice to Proceed with the work.

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§ 4.3 Preliminary Design PHASE 1A

§ 4.3.1 Upon the Owner's issuance of a written consent to proceed under Section 4.2.3, the Design-Builder shall prepare and submit a Phase 1A Preliminary Design to the Owner. The Phase 1A Preliminary Design shall include a report identifying any deviations from the Owner's Criteria, and shall include the following:

.1 Confirmation of the allocations of program functions;
.2 Site plan;
.3 Building plans, sections and elevations;
.4 Structural system;
.5 Selections of major building systems, including but not limited to mechanical, electrical and plumbing systems; and
.6 Outline specifications or sufficient drawing notes describing construction materials.
.7 Proposal for Phase 1B services "Proposal"; Final Basis of Design Documents, the Guaranteed Maximum Price, and development of the Project Schedule.

The Phase 1A Preliminary Design may include some combination of physical study models, perspective sketches, or digital modeling.

§ 4.3.2 Upon completion of Phase 1A Owner and Design-Builder shall review the Proposal for Phase 1B Preliminary Design. If Owner has any comments regarding the Proposal, or finds any inconsistencies or inaccuracies in the information presented, it shall promptly give written notice to Design-Builder of such comments or findings. If appropriate, Design-Builder shall, upon receipt of Owner's notice, make appropriate adjustments to the Proposal.

§ 4.3.2.1 If Owner accepts the Proposal, as may be amended by Design-Builder, the Contract Price and its basis shall be set forth in a Modification to this Agreement, when mutually agreed between the parties. Once the parties have agreed upon the Contract Price and Owner has issued a Notice to Proceed with Phase 1B, Design-Builder shall perform the Phase 1B Services, all as further described in the Modification to this Agreement, as it may be revised.

§ 4.3.2.2 If Owner rejects the Proposal or fails to notify Design-Builder in writing on or before the date specified in the Proposal that it accepts the Proposal, the Proposal shall be deemed withdrawn and of no effect. In such event, Owner and Design-Builder shall meet and confer as to how the Project will proceed, with Owner having the following options:

i. Owner may suggest modifications to the Proposal, whereupon, if such modifications are accepted in writing by Design-Builder, the Proposal shall be deemed accepted and the parties shall proceed in accordance with Section 4.3.2.1 above;

ii. Owner may authorize Design-Builder to continue to proceed with the Work on the basis of reimbursement as provided in Section 2.1.2 hereof without a Contract Price, in which case all references in this Agreement to the Contract Price shall not be applicable; or

iii. Owner may terminate this Agreement for convenience in accordance with Article 9 hereof; provided, however, in this event, Design-Builder shall not be entitled to the payment provided for in Section 9.2 hereof.

If Owner fails to exercise any of the above options, Design-Builder shall have the right to (a) continue with the Work as if Owner had elected to proceed in accordance with Item 4.3.2.2 ii. above, and be paid by Owner accordingly, unless and until Owner notifies it in writing to stop the Work, (b) suspend performance of Work in accordance with Section 13.1.2 of this Agreement, or (c) may give written notice to Owner that it considers this Agreement completed. If Owner fails to exercise any of the options under Section 4.3.2.2 within ten (10) days of receipt of Design-Builder's notice, then this Agreement shall be deemed completed. If Owner terminates the relationship with Design-Builder under Section 4.3.2.2(iii), or if this Agreement is deemed completed under this paragraph, then Design-Builder shall have no further liability or obligations to Owner under this Agreement.

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§ 4.4 Design-Builder's Proposal PHASE 1B

§ 4.4.1 Upon the Owner's issuance of a written consent to proceed under Section 4.3.2.1, the Design-Builder shall prepare and submit the Design-Builder's Proposal to the Owner. The Design-Builder's Proposal shall include the following:

.1 A list of the Preliminary Design documents and other information, including the Design-Builder's clarifications, assumptions and deviations from the Owner's Criteria, upon which the Design-Builder's Proposal is based;

.2 The proposed Contract Sum, including the compensation method.

.3 The proposed duration the Design-Builder shall need achieve anticipated Substantial Completion;

.4 An enumeration of any qualifications and exclusions, if applicable;

.5 A list of the Design-Builder's key personnel, Subcontractors and suppliers; and

.6 The date on which the Design-Builder's Proposal expires.

§ 4.4.2 Submission of the Design-Builder's Proposal shall constitute a representation by the Design-Builder that it has visited the site and become familiar with local conditions under which the Work is to be completed.

§ 4.4.3 If the Owner and Design-Builder agree on a proposal, the Owner and Design-Builder shall execute the Design-Build Amendment setting forth the terms of their agreement.

ARTICLE 5 WORK FOLLOWING EXECUTION OF THE DESIGN-BUILD AMENDMENT PHASE 2

§ 5.1 Construction Documents

§ 5.1.1 Upon the execution of the Design-Build Amendment, the Design-Builder shall prepare Construction Documents. The Construction Documents shall establish the quality levels of materials and systems required. The Construction Documents shall be consistent with the Design-Build Documents.

§ 5.1.2 The Design-Builder shall provide the Construction Documents to the Owner for the Owner's information. If the Owner discovers any deviations between the Construction Documents and the Design-Build Documents, the Owner shall promptly notify the Design-Builder of such deviations in writing. The Construction Documents shall not modify the Design-Build Documents unless the Owner and Design-Builder execute a Modification. The failure of the Owner to discover any such deviations shall not relieve the Design-Builder of the obligation to perform the Work in accordance with the Design-Build Documents.

§ 5.2 Construction

§ 5.2.1 Commencement. Except as permitted in Section 5.2.2, construction shall not commence prior to execution of the Design-Build Amendment.

§ 5.2.2 If the Owner and Design-Builder agree in writing, construction may proceed prior to the execution of the Design-Build Amendment. However, such authorization shall not waive the Owner's right to reject the Design-Builder's Proposal.

§ 5.2.3 The Design-Builder shall supervise and direct the Work, using the Design-Builder's best skill and attention. The Design-Builder shall be solely responsible for, and have control over, construction means, methods, techniques, sequences and procedures, and for coordinating all portions of the Work under the Contract, unless the Design-Build Documents give other specific instructions concerning these matters.

§ 5.2.4 The Design-Builder shall be responsible for inspection of portions of Work already performed to determine that such portions are in proper condition to receive subsequent Work.

§ 5.3 Labor and Materials

§ 5.3.1 Unless otherwise provided in the Design-Build Documents, the Design-Builder shall provide and pay for labor, materials, equipment, tools, construction equipment and machinery, water, heat, utilities, transportation, and other facilities and services, necessary for proper execution and completion of the Work, whether temporary or permanent, and whether or not incorporated or to be incorporated in the Work.

§ 5.3.2 When a material or system is specified in the Design-Build Documents, the Design-Builder may make substitutions only in accordance with Article 6.

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§ 5.3.3 The Design-Builder shall enforce strict discipline and good order among the Design-Builder's employees and other persons carrying out the Work. The Design-Builder shall not permit employment of unfit persons or persons not properly skilled in tasks assigned to them.

§ 5.3.4 The Design-Builder shall not contract with any person or entity declared ineligible under Federal laws or regulations from participating in federally assisted construction projects for to whom the Owner has made reasonable objection. The Design-Builder shall not be required to contract with anyone to whom the Design-Builder has reasonable objection.

§ 5.4 Taxes

The Design-Builder shall pay sales, consumer, use and similar taxes, for the Work provided by the Design-Builder, that are legally enacted when the Design-Build Amendment is executed, whether or not yet effective or merely scheduled to go into effect.

§ 5.5 Permits, Fees, Notices and Compliance with Laws

§ 5.5.1 Unless otherwise provided in the Design-Build Documents, the Design-Builder shall secure and pay for the building permit as well as any other permits, fees, licenses, and inspections by government agencies, necessary for proper execution of the Work and Substantial Completion of the Project.

§ 5.5.2 The Design-Builder shall comply with and give notices required by applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities, applicable to performance of the Work.

§ 5.5.3 Concealed or Unknown Conditions. If the Design-Builder encounters conditions at the site that are (1) subsurface or otherwise concealed physical conditions that differ materially from those indicated in the Design-Build Documents or (2) unknown physical conditions of an unusual nature that differ materially from those ordinarily found to exist and generally recognized as inherent in construction activities of the character provided for in the Design-Build Documents, the Design-Builder shall promptly provide notice to the Owner before conditions are disturbed and in no event later than 21 days after first observance of the conditions. The Owner shall promptly investigate such conditions and, if the Owner determines that they differ materially and cause an increase or decrease in the Design-Builder's cost of, or time required for, performance of any part of the Work, shall recommend an equitable adjustment in the Contract Sum or Contract Time, or both. If the Owner determines that the conditions at the site are not materially different from those indicated in the Design-Build Documents and that no change in the terms of the Contract is justified, the Owner shall promptly notify the Design-Builder in writing, stating the reasons. If the Design-Builder disputes the Owner's determination or recommendation, the Design-Builder may proceed as provided in Article 14.

§ 5.5.4 If, in the course of the Work, the Design-Builder knowingly encounters human remains, or recognizes the existence of burial markers, archaeological sites, or wetlands, not indicated in the Design-Build Documents, the Design-Builder shall immediately suspend any operations that would affect them and shall notify the Owner. Upon receipt of such notice, the Owner shall promptly take any action necessary to obtain governmental authorization required to resume the operations. The Design-Builder shall continue to suspend such operations until otherwise instructed by the Owner but shall continue with all other operations that do not affect those remains or features. Requests for adjustments in the Contract Sum and Contract Time arising from the existence of such remains or features may be made as provided in Article 14.

§ 5.6 Allowances

§ 5.6.1 The Design-Builder shall include in the Contract Sum all allowances stated in the Design-Build Documents. Items covered by allowances shall be supplied for such amounts, and by such persons or entities as the Owner may direct, but the Design-Builder shall not be required to employ persons or entities to whom the Design-Builder has reasonable objection.

§ 5.6.2 Unless otherwise provided in the Design-Build Documents,

.1 allowances shall cover the cost to the Design-Builder of materials and equipment delivered at the site and all required taxes, less applicable trade discounts;

.2 the Design-Builder's costs for unloading and handling at the site, labor, installation costs, overhead, profit, and other expenses contemplated for stated allowance amounts, shall be included in the Contract Sum but not in the allowances; and

.3 whenever costs are more than or less than allowances, the Contract Sum shall be adjusted accordingly by Change Order. The amount of the Change Order shall reflect (1) the difference between actual costs and the allowances under Section 5.6.2.1 and (2) changes in Design-Builder's costs under Section 5.6.2.2.

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§ 5.6.3 The Owner shall make selections of materials and equipment with reasonable promptness for allowances requiring Owner selection.

§ 5.6.4 Escalation Allowance for potentially price-impacted material. The parties acknowledge certain markets providing essential materials to the Project are experiencing or are expected to experience significant, industry-wide economic fluctuation during the performance of this Agreement that may impact price increases due to escalation of materials, equipment, or products costs. The Design-Builder shall give the Owner written notice and documentation of the increased costs.

§ 5.7 Key Personnel, Subcontractors and Suppliers

§ 5.7.1 The Design-Builder shall not employ personnel, or contract with Subcontractors or suppliers to whom the Owner has made reasonable and timely objection. The Design-Builder shall not be required to contract with anyone to whom the Design-Builder has made reasonable and timely objection.

§ 5.7.2 If the Design-Builder changes any of the personnel, Subcontractors or suppliers identified in the Design-Build Amendment, the Design-Builder shall notify the Owner and provide the name and qualifications of the new personnel, Subcontractor or supplier. The Owner may reply within 14 days to the Design-Builder in writing, stating (1) whether the Owner has reasonable objection to the proposed personnel, Contractor or supplier or (2) that the Owner requires additional time to review. Failure of the Owner to reply within the 14-day period shall constitute notice of no reasonable objection.

§ 5.7.3 Except for those persons or entities already identified or required in the Design-Build Amendment, the Design-Builder, as soon as practicable after execution of the Design-Build Amendment, shall furnish in writing to the Owner the names of persons or entities (including those who are to furnish materials or equipment fabricated to a special design) proposed for each principal portion of the Work. The Owner may reply within 14 days to the Design-Builder in writing stating (1) whether the Owner has reasonable objection to any such proposed person or entity or (2) that the Owner requires additional time for review. Failure of the Owner to reply within the 14-day period shall constitute notice of no reasonable objection.

§ 5.7.3.1 If the Owner has reasonable objection to a person or entity proposed by the Design-Builder, the Design-Builder shall propose another to whom the Owner has no reasonable objection. If the rejected person or entity was reasonably capable of performing the Work, the Contract Sum and Contract Time shall be increased or decreased by the difference, if any, occasioned by such change, and an appropriate Change Order shall be issued before commencement of the substitute person or entity's Work. However, no increase in the Contract Sum or Contract Time shall be allowed for such change unless the Design-Builder has acted promptly and responsively in submitting names as required.

§ 5.8 Documents and Submittals at the Site

The Design-Builder shall maintain at the site for the Owner one copy of the Design-Build Documents and a current set of the Construction Documents, in good order and marked currently to indicate field changes and selections made during construction, and one copy of reviewed Submittals, these shall be in electronic form or paper copy. The Design-Builder shall deliver these items to the Owner in accordance with Section 9.10.2 as a record of the Work as constructed.

§ 5.9 Use of Site

The Design-Builder shall confine operations at the site to areas permitted by applicable laws, statutes, ordinances, codes, rules and regulations, lawful orders of public authorities, and the Design-Build Documents, and shall not unreasonably encumber the site with materials or equipment.

§ 5.10 Cutting and Patching

The Design-Builder shall not cut, patch or otherwise alter fully or partially completed construction by the Owner or a separate contractor except with written consent of the Owner and of such separate contractor; such consent shall not be unreasonably withheld. The Design-Builder shall not unreasonably withhold from the Owner or a separate contractor the Design-Builder's consent to cutting or otherwise altering the Work.

§ 5.11 Cleaning Up

§ 5.11.1 The Design-Builder shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under the Contract. At completion of the Work, the Design-Builder shall remove waste materials, rubbish, the Design-Builder's tools, construction equipment, machinery and surplus materials from and about the Project.

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§ 5.11.2 If the Design-Builder fails to clean up as provided in the Design-Build Documents, the Owner may do so and Owner shall be entitled to reimbursement from the Design-Builder.

§ 5.12 Access to Work

The Design-Builder shall provide the Owner and its separate contractors and consultants access to the Work in preparation and progress wherever located. The Design-Builder shall notify the Owner regarding Project safety criteria and programs, which the Owner, and its contractors and consultants, shall comply with while at the site. Design-Builder recognizes the importance of performing the Work in a safe manner so as to assist with preventing damage, injury or loss to, all individuals at the Site, whether working or visiting, shall report to the Design-Builder's field office and sign in before entering the Project Site.

§ 5.13 Construction by Owner or by Separate Contractors

§ 5.13.1 Owner's Right to Perform Construction and to Award Separate Contracts

§ 5.13.1.1 The Owner reserves the right to perform construction or operations related to the Project with the Owner's own forces; and to award separate contracts in connection with other portions of the Project, or other construction or operations on the site, under terms and conditions identical or substantially similar to this Contract, including those terms and conditions related to insurance and waiver of subrogation. The Owner shall notify the Design-Builder promptly after execution of any separate contract. If the Design-Builder claims that delay or additional cost is involved because of such action by the Owner, the Design-Builder shall make a Claim as provided in Article 14.

§ 5.13.1.2 When separate contracts are awarded for different portions of the Project or other construction or operations on the site, the term "Design-Builder" in the Design-Build Documents in each case shall mean the individual or entity that executes each separate agreement with the Owner.

§ 5.13.1.3 The Owner shall provide for coordination of the activities of the Owner's own forces, and of each separate contractor, with the Work of the Design-Builder, who shall cooperate with them. The Design-Builder shall participate with other separate contractors and the Owner in reviewing their construction schedules. The Design-Builder shall make any revisions to the construction schedule deemed necessary after a joint review and mutual agreement. The construction schedules shall then constitute the schedules to be used by the Design-Builder, separate contractors and the Owner until subsequently revised.

§ 5.13.1.4 Unless otherwise provided in the Design-Build Documents, when the Owner performs construction or operations related to the Project with the Owner's own forces or separate contractors, the Owner shall be deemed to be subject to the same obligations, and to have the same rights, that apply to the Design-Builder under the Contract.

§ 5.14 Mutual Responsibility

§ 5.14.1 The Design-Builder 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 Design-Builder's construction and operations with theirs as required by the Design-Build Documents.

§ 5.14.2 If part of the Design-Builder's Work depends upon construction or operations by the Owner or a separate contractor, the Design-Builder shall, prior to proceeding with that portion of the Work, prepare a written report to the Owner, identifying apparent discrepancies or defects in the construction or operations by the Owner or separate contractor that would render it unsuitable for proper execution and results of the Design-Builder's Work. Failure of the Design-Builder to report shall constitute an acknowledgment that the Owner's or separate contractor's completed or partially completed construction is fit and proper to receive the Design-Builder's Work, except as to defects not then reasonably discoverable.

§ 5.14.3 The Design-Builder shall reimburse the Owner for costs the Owner incurs that are payable to a separate contractor because of the Design-Builder's delays, improperly timed activities or defective construction. The Owner shall be responsible to the Design-Builder for costs the Design-Builder incurs because of a separate contractor's delays, improperly timed activities, damage to the Work or defective construction.

§ 5.14.4 The Design-Builder shall promptly remedy damage the Design-Builder wrongfully causes to completed or partially completed construction or to property of the Owner or separate contractors as provided in Section 10.2.5.

§ 5.14.5 The Owner and each separate contractor shall have the same responsibilities for cutting and patching the Work as the Design-Builder has with respect to the construction of the Owner or separate contractors in Section 5.10.

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§ 5.15 Owner's Right to Clean Up

If a dispute arises among the Design-Builder, separate contractors and the Owner as to the responsibility under their respective contracts for maintaining the premises and surrounding area free from waste materials and rubbish, the Owner may, after reasonable notice, clean up and will allocate the cost among those responsible.

ARTICLE 6 CHANGES IN THE WORK

§ 6.1 General

§ 6.1.1 Changes in the Work may be accomplished after execution of the Contract, and without invalidating the Contract, by Change Order or Change Directive, subject to the limitations stated in this Article 6 and elsewhere in the Design-Build Documents.

§ 6.1.2 A Change Order shall be based upon agreement between the Owner and Design-Builder. The Owner may issue a Change Directive without agreement by the Design-Builder.

§ 6.1.3 Changes in the Work shall be performed under applicable provisions of the Design-Build Documents, and the Design-Builder shall proceed promptly, unless otherwise provided in the Change Order or Change Directive.

§ 6.2 Change Orders

A

(Paragraphs deleted)

change order is a written order to the Design-Builder utilizing Form RD 1924-7, "Contract Change Order," signed by the Owner, Independent Inspector, Design-Builder, and the Agency representative. It is issued after the execution of the Contract, authorizing a change in the Work or an adjustment in the Contract Sum or the Contract Time. The Contract Sum and the Contract Time may be changed only by Change Order. The Design-Builder's signing of the change order indicates complete agreement therein.

§ 6.3 Change Directives

§ 6.3.1 A Change Directive is a written order signed by the Owner directing a change in the Work prior to agreement on adjustment, if any, in the Contract Sum or, if prior to execution of the Design-Build Amendment, the adjustment in the Design-Builder's compensation, or Contract Time. The Owner may by Change Directive, without invalidating the Contract, order changes in the Work within the general scope of the Contract consisting of additions, deletions or other revisions, the Contract Sum or, if prior to execution of the Design-Build Amendment, the adjustment in the Design-Builder's compensation, and Contract Time being adjusted accordingly. A Construction Change Directive may be used only for a change in response to an emergency, as described in Paragraph 10.4.

§ 6.3.2 A Change Directive shall be used in the absence of total agreement on the terms of a Change Order.

§ 6.3.3

(Paragraphs deleted)

Intentionally Deleted.

§ 6.3.4 If unit prices are stated in the Design-Build Documents or subsequently agreed upon, and if quantities originally contemplated are materially changed in a proposed Change Order or Change Directive so that application of such unit prices to quantities of Work proposed will cause substantial inequity to the Owner or Design-Builder, the applicable unit prices shall be equitably adjusted.

§ 6.3.5 Intentionally Deleted.

§ 6.3.6 A Change Directive signed by the Design-Builder indicates the Design-Builder's agreement therewith, including adjustment in Contract Sum or, if prior to execution of the Design-Build Amendment, the adjustment in the Design-Builder's compensation, and Contract Time or the method for determining them. Such agreement shall be effective immediately and shall be recorded as a Change Order.

§ 6.3.7

(Paragraphs deleted)

Intentionally Deleted.

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§ 6.3.8 The amount of credit to be allowed by the Design-Builder to the Owner for a deletion or change that results in a net decrease in the Contract Sum or, if prior to execution of the Design-Build Amendment, in the Design-Builder's compensation, shall be actual net cost (excluding Design-Builder's overhead or Fee). When both additions and credits covering related Work or substitutions are involved in a change, the allowance for overhead and profit shall be figured on the basis of net increase, if any, with respect to that change.

§ 6.3.9 Pending final determination of the total cost of a Change Directive to the Owner, the Design-Builder may request payment for Work completed under the Change Directive in Applications for Payment. The Owner will make an interim determination for purposes of certification for payment for those costs deemed to be reasonably justified. The Owner's interim determination of cost shall adjust the Contract Sum or, if prior to execution of the Design-Build Amendment, the Design-Builder's compensation, on the same basis as a Change Order, subject to the right of Design-Builder to disagree and assert a Claim in accordance with Article 14.

§ 6.3.10 When the Owner and Design-Builder agree with a determination concerning the adjustments in the Contract Sum or, if prior to execution of the Design-Build Amendment, the adjustment in the Design-Builder's compensation and Contract Time, or otherwise reach agreement upon the adjustments, such agreement shall be effective immediately and the Owner and Design-Builder shall execute a Change Order. Change Orders may be issued for all or any part of a Change Directive.

ARTICLE 7 OWNER'S RESPONSIBILITIES

§ 7.1 General

§ 7.1.1 The Owner shall designate in writing a representative who shall have express authority to bind the Owner with respect to all Project matters requiring the Owner's approval or authorization. The Owner shall provide the Design-Builder with Agency standard Contract Document Guides.

§ 7.1.2 The Owner shall render decisions in a timely manner and in accordance with the Design-Builder's schedule agreed to by the Owner. The Owner shall furnish to the Design-Builder, within 15 days after receipt of a written request, information necessary and relevant for the Design-Builder to evaluate, give notice of or enforce mechanic's lien rights. Such information shall include a correct statement of the record legal title to the property on which the Project is located, usually referred to as the site, and the Owner's interest therein.

§ 7.2 Information and Services Required of the Owner

§ 7.2.1 The Owner shall furnish information or services required of the Owner by the Design-Build Documents with reasonable promptness.

§ 7.2.2 The Owner shall provide, to the extent under the Owner's control and if not required by the Design-Build Documents to be provided by the Design-Builder, the results and reports of prior tests, inspections or investigations conducted for the Project involving structural or mechanical systems; chemical, air and water pollution; hazardous materials; or environmental and subsurface conditions and information regarding the presence of pollutants at the Project site. Upon receipt of a written request from the Design-Builder, the Owner shall also provide surveys describing physical characteristics, legal limitations and utility locations for the site of the Project, and a legal description of the site under the Owner's control.

§ 7.2.3 The Owner shall promptly obtain easements, zoning variances, and legal authorizations or entitlements regarding site utilization where essential to the execution of the Project.

§ 7.2.4 The Owner shall cooperate with the Design-Builder in securing building and other permits, licenses and inspections.

§ 7.2.5 The services, information, surveys and reports required to be provided by the Owner under this Agreement, shall be furnished at the Owner's expense, and except as otherwise specifically provided in this Agreement or elsewhere in the Design-Build Documents or to the extent the Owner advises the Design-Builder to the contrary in writing, the Design-Builder shall be entitled to rely upon the accuracy and completeness thereof. In no event shall the Design-Builder be relieved of its responsibility to exercise proper precautions relating to the safe performance of the Work.

§ 7.2.6 If the Owner observes or otherwise becomes aware of a fault or defect in the Work or non-conformity with the Design-Build Documents, the Owner shall give prompt written notice thereof to the Design-Builder.

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§ 7.2.7 Prior to the execution of the Design-Build Amendment, the Design-Builder may request in writing that the Owner provide reasonable evidence that the Owner has made financial arrangements to fulfill the Owner's obligations under the Design-Build Documents and the Design-Builder's Proposal. Thereafter, the Design-Builder may only request such evidence if (1) the Owner fails to make payments to the Design-Builder as the Design-Build Documents require; (2) a change in the Work materially changes the Contract Sum; or (3) the Design-Builder identifies in writing a reasonable concern regarding the Owner's ability to make payment when due. The Owner shall furnish such evidence as a condition precedent to commencement or continuation of the Work or the portion of the Work affected by a material change. After the Owner furnishes the evidence, the Owner shall not materially vary such financial arrangements without prior notice to the Design-Builder.

§ 7.2.8 Except as otherwise provided in the Design-Build Documents or when direct communications have been specially authorized, the Owner shall communicate through the Design-Builder with persons or entities employed or retained by the Design-Builder.

§ 7.2.9 Unless required by the Design-Build Documents to be provided by the Design-Builder, the Owner shall, upon request from the Design-Builder, furnish the services of geotechnical engineers or other consultants for investigation of subsurface, air and water conditions when such services are reasonably necessary to properly carry out the design services furnished by the Design-Builder. In such event, the Design-Builder shall specify the services required. Such services may include, but are not limited to, test borings, test pits, determinations of soil bearing values, percolation tests, evaluations of hazardous materials, ground corrosion and resistivity tests, and necessary operations for anticipating subsoil conditions. The services of geotechnical engineer(s) or other consultants shall include preparation and submission of all appropriate reports and professional recommendations.

§ 7.2.10 The Owner shall purchase and maintain insurance as set forth in Exhibit B.

§ 7.3 Submittals

§ 7.3.1 The Owner shall review and approve or take other appropriate action on Submittals. Review of Submittals is not conducted for the purpose of determining the accuracy and completeness of other details, such as dimensions and quantities; or for substantiating instructions for installation or performance of equipment or systems; or for determining that the Submittals are in conformance with the Design-Build Documents, all of which remain the responsibility of the Design-Builder as required by the Design-Build Documents. The Owner's action will be taken in accordance with the submittal schedule approved by the Owner or, in the absence of an approved submittal schedule, with reasonable promptness while allowing sufficient time in the Owner's judgment to permit adequate review. The Owner's review of Submittals shall not relieve the Design-Builder of the obligations under Sections 3.1.11, 3.1.12, and 5.2.3. The Owner's review shall not constitute approval of safety precautions or, unless otherwise specifically stated by the Owner, of any construction means, methods, techniques, sequences or procedures. The Owner's approval of a specific item shall not indicate approval of an assembly of which the item is a component.

§ 7.3.2 Upon review of the Submittals required by the Design-Build Documents, the Owner shall notify the Design-Builder of any non-conformance with the Design-Build Documents the Owner discovers.

§ 7.4 Visits to the site by the Owner shall not be construed to create an obligation on the part of the Owner to make on-site inspections to check the quality or quantity of the Work. The Owner shall neither have control over or charge of, nor be responsible for, the construction means, methods, techniques, sequences or procedures, or for the safety precautions and programs in connection with the Work, because these are solely the Design-Builder's rights and responsibilities under the Design-Build Documents.

§ 7.5 The Owner shall not be responsible for the Design-Builder's failure to perform the Work in accordance with the requirements of the Design-Build Documents. The Owner shall not have control over or charge of, and will not be responsible for acts or omissions of the Design-Builder, Architect, Consultants, Subcontractors, or their agents or employees, or any other persons or entities performing portions of the Work for the Design-Builder.

§ 7.6 The Owner has the authority to reject Work that does not conform to the Design-Build Documents. The Owner shall have authority to require inspection or testing of the Work in accordance with Section 15.5.2, whether or not such Work is fabricated, installed or completed. However, neither this authority of the Owner nor a decision made in good faith either to exercise or not to exercise such authority shall give rise to a duty or responsibility of the Owner to the Design-Builder, the Architect, Consultants, Subcontractors, material and equipment suppliers, their agents or employees, or other persons or entities performing portions of the Work.

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§ 7.7 The Owner shall determine the date or dates of Substantial Completion in accordance with Section 9.8 and the date of final completion in accordance with Section 9.10.

§ 7.8 Owner's Right to Stop Work

If the Design-Builder fails to correct Work which is not in accordance with the requirements of the Design-Build Documents as required by Section 11.2 or persistently fails to carry out Work in accordance with the Design-Build Documents, the Owner may issue a written order to the Design-Builder to stop the Work, or any portion thereof, until the cause for such order has been eliminated; however, the right of the Owner to stop the Work shall not give rise to a duty on the part of the Owner to exercise this right for the benefit of the Design-Builder or any other person or entity, except to the extent required by Section 5.13.1.3.

§ 7.9 Owner's Right to Carry Out the Work

If the Design-Builder defaults or neglects to carry out the Work in accordance with the Design-Build Documents and fails within a ten-day period after receipt of written notice from the Owner to commence and continue correction of such default or neglect with diligence and promptness, the Owner may, without prejudice to other remedies the Owner may have, correct such deficiencies. In such case, an appropriate Change Order shall be issued deducting from payments then or thereafter due the Design-Builder the reasonable cost of correcting such deficiencies. If payments then or thereafter due the Design-Builder are not sufficient to cover such amounts, the Design-Builder shall pay the difference to the Owner.

ARTICLE 8 TIME

§ 8.1 Progress and Completion

§ 8.1.1 Time limits stated in the Design-Build Documents are of the essence of the Contract. By executing the Design-Build Amendment the Design-Builder confirms that the Contract Time is a reasonable period for performing the Work.

§ 8.1.2 The Design-Builder shall not, except by agreement of the Owner in writing, commence the Work prior to the effective date of insurance, other than property insurance, required by this Contract. The Contract Time shall not be adjusted as a result of the Design-Builder's failure to obtain insurance required under this Contract.

§ 8.1.3 The Design-Builder shall proceed expeditiously with adequate forces and shall achieve Substantial Completion within the Contract Time.

§ 8.2 Delays and Extensions of Time

§ 8.2.1 The Contract Time shall be extended, and Design-Builder shall be entitled to an increase in the Contract Sum for its additional General Conditions and increased costs of labor and materials that are attributable to one or more of the following Impacts. If the Design-Builder is delayed at any time in the commencement or progress of the Work by an act or neglect of the Owner or of a consultant or separate contractor employed by the Owner; or by changes ordered in the Work by the Owner; or by labor disputes, fire, unusual delay in deliveries, unavoidable casualties or other causes beyond the Design-Builder's control; 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; or by delay authorized by the Owner pending mediation and binding dispute resolution or by other causes that the Owner determines may justify delay, then the Contract Time shall be extended by Change Order for such reasonable time as the Owner may determine. Any time gained by the Design-Builder on the Project Schedule shall not be offset against any delays as described herein.

§ 8.2.2 Claims relating to time shall be made in accordance with applicable provisions of Article 14.

§ 8.2.3 This Section 8.2 does not preclude recovery of damages for delay by either party under other provisions of the Design-Build Documents.

ARTICLE 9 PAYMENT APPLICATIONS AND PROJECT COMPLETION

§ 9.1 Contract Sum

The Contract Sum is stated in the Design-Build Amendment.

§ 9.2 Schedule of Values

Where the Contract Sum is based on a stipulated sum or Guaranteed Maximum Price, the Design-Builder, prior to the first Application for Payment after execution of the Design-Build Amendment shall submit to the Owner a schedule of values allocating the entire Contract Sum to the various portions of the Work and prepared in such form and supported by such data to

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substantiate its accuracy as the Owner may require. This schedule, unless objected to by the Owner, shall be used as a basis for reviewing the Design-Builder's Applications for Payment.

§ 9.3 Applications for Payment

§ 9.3.1 At least ten days before the date established for each progress payment, the Design-Builder shall submit to the Owner an itemized Application for Payment using AIA Document G-702, 'Application and Certificate for Payment' or Form RD 1924-18, 'Partial Payment Estimate', for completed portions of the Work. The application shall be notarized, if required, and supported by data substantiating the Design-Builder's right to payment as the Owner may require, such as copies of requisitions from the Architect, Consultants, Subcontractors, and material suppliers, and shall reflect retainage if provided for in the Design-Build Documents.

§ 9.3.1.1 As provided in Section 6.3.9, Applications for Payment may include requests for payment on account of changes in the Work that have been properly authorized by Change Directives, or by interim determinations of the Owner, but not yet included in Change Orders.

§ 9.3.1.2 Applications for Payment shall not include requests for payment for portions of the Work for which the Design-Builder does not intend to pay the Architect, Consultant, Contractor, material supplier, or other persons or entities providing services or work for the Design-Builder, unless such Work has been performed by others whom the Design-Builder intends to pay.

§ 9.3.1.2 The Design-Builder shall obtain Agency concurrence on all Applications of Payment before payment is made.

§ 9.3.2 Unless otherwise provided in the Design-Build Documents, payments shall be made for services provided as well as materials and equipment delivered and suitably stored at the site for subsequent incorporation in the Work. If approved in advance by the Owner, payment may similarly be made for materials and equipment suitably stored off the site at a location agreed upon in writing. Payment for materials and equipment stored on or off the site shall be conditioned upon compliance by the Design-Builder with procedures satisfactory to the Owner to establish the Owner's title to such materials and equipment or otherwise protect the Owner's interest, and shall include the costs of applicable insurance, storage and transportation to the site for such materials and equipment stored off the site.

§ 9.3.3 The Design-Builder warrants that title to all Work, other than Instruments of Service, covered by an Application for Payment will pass to the Owner no later than the time of payment. The Design-Builder further warrants that, upon submittal of an Application for Payment, all Work for which Certificates for Payment have been previously issued and payments received from the Owner shall, to the best of the Design-Builder's knowledge, information and belief, be free and clear of liens, claims, security interests or encumbrances in favor of the Design-Builder, Architect, Consultants, Subcontractors, material suppliers, or other persons or entities entitled to make a claim by reason of having provided labor, materials and equipment relating to the Work.

§ 9.4 Certificates for Payment

The Owner shall, within seven days after receipt of the Design-Builder's Application for Payment, issue to the Design-Builder a Certificate for Payment indicating the amount the Owner determines is properly due, and notify the Design-Builder in writing of the Owner's reasons for withholding certification in whole or in part as provided in Section 9.5.1. Agency concurrence is required on all Certificates of Payment before payment is made.

§ 9.5 Decisions to Withhold Certification

§ 9.5.1 The Owner may withhold a Certificate for Payment in whole or in part to the extent reasonably necessary to protect the Owner due to the Owner's determination that the Work has not progressed to the point indicated in the Design-Builder's Application for Payment, or the quality of the Work is not in accordance with the Design-Build Documents. If the Owner is unable to certify payment in the amount of the Application, the Owner will notify the Design-Builder as provided in Section 9.4. If the Design-Builder and Owner cannot agree on a revised amount, the Owner will promptly issue a Certificate for Payment for the amount that the Owner deems to be due and owing. The Owner may also withhold a Certificate for Payment or, because of subsequently discovered evidence, may nullify the whole or a part of a Certificate for Payment previously issued to such extent as may be necessary to protect the Owner from loss for which the Design-Builder is responsible because of

.1 defective Work, including design and construction, not remedied;

.2 third party claims filed or reasonable evidence indicating probable filing of such claims unless security acceptable to the Owner is provided by the Design-Builder or covered by insurance or basis of Change Order;

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.3 failure of the Design-Builder to make payments properly to the Architect, Consultants, Subcontractors or others, for services, labor, materials or equipment;

.4 reasonable evidence that the Work cannot be completed for the unpaid balance of the Contract Sum;

.5 damage to the Owner or a separate contractor not covered by insurance;

.6 reasonable evidence that the Work will not be completed within the Contract Time, and that the unpaid balance would not be adequate to cover actual or liquidated damages for the anticipated delay; or

.7 repeated failure to carry out the Work in accordance with the Design-Build Documents.

§ 9.5.2 When the above reasons for withholding certification are removed, certification will be made for amounts previously withheld.

§ 9.5.3 If the Owner withholds certification for payment under Section 9.5.1.3, the Owner may, at its sole option, issue joint checks to the Design-Builder and to the Architect or any Consultants, Contractor, material or equipment suppliers, or other persons or entities providing services or work for the Design-Builder to whom the Design-Builder failed to make payment for Work properly performed or material or equipment suitably delivered.

§ 9.6 Progress Payments

§ 9.6.1 After the Owner has issued a Certificate for Payment, the Owner shall make payment in the manner and within the time provided in the Design-Build Documents.

§ 9.6.2 The Design-Builder shall pay each Architect, Consultant, Contractor, and other person or entity providing services or work for the Design-Builder no later than the time period required by applicable law, but in no event more than seven days after receipt of payment from the Owner the amount to which the Architect, Consultant, Contractor, and other person or entity providing services or work for the Design-Builder is entitled, reflecting percentages actually retained from payments to the Design-Builder on account of the portion of the Work performed by the Architect, Consultant, Contractor, or other person or entity. The Design-Builder shall, by appropriate agreement with each Architect, Consultant, Contractor, and other person or entity providing services or work for the Design-Builder, require each Architect, Consultant, Contractor, and other person or entity providing services or work for the Design-Builder to make payments to subconsultants and subcontractors in a similar manner.

§ 9.6.3 The Owner will, on request and if practicable, furnish to the Architect, a Consultant, Contractor, or other person or entity providing services or work for the Design-Builder, information regarding percentages of completion or amounts applied for by the Design-Builder and action taken thereon by the Owner on account of portions of the Work done by such Architect, Consultant, Contractor or other person or entity providing services or work for the Design-Builder.

§ 9.6.4 The Owner has the right to request written evidence from the Design-Builder that the Design-Builder has properly paid the Architect, Consultants, Subcontractors, or other person or entity providing services or work for the Design-Builder, amounts paid by the Owner to the Design-Builder for the Work. If the Design-Builder fails to furnish such evidence within seven days, the Owner shall have the right to contact the Architect, Consultants, and Subcontractors to ascertain whether they have been properly paid. The Owner shall have no obligation to pay or to see to the payment of money to a Consultant or Contractor, except as may otherwise be required by law.

§ 9.6.5 Design-Builder payments to material and equipment suppliers shall be treated in a manner similar to that provided in Sections 9.6.2, 9.6.3 and 9.6.4.

§ 9.6.6 A Certificate for Payment, a progress payment, or partial or entire use or occupancy of the Project by the Owner shall not constitute acceptance of Work not in accordance with the Design-Build Documents.

§ 9.6.7 Unless the Design-Builder provides the Owner with a payment bond in the full penal sum of the Contract Sum, payments received by the Design-Builder for Work properly performed by the Architect, Consultants, Subcontractors and other person or entity providing services or work for the Design-Builder, shall be held by the Design-Builder for the Architect and those Consultants, Subcontractors, or other person or entity providing services or work for the Design-Builder, for which payment was made by the Owner. Nothing contained herein shall require money to be placed in a separate account and not commingled with money of the Design-Builder, shall create any fiduciary liability or tort liability on the part of the Design-Builder for breach of trust or shall entitle any person or entity to an award of punitive damages against the Design-Builder for breach of the requirements of this provision.

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§ 9.6.8 No progress payments will be made that deplete the retainage, place in escrow any funds that are required for retainage, or invest the retainage for the benefit of the Design-Builder.

§ 9.7 Failure of Payment

If the Owner does not issue a Certificate for Payment, through no fault of the Design-Builder, within the time required by the Design-Build Documents, then the Design-Builder may, upon ten (10) additional days' written notice to the Owner, stop the Work until payment of the amount owing has been received. The Contract Time shall be extended appropriately and the Contract Sum shall be increased by the amount of the Design-Builder's reasonable costs of shut-down, delay and start-up, plus interest as provided for in the Design-Build Documents.

§ 9.8 Substantial Completion

§ 9.8.1 Substantial Completion is the stage in the progress of the Work when the Work or designated portion thereof is sufficiently complete in accordance with the Design-Build Documents so that the Owner can occupy or utilize the Work for its intended use. The date of Substantial Completion is the date certified by the Owner in accordance with this Section 9.8.

§ 9.8.2 When the Design-Builder considers that the Work, or a portion thereof which the Owner agrees to accept separately, is substantially complete, the Design-Builder shall prepare and submit to the Owner a comprehensive list of items to be completed or corrected prior to final payment. Failure to include an item on such list does not alter the responsibility of the Design-Builder to complete all Work in accordance with the Design-Build Documents.

§ 9.8.3 Upon receipt of the Design-Builder's list, the Owner shall make an inspection to determine whether the Work or designated portion thereof is substantially complete. If the Owner's inspection discloses any item, whether or not included on the Design-Builder's list, which is not sufficiently complete in accordance with the Design-Build Documents so that the Owner can occupy or utilize the Work or designated portion thereof for its intended use, the Design-Builder shall, before issuance of the Certificate of Substantial Completion, complete or correct such item upon notification by the Owner. In such case, the Design-Builder shall then submit a request for another inspection by the Owner to determine Substantial Completion.

§ 9.8.4 Prior to issuance of the Certificate of Substantial Completion under Section 9.8.5, the Owner and Design-Builder shall discuss and then determine the parties' obligations to obtain and maintain property insurance following issuance of the Certificate of Substantial Completion.

§ 9.8.5 When the Work or designated portion thereof is substantially complete, the Design-Builder will prepare, in collaboration with the Agency Architect or Engineer, for the Owner's signature a Certificate of Substantial Completion that shall, upon the Owner's signature, establish the date of Substantial Completion; establish responsibilities of the Owner and Design-Builder for security, maintenance, heat, utilities, damage to the Work and insurance; and fix the time within which the Design-Builder shall finish all items on the list accompanying the Certificate. Warranties required by the Design-Build Documents shall commence on the date of Substantial Completion of the Work or designated portion thereof unless otherwise provided in the Certificate of Substantial Completion.

§ 9.8.6 The certificate of substantial completion shall be submitted by the Design-Builder to the Owner and the Agency for written acceptance of responsibilities assigned to it in the certificate. When the Work has been substantially completed, except for the work which cannot be completed because of weather conditions, lack of materials or other reasons, which, in the judgment of the Owner, are valid reasons for non-completion, the Owner may make additional payments, retaining at all times an amount sufficient to cover the estimated cost of the work still to be completed.

§ 9.9 Partial Occupancy or Use

§ 9.9.1 The Design-Builder agrees to the use and occupancy of a portion or unit of the Project before formal acceptance by the Owner under the following conditions:

9.9.1.1 A Certificate of Substantial Completion shall be prepared and executed as provided in subparagraph 9.8.4, except that when, in the opinion of the Inspecting Architect, the Design-Builder is chargeable with unwarranted delay in completing the Work or the Contract requirements, the signature of the Design-Builder will not be required. The Certificate of Substantial Completion shall be accompanied by copies of Design-Builder's insurance policies, written endorsements of the Design-Builder's insurance carrier, and the surety permitting occupancy by the Owner during the remaining period of the

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Project Work. Occupancy and use by the Owner shall not commence until authorized by public authorities having jurisdiction over the Work.

9.9.1.2 Occupancy by the Owner shall not be construed by the Design-Builder as being an acceptance of that part of the Project to be occupied.

9.9.1.3 The Design-Builder shall not be held responsible for any damage to the occupied part of the Project resulting from the Owner's occupancy.

9.9.1.4 Occupancy by the Owner shall not be deemed to constitute a waiver of existing claims in behalf of the Owner or Design-Builder against each other.

9.9.1.5 If the Project consists of more than one building, and one of the buildings is to be occupied, the Owner, prior to occupancy of that building, shall secure permanent property insurance on the building to be occupied and necessary permits which may be required for use and occupancy.

§ 9.9.2 With the exception of clause 9.9.1.5, use and occupancy by the Owner prior to Project acceptance does not relieve the Design-Builder of the responsibility to maintain all insurance and bonds required of the Design-Builder under the Contract Documents until the Project is completed and accepted by the Owner. Immediately prior to such partial occupancy or use, the Owner and Design-Builder shall jointly inspect the area to be occupied or portion of the Work to be used in order to determine and record the condition of the Work.

§ 9.9.3 Unless otherwise agreed upon, partial occupancy or use of a portion or portions of the Work shall not constitute acceptance of Work not complying with the requirements of the Design-Build Documents.

§ 9.10 Final Completion and Final Payment

§ 9.10.1 Upon receipt of written notice that the Work is ready for final inspection and acceptance and upon receipt of a final Application for Payment, the Owner, Owner's Independent Inspector and Agency representative shall promptly make such inspection and, and when the Owner finds the Work acceptable under the Design-Build documents and fully performed, the Owner with Agency concurrence shall, subject to Section A.9.10.2, promptly make final payment to the Design-Builder.

§ 9.10.2 Neither final payment nor any remaining retained percentage shall become due until the Design-Builder submits to the Owner (1) an affidavit that payrolls, bills for materials and equipment, and other indebtedness connected with the Work, for which the Owner or the Owner's property might be responsible or encumbered, (less amounts withheld by Owner) have been paid or otherwise satisfied, (2) a certificate evidencing that insurance required by the Design-Build Documents to remain in force after final payment is currently in effect, (3) a written statement that the Design-Builder knows of no substantial reason that the insurance will not be renewable to cover the period required by the Design-Build Documents, (4) consent of surety, if any, to final payment, (5) as-constructed record copy of the Construction Documents marked to indicate field changes and selections made during construction, (6) manufacturer's warranties, product data, and maintenance and operations manuals, and (7) if required by the Owner, other data establishing payment or satisfaction of obligations, such as receipts, or releases and waivers of liens, claims, security interests, or encumbrances, arising out of the Contract, to the extent and in such form as may be designated by the Owner.

§ 9.10.3 If, after Substantial Completion of the Work, final completion thereof is materially delayed through no fault of the Design-Builder or by issuance of Change Orders affecting final completion, the Owner shall, upon application by the Design-Builder, and without terminating the Contract, make payment of the balance due for that portion of the Work fully completed and accepted. If the remaining balance for Work not fully completed or corrected is less than retainage stipulated in the Design-Build Documents, and if bonds have been furnished, the written consent of surety to payment of the balance due for that portion of the Work fully completed and accepted shall be submitted by the Design-Builder to the Owner prior to issuance of payment. Such payment shall be made under terms and conditions governing final payment, except that it shall not constitute a waiver of claims.

§ 9.10.4 The making of final payment shall constitute a waiver of Claims by the Owner except those arising from

- **.1** liens, Claims, security interests or encumbrances arising out of the Contract and unsettled;
- **.2** failure of the Work to comply with the requirements of the Design-Build Documents; or
- **.3** terms of special warranties required by the Design-Build Documents.

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§ 9.10.5 Acceptance of final payment by the Design-Builder shall constitute a waiver of claims by the Design-Builder except those previously made in writing and identified by the Design-Builder as unsettled at the time of final Application for Payment.

ARTICLE 10 PROTECTION OF PERSONS AND PROPERTY

§ 10.1 Safety Precautions and Programs

The Design-Builder shall be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the performance of the Contract.

§ 10.2 Safety of Persons and Property

§ 10.2.1 The Design-Builder shall be responsible for precautions for the safety of, and reasonable protection to prevent damage, injury or loss to

.1 employees on the Work and other persons who may be affected thereby;

.2 the Work and materials and equipment to be incorporated therein, whether in storage on or off the site, under care, custody or control of the Design-Builder or the Architect, Consultants, or Subcontractors, or other person or entity providing services or work for the Design-Builder; and

.3 other property at the site or adjacent thereto, such as trees, shrubs, lawns, walks, pavements, roadways, or structures and utilities not designated for removal, relocation or replacement in the course of construction.

§ 10.2.2 The Design-Builder shall comply with, and give notices required by, applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities, bearing on safety of persons or property, or their protection from damage, injury or loss.

§ 10.2.3 The Design-Builder shall implement, erect, and maintain, as required by existing conditions and performance of the Contract, reasonable safeguards for safety and protection, including posting danger signs and other warnings against hazards, promulgating safety regulations, and notify owners and users of adjacent sites and utilities of the safeguards and protections.

§ 10.2.4 When use or storage of explosives or other hazardous materials or equipment, or unusual methods, are necessary for execution of the Work, the Design-Builder shall exercise utmost care, and carry on such activities under supervision of properly qualified personnel.

§ 10.2.5 The Design-Builder shall promptly remedy damage and loss (other than damage or loss insured under property insurance required by the Design-Build Documents) to property referred to in Sections 10.2.1.2 and 10.2.1.3, caused in whole or in part by the Design-Builder, the Architect, a Consultant, a Contractor, or anyone directly or indirectly employed by any of them, or by anyone for whose acts they may be liable and for which the Design-Builder is responsible under Sections 10.2.1.2 and 10.2.1.3; except damage or loss attributable to acts or omissions of the Owner, or anyone directly or indirectly employed by the Owner, or by anyone for whose acts the Owner may be liable, and not attributable to the fault or negligence of the Design-Builder. The foregoing obligations of the Design-Builder are in addition to the Design-Builder's obligations under Section 3.1.14.

§ 10.2.6 The Design-Builder shall designate a responsible member of the Design-Builder's organization, at the site, whose duty shall be the prevention of accidents. This person shall be the Design-Builder's superintendent unless otherwise designated by the Design-Builder in writing to the Owner.

§ 10.2.7 The Design-Builder shall not permit any part of the construction or site to be loaded so as to cause damage or create an unsafe condition.

§ 10.2.8 **Injury or Damage to Person or Property.** If the Owner or Design-Builder suffers injury or damage to person or property because of an act or omission of the other, or of others for whose acts such party is legally responsible, written notice of the injury or damage, whether or not insured, shall be given to the other party within a reasonable time not exceeding 21 days after discovery. The notice shall provide sufficient detail to enable the other party to investigate the matter.

§ 10.3 Hazardous Materials

§ 10.3.1 The Design-Builder is responsible for compliance with any requirements included in the Design-Build Documents regarding hazardous materials. If the Design-Builder encounters a hazardous material or substance not addressed in the Design-Build Documents and if reasonable precautions will be inadequate to prevent foreseeable bodily injury or death to

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persons resulting from a material or substance, including but not limited to asbestos or polychlorinated biphenyl (PCB), encountered on the site by the Design-Builder, the Design-Builder shall, upon recognizing the condition, immediately stop Work in the affected area and report the condition to the Owner in writing.

§ 10.3.2 Upon receipt of the Design-Builder's written notice, the Owner shall obtain the services of a licensed laboratory to verify the presence or absence of the material or substance reported by the Design-Builder and, in the event such material or substance is found to be present, to cause it to be rendered harmless. Unless otherwise required by the Design-Build Documents, the Owner shall furnish in writing to the Design-Builder the names and qualifications of persons or entities who are to perform tests verifying the presence or absence of such material or substance or who are to perform the task of removal or safe containment of such material or substance. The Design-Builder will promptly reply to the Owner in writing stating whether or not the Design-Builder has reasonable objection to the persons or entities proposed by the Owner. If the Design-Builder has an objection to a person or entity proposed by the Owner, the Owner shall propose another to whom the Design-Builder has no reasonable objection. When the material or substance has been rendered harmless, Work in the affected area shall resume upon written agreement of the Owner and Design-Builder. By Change Order, the Contract Time shall be extended appropriately and the Contract Sum shall be increased in the amount of the Design-Builder's reasonable additional costs of shut-down, delay and start-up.

§ 10.3.3 To the fullest extent permitted by law, the Owner shall indemnify and hold harmless the Design-Builder, the Architect, Consultants, and Subcontractors, and employees of any of them, from and against claims, damages, losses and expenses, including but not limited to attorneys' fees, arising out of or resulting from performance of the Work in the affected area, if in fact the material or substance presents the risk of bodily injury or death as described in Section 10.3.1 and has not been rendered harmless, provided that such claim, damage, loss or expense is attributable to bodily injury, sickness, disease or death, or to injury to, or destruction of, tangible property (other than the Work itself), except to the extent that such damage, loss or expense is due to the fault or negligence of the party seeking indemnity.

§ 10.3.4 The Owner shall not be responsible under this Section 10.3 for materials or substances the Design-Builder brings to the site unless such materials or substances are required by the Owner's Criteria. The Owner shall be responsible for materials or substances required by the Owner's Criteria, except to the extent of the Design-Builder's fault or negligence in the use and handling of such materials or substances.

§ 10.3.5 The Design-Builder shall indemnify the Owner for the cost and expense the Owner incurs (1) for remediation of a material or substance the Design-Builder brings to the site and negligently handles, or (2) where the Design-Builder fails to perform its obligations under Section 10.3.1, except to the extent that the cost and expense are due to the Owner's fault or negligence.

§ 10.3.6 If, without negligence on the part of the Design-Builder, the Design-Builder is held liable by a government agency for the cost of remediation of a hazardous material or substance solely by reason of performing Work as required by the Design-Build Documents, the Owner shall indemnify the Design-Builder for all cost and expense thereby incurred.

§ 10.4 Emergencies

In an emergency affecting safety of persons or property, the Design-Builder shall act, at the Design-Builder's discretion, to prevent threatened damage, injury or loss.

ARTICLE 11 UNCOVERING AND CORRECTION OF WORK

§ 11.1 Uncovering of Work

The Owner may request to examine a portion of the Work that the Design-Builder has covered to determine if the Work has been performed in accordance with the Design-Build Documents. If such Work is in accordance with the Design-Build Documents, the Owner and Design-Builder shall execute a Change Order to adjust the Contract Time and Contract Sum, as appropriate. If such Work is not in accordance with the Design-Build Documents, the costs of uncovering and correcting the Work shall be at the Design-Builder's expense and the Design-Builder shall not be entitled to a change in the Contract Time unless the condition was caused by the Owner or a separate contractor in which event the Owner shall be responsible for payment of such costs and the Contract Time will be adjusted as appropriate.

§ 11.2 Correction of Work

§ 11.2.1 Before or After Substantial Completion. The Design-Builder shall promptly correct Work rejected by the Owner or failing to conform to the requirements of the Design-Build Documents, whether discovered before or after Substantial

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Completion and whether or not fabricated, installed or completed. Costs of correcting such rejected Work, including additional testing and inspections, the cost of uncovering and replacement, and compensation for any design consultant employed by the Owner whose expenses and compensation were made necessary thereby, shall be at the Design-Builder's expense.

§ 11.2.2 After Substantial Completion

§ 11.2.2.1 In addition to the Design-Builder's obligations under Section 3.1.12, if, within one year after the date of Substantial Completion of the Work or designated portion thereof or after the date for commencement of warranties established under Section 9.9.1, or by terms of an applicable special warranty required by the Design-Build Documents, any of the Work is found not to be in accordance with the requirements of the Design-Build Documents, the Design-Builder shall correct it promptly after receipt of written notice from the Owner to do so unless the Owner has previously given the Design-Builder a written acceptance of such condition. The Owner shall give such notice promptly after discovery of the condition. During the one-year period for correction of the Work, if the Owner fails to notify the Design-Builder and give the Design-Builder an opportunity to make the correction, the Owner waives the rights to require correction by the Design-Builder and to make a claim for breach of warranty. If the Design-Builder fails to correct nonconforming Work within a reasonable time during that period after receipt of notice from the Owner, the Owner may correct it in accordance with Section 7.9.

§ 11.2.2.2 The one-year period for correction of Work shall be extended with respect to portions of Work first performed after Substantial Completion by the period of time between Substantial Completion and the actual completion of that portion of the Work.

§ 11.2.2.3 The one-year period for correction of Work shall not be extended by corrective Work performed by the Design-Builder pursuant to this Section 11.2.

§ 11.2.3 The Design-Builder shall remove from the site portions of the Work that are not in accordance with the requirements of the Design-Build Documents and are neither corrected by the Design-Builder nor accepted by the Owner.

§ 11.2.4 The Design-Builder shall bear the cost of correcting destroyed or damaged construction of the Owner or separate contractors, whether completed or partially completed, caused by the Design-Builder's correction or removal of Work that is not in accordance with the requirements of the Design-Build Documents.

§ 11.2.5 Nothing contained in this Section 11.2 shall be construed to establish a period of limitation with respect to other obligations the Design-Builder has under the Design-Build Documents. Establishment of the one-year period for correction of Work as described in Section 11.2.2 relates only to the specific obligation of the Design-Builder to correct the Work, and has no relationship to the time within which the obligation to comply with the Design-Build Documents may be sought to be enforced, nor to the time within which proceedings may be commenced to establish the Design-Builder's liability with respect to the Design-Builder's obligations other than specifically to correct the Work.

§ 11.3 Acceptance of Nonconforming Work

If the Owner prefers to accept Work that is not in accordance with the requirements of the Design-Build Documents, the Owner may do so instead of requiring its removal and correction, in which case the Contract Sum will be reduced as appropriate and equitable. Such adjustment shall be effected whether or not final payment has been made.

ARTICLE 12 COPYRIGHTS AND LICENSES

§ 12.1 Drawings, specifications, and other documents furnished by the Design-Builder, including those in electronic form, are Instruments of Service. The Design-Builder, and the Architect, Consultants, Subcontractors, and any other person or entity providing services or work for any of them, shall be deemed the authors and owners of their respective Instruments of Service, including the Drawings and Specifications, and shall retain all common law, statutory and other reserved rights, including copyrights. Submission or distribution of Instruments of Service to meet official regulatory requirements, or for similar purposes in connection with the Project, is not to be construed as publication in derogation of the reserved rights of the Design-Builder and the Architect, Consultants, and Subcontractors, and any other person or entity providing services or work for any of them.

§ 12.2 The Design-Builder and the Owner warrant that in transmitting Instruments of Service, or any other information, the transmitting party is the copyright owner of such information or has permission from the copyright owner to transmit such information for its use on the Project.

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§ 12.3 Upon execution of the Agreement, the Design-Builder grants to the Owner a limited, irrevocable and non-exclusive license to use the Instruments of Service solely and exclusively for purposes of constructing, using, maintaining, altering and adding to the Project, provided that the Owner substantially performs its obligations, including prompt payment of all sums when due, under the Design-Build Documents. The license granted under this section permits the Owner to authorize its consultants and separate contractors to reproduce applicable portions of the Instruments of Service solely and exclusively for use in performing services or construction for the Project. If the Design-Builder rightfully terminates this Agreement for cause as provided in Section 13.1.4 or 13.2.1 the license granted in this Section 12.3 shall terminate.

§ 12.3.1 The Design-Builder shall obtain non-exclusive licenses from the Architect, Consultants, and Subcontractors, that will allow the Design-Builder to satisfy its obligations to the Owner under this Article 12. The Design-Builder's licenses from the Architect and its Consultants and Subcontractors shall also allow the Owner, in the event this Agreement is terminated for any reason other than the default of the Owner or in the event the Design-Builder's Architect, Consultants, or Subcontractors terminate their agreements with the Design-Builder for cause, to obtain a limited, irrevocable and non-exclusive license solely and exclusively for purposes of constructing, using, maintaining, altering and adding to the Project, provided that the Owner (1) agrees to pay to the Architect, Consultant or Contractor all amounts due, and (2) provide the Architect, Consultant or Contractor with the Owner's written agreement to indemnify and hold harmless the Architect, Consultant or Contractor from all costs and expenses, including the cost of defense, related to claims and causes of action asserted by any third person or entity to the extent such costs and expenses arise from the Owner's alteration or use of the Instruments of Service.

§ 12.3.2 In the event the Owner alters the Instruments of Service without the author's written authorization or uses the Instruments of Service without retaining the authors of the Instruments of Service, the Owner releases the Design-Builder, Architect, Consultants, Subcontractors and any other person or entity providing services or work for any of them, from all claims and causes of action arising from or related to such uses. The Owner, to the extent permitted by law, further agrees to indemnify and hold harmless the Design-Builder, Architect, Consultants, Subcontractors and any other person or entity providing services or work for any of them, from all costs and expenses, including the cost of defense, related to claims and causes of action asserted by any third person or entity to the extent such costs and expenses arise from the Owner's alteration or use of the Instruments of Service under this Section 12.3.2. The terms of this Section 12.3.2 shall not apply if the Owner rightfully terminates this Agreement for cause under Sections 13.1.4 or 13.2.2.

ARTICLE 13 TERMINATION OR SUSPENSION

§ 13.1 Termination or Suspension Prior to Execution of the Design-Build Amendment

§ 13.1.1 If the Owner fails to make payments to the Design-Builder for Work prior to execution of the Design-Build Amendment in accordance with this Agreement, such failure shall be considered substantial nonperformance and cause for termination or, at the Design-Builder's option, cause for suspension of performance of services under this Agreement. If the Design-Builder elects to suspend the Work, the Design-Builder shall give seven days' written notice to the Owner before suspending the Work. In the event of a suspension of the Work, the Design-Builder shall have no liability to the Owner for delay or damage caused by the suspension of the Work. Before resuming the Work, the Design-Builder shall be paid all sums due prior to suspension and any expenses incurred in the interruption and resumption of the Design-Builder's Work. The Design-Builder's compensation for, and time to complete, the remaining Work shall be equitably adjusted.

§ 13.1.2 If the Owner suspends the Project, the Design-Builder shall be compensated for the Work performed prior to notice of such suspension. When the Project is resumed, the Design-Builder shall be compensated for expenses incurred in the interruption and resumption of the Design-Builder's Work. The Design-Builder's compensation for, and time to complete, the remaining Work shall be equitably adjusted.

§ 13.1.3 If the Owner suspends the Project for more than 90 cumulative days for reasons other than the fault of the Design-Builder, the Design-Builder may terminate this Agreement by giving not less than seven days' written notice.

§ 13.1.4 Either party may terminate this Agreement upon not less than seven days' written notice should the other party fail substantially to perform in accordance with the terms of this Agreement through no fault of the party initiating the termination.

§ 13.1.5 The Owner may terminate this Agreement upon not less than seven days' written notice to the Design-Builder for the Owner's convenience and without cause.

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§ 13.1.6 In the event of termination not the fault of the Design-Builder, the Design-Builder shall be compensated for Work performed prior to termination, together with Reimbursable Expenses then due and any other expenses directly attributable to termination for which the Design-Builder is not otherwise compensated. In no event shall the Design-Builder's compensation under this Section 13.1.6 be greater than the compensation set forth in Section 2.1.

§ 13.2 Termination or Suspension Following Execution of the Design-Build Amendment

§ 13.2.1 Termination by the Design-Builder

§ 13.2.1.1 The Design-Builder may terminate the Contract if the Work is stopped for a period of 30 consecutive days through no act or fault of the Design-Builder, the Architect, a Consultant, or a Contractor, or their agents or employees, or any other persons or entities performing portions of the Work under direct or indirect contract with the Design-Builder, for any of the following reasons:

.1 Issuance of an order of a court or other public authority having jurisdiction that requires all Work to be stopped;

.2 An act of government, such as a declaration of national emergency that requires all Work to be stopped;

.3 Because the Owner has not issued a Certificate for Payment and has not notified the Design-Builder of the reason for withholding certification as provided in Section 9.5.1, or because the Owner has not made payment on a Certificate for Payment within the time stated in the Design-Build Documents; or

.4 The Owner has failed to furnish to the Design-Builder promptly, upon the Design-Builder's request, reasonable evidence as required by Section 7.2.7.

§ 13.2.1.2 The Design-Builder may terminate the Contract if, through no act or fault of the Design-Builder, the Architect, a Consultant, a Contractor, or their agents or employees or any other persons or entities performing portions of the Work under direct or indirect contract with the Design-Builder, repeated suspensions, delays or interruptions of the entire Work by the Owner as described in Section 13.2.3 constitute in the aggregate more than 100 percent of the total number of days scheduled for completion, or 120 days in any 365-day period, whichever is less.

§ 13.2.1.3 If one of the reasons described in Section 13.2.1.1 or 13.2.1.2 exists, the Design-Builder may, upon seven days' written notice to the Owner, terminate the Contract and recover from the Owner payment for Work executed, including reasonable overhead and profit, costs incurred by reason of such termination, and damages.

§ 13.2.1.4 If the Work is stopped for a period of 60 consecutive days through no act or fault of the Design-Builder or any other persons or entities performing portions of the Work under contract with the Design-Builder because the Owner has repeatedly failed to fulfill the Owner's obligations under the Design-Build Documents with respect to matters important to the progress of the Work, the Design-Builder may, upon seven additional days' written notice to the Owner, terminate the Contract and recover from the Owner as provided in Section 13.2.1.3.

§ 13.2.2 Termination by the Owner For Cause

§ 13.2.2.1 The Owner may terminate the Contract if the Design-Builder

.1 fails to submit the Proposal by the date required by this Agreement, or if no date is indicated, within a reasonable time consistent with the date of Substantial Completion;

.2 repeatedly refuses or fails to supply an Architect, or enough properly skilled Consultants, Subcontractors, or workers or proper materials;

.3 fails to make payment to the Architect, Consultants, or Subcontractors for services, materials or labor in accordance with their respective agreements with the Design-Builder;

.4 repeatedly disregards applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of a public authority; or

.5 is otherwise guilty of substantial breach of a provision of the Design-Build Documents.

§ 13.2.2.2 When any of the above reasons exist, the Owner may without prejudice to any other rights or remedies of the Owner and after giving the Design-Builder and the Design-Builder's surety, if any, seven days' written notice, terminate employment of the Design-Builder and may, subject to any prior rights of the surety:

.1 Exclude the Design-Builder from the site and take possession of all materials, equipment, tools, and construction equipment and machinery thereon owned by the Design-Builder;

.2 Accept assignment of the Architect, Consultant and Contractor agreements pursuant to Section 3.1.15; and

.3 Finish the Work by whatever reasonable method the Owner may deem expedient. Upon written request of the Design-Builder, the Owner shall furnish to the Design-Builder a detailed accounting of the costs incurred by the Owner in finishing the Work.

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§ 13.2.2.3 When the Owner terminates the Contract for one of the reasons stated in Section 13.2.2.1, the Design-Builder shall not be entitled to receive further payment until the Work is finished.

§ 13.2.2.4 If the unpaid balance of the Contract Sum exceeds costs of finishing the Work and other damages incurred by the Owner and not expressly waived, such excess shall be paid to the Design-Builder. If such costs and damages exceed the unpaid balance, the Design-Builder shall pay the difference to the Owner. The obligation for such payments shall survive termination of the Contract.

§ 13.2.3 Suspension by the Owner for Convenience

§ 13.2.3.1 The Owner may, without cause, order the Design-Builder in writing to suspend, delay or interrupt the Work in whole or in part for such period of time as the Owner may determine.

§ 13.2.3.2 The Contract Sum and Contract Time shall be adjusted for increases in the cost and time caused by suspension, delay or interruption as described in Section 13.2.3.1. Adjustment of the Contract Sum shall include profit. No adjustment shall be made to the extent

.1 that performance is, was or would have been so suspended, delayed or interrupted by another cause for which the Design-Builder is responsible; or

.2 that an equitable adjustment is made or denied under another provision of the Contract.

§ 13.2.4 Termination by the Owner for Convenience

§ 13.2.4.1 The Owner may, at any time, terminate the Contract for the Owner's convenience and without cause.

§ 13.2.4.2 Upon receipt of written notice from the Owner of such termination for the Owner's convenience, the Design-Builder shall

.1 cease operations as directed by the Owner in the notice;

.2 take actions necessary, or that the Owner may direct, for the protection and preservation of the Work; and,

.3 except for Work directed to be performed prior to the effective date of termination stated in the notice, terminate all existing Project agreements, including agreements with the Architect, Consultants, Subcontractors, and purchase orders, and enter into no further Project agreements and purchase orders.

§ 13.2.4.3 In case of such termination for the Owner's convenience, the Design-Builder shall be entitled to receive payment for Work executed, and costs incurred by reason of such termination, along with reasonable overhead and profit on the Work not executed.

ARTICLE 14 CLAIMS AND DISPUTE RESOLUTION

§ 14.1 Claims

§ 14.1.1 Definition. A Claim is a demand or assertion by one of the parties seeking, as a matter of right, payment of money, or other relief with respect to the terms of the Contract. The term "Claim" also includes other disputes and matters in question between the Owner and Design-Builder arising out of or relating to the Contract. The responsibility to substantiate Claims shall rest with the party making the Claim.

§ 14.1.2 Time Limits on Claims. The Owner and Design-Builder shall commence all claims and causes of action, whether in contract, tort, breach of warranty or otherwise, against the other, arising out of or related to the Contract in accordance with the requirements of the binding dispute resolution method selected in Section 1.3, within the time period specified by applicable law, but in any case not more than 10 years after the date of Substantial Completion of the Work. The Owner and Design-Builder waive all claims and causes of action not commenced in accordance with this Section 14.1.2.

§ 14.1.3 Notice of Claims

§ 14.1.3.1 Prior To Final Payment. Prior to Final Payment, Claims by either the Owner or Design-Builder must be initiated by written notice to the other party within 21 days after occurrence of the event giving rise to such Claim or within 21 days after the claimant first recognizes the condition giving rise to the Claim, whichever is later.

§ 14.1.3.2 Claims Arising After Final Payment. After Final Payment, Claims by either the Owner or Design-Builder that have not otherwise been waived pursuant to Sections 9.10.4 or 9.10.5, must be initiated by prompt written notice to the other party. The

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notice requirement in Section 14.1.3.1 and the Initial Decision requirement as a condition precedent to mediation in Section 14.2.1 shall not apply.

§ 14.1.4 Continuing Contract Performance. Pending final resolution of a Claim, except as otherwise agreed in writing or as provided in Section 9.7 and Article 13, the Design-Builder shall proceed diligently with performance of the Contract and the Owner shall continue to make payments in accordance with the Design-Build Documents.

§ 14.1.5 Claims for Additional Cost. If the Design-Builder intends to make a Claim for an increase in the Contract Sum, written notice as provided herein shall be given before proceeding to execute the portion of the Work that relates to the Claim. Prior notice is not required for Claims relating to an emergency endangering life or property arising under Section 10.4.

§ 14.1.6 Claims for Additional Time

§ 14.1.6.1 If the Design-Builder intends to make a Claim for an increase in the Contract Time, written notice as provided herein shall be given. The Design-Builder's Claim shall include an estimate of cost and of probable effect of delay on progress of the Work. In the case of a continuing delay, only one Claim is necessary.

§ 14.1.6.2 If adverse weather conditions are the basis for a Claim for additional time, such Claim shall be documented by data substantiating that weather conditions were abnormal for the period of time, could not have been reasonably anticipated, and had an adverse effect on the scheduled construction.

§ 14.1.7 Claims for Consequential Damages

The Design-Builder and Owner waive Claims against each other for consequential damages arising out of or relating to this Contract. This mutual waiver includes

.1 damages incurred by the Owner for rental expenses, for losses of use, income, profit, financing, business and reputation, and for loss of management or employee productivity or of the services of such persons; and

.2 damages incurred by the Design-Builder for principal office expenses including the compensation of personnel stationed there, for losses of financing, business and reputation, and for loss of profit except anticipated profit arising directly from the Work.

This mutual waiver is applicable, without limitation, to all consequential damages due to either party's termination in accordance with Article 13. Nothing contained in this Section 14.1.7 shall be deemed to preclude an award of liquidated damages, when applicable, in accordance with the requirements of the Design-Build Documents.

§ 14.2 Initial Decision

§ 14.2.1 An initial decision shall be required as a condition precedent to mediation of all Claims between the Owner and Design-Builder initiated prior to the date final payment is due, excluding those arising under Sections 10.3 and 10.4 of the Agreement and Sections B.3.2.9 and B.3.2.10 of Exhibit B to this Agreement, unless 30 days have passed after the Claim has been initiated with no decision having been rendered. Unless otherwise mutually agreed in writing, the Owner shall render the initial decision on Claims.

§ 14.2.2 Procedure

§ 14.2.2.1 Claims Initiated by the Owner. If the Owner initiates a Claim, the Design-Builder shall provide a written response to Owner within ten days after receipt of the notice required under Section 14.1.3.1. Thereafter, the Owner shall render an initial decision within ten days of receiving the Design-Builder's response: (1) withdrawing the Claim in whole or in part, (2) approving the Claim in whole or in part, or (3) suggesting a compromise.

§ 14.2.2.2 Claims Initiated by the Design-Builder. If the Design-Builder initiates a Claim, the Owner will take one or more of the following actions within ten days after receipt of the notice required under Section 14.1.3.1: (1) request additional supporting data, (2) render an initial decision rejecting the Claim in whole or in part, (3) render an initial decision approving the Claim, (4) suggest a compromise or (5) indicate that it is unable to render an initial decision because the Owner lacks sufficient information to evaluate the merits of the Claim.

§ 14.2.3 In evaluating Claims, the Owner may, but shall not be obligated to, consult with or seek information from persons with special knowledge or expertise who may assist the Owner in rendering a decision. The retention of such persons shall be at the Owner's expense.

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§ 14.2.4 If the Owner requests the Design-Builder to provide a response to a Claim or to furnish additional supporting data, the Design-Builder shall respond, within ten days after receipt of such request, and shall either (1) provide a response on the requested supporting data, (2) advise the Owner when the response or supporting data will be furnished or (3) advise the Owner that no supporting data will be furnished. Upon receipt of the response or supporting data, if any, the Owner will either reject or approve the Claim in whole or in part.

§ 14.2.5 The Owner's initial decision shall (1) be in writing; (2) state the reasons therefor; and (3) identify any change in the Contract Sum or Contract Time or both. The initial decision shall be final and binding on the parties but subject to mediation and, if the parties fail to resolve their dispute through mediation, to binding dispute resolution.

§ 14.2.6 Either party may file for mediation of an initial decision at any time, subject to the terms of Section 14.2.6.1.

§ 14.2.6.1 Either party may, within 30 days from the date of an initial decision, demand in writing that the other party file for mediation within 60 days of the initial decision. If such a demand is made and the party receiving the demand fails to file for mediation within the time required, then both parties waive their rights to mediate or pursue binding dispute resolution proceedings with respect to the initial decision.

§ 14.2.7 In the event of a Claim against the Design-Builder, the Owner may, but is not obligated to, notify the surety, if any, of the nature and amount of the Claim. If the Claim relates to a possibility of a Design-Builder's default, the Owner may, but is not obligated to, notify the surety and request the surety's assistance in resolving the controversy.

§ 14.2.8 If a Claim relates to or is the subject of a mechanic's lien, the party asserting such Claim may proceed in accordance with applicable law to comply with the lien notice or filing deadlines.

§ 14.3 Mediation

§ 14.3.1 Claims, disputes, or other matters in controversy arising out of or related to the Contract, except those waived as provided for in Sections 9.10.4, 9.10.5, and 14.1.7, shall be subject to mediation as a condition precedent to binding dispute resolution.

§ 14.3.2 The parties shall endeavor to resolve their Claims by mediation which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Mediation Procedures in effect on the date of the Agreement. A request for mediation shall be made in writing, delivered to the other party to the Contract, and filed with the person or entity administering the mediation. The request may be made concurrently with the filing of binding dispute resolution proceedings but, in such event, mediation shall proceed in advance of binding dispute resolution proceedings, which shall be stayed pending mediation for a period of 60 days from the date of filing, unless stayed for a longer period by agreement of the parties or court order. If an arbitration proceeding is stayed pursuant to this Section 14.3.2, the parties may nonetheless proceed to the selection of the arbitrator(s) and agree upon a schedule for later proceedings.

§ 14.3.3 The parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in the place where the Project is located, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction.

§ 14.4 Arbitration

§ 14.4.1 If the parties have selected arbitration as the method for binding dispute resolution in Section 1.3, any Claim subject to, but not resolved by, mediation may be subject to arbitration which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Arbitration Rules in effect on the date of the Agreement. A demand for arbitration shall be made in writing, delivered to the other party to the Contract, and filed with the person or entity administering the arbitration. The party filing a notice of demand for arbitration must assert in the demand all Claims then known to that party on which arbitration is permitted to be demanded.

§ 14.4.1.1 The arbitration provisions in this subsection may be initiated by either party to this Contract by filing with the other party a written request for arbitration. The other party may accept or reject the request by filing a written answering statement with the requesting party within fourteen (14) calendar days of the receipt of such request. If the request is accepted the provisions of this section shall apply. If the request is rejected or an answering statement is not filed within the fourteen (14) day period, the provisions in this subsection will not apply.

Init.
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§ 14.4.1.2 Within fourteen (14) calendar days or any mutually agreeable time period thereafter, each party to this Contract will appoint one arbitrator. Within fourteen (14) calendar days or any mutually agreeable time period thereafter, the two arbitrators will select a third arbitrator. Failure to appoint an arbitrator within the mutually agreeable time periods will terminate further actions under this subsection.

§ 14.4.1.3 The arbitrators will select a hearing location as close to the Owner's locale as possible.

§ 14.4.2 The award rendered by the arbitrator or arbitrators shall be final, and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction.

§ 14.4.3 The foregoing agreement to arbitrate, and other agreements to arbitrate with an additional person or entity duly consented to by parties to the Agreement, shall be specifically enforceable under applicable law in any court having jurisdiction thereof.

§ 14.4.4 Consolidation or Joinder

§ 14.4.4.1 Either party, at its sole discretion, may consolidate an arbitration conducted under this Agreement with any other arbitration to which it is a party provided that (1) the arbitration agreement governing the other arbitration permits consolidation, (2) the arbitrations to be consolidated substantially involve common questions of law or fact, and (3) the arbitrations employ materially similar procedural rules and methods for selecting arbitrator(s).

§ 14.4.4.2 Either party, at its sole discretion, may include by joinder persons or entities substantially involved in a common question of law or fact whose presence is required if complete relief is to be accorded in arbitration, provided that the party sought to be joined consents in writing to such joinder. Consent to arbitration involving an additional person or entity shall not constitute consent to arbitration of any claim, dispute or other matter in question not described in the written consent.

§ 14.4.4.3 The Owner and Design-Builder grant to any person or entity made a party to an arbitration conducted under this Section 14.4, whether by joinder or consolidation, the same rights of joinder and consolidation as the Owner and Design-Builder under this Agreement.

ARTICLE 15 MISCELLANEOUS PROVISIONS

§ 15.1 Governing Law

The Contract shall be governed by the law of the place where the Project is located except that, if the parties have selected arbitration as the method of binding dispute resolution, the Federal Arbitration Act shall govern Section 14.4.

§ 15.2 Successors and Assigns

§ 15.2.1 The Owner and Design-Builder, respectively, bind themselves, their partners, successors, assigns and legal representatives to the covenants, agreements and obligations contained in the Design-Build Documents. Except as provided in Section 15.2.2, neither party to the Contract shall assign the Contract as a whole without written consent of the other. If either party attempts to make such an assignment without such consent, that party shall nevertheless remain legally responsible for all obligations under the Contract. This Agreement will not become effective until concurred with in writing by the Agency. Such concurrence shall be evidenced by the signature of a duly authorized representative of the Agency in the space provided at the end of this attachment to the Agreement. The concurrence so evidenced by the Agency shall in no way commit the Agency to render financial assistance to the Owner and is without liability to the Agency for payment hereunder.

But in the event such financial assistance is provided, the Agency concurrence shall signify the provisions of this Agreement are consistent with the requirements of the Agency.

§ 15.2.2 The Owner may, without consent of the Design-Builder, assign the Contract to a lender providing construction financing for the Project, if the lender assumes the Owner's rights and obligations under the Design-Build Documents. The Design-Builder shall execute all consents reasonably required to facilitate such assignment.

§ 15.2.3 If the Owner requests the Design-Builder, Architect, Consultants, or Subcontractors to execute certificates, other than those required by Section 3.1.10, the Owner shall submit the proposed language of such certificates for review at least 14 days prior to the requested dates of execution. If the Owner requests the Design-Builder, Architect, Consultants, or Subcontractors to execute consents reasonably required to facilitate assignment to a lender, the Design-Builder, Architect, Consultants, or

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Subcontractors shall execute all such consents that are consistent with this Agreement, provided the proposed consent is submitted to them for review at least 14 days prior to execution. The Design-Builder, Architect, Consultants, and Subcontractors shall not be required to execute certificates or consents that would require knowledge, services or responsibilities beyond the scope of their services.

§ 15.3 Written Notice

Written notice shall be deemed to have been duly served if delivered in person to the individual, to a member of the firm or entity, or to an officer of the corporation for which it was intended; or if delivered at, or sent by registered or certified mail or by courier service providing proof of delivery to, the last business address known to the party giving notice.

§ 15.4 Rights and Remedies

§ 15.4.1 Duties and obligations imposed by the Design-Build Documents, and rights and remedies available thereunder, shall be in addition to and not a limitation of duties, obligations, rights and remedies otherwise imposed or available by law.

§ 15.4.2 No action or failure to act by the Owner or Design-Builder shall constitute a waiver of a right or duty afforded them under the Contract, nor shall such action or failure to act constitute approval of or acquiescence in a breach thereunder, except as may be specifically agreed in writing.

§ 15.5 Tests and Inspections

§ 15.5.1 Tests, inspections and approvals of portions of the Work shall be made as required by the Design-Build Documents and by applicable laws, statutes, ordinances, codes, rules and regulations or lawful orders of public authorities. Unless otherwise provided, the Design-Builder shall make arrangements for such tests, inspections and approvals with an independent testing laboratory or entity acceptable to the Owner, or with the appropriate public authority, and shall bear all related costs of tests, inspections and approvals. The Design-Builder shall give the Owner timely notice of when and where tests and inspections are to be made so that the Owner may be present for such procedures. The Owner shall bear costs of (1) tests, inspections or approvals that do not become requirements until after bids are received or negotiations concluded, and (2) tests, inspections or approvals where building codes or applicable laws or regulations prohibit the Owner from delegating their cost to the Design-Builder.

§ 15.5.2 If the Owner determines that portions of the Work require additional testing, inspection or approval not included under Section 15.5.1, the Owner will instruct the Design-Builder to make arrangements for such additional testing, inspection or approval by an entity acceptable to the Owner, and the Design-Builder shall give timely notice to the Owner of when and where tests and inspections are to be made so that the Owner may be present for such procedures. Such costs, except as provided in Section 15.5.3, shall be at the Owner's expense.

§ 15.5.3 If such procedures for testing, inspection or approval under Sections 15.5.1 and 15.5.2 reveal failure of the portions of the Work to comply with requirements established by the Design-Build Documents, all costs made necessary by such failure shall be at the Design-Builder's expense.

§ 15.5.4 Required certificates of testing, inspection or approval shall, unless otherwise required by the Design-Build Documents, be secured by the Design-Builder and promptly delivered to the Owner.

§ 15.5.5 If the Owner is to observe tests, inspections or approvals required by the Design-Build Documents, the Owner will do so promptly and, where practicable, at the normal place of testing.

§ 15.5.6 Tests or inspections conducted pursuant to the Design-Build Documents shall be made promptly to avoid unreasonable delay in the Work. Wood-frame construction will have microbial growth present as milled wood is a natural, nutrient-rich product and it is not practical to eliminate naturally occurring microbial growth during construction. Contractor shall not be liable for natural microbial growth during the course of construction. If Owner decides to remediate naturally occurring microbial growth, Owner agrees to do so at Owner's own expense and any delay to Contractor as a result of same shall entitle Contractor to additional Contract Time and General Conditions.

§ 15.6 Confidential Information

If the Owner or Design-Builder transmits Confidential Information, the transmission of such Confidential Information constitutes a warranty to the party receiving such Confidential Information that the transmitting party is authorized to transmit

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the Confidential Information. If a party receives Confidential Information, the receiving party shall keep the Confidential Information strictly confidential and shall not disclose it to any other person or entity except as set forth in Section 15.6.1.

§ 15.6.1 A party receiving Confidential Information may disclose the Confidential Information as required by law or court order, including a subpoena or other form of compulsory legal process issued by a court or governmental entity. A party receiving Confidential Information may also disclose the Confidential Information to its employees, consultants or contractors in order to perform services or work solely and exclusively for the Project, provided those employees, consultants and contractors are subject to the restrictions on the disclosure and use of Confidential Information as set forth in this Contract.

§ 15.7 Capitalization

Terms capitalized in the Contract include those that are (1) specifically defined, (2) the titles of numbered articles or (3) the titles of other documents published by the American Institute of Architects.

§ 15.8 Interpretation

§ 15.8.1 In the interest of brevity the Design-Build Documents frequently omit modifying words such as "all" and "any" and articles such as "the" and "an," but the fact that a modifier or an article is absent from one statement and appears in another is not intended to affect the interpretation of either statement.

§ 15.8.2 Unless otherwise stated in the Design-Build Documents, words which have well-known technical or construction industry meanings are used in the Design-Build Documents in accordance with such recognized meanings.

§ 15.9 EQUAL OPPORTUNITY REQUIREMENTS – Non-discrimination in Employment by Federally Assisted Construction Contractors, by Executive Order 11246.

§ 15.9.1 This section summarized Executive Order 11246, as amended, which prohibits employment discrimination and requires employers holding non-exempt Federal contracts and subcontracts and federally-assisted construction contracts and subcontracts in excess of $10,000 to take affirmative action to ensure equal employment opportunity without regard to race, color, religion, sex, or national origin. The Executive Order requires, as a condition for the approval of any federally assisted construction contract, that the applicant incorporate nondiscrimination and affirmative action clauses into its non-exempt federally assisted construction contracts.

§ 15.9.2 Executive Order 11246, as amended, is administered and enforced by the Office of Federal Contract Compliance Programs (OFCCP), an agency in the U.S. Department of Labor's Employment Standards Administration. OFCCP has issued regulations at 41 CFR chapter 60 implementing the Executive Order. The regulations at 41 CFR part 60-4 establish the procedures which the Agency, as an administering agency, must follow when making grants, contracts, loans, insurance or guarantees involving federally assisted construction which is not exempt from the requirements of Executive Order 11246. The regulations which apply to Federal or federally assisted construction contractors also are published at 41 CFR part 60-4.

§ 15.9.3 OFCCP has established numerical goals for minority and female utilization in construction work. The goals are expressed in percentage terms for the contractor's aggregate workforce in each trade. OFCCP has set goals for minority utilization based on the percentage of minorities in the civilian labor force in the relevant area. There is a single nationwide goal of 6.9 percent for utilization for women. The goals to all construction work in the covered geographic area, whether or not it is federal, federally assisted or non-federal. A notice advises bidders of the applicable goals for the area where the project is to be located.

§ 15.9.4 Application. This section applies to all of a construction contractor's or subcontractor's employees who are engaged in on-site construction including those construction employees who work on a non-Federal or non-Federally assisted construction site.

§ 15.9.4.1 Agency officials will notify the appropriate Regional Director of OFCCP that an Agency financed construction contract has been awarded, and that the equal opportunity clauses are included in the contract documents.

§ 15.7.4.2 The Regional Director, OFCCP-DOL, will enforce the non-discrimination requirements of Executive Order 11246.

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§ 15.9.4.3 The prospective contractor or subcontractor must comply with the Immigration Reform and Control Act of 1986 by completing and retaining Form I-9, "Employment Eligibility Verification," for employees hired. This form is available from the Immigration and Naturalization Service, and Department of Justice.

§ 15.9.4.4 The prospective contractor or subcontractor must submit Form RD 400-6, "Compliance Statement," to the applicant and an Agency official as part of the bid package, prior to any contract bid negotiations and comply with the Executive Order 11246 as stated in the contract documents.

§ 15.10 STATUTES

§ 15.10.1 The Design-Builder and each subcontractor shall comply with the following statutes (and the regulations issued pursuant thereto, which are incorporated herein by reference):

§ 15.10.2 The Design-Builder agrees to abide by the requirements of 2 CFR part 417 and under Executive Order 12549, which pertains to the debarment or suspension of a person from participating in a Federal program or activity. If the total compensation exceeds $25,000, the Design-Builder shall complete the relevant certification form provided by the Owner.

§ 15.10.3 If applicable, the Design-Builder shall comply with Section 319 of Public Law 101-121, as supplemented by the Department of Agriculture regulations (2 CFR part 418and DR 2400-5). This Law pertains to restrictions on lobbying and applies to the recipients of Contracts and Subcontracts that exceed $100,000 at any tier under a Federal loan that exceeds $150,000 or a Federal grant that exceeds $100,000. If applicable, the Design-Builder must complete a certification form on lobbying activities related to a specific Federal loan or grant that is a funding for this Contract. The certification and disclosure forms shall be provided by the Owner.

§ 15.10.4 Copeland Anti-Kickback Act (18 U.S.C. 874) as supplemented in Department of Labor regulations (29 CFR part 3). This Act provides that each Contractor shall be prohibited from inducing, by any means, any person in connection with the construction to give up any part of the compensation to which the person is otherwise entitled.

§ 15.10.5 Clean Air Act (42 U.S.C. 7414), section 114, and the Water Pollution Control Act (33 U.S.C. 1813), section 308. Under Executive Order 11738 and Environmental Protection Agency (EPA) regulations 40 CFR part 15, all Contracts in excess of $100,000 are required to comply with these Acts. The Acts require the Contractor to:

§ 15.10.5.1 Notify the Owner of the receipt of any communication from EPA indicating that a facility to be utilized in the performance of the Contract is under consideration to be listed on the EPA list of Violating Facilities,

§ 15.10.5.2 Certify that any facility to be utilized in the work by any nonexempt contractor or subcontractor is not listed on the EPA list of Violating Facilities as of the date of the Contract Award.

§ 15.10.5.3 Include or cause to be included the above criteria and requirements of clauses A.13.3.5.1 and A.13.3.5.2 in every nonexempt Subcontract, and that the Contractor will take such actions as the Agency may direct as a means of enforcing such provisions.

§ 15.10.6 The Contractor shall be required to comply with Section 107 of the Contract Work Hours and Safety Standards Act (40 U.S.C. 333) entitle "Safety and Health Regulations for Construction" (29 CFR Part 1926) to the extent that any resulting Contract involves construction.

§ 15.11 ENVIRONMENTAL REQUIREMENTS

§ 15.11.1 Mitigation Measures – The Design-Builder shall comply with applicable mitigation measures established in the environmental assessment for the project. These may be obtained from the Agency representative.

§ 15.11.2 The Design-Builder, when constructing a Project involving trenching, excavating, or other earth moving activity, shall comply with the following environmental constraints:

§ 15.11.2.1 Endangered Species, Historic Preservation, Human Remains and Cultural Items, Hazardous Materials, and Paleontology – Any excavation or other earth moving activity by the Design-Builder that provides evidence of the presence of

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endangered or threatened species or their critical habitat, uncovers a historical or archaeological artifact, human remains or cultural items, hazardous materials, a fossil or other paleontological materials will require the Design-Builder to:

.1 Temporarily stop work;
.2 Provide immediate notice to the Architect and the Agency, and in the case of potentially hazardous materials, provide immediate notice to local first responders and take such measures as necessary to protect the public and workers;
.3 Take reasonable measures as necessary to protect the discovered materials or protected resource;
.4 Abide by such direction as provided by the Agency, or Agencies responsible for resource protection or hazardous materials management; and
.5 Resume work only upon notice from the Architect and the Agency.

§ 15.12 Compliance with all Federal, State, and local requirements effective on the contract execution date will be the responsibility of the Design-Builder.

15.13 RECORDS

§ 15.13.1 If the Contract is based on a negotiated Bid, the Owner, the United States Department of Agriculture, the Comptroller General of the United States, or any of their duly authorized representatives, shall have access to any books, documents, papers, and records of the Design-Builder which are directly pertinent to a specific Federal loan program for the purpose of making audit, examination, excerpts, and transcriptions. The Design-Builder shall maintain records for at least three years after the Owner makes final payment and all other pending matters are closed.

ARTICLE 16 SCOPE OF THE AGREEMENT

§ 16.1 This Agreement is comprised of the following documents listed below:

.1 AIA Document A141™–2014, Standard Form of Agreement Between Owner and Design-Builder
.2 AIA Document A141™–2014, Exhibit A.1, Preliminary Design Amendment Phase 1B, if executed
.3 AIA Document A141™–2014, Exhibit A, Design-Build Amendment, if executed
.4 AIA Document A141™–2014, Exhibit B, Insurance and Bonds
.5 , or the following:

Exhibit C, Design-Builder's Key Team Members Hourly Rates

.6 Other:

AIA Document A312™ – 2010, Performance Bond
AIA Document A312™ – 2010, Payment Bond
Compliance Statement (Form RD 400-6)
Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion – Lower Tier Covered Transactions (Form AD 1048)
Disclosure of Lobbying Activities (SF-LLL)
Certification for Contracts, Grants and Loans (RD Instruction 1940-Q, Exhibit A-1)

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SIGNATURE BLOCK:

This Agreement entered into as of the day and year first written above and is executed in at least three original copies, of which one is to be delivered to the Design-Builder, one to the Owner and one to the Agency. Concurrence in the Contract by the Agency is required before the contract is effective.

OWNER:

ATTEST: _____ BY: _____

Print Name: Anna E. Bartlome Print Name: Daniel Corona

Title: City Clerk/Records Officer Title: Mayor

Date: April 21, 2022 Date: April 21, 2022

DESIGN-BUILDER:

ATTEST: _____ BY: _____

Print Name: Travis Coombs Print Name: Seth Maurer

Title: Vice President Title: President

Date: April 1st 2022 Date: April 1st 2022

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OWNER'S ATTORNEY REVIEW:

I have examined this design/build contract and have received verification that the proper performance and payment bond(s) will be issued and executed thereof, and I am of the opinion that each of the aforesaid agreements are adequate and has been duly executed by the proper parties thereto acting through their duly authorized representatives; that said representatives have full power and authority to execute said agreements on behalf of the respective parties named thereon; and that the foregoing agreements constitute valid and legally binding obligations upon the parties executing the same in accordance with terms, conditions, and provisions thereof.

By: _____

Print Name: Thomas J. Coyle Jr

Date: 4/13/22

AGENCY CONCURRENCE:

Approved as lender or insurer of fund to defray the costs of this contract and without liability for any payments thereunder, the USDA Rural Development hereby concurs in the award of this contract.

By: _____ Title: Supervisory Architect - Western States USDA-Rural Development

Print Name: Norman L. Schoen Date: January 17, 2023

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DRAFT AIA® Document A141™ – 2014 Exhibit A.1

Preliminary Design Amendment Phase 1B

This Amendment is incorporated into the accompanying AIA Document A141™–2014, Standard Form of Agreement Between Owner and Design-Builder dated the « » day of « » in the year « » (the "Agreement")

for the following PROJECT:
(Name and location or address)

« West Wendover Fire Station »
« N. Gene L. Jones Way
West Wendover, NV 89883 »

THE OWNER:
(Name, legal status and address)

« City of West Wendover »« »
«1111 N. Gene L. Jones Way
West Wendover, NV 89883 »

THE DESIGN-BUILDER:
(Name, legal status and address)

« CORE West, Inc. »« a Nevada corporation »
« 7150 Cascade Valley Court
Las Vegas, NV 89128 »

The Owner and Design-Builder hereby amend the Agreement as follows.

TABLE OF ARTICLES

A.1 CONTRACT SUM

A.2 CONTRACT TIME

A.3 INFORMATION UPON WHICH AMENDMENT IS BASED

EXHIBITS

A PHASE 1B DESIGN-BUILDERS PROPOSAL

ARTICLE A.1 CONTRACT SUM

§ A.1.1 The Owner shall pay the Design-Builder the Contract Sum in current funds for the Design-Builder's performance of the Contract after the execution of this Amendment. The Contract Sum shall be one of the following and shall not include compensation the Owner paid the Design-Builder for Work performed prior to execution of this Amendment:

[«X»] Stipulated Sum, in accordance with Section A.1.2 below

§ A.1.2 Stipulated Sum

§ A.1.2.1 The Stipulated Sum shall be « » ($ « »), subject to authorized adjustments as provided in the Design-Build Documents.

ADDITIONS AND DELETIONS: The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Consultation with an attorney is also encouraged with respect to professional licensing requirements in the jurisdiction where the Project is located.

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§ A.1.2.2 The Stipulated Sum is based upon the following Preliminary Design Services , which are described in the Design-Build Documents and are hereby accepted by the Owner:

« Continuation of Preliminary Design Services Phase 1B: “ “ »

§ A.1.5 Payments
§ A.1.5.1 Progress Payments
§ A.1.5.1.1 Based upon Applications for Payment submitted to the Owner by the Design-Builder, the Owner shall make progress payments on account of the Contract Sum to the Design-Builder as provided below and elsewhere in the Design-Build Documents.

§ A.1.5.1.2 The period covered by each Application for Payment shall be one calendar month ending on the last day of the month, and as follows:

« For completion of the Phase 1B services to be performed prior to the execution of the Design Build Amendment, and as stipulated in Article 2 of the Agreement. »

ARTICLE A.2 CONTRACT TIME
§ A.2.1 Contract Time, as defined in the Agreement at Section 1.4.13, is the period of time, including authorized adjustments, for Substantial Completion of the Work.

§ A.2.2 The Design-Builder shall be allowed a duration as defined below for Phase 1B services.

«Phase 1B Services shall be completed “…” (##) days after Execution of this Amendment and Notice to Proceed by Owner. »

ARTICLE A.3 INFORMATION UPON WHICH AMENDMENT IS BASED
§ A.3.1 The Contract Sum and Contract Time set forth in this Amendment are based on the following:

«Phase 1B Proposal Attached as Exhibit A to this Amendment. »

This Amendment to the Agreement entered into as of the day and year first written above.

OWNER *(Signature)*	**DESIGN-BUILDER** *(Signature)*
« »« »	« »« »
(Printed name and title)	*(Printed name and title)*

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DRAFT AIA® Document A141™ – 2014 Exhibit A

Design-Build Amendment

This Amendment is incorporated into the accompanying AIA Document A141™–2014, Standard Form of Agreement Between Owner and Design-Builder dated the « » day of « » in the year « » (the "Agreement")

for the following PROJECT:
(Name and location or address)

«West Wendover Fire Station »
«N. Gene L. Jones Way
West Wendover, NV 89883 »

THE OWNER:
(Name, legal status and address)

«City of West Wendover »« »
«1111 N. Gene L. Jones Way
West Wendover, NV 89883 »

THE DESIGN-BUILDER:
(Name, legal status and address)

«CORE West, Inc.»« a Nevada corporation »
«7150 Cascade Valley Court
Las Vegas, NV 89128 »

The Owner and Design-Builder hereby amend the Agreement as follows.

TABLE OF ARTICLES

A.1 CONTRACT SUM

A.2 CONTRACT TIME

A.3 INFORMATION UPON WHICH AMENDMENT IS BASED

A.4 DESIGN-BUILDER'S PERSONNEL, CONTRACTORS AND SUPPLIERS

A.5 COST OF THE WORK

EXHIBITS

A GUARANTEED MAXIMUM PRICE STATEMENT

B BASIS OF GUARANTEED MAXIMUM PRICE

C ENUMERATION OF DOCUMENTS

D BASELINE PROJECT SCHEDULE

ADDITIONS AND DELETIONS: The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Consultation with an attorney is also encouraged with respect to professional licensing requirements in the jurisdiction where the Project is located.

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ARTICLE A.1 CONTRACT SUM

§ A.1.1 The Owner shall pay the Design-Builder the Contract Sum in current funds for the Design-Builder's performance of the Contract after the execution of this Amendment. The Contract Sum shall be one of the following and shall not include compensation the Owner paid the Design-Builder for Work performed prior to execution of this Amendment:
(Check the appropriate box.)

[«X »] Cost of the Work plus the Design-Builder's Fee with a Guaranteed Maximum Price, in accordance with Section A.1.4 below

§ A.1.2 Cost of the Work Plus Design-Builder's Fee With a Guaranteed Maximum Price

§ A.1.2.1 The Cost of the Work is as defined in Article A.5, Cost of the Work.

§ A.1.2.2 The Design-Builder's Fee:
(A percentage of the Cost of the Work with provision for determining the Design-Builder's Fee and the method for adjustment to the Fee for changes in the Work.)

«Shall be Four- and One-Half percent (4.5%) of the Cost of the Work, as adjusted in accordance below.

Design-Builder's Fee will be adjusted as follows for any changes in the Work:

For additive Change Orders, including additive Change Orders arising from both additive and deductive items, it is agreed that Design-Builder shall receive a Fee of Four- and One-Half percent (4.5%) of the additional Costs of the Work incurred for that Change Order,

For deductive Change Orders, including deductive Change Orders arising from both additive and deductive items, Design-Builder's Fee shall not be reduced »

§ A.1.2.3 Guaranteed Maximum Price

§ A.1.2.3.1 The sum of the Cost of the Work and the Design-Builder's Fee is guaranteed by the Design-Builder not to exceed « » ($ « »), subject to additions and deductions for changes in the Work as provided in the Design-Build Documents.
(Insert specific provisions if the Design-Builder is to participate in any savings.)

« If the sum of the actual Cost of the Work and Design-Builder's Fee (and, if applicable, any prices established under Section A.1.2.3.4 hereof) is less than the GMP, as such GMP may have been adjusted over the course of the Project, the difference ("Savings") shall be shared as follows:

TBD percent (**TBD**%) to Design-Builder and **TBD** percent (**TBD**%) to Owner.

Savings shall be calculated and paid as part of Final Payment under A.1.3.3 hereof, with the understanding that to the extent Design-Builder incurs costs after Final Completion which would have been payable to Design-Builder as a Cost of the Work, the parties shall recalculate the Savings in light of the costs so incurred, and Design-Builder shall be paid by Owner accordingly. »

§ A.1.2.3.2 Itemized Statement of the Guaranteed Maximum Price

Provided below is an itemized statement of the Guaranteed Maximum Price organized by trade categories, allowances, contingencies, alternates, the Design-Builder's Fee, and other items that comprise the Guaranteed Maximum Price. Notwithstanding itemization, there is one overall Guaranteed Maximum Price and the individual line items are not separate price maximums. The Design-Builder shall be permitted to reallocate the individual line items and to provide an updated Schedule of Values to the Owner that reflects any such reallocation at its sole discretion, provided that it does not exceed the Guaranteed Maximum Price. *(Provide an attachment.)*

«Exhibit A Guaranteed Maximum Price Statement »

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§ A.1.2.3.3 The Guaranteed Maximum Price is based on the following alternates, if any, which are described in the Design-Build Documents and are hereby accepted by the Owner:

« Exhibit B Basis of Guaranteed Maximum Price »

§ A.1.2.3.4 Unit Prices, if any:
(Identify item, state the unit price, and state any applicable quantity limitations.)

Item	Units and Limitations	Price per Unit ($0.00)
TBD	TBD	TBD

§ A.1.2.3.5 Assumptions, if any, on which the Guaranteed Maximum Price is based:

« Exhibit B Basis of Guaranteed Maximum Price
Exhibit D Baseline Project Schedule »

§ A.1.3 Payments
§ A.1.3.1 Progress Payments
§ A.1.3.1.1 Based upon Applications for Payment submitted to the Owner by the Design-Builder, the Owner shall make progress payments on account of the Contract Sum to the Design-Builder as provided below and elsewhere in the Design-Build Documents.

§ A.1.3.1.2 The period covered by each Application for Payment shall be one calendar month ending on the last day of the month.

«And as Section 2.1.4 of the Agreement. »

§ A.1.3.1.3 Provided that an Application for Payment is received not later than the «last» day of the month, the Owner shall make payment of the certified amount to the Design-Builder not later than the «last» day of the «following » month. If an Application for Payment is received by the Owner after the application date fixed above, payment shall be made by the Owner not later than «Sixty » («60») days after the Owner receives the Application for Payment.
(Federal, state or local laws may require payment within a certain period of time.)

§ A.1.3.1.4 With each Application for Payment where the Contract Sum is based upon the Cost of the Work, or the Cost of the Work with a Guaranteed Maximum Price, the Design-Builder shall submit payrolls, petty cash accounts, receipted invoices or invoices with check vouchers attached, and any other evidence required by the Owner to demonstrate that cash disbursements already made by the Design-Builder on account of the Cost of the Work equal or exceed (1) progress payments already received by the Design-Builder, less (2) that portion of those payments attributable to the Design-Builder's Fee; plus (3) payrolls for the period covered by the present Application for Payment.

§ A.1.3.1.5 With each Application for Payment where the Contract Sum is based upon a Stipulated Sum or Cost of the Work with a Guaranteed Maximum Price, the Design-Builder shall submit the most recent schedule of values in accordance with the Design-Build Documents. The schedule of values shall allocate the entire Contract Sum among the various portions of the Work. Compensation for design services, if any, shall be shown separately. Where the Contract Sum is based on the Cost of the Work with a Guaranteed Maximum Price, the Design-Builder's Fee shall be shown separately. The schedule of values shall be prepared in such form and supported by such data to substantiate its accuracy as the Owner may require. This schedule of values, unless objected to by the Owner, shall be used as a basis for reviewing the Design-Builder's Applications for Payment.

§ A.1.3.1.6 In taking action on the Design-Builder's Applications for Payment, the Owner shall be entitled to rely on the accuracy and completeness of the information furnished by the Design-Builder and shall not be deemed to have made a detailed examination, audit or arithmetic verification of the documentation submitted in accordance with Sections A.1.3.1.4 or A.1.3.1.5, or other supporting data; to have made exhaustive or continuous on-site inspections; or to have made examinations to ascertain how or for what purposes the Design-Builder has used amounts previously paid. Such examinations, audits and verifications, if required by the Owner, will be performed by the Owner's auditors acting in the sole interest of the Owner.

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§ A.1.3.1.7 Except with the Owner's prior approval, the Design-Builder shall not make advance payments to suppliers for materials or equipment which have not been delivered and stored at the site.

§ A.1.3.2 Progress Payments—Cost of the Work Plus a Fee with a Guaranteed Maximum Price

§ A.1.3.2.1 Applications for Payment where the Contract Sum is based upon the Cost of the Work Plus a Fee with a Guaranteed Maximum Price shall show the percentage of completion of each portion of the Work as of the end of the period covered by the Application for Payment. The percentage of completion shall be the lesser of (1) the percentage of that portion of the Work which has actually been completed; or (2) the percentage obtained by dividing (a) the expense that has actually been incurred by the Design-Builder on account of that portion of the Work for which the Design-Builder has made or intends to make actual payment prior to the next Application for Payment by (b) the share of the Guaranteed Maximum Price allocated to that portion of the Work in the schedule of values.

§ A.1.3.2.2 Subject to other provisions of the Design-Build Documents, the amount of each progress payment shall be computed as follows:

.1 Take that portion of the Guaranteed Maximum Price properly allocable to completed Work as determined by multiplying the percentage of completion of each portion of the Work by the share of the Guaranteed Maximum Price allocated to that portion of the Work in the schedule of values. Pending final determination of cost to the Owner of changes in the Work, amounts not in dispute shall be included as provided in Section 6.3.9 of the Agreement.

.2 Add that portion of the Guaranteed Maximum Price properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the Work, or if approved in advance by the Owner, suitably stored off the site at a location agreed upon in writing;

.3 Add the Design-Builder's Fee, less retainage of «Five» percent (« 5 » %). The Design-Builder's Fee shall be computed upon the Cost of the Work at the rate stated in Section A.1.2.2 or, if the Design-Builder's Fee is stated as a fixed sum in that Section, shall be an amount that bears the same ratio to that fixed-sum fee as the Cost of the Work bears to a reasonable estimate of the probable Cost of the Work upon its completion;

.4 Subtract retainage of «Five » percent (« 5 » %) from that portion of the Work that the Design-Builder self-performs;

.5 Subtract the aggregate of previous payments made by the Owner;

.6 Subtract the shortfall, if any, indicated by the Design-Builder in the documentation required by Section A.1.3.1.4 to substantiate prior Applications for Payment, or resulting from errors subsequently discovered by the Owner's auditors in such documentation; and

.7 Subtract amounts, if any, for which the Owner has withheld or nullified a payment as provided in Section 9.5 of the Agreement.

§ A.1.3.2.3 The Owner and Design-Builder shall agree upon (1) a mutually acceptable procedure for review and approval of payments to the Architect, Consultants, and Contractors and (2) the percentage of retainage held on agreements with the Architect, Consultants, and Contractors; and the Design-Builder shall execute agreements in accordance with those terms.

§ A.1.3.3 Final Payment

§ A.1.3.3.1 Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Design-Builder not later than 30 days after the Design-Builder has fully performed the Contract and the requirements of Section 9.10 of the Agreement have been satisfied, except for the Design-Builder's responsibility to correct non-conforming Work discovered after final payment or to satisfy other requirements, if any, which extend beyond final payment.

§ A.1.3.3.2 If the Contract Sum is based on the Cost of the Work, the Owner's auditors will review and report in writing on the Design-Builder's final accounting within 30 days after the Design-Builder delivers the final accounting to the Owner. Based upon the Cost of the Work the Owner's auditors report to be substantiated by the Design-Builder's final accounting, and provided the other conditions of Section 9.10 of the Agreement have been met, the Owner will, within seven days after receipt of the written report of the Owner's auditors, either issue a final Certificate for Payment, or notify the Design-Builder in writing of the reasons for withholding a certificate as provided in Section 9.5.1 of the Agreement.

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ARTICLE A.2 CONTRACT TIME

§ A.2.1 Contract Time, as defined in the Agreement at Section 1.4.13, is the period of time, including authorized adjustments, for Substantial Completion of the Work.

§ A.2.2 The Design-Builder shall achieve Substantial Completion of the Work not later than « » (« ») days from the date of Commencement:
(Insert number of calendar days..)

«The Date of Commencement shall be ten (10) days after Design-Builder's receipt of the latter of the following:
a. Fully executed Design-Build Amendment.
b. Reasonable evidence of funding satisfactory to Design-Builder.
c. Issuance of Site Permit, Building Permit, and any other permits required to commence the Work and maintain unhindered progress.
d. Design-Builder's receipt of Owner's Notice to Proceed with the Construction Phase Services. »

, subject to adjustments of the Contract Time as provided in the Design-Build Documents.

«And as provided in Section 1.1.7.4 of the Agreement. »

ARTICLE A.3 INFORMATION UPON WHICH AMENDMENT IS BASED

§ A.3.1 The Contract Sum and Contract Time set forth in this Amendment are based on the following:

§ A.3.1.1 The Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages

§ A.3.1.2 The Specifications:
(Exhibit attached to this Amendment.)

« Exhibit C Enumeration of Documents »

§ A.3.1.3 The Drawings:
(Exhibit attached to this Amendment.)

« Exhibit C Enumeration of Documents »

§ A.3.1.4 The Sustainability Plan, if any:
(If the Owner identified a Sustainable Objective in the Owner's Criteria, identify the Sustainability Plan. The Sustainability Plan identifies and describes the Sustainable Objective; the targeted Sustainable Measures; implementation strategies selected to achieve the Sustainable Measures; the Owner's and Design-Builder's roles and responsibilities associated with achieving the Sustainable Measures; the specific details about design reviews, testing or metrics to verify achievement of each Sustainable Measure; and the Sustainability Documentation required for the Project.)

« »

§ A.3.1.5 Allowances and Contingencies:
(Identify any agreed upon allowances and contingencies.)

.1 Allowances

« »

.2 Contingencies

DRAFT

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« »

§ A.3.1.6 Design-Builder's assumptions and clarifications:

«Exhibit B Basis of Guaranteed Maximum Price »

§ A.3.1.7 Deviations from the Owner's Criteria as adjusted by a Modification:

« »

§ A.3.1.8 To the extent the Design-Builder shall be required to submit any additional Submittals to the Owner for review, indicate any such submissions below:

« »

ARTICLE A.4 DESIGN-BUILDER'S PERSONNEL AND CONSULTANT

§ A.4.1 The Design-Builder's key personnel are identified below:
(Identify name, title and contact information.)

.1 Superintendent

« »

.2 Project Manager

« »

§ A.4.2 The Design-Builder shall retain the following Consultants, identified within the Section 1.1.8 of the Agreement.

ARTICLE A.5 COST OF THE WORK

§ A.5.1 Cost To Be Reimbursed as Part of the Contract

§ A.5.1.1 Labor Costs

§ A.5.1.1.1 Wages of construction workers directly employed by the Design-Builder to perform the construction of the Work at the site or, at locations off-site.

§ A.5.1.1.2 Wages or salaries of the Design-Builder's supervisory and administrative personnel when stationed at the site or working off-Site to assist in the production or transportation of material and equipment necessary for the Work.

§ A.5.1.1.3 Wages and salaries of the Design-Builder's supervisory or administrative personnel engaged at factories, workshops or on the road, in expediting the production or transportation of materials or equipment required for the Work, but only for that portion of their time required for the Work.

§ A.5.1.1.4 Costs paid or incurred by the Design-Builder for taxes, insurance, contributions, assessments and benefits required by law or collective bargaining agreements and, for personnel not covered by such agreements, customary benefits such as sick leave, medical and health benefits, holidays, vacations and pensions, provided such costs are based on wages and salaries included in the Cost of the Work under Section A.5.1.1.

§ A.5.1.1.5 Bonuses, profit sharing, incentive compensation and any other discretionary payments paid to anyone hired by the Design-Builder or paid to the Architect or any Consultant, Contractor or supplier, with the Owner's prior approval.

§ A.5.1.2 Contract Costs. Payments made by the Design-Builder to the Architect, Consultants, Subcontractors and suppliers in accordance with the requirements of their subcontracts.

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§ A.5.1.3 Costs of Materials and Equipment Incorporated in the Completed Construction

§ A.5.1.3.1 Costs, including transportation and storage, of materials and equipment incorporated or to be incorporated in the completed construction.

§ A.5.1.3.2 Costs of materials described in the preceding Section A.5.1.3.1 in excess of those actually installed to allow for reasonable waste and spoilage. Unused excess materials, if any, shall become the Owner's property at the completion of the Work or, at the Owner's option, shall be sold by the Design-Builder. Any amounts realized from such sales shall be credited to the Owner as a deduction from the Cost of the Work.

§ A.5.1.4 Costs of Other Materials and Equipment, Temporary Facilities and Related Items

§ A.5.1.4.1 Costs of transportation, storage, installation, maintenance, dismantling and removal of materials, supplies, temporary facilities, machinery, equipment and hand tools not customarily owned by construction workers that are provided by the Design-Builder at the site and fully consumed in the performance of the Work. Costs of materials, supplies, temporary facilities, machinery, equipment and tools that are not fully consumed shall be based on the cost or value of the item at the time it is first used on the Project site less the value of the item when it is no longer used at the Project site. Costs for items not fully consumed by the Design-Builder shall mean fair market value.

§ A.5.1.4.2 Rental charges for temporary facilities, machinery, equipment and hand tools not customarily owned by construction workers that are provided by the Design-Builder at the site and costs of transportation, installation, minor repairs, dismantling and removal. The total rental cost of any Design-Builder-owned item may not exceed the purchase price of any comparable item. Rates of Design-Builder-owned equipment and quantities of equipment shall be subject to the Owner's prior approval.

§ A.5.1.4.3 Costs of removal of debris from the site of the Work and its proper and legal disposal.

§ A.5.1.4.4 Costs of document reproductions, electronic communications, postage and parcel delivery charges, dedicated data and communications services, teleconferences, Project websites, extranets and reasonable petty cash expenses of the site office.

§ A.5.1.4.5 Costs of materials and equipment suitably stored off the site at a mutually acceptable location, with the Owner's prior approval.

§ A.5.1.5 Miscellaneous Costs

§ A.5.1.5.1 Premiums for that portion of insurance and bonds required by the Design-Build Documents that can be directly attributed to the Contract. With the Owner's prior approval self-insurance for either full or partial amounts of the coverages required by the Design-Build Documents.

§ A.5.1.5.2 Sales, use or similar taxes imposed by a governmental authority that are related to the Work and for which the Design-Builder is liable.

§ A.5.1.5.3 Fees and assessments for the building permit and for other permits, licenses and inspections for which the Design-Builder is required by the Design-Build Documents to pay.

§ A.5.1.5.4 Fees of laboratories for tests required by the Design-Build Documents, except those related to defective or nonconforming Work for which reimbursement is excluded by Section 15.5.3 of the Agreement or by other provisions of the Design-Build Documents, and which do not fall within the scope of Section A.5.1.6.3.

§ A.5.1.5.5 Royalties and license fees paid for the use of a particular design, process or product required by the Design-Build Documents; the cost of defending suits or claims for infringement of patent rights arising from such requirement of the Design-Build Documents; and payments made in accordance with legal judgments against the Design-Builder resulting from such suits or claims and payments of settlements made with the Owner's consent. However, such costs of legal defenses, judgments and settlements shall not be included in the calculation of the Design-Builder's Fee or subject to the Guaranteed Maximum Price. If such royalties, fees and costs are excluded by the second to last sentence of Section 3.1.13.2 of the Agreement or other provisions of the Design-Build Documents, then they shall not be included in the Cost of the Work.

§ A.5.1.5.6 With the Owner's prior approval, costs for electronic equipment and software directly related to the Work.

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§ A.5.1.5.7 Deposits lost for causes other than the Design-Builder's negligence or failure to fulfill a specific responsibility in the Design-Build Documents.

§ A.5.1.5.8 With the Owner's prior approval, which shall not be unreasonably withheld, legal, mediation and arbitration costs, including attorneys' fees, other than those arising from disputes between the Owner and Design-Builder, reasonably incurred by the Design-Builder after the execution of the Agreement and in the performance of the Work.

§ A.5.1.5.9 With the Owner's prior approval, expenses incurred in accordance with the Design-Builder's standard written personnel policy for relocation, and temporary living allowances of, the Design-Builder's personnel required for the Work.

§ A.5.1.5.10 That portion of the reasonable expenses of the Design-Builder's supervisory or administrative personnel incurred while traveling in discharge of duties connected with the Work.

§ A.5.1.6 Other Costs and Emergencies

§ A.5.1.6.1 Other costs incurred in the performance of the Work if, and to the extent, approved in advance in writing by the Owner.

§ A.5.1.6.2 Costs incurred in taking action to prevent threatened damage, injury or loss in case of an emergency affecting the safety of persons and property.

§ A.5.1.6.3 Costs of repairing or correcting damaged or nonconforming Work executed by the Design-Builder, Contractors or suppliers, provided that such damaged or nonconforming Work was not caused by negligence or failure to fulfill a specific responsibility of the Design-Builder and only to the extent that the cost of repair or correction is not recovered by the Design-Builder from insurance, sureties, Contractors, suppliers, or others.

§ A.5.1.7 Related Party Transactions

§ A.5.1.7.1 For purposes of Section A.5.1.7, the term "related party" shall mean a parent, subsidiary, affiliate or other entity having common ownership or management with the Design-Builder; any entity in which any stockholder in, or management employee of, the Design-Builder owns any interest in excess of ten percent in the aggregate; or any person or entity which has the right to control the business or affairs of the Design-Builder. The term "related party" includes any member of the immediate family of any person identified above.

§ A.5.1.7.2 If any of the costs to be reimbursed arise from a transaction between the Design-Builder and a related party, the Design-Builder shall notify the Owner of the specific nature of the contemplated transaction, including the identity of the related party and the anticipated cost to be incurred, before any such transaction is consummated or cost incurred. If the Owner, after such notification, authorizes the proposed transaction, then the cost incurred shall be included as a cost to be reimbursed, and the Design-Builder shall procure the Work, equipment, goods or service from the related party, as a Contractor, according to the terms of Section A.5.4. If the Owner fails to authorize the transaction, the Design-Builder shall procure the Work, equipment, goods or service from some person or entity other than a related party according to the terms of Section A.5.4.

§ A.5.2 Costs Not to Be Reimbursed as Part of this Contract

The Cost of the Work shall not include the items listed below:

.1 Salaries and other compensation of the Design-Builder's personnel stationed at the Design-Builder's principal office or offices other than the site office, except as specifically provided in Section A.5.1.1;

.2 Expenses of the Design-Builder's principal office and offices other than the site office;

.3 Overhead and general expenses, except as may be expressly included in Section A.5.1;

.4 The Design-Builder's capital expenses, including interest on the Design-Builder's capital employed for the Work;

.5 Except as provided in Section A.5.1.6.3 of this Agreement, costs due to the negligence or failure of the Design-Builder, Contractors and suppliers or anyone directly or indirectly employed by any of them or for whose acts any of them may be liable to fulfill a specific responsibility of the Contract;

.6 Any cost not specifically and expressly described in Section A.5.1; and

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.7 Costs, other than costs included in Change Orders approved by the Owner, that would cause the Guaranteed Maximum Price to be exceeded.

§ A.5.3 Discounts, Rebates, and Refunds

§ A.5.3.1 Cash discounts obtained on payments made by the Design-Builder shall accrue to the Owner if (1) before making the payment, the Design-Builder included them in an Application for Payment and received payment from the Owner, or (2) the Owner has deposited funds with the Design-Builder with which to make payments; otherwise, cash discounts shall accrue to the Design-Builder. Trade discounts, rebates, refunds and amounts received from sales of surplus materials and equipment shall accrue to the Owner, and the Design-Builder shall make provisions so that they can be obtained.

§ A.5.3.2 Amounts that accrue to the Owner in accordance with Section A.5.3.1 shall be credited to the Owner as a deduction from the Cost of the Work.

§ A.5.4 Other Agreements

§ A.5.4.1 When the Design-Builder has provided a Guaranteed Maximum Price, and a specific bidder (1) is recommended to the Owner by the Design-Builder; (2) is qualified to perform that portion of the Work; and (3) has submitted a bid that conforms to the requirements of the Design-Build Documents without reservations or exceptions, but the Owner requires that another bid be accepted, then the Design-Builder may require that a Change Order be issued to adjust the Guaranteed Maximum Price by the difference between the bid of the person or entity recommended to the Owner by the Design-Builder and the amount of the subcontract or other agreement actually signed with the person or entity designated by the Owner.

§ A.5.4.2 Agreements between the Design-Builder and Contractors shall conform to the applicable payment provisions of the Design-Build Documents, and shall not be awarded on the basis of cost plus a fee without the prior consent of the Owner. If an agreement between the Design Builder and a Contractor is awarded on a cost plus a fee basis, the Design-Builder shall provide in the agreement for the Owner to receive the same audit rights with regard to the Cost of the Work performed by the Contractor as the Owner receives with regard to the Design-Builder in Section A.5.5, below.

§ A.5.4.3 The agreements between the Design-Builder and Architect and other Consultants identified in the Agreement shall be in writing. These agreements shall be promptly provided to the Owner upon the Owner's written request.

§ A.5.5 Accounting Records

The Design-Builder shall keep full and detailed records and accounts related to the cost of the Work and exercise such controls as may be necessary for proper financial management under the Contract and to substantiate all costs incurred. The accounting and control systems shall be satisfactory to the Owner. The Owner and the Owner's auditors shall, during regular business hours and upon reasonable notice, be afforded access to, and shall be permitted to audit and copy, the Design-Builder's records and accounts, including complete documentation supporting accounting entries, books, correspondence, instructions, drawings, receipts, subcontracts, Contractor's proposals, purchase orders, vouchers, memoranda and other data relating to the Contract. The Design-Builder shall preserve these records for a period of three years after final payment, or for such longer period as may be required by law.

§ A.5.6 Relationship of the Parties

The Design-Builder accepts the relationship of trust and confidence established by this Agreement and covenants with the Owner to exercise the Design-Builder's skill and judgment in furthering the interests of the Owner; to furnish efficient construction administration, management services and supervision; to furnish at all times an adequate supply of workers and materials; and to perform the Work in an expeditious and economical manner consistent with the Owner's interests.

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This Amendment to the Agreement entered into as of the day and year first written above.

OWNER *(Signature)*

« »« »

(Printed name and title)

DESIGN-BUILDER *(Signature)*

« »« »

(Printed name and title)

DRAFT

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AIA® Document A141™ – 2014 Exhibit B

Insurance and Bonds

for the following PROJECT:
(Name and location or address)

City of West Wendover – Fire Station
Located immediately adjacent and west of the existing West Wendover City Hall that is located on: Gene L. Jones Way, West Wendover, NV 89883

THE OWNER:
(Name, legal status and address)

City of West Wendover
111 N. Gene L. Jones Way
West Wendover, NV 89883

THE DESIGN-BUILDER:
(Name, legal status and address)

CORE West, Inc. a Nevada corporation
7150 Cacade Valley Court
Las Vegas, NV 89128

THE AGREEMENT
This Insurance Exhibit is part of the accompanying agreement for the Project, between the Owner and the Design-Builder (hereinafter, the Agreement), dated the 1st day of April in the year 2022 .
(In words, indicate day, month and year.)

TABLE OF ARTICLES

B.1 GENERAL

B.2 DESIGN BUILDER'S INSURANCE AND BONDS

B.3 OWNER'S INSURANCE

B.4 SPECIAL TERMS AND CONDITIONS

ARTICLE B.1 GENERAL
The Owner and Design-Builder shall purchase and maintain insurance and provide bonds as set forth in this Exhibit B. Where a provision in this Exhibit conflicts with a provision in the Agreement into which this Exhibit is incorporated, the provision in this Exhibit will prevail.

ARTICLE B.2 DESIGN BUILDER'S INSURANCE AND BONDS
§ B.2.1 The Design-Builder shall purchase and maintain the following types and limits of insurance from a company or companies lawfully authorized to do business in the jurisdiction where the Project is located. The Design-Builder shall maintain the required insurance until the expiration of the period for correction of Work as set forth in Section 11.2.2.1 of the Agreement, unless a different duration is stated below:

ADDITIONS AND DELETIONS:
The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

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(If the Design-Builder is required to maintain insurance for a duration other than the expiration of the period for correction of Work, state the duration.)

Professional Liability continuous coverage will be maintained for an extended reporting period of at least three (3) years beginning from the time that work under this agreement is complete.

§ B.2.1.1 Commercial General Liability with policy limits of not less than Two Million Dollars ($ 2,000,000.00) for each occurrence and Four Million Dollars ($ 4,000,000.00) in the aggregate providing coverage for claims including

.1 damages because of bodily injury, sickness or disease, including occupational sickness or disease, and death of any person;

.2 personal injury;

.3 damages because of injury to or destruction of tangible property;

.4 bodily injury or property damage arising out of completed operations; and

.5 contractual liability applicable to the Design-Builder's obligations under Section 3.1.14 of the Agreement.

.6 The Owner shall be named as an additional insured on the liability insurance.

§ B.2.1.2 Automobile Liability covering vehicles owned by the Design-Builder and non-owned vehicles used by the Design-Builder with combined single policy limits of not less than Two Million Dollars ($ 2,000,000.00) each accident for bodily injury, death of any person, and property damage arising out of the ownership, maintenance and use of those motor vehicles specified in this Section B.2.1.2, along with any other statutorily required automobile coverage.

§ B.2.1.3 The Design-Builder may achieve the required limits and coverage for Commercial General Liability and Automobile Liability through a combination of primary and excess liability insurance, provided such primary and excess insurance policies result in the same or greater coverage as those required under Sections B.2.1.1 and B.2.1.2.

§ B.2.1.4 Workers' Compensation at statutory limits.

§ B.2.1.5 Employers' Liability with policy limits as provided below:

$1,000,000 Ea. Accident,
$1,000,000 Disease
$1,000,000 Policy limit

§ B.2.1.6 Professional Liability covering negligent acts, errors and omissions in the performance of professional services, with policy limits of not less than Five Million Dollars ($ 5,000,000.00) per claim and Five Million Dollars ($ 5,000,000.00) in the aggregate.

§ B.2.1.7 Pollution Liability covering performance of the Work, with policy limits of not less than Two Million Dollars ($ 2,000,000.00) per claim and Two Million Dollars ($ 2,000,000.00) in the aggregate.

(Paragraph deleted)

§ B.2.1.8 The Design-Builder shall provide written notification to the Owner of the cancellation or expiration of any insurance required by this Article B.2. The Design-Builder shall provide such written notice within five (5) business days of the date the Design-Builder is first aware of the cancellation or expiration, or is first aware that the cancellation or expiration is threatened or otherwise may occur, whichever comes first.

§ B.2.1.9 Additional Insured Obligations. The Owner shall be additional insureds on the Design-Builder's primary and excess insurance policies for Commercial General Liability, Automobile Liability and Pollution Liability. The additional insured coverage shall be primary and non-contributory to any of the Owner's insurance policies. The additional insured coverage shall apply to both ongoing operations and completed operations. The policy limits applicable to the additional insureds shall be the same amount applicable to the named insured or, if the policy provides otherwise, policy limits not less than the amounts required under this Agreement.

§ B.2.1.10 Certificates of Insurance. The Design-Builder shall provide certificates of insurance acceptable to the Owner evidencing compliance with the requirements in this Article B.2: (1) prior to commencement of the Work;

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(2) upon renewal or replacement of each required policy of insurance; and (3) upon Owner's written request. An additional certificate evidencing continuation of liability coverage, including coverage for completed operations, shall be submitted with the final Application for Payment as required by Section 9.10.2 of the Agreement and thereafter upon renewal or replacement of such coverage until the expiration of the time required by Section B.2.1. The certificates will show the Owner as additional insureds on the Design-Builder's primary and excess insurance policies for Commercial General Liability, Automobile Liability, and Pollution Liability. Information concerning reduction of coverage on account of revised limits, claims paid under the General Aggregate or both, shall be furnished by the Design-Builder with reasonable promptness.

§ B.2.1.11 The insurance required in subparagraph B.2.1 shall be written for not less than the following limits, or greater if required by law:

.1 Workers' Compensation:

(a)	State:	Statutory
(b)	Applicable Federal (E.g. Longshoremen's)	Statutory
(c)	Employer's Liability	$1,000,000 per Accident $1,000,000 Disease, Policy Limit $1,000,000 Disease, Each Employee

.2 Comprehensive or Commercial General Liability (Including Premises-Operations; Independent Design-Builders' Protective; Products and Completed Operations; Broad Form Property Damage):

(a)	Bodily Injury	$1,000,000 Each Occurrence $2,000,000 Aggregate
(b)	Property Damage	$1,000,000 Each Occurrence $2,000,000 Aggregate
(c)	Products and Completed Operations to be maintained for three (3) years after final payment.	$2,000,000 Aggregate
(d)	Property Damaged Liability Insurance shall provide X, C and U coverage.	
(e)	Broad Form Property Damage Coverage shall include Completed Operations.	

.3 Contractual Liability:

(a)	Bodily Injury	$1,000,000 Each Occurrence $2,000,000 Aggregate
(b)	Property Damage	$1,000,000 Each Occurrence $2,000,000 Aggregate

.4 Personal Injury, with Employment Exclusion deleted:

$2,000,000 Aggregate

.5 Business Auto Liability (including owned, non-owned and hired vehicles):

(a)	Bodily Injury	$1,000,000 Each Person $1,000,000 Each Occurrence
(b)	Property Damage	$1,000,000 Each Occurrence

.6 If the General Liability Coverages are provided by a Commercial Liability policy, the:

(a) General Aggregate shall be not less than $ 4,000,000 and it shall apply, in total, to this Project only.

(b) Fire Damage Limit shall be not less than $ 2,000,000 on any one fire.

(c) Medical Expense Limit shall be not less than $10,000 on any one person.

.7 Umbrella Excess Liability:

$20,000,000 over primary insurance
$0 retention for self-insured hazards each occurrence.

.8 If an exposure exists, Aircraft Liability (owned and non-owned) and Watercraft Liability (owned and non-owned) with limits approved by the Owner shall be provided.

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§ B.2.2 Performance Bond and Payment Bond

The Design-Builder shall provide surety bonds as follows:

(Paragraph deleted)

Type	Sum
Within ten (10) days upon the execution of the Design-Build Amendment, the Design-Builder shall provide: AIA Document A312™ – 2010 Payment Bond and Performance Bond	Each in the amount of 100 percent of the contract sum.

§ B.2.2.1 Upon the request of any person or entity appearing to be a potential beneficiary of bonds covering payment of obligations arising under the Agreement, the Design-Builder shall promptly furnish a copy of the bonds or shall permit a copy to be made.

§ B.2.2.2 The Design-Builder shall furnish the Owner Bonds covering faithful performance of the Contract and payment of obligations arising thereunder with such bonds dated on or before the date of this agreement. The surety company executing the Bonds must hold a certificate of authority as an acceptable surety on Federal Bonds as listed in Treasury Circular 570, as amended, and be authorized to transact business in the State where the Project is located. The Bonds (using the latest AIA forms) shall each be equal to the amount of the Contract Sum. The cost of these Bonds shall be included in the Contract Sum.

§ B.2.2.3 The Design-Builder shall require the attorney-in-fact who executes the required Bonds on behalf of the surety to affix thereto a certified and current power of attorney.

§ B.2.2.4 If at any time a surety on any such Bond is declared bankrupt or loses its right to do business in the State in which the Work is to be performed or is removed from the list of surety companies accepted on Federal Bonds, the Design-Builder shall within ten (10) calendar days after notice from the Owner to do so, substitute an acceptable Bond in such form and sum and signed by such other surety or sureties as may be satisfactory to the Owner. The premiums of such Bond shall be paid by the Design-Builder. No further payment shall be deemed due nor shall be made until the new surety or sureties shall have furnished an acceptable Bond to the Owner.

§ B.2.3 Property Insurance

§ B.2.3.1 Unless otherwise provided, at the time of execution of the Design-Build Amendment, the Design-Builder shall purchase and maintain, in a company or companies lawfully authorized to do business in the jurisdiction where the Project is located, property insurance written on a builder's risk "all-risk" or equivalent policy form in the amount of the initial Contract Sum, plus the value of subsequent Modifications and cost of materials supplied or installed by others, comprising the total value for the entire Project at the site on a replacement cost basis without optional deductibles. If any construction that is part of the Work shall commence prior to execution of the Design-Build Amendment, the Design-Builder shall, prior to commencement of construction, purchase and maintain property insurance as described above in an amount sufficient to cover the total value of the Work at the site on a replacement cost basis without optional deductibles. The insurance required under this section shall include interests of the Owner, Design-Builder, Architect, Consultants, Contractors, and Subcontractors in the Project. The property insurance shall be maintained, unless otherwise provided in the Design-Build Documents or otherwise agreed in writing by all persons and entities who are beneficiaries of the insurance, until the Owner has issued a Certificate of Substantial Completion in accordance with Section 9.8 of the Agreement. Upon issuance of a Certificate of Substantial Completion, the Owner shall replace the insurance policy required under this Section B.2.3 with another property insurance policy written for the total value of the Project that shall remain in effect until expiration of the period for correction of the Work set forth in Section 11.2.2 of the Agreement.

§ B.2.3.1.1 The insurance required under Section B.2.3.1 shall include, without limitation, insurance against the perils of fire (with extended coverage) and physical loss or damage including, without duplication of coverage, theft, vandalism, malicious mischief, collapse, earthquake, flood, windstorm, falsework, testing and startup, temporary buildings and debris removal, including demolition occasioned by enforcement of any applicable legal requirements, and shall cover reasonable compensation for the Design-Builder's services and expenses required as a result of such insured loss.

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§ B.2.3.1.2 If the insurance required under Section B.2.3.1 requires deductibles, the Owner shall pay costs not covered because of such deductibles.

§ B.2.3.1.3 The insurance required under Section B.2.3.1 shall cover portions of the Work stored off the site, and also portions of the Work in transit.

§ B.2.3.1.4 Partial occupancy or use in accordance with Section 9.9 of the Agreement shall not commence until the insurance company or companies providing the insurance required under Section B.2.3.1 have consented to such partial occupancy or use by endorsement or otherwise. The Owner and the Design-Builder shall take reasonable steps to obtain consent of the insurance company or companies and shall, without mutual written consent, take no action with respect to partial occupancy or use that would cause cancellation, lapse or reduction of insurance.

ARTICLE B.3 OWNER'S INSURANCE

§ B.3.1 Owner's Liability Insurance

The Owner shall be responsible for purchasing and maintaining the Owner's usual liability insurance.

§ B.3.2 Property Insurance

§ B.3.2.1 This Paragraph Intentionally Deleted.

§ B.3.2.1.1 This Paragraph Intentionally Deleted.

§ B.3.2.1.2 This Paragraph Intentionally Deleted.

§ B.3.2.1.3 This Paragraph Intentionally Deleted.

§ B.3.2.1.4 This Paragraph Intentionally Deleted.

§ B.3.2.2 Boiler and Machinery Insurance. This Paragraph Intentionally Deleted.

§ B.3.2.3 This Paragraph Intentionally Deleted.

§ B.3.2.4 Loss of Use Insurance. At the Owner's option, the Owner may purchase and maintain insurance to insure the Owner against loss of use of the Owner's property due to fire or other hazards, however caused.

§ B.3.2.5 This Paragraph Intentionally Deleted.

§ B.3.2.6 Before an exposure to loss may occur, the Owner shall file with the Design-Builder a copy of each policy that includes insurance coverages required by this Section B.3.2. Each policy shall contain all generally applicable conditions, definitions, exclusions and endorsements related to this Project. The Owner shall provide written notification to the Design-Builder of the cancellation or expiration of any insurance required by this Article B.3. The Owner shall provide such written notice within five (5) business days of the date the Owner is first aware of the cancellation or expiration, or is first aware that the cancellation or expiration is threatened or otherwise may occur, whichever comes first.

§ B.3.2.7 Waivers of Subrogation. The Owner and Design-Builder waive all rights against (1) each other and any of their consultants, subconsultants, contractors and subcontractors, agents and employees, each of the other, and (2) any separate contractors described in Section 5.13 of the Agreement, if any, and any of their subcontractors, sub-subcontractors, agents and employees, for damages caused by fire or other causes of loss to the extent covered by property insurance obtained pursuant to Section B.3.2 or other property insurance applicable to the Work and completed construction, except such rights as they have to proceeds of such insurance held by the Owner as fiduciary. The Owner or Design-Builder, as appropriate, shall require of the separate contractors described in Section 5.13 of the Agreement, if any, and the subcontractors, sub-subcontractors, agents and employees of any of them, by appropriate agreements, written where legally required for validity, similar waivers each in favor of the other parties enumerated herein. The policies shall provide such waivers of subrogation by endorsement or otherwise. A waiver of subrogation shall be effective as to a person or entity even though that person or entity would otherwise have a duty of indemnification, contractual or otherwise, did not pay the insurance premium directly or indirectly, and whether or not the person or entity had an insurable interest in the property damaged.

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§ B.3.2.8 A loss insured under the Owner's property insurance shall be adjusted by the Owner as fiduciary and made payable to the Owner as fiduciary for the insureds, as their interests may appear, subject to requirements of any applicable mortgagee clause and of Section B.3.2.10. The Design-Builder shall pay the Architect, Consultants and Contractors their just shares of insurance proceeds received by the Design-Builder, and by appropriate agreements, written where legally required for validity, the Design-Builder shall require the Architect, Consultants and Contractors to make payments to their consultants and subcontractors in similar manner.

§ B.3.2.9 If required in writing by a party in interest, the Owner as fiduciary shall, upon occurrence of an insured loss, give bond for proper performance of the Owner's duties. The cost of required bonds shall be charged against proceeds received as fiduciary. The Owner shall deposit in a separate account proceeds so received, which the Owner shall distribute in accordance with such agreement as the parties in interest may reach, or as determined in accordance with the method of binding dispute resolution selected in the Agreement between the Owner and Design-Builder. If after such loss no other special agreement is made and unless the Owner terminates the Contract for convenience, replacement of damaged property shall be performed by the Design-Builder after notification of a Change in the Work in accordance with Article 6 of the Agreement.

§ B.3.2.10 The Owner as fiduciary shall have power to adjust and settle a loss with insurers unless one of the parties in interest shall object in writing within five days after occurrence of a loss to the Owner's exercise of this power. If an objection is made, the dispute shall be resolved in the manner selected by the Owner and Design-Builder as the method of binding dispute resolution in the Agreement. If the Owner and Design-Builder have selected arbitration as the method of binding dispute resolution, the Owner as fiduciary shall make settlement with insurers or, in the case of a dispute over distribution of insurance proceeds, in accordance with the directions of the arbitrators.

ARTICLE B.4 SPECIAL TERMS AND CONDITIONS

Special terms and conditions that modify this Insurance and Bonds Exhibit, if any, are as follows:

None.

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CORE CONSTRUCTION

EXHIBIT C
DESIGN-BUILDER'S KEY TEAM MEMBERS HOURLY RATES

The following agreed to hourly rates will be used to determine and define "Actual Costs". The Actual Costs for each of the agreed to rates includes all normal and customary payroll paid by the Contractor plus all fringe benefits, taxes and insurances.

Name / Firm	Position	Preconstruction Hourly Rate	Construction Hourly Rate
CORE West, Inc.			
Travis Coombs	Design-Build Lead	$120/Hr	
Michael Keller	Director of PreCon	$120/Hr	
Brandon Whipple	Project Manager	$115/Hr	
Ronnie Triglia	Superintendent	$115/Hr	
TSK Architects			
Pat Pusich	Design Principal In Charge	$225/Hr	
Kevin Kemner	Design Lead - Community Center	$175/Hr	
Chris Lujan	Design Lead - Fire Station	$175/Hr	
Michael Clay Corp.			
Mike Sheppard	Cost Control/Budgeting Lead	$120/Hr	
Summit Engineering			
Nitin Bhakta	VP of Engineering	$140/Hr	
Thomas Hannum	Geotechnical Engineer	$130/Hr	$100/Hr
Brian Houston	Survey Project Manager	$100/Hr	
Kimley-Horn			
Matt Myres	Mechanical Engineer	$230/Hr	
Juan Fuentes	Structural QA/QC	$230/Hr	
Christine Herrick	Structural Engineer	$188/Hr	
Jensen Engineering			
George Jensen	Electrical Engineer	$175/Hr	

EXHIBIT D OWNERS DESIGN REQUIRMENTS
City of West Wendover Fire Station

PHASE 1A and 1B SCOPE OF WORK

PHASE 1 PROGRAM SCOPE OF SERVICES

1.1 SUMMARY OF WORK

A. This Section sets forth the Scope of Work, the Deliverables, and the execution activities for Phase 1.

1.2 PHASE 1 SCOPE

A. Design Builder shall review, analyze, the Owner Provided Information, the Initial Basis of Design Documents, and the Project Schedule.

B. Design Builder shall conduct such site investigations, environmental assessments, review of regulatory and legal authority and restrictions, and all other actions and review and assess other information as reasonably necessary to verify the Owner Provided Information.

C. Design Builder shall review and analyze the concepts for the Project elements as shown in the Initial Basis of Design Documents. In addition, Design Builder shall work collaboratively with the Owner and the Stakeholders to examine whether new concepts will better maximize the Owner's Project Goals and achieve Design Excellence, and if approved by the Owner, further develop such new concepts and incorporate them into the Project.

D. Design-Builder will study the sustainability objectives as stated in the Initial Basis of Design Documents to advise the Owner on the requirements to achieve USGBC LEED Silver certification.

E. Design Builder shall engage and work collaboratively with the Owner and the Project Stakeholders to obtain input regarding the Project design and functionality, as well as other major Project elements and to develop the Final Basis of Design Documents.

F. Design Builder shall engage and work collaboratively with the Owner and the Project Stakeholders to progress the design to a sufficient state to develop the Final Basis of Design Documents, the Guaranteed Maximum Price, and the Project Schedule.

G. Design Builder shall provide the Deliverables during Phase 1 as set forth in Sections 2.01.A. and B. herein. Deliverables shall be provided in a format acceptable to the Owner. Design Builder must utilize the following programs, as applicable.

H. At the conclusion of Phase 1A the Design-Builder shall provide the deliverables set forth herein, including the Phase 1A Report.

I. At the conclusion of Phase 1B the Design Builder shall prepare a GMP Proposal that includes all Phase 2 Deliverables and is consistent with any modifications and/or clarifications to the Initial Basis of Design Documents.

1.3 PRELIMINARY DESIGN PHASE 1A SCHEMATIC DESIGN: .

A. Design Builder shall perform such assessments, reviews and investigations of the Owner Provided Information, as determined by Design Builder for the Project Requirements. Additional reviews, assessments and investigations of Owner Provided Information shall include, if reasonably necessary, the following:

1. Review of the As-Built drawings and other architectural and engineering drawings, plans and specifications,
2. Constructability, including proposed methods of construction, of the proposed structures in the Initial Basis of Design Documents,
3. Review of the architectural, engineering and other assumptions and calculations in any Owner Provided Information,
4. Review of actual site conditions as set forth below,
5. Review of any surveys,
6. Review and assessment of all applicable legal and regulatory rules and restrictions on the Project, including consultation with permit authorities regarding their requirements.
7. Review of assumptions regarding the establishment of the Commercial Terms, including but not limited to the GMP, the Project Schedule, and the Final Basis of Design Documents.

B. Design Builder shall perform site investigations as necessary for Design Builder of the Owner Provided Information the Commercial Terms and the Owner Project Requirements. Design Builder shall visit the Site and examine thoroughly the nature and extent of the Work, site, locality, actual conditions, as-built conditions, and all local conditions and federal, state, and local laws and regulations that in any manner may affect cost, time, progress, performance or furnishing of the Work or which relate to any aspect of the design and the means, methods, techniques, sequences or procedures of construction to be employed by Design Builder and safety precautions and programs incident thereto. Such additional investigations shall be conducted to sufficiently identify or characterize utility locations, site conditions, contaminated materials, and observable or concealed conditions in the existing facilities, including but not limited to the following:

1. Develop requirements for survey by the Owner and submit them to the Owner at least two (2) weeks prior to the need for the survey results.
2. Undertake surveys, investigations and analysis to provide necessary data and information for project design including sufficient information to evaluate design alternatives.
3. Perform soils sampling, testing, and analysis to provide necessary data and information for Project design and provide a final Geotechnical Report. Test for contamination during this process.
4. Subsurface investigation work, including the disturbance of existing vegetation, cannot proceed until all required permits have been obtained.

C. Design Builder will conduct or obtain and understand all such examinations, investigations, explorations, tests, reports and studies, in addition to or to supplement those referred to above, that pertain to the subsurface conditions, as-built conditions, underground facilities and all other physical conditions at or contiguous to the Site or otherwise that may affect the cost, time, progress, performance or furnishing of Work, as Design Builder considers necessary for the performance or furnishing of Work for the Commercial Terms and in accordance with the Owner Project Requirements as well as other terms and conditions of the Contract Documents; and no additional examinations, investigations, explorations, tests, reports, studies or similar information or data are or will be required from the Owner by Design Builder for such purposes.

D. All reports or analyses generated by Design Builder's testing, inspections, and investigations, including but not limited to geotechnical evaluations and hazardous materials studies, shall be provided to the Owner promptly, within seven (7) business days, after such reports are analyzed and generated

E. Design Builder shall be responsible for ensuring that its design documents and construction work accurately conforms to, and interfaces with, the existing conditions and shall not request a change or claim for unforeseen or concealed conditions except as provided under the provisions of the contract.

F. Phase 1A Report: At the conclusion of Phase 1A, the Design-Builder shall provide a report with the following Deliverables:

1. 30 percent design for Fire Station
   - including but not limited to the following elements:
   - 30 Percent Design Documents for Fire Station
   - 90 Percent Design /Permit Documents for any Temporary Facilities
   - Development Plan for the Basis of Design Documents submitted with the GMP Proposal, which includes the required deliverables for each facility.
   - The Owner and Design-Builder shall work collaboratively to develop the 30 Percent Design Documents shall include the elements set forth below.
2. A Target Budget for the Preliminary Design Phase 1B:

1.4 PHASE 1 B DEVELOPMENT OF FINAL BASIS OF DESIGN DOCUMENTS

A. Design Builder shall manage the design process in a collaborative, efficient, and coordinated manner and conduct design workshops as required by the Contract Documents. The Final Basis of Design Documents will establish the scope of the Work and provide the basis for the GMP. The Final Basis of Design Documents must be consistent with the Initial Basis of Design Documents, unless the Owner has consented to modify its requirements in writing through a Change Order, Field Directive, or other written means allowed by the Contract Documents.

B. Design Builder shall provide for an orderly and timely approval process by the Owner and third parties, document review comments from the Owner and third parties, and take appropriate action.

C. The Owner will review and comment on the Design Materials in a timely fashion. The Design-Builder will allow adequate time for the Owner to review the Design Materials, which shall not be less than 15 business days.

D. Design Builder shall submit a written response to the Owner's design review comments, describing the action taken for each comment. Design Builder shall, in a timely fashion, bring to the attention of the Owner areas where new technologies or Design-Build processes may require modifications to these requirements.

E. By submitting Design Materials, Design Builder represents to the Owner that the Design Materials may be designed and constructed for the then current Commercial Terms and in accordance with the Initial Basis of Design Documents. Notwithstanding the above, Design Builder may propose Designs, Plans or other Submissions that may alter a Commercial Term or the Initial Basis of Design Documents; however, with any such Design Materials, Design Builder must provide notice pursuant to Section 10 of the General Conditions.

1.5 DEVELOPMENT OF Guaranteed Maximum Price (GMP)

A. The forecasting and development of accurate project cost estimates throughout each phase of the Project is vital to the Owner's financial management strategy. The Owner relies on the Design Builder to provide and validate current and detailed cost estimates and forecasts that will be incorporated into the overall cost controls for the Owner.

B. Throughout the Project, Design Builder will update estimates and forecasts and provide data to the Owner to reflect real time information. Design Builder will provide all pricing, estimates and other data used to develop the Commercial Terms on an open and transparent basis. The project controls system used by the Design Builder shall be acceptable to the Owner and will be capable of being broken down and reported in a number of different work breakdown structures, including but not limited to organizing the financial data by cost element codes, subcontracts, vendors, Construction Document packages, etc.

C. The Design Builder will coordinate the development of the GMP with the development of the Final Basis of Design Documents as well as the Project Schedule so that the Owner may obtain an accurate GMP within the Project Budget.

1. Design Builder shall highlight any material differences between the Final Basis of Design Documents as they are being developed and the Initial Basis of Design Documents.

2. In the event that the Owner has any comments relative to the Design Materials or finds any inconsistencies from the Initial Basis of Design Documents or inaccuracies in the Design Materials, it shall give prompt written notice of such comments or findings to Design Builder, who shall make appropriate adjustments to the proposed Final Basis of Design Documents.

3. The parties will work collaboratively to make adjustments in the Design Materials and in the proposed Final Basis of Design Documents to fit within the Owner's Project Goals.

B. Final Basis of Design Documents. The Owner and Design Builder shall work collaboratively to develop the Final Basis of Design Documents provided as part of the GMP Proposal. The Final Basis of Design Documents submitted with the GMP Proposal shall be determined during Phase 1A and shall include at a minimum the following documents and set forth the assumptions and clarifications on which the GMP Proposal and Project Schedule are based.

END OF DOCUMENT

USDA
Form RD 400-6
(Rev.12-09)

Form Approved
OMB No. 0575-0018

COMPLIANCE STATEMENT

This statement relates to a proposed contract with _____

_____,
(Name of borrower or grantee)

who expects to finance the contract with assistance from either the Rural Housing Service (RHS), Rural Business-Cooperative Service (RBS), or the Rural Utilities Service (RUS) or their successor agencies, United States Department of Agriculture (whether by a loan, grant, loan insurance, guarantee, or other form of financial assistance). I am the undersigned bidder or prospective contractor, I represent that:

1. I ☐ have, ☐ have not, participated in a previous contract or subcontract subject to Executive Order 11246 (regarding equal employment opportunity) or a preceding similar Executive Order.

2. If I have participated in such a contract or subcontract, I ☐ have, ☐ have not, filed all compliance reports that have been required to file in connection with the contract or subcontract.

☐ If the proposed contract is for $50,000 or more: or ☐ If the proposed nonconstruction contract is for $50,000 or more and I have 50 or more employees, I also represent that:

3. I ☐ have, ☐ have not previously had contracts subject to the written affirmative action programs requirements of the Secretary of Labor.

4. If I have participated in such a contract or subcontract, ☐ I have, ☐ have not developed and placed on file at each establishment affirmative action programs as required by the rules and regulations of the Secretary of Labor.

I understand that if I have failed to file any compliance reports that have been required of me, I am not eligible and will not be eligible to have my bid considered or to enter into the proposed contract unless and until I make an arrangement regarding such reports that is satisfactory to either the RHS, RBS or RUS, or to the office where the reports are required to be filed.

I also certify that I do not maintain or provide for my employees any segregated facilities at any of my establishments, and that I do not permit my employees to perform their services at any location, under my control, where segregated facilities are maintained. I certify further that I will not maintain or provide for my employees any segregated facilities at any of my establishments, and that I will not permit my employees to perform their services at any location, under my control, where segregated facilities are maintained. I agree that a breach of this certification is a violation of the Equal Opportunity clause in my contract. As used in this certification, the term "segregated facilities" means any waiting rooms, work areas, restrooms and wash rooms, restaurants and other eating areas time clocks, locker rooms and other storage or dressing areas, parking lots, drinking fountains, recreation or entertainment areas, transportation, and housing facilities provided for employees which are segregated by explicit directive or are in fact segregated on the basis of race, creed, color, or national origin, because of habit, local custom, or otherwise. I further agree that (except where I have obtained identical certifications for proposed subcontractors for specific time periods) I will obtain identical certifications from proposed subcontractors prior to the award of subcontracts exceeding $10,000 which are not exempt from the provisions of the Equal Opportunity clause; that I will retain such certifications in my files; and that I will forward the following notice to such proposed subcontractors (except where the proposed subcontractors have submitted identical certifications for specific time periods):

According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays the valid OMB control number. The valid OMB control number for this information collection is 0575-0018. The time required to complete this information collection is estimated to average 10 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

NOTICE TO PROSPECTIVE SUBCONTRACTORS OF REQUIREMENTS FOR CERTIFICATIONS OF NON-SEGREGATED FACILITIES

A certification of Nonsegregated Facilities, as required by the May 9, 1967, order (32F.R. 7439, may 19, 1967) on Elimination of Segregated Facilities, by the Secretary of Labor, must be submitted prior to the award of a subcontract exceeding $ 10,000 which is not exempt from the provisions of the Equal Opportunity clause. The certification may be submitted either for each subcontract or for all subcontracts during a period (i.e., quarterly, semiannually, or annually).

NOTE: The penalty for making false statements in offers is prescribed in 18 U.S.C. 1001.

DATE _____

_____

(Signature of Bidder or Prospective Contractor)

_____

Address (including Zip Code)

This form is available electronically.

OMB Control No. 0505-0027
Expiration Date: 04/30/2022

Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion Lower Tier Covered Transactions — AD-1048

The following statement is made in accordance with the Privacy Act of 1974 (5 U.S.C. § 552a, as amended). This certification is required by the regulations implementing Executive Order 12549, Debarment and Suspension, and 2 C.F.R. §§ 180.300, 180.335, Participants' responsibilities. The regulations were amended and published on August 31, 2005, in 70 Fed. Reg. 51865-51880. Copies of the regulations may be obtained by contacting the Department of Agriculture agency offering the proposed covered transaction.

According to the Paperwork Reduction Act of 1995 an agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0505-0027. The time required to complete this information collection is estimated to average 15 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. The provisions of appropriate criminal, civil, fraud, privacy, and other statutes may be applicable to the information provided.

(Read instructions on page two before completing certification.)

A. The prospective lower tier participant certifies, by submission of this proposal, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency;

B. Where the prospective lower tier participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

ORGANIZATION NAME	PR/AWARD NUMBER OR PROJECT NAME

NAME(S) AND TITLE(S) OF AUTHORIZED REPRESENTATIVE(S)	
SIGNATURE(S)	DATE

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prio civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at How to File a Program Discrimination Complaint (https://www.ascr.usda.gov/filing-program-discrimination-complaint-usda-customer) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW, Washington, D.C. 20250-9410; (2) fax: (202) 690-7442.

Instructions for Certification

(1) By signing and submitting this form, the prospective lower tier participant is providing the certification set out on page 1 in accordance with these instructions.

(2) The certification in this clause is a material representation of fact upon which reliance was placed when this transaction was entered into. If it is later determined that the prospective lower tier participant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal Government, the department or agency with which this transaction originated may pursue available remedies, including suspension or debarment.

(3) The prospective lower tier participant shall provide immediate written notice to the person(s) to which this proposal is submitted if at any time the prospective lower tier participant learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.

(4) The terms "covered transaction," "debarred," "suspended," "ineligible," "lower tier covered transaction," "participant," "person," "primary covered transaction," "principal," "proposal," and "voluntarily excluded," as used in this clause, have the meanings set out in the Definitions and Coverage sections of the rules implementing Executive Order 12549, at 2 C.F.R. Parts 180 and 417. You may contact the department or agency to which this proposal is being submitted for assistance in obtaining a copy of those regulations.

(5) The prospective lower tier participant agrees by submitting this form that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the department or agency with which this transaction originated.

(6) The prospective lower tier participant further agrees by submitting this form that it will include this clause titled "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion - Lower Tier Covered Transactions," without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions.

(7) A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that is not debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. A participant may decide the method and frequency by which it determines the eligibility of its principals. Each participant may, but is not required to, check the System for Award Management (SAM) database.

(8) Nothing contained in the foregoing shall be construed to require establishment of a system of records to render in good faith the certification required by this clause. The knowledge and information of a participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.

(9) Except for transactions authorized under paragraph (5) of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal Government, the department or agency with which this transaction originated may pursue available remedies, including suspension and/or debarment.

Approved by OMB No. 0348-0046

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352
(See Reverse for public burden disclosure.)

1. Type of Federal Action:	2. Status of Federal Action:	3. Report Type:
☐ a. contract b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	☐ a. bid/offer/application b. initial award c. post-award	☐ a. initial filing b. material change **For Material Change Only:** year _____ quarter _____ date of last report _____

4. Name and Address of Reporting Entity:	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:
☐ Prime ☐ Subawardee Tier _____, *if known:* **Congressional District,** *If known:*	**Congressional District,** *If known:*
6. Federal Department/Agency:	**7. Federal Program Name/Description:** CFDA Number, *if applicable*:
8. Federal Action Number, *If known:*	**9. Award Amount,** *If known:* $
10. a. Name and Address of Lobbying Registrant *(If individual, last name, first name, MI):*	**b. Individuals Performing Services** *(Including address if different from No. 10a)* *(last name, first name, MI):*
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to the Congress semi-annually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less that $10,000 and not more than $100,000 for each such failure.	Signature: _____ Print Name: _____ Title: _____ Telephone No.: _____ Date: _____

Federal Use Only:	Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

INSTRUCTIONS FOR COMPLETION OF SF-LLL, DISCLOSURE OF LOBBYING ACTIVITIES

This disclosure form shall be completed by the reporting entity, whether subawardee or prime Federal recipient, at the initiation or receipt of a covered Federal action, or a material change to a previous filing pursuant to title 31 U.S.C. section 1352. The filing of a form is required for each payment or agreement to make payment to any lobbying entity for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with a covered Federal action. Complete all items that apply for both the initial filing and material change report. Refer to the implementing guidance published by the Office of Management and Budget for additional information.

1. Identify the type of covered Federal action for which lobbying activity is and/or has been secured to influence the outcome of a covered Federal action.

2. Identify the status of the covered Federal action.

3. Identify the appropriate classification of this report. If this a followup report caused by a material change to the information previously reported, enter the year and quarter in which the change occurred, Enter the date of the last previously submitted report by this reporting entity for this covered Federal action.

4. Enter the full name, address, city, State and zip code of the reporting entity. Include Congressional District, if known. Check the appropriate classification of the reporting entity that designates if it is, or expects to be a prime or subaward receipt. Identify the tier of the subawardee, e.g., the first subawardee of the prime is the 1st tier. Subawards include but are not limited to subcontracts, subgrants and contract awards under grants.

5. If the organization filing the report in item 4 checks :Subawardee," then enter the full name, address, city, State and zip code of the prime Federal recipient. Include Congressional District, if known.

6. Enter the name of the Federal agency making the award or loan commitment. Include at least one organizational level below agency name, if known. For example, Department of Transportation, United States Coast Guard.

7. Enter the Federal program name or description for the covered Federal action (Item 1). If known, enter the full Catalog of Federal Domestic Assistance (CFDA) number for grants, cooperative agreements, loans and loan commitments.

8. Enter the most appropriate Federal identifying number available for the Federal action identified in Item 1 (e.g., Request for Proposal (RFP) number; Invitation for bid (IFB) number; grant announcement number; the contract, grant, or loan award number; the application/proposal control number assigned by the Federal agency). Include prefixes, e.g. "RFP-DE-90-001."

9. For a covered Federal action where there has been an award or loan commitment by the Federal agency, enter the Federal amount of the award/loan commitment for the prime entity identified in Item 4 or 5.

10. (a) Enter the full name, address, city, State and zip code of the lobbying registrant under the Lobbying Disclosure Act of 1995 engaged by the reporting entity identified in Item 4 to influence the covered Federal action.

    (b) Enter the full names of the individual(s) performing services, and include full address if different from 10 (a). Enter Last Name, First Name and Middle Initial (MI).

11. Certifying official shall sign and date the form, print his/her name, title and telephone number.

According to the Paperwork Reduction Act, as amended, no persons are required to respond to a collection of information unless it displays a valid OMB Control Number. The valid OMB control number for this information collection is OMB No. 0348-0046. Public reporting burden for this collection of information is estimated to average 10 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0046), Washington, DC 20503.

CERTIFICATION FOR CONTRACTS, GRANTS AND LOANS

The undersigned certifies, to the best of his or her knowledge and belief, that:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant or Federal loan, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant or loan.

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant or loan, the undersigned shall complete and submit Standard Form - LLL, "Disclosure of Lobbying Activities," in accordance with its instructions.

3. The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including contracts, subcontracts, and subgrants under grants and loans) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

_____ _____

(name) (date)

_____

(title)

oOo

Certification Regarding
Debarment, Suspension, Ineligibility and Voluntary Exclusion
Lower Tier Covered Transactions

This certification is required by the regulations implementing Executive Order 12549, Debarment and Suspension, 13 CFR Part 145. The regulations were published as Part VII of the May 26, 1988 *Federal Register* (pages 19160-19211). Copies of the regulations may be obtained by contacting the person to which this proposal is submitted.

(BEFORE COMPLETING CERTIFICATION, READ INSTRUCTIONS ON REVERSE)

(1) The prospective lower tier participant certifies, by submission of this proposal, that neither it nor its principals are presently debarred, suspended, proposed for disbarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.

(2) Where the prospective lower tier participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

Business Name _____

Date _____ By _____
Name and Title of Authorized Representative

_____
Signature of Authorized Representative

Federal Recycling Program Printed on Recycled Paper

INSTRUCTIONS FOR CERTIFICATION

1. By signing and submitting this proposal, the prospective lower tier participant is providing the certification set out below.

2. The certification in this clause is a material representation of fact upon which reliance was placed when this transaction was entered into. If is later determined that the prospective lower tier participant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal Government, the department or agency with which this transaction originated may pursue available remedies, including suspension and/or debarment.

3. The prospective lower tier participant shall provide immediate written notice to the person to which this proposal is submitted if at any time the prospective lower tier participant learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.

4. The terms "covered transaction," "debarred," "suspended," "ineligible," "lower tier covered transaction," "participant," "person," "primary covered transaction," "principal," "proposal," and "voluntarily excluded," as used in this clause, have the meanings set out in the Definitions and Coverage sections of the rules implementing Executive Order 12549. You may contact the person to which this proposal is submitted for assistance in obtaining a copy of those regulations (13CFR Part 145).

5. The prospective lower tier participant agrees by submitting this proposal that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the department or agency with which this transaction originated.

6. The prospective lower tier participant further agrees by submitting this proposal that it will include the clause titled "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion--Lower Tier Covered Transactions," without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions.

7. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that is not deas it knows that the certification is erroneous. A participant may decide the method and frequency by which it determines the ineligibility of its principals. Each participant may, but is not required to, check the Nonprocurement List.

8. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of a participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.

9. Except for transactions authorized under paragraph 5 of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal Government, the department or agency with which this transaction originated may pursue available remedies, including suspension and/or debarment.

USDA RD 1942-A Guide 27, Attachment 6, Attachment to AIA Document A141-2014

Revisions made pursuant to this document have been notated as "USDA" Text will be in this shade of Blue

ATTACHMENT TO AIA DOCUMENT A141-2014, *Standard Form of Agreement Between Owner and Design-Builder*

The provisions of this Attachment shall delete, modify and supplement the provisions contained in the "*Standard Form of Agreement between Owner and Design-Builder*", AIA Document A141 – 2014 Edition. The provisions contained in this Attachment will supercede any conflicting provisions of the AIA Document. **The term "Agency", as used in this Attachment, shall mean the United States of America, acting through the United States Department of Agriculture.**

ARTICLE 1: General Provisions

Modify paragraph 1.1 by inserting the words "and is concurred with by the Agency" after "Owner's Criteria" in the first sentence.

Modify paragraph 1.1.7 by inserting the following sentences in subparagraph 1.1.7.4:

If the Work is not substantially complete on or before this date, or within this period of time, or extension thereof granted by the Owner, the Design-Builder shall pay to the Owner liquidated damages in the sum of $_____ for each calendar day of delay. Any sums that may be due the Owner as liquidated damages may be deducted from any monies due or to become due the Design-Builder under the Contract or may be collected from the Design-Builder's surety.

Modify paragraph 1.1.11 by inserting the words ", the Agency," after "Owner" in the second sentence.

Add the following subparagraphs and clauses to paragraph 1.4:

1.4.16 Agency
The term "Agency", as used in this Attachment, shall mean the United States of America, acting through United States Department of Agriculture.

1.4.17 Independent Inspector
The term "Independent Inspector," as used in this Attachment, shall mean the Inspector independent from the Design-Builder hired by the Owner to represent the Owner's interests. The Agency requires a construction inspector independent of the Design-Builder.

1.4.17.1 The Independent Inspector shall be a representative of and shall advise and consult with the Owner during construction until final payment is due to the Design-Builder, and at the Owner's direction during the period of correction of the Work described in the design/build documents. The Independent Inspector shall furnish consultations necessary to identify

construction defects and correct unforeseen conditions encountered during this period. The Independent Inspector shall assist the Owner in performing a review of the Project during the 11th month after the date of Substantial Completion.

1.4.17.2 The Independent Inspector shall conduct an inspection prior to the issuance of the Acknowledgement of Substantial Completion and shall submit a written report to the Owner, Agency and the Design-Builder about Work to be completed prior to final acceptance. Such services shall be coordinated with the Agency. Prior to submitting the final Application for Payment, the Independent Inspector shall conduct an inspection, submit a Statement of Completion, and receive and forward to the Owner, for the Owner's review and records, written warranties and related documents required by the Contract Documents and assembled by the Design-Builder.

1.4.17.3 Visits to the site shall be documented in writing on standard inspection report forms with copies furnished to the Owner, Design-Builder and Agency. Visits to the site shall be in accordance with Agency requirements and procedures.

ARTICLE 2: Compensation and Progress Payments

Modify subparagraph 2.1.4.1 by inserting the following in the appropriate space:

Interest at 1% per month or 12% per year for pay estimates outstanding for 60 days will be paid to the Design-Builder.

ARTICLE 3: DESIGN/BUILDER

Add the following subparagraph to subparagraph 3.1.3:

3.1.3.3 The Design-Builder shall advise the Owner of required tests, inspections and reports, shall furnish coordination of such tests and inspections, and shall advise the Owner and Agency of the results of same. Copies of test results shall be furnished to the Owner, Owner's Independent Inspector and Agency, as appropriate.

Add the following sentence to subparagraph 3.1.4: "Any extra cost that may result from any such acts and omissions will be the responsibility of the Design-Builder."

Add the following sentence to paragraph 3.1.5: The Design-Builder shall conduct a Preconstruction Conference prior to the beginning of construction to familiarize all parties involved with the necessary work. This meeting shall be held with the Design-Build representative, Owner, Owner's Independent Inspector, Agency representative(s) and other interested parties as appropriate. The Agency 'Record of Preconstruction Conference' may be used to document the meeting.

Add the following subparagraph to subparagraph 3.1.7:

3.1.7.1 The Design-Builder shall consult with the Agency Architect or Engineer about the Agency's requirements and procedures.

Add the following clauses to subparagraph 3.1.8.1:

3.1.8.1.13 The Design-Builder shall conduct on-site pay/progress meetings no less than once a month during the periods of active construction. These meetings shall be held with the Design-Build representative, Owner, Owner's Independent Inspector, Agency representative(s) and other interested parties as appropriate, to review and discuss the application for payment, work progress schedule, construction problems or disputes and other appropriate matters.

In subparagraph 3.1.11.3, add the words "and written concurrence by the Agency has been issued" after "Owner has approved the respective Submittal" and add the following sentence after the first sentence: Two (2) sets of submittals for the Agency are required.

ARTICLE 4: Work Prior to Execution of the Design-Build Amendment

Modify paragraph 4.4.1.2 by deleting "and, if based upon the Cost of the Work plus a fee, a written statement of estimated cost organized by trade categories, allowances, contingencies, Design-Builder's Fee, and other items that comprise the Contract Sum;". Insert a period after method.

ARTICLE 5: Work Following Execution of the Design-Build Amendment

In subparagraph 5.3, add the following subparagraph:

5.3.4 The Design-Builder shall not contract with any person or entity declared ineligible under Federal laws or regulations from participating in federally assisted construction projects for to whom the Owner has made reasonable objection. The Design-Builder shall not be required to contract with anyone to whom the Design-Builder has reasonable objection.

ARTICLE 6: CHANGES IN THE WORK

Insert the word ", Agency" after the word "Owner" in its first occurrence in subparagraph 6.1.2.

Delete subparagraph 6.2 and substitute the following:

6.2 A change order is a written order to the Design-Builder utilizing Form RD 1924-7, "Contract Change Order," signed by the Owner, Independent Inspector, Design-Builder, and the Agency representative. It is issued after the execution of the Contract, authorizing a change in the Work or an adjustment in the Contract Sum or the Contract Time. The Contract Sum and the Contract Time may be changed only by Change Order. The Design-Builder's signing of the change order indicates complete agreement therein.

Add the following sentence to the end of subparagraph 6.3.1: "A Construction Change Directive may be used only for a change in response to an emergency, as described in Paragraph 10.4."

Delete subparagraph 6.3.3.

Delete subparagraph 6.3.5.

Delete subparagraph 6.3.7.

ARTICLE 7: OWNER

Add the following sentence to the end Paragraph 7.1.1:

The Owner shall provide the Design-Builder with Agency standard Contract Document Guides.

ARTICLE 9: PAYMENT APPLICATIONS AND PROJECT COMPLETION

Add the words, "using AIA Document G-702, 'Application and Certificate for Payment' or Form RD 1924-18, 'Partial Payment Estimate'," after "Application for Payment" in the first sentence of subparagraph 9.3.1.

Under subparagraph 9.3.1, add the following subparagraph:

9.3.1.3 The Design-Builder shall obtain Agency concurrence on all Applications of Payment before payment is made.

Add the following sentence to the end of paragraph 9.4: "Agency concurrence is required on all Certificates of Payment before payment is made."

Add the following subparagraph to paragraph 9.6:

9.6.8 No progress payments will be made that deplete the retainage, place in escrow any funds that are required for retainage, or invest the retainage for the benefit of the Design-Builder.

Replace the word "seven" with the word "ten (10)" in the first sentence of subparagraph 9.7.

Add the words ", in collaboration with the Agency Architect or Engineer," after "prepare" in the first sentence of subparagraph 9.8.5.

Delete subparagraph 9.8.6 and substitute the following:

9.8.6 **The certificate of substantial completion shall be submitted by the Design-Builder to the Owner and the Agency for written acceptance of responsibilities assigned to it in the certificate.** When the Work has been substantially completed, except for the work which cannot be completed because of weather conditions, lack of materials or other reasons, which, in the judgment of the Owner, are valid reasons for non-completion, the Owner may make additional payments, retaining at all times an amount sufficient to cover the estimated cost of the work still to be completed.

Delete subparagraph 9.9.1 and substitute the following subparagraphs:

9.9.1 The Design-Builder agrees to the use and occupancy of a portion or unit of the Project before formal acceptance by the Owner under the following conditions:

9.9.1.1 A Certificate of Substantial Completion shall be prepared and executed as provided in subparagraph 9.8.4, except that when, in the opinion of the Inspecting Architect, the Design-Builder is chargeable with unwarranted delay in completing the Work or the Contract requirements, the signature of the Design-Builder will not be required. The Certificate of Substantial Completion shall be accompanied by copies of Design-Builder's insurance policies, written endorsements of the Design-Builder's insurance carrier, and the surety permitting occupancy by the Owner during the remaining period of the Project Work. Occupancy and use by the Owner shall not commence until authorized by public authorities having jurisdiction over the Work.

9.9.1.2 Occupancy by the Owner shall not be construed by the Design-Builder as being an acceptance of that part of the Project to be occupied.

9.9.1.3 The Design-Builder shall not be held responsible for any damage to the occupied part of the Project resulting from the Owner's occupancy.

9.9.1.4 Occupancy by the Owner shall not be deemed to constitute a waiver of existing claims in behalf of the Owner or Design-Builder against each other.

9.9.1.5 If the Project consists of more than one building, and one of the buildings is to be occupied, the Owner, prior to occupancy of that building, shall secure permanent property insurance on the building to be occupied and necessary permits which may be required for use and occupancy.

Add the following subparagraph to the beginning of subparagraph 9.9.2:

With the exception of clause 9.9.1.5, use and occupancy by the Owner prior to Project acceptance does not relieve the Design-

Builder of the responsibility to maintain all insurance and bonds required of the Design-Builder under the Contract Documents until the Project is completed and accepted by the Owner.

Delete subparagraph 9.10.1 and substitute the following:

9.10.1 Upon receipt of written notice that the Work is ready for final inspection and acceptance and upon receipt of a final Application for Payment, the Owner, Owner's Independent Inspector and Agency representative shall promptly make such inspection and, and when the Owner finds the Work acceptable under the Design-Build documents and fully performed, the Owner with Agency concurrence shall, subject to Section A.9.10.2, promptly make final payment to the Design-Builder.

Delete the second and third sentences of subparagraph 9.10.2.

ARTICLE 14: CLAIMS AND DISPUTE RESOLUTION

In subparagraph 14.4.1, delete "shall" and replace with "may" in the first sentence.

Delete subparagraph 14.4.1.1 and substitute the following subparagraphs:

14.4.1.1 The arbitration provisions in this subsection may be initiated by either party to this Contract by filing with the other party a written request for arbitration. The other party may accept or reject the request by filing a written answering statement with the requesting party within fourteen (14) calendar days of the receipt of such request. If the request is accepted the provisions of this section shall apply. If the request is rejected or an answering statement is not filed within the fourteen (14) day period, the provisions in this subsection will not apply.

14.4.1.2 Within fourteen (14) calendar days or any mutually agreeable time period thereafter, each party to this Contract will appoint one arbitrator. Within fourteen (14) calendar days or any mutually agreeable time period thereafter, the two arbitrators will select a third arbitrator. Failure to appoint an arbitrator within the mutually agreeable time periods will terminate further actions under this subsection.

14.4.1.3 The arbitrators will select a hearing location as close to the Owner's locale as possible.

ARTICLE 15: MISCELLANEOUS PROVISIONS

Modify paragraph 15.2.1 by inserting the following at the end:

This Agreement will not become effective until concurred with in writing by the Agency. Such concurrence shall be evidenced by the signature of a duly authorized representative of the Agency in the space provided at the end of this attachment to the Agreement. The concurrence so evidenced by the Agency shall in no way commit the Agency to render financial assistance to the Owner and is without liability to the Agency for payment hereunder.

But in the event such financial assistance is provided, the Agency concurrence shall signify the provisions of this Agreement are consistent with the requirements of the Agency.

Add the following paragraphs 15.9 through 15.13.1 to Article 15.

15.9 EQUAL OPPORTUNITY REQUIREMENTS - Non-discrimination in Employment by Federally Assisted Construction Contractors, by Executive Order 11246.

15.9.1 This section summarized Executive Order 11246, as amended, which prohibits employment discrimination and requires employers holding non-exempt Federal contracts and subcontracts and federally-assisted construction contracts and subcontracts in excess of $10,000 to take affirmative action to ensure equal employment opportunity without regard to race, color, religion, sex, or national origin. The Executive Order requires, as a condition for the approval of any federally assisted construction contract, that the applicant incorporate nondiscrimination and affirmative action clauses into its non-exempt federally assisted construction contracts.

15.9.2 Executive Order 11246, as amended, is administered and enforced by the Office of Federal Contract Compliance Programs (OFCCP), an agency in the U.S. Department of Labor's Employment Standards Administration. OFCCP has issued regulations at 41 CFR chapter 60 implementing the Executive Order. The regulations at 41 CFR part 60-4 establish the procedures which the Agency, as an administering agency, must follow when making grants, contracts, loans, insurance or guarantees involving federally assisted construction which is not exempt from the requirements of Executive Order 11246. The regulations which apply to Federal or federally assisted construction contractors also are published at 41 CFR part 60-4.

15.9.3 OFCCP has established numerical goals for minority and female utilization in construction work. The goals are expressed in percentage terms for the contractor's aggregate workforce in each trade. OFCCP has set goals for minority utilization based on the percentage of minorities in the civilian labor force in the relevant area. There is a single nationwide goal of 6.9 percent for utilization for women. The goals to all construction work in the covered geographic area, whether or not it is federal, federally assisted or non-federal. A notice advises bidders of

the applicable goals for the area where the project is to be located.

15.9.4 Application. This section applies to all of a construction contractor's or subcontractor's employees who are engaged in on-site construction including those construction employees who work on a non-Federal or non-Federally assisted construction site.

15.9.4.1 Agency officials will notify the appropriate Regional Director of OFCCP that an Agency financed construction contract has been awarded, and that the equal opportunity clauses are included in the contract documents.

15.7.4.2 The Regional Director, OFCCP-DOL, will enforce the non-discrimination requirements of Executive Order 11246.

15.9.4.3 The prospective contractor or subcontractor must comply with the Immigration Reform and Control Act of 1986 by completing and retaining Form I-9, "Employment Eligibility Verification," for employees hired. This form is available from the Immigration and Naturalization Service, and Department of Justice.

15.9.4.4 The prospective contractor or subcontractor must submit Form RD 400-6, "Compliance Statement," to the applicant and an Agency official as part of the bid package, prior to any contract bid negotiations and comply with the Executive Order 11246 as stated in the contract documents.

15.10 STATUTES

15.10.1 The Design-Builder and each subcontractor shall comply with the following statutes (and the regulations issued pursuant thereto, which are incorporated herein by reference):

15.10.2 The Design-Builder agrees to abide by the requirements of 2 CFR part 417 and under Executive Order 12549, which pertains to the debarment or suspension of a person from participating in a Federal program or activity. If the total compensation exceeds $25,000, the Design-Builder shall complete the relevant certification form provided by the Owner.

15.10.3 If applicable, the Design-Builder shall comply with Section 319 of Public Law 101-121, as supplemented by the Department of Agriculture regulations (2 CFR part 418and DR 2400-5). This Law pertains to restrictions on lobbying and applies to the recipients of Contracts and Subcontracts that exceed $100,000 at any tier under a Federal loan that exceeds $150,000 or a Federal grant that exceeds $100,000. If applicable, the Design-Builder must complete a certification form on lobbying activities related to a specific Federal loan or grant that is a funding for this Contract. The certification and disclosure forms shall be provided by the Owner.

15.10.4 Copeland Anti-Kickback Act (18 U.S.C. 874) as supplemented in Department of Labor regulations (29 CFR part 3). This Act provides that each Contractor shall be prohibited from inducing, by any means, any person in connection with the construction to give up any part of the compensation to which the person is otherwise entitled.

15.10.5 Clean Air Act (42 U.S.C. 7414), section 114, and the Water Pollution Control Act (33 U.S.C. 1813), section 308. Under Executive Order 11738 and Environmental Protection Agency (EPA) regulations 40 CFR part 15, all Contracts in excess of $100,000 are required to comply with these Acts. The Acts require the Contractor to:

15.10.5.1 Notify the Owner of the receipt of any communication from EPA indicating that a facility to be utilized in the performance of the Contract is under consideration to be listed on the EPA list of Violating Facilities,

15.10.5.2 Certify that any facility to be utilized in the work by any nonexempt contractor or subcontractor is not listed on the EPA list of Violating Facilities as of the date of the Contract Award.

15.10.5.3 Include or cause to be included the above criteria and requirements of clauses A.13.3.5.1 and A.13.3.5.2 in every nonexempt Subcontract, and that the Contractor will take such actions as the Agency may direct as a means of enforcing such provisions.

15.10.6 The Contractor shall be required to comply with Section 107 of the Contract Work Hours and Safety Standards Act (40 U.S.C. 333) entitle "Safety and Health Regulations for Construction" (29 CFR Part 1926) to the extent that any resulting Contract involves construction.

15.11 ENVIRONMENTAL REQUIREMENTS

15.11.1 Mitigation Measures - The Design-Builder shall comply with applicable mitigation measures established in the environmental assessment for the project. These may be obtained from the Agency representative.

15.11.2 The Design-Builder, when constructing a Project involving trenching, excavating, or other earth moving activity, shall comply with the following environmental constraints:

15.11.2.1 Endangered Species, Historic Preservation, Human Remains and Cultural Items, Hazardous Materials, and Paleontology - Any excavation or other earth moving activity by the Design-Builder that provides evidence of the presence of endangered or threatened species or their critical habitat, uncovers a historical or archaeological artifact, human remains or cultural items, hazardous materials, a fossil or other paleontological materials will require the Design-Builder to:

.1 Temporarily stop work;

.2 Provide immediate notice to the Architect and the Agency, and in the case of potentially hazardous materials, provide immediate notice to local first responders and take such measures as necessary to protect the public and workers;

.3 Take reasonable measures as necessary to protect the discovered materials or protected resource;

.4 Abide by such direction as provided by the Agency, or Agencies responsible for resource protection or hazardous materials management; and

.5 Resume work only upon notice from the Architect and the Agency.

15.12 Compliance with all Federal, State, and local requirements effective on the contract execution date will be the responsibility of the Design-Builder.

15.13 RECORDS

15.13.1 If the Contract is based on a negotiated Bid, the Owner, the United States Department of Agriculture, the Comptroller General of the United States, or any of their duly authorized representatives, shall have access to any books, documents, papers, and records of the Design-Builder which are directly pertinent to a specific Federal loan program for the purpose of making audit, examination, excerpts, and transcriptions. The Design-Builder shall maintain records for at least three years after the Owner makes final payment and all other pending matters are closed.

ARTICLE 16: Scope of the Agreement

Modify subparagraph 16.1.6 by inserting the following in the appropriate space:

Payment Bond
Performance Bond
Compliance Statement (Form RD 400-6)
Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion - Lower Tier Covered Transactions (Form AD 1048)
Disclosure of Lobbying Activities (SF-LLL)
Certification for Contracts, Grants and Loans (RD Instruction 1940-Q, Exhibit A-1)

Exhibit B: INSURANCE AND BONDS

B.2.1 Add subparagraph B.2.1.1.6:

B.2.1.1.6 The Owner shall be named as co-insured on the liability insurance.

Add the following clauses to B.2.1.

B.2.1.11 The insurance required in subparagraph B.2.1 shall be written for not less than the following limits, or greater if required by law:

.1 Workers' Compensation:

(a) State:	Statutory	
(b) Applicable Federal (E.g. Longshoremen's)	Statutory	
(c) Employer's Liability:	$ _____	per Accident
	$ _____	Disease, Policy Limit
	$ _____	Disease, Each Employee

.2 Comprehensive or Commercial General Liability (Including Premises-Operations; Independent Design-Builders' Protective; Products and Completed Operations; Broad Form Property Damage):

(a) Bodily Injury:	$_____	Each Occurrence
	$_____	Aggregate
(b) Property Damage	$_____	Each Occurrence
	$_____	Aggregate

(c) Products and Completed Operations to be maintained for _____ years after final payment:
$_____ Aggregate

(d) Property Damaged Liability Insurance shall provide X, C and U coverage.

(e) Broad Form Property Damage Coverage shall include Completed Operations.

.3 Contractual Liability:

(a) Bodily Injury	$_____	Each Occurrence
	$_____	Aggregate
(b) Property Damage	$_____	Each Occurrence
	$_____	Aggregate

.4 Personal Injury, with Employment Exclusion deleted:
$_____ Aggregate

.5 Business Auto Liability (including owned, non-owned and hired vehicles):

(a) Bodily Injury	$_____	Each Person

$_____ Each Occurrence
(b) Property Damage $_____ Each Occurrence

.6 If the General Liability Coverages are provided by a Commercial Liability policy, the:

(a) General Aggregate shall be not less than $_____ and it shall apply, in total, to this Project only.
(b) Fire Damage Limit shall be not less than $_____ on any one fire.
(c) Medical Expense Limit shall be not less than $_____ on any one person

.7 Umbrella Excess Liability:
$_____ over primary insurance
$_____ retention for self-insured hazards each occurrence.

.8 If an exposure exists, Aircraft Liability (owned and non-owned) and Watercraft Liability (owned and non-owned) with limits approved by the Owner shall be provided.

Add the following subparagraphs to subparagraph B.2.2:

B.2.2.2 The Design-Builder shall furnish the Owner Bonds covering faithful performance of the Contract and payment of obligations arising thereunder with such bonds dated on or before the date of this agreement. The surety company executing the Bonds must hold a certificate of authority as an acceptable surety on Federal Bonds as listed in Treasury Circular 570, as amended, and be authorized to transact business in the State where the Project is located. The Bonds (using the latest AIA forms) shall each be equal to the amount of the Contract Sum. The cost of these Bonds shall be included in the Contract Sum.

B.2.2.3 The Design-Builder shall require the attorney-in-fact who executes the required Bonds on behalf of the surety to affix thereto a certified and current power of attorney.

B.2.2.4 If at any time a surety on any such Bond is declared bankrupt or loses its right to do business in the State in which the Work is to be performed or is removed from the list of surety companies accepted on Federal Bonds, the Design-Builder shall within ten (10) calendar days after notice from the Owner to do so, substitute an acceptable Bond in such form and sum and signed by such other surety or sureties as may be satisfactory to the

Owner. The premiums of such Bond shall be paid by the Design-Builder. No further payment shall be deemed due nor shall be made until the new surety or sureties shall have furnished an acceptable Bond to the Owner.

Delete the last sentence in subparagraph B.3.2.4.

Delete subparagraph B.3.2.5.

SIGNATURE BLOCK:

Delete the signature block on page 34 of this Agreement and substitute the following signature block:

This Agreement is entered into as of the day and year first written above and is executed in at least three original copies, of which one is to be delivered to the Design-Builder, one to the Owner and one to the Agency. Concurrence in the Contract by the Agency is required before the contract is effective.

OWNER:

ATTEST: _____ BY: _____

Print Name: _____ Print Name: _____

Title: _____ Title: _____

Date: _____ Date: _____

DESIGN/BUILDER:

ATTEST: _____ BY: _____

Print Name: _____ Print Name: _____

Title: _____ Title: _____

Date: _____ Date: _____

OWNER'S ATTORNEY REVIEW:

I have examined this design/build contract and have received verification that the proper performance and payment bond(s) will be issued and executed thereof, and I am of the opinion that each of the aforesaid agreements are adequate and has been duly executed by the proper parties thereto acting through their duly authorized representatives; that said representatives have full power and authority to execute said agreements on behalf of the respective parties named thereon; and that the foregoing agreements constitute valid and legally binding obligations upon the parties executing the same in accordance with terms, conditions, and provisions thereof.

By: _____

Print Name: _____

Date: _____

AGENCY CONCURRENCE:
Approved as lender or insurer of fund to defray the costs of this contract and without liability for any payments thereunder, the USDA Rural Development hereby concurs in the award of this contract.

By: _____ Title: _____

Print Name: _____ Date: _____

o0o

EXHIBIT 2B-01
2018 USDA Environmental
Finding of No Significant Impact

August 20, 2018

Ms. Rebecca L. Palmer
State Historic Preservation Officer
Nevada State Historic Preservation Office
901 s. Stewart St., Suite 5004
Carson City, NV 89701-5248

Attention: Jessica Axsom

RE: Finding of No Historic Properties Affected – West Wendover Fire Station Project
West Wendover Nevada

Dear Ms. Palmer:

Under the Community Facility Programs, 7 CFR Part 1942, Subpart A and 7 CFR Part 3570 Subpart A, the Rural Housing Service (RHS) is considering funding the application from the City of West Wendover for the following:

> Construct a New Fire Station on the same area as previously selected for the new City Hall and Justice Center that was previously reviewed and constructed in 2008 and 2009. Originally the fire station was proposed to be part of the City Hall Structure, however due to financial constraints the fire station was eliminated at that time. No other construction has occurred in the surrounding area since the 2006 evaluation and construction of the City Hall. Included in this project is funding for procuring the land next to the proposed fire station.

The project will be located west of the City Hall and within the area reviewed in 2006. (see attached map); the site lies North of the Victory Highway which will not be impacted by this project. Additional details were submitted in the original consultation back in 2006. We have included copies of the original SHPO consultation and response and BLM's MOA for the project. The project met all the requirements included in the BLM MOA which was finalized in 2008. Also copies of the correspondence to the tribes that were consulted for the original project are attached and these same tribes have been re-contacted.

RHS has determined that this project is an undertaking subject to review under section 106 of the National Historic Preservation Act, 54 U.S.C. § et seq., and its implementing regulations, 36 CFR Part 800 (Section 106 review).

Back in 2006 no quad map had been required, as such we have included a quad map with a designated area of potential effect (APE). No other structures are located within the APE. The Victory Highway is within the APE but will not be impacted by this project.

Based on review of the project documentation provided by previous review s in 2006 through 2008 and recent field inspections, RHS has determined that a finding of no historic properties affected is appropriate for this undertaking. This finding will conclude Section 106 review as it agrees with the determinations of previous environmental reviews. Please provide your concurrence or objection, electronically within thirty days of your receipt of this recommended finding. In accordance with 36 CFR § 800.3(c)(4), RUS will proceed to the next step in review if we do not receive a response from you within thirty days.

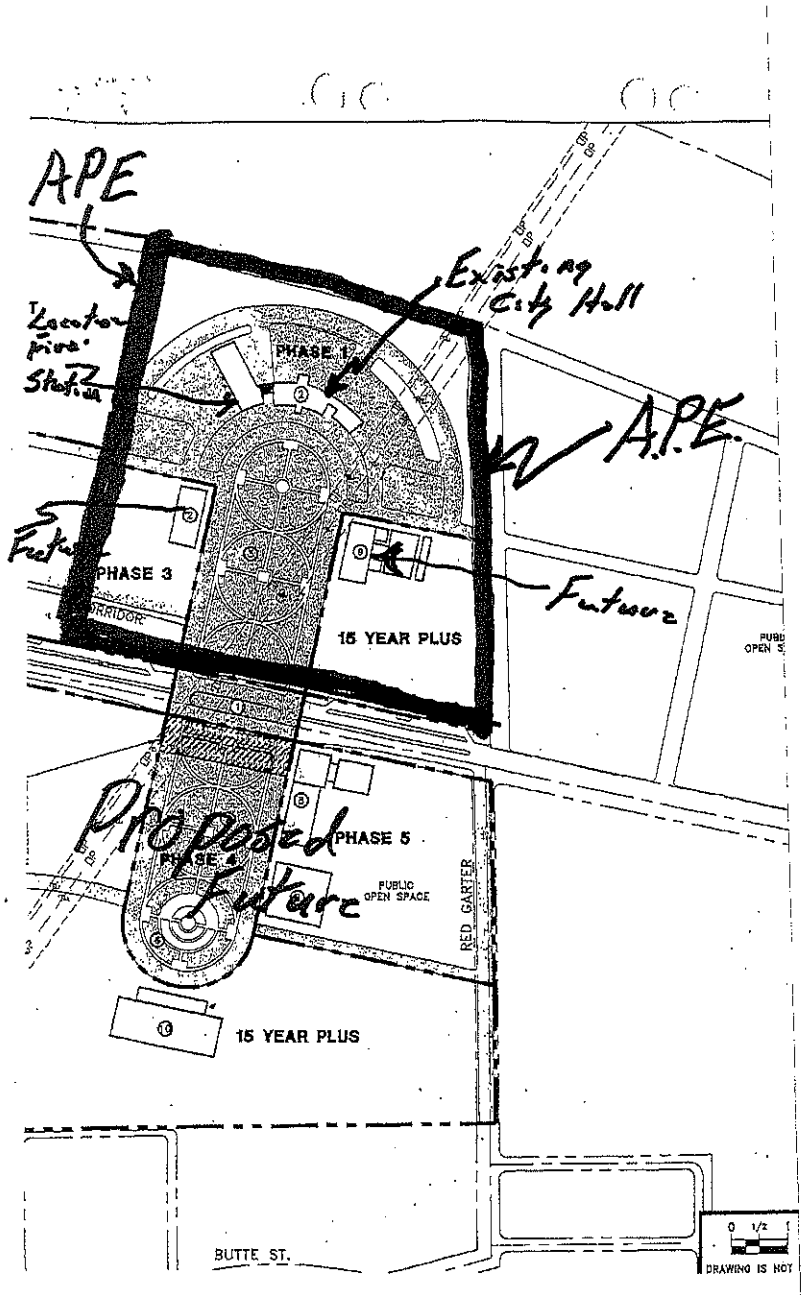
RHS will include an inadvertent discovery provision, developed in accordance with 36 CFR § 800.13 (b) and (c), as a condition of obligation to address any historic properties which might be inadvertently discovered or affected during project construction.

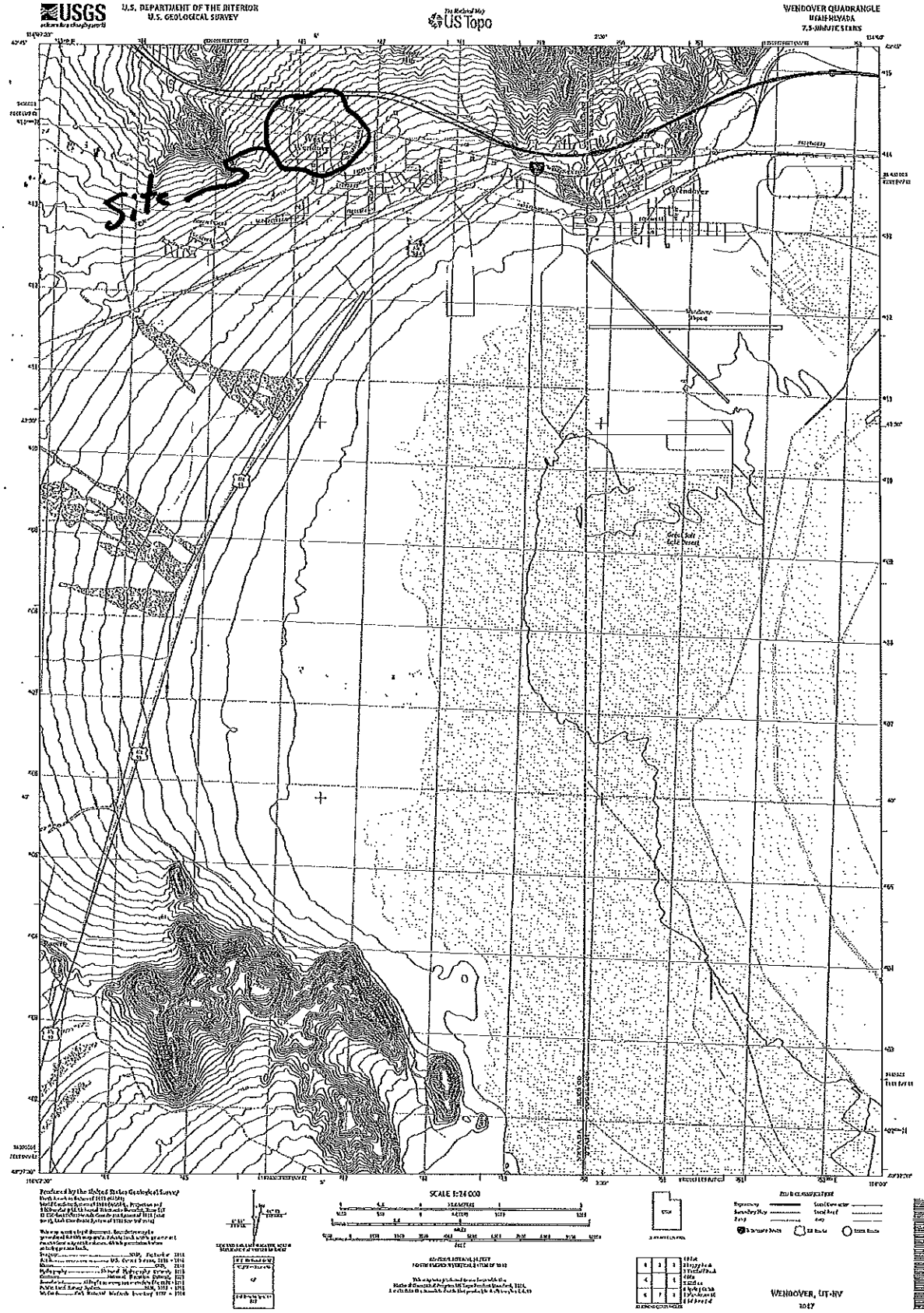
Should you have any questions, please contact me at (775) 887-1222 ext. 4759 or by e-mail at john.nelson4@nv.usda.gov.

Sincerely,

John Nelson, P.E., P.L.S.
State Environmental Coordinator
USDA Rural Development, Nevada

cc:	Kelsey Owens, USDA RD	via e-mail
	Cheryl Couch, USDA RD	via e-mail
	Maria Murillo, USDA RD	via e-mail
	Chris Melville, West Wendover	via e-mail
	Shay Stark, Aqua Engineering	via e-mail


APE
Existing City Hall
A.P.E.
Future
PHASE 1
PHASE 3
15 YEAR PLUS
Future
Proposed
PHASE 5
PHASE 4
Future
PUBLIC OPEN SPACE
RED GARTER
15 YEAR PLUS
BUTTE ST.
0 1/2
DRAWING IS NOT


USGS
U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY
US Topo
WENDOVER QUADRANGLE
UTAH-NEVADA
7.5-MINUTE SERIES
site
SCALE 1:24 000
WENDOVER, UT-NV
2017

MEMORANDUM OF AGREEMENT
AMONG
THE ELKO FIELD OFFICE OF THE BUREAU OF LAND MANAGEMENT,
THE NEVADA STATE HISTORIC PRESERVATION OFFICER,
AND THE CITY OF WEST WENDOVER, NEVADA,
REGARDING
RESOLUTION OF ADVERSE EFFECTS RESULTING FROM
LEASING OF 124.67 ACRES OF PUBLIC LAND

WHEREAS, the Elko Field Office of the Bureau of Land Management (BLM) pursuant to the Nevada Protocol and in consultation with the Nevada State Historic Preservation Office (NSHPO), has determined that a one mile segment of the Victory Highway/U.S. 40 in T. 33 N., R. 70 E. MDM, within Sections 8, 9 and 16 is eligible for inclusion in the National Register of Historic Places; and

WHEREAS the BLM has determined that leasing the parcel containing this highway segment to the City of West Wendover under the Recreation and Public Purposes Act, and subsequent alteration of the historic property and its setting during construction of the city's administrative center, would result in an adverse effect; and

WHEREAS, BLM has notified the Advisory Council on Historic Preservation (Council) of these adverse effects in accordance with 36 C.F.R. 800.6(a)(1), regulations implementing Section 106 of the National Historic Preservation Act (16 U.S.C.470f); and

WHEREAS, the proponent, West Wendover, Nevada, participated in the consultation and has been invited to concur in this memorandum of agreement, and will pay for and implement mitigation measures for the property as outlined below in this MOA:

NOW, THEREFORE, BLM and the NSHPO enter into this Memorandum of Agreement (MOA) which provides that the undertaking shall be implemented in accordance with the following treatment measures in order to mitigate the effect of the undertaking on this historic property.

I. PURPOSE:

Execution of this MOA by BLM and NSHPO and filing of the MOA with the Council pursuant to 36 C.F.R. 800.6(b)(1)(iv) prior to issuing the lease, and implementation of its terms evidence that BLM has taken into account the effects of this undertaking on historic properties and afforded the Council an opportunity to comment.

II. TREATMENT MEASURES:

The BLM shall ensure implementation of the following measures:

A. BLM will consult with the Pacific Great Basin System Support Office of the National Park Service (NPS) and prepare Draft Historical American Engineering Record (HAER) level documentation, as recommended by NPS for this segment of the Victory Highway/U.S. 40). Draft HAER documentation will be submitted to NPS

within six months following completion of field work to document the one mile segment of the Victory Highway. Final documentation will be submitted within two months after receipt of NPS comments on the draft.

B. Final copies of the photographs will be approved by NPS before the highway is altered. HAER narrative documentation does not need be approved by NPS prior to alteration of the highway, but draft and final copies will be submitted within the time periods specified above at II.A.

C. A copy of the final HAER documentation, as approved by NPS, will be sent to the NSHPO in Carson City, Nevada.

D. The following terms and conditions will be inserted into the R&PP lease agreement and carried through to the deed should the property be patented under this Act.

1. The historic Victory Highway/U.S. 40 roadway within the lease parcel shall be preserved in place except at locations where the roadbed must be cut to allow street access to the city complex. The existing asphalt shall be preserved to the extent possible. In locations where the asphalt has deteriorated or been removed such as at the western end of the lease parcel and the culvert removal locations, the roadbed shall be maintained as a hard packed gravel surface.
2. Utilities shall be located within road crossing corridors, or bored under the highway so as to not disturb the pavement more than necessary.
3. At street crossings the Victory Highway shall be saw cut and removed only for the width of the road and sidewalk, plus at most a 10 foot transition on the outside of the sidewalk.
4. The historic roadbed will require some repair prior to incorporating it into a walking/biking trail and continued maintenance to control vegetation. Repair and maintenance activities shall be conducted in a manner that preserves the integrity of the historic property. Drainages will be assessed to determine the necessity of installing culverts. If culverts are needed they will be designed to be unobtrusive and not distract from the historic nature of the highway. Discarded facing stones from previously removed culverts can be used with any new culverts. Compacted fill is to be used to bring previous culvert locations up to grade or plug holes in the asphalt. Vegetation removal from the paved surface shall be done in a manner that causes least impact to the asphalt as outlined on pages 34-35 of cultural resources inventory report BLM1-2516.
5. West Wendover shall install interpretive signs along or near the historic property. As proposed by the City, they will work with the BLM to develop a plan for preservation and phased interpretation of the highway and the features along it. The extant culverts, billboard remains and the nearby transcontinental telephone line will be among the interpreted features. Discarded culvert facing stones may be used for construction of some of the monuments.

III. Objections:

Should any party to this MOA object at any time to any actions proposed or the manner in which the terms of this MOA are implemented, BLM will consult with the objecting party to

resolve the objection. If BLM determines, within 30 days, that such objection(s) can not be resolved, BLM will:

A. Forward all documentation relevant to the dispute to the Council in accordance with 36 C.F.R. 800.2(b)(2). Upon receipt of adequate documentation, the Council will review and advise BLM on the resolution of the objection within 30 days. Any comment provided by the Council, and all comments from the parties to the MOA will be taken into account by BLM in reaching a final decision regarding the dispute.
B. If the Council does not provide comments regarding the dispute within 30 days after receipt of adequate documentation, BLM may render a decision regarding the dispute. In reaching its decision, BLM will take into account all comments regarding the dispute from the parties to the MOA.
C. BLM's responsibility to carry out all other actions subject to this MOA that are not the subject of the dispute remain unchanged. BLM will notify all parties of its decision in writing before implementing that portion of the undertaking subject to dispute under this stipulation. BLM's decision will be final.

IV. Termination:

If the MOA is not amended following the consultation set out in Stipulation II, it may be terminated by any signatory or invited signatory. Within 30 days following termination, BLM shall notify the signatories if it will initiate consultation to execute a MOA with the signatoried under 36 C.F.R. 800.6(c)(1) or request the comment of the Council under 36 C.F.R. 800.7(1) and proceed accordingly.

Execution of this Memorandum of Agreement and implementation of its terms evidence that the BLM has afforded the Nevada SHPO an opportunity to comment on the West Wendover Recreation and Public Purposes Lease and its effect on historic properties, and that the BLM has taken into account the effects of the undertaking on historic properties.

U.S. DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT

By: Helen Hankins Date: 8-3-2006

Helen Hankins, Elko Field Office Manager

NEVADA STATE HISTORIC PRESERVATION OFFICE

By: _____ Date: 8-9-06
for Alice M. Baldrica, Deputy SHPO

CONCUR:

By: _____ Date: 08-03-06
City of West Wendover

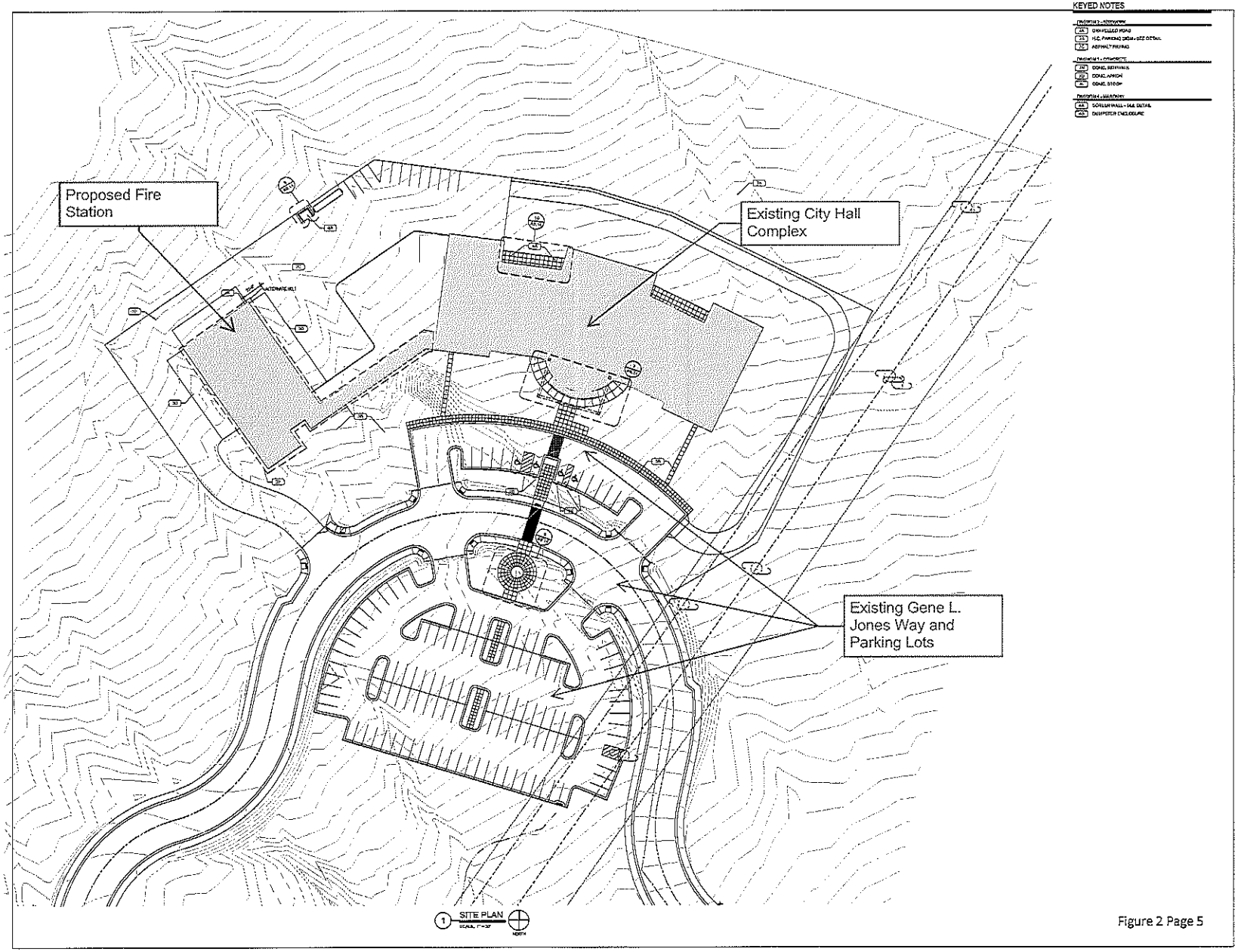


Figure 2 Page 5

STATE OF NEVADA
DEPARTMENT OF CULTURAL AFFAIRS
Nevada State Historic Preservation Office
100 N. Stewart Street
Carson City, Nevada 89701
(775) 684-3448 • Fax (775) 684-3442
www.nvshpo.org

KENNY C. GUINN
Governor

SCOTT K. SISCO
Interim Director

RONALD M. JAMES
State Historic Preservation Officer

September 20, 2006

2006 SEP 22 P 1:51

Herb Shedd
Business and Cooperative Programs Director
USDA Rural Development
1390 South Curry Street
Carson City NV 89703-5146

RE: West Wendover City Hall Funding, Salt Lake Desert, Elko County.

Dear Mr. Shedd:

The Nevada State Historic Preservation Office (SHPO) reviewed the subject undertaking. The area of potential effect for the subject undertaking has been previously inventoried for cultural resources by the Bureau of Land Management as the land proposed for the City Hall is leased from that federal agency. This undertaking identified the following historic property in the larger parcel for lease:

CrNV-01-8957 (segment of the Victory Highway).

The SHPO concurs with the USDA Rural Development's determination that the proposed undertaking will not pose an adverse effect to the above historic property.

If you have any questions concerning this correspondence, please contact me by phone at (775) 684-3443 or by E-mail at rlpalmer@clan.lib.nv.us.

Sincerely,

Rebecca Lynn Palmer
Review and Compliance Officer, Archaeologist

United States Department of Agriculture
Rural Development
Nevada State Office

September 20, 2006

FILE COPY

Mr. Ronald James
Nevada Historic Preservation Officer
State Historic Preservation Office
100 N. Stewart St.
Carson City, NV 89701-4285

Attn: Rebecca L. Palmer

Re: West Wendover City Hall

Dear Ms. Palmer:

Your previous correspondence to our agency concerning the referenced project indicated that we should consult with the Bureau of Land Management for compliance with Section 106 of the National Historic Preservation Act of 1966, as amended. We have reviewed the BLM's consultation with your office and understand that a previous discovered property (a segment of the Victory Highway) has been identified during their consultative process. The funding our agency will provide to the city for the construction of the new city hall will not have an adverse effect on that specific property. Additionally, we will defer to the BLM on their mitigation measures on the historic property.

We would appreciate your comments on what we propose to do and if you have any further questions on our undertaking, please do not hesitate contacting me at 775-887-1222 extension 19.

Sincerely,

Herb Shedd
Business and Cooperative Programs Director

"USDA is an equal opportunity provider, employer and lender."
To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, or call (800) 795-3272 (voice) or (202) 720-6382 (TDD).

United States Department of Agriculture
Rural Development
Nevada State Office

August 10, 2006

Mr. Ronald James
Nevada Historic Preservation Officer
State Historic Preservation Office
100 N. Stewart St.
Carson City, NV 89701-4285

Re: City of West Wendover – Construction of City Administration Building/Complex

Dear Mr. James:

Our Agency is planning to issue a loan to the City of West Wendover, Elko County, Nevada for the construction of a new city administration building. As the Elko Field Office of the Bureau of Land Management has been in consultation with your office regarding this project and USDA Rural Development intends no alterations to the scope of this project, USDA RD is incorporating/adopting the BLM's consultation process for our purposes.

Attached is the proposed Memorandum of Agreement among the Bureau of Land Management, the City of West Wendover and the Nevada SHPO that USDA Rural Development will use to assist in incorporating the treatment/mitigation measures required and agreed upon into our Letter of Conditions. Letter of Conditions contains all the conditions the City must meet or comply with in order to obtain USDA Rural Development funding.

This concludes our agency's consultation with the Nevada State Historic Preservation Office regarding this project. If you have any questions, please contact me at 775-738-8468, ext. 109 or by email at kelli.colyer@nv.usda.gov or contact Cheryl Couch, State Environmental Coordinator at 775-887-1222, ext. 22 or by email at cheryl.couch@nv.usda.gov.

Sincerely,

Kelli Colyer
Area Specialist

Enclosure

1390 S. Curry Street • Carson City, Nevada 89703-5146
Phone: (775) 887-1222 • Fax: (775) 887-1287 • TDD: (775) 885-0633 • Web: http://www.rurdev.usda.gov/nv

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"USDA is an equal opportunity provider, employer and lender."
To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, or call (800) 795-3272 (voice) or (202) 720-6382 (TDD).

United States Department of Agriculture
Rural Development
Elko Local Office

August 9, 2006

Cultural Coordinator
TE-Moak Tribe of Western Shoshone
525 Sunset St.
Elko, NV 89801

Re: City of West Wendover, City Hall Government Complex

Dear Cultural Coordinator :

Our Agency is planning to make a loan to the City of West Wendover, Nevada for the construction of a City Hall Government Complex.

Enclosed is a map showing the project site and the area of potential effects (APE) we have established for this undertaking. A representative from our agency has visited the project site, and all information received by our office (and from our inspection of the property) has led to a determination that the project will have a potential adverse effect on the one mile segment of the Victory Highway/U.S 40. A Memorandum of Agreement has been prepared by the Elko Field Office of the Bureau of Land Management, the Nevada State Historic Preservation Officer, and the City of West Wendover, Nevada to address the resolution of adverse effects resulting in the construction of the project. We agree with and plan to adopt the mitigation measures proposed by these agencies.

In initiating review of this undertaking in accordance with Section 106 of the National Historic Preservation Act and its implementing regulations (36 CFR Part 800), we are assessing our need for information regarding historic properties that might be affected by the undertaking. We would appreciate your advice as to what actions we should take to identify cultural and historic properties that would have significance to the TE-Moak Tribe of Western Shoshone.

Our preliminary analyses suggest that we carry out the following identification activities:

1. Consult the National Register of Historic Places.
2. Consult official State site files and databases.

We would appreciate your comments on what we propose to do. If we do not hear from you within 30 days we will assume that you agree that the above activities will constitute

555 W. Silver St, Ste 101 • Elko, Nevada 89801
Phone: (775) 738-8468 • Fax: (775) 738-1429 • TDD: (775) 685-0633 • Web: http://www.rurdev.usda.gov/nv

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To file a complaint of discrimination write USDA, Director, Office of Civil Rights, Room 326-W, Whitten Building, 14th and Independence Avenue, SW, Washington, DC 20250-9410 or call (202) 720-5964 (voice or TDD).

a reasonable and good faith effort to identify potentially historic properties in the area of potential effect.

Sincerely,

Kelli A. Colyer

Kelli A. Colyer
Area Specialist

Enclosures

United States Department of Agriculture
Rural Development
Elko Local Office

August 9, 2006

Cultural Coordinator
Goshute Business Council
P.O. Box 6104
Ibapah, UT 94034

Re: City of West Wendover, City Hall Government Complex

Dear Cultural Coordinator:

Our Agency is planning to make a loan to the City of West Wendover, Nevada for the construction of a City Hall Government Complex.

Enclosed is a map showing the project site and the area of potential effects (APE) we have established for this undertaking. A representative from our agency has visited the project site, and all information received by our office (and from our inspection of the property) has led to a determination that the project will have a potential adverse effect on the one mile segment of the Victory Highway/U.S 40. A Memorandum of Agreement has been prepared by the Elko Field Office of the Bureau of Land Management, the Nevada State Historic Preservation Officer, and the City of West Wendover, Nevada to address the resolution of adverse effects resulting in the construction of the project. We agree with and plan to adopt the mitigation measures proposed by these agencies.

In initiating review of this undertaking in accordance with Section 106 of the National Historic Preservation Act and its implementing regulations (36 CFR Part 800), we are assessing our need for information regarding historic properties that might be affected by the undertaking. We would appreciate your advice as to what actions we should take to identify cultural and historic properties that would have significance to the Goshute Business Council.

Our preliminary analyses suggest that we carry out the following identification activities:

1. Consult the National Register of Historic Places.
2. Consult official State site files and databases.

We would appreciate your comments on what we propose to do. If we do not hear from you within 30 days we will assume that you agree that the above activities will constitute

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a reasonable and good faith effort to identify potentially historic properties in the area of potential effect.

Sincerely,

Kelli A. Colyer

Kelli A. Colyer
Area Specialist

Enclosures

United States Department of Agriculture
Rural Development
Elko Local Office

August 9, 2006

Cultural Coordinator
Ely Shoshone Tribe
16 Shoshone Circle
Ely, NV 89301

Re: City of West Wendover, City Hall Government Complex

Dear Cultural Coordinator:

Our Agency is planning to make a loan to the City of West Wendover, Nevada for the construction of a City Hall Government Complex.

Enclosed is a map showing the project site and the area of potential effects (APE) we have established for this undertaking. A representative from our agency has visited the project site, and all information received by our office (and from our inspection of the property) has led to a determination that the project will have a potential adverse effect on the one mile segment of the Victory Highway/U.S 40. A Memorandum of Agreement has been prepared by the Elko Field Office of the Bureau of Land Management, the Nevada State Historic Preservation Officer, and the City of West Wendover, Nevada to address the resolution of adverse effects resulting in the construction of the project. We agree with and plan to adopt the mitigation measures proposed by these agencies.

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Our preliminary analyses suggest that we carry out the following identification activities:

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2. Consult official State site files and databases.

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Sincerely,

Kelli A. Colyer

Kelli A. Colyer
Area Specialist

Enclosures

United States Department of Agriculture
Rural Development
Elko Local Office

August 9, 2006

Cultural Coordinator
Elko Band TE-Moak Tribe of Western Shoshone
1745 Silver Eagle
Elko, NV 89801-5085

Re: City of West Wendover, City Hall Government Complex

Dear Cultural Coordinator:

Our Agency is planning to make a loan to the City of West Wendover, Nevada for the construction of a City Hall Government Complex.

Enclosed is a map showing the project site and the area of potential effects (APE) we have established for this undertaking. A representative from our agency has visited the project site, and all information received by our office (and from our inspection of the property) has led to a determination that the project will have a potential adverse effect on the one mile segment of the Victory Highway/U.S 40. A Memorandum of Agreement has been prepared by the Elko Field Office of the Bureau of Land Management, the Nevada State Historic Preservation Officer, and the City of West Wendover, Nevada to address the resolution of adverse effects resulting in the construction of the project. We agree with and plan to adopt the mitigation measures proposed by these agencies.

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Sincerely,

Kelli A. Colyer
Area Specialist

Enclosures

United States Department of Agriculture
Rural Development
Elko Local Office

August 9, 2006

Cultural Coordinator
Duck Valley Shoshone Paiute Tribes
P.O. Box 219
Owyhee, NV 89832

Re: City of West Wendover, City Hall Government Complex

Dear Cultural Coordinator:

Our Agency is planning to make a loan to the City of West Wendover, Nevada for the construction of a City Hall Government Complex.

Enclosed is a map showing the project site and the area of potential effects (APE) we have established for this undertaking. A representative from our agency has visited the project site, and all information received by our office (and from our inspection of the property) has led to a determination that the project will have a potential adverse effect on the one mile segment of the Victory Highway/U.S 40. A Memorandum of Agreement has been prepared by the Elko Field Office of the Bureau of Land Management, the Nevada State Historic Preservation Officer, and the City of West Wendover, Nevada to address the resolution of adverse effects resulting in the construction of the project. We agree with and plan to adopt the mitigation measures proposed by these agencies.

In initiating review of this undertaking in accordance with Section 106 of the National Historic Preservation Act and its implementing regulations (36 CFR Part 800), we are assessing our need for information regarding historic properties that might be affected by the undertaking. We would appreciate your advice as to what actions we should take to identify cultural and historic properties that would have significance to the Duck Valley Shoshone Paiute Tribes.

Our preliminary analyses suggest that we carry out the following identification activities:

1. Consult the National Register of Historic Places.
2. Consult official State site files and databases.

We would appreciate your comments on what we propose to do. If we do not hear from you within 30 days we will assume that you agree that the above activities will constitute

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Sincerely,

Kelli A. Colyer
Area Specialist

Enclosures

United States Department of Agriculture
Rural Development
Elko Local Office

August 9, 2006

Cultural Coordinator
Duck Valley Shoshone Paiute Tribes
P.O. Box 219
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Re: City of West Wendover, City Hall Government Complex

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We would appreciate your comments on what we propose to do. If we do not hear from you within 30 days we will assume that you agree that the above activities will constitute

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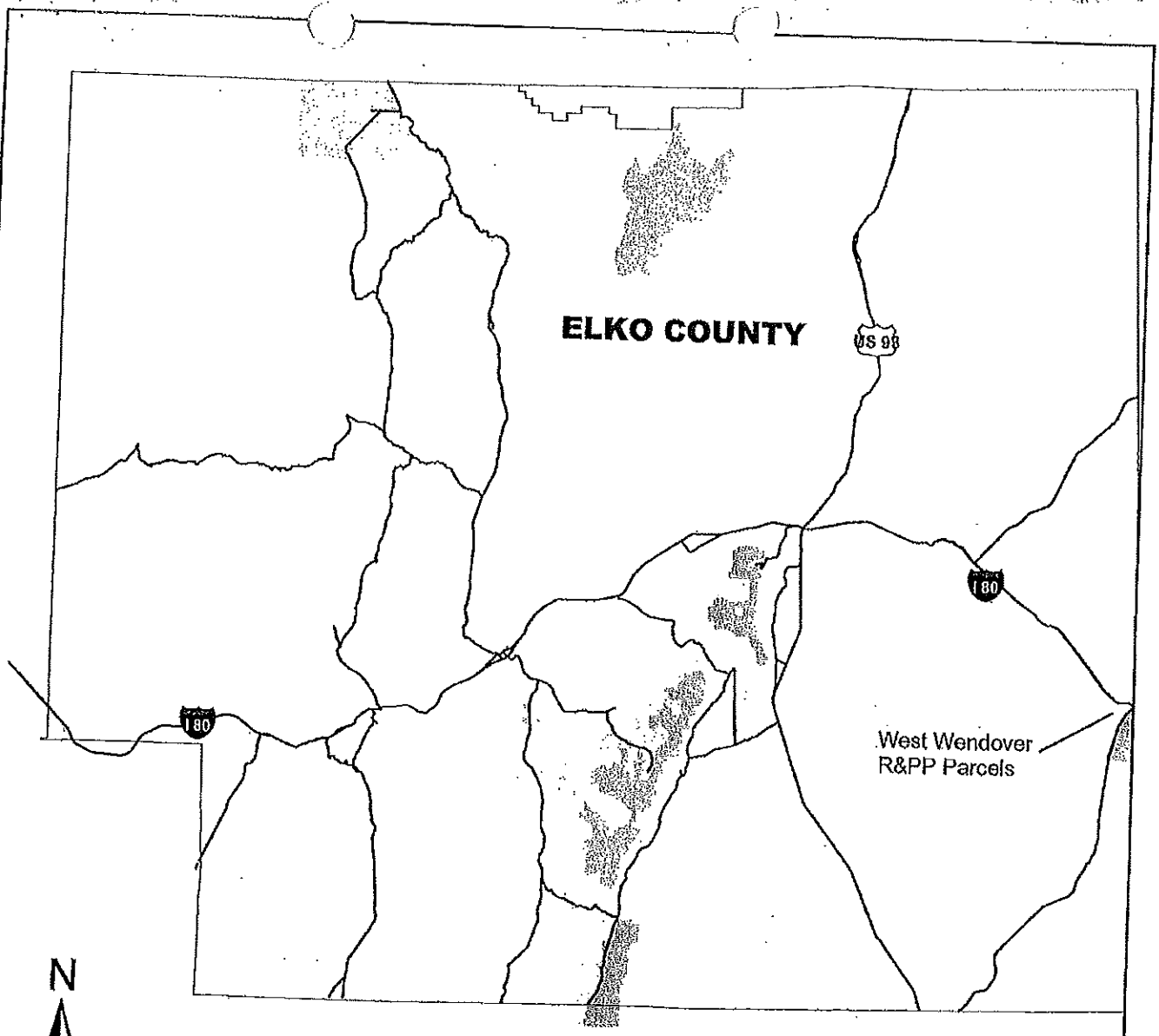
a reasonable and good faith effort to identify potentially historic properties in the area of potential effect.

Sincerely,

Kelli A. Colyer
Area Specialist

Enclosures

ATTACHMENT 1
LOCATION MAPS



N

Location Map for West Wendover R&PP Parcels

February 8, 2006
Elko Field Office

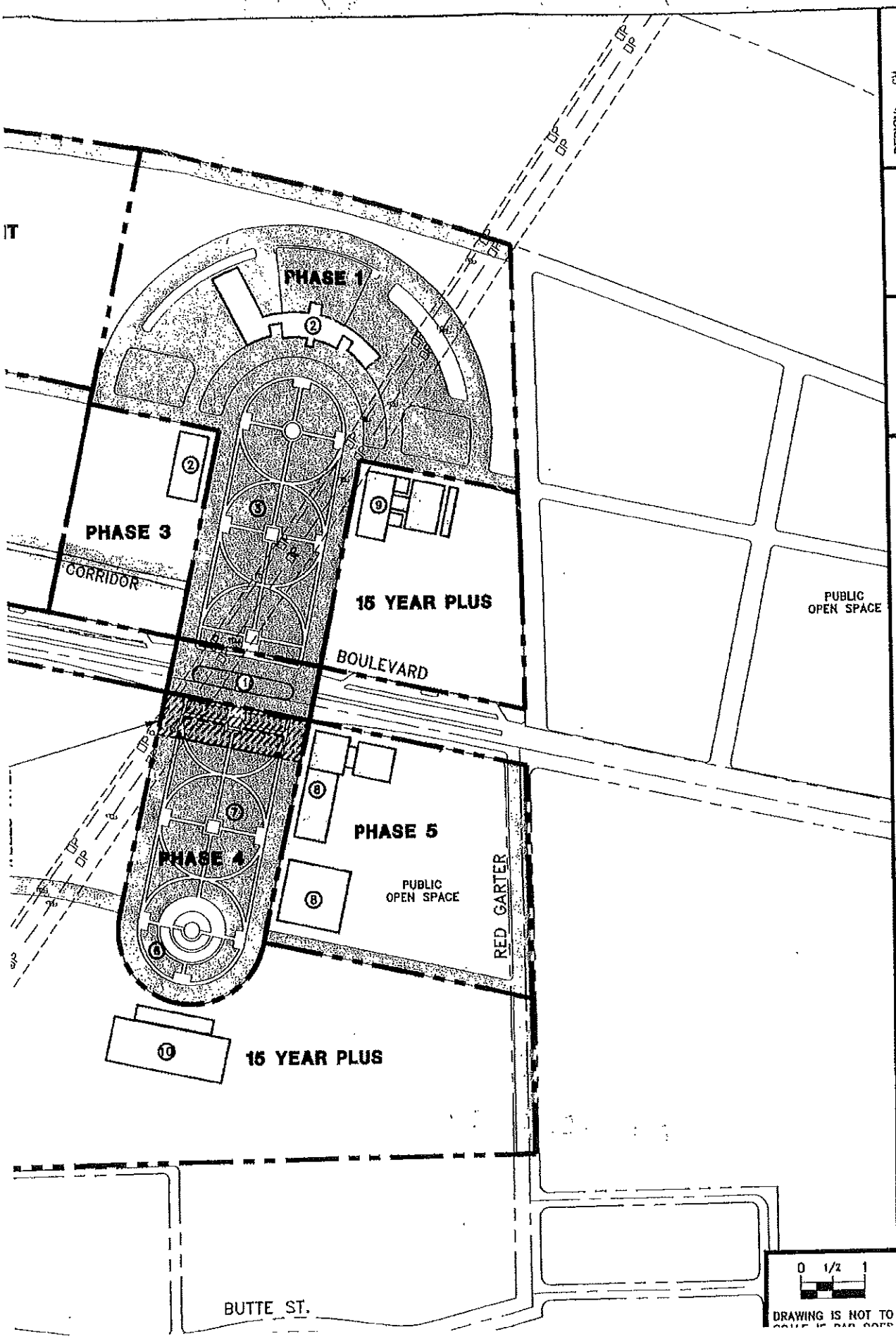
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Published in NAD 1983

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Legend

- Roads
- Public (Administered by BLM)
- Indian Reservation
- Private
- U.S. Forest Service
- U.S. Fish & Wildlife Service
- USFS Wilderness Area



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CHECKED: SGS
SCALE: HORZ. 1" = 200' H
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DATE: JULY 2005

ENGINEERS SEAL

REVISIONS

NO.	DATE

CITY OF WEST WENDOVER

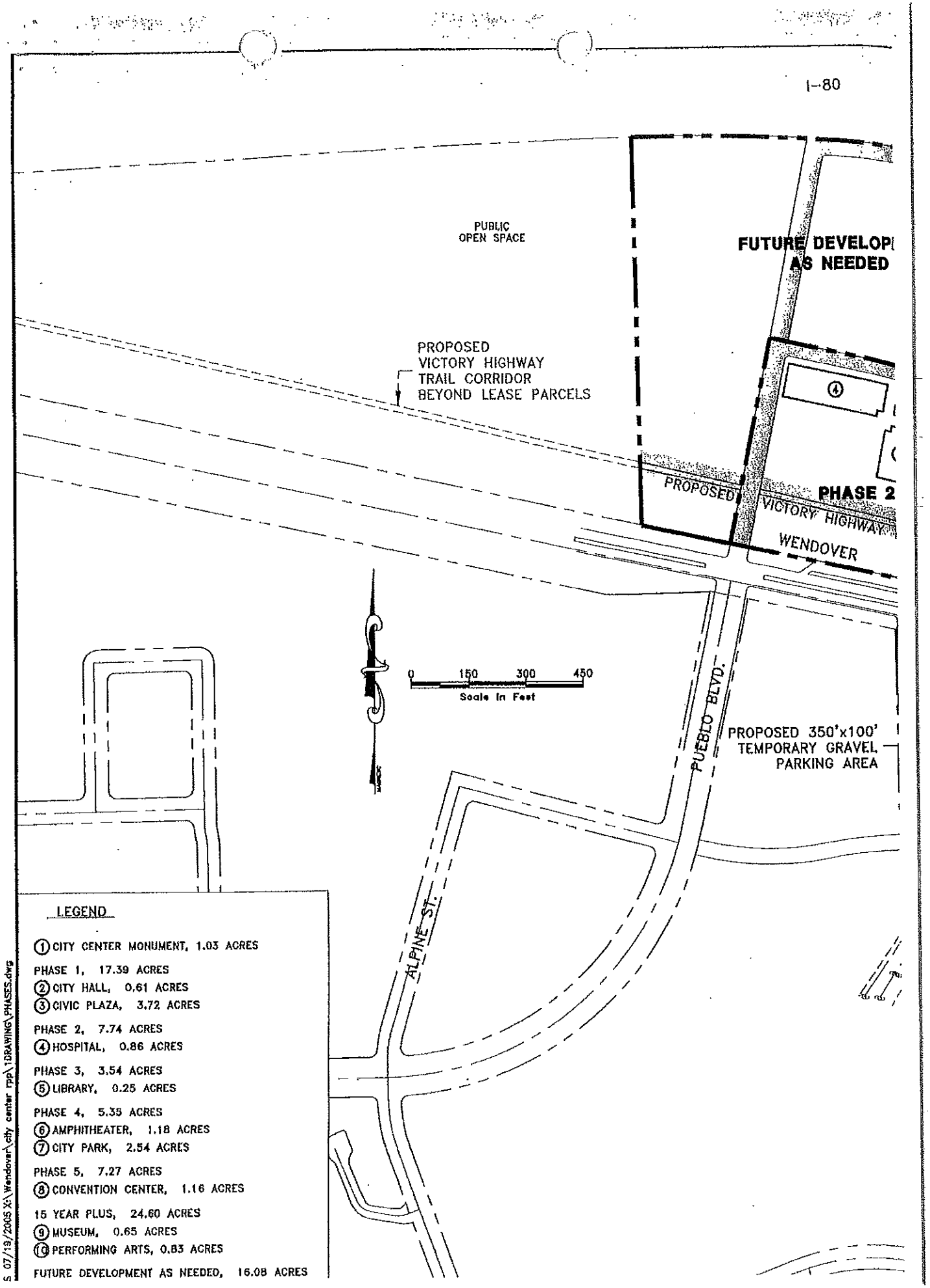
CITY CENTER R&PP LEASE
PHASES AND ACREAGE

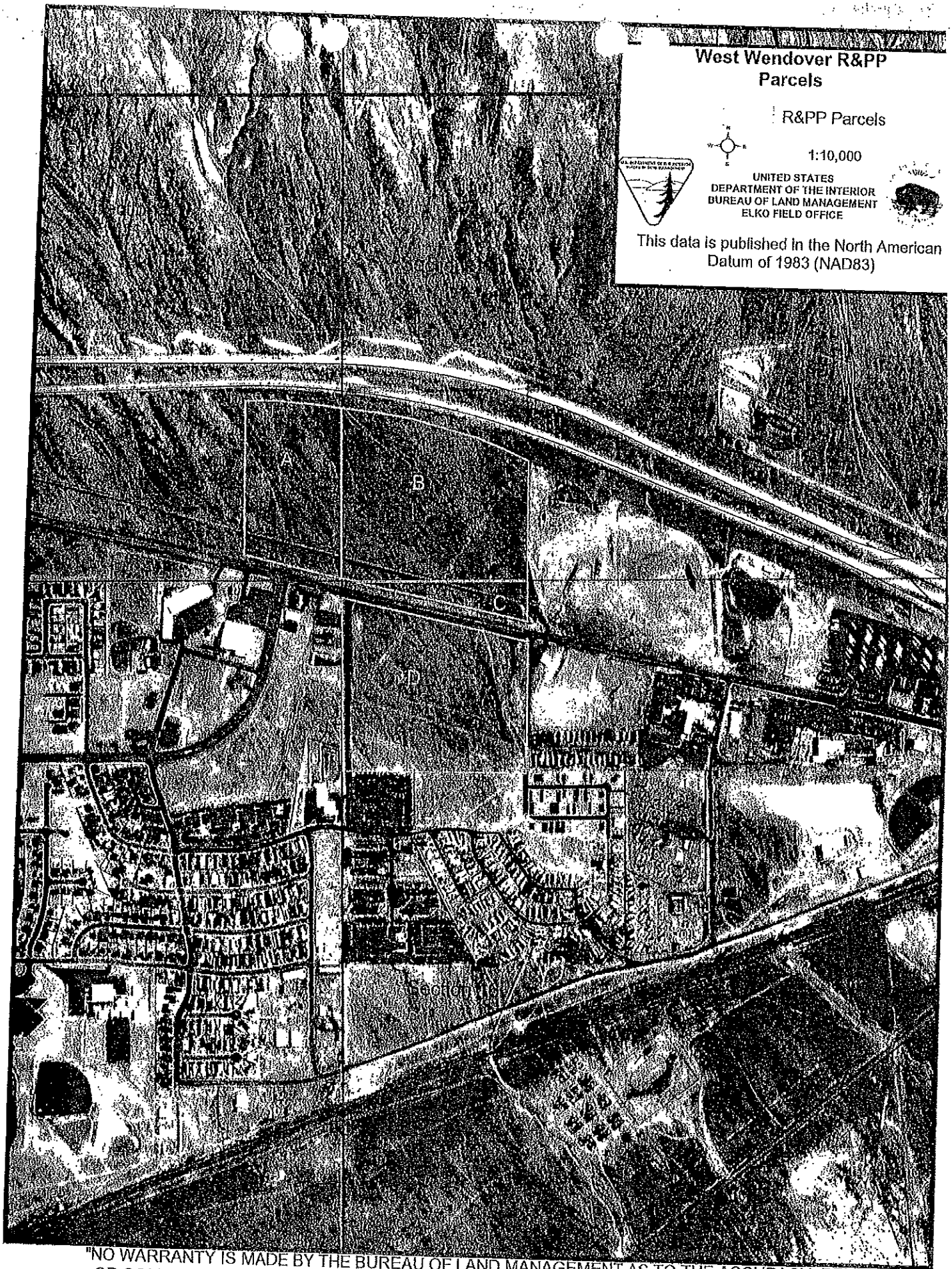
AQUA ENGINEERING, INC.
533 W. 2600 SO. SUITE 275 BOUNTIFUL, UT 84010
PHONE (801) 299-1327 FAX (801) 298-0153

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PROPOSED 350'x100'
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PARKING AREA
ALPINE ST.
LEGEND
① CITY CENTER MONUMENT, 1.03 ACRES
PHASE 1, 17.39 ACRES
② CITY HALL, 0.61 ACRES
③ CIVIC PLAZA, 3.72 ACRES
PHASE 2, 7.74 ACRES
④ HOSPITAL, 0.86 ACRES
PHASE 3, 3.54 ACRES
⑤ LIBRARY, 0.25 ACRES
PHASE 4, 5.35 ACRES
⑥ AMPHITHEATER, 1.18 ACRES
⑦ CITY PARK, 2.54 ACRES
PHASE 5, 7.27 ACRES
⑧ CONVENTION CENTER, 1.16 ACRES
15 YEAR PLUS, 24.60 ACRES
⑨ MUSEUM, 0.65 ACRES
⑩ PERFORMING ARTS, 0.83 ACRES
FUTURE DEVELOPMENT AS NEEDED, 16.08 ACRES
S 07/19/2005 X:\Wendover\city center rpp\1DRAWING\PHASES.dwg



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451 Seventh Street, SW
Washington, DC 20410
www.hud.gov

espanol.hud.gov

Environmental Assessment
Determinations and Compliance Findings for HUD-assisted Projects
24 CFR Part 58

(This document is a draft that has not been through final public hearings.)

Project Information

Project Name: City of West Wendover Fire Station #13

Responsible Entity: City of West Wendover

Grant Recipient: City of West Wendover

State/Local Identifier: CDBG # 23-PF-04

Preparer: Shay Stark

Certifying Officer Name and Title: Jasie Holm, Mayor

Grant Recipient (if different than Responsible Entity):

Consultant (if applicable): Shay Stark,
AQUA Engineering
533 West 2600 South Suite 275
Bountiful, Utah 84010
Phone: 801-299-1327 ext. 3731
E-mail: shays@aquaeng.com

Direct Comments to: Chris Melville, City Manager City of West Wendover
P.O. Box 2825
West Wendover, NV 89883
Phone: 775-664-3081
E-mail: cmelville@westwendovercity.com

Project Location: A portion of the W 1/2 of the SW ¼ of the SW/14 of Section 9 T. 33 N. R. 70 E., M.D.B.&M. Please see project location map - Wendover Quadrangle, Wendover Nevada-Utah, 1972 – and Project Location Map Figure G-1 located in Attachment A.

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]**:**

The proposed action includes construction of a fire station at the existing City Hall Government Complex. The project includes construction of the following improvements:

- Area of Disturbance (Fire station site, utility connections in North Gene L. Jones Way, construction of segment of new public street, relocation of stormwater channel and additional city hall parking.): 3.80 acres.
- Completed Fire Station Site Area: 55,100 square feet or 1.26 acres.
- Building Area: 11,383 square feet.
- Paved Area (fire station site): 0.37 acres or 28.97% of site.
- Building Includes: 5 apparatus bays.
- Building Includes: Offices and activity center including kitchen, dayroom, and equipment storage.
- Approximately 250-foot-long segment of new public street for access to fire station.
- Additional joint use parking at City Hall containing 7 stalls.

Please see Attachment A for drawings describing the proposed action including:

- Drawing Figure 1 City of West Wendover Fire Station #13 Project Location Map
- Project Description
- Concept Design Package (10 Pages) for City of West Wendover Fire Station #13 Project Provided by TSK Architects

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:

The West Wendover Fire Station was constructed in the 1980's by Elko County when the community was a "Township" under the general jurisdiction of Elko County with a community population of approximately 1,500. In 1991, the City of West Wendover became incorporated and inherited the County's facilities. The city proceeded to grow in population surpassing 5,000 people. The fire station was no longer able to meet the space and operational requirements and provide efficient and effective local government operations.

The current 1980's fire station is a 4,400 square foot leased facility on approximately 1 acre of property at 975 Wendover Boulevard on the east side of the community. Due to the lack of indoor storage the Fire Department stores its HazMat response and Mobile Command unit along with additional equipment items outdoors which shortens the life span of the equipment.

Though the 3 short-bay facility was adequate for the needs of the fire service in the early 1980's under Elko County when it was constructed, today the facility is too small, outdated and as noted, the

City leases the property/facility from a private holding which limits the options for the city in the long-term.

The proposed West Wendover Fire Station is an important long-term public safety facility for the City of West Wendover. Originally planned in 2007 to be part of the construction of the City Hall Government Complex, due to cost, the Fire Station portion of the project was delayed. The proposed site is central to the community and allows the shared use of parking and utilities to minimize the necessary footprint and to provide operational efficiencies. The proposed action will provide a centralized location with a facility that is designed to serve the city well into the future.

Existing Conditions and Trends [24 CFR 58.40(a)]:

The existing Fire Station is currently located closer to the east end of town on Wendover Boulevard. It is on property that is leased form a private entity and is very limited in size and capacity. As the City has grown there has been a need to upgrade all of the original city facilities to retain the capability to provide adequate public services. In 2007 the City relocated the City Hall, Police, Courts and Emergency Dispatch on to a 125 acre parcel through an R&PP Lease with the BLM. This allowed these facilities to be centrally located in the community with access directly off of Wendover Boulevard and sized for necessary future capacity. The fire station was also meant to be part of this project but project costs did not allow for its construction at the time.

The community's growth has been tempered due to very limited land availability. In the past that has been due to the fact that a great deal of the land internally as well as surrounding the community has been under Federal ownership. Over the years both the City and private entities have worked to obtain significant portions of the Federal land inside of the community as well as surrounding the community. Since 2016 several opportunities have taken root and are beginning to come to fruition. The community is growing at a modest rate of 2% to 3%. Barring any national or regional economic upheavals this growth rate is projected to continue for the next decade. New growth has placed additional pressure on the existing fire station and the need to be able to increase capacity is acute. The relocation of the fire station will provide additional land area to construct a facility that is adequate for the current needs as well as future needs. At the proposed site it will be possible to expand the facility in the future as growth requires.

Funding Information

Grant Number	HUD Program	Funding Amount
	States and Small Cities Program	$500,000.00

Estimated Total HUD Funded Amount: $500,000.00

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]**:**

HUD (CDBG) Grant	$500,000.00
UDSA Loan	$8,906,800.00
USDA Grant	$200,000.00
City Cash	$2,325,268.00
Gap Funding	$1,642,623.00
Total	**$13,574,691.00**

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes ☐ No ☒	**Consultant Comments:** Comments by Chris Melville, City Manager, City of West Wendover. "The project is not within an FAA designated civilian airport Runway Clear Zone (RCZ), or within a military Airfield Clear Zone (CZ) or APZ. (This finding is based on information from the airport or military airfield administrator which identifies the boundaries of such zones) Or the project only involves minor rehabilitation." **Preparer Comments:** The Wendover Airport is a civil airfield owned by Tooele County, Utah. It is the nearest airfield to the proposed action. The nearest point on the proposed action to the airport runway is 8,700 feet distance. The

		proposed action is not located in the path of the runway. Attachment A contains a drawing titled Project Location Map Figure 1 that shows the measurement between the airport runway clear zone and the proposed action. **Direct Impacts:** • The construction of the proposed action would not have direct impacts on the Wendover Airport as it is located outside of the Runway Clear Zone. **Indirect Impacts:** • The construction of the proposed action would not have indirect impacts on the Wendover Airport or surrounding zones and easements. **Compliance Steps and Mitigation:** No Formal Compliance Steps or Mitigation Required. **Documentation:** Please see response by Chris Melville, City Manager, City of West Wendover Dated: January 23, 2023 also located in Attachment B
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes ☐ No ☒	**Preparer Comments:** Nevada is not a costal state. **Direct Impacts:** • The construction of the proposed action would not have direct impacts on coastal resources as it is not located in a state including coastline. **Indirect Impacts:** • The construction of the proposed action would not have indirect impacts on coastal resources as it is not located in a state including coastline and the basin in which the proposed action is located is a

		terminal basin draining into the Great Salt Lake. **Compliance Steps and Mitigation:** No Formal Compliance Steps or Mitigation Required. **Documentation:** Please see FEMA Pacific Ocean Coastal Information Dated: June 1, 2018 located in Attachment C. Please not that this document is no longer posted on the FEMA Website.
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes ☐ No ☒	**Consultant Comments:** Comments by Chris Melville, City Manager, City of West Wendover. "The Project does not involve property acquisition, management, construction or improvement within a 100 year flood plain (Zones A or V) Identified by FEMA maps." Per the attached FEMA map "0.2% annual chance of flood; areas of 1% annual chance flood with average depths of less than 1 foot or within drainage areas less than 1 square mile. Zone X" **Compliance Steps and Mitigation:** No Formal Compliance Steps or Mitigation Required. **Documentation:** Please see response by Chris Melville, City Manager, City of West Wendover Dated: January 23, 2023 also located in Attachment D
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5		
Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	Yes ☒ No ☐	**Consultant Comments:** Comments by Andrew Tucker, Supervisor Planning and Data Management, Nevada Division of Environmental Protection. Formal Compliance Steps Required as follows:

		"It is our understanding that this project is to construct a new fire station that will also include shared parking and utilities in West Wendover, Nevada. Pursuant to NAC 445B.22037, if during the course of a project an area in excess of five (5) acres is disturbed, a surface area disturbance permit is required from the Bureau of Air Pollution Control (BAPC)." "Regardless of the size of the disturbed area, fugitive dust emitted from the project must be controlled at all times through the use of best practical methods. These methods can include, but are not limited to, paving, chemical stabilization, watering, phased construction, and revegetation. For assistance with controlling fugitive dust, please contact the BAPC Compliance Supervisor at (775) 687-9349." "The project conforms to the EPA-approved State Implementation Plan (SIP), per contract with the Sate Air Quality Management District or Board. "This project is not expected to disturb an area in excess of five (5) acres, therefore, a surface area disturbance permit is not required." "In the event a surface area disturbance is required, contact the BAPC Supervisor at (775) 687-9349." "In accordance with NAC 445B.22037, fugitive dust must be controlled at all times during the implementation of this project." **Direct Impacts:** • During construction fugitive dust is anticipated to be an issue in areas disturbed by construction activities. The contractor would be required to take preventative measures using standard best management practices such as watering down spoils piles and disturbed ground.

		Indirect Impacts: • During construction the steps taken to mitigate fugitive dust should minimize indirect impacts off site. • Once construction is completed, spoils piles have been removed and disturbed areas have been revegetated it is not anticipated that the proposed action would have any indirect impacts on air quality. **Compliance steps:** This is a standard requirement with all construction. The contractor will be required to utilize best management practices such as watering disturbed areas and piles and covering or enclosing stock piles to control fugitive dust. If it is found that the disturbed area extends beyond five (5) acres BACP will be contacted to acquire the appropriate permitting. If fugitive dust cannot be controlled by standard best management practices BACP will be contacted for consultation. **Mitigation:** If compliance steps are taken there will be no formal mitigation required. **Documentation:** Please see response by Andrew Tucker, Supervisor Planning and Data Management, Nevada Division of Environmental Protection. Dated: June January 23, 2023 located in Attachment E
Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)	Yes ☐ No ☒	**Preparer Comments:** Nevada is not a costal state. **Direct Impacts:** • The construction of the proposed action would not have direct impacts on coastal zones as it is not located in a state including coastline.

		Indirect Impacts: • The construction of the proposed action would not have indirect impacts on coastal zones as it is not located in a state including coastline and the basin in which the proposed action is located is a terminal basin draining into the Great Salt Lake. **Compliance Steps and Mitigation:** No Formal Compliance Steps or Mitigation Required. **Documentation:** Please see FEMA Pacific Ocean Coastal Information Dated: June 1, 2018 located in Attachment C
Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)	Yes ☐ No ☒	**Consultant Comments:** Comments by Jeff Knudtson, Fire Chief, City of West Wendover "The Project does not involve new development for habitation; Or the project involves new development for habitation but is not located within one mile of an NPL ("Superfund") site, within 2,000 feet of the CERCLIS site, nor is adjacent to any other known or suspected sites contaminated with toxic chemicals or radioactive materials, unless a federal, state or local authoritative source determines it does not pose a health hazard." **Direct Impacts:** • The construction of the proposed action would not have direct impacts on or be directly impacted by contamination and toxic substances as the site "is not located within one mile of an NPL ("Superfund") site, within 2,000 feet of the CERCLIS site, nor is adjacent to any other known or suspected sites contaminated with toxic chemicals or radioactive materials."

		Indirect Impacts: • The construction of the proposed action will not produce contamination or toxic substances that would indirectly impact the surrounding area. **Compliance Steps and Mitigation:** No Formal Compliance Steps or Mitigation Required. **Documentation:** Please see response by Jeff Knudtson, Fire Chief, City of West Wendover Dated: January 23, 2023 located in Attachment F
Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	Yes ☐ No ☒	**Consultant Comments:** Comments by Eric Miskow, Aquatic Biologist, Data Manager, Nevada Division of Natural Heritage: There are no at-risk taxa recorded within the given area. However, habitat may be available for, the silver-haired bat, *Lasionycteris noctivagans*, a Nevada Bureau of Land Management (BLM) Sensitive Species, and the Great Basin fishhook cactus, *Sclerocactus pubispinus*, a Nevada BLM Sensitive Species as well as a State Protected Cacti under NAC 503. The Nevada Department of Wildlife (NDOW) manages, protects, and restores Nevada's wildlife resources and associated habitat. Please contact Jinna Larkin, NDOW GIS Coordinator (775) 688-1580 to obtain further information regarding wildlife resources within and near your area of interest. Removal or destruction of state protected flora species (NAC 527.010) requires a special permit from Nevada Division of Forestry (NRS 527.270). **Preparer Comments:** As suggested by Mr. Miskow we have contacted Nevada Department of Wildlife requesting additional information. **Consultant Comments:**

		Comments by Jinna Larkin, GIS / Data Coordinator, Nevada Department of Wildlife Big Game – "Occupied pronghorn antelope distribution exists through entire project area and portions of the four-mile buffer area. Occupied bighorn sheep and elk distributions exist outside the project area within portions of the four-mile buffer area." **Preparer Comments:** Pronghorn antelope are seen in the area but generally stay out of town. **Consultant Comments Continued:** Greater Sage Grouse – "Greater sage – grouse habitat in the vicinity of the project area has primarily been classified as Other habitat by the Nevada Sagebrush Ecosystem Program (http;//sagebrusheco.nv.gov). Please refer to the attached maps for details regarding greater sage-grouse habitat relative to the proposed project area." **Preparer Comments:** The maps show the sage-grouse habitat outside of town. **Consultant Comments Continued:** Lahontan Cutthroat Trout – "are known to exist in the vicinity of the project area in the Willow Canyon Bettridge Creek watershed." **Preparer Comments:** The area mentioned is located several miles out of town and does not even connect with the local watershed. **Consultant Comments Continued:** Raptors -"Various species of raptors, which use diverse habitat types, may reside in the vicinity of the project area." "Raptor Species are protected by State and Federal laws." "There are 15 known raptor nest sites within ten miles of the project area." **Preparer Comments:**

		None of the sites on the raptors list are within the section that the project resides. General: If at any time before or during construction any of the endangered, threatened or candidate species are encountered on or near the project site, the City will consult with NDOW to determine what measures may need to be taken to protect the wildlife. **Direct Impacts:** • There are no known endangered species residing on the site of the proposed action and thus the construction and operation of the proposed action is not anticipated to have any direct impacts on endangered species. **Indirect Impacts:** • There are no known endangered species residing adjacent to the site of the proposed action and thus the construction and operation of the proposed action is not anticipated to have any indirect impacts on endangered species. **Compliance Steps and Mitigation:** No Formal Compliance Steps or Mitigation Required. **Documentation:** Please see response by Jinna Larkin, GIS / Data Coordinator, Nevada Department of Wildlife Dated: February 13, 2023 located in Attachment G **Preparer Comments:** Per the request of Jinna Larkin, Caleb McAdoo – Eastern Region Habitat Supervisor was contacted by phone. We were advised to contact his office if we find evidence of any endangered species on site before or during construction.

Explosive and Flammable Hazards 24 CFR Part 51 Subpart C	Yes ☐ No ☒	**Consultant Comments:** Comments by Jeff Knudtson, Fire Chief, City of West Wendover. "The Project is located at an Acceptable Separation Distance (ASD) from any above ground or flammable fuels or chemicals containers according to Siting of HUD-Assisted projects near Hazardous Facilities OR the project will expose neither people nor buildings to such hazards." **Direct Impacts:** • The construction of the proposed action would not have direct impacts on or be directly impacted by explosive and flammable hazards as the site is separated from above ground or flammable fuels or chemical containers. **Indirect Impacts:** • The construction of the proposed action is not anticipated to introduce or produce explosive and flammable hazards that would indirectly impact the surrounding area. **Compliance Steps and Mitigation:** No Formal Compliance Steps or Mitigation Required. **Documentation:** Please see response by Jeff Knudtson, Fire Chief, City of West Wendover Dated: January 23, 2023 located in Attachment H
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	Yes ☐ No ☒	**Consultant Comments:** Comments by Chris Melville, City Manager, City of West Wendover. "The project site does not include prime or unique farmland, OR other farmland of statewide or local importance as identified by the U.S. Department of Agriculture, Soil Conservation Service (SCS); OR project site

		includes prime farmland but is located in an area committed to urban uses." **Direct Impacts:** • The construction of the proposed action would not have direct impacts on farmlands as the project site does not include farmland. **Indirect Impacts:** • The construction of the proposed action will not indirectly impact farmland as no farmland is located the surrounding area. **Compliance Steps and Mitigation:** No Formal Compliance Steps or Mitigation Required. **Documentation:** Please see response by Chris Melville, City Manager, City of West Wendover Dated: January 23, 2023 located in Attachment I
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes ☐ No ☒	**Consultant Comments:** Comments by Chris Melville, City Manager, City of West Wendover. "The Project does not involve property acquisition, management, construction or improvement within a 100 year flood plain (Zones A or V) Identified by FEMA maps." Per the attached FEMA map "0.2% annual chance of flood; areas of 1% annual chance flood with average depths of less than 1 foot or within drainage areas less than 1 square mile. Zone X" **Compliance Steps and Mitigation:** No Formal Compliance Steps or Mitigation Required. **Documentation:** Please see response by Chris Melville, City Manager, City of West Wendover Dated: January 23, 2023 also located in Attachment D

Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes ☒ No ☐	**Preparer Comments:** The proposed action is taking place on a parcel that was previously under an R&PP Lease Agreement between the BLM and the City of West Wendover. The property is now owned by the City of West Wendover. The proposed action is just one of many actions that were covered in the lease agreement for the development of the City Center also called the City Complex in the Memorandum of Agreement. The existing City Hall / Government Complex was constructed under this agreement. **Documentation:** The Environmental Review Completed by BLM, The R&PP Lease Agreement area located in Attachment J. The Memorandum of Agreement between the BLM and Nevada State Office of Historic Preservation, and the 2006 Letter of Concurrence associated with the Memorandum of Agreement are located in Attachment J. **Preparer Comments:** The Nevada State Historic Preservation Office (SHPO) was sent a request for consultation that included a description of the project, the APE, identification of resources, public and tribal outreach and a determination of effect. SHPO has asked for additional information about the project, additional information about cultural resources that may be in the surrounding area, a more in depth discussion of APE attributes, consultation with the NVCRIS to check for potential resources that have been documented with in the APE. **Direct Impacts:** • The construction of the proposed action does not directly impact the Victory Highway or the transcontinental phone line. At the

		closest point, of the Area of Disturbance Boundary to the Victory Highway is 288 feet. **Indirect Impacts:** • The construction of the proposed action does not indirect impact other offsite historic resources. **Compliance Steps and Mitigation:** • The contractor for the project will be educated about the location of cultural resources within the APE and will be directed that they must be protected. • The contractor will be made aware of the potential disturbance boundary that they will be required to stay within to complete the work. • A protocol will be established with the contractor and resident inspector to stop work and notify appropriate people of if any cultural resources are encountered during the work. **Preparer Comments:** The original environmental review by BLM as well as the MOA and supporting documents are included as background information to provide context. **Documentation:** The following documents associated with the Section 106 compliance are located in Attachment J. 2006 Concurrence Letter from Ronald M. James, State Historic Preservation Officer, Dated August 9, 2006 Memorandum of Agreement – Among the Elko Field Office of the Bureau of Land Management and the Nevada State Historic Preservation Officer, and the City of West Wendover, Nevada – Regarding Resolution

		of Adverse Effects From Leasing 124.67 Acres of Public Land, Dated August 3, 2006 The following documents produced by the Bureau of Land Management are located in Attachment J. United States Department of Interior Bureau of Land Management - Phase 1 Environmental Site Assessment – Wendover Recreation & Public Purposes Lease – Elk County, Nevada – T. 33 N., R. 70 E., M.D.B.&M. Portion of: Section 8 E1/2 SE1/4 SE1/4; Portion of: Section 9 SW1/4 SW1/4; Portion of Section 16 NW1/4 NW1/4 - February 2006 Victory Highway (US40) - One-mile segment west of West Wendover and south of Interstate 80 – West Wendover Vicinity – Elko County, Nevada HAER NV-41 – Historic American Engineering Record – Pacific West Regional Office – National Park Service – U.S. Department of the Interior. See HAER (Historic American Engineering Record) http://www.loc.gov/pictures/collection/hh/item/nv0394/. For convenience a copy of the document is also located in Attachment J.
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	Yes ☐ No ☒	**Consultant Comments:** Comments by Raul Naranjo, City of West Wendover Public Works Director "The project does not involve development of noise sensitive uses, or the ambient noise level at the project site is 65LDN (or CNEL) or less." **Direct Impacts:** • Additional noise will be created during the construction of the proposed action but not at levels that

		will increase the overall ambient noise level to a dangerous or nuisance level. • Noise levels associated with the use of the constructed facility will be no louder than the noise found along the surrounding streets. **Indirect Impacts:** • Additional noise will be created during the construction of the proposed action, but surrounding areas are sparsely developed, and no residences are located adjacent to the proposed action. • Noise levels associated with the use of the constructed facility will be no different than the ambient noise found along the surrounding streets. **Compliance Steps and Mitigation:** No Formal Compliance Steps or Mitigation Required. **Documentation:** Please see response by Raul Naranjo, City of West Wendover Public Works Director Dated: January 23, 2023 located in Attachment K
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes ☐ No ☒	**Consultant Comments:** Comments by Brendon Grant, P.E. Engineering Branch Supervisor, Bureau of Safe Drinking Water Nevada Division of Environmental Protection Compliance steps may be required as explained below: "The project is not located within an area designated by EPA as being supported by a sole source aquifer," "The BDSW is unable to determine if a water project was submitted for approval and review prior to construction in 2007. The BDSW requests as-builts of the construction, a network hydraulic analysis that

		demonstrates fire flow and fire demand can be met at the fire hydrant, and a standard detail that shows the installation of a reduced pressure principle assembly on the water service, fire service and irrigation lines." **Preparer Comments:** The project will be designed so that mitigation is not required. **Direct Impacts:** • The proposed action is not located in an area designated as a soul source aquifer but will include connection to existing water facilities. **Indirect Impacts:** • Once the proposed action is constructed additional water will be required to serve the proposed action. The current system has the capacity and the water to safely serve the proposed action. **Compliance steps:** Provide the as-builds for the culinary water line serving the proposed action along with a hydraulic analysis to show that adequate fire flow can be provided to the fire hydrant serving the proposed action as well as a standard detail for a reduced pressure principle assembly on the water service, fire service and irrigation service. **Mitigation:** If compliance steps are taken there will be no formal mitigation required. **Documentation:** Please see response by Brendon Grant, P.E. Engineering Branch Supervisor, Bureau of Safe Drinking Water Nevada Division of Environmental Protection. Dated: March 20, 2023 located in Attachment L.
Wetlands Protection	Yes No	**Consultant Comments:**

Executive Order 11990, particularly sections 2 and 5	☒ ☐	Comments by Zack Carter, Environmental Scientist 3, Department of Conservation and Natural Resources Nevada Division of Environmental Protection "The project does not involve new construction within or adjacent to a wetland. The project does not affect a wetland identified by any pertinent planning document or by field observation. The Delineation of wetlands is based on consultation with U.S. Corps of Engineers, U.S. Fish & Game Service or State Fish and Game." "The proposed construction of the fire station in west Wendover, Nevada will avoid any impacts to wetlands identified in the National Wetlands Inventory. This review is based on a desktop analysis of the proposed project site and does not constitute a formal delineation of aquatic resources at this location. All federal, state and local permit conditions must be followed for construction. Best management practices to prevent erosion and control settlement should be implemented to prevent discharge into all identified drainages or waterbodies." **Direct Impacts:** • The site does not include any wetlands nor do any wetlands reside adjacent to or directly below the location of the proposed action and thus does not directly impact any wetlands. **Indirect Impacts:** • As stormwater that runs through the site or is generated by the site may eventually flow to wetlands erosion and sediment control measures will be required through construction to maintain the quality of stormwater flow and protect drainages from sedimentation due to construction. **Compliance steps:**

		Provide erosion and sediment control. **Mitigation:** If compliance steps are taken there will be no formal mitigation required. **Documentation:** Please see response by Zack Carter, Environmental Scientist 3, Department of Conservation and Natural Resources Nevada Division of Environmental Protection. Dated: February 13, 2023; located in Attachment M.
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes ☐ No ☒	**Preparer Comments:** Nevada does not have any Wild and Scenic Rivers. **Direct Impacts:** • As Nevada does not have any wild and scenic rivers the proposed action will not directly impact any wild and scenic rivers **Indirect Impacts:** • As Nevada does not have any wild and scenic rivers the proposed action will not indirectly impact any wild and scenic rivers **Compliance Steps and Mitigation:** No Formal Compliance Steps or Mitigation Required. **Documentation:** Please see the Query for Nevada from National Wild and Scenic Rivers Council Website: http://www.rivers.gov/nevada.php The National Wild and Scenic Rivers Council is supported in partnership between the United States Bureau of Land Management, National Park Service, U.S. Fish and Wildlife and U.S. Forest Service. The query is Dated: January 23, 2023 and is located in Attachment N
ENVIRONMENTAL JUSTICE		

Environmental Justice Executive Order 12898	Yes ☐ No ☒	**Consultant Comments:** The proposed action was found to have a positive impact on the following areas of Environmental Justice: Aesthetic Values, Community Cohesion, Community Growth, Local Property Values, Public Facilities, Public Services, Regional Growth, Employment and Labor Force, Business and Industrial Activity, and Disadvantaged Population. The proposed action was found to have a neutral impact on the following areas of Environmental Justice: Noise, Tax Revenues, Displacement of Farms, Manmade Resources, Natural Resources, Air Quality, Water Quality, and Displacement of People. The proposed action was found to have no negative impacts on the 18 areas of Environmental Justice taken into consideration. **Direct Impacts:** • The construction of the proposed action will provide increased employment opportunities to the community both during construction and as a result of the construction as the project will make available adequate public safety services for continued growth and to develop additional businesses in town. • Local business activity will increase. • Tax revenue will increase due to the increased employment and business activity. **Indirect Impacts:** • Residents will benefit as the centrally located fire station will provide the shortest emergency response times to the community. • **Compliance Steps and Mitigation:**

		No Formal Compliance Steps or Mitigation Required. **Documentation:** Please see response by Chris Melville, City Manager, City of West Wendover Dated: January 23, 2023 located in Attachment O

Additional Studies Performed:
United States Department of Interior Bureau of Land Management - Phase 1 Environmental Site Assessment – Wendover Recreation & Public Purposes Lease – Elk County, Nevada – T. 33 N., R. 70 E., M.D.B.&M. Portion of: Section 8 E1/2 SE1/4 SE1/4; Portion of: Section 9 SW1/4 SW1/4; Portion of Section 16 NW1/4 NW1/4 - February 2006

Victory Highway (US40) - One-mile segment west of West Wendover and south of Interstate 80 – West Wendover Vicinity – Elko County, Nevada HAER NV-41 – Historic American Engineering Record – Pacific West Regional Office – National Park Service – U.S. Department of the Interior – December 2006

Both studies are located in Attachment J.

Field Inspection (Date and completed by)**:**

December 12, 2023 by Shay Stark - Photo documentation is found in the consultation request for the Nevada State Historic Preservation Office located in Attachment J.

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]**:**

Airport Clear Zones and Accident Potential Zones:
Chris Melville, City Manager & Community Development Director, City of West Wendover, P.O. Box 2825, 1111 North Gene L. Jones Way, West Wendover Nevada, 89883. Phone: 775-664-3081 Email: cmelville@westwendovercity.com

Coastal Barrier Resources:
FEMA website:
http://www.fema.gov/pacific -ocean-coastal-information. This link is not currently available and has not been replaced with another usable link.

Flood Insurance:

Chris Melville, Flood Plain Manager, City of West Wendover, P.O. Box 2825, 1111 North Gene L. Jones Way, West Wendover Nevada, 89883. Phone: 775-664-3081 Email: cmelville@westwendovercity.com

Zack Carter, Environmental Scientist 3, Department of Conservation and Natural Resources Nevada Division of Environmental Protection, 901 S. Stewart, St. 4001, Carson City, Nevada 89701-5249, Phone: 775-687-9456 E-mail: zcarter@ndep.nv.gov

Air Quality:
Andrew Tucker, Supervisor Planning and Mobile Sources Branch, Nevada Division of Environmental Protection, 901 South Stewart Street, Suite 4001, Carson City, Nevada 89701. Phone: 775-687-9392 E-mail: sjaunara@ndep.nv.gov.

Coastal Zone Management:
FEMA website:
http://www.fema.gov/pacific -ocean-coastal-information. This link is not currently available and has not been replaced with another usable link.

Toxic/Hazardous/Radioactive Materials, Contamination, Chemicals, or Gasses:
Jeff Knudtson, Fire Chief, City of West Wendover, P.O. Box 2825, 1111 North Gene L. Jones Way, West Wendover Nevada, 89883. Phone: 775-664-2274 E-mail: jknudtson@westwendovercity.com

Endangered Species Act:

Eric Miskow, Biological Data Manager, Nevada Natural Heritage Program, 901 S Stewart St Suite 5004, Carson City, NV 89701, Phone: 775-684-2905 E-mail: emiskow@heritage.nv.gov

Jinna Larkin, GIS/Data Coordinator, Nevada Department of Wildlife, 6980 Sierra Center Parkway, Suite 120, Reno, NV 8951, Phone: (775) 688-1580 E-mail: jhlarkin@ndow.org

Caleb McAdoo, Eastern Region Habitat Supervisor, Nevada Department of Wildlife, Elko Regional Office. 60 Youth Center Road, Elko, NV 89801 Phone: 775-777-2306 E-mail: cmcadoo@ndow.org

Siting of HUD – Assisted Projects near Hazardous Operations:
Jeff Knudtson, Fire Chief, City of West Wendover, P.O. Box 2825, 1111 North Gene L. Jones Way, West Wendover Nevada, 89883. Phone: 775-664-2274 E-mail: jknudtson@westwendovercity.com

Farmland Protection Policy Act:
Chris Melville, City Manager, City of West Wendover, P.O. Box 2825, 1111 North Gene L. Jones Way, West Wendover Nevada, 89883. Phone: 775-664-3081 Email: cmelville@westwendovercity.com

Flood Plain Management:
Chris Melville, Flood Plain Manager, City of West Wendover, P.O. Box 2825, 1111 North Gene L. Jones Way, West Wendover Nevada, 89883. Phone: 775-664-3081 Email: cmelville@westwendovercity.com

Historic Preservation:

Rebecca Palmer, State Historic Preservation Officer, Nevada State Historic Preservation Office, 901 South Stewart Street, Suite 5004. Carson City, Nevada 89701-5248. Phone: 775-684-3443 E-mail: rlpalmer@shpo.nv.gov

Karyn de Dufour Nevada State Historic Preservation Office NVCRIS Manager Department of Conservation and Natural Resources, 901 South Stewart Street, Suite 5004. Carson City, Nevada 89701-5248. Phone: 775-684-3447 E-mail: kdedufor@shpo.nv.gov

Previous recent cultural resources consultation With BLM (While not directly involved with the proposed action these are the staff members at BLM who are familiar with the BLM Environmental Review and the resulting MOA that allowed the construction of the City Hall / Government Complex. They worked through with these documents and with SHPO in 2018 for The City of West Wendover Downtown Development Infrastructure Project which was located on another portion of the affected parcel):

Karen Uhri, Realty Specialist, Bureau of Land Management, Elko District~Wells Field Office, 3900 East Idaho Street, Elko, NV 89801, Phone: 775-753-0378 E-mail: kuhri@blm.gov

Dayna M. Reale, Cultural Resources Specialist, BLM Elko District Wells Field Office, 3900 Idaho St., Elko, NV 89801, Phone: (775) 753-0296 E-mail: dreale@blm.gov

Noise Abatement and Control:
Raul Naranjo, Public Works Director, City of West Wendover, P.O. Box 2825, 1111 North Gene L. Jones Way, West Wendover Nevada, 89883. Phone: 775-664-3363 Email: rnaranjo@westwendovercity.com

Sole Source Aquifers:
Brendon Grant P.E. Engineering Branch Supervisor, Bureau of Safe Drinking Water, Nevada Division of Environmental Protection, 901 S. Stewart Street, Suite 4001, Carson City Nevada 89701. Phone: 775-687-9524 E-mail: bgrant@ndep.nv.gov

Wetlands Protection:
Zack Carter, Environmental Scientist 3, Department of Conservation and Natural Resources Nevada Division of Environmental Protection, 901 S. Stewart, St. 4001, Carson City, Nevada 89701-5249, Phone: 775-687-9456 E-mail: zcarter@ndep.nv.gov

Wild and Scenic Rivers Act: National Wild and Scenic Rivers Council Website http://www.rivers.gov/nevada.php This web site is maintained by: United States Bureau of Land Management, National Park Service, United State Fish and Wildlife Service, and the United States Forest Service.

Environmental Justice:
Chris Melville, City Manager & Community Development Director, City of West Wendover, P.O. Box 2825, 1111 North Gene L. Jones Way, West Wendover Nevada, 89883. Phone: 775-664-3081 Email: cmelville@westwendovercity.com

List of Permits Obtained:

The permits required for the proposed project all require engineered drawings for approval. The Engineered drawings will come once the project is completely funded. The permits that will be required include:

- Approval of the water system improvements by NDEP
- Storm water pollution prevention plan SWPPP
- Building and Construction permitting by the City

Public Outreach [24 CFR 50.23 & 58.43]**:**

Public Hearings were held August 02, 2022, September 06, 2022 and November 01, 2022, to allow the public to provide options for proposed projects and then comment on the proposed projects prior to selection of a project for funding. The notices, agendas, and minutes of each meeting can be found in Attachment Q.

Cumulative Impact Analysis [24 CFR 58.32]**:**

The mitigation for the Victory Highway is an example of aggregation that has occurred of which the proposed action has been apart. The City Center Master Plan was developed in the year 2000. When the BLM made the land available in 2006 the City recognized that the Victory Highway would be impacted by the fulfillment of the City Center Master Plan. Recognizing this the City took this into account and created the interpretative area to mitigate the impact with the first phase of development. The current proposed action is a beneficiary of previous aggregation. As each phase is designed the complete plan is considered and utilities are stubbed out and sized to address the needs of future phases. Because of this the utilities that would serve the proposed action were stubbed out with previous phases. The environmental considerations of the proposed action have taken into account the effects on the Complete City Center Master Plan.

Below is a summary table for the direct and indirect impacts considered with the proposed action. Please see the explanations found in the descriptions of the various factors for details describing the impacts.

Factor	Summary of Direct and Indirect Impacts	Impact
Airport Hazards	Direct Impacts: • No impact. Indirect Impacts: • No impact.	Neutral Neutral
Coastal Barrier Resources	Direct Impacts: • No impact. Indirect Impacts: • No impact.	Neutral Neutral
Flood Insurance	Direct Impacts: • Will not create new onsite flood risks that would affect flood insurance. Indirect Impacts: • Will not create new offsite flood risks that would affect flood insurance.	Neutral Neutral
Clean Air	Direct Impacts: • Construction activity may generate fugitive dust. Indirect Impacts: • Mitigation of fugitive dust should minimize indirect impacts off site. • No impact anticipated from completed action.	Minor Adverse Neutral Neutral
Coastal Zone Management	Direct Impacts: • No impact. Indirect Impacts: • No impact.	Neutral Neutral
Contamination and Toxic Substances	Direct Impacts: • No impact. Indirect Impacts: • No impact.	Neutral Neutral
Endangered Species	Direct Impacts: • No anticipated impact but will address if situation changes.	Neutral

	Indirect Impacts: • No anticipated impact but will address if situation changes.	Neutral
Explosive and Flammable Substances	Direct Impacts: • No impact. Indirect Impacts: • No impact.	Neutral Neutral
Farmlands Protection	Direct Impacts: • No impact. Indirect Impacts: • No impact.	Neutral Neutral
Floodplain Management	Direct Impacts: • Will not create new onsite flood risks. Indirect Impacts: • Will not create new offsite flood risks.	Neutral Neutral
Historic Preservation	Direct Impacts: • The proposed action does not affect the known historic resources. Indirect Impacts: • No offsite impacts.	Neutral Neutral
Noise Abatement and Control	Direct Impacts: • No impact during construction. • No impact with use of facilities. Indirect Impacts: • No impact during construction. • No impact with use of facilities.	Neutral Neutral Neutral Neutral
Sole Source Aquifer	Direct Impacts: • No impact due to no sole source aquifer. Indirect Impacts: • Additional water and capacity will be required to serve the Fire Station but this water and capacity is currently available as it was designed into the City Hall Government Complex in anticipation of this project.	Neutral Neutral

Wetlands Protection	Direct Impacts: • No impact. Indirect Impacts: • Erosion and sediment control measures will be required to minimize possible down gradient impact.	Neutral Neutral
Wild and Scenic Rivers	Direct Impacts: • No impact. Indirect Impacts: • No impact.	Neutral Neutral
Environmental Justice	Direct Impacts: • Provide increased employment opportunities expand opportunities for commercial development. • Local business activity will increase. • Tax revenue will increase. Indirect Impacts: • Development will spur additional commercial growth and activity within the City. • Provide additional employment opportunities and increase the local diversity of goods and services. • Additional tax revenue allows expansion and diversification of public services.	Beneficial Beneficial Beneficial Beneficial Beneficial Beneficial

Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]

In 2001 the City of West Wendover adopted a City Center Master Plan that addresses the parcel upon which the Proposed Facility would be located. It's central location in the community placed it in a position where most residents pass through this area multiple times a day. To the east along Wendover Boulevard lies the hospitality and entertainment district which is essentially the employment and tourism core of the community. To the south beyond Wendover Boulevard lie the residential districts. Along Wendover Boulevard and Pueblo Boulevard lies the core of the commercial shopping district providing the daily necessities for the residents. The City recognized that the location of the proposed action was a central location in the City. Because of this the site was chosen for City Hall Government Complex.

In considering alternatives the fire station could be located on a different parcel if one were available but it would need to be centrally located. The only land that is centrally located along Wendover Boulevard is the City owned property that was initially leased and now has been purchased from BLM. The reason the fire station and other government complex occupants is located back from the boulevard and not directly on it is that a remnant of the historic Victory

Highway is located a couple of hundred feet off the Boulevard and the City desires to protect this cultural resource and utilize the ground around it as a public park and as an outdoor museum. Locating the facilities further back on the property has also had a benefit of requiring intersections for the access to the facility which has limited traffic directly in front of the facilities allowing on the road and up to speed quickly and then utilizing intersections to access Wendover Boulevard, puts the entry onto the Boulevard at an expected location to have traffic entering. This configuration has worked well for the police department which currently occupy the government complex and is anticipated to work well for fire and ambulance services.

Preferred Alternative

The proposed facility at the proposed location is the preferred alternative. Other locations on the City owned parcels are the only options that meet the need for a central location that directly accesses Wendover Boulevard. Constructing the fire station in its original proposed location within the City Hall Government Complex capitalizes on the efficiencies of the site utilizing shared utilities, access, parking, and backup power.

No Action Alternative [24 CFR 58.40(e)]:

The no action alternative is not a feasible alternative at this point nor has it been at any point since the City incorporated. The City's existing fire station is located on leased private property. The property is very small and does not allow for expansion. The City already stores some fire equipment outside because the building is too small to hold all of the necessary equipment. The city has grown out of this facility and needs a new location that is centrally located on Wendover Boulevard and allows for room to expand as growth requires.

Summary of Findings and Conclusions:

The following Compliance Factors require no additional compliance steps or mitigation: Airport Hazards, Coastal Barrier Resources, Flood Insurance, Coastal Zone Management, Contamination and Toxic Substances, Endangered Species, Explosive and Flammable Hazards, Farmland Protection, Floodplain Management, Noise Abatement and Control, Wild and Scenic Rivers, and Environmental Justice.

The following Compliance Factors may require additional compliance steps: Clean Air, Historic Preservation Sole Source Aquifers and Wetlands Protection. The compliance steps have been summarized in the following section titled Mitigation Measures and Conditions.

By taking the actions required with respect to Air Quality, Historic Preservation Sole Source Aquifers, and Wetlands Protection the proposed action any potential adverse impacts can either be avoided or mitigated to a point that it is reasonable to reach a determination of a Finding of No Significant Impact due to the construction and existence of the proposed action.

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Summary Table of Compliance Steps Mitigation Measures

Law, Authority, or Factor	Responsible Party	Compliance Steps & Mitigation Measures
Clean Air	Contractor Contractor	1.Control Fugitive Dust 2.Obtain surface disturbance permit with NDEP BACP if disturbance is greater than 5 acres.
Historic Preservation	City/Contractor City/Contractor City/Contractor	1. The contractor for the project will be educated about the location of cultural resources within the APE and will be directed that they must be protected. 2. The contractor will be made aware of the potential disturbance boundary that they will be required to stay within to complete the work. 3. A protocol will be established with the contractor and resident inspector to stop work and notify appropriate people of if any cultural resources are encountered during the work.
Sole Source Aquifer	Design Engineer	Provide the as-builds for the culinary water line serving the proposed action along with a hydraulic analysis to show that adequate fire flow can be provided to the fire hydrant serving the proposed action as well as a standard detail for a reduced pressure principle assembly on the water service, fire service and irrigation service.
Wetlands Protection	Contractor	Provide Erosion and Sediment Control

Determination:

☒ **Finding of No Significant Impact** [24 CFR 58.40(g)(1); 40 CFR 1508.27]
The project will not result in a significant impact on the quality of the human environment.

☐ **Finding of Significant Impact** [24 CFR 58.40(g)(2); 40 CFR 1508.27]
The project may significantly affect the quality of the human environment.

Preparer Signature:  Date: 08/17/2023

Name/Title/Organization: Shay Stark, Planner, AQUA Engineering

Certifying Officer Signature: _____Date:_____

Name/Title/Organization: Jasie Holm, Mayor, City of West Wendover

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).

Attachment A

Project Description and Associated Drawings

A 7.5 USGS Quad Map with the project location marked on the map has been provided for clarity.

The Project Description, and Figures 1 and the 10 page Concept Design Package were provided with each solicitation to review the project.

Documents included:

- Project Location Map Wendover – 7.5 minute Quadrangle – Wendover Quadrangle – Wendover Nevada-Utah – 1972.
- Drawing Figure 1 City of West Wendover Fire Station #13 Project Location Map (includes distance to airport runway clear zone).
- Project Description.
- Concept Design Package (10 Pages) for City of West Wendover Fire Station #13 Project Provided by TSK Architects.

Location of Proposed Action
SW1/4, SW1/4, Section 9
T 33 N R 70 E MDB&M

WENDOVER QUADRANGLE,
NEV. - UTAH

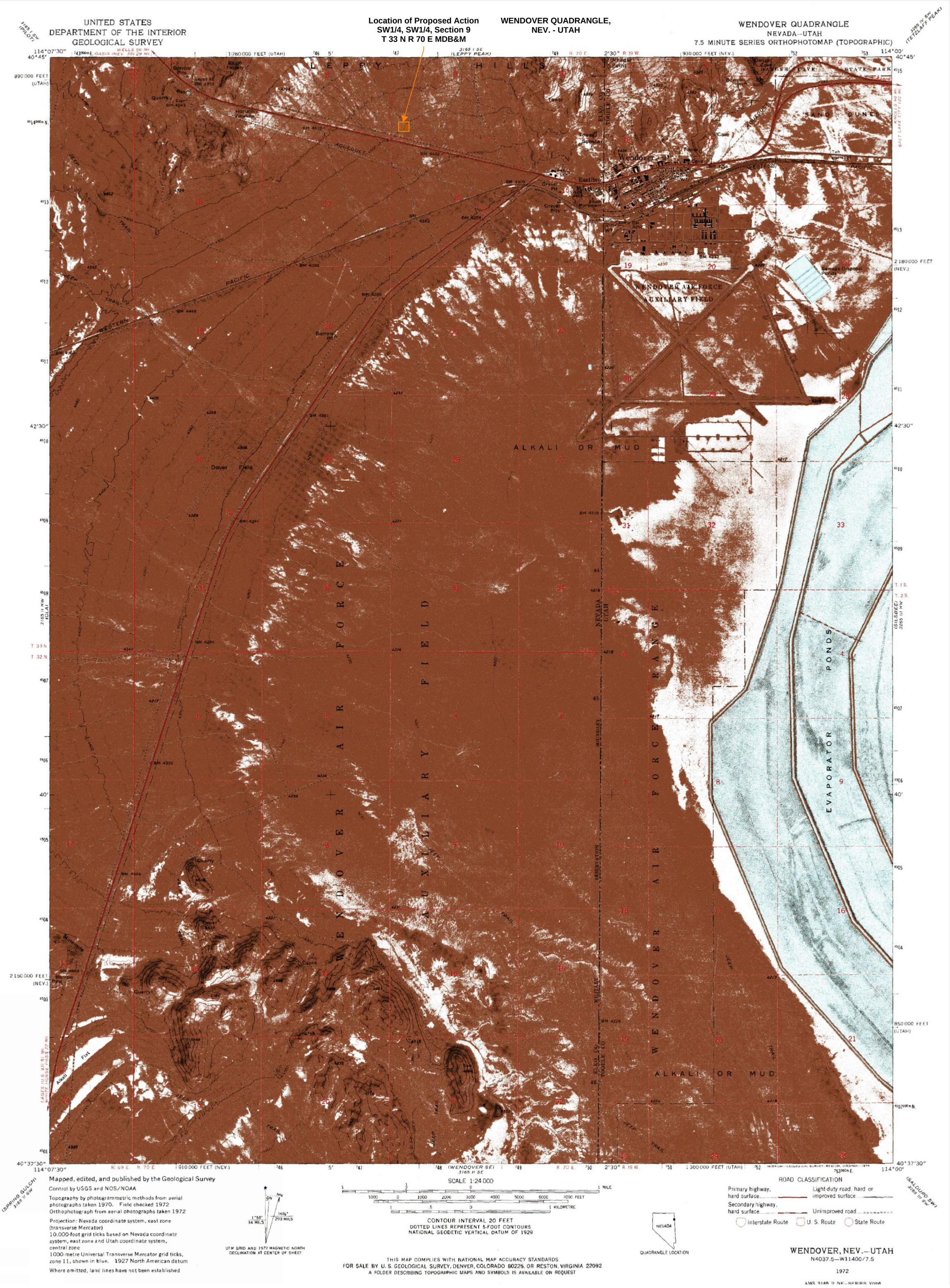


FIGURE G-1

West Wendover Fire Station #13

Project Description

Location: A portion of the W 1/2 of the SW ¼ of the SW/14 of Section 9 T. 33 N. R. 70 E., M.D.B.&M.

Need for Proposed Action:

The West Wendover Fire Station was constructed in the 1980's by Elko County when the community was a "Township" under the general jurisdiction of Elko County with a community population of approximately 1,500. In 1991, the City of West Wendover became incorporated and inherited the County's facilities. The city proceeded to grow in population surpassing 5,000 people. The fire station was no longer able to meet the space and operational requirements and provide efficient and effective local government operations.

The current 1980's fire station is a 4,400 square foot leased facility on approximately 1 acre of property at 975 Wendover Boulevard on the east side of the community. Due to the lack of indoor storage the Fire Department stores its HazMat response and Mobile Command unit along with additional equipment items outdoors which shortens the life span of the equipment.

Though the 3 short-bay facility was adequate for the needs of the fire service in the early 1980's under Elko County when it was constructed, today the facility is too small, outdated and as noted, the City leases the property/facility from a private holding which limits the options for the city in the long-term.

The proposed West Wendover Fire Station is an important long-term public safety facility for the City of West Wendover. Originally planned in 2007 to be part of the construction of the City Hall Government Complex, due to cost, the Fire Station portion of the project was delayed. The proposed site is central to the community and allows the shared use of parking and utilities to minimize the necessary footprint and to provide operational efficiencies. The proposed action will provide a centralized location with a facility that is designed to serve the city well into the future.

Description of Proposed Action:

The proposed action includes construction of a public street with turnaround approximately 780 feet in length to serve a future commercial district. The project includes construction of the following improvements:

- Area of Disturbance (Fire station site, utility connections in North Gene L. Jones Way, construction of segment of new public street, relocation of stormwater channel and additional city hall parking.): 3.80 acres.
- Completed Fire Station Site Area: 55,100 square feet or 1.26 acres.
- Building Area: 11,383 square feet.
- Paved Area (fire station site): 0.37 acres or 28.97% of site.
- Building Includes: 5 apparatus bays.
- Building Includes: Offices and activity center including kitchen, dayroom, and equipment storage.
- Approximately 250-foot-long segment of new public street for access to fire station.
- Additional joint use parking at City Hall containing 7 stalls.
- See attached conceptual drawings for location and proposed layout.

City of West Wendover Fire Station #13 Project Location Map



0 0.13 0.25 0.5 Miles

N

FIGURE 1

CONCEPT DESIGN

ARCHITECTURAL DRAWINGS

CONCEPT SITE PLAN

NOTE: Refer to digital attachments for full-size drawings



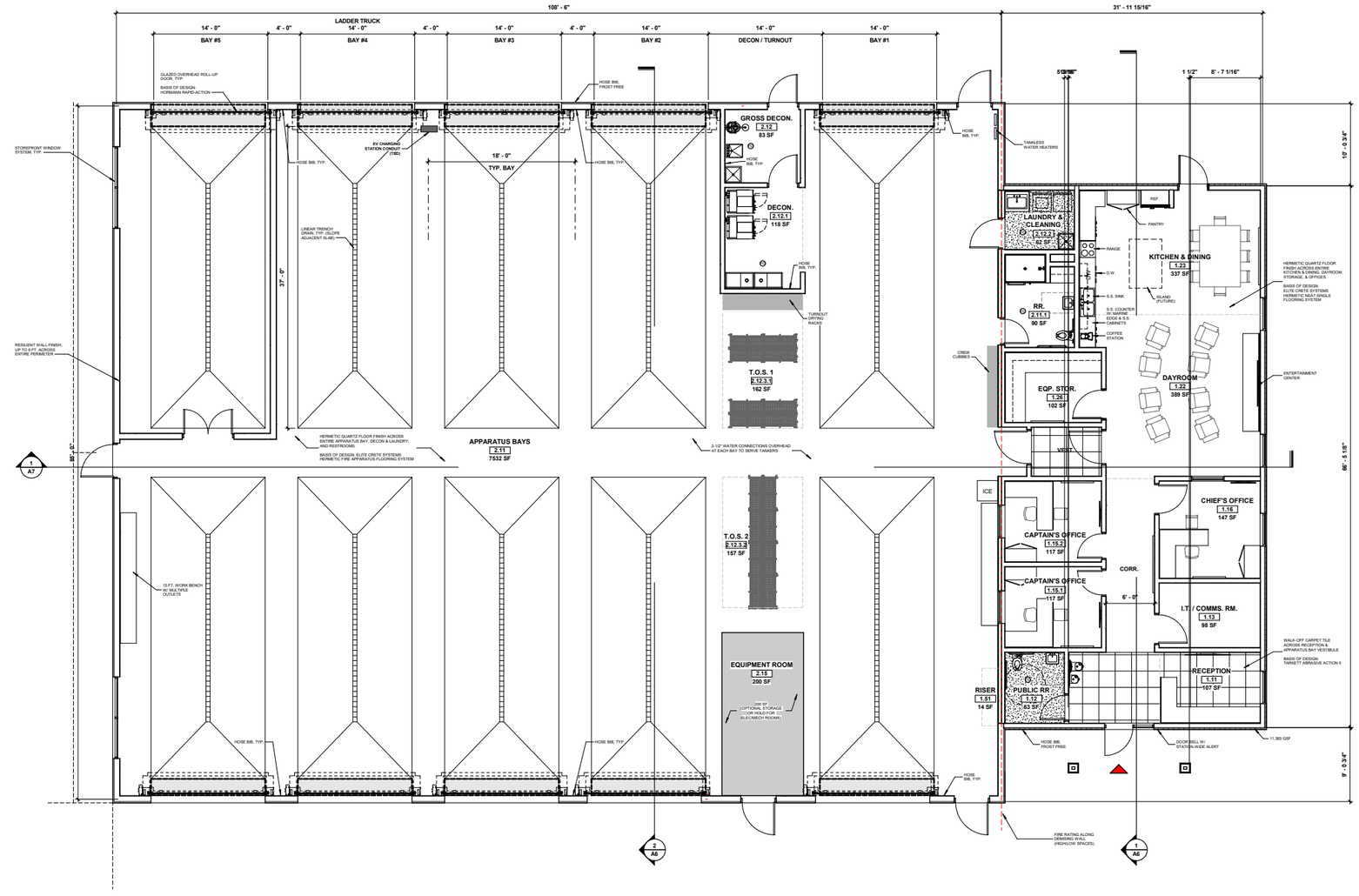
1 CONCEPT SITE PLAN REDUCED
SCALE: 1" = 20'-0"

0' 10' 20' 40' 60'

NORTH

CONCEPT FLOOR PLAN

NOTE: Refer to digital attachments for full-size drawings



1 CONCEPT FLOOR PLAN - 5-BAY CONFIGURATION
SCALE: 3/16" = 1'-0"

11,383 SF

0' 4' 8' 16' 24'

NORTH

CONCEPT DESIGN

ARCHITECTURAL RENDERINGS

SE AERIAL VIEW



NE EYE-LEVEL VIEW



SE EYE-LEVEL VIEW



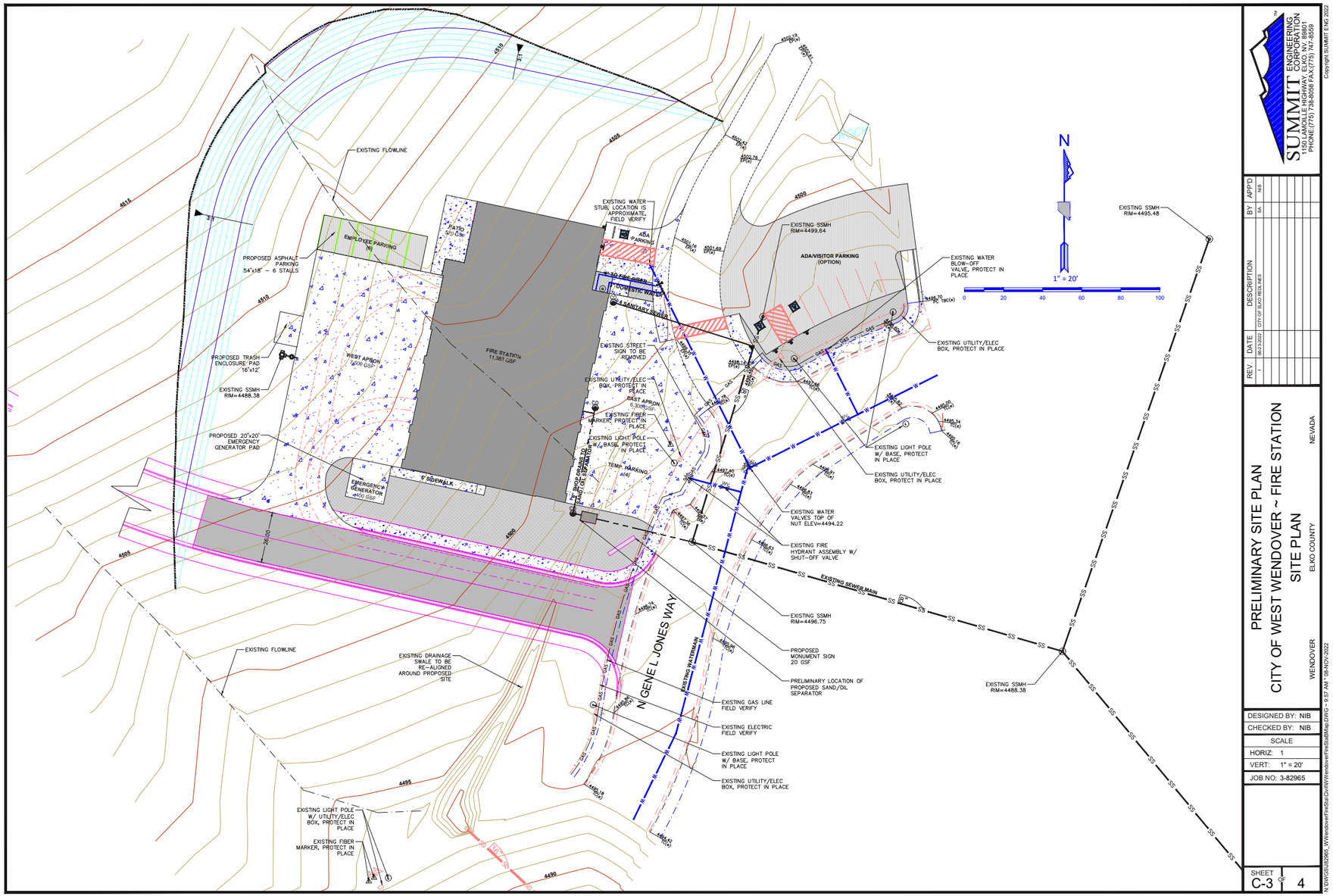
SW EYE-LEVEL VIEW



CONCEPT DESIGN

TECHNICAL ANALYSIS

CIVIL DESIGN - SITE PLAN



Attachment B

Airport Clear Zones and Accident Potential Zones

Documents included:

- Solicitation Letter to Chris Melville, City Manager, City of West Wendover; Dated January 19, 2023.
- Signed Response from Chris Melville, City Manager, City of West Wendover; Dated January 23, 2023.

January 19, 2023

Chris Melville
Community Development Director
P.O. Box 2825
West Wendover, Nevada 89883

Attention: Mr. Melville,

Re: Environmental Review – City of West Wendover – Fire Station #13: Airport Clear Zones and Accident Potential Zones

The City of West Wendover is applying for funds through the Nevada Community Development Block Grant Program (CDBG), and the United States Department of Agriculture – Rural Development, to undertake the following project: City of West Wendover – Fire Station #13. Enclosed is a description of the proposed action, project drawings and maps and a form for your review of the project.

Thank you for your assistance on this Environmental Review. Please do not hesitate to contact me if you need any information on the proposed action. My contact information is found at the bottom of the review form. Please feel free to e-mail your response to: shay.stark@aquaeng.com.

Sincerely,

Shay Stark
Project Manager

Enclosures: Project Description
Project Drawings and Maps
Environmental Review Form

ENVIRONMENTAL REVIEW: HUD STANDARDS FOR AIRPORT CLEAR ZONES AND ACCIDENT POTENTIAL ZONES

Grantee: City of West Wendover Project Name: Fire Station #13

Pursuant to Department of Housing and Urban Development requirements for CDBG projects, the grant recipient assumes the responsibility for environmental review, decision making and actions required by local, state and federal environmental laws or authorities. In order to complete the environmental review requirements, we are requesting your review of the project with respect to the threshold for the Airport Clear Zones and Accident Potential Zones. The pertinent HUD standards for these environmental considerations include the following criteria, standards, policies and/or regulations:

1. 24CFR Part 51, Subpart D, Siting of HUD Assisted Projects in Runway Clear Zones at Civil Airports and Clear Zones and Accident Potential Zones at Military Airfields. (49 FR 877, January 6, 1980.)

Please check either line A or B below and add any applicable comments in the space provided. Please feel free to attach any additional comments.

____ A. The project is not within an FAA designated civilian airport Runway Clear Zone (RCZ), or within a military Airfield Clear Zone (CZ) or APZ. (This finding is based on information from the airport or military airfield administrator which identifies the boundaries of such zones) OR the project involves only minor rehabilitation.

____ B. For the sale or purchase of existing property in a RCZ or CZ, notify buyer of this fact and obtain buyer's signature acknowledging receipt of this information. It is HUD policy not to provide any development assistance, subsidy or insurance in RCZs or CZs unless the project will not be frequently used or occupied by people and the airport operator provides written assurances that there are no plans to purchase the project site.

Comments:

_____

Signature/Title Date

Please address reply to:

Shay Stark
AQUA Engineering
533 West 2600 South, Suite 275
Bountiful Utah 84010

Phone: 801-299-1327 ext. 3731
Email: shay.stark@aquaeng.com

ENVIRONMENTAL REVIEW: HUD STANDARDS FOR AIRPORT CLEAR ZONES AND ACCIDENT POTENTIAL ZONES

Grantee: City of West Wendover Project Name: Fire Station #13

Pursuant to Department of Housing and Urban Development requirements for CDBG projects, the grant recipient assumes the responsibility for environmental review, decision making and actions required by local, state and federal environmental laws or authorities. In order to complete the environmental review requirements, we are requesting your review of the project with respect to the threshold for the Airport Clear Zones and Accident Potential Zones. The pertinent HUD standards for these environmental considerations include the following criteria, standards, policies and/or regulations:

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Please check either line A or B below and add any applicable comments in the space provided. Please feel free to attach any additional comments.

X A. The project is not within an FAA designated civilian airport Runway Clear Zone (RCZ), or within a military Airfield Clear Zone (CZ) or APZ. (This finding is based on information from the airport or military airfield administrator which identifies the boundaries of such zones) OR the project involves only minor rehabilitation.

____ B. For the sale or purchase of existing property in a RCZ or CZ, notify buyer of this fact and obtain buyer's signature acknowledging receipt of this information. It is HUD policy not to provide any development assistance, subsidy or insurance in RCZs or CZs unless the project will not be frequently used or occupied by people and the airport operator provides written assurances that there are no plans to purchase the project site.

Comments:

[ ]

[signature], City Manager 1-23-2023

Signature/Title Date

Please address reply to:

Shay Stark
AQUA Engineering
533 West 2600 South, Suite 275
Bountiful Utah 84010

Phone: 801-299-1327 ext. 3731
Email: shay.stark@aquaeng.com

Attachment C

Coastal Barrier Resources / Coastal Zone Management

Documents included:

- FEMA Pacific Ocean Coastal Information printed from https://www.fema.gov/pacific-ocean-coastal-information on June 1, 2018 This link is currently not available.

FEMA (/) Pacific Ocean Coastal Information

Navigation

Search

Languages

This page contains information on the status of flood studies and mapping efforts for the U.S. Pacific Coast and offers educational resources on this topic. This page is intended for community members, stakeholders and officials living near or on the Pacific Coast, as well as mapping professionals.

Protecting Homes (/protecting-homes)

- Coastal Flood Risks (/coastal-flood-risks-achieving-resilience-together)

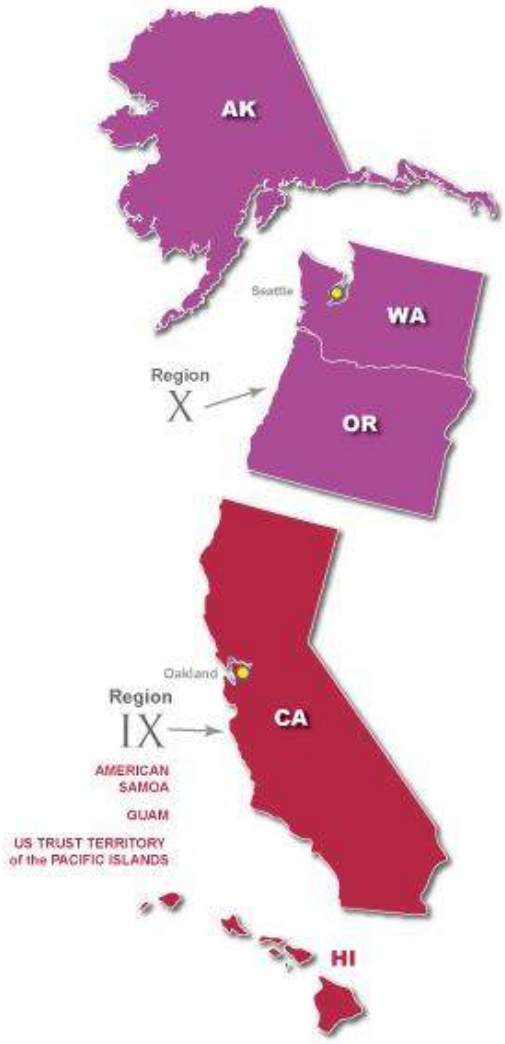
Great Lakes Coastal Information (/great-lakes-coastal-information)

Gulf of Mexico Coastal Information (/gulf-mexico-coastal-information)

Atlantic Ocean Coastal Information (/protecting-homes/atlantic-ocean-coastal-information)

Rebuilding After a Coastal Storm (/rebuilding-after-coastal-storm)

Resources for Home Builders, Developers, and Construction Professionals (/resources-home-builders-



developers-and-construction-professionals)

Programmatic Environmental Impact Statement (/programmatic-environmental-impact-statement)

Public Survey Findings on Flood Risk (/public-survey-findings-flood-risk)

Coastal Resources for Community Officials (/coastal-resources-community-officials)

Coastal Partner Pages (/coastal-partner-pages)

- Coastal Resources for Home Builders, Developers & Construction Professionals (/coastal-resources-home-builders-developers-construction-professionals)

Coastal Resources for Cooperating Technical Partners, Engineers, Surveyors, & Contractors (/coastal-resources-cooperating-technical-partners-engineers-surveyors-contractors)

Pacific Ocean Coastal Information (/pacific-ocean-coastal-information)

Bordering five U.S. States (Alaska, California, Hawaii, Oregon, and Washington), the Pacific coast's tidal shoreline stretches for approximately 40,298 miles (https://shoreline.noaa.gov/_pdf/Coastline_of_the_US_1975.pdf) through various environments. For the past decade, FEMA has been updating Flood Insurance Studies and Flood Insurance Rate Maps (FIRM (/flood-insurance-rate-map-firm)s) (/national-flood-insurance-program-2/flood-insurance-rate-map-firm) for the entire populated coastline of the country to provide improved flood hazard information to coastal communities.

In accordance with FEMA's Guidelines and Standards for Coastal Flood Hazard Analysis and Mapping (/guidelines-and-standards-flood-risk-analysis-and-mapping), FEMA is performing detailed engineering analysis and mapping for coastal communities along the Pacific Ocean coast of the country. See the Coastal Flood Hazard Analysis and Mapping Guidance (/coastal-flood-hazard-analysis-and-mapping) page for information on coastal study guidance resources.

The coastal Risk Mapping, Assessment, and Planning (Risk MAP (/risk-mapping-assessment-and-planning-risk-map)) study aims to foster collaboration between FEMA, other Federal agencies, States, and Tribal and coastal communities while increasing the understanding of local flood hazards, encouraging mitigation efforts, and improving the communities' resilience to flood damage (life, property and business). Many communities along the Pacific seaboard have already received updated flood maps in the form of preliminary or effective FIRMs.

On the pacific coast, two FEMA Regions – Region IX and Region X – manage these projects and work with other Federal agencies, States, and Tribal and local community officials to prepare for, protect against, respond to and mitigate hazards.

Coastal Resources for Real Estate, Insurance & Lending Industry Professionals (/coastal-resources-real-estate-insurance-lending-industry-professionals)

National Oceanic & Atmospheric Administration – Coastal Partner Page (/national-oceanic-atmospheric-administration-coastal-partner-page)

U.S. Army Corps of Engineers - Coastal Partner (/us-army-corps-engineers-coastal-partner)

U.S. Geological Survey – Coastal Partner Page (/us-geological-survey-coastal-partner-page)

Coastal Barrier Resources Act (/us-fish-wildlife-service-coastal-barrier-resources-act-coastal-partner-page)

To obtain information on the status of flood studies in specific pacific coast areas, please visit FEMA's Regional Coastal Analysis and Mapping Pacific coast websites:

- FEMA Region IX Coastal Study (http://www.r9map.org/Pages/CCAMP-Open-Pacific-Coast-Study.aspx) (California, Hawaii)
- FEMA Region X Coastal Study (https://www.starr-team.com/starr/RegionalWorkspaces/RegionX/Pages/default.aspx) (Alaska, Oregon, Washington)

For general information about the FEMA Regional offices responsible for managing the pacific coast flood studies, please visit the following websites:

- FEMA Region IX (/fema-region-ix-arizona-california-hawaii-nevada-pacific-islands) (California, Hawaii)
- FEMA Region X (/region-x-ak-id-or-wa) (Alaska, Oregon, Washington)

Expand All Sections

For More Information

Related Links

Last Updated: 06/01/2018 - 11:08

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liaison-program) Privacy Policy (/privacy-policy) Accessibility (/accessibility) FOIA (/foia) No Fear Act Data (/no-fear-act-data) Office of the Inspector General (https://www.oig.dhs.gov/) Strategic Plan (/strategic-plan) Whitehouse.gov (https://www.whitehouse.gov/) DHS.gov (https://www.dhs.gov/) Ready.gov (https://www.ready.gov/) USA.gov (https://www.usa.gov/) DisasterAssistance.gov (https://www.disasterassistance.gov/)



(https://www.oig.dhs.gov/hotline)

Official website of the Department of Homeland Security

Attachment D

Flood Insurance & Flood Plain Management

Documents included:

- Solicitation Letter to Chris Melville, City Manager, City of West Wendover; Dated January 19, 2023.
- Signed Response from Chris Melville, City Manager, City of West Wendover; Dated January 23, 2023.
- FEMA FIRM Panel 6402E; Dated: September 4, 2013.

January 19, 2023

Chris, Melville
Flood Plain Manager
P.O. Box 2825
West Wendover, Nevada 89883

Transmitted Electronically

Attention: Mr. Melville,

Re: Environmental Review – City of West Wendover – Fire Station #13: Floodplain Management

The City of West Wendover is applying for funds through the Nevada Community Development Block Grant Program (CDBG), and the United States Department of Agriculture – Rural Development, to undertake the following project: City of West Wendover – Fire Station #13. Enclosed is a description of the proposed action, project drawings and maps and a form for your review of the project.

Thank you for your assistance on this Environmental Review. Please do not hesitate to contact me if you need any information on the proposed action. My contact information is found at the bottom of the review form. Please feel free to e-mail your response to: shay.stark@aquaeng.com.

Sincerely,

Shay Stark
Project Manager

Enclosures: Project Description
Project Drawings and Maps
Environmental Review Form

ENVIRONMENTAL REVIEW: FLOODPLAIN MANAGEMENT

Grantee: City of West Wendover Project Name: Fire Station #13

Pursuant to Department of Housing and Urban Development requirements for CDBG projects, the grant recipient assumes the responsibility for environmental review, decision making and actions required by local, state and federal environmental laws or authorities. In order to complete the environmental review requirements, we are requesting your review of the project with respect to the threshold for Floodplain management. The pertinent HUD standards for Floodplain Management include the following criteria, standards, policies and/or regulations:

1. Executive Order 11988, Floodplain Management, May 24, 1977 (42 FR 26951 et seq.); particularly Section 2(a).

Please check the line below which applies and add any applicable comments in the space provided. Please feel free to attach any additional comments.

___ A. The project does not involve property acquisition, management, construction or improvement within a 100 year floodplain (Zones A or V) identified by FEMA maps, or

___ A.1 Does not involve a "critical action" (e.g., a fire station, emergency facility, facility for mobility impaired persons, elderly housing project, etc.) within a 500 year floodplain (Zone B). If these maps have not been published, the same finding is necessary and is to be based on data from the City/County engineer or State/ local Flood Control Agency;

___ B. The environmental threshold for the Floodplain Management Executive Order is exceeded. Grant recipient must initiate and complete the U.S. water Resources Council 8-step Decision making Process for Floodplain Management.

Comments:

_____

Signature, Title Date

Please address reply to:

Shay Stark
AQUA Engineering
533 West 2600 South, Suite 275
Bountiful Utah 84010

Phone: 801-299-1327 ext. 3731
Email: shay.stark@aquaeng.com

ENVIRONMENTAL REVIEW: FLOODPLAIN MANAGEMENT

Grantee: City of West Wendover Project Name: Fire Station #13

Pursuant to Department of Housing and Urban Development requirements for CDBG projects, the grant recipient assumes the responsibility for environmental review, decision making and actions required by local, state and federal environmental laws or authorities. In order to complete the environmental review requirements, we are requesting your review of the project with respect to the threshold for Floodplain management. The pertinent HUD standards for Floodplain Management include the following criteria, standards, policies and/or regulations:

1. Executive Order 11988, Floodplain Management, May 24, 1977 (42 FR 26951 et seq.); particularly Section 2(a).

Please check the line below which applies and add any applicable comments in the space provided. Please feel free to attach any additional comments.

X A. The project does not involve property acquisition, management, construction or improvement within a 100 year floodplain (Zones A or V) identified by FEMA maps, or

___ A.1 Does not involve a "critical action" (e.g., a fire station, emergency facility, facility for mobility impaired persons, elderly housing project, etc.) within a 500 year floodplain (Zone B). If these maps have not been published, the same finding is necessary and is to be based on data from the City/County engineer or State/ local Flood Control Agency;

___ B. The environmental threshold for the Floodplain Management Executive Order is exceeded. Grant recipient must initiate and complete the U.S. water Resources Council 8-step Decision making Process for Floodplain Management.

Comments:

See map attached.

[signature], City Manager
Signature, Title

Date 1-23-2023

Please address reply to:

Shay Stark
AQUA Engineering
533 West 2600 South, Suite 275
Bountiful Utah 84010

Phone: 801-299-1327 ext. 3731
Email: shay.stark@aquaeng.com



PIN

Approximate location based on user input and does not represent an authoritative property location

ELS

Selected FloodMap Boundary

Digital Data Available

No Digital Data Available

Unmapped

NO SCREEN Area of Minimal Flood Hazard Zone X

Effective LOMRs

Area of Undetermined Flood Hazard Zone D

Otherwise Protected Area

EAS Coastal Barrier Resource System Area

SPECIAL FLOOD HAZARD AREAS

Without Base Flood Elevation (BFE) Zone A, V, A99

With BFE or Depth

Regulatory Floodway Zone AE, AO, AH, VE, AR

OTHER AREAS OF FLOOD HAZARD

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X

Future Conditions 1% Annual Chance Flood Hazard Zone X

Area with Reduced Flood Risk due to Levee. See Notes. Zone X

Area with Flood Risk due to Levee Zone D

OTHER FEATURES

Cross Sections with 1

Water Surface Elevati

Coastal Transect

Base Flood Elevation

Limit of Study

Jurisdiction Boundary

Coastal Transect Bas

Profile Baseline

Hydrographic Feature

GENERAL STRUCTURES

Channel, Culvert, or S

Levee, Dike, or Floodv

Attachment E

Air Quality

Documents included:

- Solicitation Letter to Patricia Bobo, Planning and Modeling Branch, Bureau of Air Quality Planning, Nevada Division of Environmental Protection; Dated: January 19, 2023.
- Signed Response from Andrew Tucker, Supervisor Planning and Data Management Branch, Nevada Division of Environmental Protection; Dated: January 23, 2023.

January 19, 2023

Patricia Bobo, Planning
Planning and Modeling Branch
Bureau of Air Quality Planning
901 S. Stewart St. #4001
Carson City, Nevada 89701-5249

Transmitted Electronically

Attention: Ms. Bobo,

Re: Environmental Review – City of West Wendover – Fire Station #13: Air Quality

The City of West Wendover is applying for funds through the Nevada Community Development Block Grant Program (CDBG), and the United States Department of Agriculture – Rural Development, to undertake the following project: City of West Wendover – Fire Station #13. Enclosed is a description of the proposed action, project drawings and maps and a form for your review of the project.

Thank you for your assistance on this Environmental Review. Please do not hesitate to contact me if you need any information on the proposed action. My contact information is found at the bottom of the review form. Please feel free to e-mail your response to: shay.stark@aquaeng.com.

Sincerely,

Shay Stark
Project Manager

Enclosures: Project Description
Project Drawings and Maps
Environmental Review Form

ENVIRONMENTAL REVIEW: AIR QUALITY ACT

Grantee: City of West Wendover Project Name: Fire Station #13

Pursuant to Department of Housing and Urban Development requirements for CDBG projects, the grant recipient assumes the responsibility for environmental review, decision making and actions required by local, state and federal environmental laws or authorities. In order to complete the environmental review requirements, we are requesting your review of the project with respect to the threshold for Air Quality. The pertinent HUD standards for Air Quality include the following criteria, standards, policies and/or regulations:

1. The Clean Air Act (42 U.S.C. 7401 et seq.) as amended; particularly Section 176 (c) and (d) (42 U.S.C. 7506 (c) and (d)).

Please check either line A or B below and add any applicable comments in the space provided. Please feel free to attach any additional comments.

____ A. The project conforms with the EPA-approved State Implementation Plan (SIP), per contact with the State Air Quality Management District or Board.

____ B. The environmental threshold for Air Quality is exceeded. The project is not in conformance with the Clean Air Act. Negotiate suitable mitigation measures with the Air Quality Management District or Board.

Comments:

_____

Signature/Title Date

Please address reply to:

Shay Stark
AQUA Engineering
533 West 2600 South, Suite 275
Bountiful Utah 84010

Phone: 801-299-1327 ext. 3731
Email: shay.stark@aquaeng.com

NEVADA DIVISION OF
ENVIRONMENTAL
PROTECTION

STATE OF NEVADA
Department of Conservation & Natural Resources
Joe Lombardo, *Governor*
James A. Settelmeyer, *Director*
Greg Lovato, *Administrator*

January 23, 2023

Shay Stark
AQUA Engineering
533 West 2600 South, Suite 275
Bountiful, UT 84010

RE: Environmental Review: Fire Station #13 Project, West Wendover, Nevada

Dear Mr. Stark:

Enclosed you will find the signed environmental review form for the Fire Station #13 Project proposed by the City of West Wendover in Elko County, NV. The Nevada Division of Environmental Protection, Bureau of Air Quality Planning (BAQP) has reviewed this project for conformance with federal air quality standards, and it will conform to Nevada's Applicable State Implementation Plan. Please note the following requirements that must be complied with during the planning and implementation phases of this project:

1. It is our understanding that this project is to construct a new fire station that will also include shared parking and utilities in West Wendover, Nevada. Pursuant to NAC 445B.22037, if during the course of a project an area in excess of five (5) acres is disturbed, a surface area disturbance permit is required from the Bureau of Air Pollution Control (BAPC).

2. Regardless of the size of the disturbed area, fugitive dust emitted from the project must be controlled at all times through the use of best practical methods. These methods can include, but are not limited to, paving, chemical stabilization, watering, phased construction, and revegetation. For assistance with controlling fugitive dust, please contact the BAPC Compliance Supervisor, at (775) 687-9349.

If you have any questions on this review you may call me at (775) 687-9499, or e-mail at atucker@ndep.nv.gov.

Sincerely,

Andrew Tucker, Supervisor
Planning & Data Management Branch

ENVIRONMENTAL REVIEW: AIR QUALITY ACT

Grantee: City of West Wendover Project Name: Fire Station #13 Project

Pursuant to U.S Department of Housing and Urban Development, U.S. Department of Commerce, Economic Development Administration or other federal department or agency requirements, as applicable, the grant recipient assumes the responsibility for environmental review, decision making and actions required by local, state, and federal environmental laws or authorities. In order to complete the environmental review requirements, we are requesting the Nevada Division of Environmental Protection's (NDEP) review of the project with respect to the threshold for Air Quality. The pertinent standards for Air Quality include the following criteria, standards, policies and/or regulations:

1. The Clean Air Act (42 U.S.C. 7401 et seq.) as amended; particularly Section 176 (c) and (d) (42 U.S.C. 7506 (c) and (d)).

Please check either line A or B below and add any applicable comments in the space provided. Please feel free to attach any additional comments.

X A. The project conforms to the EPA-approved State Implementation Plan (SIP), per contract with the State Air Quality Management District or Board.

____ B. The environmental threshold for Air Quality is exceeded. The project is not in conformance with the Clean Air Act. Negotiate suitable mitigation measures with the Air Quality Management District or Board.

NDEP Comments:

This project is not expected to disturb an area in excess of five (5) acres at one time, therefore, a surface area disturbance permit is not required.

In the event a surface area disturbance permit is required, contact a BAPC Supervisor, at (775) 687-9349.

In accordance with NAC 445B.22037, fugitive dust must be controlled at all times during the implementation of this project.

Andrew Zinn / Supervisor — 1/23/2022

Signature/Title — Date

Nevada Division of Environmental Protection

Rev. 1/23

Attachment F

Toxic Chemicals and Radioactive Materials

Documents included:

- Solicitation Letter to Jeff Knudtson, Fire Chief, City of West Wendover; Dated: January 19, 2023.
- Signed Response from Jeff Knudtson, Fire Chief, City of West Wendover; Dated January 20, 2023.

January 19, 2023

Jeff Knudtson
Fire Chief
P.O. Box 2825
West Wendover, Nevada 89883

Transmitted Electronically

Attention: Mr. Knudtson,

Re: Environmental Review – City of West Wendover – Fire Station #13: Toxic Chemicals and Radioactive Materials

The City of West Wendover is applying for funds through the Nevada Community Development Block Grant Program (CDBG), and the United States Department of Agriculture – Rural Development, to undertake the following project: City of West Wendover – Fire Station #13. Enclosed is a description of the proposed action, project drawings and maps and a form for your review of the project.

Thank you for your assistance on this Environmental Review. Please do not hesitate to contact me if you need any information on the proposed action. My contact information is found at the bottom of the review form. Please feel free to e-mail your response to: shay.stark@aquaeng.com.

Sincerely,

Shay Stark
Project Manager

Enclosures: Project Description
Project Drawings and Maps
Environmental Review Form

ENVIRONMENTAL REVIEW: HUD STANDARDS FOR TOXIC CHEMICALS AND RADIOACTIVE MATERIALS

Grantee: City of West Wendover Project Name: Fire Station #13

Pursuant to Department of Housing and Urban Development requirements for CDBG projects, the grant recipient assumes the responsibility for environmental review, decision making and actions required by local, state and federal environmental laws or authorities. In order to complete the environmental review requirements, we are requesting your review of the project with respect to the threshold for Toxic Chemicals and Radioactive Materials. The pertinent HUD standards for these environmental considerations include the following criteria, standards, policies and/or regulations:

1. HUD notice 79-33, September 10, 1979, Policy Guidance to address problems posed by Toxic Chemicals and Radioactive Materials.

Please check either line A or B below and add any applicable comments in the space provided. Please feel free to attach any additional comments.

____ A. The project does not involve new development for habitation; OR the project involves new development for habitation, but is not located within one mile of an NPL ("Superfund") site, within 2,000 feet of a CERCLIS site, nor is adjacent to any other known or suspected sites contaminated with toxic chemicals or radioactive materials, unless a federal, state or local authoritative source determines it does not pose a health hazard.

____ B. The project exceeds the above standards in □A□. Grantees are advised not to use funds for activities supporting new development for habitation when a project site is affected by toxic chemicals or radioactive materials. Documentation includes contact with appropriate federal, state, or local oversight agencies. The grant recipient must establish Acceptable Separation Distance (ASD) or other mitigation measures.

Comments:

_____

Signature/Title Date

Please address reply to:
Shay Stark
AQUA Engineering
533 West 2600 South, Suite 275
Bountiful Utah 84010

Phone: 801-299-1327 ext. 3731
Email: shay.stark@aquaeng.com

AQUA ENGINEERING

January 19, 2023

Jeff Knudtson
Fire Chief
P.O. Box 2825
West Wendover, Nevada 89883

Transmitted Electronically

Attention: Mr. Knudtson,

Re: Environmental Review – City of West Wendover – Fire Station #13: Toxic Chemicals and Radioactive Materials

The City of West Wendover is applying for funds through the Nevada Community Development Block Grant Program (CDBG), and the United States Department of Agriculture – Rural Development, to undertake the following project: City of West Wendover – Fire Station #13. Enclosed is a description of the proposed action, project drawings and maps and a form for your review of the project.

Thank you for your assistance on this Environmental Review. Please do not hesitate to contact me if you need any information on the proposed action. My contact information is found at the bottom of the review form. Please feel free to e-mail your response to: shay.stark@aquaeng.com.

Sincerely,

Shay Stark
Project Manager

Enclosures: Project Description
Project Drawings and Maps
Environmental Review Form

ENVIRONMENTAL REVIEW: HUD STANDARDS FOR TOXIC CHEMICALS AND RADIOACTIVE MATERIALS

Grantee: City of West Wendover Project Name: Fire Station #13

Pursuant to Department of Housing and Urban Development requirements for CDBG projects, the grant recipient assumes the responsibility for environmental review, decision making and actions required by local, state and federal environmental laws or authorities. In order to complete the environmental review requirements, we are requesting your review of the project with respect to the threshold for Toxic Chemicals and Radioactive Materials. The pertinent HUD standards for these environmental considerations include the following criteria, standards, policies and/or regulations:

1. HUD notice 79-33, September 10, 1979, Policy Guidance to address problems posed by Toxic Chemicals and Radioactive Materials.

Please check either line A or B below and add any applicable comments in the space provided. Please feel free to attach any additional comments.

X A. The project does not involve new development for habitation; OR the project involves new development for habitation, but is not located within one mile of an NPL ("Superfund") site, within 2,000 feet of a CERCLIS site, nor is adjacent to any other known or suspected sites contaminated with toxic chemicals or radioactive materials, unless a federal, state or local authoritative source determines it does not pose a health hazard.

___ B. The project exceeds the above standards in □A□. Grantees are advised not to use funds for activities supporting new development for habitation when a project site is affected by toxic chemicals or radioactive materials. Documentation includes contact with appropriate federal, state, or local oversight agencies. The grant recipient must establish Acceptable Separation Distance (ASD) or other mitigation measures.

Comments:

Signature/Title Fire Chief Date 01/20/2023

Please address reply to:
Shay Stark
AQUA Engineering
533 West 2600 South, Suite 275
Bountiful Utah 84010

Phone: 801-299-1327 ext. 3731
Email: shay.stark@aquaeng.com

Attachment G

Endangered Species

Documents included:

- Solicitation Letter to Eric Miskow Biological Data Manager, Nevad Natural Heritage Program: Dated February 8, 2023.
- Signed Response: Solicitation Letter to Eric Miskow Biological Data Manager, Nevad Natural Heritage Program: Dated February 8, 2023.
- Solicitation Letter Jinna Larkin, GIS/Data Coordinator, Nevada Department of Wildlife Dated: February 10, 2023.
- Signed Response; Jinna Larkin, GIS/Data Coordinator, Nevada Department of Wildlife Dated: February 13, 2023.

February 8, 2023

Eric Miskow,
Biological Data Manager
Nevada Natural Heritage Program
901 S Stewart St Suite 5004
Carson City, NV 89701

Transmitted Electronically

Attention: Mr. Miskow,

Re: Environmental Review – City of West Wendover – Fire Station #13: Endangered Species Act

The City of West Wendover is applying for funds through the Nevada Community Development Block Grant Program (CDBG), and the United States Department of Agriculture – Rural Development, to undertake the following project: City of West Wendover – Fire Station #13. Enclosed is a description of the proposed action, project drawings and maps, data request form, shape file of project location, and a form for your review of the project.

Thank you for your assistance on this Environmental Review. Please do not hesitate to contact me if you need any information on the proposed action. My contact information is found at the bottom of the review form. Please feel free to e-mail your response to: shay.stark@aquaeng.com.

Sincerely,

Shay Stark
Project Manager

Enclosures: Project Description
Project Drawings and Maps
Data Request Form
Project Location Shape File
Environmental Review Form

ENVIRONMENTAL REVIEW: ENDANGERED SPECIES ACT

Grantee: City of West Wendover Project Name: Fire Station #13

Pursuant to the U. S. Department of Housing and Urban Development requirements for CDBG projects and in reference to the "interagency consultation" regulations at 50 CFR Part 402 Units of General Local governments (UGLG) are the "responsible entities" when acting in accordance with HUD's regulation (24 CFR 58.5) and statues; which state the responsible entity is the Federal Official making the request for consultation at the project level.

1. The Endangered Species Act of 1973 (16 U.S.C.-1531 et seq.); as amended; particularly Section 7 (16 U.S.C.-1536).

Please check either line A or B below and add any applicable comments in the space provided. Please feel free to attach any additional comments.

____ A. The project will not affect any federally listed or proposed Threatened and Endangered Species (including plants, animals, fish, or invertebrates), nor any designated critical habitat.

____ B. The project exceeds the environmental threshold for Endangered Species. Grant recipient must initiate and complete consultation with the U.S. Fish and Wildlife Service (or other appropriate agencies,) in accordance with procedural regulations contained in 50 CFR Part 402.

Comments:

_____

Signature/Title Date

Please address reply to:

Shay Stark
AQUA Engineering
533 West 2600 South, Suite 275
Bountiful Utah 84010

Phone: 801-299-1327 ext. 3731
Email: shay.stark@aquaeng.com

NEVADA
DIVISION OF
NATURAL HERITAGE

STATE OF NEVADA
Department of Conservation & Natural Resources
Joe Lombardo, *Governor*
James A. Settelmeyer, *Director*
Kristin Szabo, *Administrator*

08 February 2023

Shay Stark
Aqua Engineering
533 West 2600 South, Suite 275
Bountiful, UT 84010

RE: Data request received 07 February 2023

Dear Mr. Stark

We are pleased to provide the information you requested on endangered, threatened, candidate, and/or at-risk plant and animal taxa recorded on or near the City of West Wendover Fire Station # 13 project area in Elko County. We searched our database and maps around the shapefile provided including a two-kilometer radius around:

Township 33N Range 70E Section 09

There are no at-risk taxa recorded within the given area. However, habitat may be available for, the silver-haired bat, *Lasionycteris noctivagans*, a Nevada Bureau of Land Management (BLM) Sensitive Species, and the Great Basin fishhook cactus, *Sclerocactus pubispinus*, a Nevada BLM Sensitive Species as well as a State Protected Cacti under NAC 503. The Nevada Department of Wildlife (NDOW) manages, protects, and restores Nevada's wildlife resources and associated habitat. Please contact Jinna Larkin, NDOW GIS Coordinator (775) 688-1580 to obtain further information regarding wildlife resources within and near your area of interest. Removal or destruction of state protected flora species (NAC 527.010) requires a special permit from Nevada Division of Forestry (NRS 527.270).

Please note that our data are dependent on the research and observations of many individuals and organizations, and in most cases are not the result of comprehensive or site-specific field surveys. Natural Heritage reports should never be regarded as final statements on the taxa or areas being considered, nor should they be substituted for on-site surveys required for environmental assessments.

Thank you for checking with our program. Please contact us for additional information or further assistance.

Sincerely,

Eric S. Miskow
Aquatic Biologist/Data Manager

February 10, 2023

Jinna Larkin,
GIS/Data Coordinator
Nevada Department of Wildlife
6980 Sierra Center Parkway, Suite 120
Reno NV 89511

Transmitted Electronically

Attention: Ms. Larkin,

Re: Environmental Review – City of West Wendover – Fire Station #13: Endangered Species Act

The City of West Wendover is applying for funds through the Nevada Community Development Block Grant Program (CDBG), and the United States Department of Agriculture – Rural Development, to undertake the following project: City of West Wendover – Fire Station #13. Enclosed is a description of the proposed action, project drawings and maps, shape file of project location, data request form, and a form for your review of the project.

Thank you for your assistance on this Environmental Review. Please do not hesitate to contact me if you need any information on the proposed action. My contact information is found at the bottom of the review form. Please feel free to e-mail your response to: shay.stark@aquaeng.com.

Sincerely,

Shay Stark
Project Manager

Enclosures:
- Project Description
- Project Drawings and Maps
- Data Request Form
- Project Location Shape File
- Environmental Review Form

ENVIRONMENTAL REVIEW: ENDANGERED SPECIES ACT

Grantee: City of West Wendover Project Name: Fire Station #13

Pursuant to the U. S. Department of Housing and Urban Development requirements for CDBG projects and in reference to the "interagency consultation" regulations at 50 CFR Part 402 Units of General Local governments (UGLG) are the "responsible entities" when acting in accordance with HUD's regulation (24 CFR 58.5) and statues; which state the responsible entity is the Federal Official making the request for consultation at the project level.

1. The Endangered Species Act of 1973 (16 U.S.C.-1531 et seq.); as amended; particularly Section 7 (16 U.S.C.-1536).

Please check either line A or B below and add any applicable comments in the space provided. Please feel free to attach any additional comments.

____ A. The project will not affect any federally listed or proposed Threatened and Endangered Species (including plants, animals, fish, or invertebrates), nor any designated critical habitat.

____ B. The project exceeds the environmental threshold for Endangered Species. Grant recipient must initiate and complete consultation with the U.S. Fish and Wildlife Service (or other appropriate agencies,) in accordance with procedural regulations contained in 50 CFR Part 402.

Comments:

_____

Signature/Title Date

Please address reply to:

Shay Stark
AQUA Engineering
533 West 2600 South, Suite 275
Bountiful Utah 84010

Phone: 801-299-1327 ext. 3731
Email: shay.stark@aquaeng.com

JOE LOMBARDO
Governor

STATE OF NEVADA
DEPARTMENT OF WILDLIFE
6980 Sierra Center Parkway, Suite 120
Reno, Nevada 89511
Phone (775) 688-1500 • Fax (775) 688-1595

ALAN JENNE
Director
JORDAN GOSHERT
Deputy Director
VACANT
Deputy Director

Shay Stark
Contract City Planner
AQUA Engineering
533 W. 2600 S. STE. 275
Bountiful, Utah 84010

February 13, 2023

Re: WestWendoverFireStation13

Dear Shay Stark:

I am responding to your request for information from the Nevada Department of Wildlife (NDOW) on the known or potential occurrence of wildlife resources in the vicinity of the WestWendoverFireStation13 located in Elko County, Nevada. In order to fulfill your request, a query was performed using the best available data from the NDOW's wildlife occurrences, raptor nest sites and ranges, greater sage-grouse leks and habitat, and big game distributions databases. No warranty is made by the NDOW as to the accuracy, reliability, or completeness of the data for individual use or aggregate use with other data. The absence of data does not imply the absence of species or associated habitat, and additional coordination may be necessary to adequately address species or habitat presence or limits to existing data. These data should be considered **sensitive** and may contain information regarding the location of sensitive wildlife species or resources. All appropriate measures should be taken to ensure that the use of this data is strictly limited to serve the needs of the project described on your GIS Data Request Form. Abuse of this information has the potential to adversely affect the existing ecological status of Nevada's wildlife resources and could be cause for the denial of future data requests.

To adequately provide wildlife resource information in the vicinity of the proposed project the NDOW delineated an area of interest that included a four-mile buffer around the project area provided by you on Friday, February 10, 2023. Wildlife resource data was queried from the NDOW databases based on this area of interest. The results of this analysis are summarized below.

Big Game - Occupied pronghorn antelope distribution exists throughout the entire project area and portions of the four-mile buffer area. Occupied bighorn sheep and elk distributions exist outside of the project area within portions of the four-mile buffer area. No known occupied mule deer distribution exists in the vicinity of the project area. Please refer to the attached maps for details regarding big game distributions relative to the proposed project area.

Greater Sage-Grouse - Greater sage-grouse habitat in the vicinity of the project area has primarily been classified as Other habitat by the Nevada Sagebrush Ecosystem Program (http://sagebrusheco.nv.gov). Please refer to the attached map for details regarding greater sage-grouse habitat relative to the proposed project area. Greater sage-grouse activity in the vicinity of the project area has been documented by two tracking locations generated by at least one radio-marked bird in the vicinity of the project area. There are no known greater sage-grouse lek sites in the vicinity of the project area.

Lahontan Cutthroat Trout - are known to exist in the vicinity of the project area in the Willow Canyon-Bettridge Creek watershed.

Raptors - Various species of raptors, which use diverse habitat types, may reside in the vicinity of the project area. American kestrel, bald eagle, barn owl, burrowing owl, Cooper's hawk, ferruginous hawk, flammulated owl, golden eagle, great horned owl, long-eared owl, merlin, northern goshawk, northern

harrier, northern saw-whet owl, osprey, peregrine falcon, red-tailed hawk, rough-legged hawk, sharp-shinned hawk, short-eared owl, Swainson's hawk, turkey vulture, and western screech owl have distribution ranges that include the project area and four-mile buffer area. Furthermore, prairie falcon and rough-legged hawk have been directly observed in the vicinity of the project area.

Raptor species are protected by State and Federal laws. In addition, bald eagle, burrowing owl, California spotted owl, ferruginous hawk, flammulated owl, golden eagle, northern goshawk, peregrine falcon, prairie falcon, and short-eared owl are NDOW species of special concern and are target species for conservation as outlined by the Nevada Wildlife Action Plan. Per the *Interim Golden Eagle Technical Guidance: Inventory and Monitoring Protocols; and Other Recommendations in Support of Golden Eagle Management and Permit Issuance* (United States Fish and Wildlife Service 2010) we have queried our raptor nest database to include raptor nest sites within ten miles of the proposed project area. There are 15 known or suspected raptor nest sites within ten miles of the project area:

Nest Type	Nest Substrate	Nest Size	Last Visit Date	Last Occupied Species	Last Occupied Date
stick nest			7/1/1979		
stick nest			10/23/1979		
stick nest			10/25/1979		
stick nest			6/10/1992		
stick nest			5/16/2012	red-tailed hawk	5/16/2012
stick nest			5/16/2012		
stick nest			5/16/2012		
stick nest			5/16/2012		
stick nest			5/16/2012		
stick nest			5/16/2012		
stick nest			5/16/2012		
stick nest			5/16/2012		
stick nest			5/16/2012		
stick nest			5/16/2012		
stick nest			5/16/2012		

* Nest Size – If a stick nest, the general size of the nest. For example, ravens and sharp-shinned hawks often build "small" nests, "medium"-sized nests could be larger accipiters or most buteos, "large"-sized nests could be larger buteos (e.g., large ferruginous hawk nests) or most eagle nests, and "extra large" nests are most often very large eagle nests.

Other Wildlife Resources

There are no big game and four small game water developments in the vicinity of the project area. The following species have also been observed in the vicinity of the project area:

Common Name	ESA	State	SWAP SoCP
black-tailed jackrabbit		Unprotected	
common raven		Protected	
coyote		Unprotected	
Sierra Nevada red fox		Furbearer	

ESA: Endangered Species Act Status
State: State of Nevada Special Status
SWAP SoCP: Nevada State Wildlife Action Plan (2012) Species of Conservation Priority

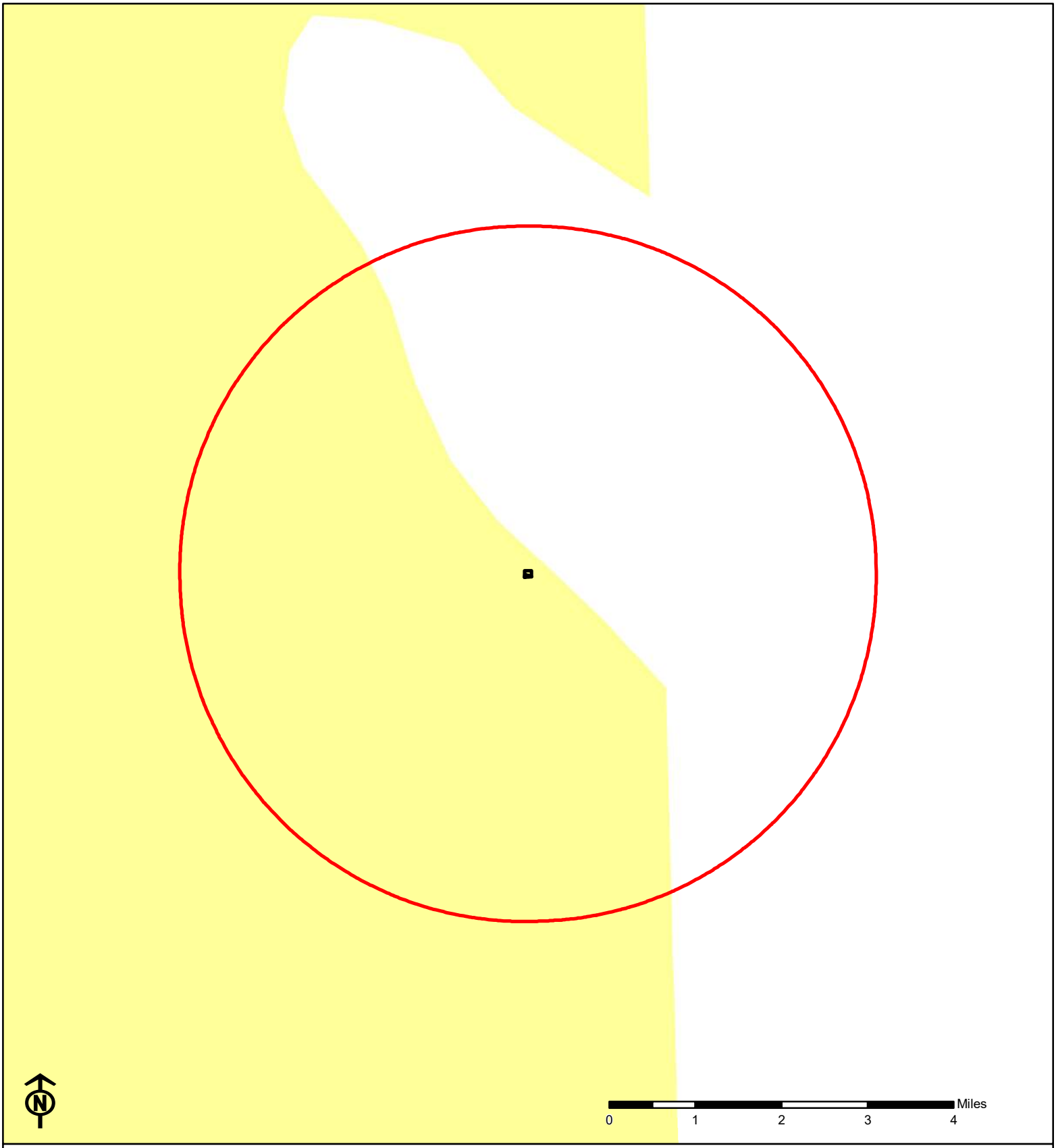
The proposed project area may also be in the vicinity of abandoned mine workings, which often provide habitat for state and federally protected wildlife, especially bat species, many of which are protected under NAC 503.030. To request data regarding known abandoned mine workings in the vicinity of the project area please contact the Nevada Division of Minerals (http://minerals.state.nv.us/).

The above information is based on data stored at our Reno Headquarters Office and does not necessarily incorporate the most up to date wildlife resource information collected in the field. Please contact the Habitat Division Supervising Biologist at our to discuss the current environmental conditions for your project area and the interpretation of our analysis. Furthermore, it should be noted that the information detailed above is preliminary in nature and not necessarily an identification of every wildlife resource concern associated with the proposed project. Consultation with the Supervising Habitat biologist will facilitate the development of appropriate survey protocols and avoidance or mitigation measures that may be required to address potential impacts to wildlife resources.

Caleb McAdoo - Eastern Region Habitat Supervisor (775.777.2306)

Federally listed Threatened and Endangered species are also under the jurisdiction of the United States Fish and Wildlife Service. Please contact them for more information regarding these species.

If you have any question regarding the results or methodology of this analysis, please do not hesitate to contact Jinna Larkin at (755) 688-1580 or via email at jhlarkin@ndow.org.



Project Area

Four Mile Buffer Area Boundary

Pronghorn Antelope Distribution

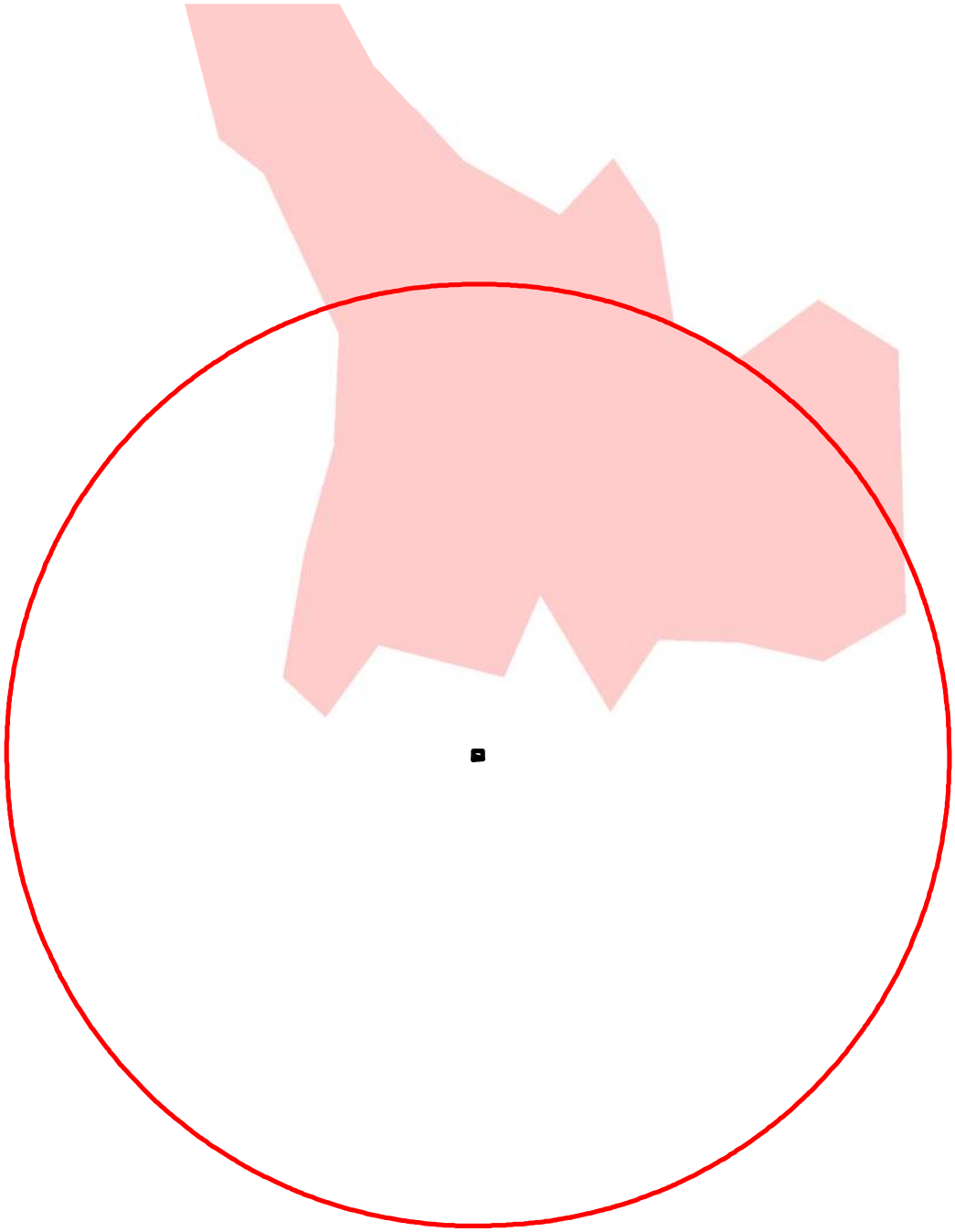
WestWendoverFireStation13
Pronghorn Antelope Distribution

February 13, 2023

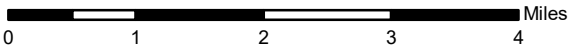
Projection: UTM Zone 11 North, NAD83

No warranty is made by the Nevada Department of Wildlife as to the accuracy, reliability, or completeness of the data for individual use or aggregate use with other data.

V:\ActiveProjects\DataRequests\Template\Data Request - Response Template.mxd







Project Area

Four Mile Buffer Area Boundary

Bighorn Sheep Distribution

WestWendoverFireStation13
Bighorn Sheep Distribution

February 13, 2023

Projection: UTM Zone 11 North, NAD83

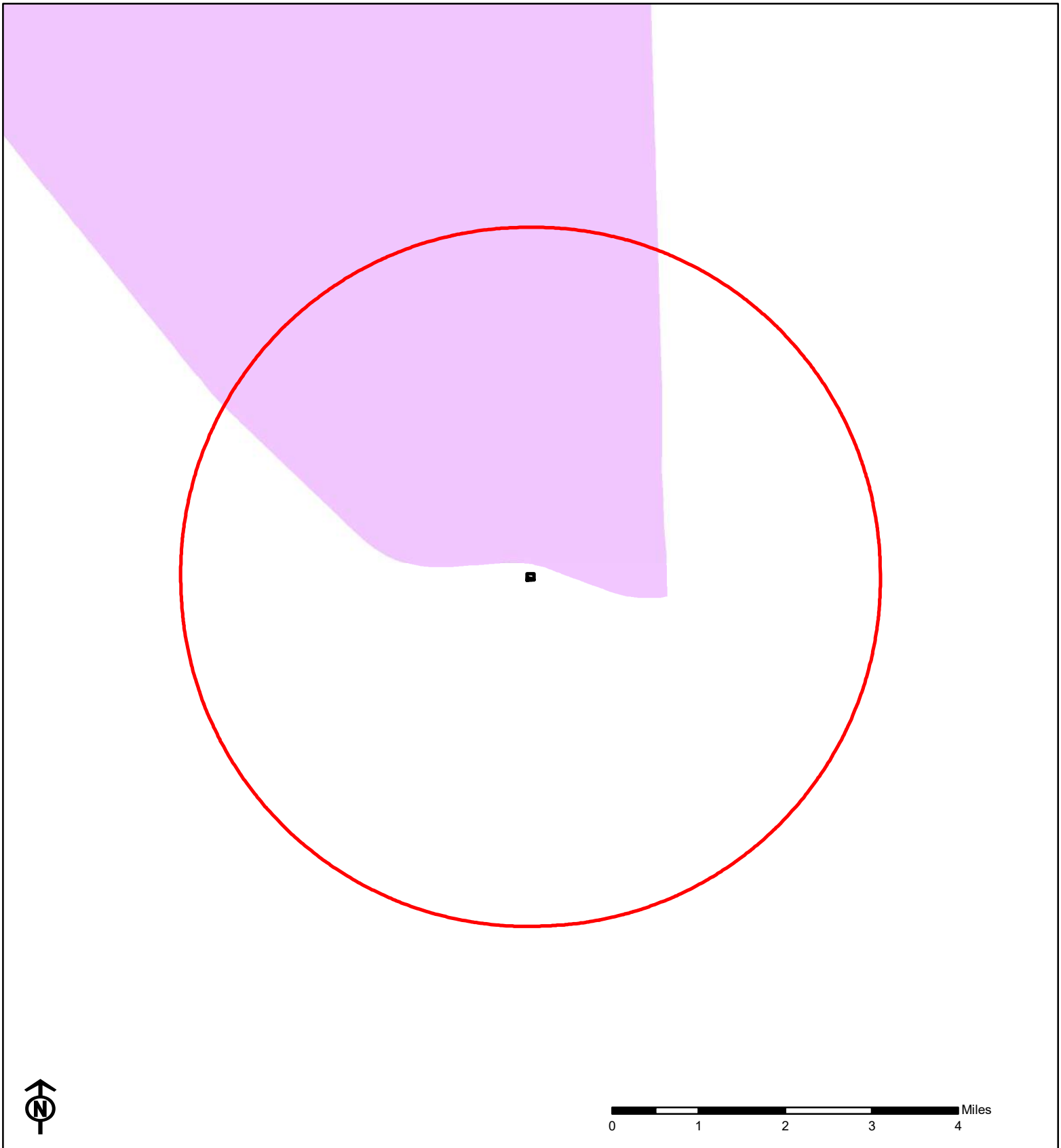
No warranty is made by the Nevada Department of Wildlife as to the accuracy, reliability, or completeness of the data for individual use or aggregate use with other data.







V:\ActiveProjects\DataRequests\Template\Data Request - Response Template.mxd



Project Area

Four Mile Buffer Area Boundary

Elk Distribution

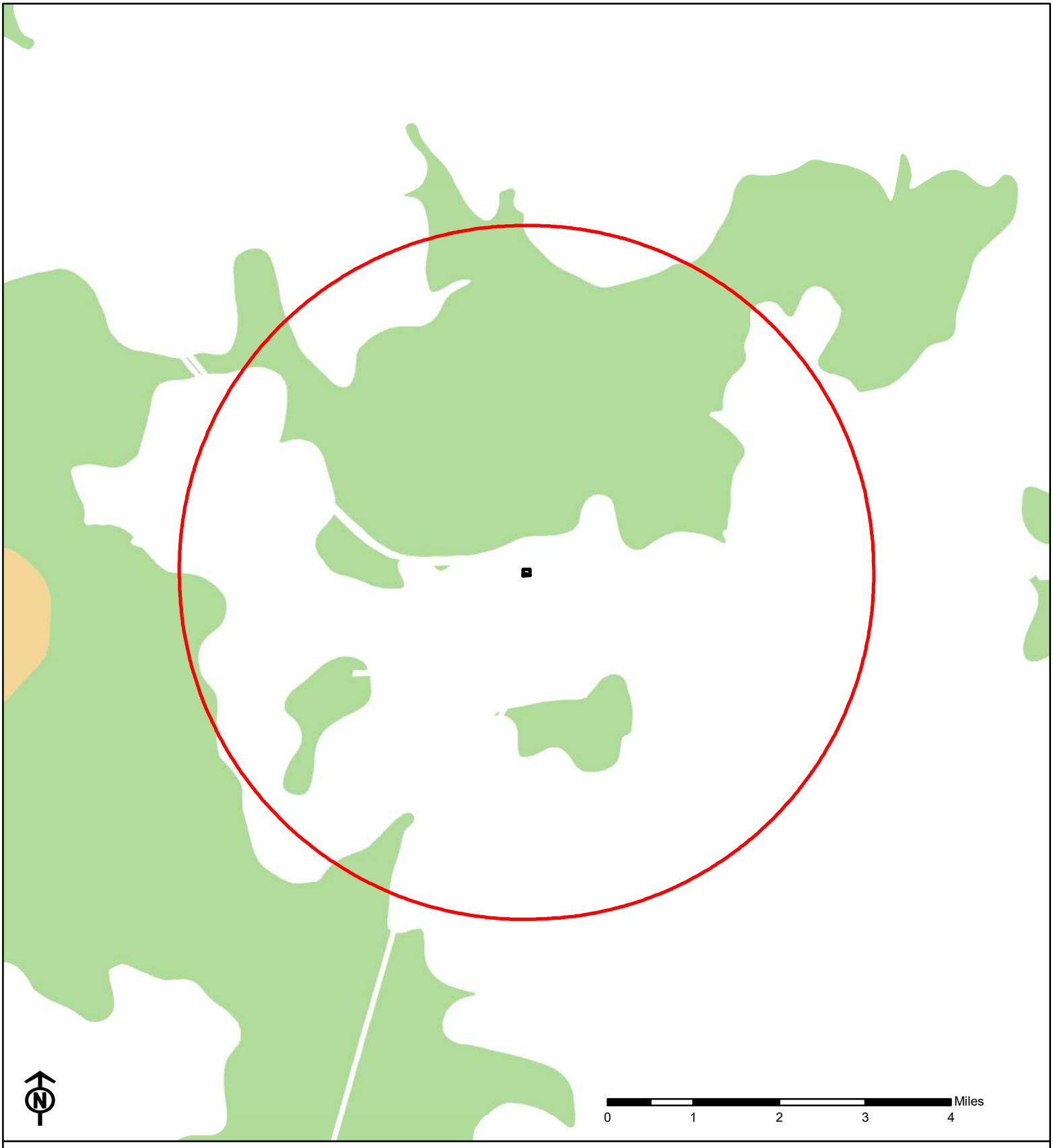
WestWendoverFireStation13
Elk Distribution

February 13, 2023

Projection: UTM Zone 11 North, NAD83

No warranty is made by the Nevada Department of Wildlife as to the accuracy, reliability, or completeness of the data for individual use or aggregate use with other data.

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Project Area

Four Mile Buffer Area Boundary

Priority Habitat

General Habitat

Other Habitat

Bi-State Habitat

WestWendoverFireStation13
Greater Sage-Grouse Habitat

February 13, 2023

Projection: UTM Zone 11 North, NAD83

No warranty is made by the Nevada Department of Wildlife as to the accuracy, reliability, or completeness of the data for individual use or aggregate use with other data.

V:\ActiveProjects\DataRequests\Template\Data Request - Response Template.mxd

Attachment H

Explosive or Flammable Operations

Documents included:

- Solicitation Letter to Jeff Knudtson, Fire Chief, City of West Wendover; Dated: January 19, 2023.
- Signed Response from Jeff Knudtson, Fire Chief, City of West Wendover; Dated January 20, 2023.

January 19, 2023

Jeff Knudtson
Fire Chief
P.O. Box 2825
West Wendover, Nevada 89883

Transmitted Electronically

Attention: Mr. Knudtson,

Re: Environmental Review – City of West Wendover – Fire Station #13: Explosive or Flammable Operations

The City of West Wendover is applying for funds through the Nevada Community Development Block Grant Program (CDBG), and the United States Department of Agriculture – Rural Development, to undertake the following project: City of West Wendover – Fire Station #13. Enclosed is a description of the proposed action, project drawings and maps and a form for your review of the project.

Thank you for your assistance on this Environmental Review. Please do not hesitate to contact me if you need any information on the proposed action. My contact information is found at the bottom of the review form. Please feel free to e-mail your response to: shay.stark@aquaeng.com.

Sincerely,

Shay Stark
Project Manager

Enclosures: Project Description
Project Drawings and Maps
Environmental Review Form

ENVIRONMENTAL REVIEW: HUD STANDARDS FOR EXPLOSIVE OR FLAMMABLE OPERATIONS

Grantee: City of West Wendover Project Name: Fire Station #13

Pursuant to Department of Housing and Urban Development requirements for CDBG projects, the grant recipient assumes the responsibility for environmental review, decision making and actions required by local, state and federal environmental laws or authorities. In order to complete the environmental review requirements, we are requesting your review of the project with respect to the threshold for Explosive and Flammable. The pertinent HUD standards for Explosive or Flammable Operations environmental considerations include the following criteria, standards, policies and/or regulations:

1. 24CFR Part 51, Subpart C, Siting of HUD-Assisted Projects Near Hazardous Operations Handling Petroleum Products or Chemicals of an Explosive or Flammable Nature.

Please check either line A or B below and add any applicable comments in the space provided. Please feel free to attach any additional comments.

____ A. The project is located at an Acceptable Separation Distance (ASD) from any above-ground or flammable fuels or chemicals containers according to □Siting of HUD-Assisted projects near Hazardous Facilities OR the project will expose neither people nor buildings to such hazards.

____ B. The project exceeds the standards in □A□ above. The project requires mitigation of the hazard (per 24 CFR 51.205) with construction of a barrier of adequate size and strength to protect the project from the explosive or flammable hazard.

Comments:

_____

Signature/Title Date

Please address reply to:

Shay Stark
AQUA Engineering
533 West 2600 South, Suite 275
Bountiful Utah 84010

Phone: 801-299-1327 ext. 3731
Email: shay.stark@aquaeng.com

AQUA ENGINEERING

January 19, 2023

Jeff Knudtson
Fire Chief
P.O. Box 2825
West Wendover, Nevada 89883

Transmitted Electronically

Attention: Mr. Knudtson,

Re: Environmental Review – City of West Wendover – Fire Station #13: Explosive or Flammable Operations

The City of West Wendover is applying for funds through the Nevada Community Development Block Grant Program (CDBG), and the United States Department of Agriculture – Rural Development, to undertake the following project: City of West Wendover – Fire Station #13. Enclosed is a description of the proposed action, project drawings and maps and a form for your review of the project.

Thank you for your assistance on this Environmental Review. Please do not hesitate to contact me if you need any information on the proposed action. My contact information is found at the bottom of the review form. Please feel free to e-mail your response to: shay.stark@aquaeng.com.

Sincerely,

Shay Stark
Project Manager

Enclosures: Project Description
Project Drawings and Maps
Environmental Review Form

ENVIRONMENTAL REVIEW: HUD STANDARDS FOR EXPLOSIVE OR FLAMMABLE OPERATIONS

Grantee: City of West Wendover Project Name: Fire Station #13

Pursuant to Department of Housing and Urban Development requirements for CDBG projects, the grant recipient assumes the responsibility for environmental review, decision making and actions required by local, state and federal environmental laws or authorities. In order to complete the environmental review requirements, we are requesting your review of the project with respect to the threshold for Explosive and Flammable. The pertinent HUD standards for Explosive or Flammable Operations environmental considerations include the following criteria, standards, policies and/or regulations:

1. 24CFR Part 51, Subpart C, Siting of HUD-Assisted Projects Near Hazardous Operations Handling Petroleum Products or Chemicals of an Explosive or Flammable Nature.

Please check either line A or B below and add any applicable comments in the space provided. Please feel free to attach any additional comments.

X A. The project is located at an Acceptable Separation Distance (ASD) from any above-ground or flammable fuels or chemicals containers according to □Siting of HUD-Assisted projects near Hazardous Facilities OR the project will expose neither people nor buildings to such hazards.

____ B. The project exceeds the standards in □A□ above. The project requires mitigation of the hazard (per 24 CFR 51.205) with construction of a barrier of adequate size and strength to protect the project from the explosive or flammable hazard.

Comments:



Signature/Title 01/20/2023 Date

Please address reply to:

Shay Stark
AQUA Engineering
533 West 2600 South, Suite 275
Bountiful Utah 84010

Phone: 801-299-1327 ext. 3731
Email: shay.stark@aquaeng.com

Attachment I

Farmland Protection

Documents included:

- Solicitation Letter to Chris Melville, City Manager, City of West Wendover; Dated January 19, 2023.
- Signed Response from Chris Melville, City Manager, City of West Wendover; Dated January 23, 2023.

January 19, 2023

Chris Melville
Community Development Director
P.O. Box 2825
West Wendover, Nevada 89883

Transmitted Electronically

Attention: Mr. Melville,

Re: Environmental Review – City of West Wendover – Fire Station #13: Farmland Protection

The City of West Wendover is applying for funds through the Nevada Community Development Block Grant Program (CDBG), and the United States Department of Agriculture – Rural Development, to undertake the following project: City of West Wendover – Fire Station #13. Enclosed is a description of the proposed action, project drawings and maps and a form for your review of the project.

Thank you for your assistance on this Environmental Review. Please do not hesitate to contact me if you need any information on the proposed action. My contact information is found at the bottom of the review form. Please feel free to e-mail your response to: shay.stark@aquaeng.com.

Sincerely,

Shay Stark
Project Manager

Enclosures: Project Description
Project Drawings and Maps
Environmental Review Form

ENVIRONMENTAL REVIEW: FARMLAND PROTECTION ACT

Grantee: City of West Wendover Project Name: Fire Station #13

Pursuant to Department of Housing and Urban Development requirements for CDBG projects, the grant recipient assumes the responsibility for environmental review, decision making and actions required by local, state and federal environmental laws or authorities. In order to complete the environmental review requirements, we are requesting you review of the project with respect to the threshold for Farmland Protection. The pertinent HUD standards for Farmland Protection include the following criteria, standards, policies and/or regulations:

1. The Farmland Protection Policy Act of 1981 (P.L. 97-98, 7 U.S.C. 4201 and 4202).

Please check either line A or B below and add any applicable comments in the space provided. Please feel free to attach any additional comments.

___ A. The project site does not include prime or unique farmland, OR other farmland of statewide or local importance as identified by the U.S. Department of Agriculture, Soil Conservation Service (SCS); OR project site includes prime farmland but is located in an area committed to urban uses.

___ B. The project exceeds the environmental threshold for farmland protection. Request evaluation of land type from SCS using Form AD 1006, and consider the resultant rating in the project decision, and potential mitigation measures (including measures to protect adverse effect on adjacent farmlands). The grant recipient must consult with the local Soil Conservation Service (SCS) field office to identify minimal protection.

Comments:

_____

Signature, Title Date

Please address reply to:

Shay Stark
AQUA Engineering
533 West 2600 South, Suite 275
Bountiful Utah 84010

Phone: 801-299-1327 ext. 3731
Email: shay.stark@aquaeng.com

ENVIRONMENTAL REVIEW: FARMLAND PROTECTION ACT

Grantee: City of West Wendover Project Name: Fire Station #13

Pursuant to Department of Housing and Urban Development requirements for CDBG projects, the grant recipient assumes the responsibility for environmental review, decision making and actions required by local, state and federal environmental laws or authorities. In order to complete the environmental review requirements, we are requesting you review of the project with respect to the threshold for Farmland Protection. The pertinent HUD standards for Farmland Protection include the following criteria, standards, policies and/or regulations:

1. The Farmland Protection Policy Act of 1981 (P.L. 97-98, 7 U.S.C. 4201 and 4202).

Please check either line A or B below and add any applicable comments in the space provided. Please feel free to attach any additional comments.

X A. The project site does not include prime or unique farmland, OR other farmland of statewide or local importance as identified by the U.S. Department of Agriculture, Soil Conservation Service (SCS); OR project site includes prime farmland but is located in an area committed to urban uses.

___ B. The project exceeds the environmental threshold for farmland protection. Request evaluation of land type from SCS using Form AD 1006, and consider the resultant rating in the project decision, and potential mitigation measures (including measures to protect adverse effect on adjacent farmlands). The grant recipient must consult with the local Soil Conservation Service (SCS) field office to identify minimal protection.

Comments:

[signature], City Manager
Signature, Title

Date 1-23-2023

Please address reply to:

Shay Stark
AQUA Engineering
533 West 2600 South, Suite 275
Bountiful Utah 84010

Phone: 801-299-1327 ext. 3731
Email: shay.stark@aquaeng.com

Attachment J

Historic Preservation

Documents included:

- Solicitation Letter to Rebecca Palmer, Historic Preservation Specialist, Nevada State Historic Preservation Office; Dated June 14, 2023 Including:
    - Letter Attachment A - Project Conceptual Drawings and Maps
    - Letter Attachment B – Area of Potential Effect Maps
    - Letter Attachment C – Site Photos and Photo Location Map
- NVCRIS cultural resources documentation e-mail correspondence with Karyn de Dufour Nevada State Historic Preservation Office NVCRIS Manager Department of Conservation and Natural Resources, dated June 19, 2023 – July 13, 2023.
- 2006 Concurrence Letter from Ronald M. James, State Historic Preservation Officer, Dated August 9, 2006
- Memorandum of Agreement – Among the Elko Field Office of the Bureau of Land Management and the Nevada State Historic Preservation Officer, and the City of West Wendover, Nevada – Regarding Resolution of Adverse Effects From Leasing 124.67 Acres of Public Land, Dated August 3, 2006
- United States Department of Interior Bureau of Land Management - Phase 1 Environmental Site Assessment – Wendover Recreation & Public Purposes Lease – Elk County, Nevada – T. 33 N., R. 70 E., M.D.B.&M. Portion of: Section 8 E1/2 SE1/4 SE1/4; Portion of: Section 9 SW1/4 SW1/4; Portion of Section 16 NW1/4 NW1/4 - February 2006
- Victory Highway (US40) - One-mile segment west of West Wendover and south of Interstate 80 – West Wendover Vicinity – Elko County, Nevada HAER NV-41 – Historic American Engineering Record – Pacific West Regional Office – National Park Service – U.S. Department of the Interior – December 2006

June 14, 2023

Rebecca Palmer
State Historic Preservation Officer
Nevada State Historic Preservation Office
901 S. Stewart Street, Suite 5004
Carson City, Nevada 89701-4285
Transmitted Via. Email: rlpalmer@shpo.nv.gov

Attention: Ms. Palmer,

Re: Environmental Review – City of West Wendover – Fire Station #13: Historic Preservation

The City of West Wendover is applying for funds through the U.S. department of Housing and Urban Development (HUID) Community Development Block Grant Program (CDBG) and other HUD programs to undertake the following project: City of West Wendover - Fire Station #13. In an effort to comply with the requirements of the National Historic Preservation Act of 1966 Section 106, the City is reaching out to the Nevada State Historic Preservation Office and providing information supporting the City's determination that the proposed action does include a historic structure with in the Area of Potential Effect but the proposed action will not impact the historic structure. The City is requesting concurrence by the State Historic Preservation Office with this determination. An explanation of how this determination has been derived follows:

Location of Proposed Action: A portion of the W 1/2 of the SW ¼ of the SW/14 of Section 9 T. 33 N. R. 70 E., M.D.B.&M.

Description of Proposed Action:
The proposed action includes construction of a fire station with associated parking and street access improvements, pedestrian access improvements, storm drainage and utility improvements and landscaping at the site of the existing city of West Wendover City Hall Government Complex. The project includes construction of the following improvements:

- Area of Disturbance (Fire station site, utility connections in North Gene L. Jones Way, construction of segment of new public street, relocation of stormwater channel and additional city hall parking.): 3.80 acres.
- Completed Fire Station Site Area: 55,100 square feet or 1.26 acres.
- Building Area: 11,383 square feet.
- Paved Area (fire station site): 0.37 acres or 28.97% of site.
- Building Includes: 5 apparatus bays.
- Building Includes: Offices and activity center including kitchen, dayroom, and equipment storage.
- Approximately 250-foot-long segment of new public street for access to fire station.
- Additional joint use parking at City Hall containing 7 stalls.
- See attached conceptual drawings for location and proposed layout.

See attached conceptual drawings under cover titled "Attachment A" for location and proposed layout.

Need for Proposed Action:

The West Wendover Fire Station was constructed in the 1980's by Elko County when the community was a "Township" under the general jurisdiction of Elko County with a community population of approximately 1,500. In 1991, the City of West Wendover became incorporated and inherited the County's facilities. The City proceeded to grow in population surpassing 5,000 people. The fire station was no longer able to meet the space and operational requirements and provide efficient and effective local government operations.

The current 1980's fire station is a 4,400 square foot leased facility on approximately 1 acre of property located at 975 Wendover Boulevard on the east side of the community. Due to the lack of indoor storage the Fire Department stores its HazMat response and Mobile Command unit along with additional equipment items outdoors which shortens the life span of the equipment.
Though the 3 short-bay facility was adequate for the needs of the fire service in the early 1980's under Elko County when it was constructed, today the facility is too small, outdated and as noted, the City leases the property/facility from a private holding which limits the options for the city in the long-term.

The proposed West Wendover Fire Station is an important long-term public safety facility for the City of West Wendover. Originally planned in 2007 to be part of the construction of the City Hall Government Complex, due to cost, the Fire Station portion of the project was delayed. The proposed site is central to the community and allows the shared use of parking and utilities to minimize the necessary footprint and to provide operational efficiencies. The proposed action will provide a centralized location with a facility that is designed to serve the city well into the future.

Area of Potential Effect (APE):

In compliance with the 1966 National Historic Preservation Act Section 106, an area of Potential Effect (APE) has been determined for the areas surrounding the project. The Area of Potential Effect includes parcels and rights-of-way directly adjacent to the proposed action. Please see the attached maps under a cover titled "Attachment B" for a visual description of the APE. A written description of each of the properties located within the APE follows:

1. Subject parcel know as Parcel "B" on Map File # 493280 (as recorded in the Office of the Elko County Recorder) and described as Section 9 SW1/4 SW/14 T33N R70E MDB&M on the United States Patent in favor of the City of West Wendover Document File # 802696 (as recorded in the Office of the Elko County Recorder). The proposed action is located within an area of disturbance of approximately 3.85 acres of the total 30.13 acre parcel. The Fire Station is located in the northwest quadrant of Parcel "B" directly west of the existing City Hall building. City Hall, North Gene L. Joines Way and all the utility and surface improvements serving the site were constructed in 2009. The existing utilities and surface improvements were designed and constructed to accommodate the Fire Station.

   Parcel "B" also includes a small portion of the historic Victory Highway (constructed in 1925) which the City has preserved as a historical interpretive trail. At its closest point the Fire Station improvements that comprise of the proposed action will be located 288 feet from the Victory Highway trail. The proposed action will utilize existing utilities and surface improvements for its construction and operation. There will be no work on or near the Victory Highway. The City has determined that the proposed action will not negatively effect the historic remnant of the Victory Highway.

2. The property located adjacent to the south boundary of Parcel "B" is known as Parcel "C" on Map File # 493280 (as recorded in the Office of the Elko County Recorder) and is a portion of the property described as Section 16 Lot 17 MDB&M on the United States Patent in favor of the City of West Wendover Document File # 802696 (as recorded in the Office of the Elko County

Recorder). Parcel "C" is 3.82 acres and contains a portion of the historic Victory Highway trail fronting the proposed action. No work or additional improvements will be completed on this parcel as part of the proposed action. The City believes that the proposed action has no impact on the historic remnant of the Victory Highway located on this parcel.

3. The Wendover Boulevard Right-of-Way is located along the south boundary of Parcel "C". The Wendover Boulevard was constructed in the 1940's as a replacement for the Victory Highway. It was titled Highway 40 and served as a replacement to the Victory Highway until 1959 when the first segments of the Interstate 80 were constructed and the section of Highway 40 was downgraded to serve in the capacity as a local road. In the early 1990's ownership of Wendover Boulevard was handed over to the City. The segment fronting the proposed action is 132 feet wide and has been consistently maintained and upgraded to meet the needs of the community. No historic fabric remains along this section of Wendover Boulevard.

4. The property located adjacent to the west boundary of Parcel "B" is known as a portion of Parcel "A" on Map File # 493280 (as recorded in the Office of the Elko County Recorder) and is a portion of the property described as Section 8 Lot 10 MDB&M on the United States Patent in favor of the City of West Wendover Document File # 802696 (as recorded in the Office of the Elko County Recorder). Parcel "A" is 15.90 acres. A remnant of the Victory Highway runs through this parcel roughly parallel to Wendover Boulevard and is not affected by the proposed action. The closest improvement of the proposed action is located 314 feet from the east Parcel "A" boundary.

5. Interstate 80 is located along the north boundary of the Parcel "C" It was constructed in 1959 and has been in constant service ever since. Maintenance and upgrades occur on a regular basis and the original historic fabric has been lost in the upgrades. At this location I-80 varies in width but is roughly 600 plus feet wide.

6. The property located adjacent to the east Parcel "C" boundary is privately held and has been completely disturbed multiple times in various attempts to develop the property. There are no remnants of the Victory Highway remaining on this parcel. No historic structures exist on this property.

Identification of Resources:

The City is unaware of any cultural resources other than the parcel is crossed by a remnant of the Victory Highway. The Victory Highway was a transcontinental highway that was designated in 1921 as a tribute to those who had served their country in World War I. The segment of the highway located in West Wendover was constructed in 1925. This segment of highway was replaced in the 1940's with Highway 40 now know as Wendover Boulevard. At some time between the construction of Highway 40 and the construction of Interstate 80 the drainage culverts were removed to facilitate the flow of storm water through the natural drainages. The highway remnant was slowly whittled down as the City grew and land was placed in private hands. The remaining section is a little over 5,000 feet long.

Attached are photos of the site of the proposed action and photos of the surrounding area, as well as a map showing the location of the photos found in "Attachment C". Dates of construction for structures located adjacent to the proposed action are noted on the APE map found in "Attachment B".

Public and Tribal Outreach:

Public outreach has been a priority as part of the planning and environmental review processes for the proposed action. The public has been provided the opportunity to learn about and comment on the proposed action multiple times during the process of selecting this project for potential funding and additional public comments periods that will occur to inform the public of the environmental review findings.

Public outreach has also included a request for consultation with tribal entities that may have a historic interest associated with the site. The U.S. Department of Housing and Urban Development – Tribal Directory Assessment Tool (TDAT) was used to determine which tribes would be contacted. In many cases the contact information on the TDAT was obsolete and therefore required online research as well as contacting known tribal members to find out to whom the request for outreach should be sent. Tribal outreach for the proposed action included requests for comments from the following people:

- Robert Brunoe, THPO
  Confederated Tribes Warm Spring Reservation of Oregon

- Nick Knight Sr., Chairman
  Elko Band of the Te-Moak Tribe of Western Shoshone Indians of Nevada

- Brian Mason, Chairman,
  Shoshone – Paiute Tribes of the Duck Valley Reservation

- Nathan Small, Chairman, Fort Hall Business Council
  Shoshone - Bannock Tribes

- Rupert Steele, Chairman
  Confederated Tribes of the Goshute Reservation

- Elisha Mockerman, Chairman
  Yomba Shoshone Tribe of the Yomba Reservation

- Joshua Mann, THPO
  Shoshone Tribe of the Wind River Reservation

- Davis Gonzales, Chairman
  Te-Moak Tribe of Western Shoshone Indians of Nevada

- Alicia Agular, Administrator
  Wells Band of the Te-Moak Tribe of Western Shoshone Indians of Nevada

- Duane M. Garcia Sr., Chairman
  South Fork Band of the Te-Moak Tribe of Western Shoshone Indians of Nevada

The requests for consultation were sent to each of the tribes on February 7th and 8th, 2023. Only one response was received on March 17, 2023 from Mr. Garcia of the South Fork Band of the Te-Moak Tribe of Western Shoshone Indians of Nevada. Mr. Garcia's response: "It is the conclusion that this project has no determined impacts, as well as no environmental or health impacts to the South Fork Band Reservation or its community members."

Determination of Affect:

The City recognizes that a remnant of historic the Victory Highway is located on the site and on adjacent properties as detailed in the description of the Area of Potential Effect and the associated map. However, the City has determined that the proposed action will not impact the Victory Highway due to the distance between the proposed action and the historic highway (a minimum of 288'), and due to the fact that the access to the fire station and the utilities serving the fire station area are already in place and have capacity available to serve the fire station at full operational capacity. No disturbance of the City property is anticipated outside of the 3.85 acre area of disturbance. Nor will the proposed action affect surrounding parcels within or beyond the APE.

The City of West Wendover respectfully requests that SHPO concur with the City's findings.

Thank you for your assistance on this Environmental Review. Please do not hesitate to contact Chris Melville or myself if you need any additional information on the proposed action or have additional questions. I can be contacted by phone: 801-299-1327 ext. 3731 or by e-mail: shay.stark@aquaeng.com.

Please address your response to:

Chris Melville, City Manager
City of West Wendover

1111 N. Gene L. Jones Way
P.O. Box 2825
West Wendover, Nevada 89883
Phone: 775-664-3081
Email: cmelville@westwendovercity.com

Sincerely,



Shay Stark
Project Manager

Enclosures: Attachment A - Project Conceptual Drawings and Maps
Attachment B - Area of Potential Effect Map
Attachment C - Site Photos and Photo Location Map

Attachment A – Project Location and Conceptual Drawings

City of West Wendover Fire Station #13 Project Location Map



0 0.13 0.25 0.5 Miles

N

FIGURE 1

CONCEPT DESIGN

ARCHITECTURAL DRAWINGS

CONCEPT SITE PLAN

NOTE: Refer to digital attachments for full-size drawings



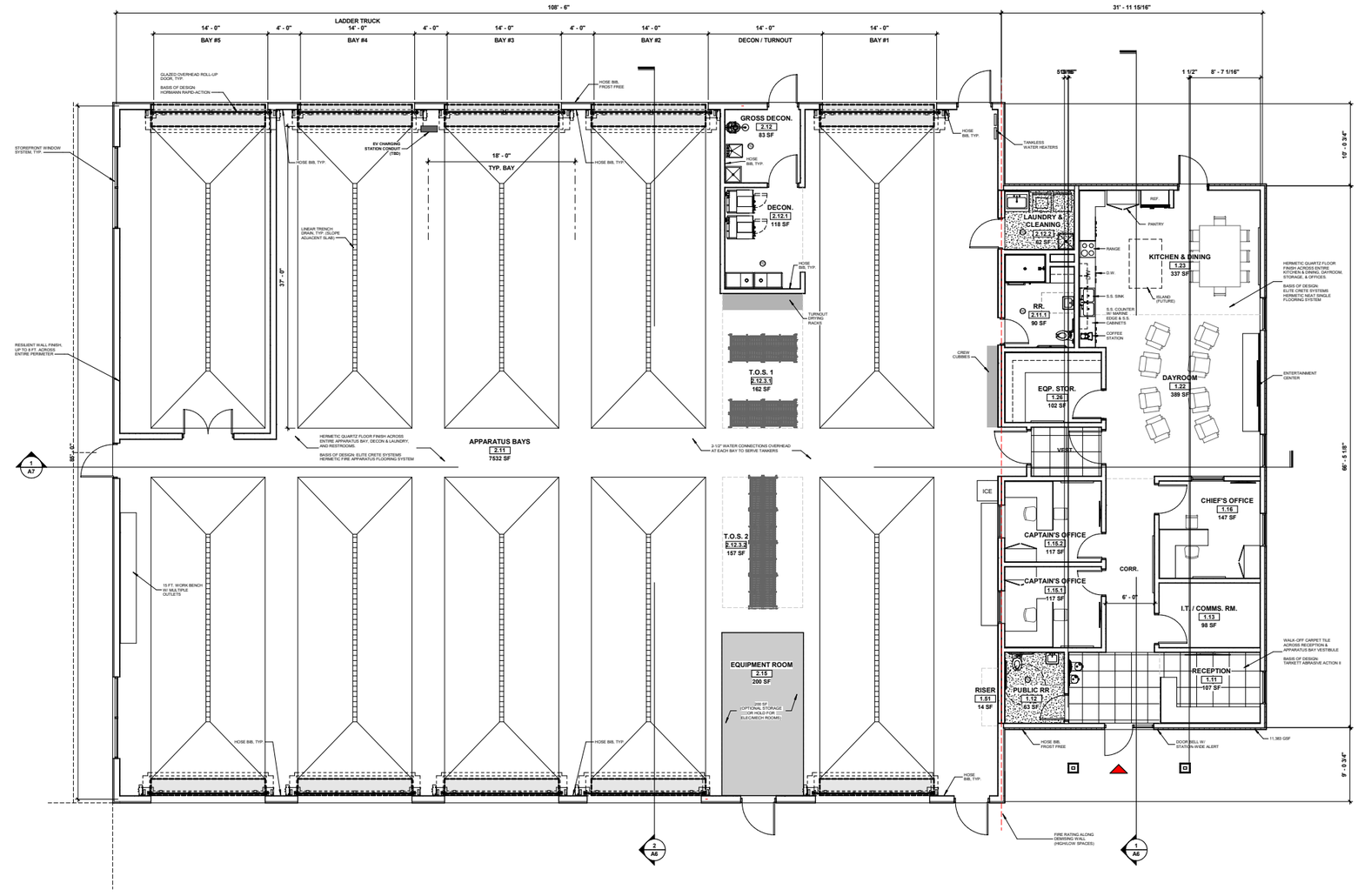
1 CONCEPT SITE PLAN REDUCED
SCALE: 1" = 20'-0"

0' 10' 20' 40' 60'

NORTH

CONCEPT FLOOR PLAN

NOTE: Refer to digital attachments for full-size drawings



1 CONCEPT FLOOR PLAN - 5-BAY CONFIGURATION
SCALE: 3/16" = 1'-0"

11,383 SF

0' 4' 8' 16' 24'

NORTH

SE AERIAL VIEW



NE EYE-LEVEL VIEW



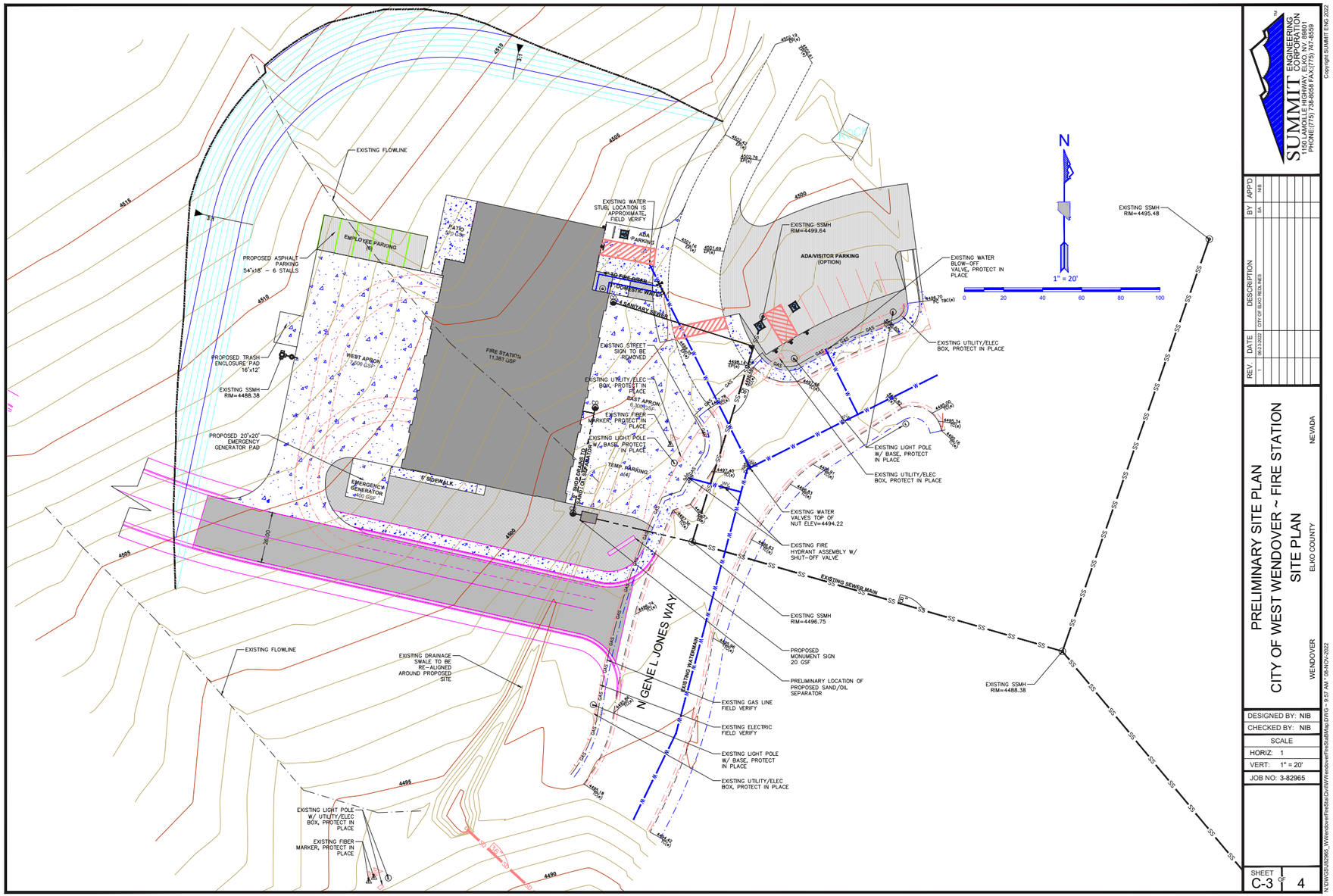
SE EYE-LEVEL VIEW



SW EYE-LEVEL VIEW

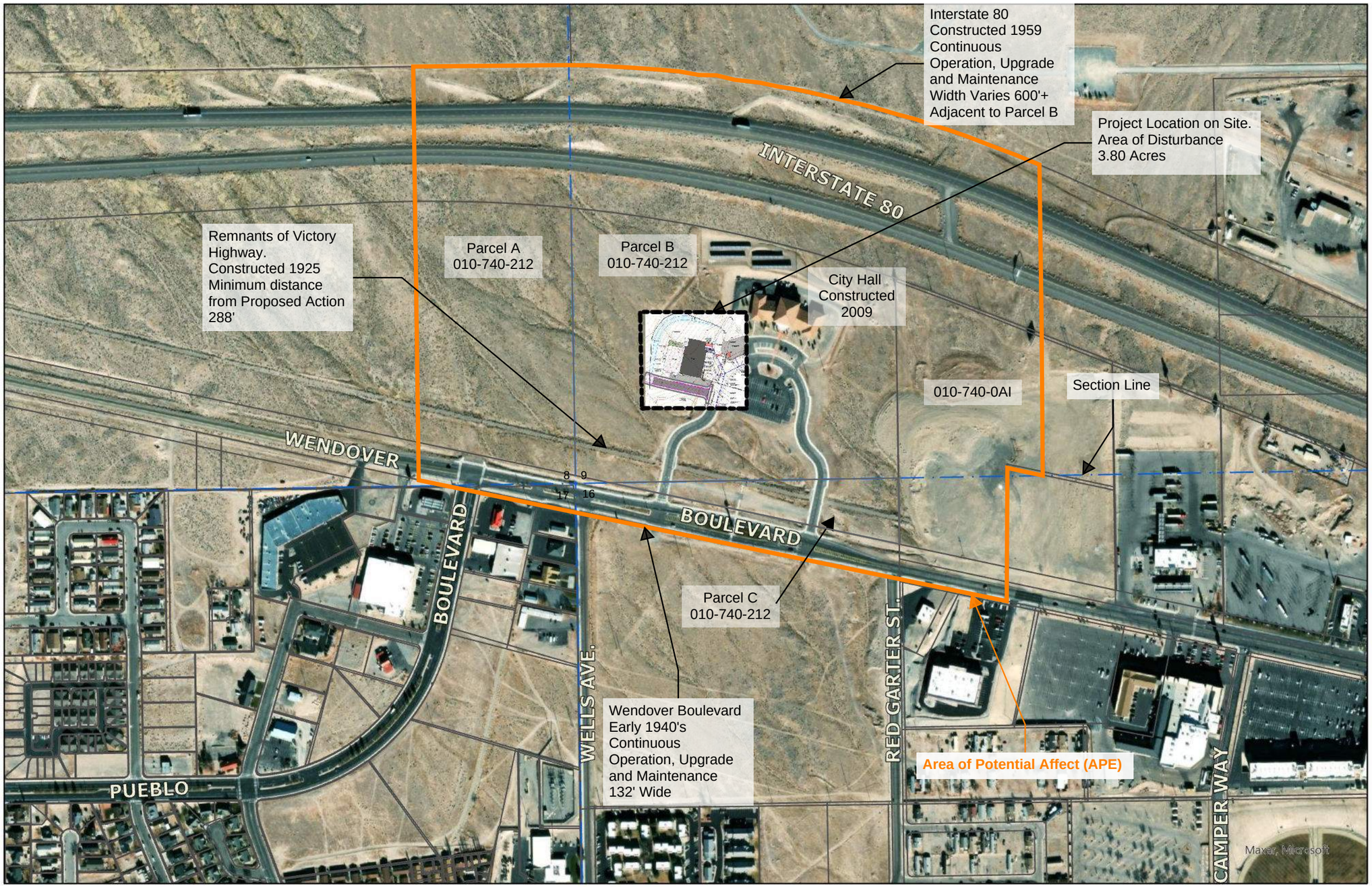


CIVIL DESIGN - SITE PLAN



Attachment B – Area of Potential Affect Map

City of West Wendover Fire Station #13 Project APE Map



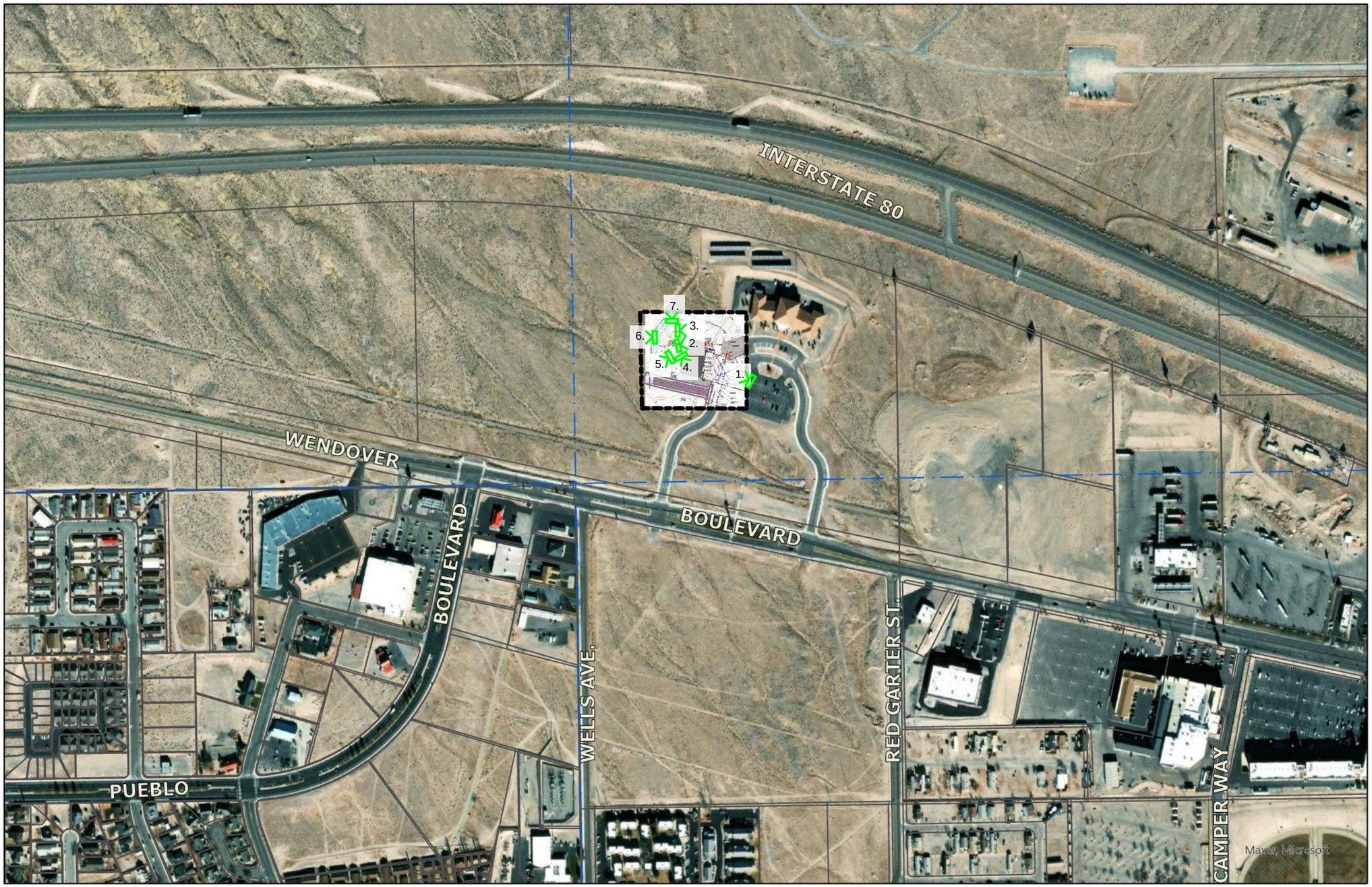
0 0.07 0.15 0.3 Miles

N

FIGURE 1

Attachment C – Photos and Photo Location Map

City of West Wendover Fire Station #13 Project Photo Location Map



0 0.07 0.15 0.3 Miles

N

FIGURE 2

Site Photos



1. Looking west at the site of the proposed action from the city hall parking lot.



2. Looking northeast from the site at the existing city hall facility.



3. Looking east from the site at the existing city hall and parking lot.



4. Looking southeast from the site at Wendover Will Monument in Wendover Boulevard and the Victory Highway Interpretive trail.



5. Looking south/southwest from the site at Wendover Boulevard.



6. Looking west from the site.



7. Looking north from the site

Shay Stark

From: NV CRIS <nvcris@shpo.nv.gov>
Sent: Thursday, July 13, 2023 9:17 AM
To: Shay Stark; NV CRIS
Subject: RE: City of West Wendover Fire Station #13 - Environmental Review - Section 106 Review

Hi Shay – I checked your project area and you're correct, the 2 resources you mention are within the APE and they are the only recorded resources in that area.

Hope this helps!

Best,
Karyn

From: Shay Stark <shay.stark@aquaeng.com>
Sent: Wednesday, July 12, 2023 4:47 PM
To: NV CRIS <nvcris@shpo.nv.gov>
Subject: RE: City of West Wendover Fire Station #13 - Environmental Review - Section 106 Review

WARNING - This email originated from outside the State of Nevada. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Karyn,

Attached is a shape file that is the proposed boundary of the Area of Potential Effect (APE) for the West Wendover Fire Station. I am aware that there is a remnant of the Victory Highway within this APE as well there is a study by BLM that noted a transcontinental telephone line that very likely passed through this area however, I am not aware of any remnants of that line in this location. The City relocated the Wendover Will Cowboy that sat on the state line to this location also but where that has been relocated I don't know if that counts as a resource. I am not sure if you are able to tell me about specific resources or if it is just a yes there are resources or no there are not. But if you do find a number of resources can you tell me if any of these resources I have noted as being present with in the boundary are on the list that is generated?

Thanks,

SHAY STARK – PLANNER/DESIGNER
AQUA ENGINEERING
OFFICE (801) 299-1327 DIRECT (801) 683-3731
shays@aquaeng.com www.aquaeng.com
533 W 2600 S Suite 275 Bountiful, UT 84010

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From: NV CRIS <nvcris@shpo.nv.gov>
Sent: Tuesday, June 20, 2023 11:15 AM
To: Shay Stark <shay.stark@aquaeng.com>; NV CRIS <nvcris@shpo.nv.gov>
Subject: RE: City of West Wendover Fire Station #13 - Environmental Review - Section 106 Review

Hi Shay – Access to NVCRIS is limited to folks who meet the Secretary of Interior's Standards for Archaeology.

If you do not meet those standards, we provide a free presence/absence check of your project area. Just send shapefiles of your project area to me and I can let you know if there are any resources within that area.

Hope this helps!

Cheers,
Karyn

Karyn de Dufour
Nevada State Historic Preservation Office
NVCRIS Manager
Department of Conservation and Natural Resources
901 South Stewart Street, Suite 5004
Carson City, NV 89701
(O): 775-684-3447 (F) 775-684-3442
kdedufour@shpo.nv.gov

http://dcnr.nv.gov/" sty Connect with us: 77.75pt;margin-top:5.8pt;width:135.1pt;height:31.95pt;z-index:251660288;visibility:visible;mso-wrap-style:square;mso-width-percent:0;mso-height-percent:0;mso-wrap-distance-left:9pt;mso-wrap-distance-top:0;mso-wrap-distance-right:9pt;mso-wrap-distance-bottom:0;mso-position-horizontal:absolute;mso-position-horizontal-relative:text;mso-position-vertical:absolute;mso-position-vertical-relative:text;mso-width-percent:0;mso-height-percent:0;mso-width-

relative:page;mso-height-relative:page' o:button="t"> http://shpo.nv.gov/" style='position:absolute;margin-left:0;margin-top:-.05pt;width:174.3pt;height:47.15pt;z-index:251665408;visibility:visible;mso-wrap-style:square;mso-width-percent:0;mso-height-percent:0;mso-wrap-distance-left:9pt;mso-wrap-distance-top:0;mso-wrap-distance-right:9pt;mso-wrap-distance-bottom:0;mso-position-horizontal:absolute;mso-position-horizontal-relative:text;mso-position-vertical:absolute;mso-position-vertical-relative:text;mso-width-percent:0;mso-height-percent:0;mso-width-relative:page;mso-height-relative:page' o:button="t">

From: Shay Stark <shay.stark@aquaeng.com>
Sent: Monday, June 19, 2023 1:42 PM
To: NV CRIS <nvcris@shpo.nv.gov>
Subject: City of West Wendover Fire Station #13 - Environmental Review - Section 106 Review

WARNING - This email originated from outside the State of Nevada. Exercise caution when opening attachments or clicking links, especially from unknown senders.

I am a consultant conducting a Section 106 Review in conjunction with an Environmental Review for the City of West Wendover, Nevada. The proposed action being considered is the construction of a new fire station. As part of the Section 106 review I am trying to determine what cultural resources might be on file in the NVCRIS within and around the Area of Potential Effect for the proposed action. I am interested in obtaining the necessary application forms and subscription information to gain access to the database.

Thank you for your help with this.

Thanks Again,

SHAY STARK – PLANNER/DESIGNER
AQUA ENGINEERING
OFFICE (801) 299-1327 DIRECT (801) 683-3731
shays@aquaeng.com www.aquaeng.com
533 W 2600 S Suite 275 Bountiful, UT 84010

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STATE OF NEVADA
DEPARTMENT OF CULTURAL AFFAIRS
Nevada State Historic Preservation Office
100 N. Stewart Street
Carson City, Nevada 89701
(775) 684-3448 • Fax (775) 684-3442
www.nvshpo.org

KENNY C. GUINN
Governor

SCOTT K. SISCO
Interim Director

RONALD M. JAMES
State Historic Preservation Officer

ELKO FIELD OFFICE		
DM		
ADM		
PLAN/NEPA		
LAW ENF		
NON-RENEW	✓	
REN-NAB		
S.S.		
FIRE		
REHAB		
CA. TRAIL		
CF CODE		
X=ACTION		

August 9, 2006

Clinton R. Oke
Assistant Field Manager
Non-Renewable Resources
Elko Field Office
3900 East Idaho Street
Elko NV 89801-4611

RE: Wendover R&PP Lease, Salt Lake Desert, Elko County (Bureau of Land Management Report Number: 1-2516).

Dear Mr. Oke:

The Nevada State Historic Preservation Office (SHPO) reviewed the subject undertaking. The SHPO concurs with the Bureau of Land Management's determination that the segment of the following site does not contribute to the linear feature's National Register eligibility:

CrNV-01-9118 (transcontinental telephone line).

The SHPO concurs with the Bureau of Land Management's determination that the following historic property is eligible for the National Register under the Secretary's criteria a, c, and d:

CrNV-01-8957 (segment of the Victory Highway).

The SHPO concurs with the Bureau of Land Management's determination that the subject undertaking will pose an adverse effect to the above historic property.

I have reviewed the memorandum of agreement and agree that implementation of the stipulations will treat the adverse effects to CrNV-01-8957, a segment of the Victory Highway. In particular, the SHPO is pleased to note that the historic roadbed will be reused as a walking biking trail and will be interpreted. I have signed the agreement, retained a copy and am returning the original to you with this correspondence. Please file a copy with the Advisory Council on Historic Preservation.

Thank you for your cooperation in the negotiations. We look forward to working with you on future projects.

Sincerely,

Ronald M. James
State Historic Preservation Officer

MEMORANDUM OF AGREEMENT
AMONG
THE ELKO FIELD OFFICE OF THE BUREAU OF LAND MANAGEMENT,
THE NEVADA STATE HISTORIC PRESERVATION OFFICER,
AND THE CITY OF WEST WENDOVER, NEVADA,
REGARDING
RESOLUTION OF ADVERSE EFFECTS RESULTING FROM
LEASING OF 124.67 ACRES OF PUBLIC LAND

WHEREAS, the Elko Field Office of the Bureau of Land Management (BLM) pursuant to the Nevada Protocol and in consultation with the Nevada State Historic Preservation Office (NSHPO), has determined that a one mile segment of the Victory Highway/U.S. 40 in T. 33 N., R. 70 E. MDM, within Sections 8, 9 and 16 is eligible for inclusion in the National Register of Historic Places; and

WHEREAS the BLM has determined that leasing the parcel containing this highway segment to the City of West Wendover under the Recreation and Public Purposes Act, and subsequent alteration of the historic property and its setting during construction of the city's administrative center, would result in an adverse effect; and

WHEREAS, BLM has notified the Advisory Council on Historic Preservation (Council) of these adverse effects in accordance with 36 C.F.R. 800.6(a)(1), regulations implementing Section 106 of the National Historic Preservation Act (16 U.S.C.470f); and

WHEREAS, the proponent, West Wendover, Nevada, participated in the consultation and has been invited to concur in this memorandum of agreement, and will pay for and implement mitigation measures for the property as outlined below in this MOA:

NOW, THEREFORE, BLM and the NSHPO enter into this Memorandum of Agreement (MOA) which provides that the undertaking shall be implemented in accordance with the following treatment measures in order to mitigate the effect of the undertaking on this historic property.

I. PURPOSE:

Execution of this MOA by BLM and NSHPO and filing of the MOA with the Council pursuant to 36 C.F.R. 800.6(b)(1)(iv) prior to issuing the lease, and implementation of its terms evidence that BLM has taken into account the effects of this undertaking on historic properties and afforded the Council an opportunity to comment.

II. TREATMENT MEASURES:

The BLM shall ensure implementation of the following measures:

A. BLM will consult with the Pacific Great Basin System Support Office of the National Park Service (NPS) and prepare Draft Historical American Engineering Record (HAER) level documentation, as recommended by NPS for this segment of the Victory Highway/U.S. 40). Draft HAER documentation will be submitted to NPS

within six months following completion of field work to document the one mile segment of the Victory Highway. Final documentation will be submitted within two months after receipt of NPS comments on the draft.

B. Final copies of the photographs will be approved by NPS before the highway is altered. HAER narrative documentation does not need be approved by NPS prior to alteration of the highway, but draft and final copies will be submitted within the time periods specified above at II.A.

C. A copy of the final HAER documentation, as approved by NPS, will be sent to the NSHPO in Carson City, Nevada.

D. The following terms and conditions will be inserted into the R&PP lease agreement and carried through to the deed should the property be patented under this Act.

1. The historic Victory Highway/U.S. 40 roadway within the lease parcel shall be preserved in place except at locations where the roadbed must be cut to allow street access to the city complex. The existing asphalt shall be preserved to the extent possible. In locations where the asphalt has deteriorated or been removed such as at the western end of the lease parcel and the culvert removal locations, the roadbed shall be maintained as a hard packed gravel surface.
2. Utilities shall be located within road crossing corridors, or bored under the highway so as to not disturb the pavement more than necessary.
3. At street crossings the Victory Highway shall be saw cut and removed only for the width of the road and sidewalk, plus at most a 10 foot transition on the outside of the sidewalk.
4. The historic roadbed will require some repair prior to incorporating it into a walking/biking trail and continued maintenance to control vegetation. Repair and maintenance activities shall be conducted in a manner that preserves the integrity of the historic property. Drainages will be assessed to determine the necessity of installing culverts. If culverts are needed they will be designed to be unobtrusive and not distract from the historic nature of the highway. Discarded facing stones from previously removed culverts can be used with any new culverts. Compacted fill is to be used to bring previous culvert locations up to grade or plug holes in the asphalt. Vegetation removal from the paved surface shall be done in a manner that causes least impact to the asphalt as outlined on pages 34-35 of cultural resources inventory report BLM1-2516.
5. West Wendover shall install interpretive signs along or near the historic property. As proposed by the City, they will work with the BLM to develop a plan for preservation and phased interpretation of the highway and the features along it. The extant culverts, billboard remains and the nearby transcontinental telephone line will be among the interpreted features. Discarded culvert facing stones may be used for construction of some of the monuments.

III. Objections:

Should any party to this MOA object at any time to any actions proposed or the manner in which the terms of this MOA are implemented, BLM will consult with the objecting party to

resolve the objection. If BLM determines, within 30 days, that such objection(s) can not be resolved, BLM will:

A. Forward all documentation relevant to the dispute to the Council in accordance with 36 C.F.R. 800.2(b)(2). Upon receipt of adequate documentation, the Council will review and advise BLM on the resolution of the objection within 30 days. Any comment provided by the Council, and all comments from the parties to the MOA will be taken into account by BLM in reaching a final decision regarding the dispute.
B. If the Council does not provide comments regarding the dispute within 30 days after receipt of adequate documentation, BLM may render a decision regarding the dispute. In reaching its decision, BLM will take into account all comments regarding the dispute from the parties to the MOA.
C. BLM's responsibility to carry out all other actions subject to this MOA that are not the subject of the dispute remain unchanged. BLM will notify all parties of its decision in writing before implementing that portion of the undertaking subject to dispute under this stipulation. BLM's decision will be final.

IV. Termination:

If the MOA is not amended following the consultation set out in Stipulation II, it may be terminated by any signatory or invited signatory. Within 30 days following termination, BLM shall notify the signatories if it will initiate consultation to execute a MOA with the signatoried under 36 C.F.R. 800.6(c)(1) or request the comment of the Council under 36 C.F.R. 800.7(1) and proceed accordingly.

Execution of this Memorandum of Agreement and implementation of its terms evidence that the BLM has afforded the Nevada SHPO an opportunity to comment on the West Wendover Recreation and Public Purposes Lease and its effect on historic properties, and that the BLM has taken into account the effects of the undertaking on historic properties.

U.S. DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT

By: Helen Hankins Date: 8-3-2006

Helen Hankins, Elko Field Office Manager

NEVADA STATE HISTORIC PRESERVATION OFFICE

By: _____ Date: 8-9-06
for Alice M. Baldrica, Deputy SHPO

CONCUR:

By: _____ Date: 08-03-06
City of West Wendover

N-79079

United States
Department of the Interior
Bureau of Land Management

PHASE I
ENVIRONMENTAL SITE ASSESSMENT

WENDOVER
RECREATION & PUBLIC PURPOSES LEASE

ELKO COUNTY, NEVADA

T. 33 N., R. 70 E. M.D.B.& M.
Portion of: Sec. 8, E½SE¼SE¼,
Portion of : Sec. 9, SW¼, SW¼,
Portion of : Sec. 16, NW¼NW¼,

Containing 81.88 acres more or less

February 2006

Prepared by:

Deborah N. McFarlane
HazMat / Geologist
Elko Field Office

2/28/2006
Date

Management Acknowledgment:

Helen Hankins
Field Office Manager
Elko Field Office

3/6/2006
Date

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SUMMARY & CONCLUSIONS

The proposed Wendover Recreation and Public Purpose (R&PP) lease includes four parcels totaling approximately 81.88 acres (see appendix A, Legal Descriptions). The property lies on the north edge of the city of West Wendover, near the intersection of Wendover Blvd. and Wells Avenue, in portions of sections 8, 9, and 16, T. 33 N., R. 70 E. M.D.B.&M.

This Phase I Environmental Site Assessment was performed on the subject property in conformance with the scope and limitations of ASTM Standard E-1527. Based on (1) a review of the Bureau of Land Management files, (2) a review of applicable federal and state databases, and (3) a site inspection, this assessment revealed no evidence of recognized environmental conditions in connection with the property.

INTRODUCTION

The City of West Wendover applied for this Recreation and Public Purposes lease in July 2005. With this lease application, the City is requesting to lease 4 parcels. They plan five phases of building over a fifteen year period and have obtained some funding through a Community Block Grant. Phase 1 plans are to build a City Hall, phase 2 plans are for a medical center, phase 3 a library, phase 4 a city park and amphitheater, and phase 5 a convention center.

Parcels A, B, C, and D, as described in the legal descriptions in Appendix A, are the subject of this Environmental Site Assessment. A site inspection was conducted on February 7, 2006.

PURPOSE

The purpose of this environmental site assessment is to review existing information regarding the City of West Wendover R&PP lease and to assess the site for recognized environmental conditions including, hazardous substances and petroleum products having been spilled, released, or stored on the subject parcel. It should not be used for other purposes.

LANDS INVOLVED

The property lies on the north edge of the city of West Wendover, near the intersection of Wendover Blvd. and Wells Avenue, in portions of sections 8, 9, and 16, T. 33 N., R. 70 E. M.D.B.&M. The northern most parcels (A, B, C) lie between Wendover Blvd. and Interstate 80 and the southern most parcel (D) lies just south of Wendover Blvd. Lands to the east of parcels A, B, and C are private. Lands to the west and north of parcels A, B, and C are public. Parcel D has public lands only to the north.

LEGAL DESCRIPTION

The legal descriptions for the four parcels proposed for the R&PP lease to the City of West Wendover are provided in Appendix A. The 4 parcels contain 81.88 acres more or less.

PHYSICAL SETTING

PHYSIOGRAPHIC DATA

The subject parcel lies within the Basin and Range physiographic province, a region characterized by a series of generally north-trending mountain ranges separated by alluviated valleys. More specifically, the R&PP lies on the western edge of the Great Salt Lake desert at an elevation of 4500 feet.

GEOLOGY

The Basin and Range physiographic province is the result of Tertiary extensional tectonics where the valleys have been down dropped relative to the mountains. Generally the valleys are filled with thousands of feet of lacustrine and riverine sediments of Tertiary and Quaternary age and volcanic tuffs of Tertiary age. Surrounding mountains, Toano Range, 7 miles to the west, and Leppy Peak, 1 mile to the north, are composed of Paleozoic marine sedimentary rocks and Tertiary volcanics.

Quaternary lacustrine and alluviul deposits are present on the surface of the parcels. Surface units consist of unconsolidated, soft, white, calcareous clay; lacustrine silt; and sparse tongues of gravel forming thin veneers over older alluvium and pediment surfaces.

HYDROLOGY

Surface Water

Two small ephemeral drainages cross parcels A, B and C. These ephemeral drainages are incised into the sediments and carry water in response to heavy rain storms or snow melt. There was no water in the drainages on February 7, 2006.

Ground Water

Hill Air Force Base drilled monitor wells in the SE¼SE¼, section 16. Static water level in the wells ranged between 18.5 feet and 27 feet deep. Wendover Land Company owns two municipal wells in NW¼NW¼, section 17, T. 33 N., R. 70 E. The driller's logs show that the static water level was 460 feet in one well and 500 feet in the other. It is hard to read the copies of the driller's logs, but it appears that the main water table in both wells was reached at about 605 feet. The water table under the subject parcels is unknown. Since the subject parcels lie about half way in distance and in elevation between the two clusters of wells, the water level under the parcels is probably about half way between what is observed in Hill Air Force Base wells in section 16 and Wendover Land wells in section 17.

CLIMATE

The climate in the area is semiarid with annual precipitation averaging 4.8 inches of precipitation

per year. Daily temperatures exhibit a large diurnal range, averaging 26 degrees F in January and 43 degrees F in August. Temperatures can range from a low of -32 degrees F in winter to a high of 103 degrees F in summer.

RECORD REVIEW

RECORDS & AUTHORIZATIONS

The subject parcel is public land and has historically been public land. Parcels C & D in section 16 were part of oil and gas leases in 1975, 1976, and 1979. Portions of section 9 were leased for oil and gas in 1986. There have been numerous rights-of-ways across sections 8, 9, and 16. With the exception of the railroad and highway right-of-ways there is no evidence in historical records of past use which would suggest that hazardous materials could have been spilled on the subject parcels nor should they be suspected.

AERIAL PHOTO ANALYSIS

A black and white aerial photograph from October 2, 1968, at a scale of approximately 1:16,800, an orthophoto quadrangle map from 1972 at a scale of 1:24,000, and a color photo from August 1, 1995, at an approximate scale of 1:25,000 were reviewed. In the 1968 black and white photo and the 1972 orthophoto quadrangle, the parcel is undeveloped range land with Highway 40 and the Victory Highway cutting across parcels A, B, and C. A gravel pit is located adjacent to parcel D in the NE¼NW¼, section 16. In the 1995 photograph, Interstate 80 has been added, the entire City of West Wendover grew in what, in the earlier photos, was open range land, and Highway Alternate 93 has been slightly modified so that it intersects old Highway 40, (now Wendover Boulevard) at a right angle. The subject parcels are still open range. Parcel D is surrounded on the west, south, and east by the town. Several dirt tracks cross the parcel but mostly it is undisturbed. A power line crossed parcels B, C, and D. Although spills could have occurred along the highways there is no indication in the aerial photos to suggest that spills have occurred nor is there any disturbance evident in the aerial photographs suggesting that hazardous materials should be suspected.

ENVIRONMENTAL RECORDS

The following environmental records were searched:

Federal: Environmental Protection Agency

National Priority List (NPL): The NPL list is an EPA listing of uncontrolled or abandoned hazardous waste sites that have been targeted for possible long-term remedial action under the superfund Act.

Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS): EPA has a list of suspected uncontrolled or abandoned hazardous waste sites that have been brought to their attention within its Superfund data base.

RCRA Generator and TSD (RCRIS): EPA maintains lists of hazardous waste generators, transporters, and disposal facilities.

RCRA Corrective Actions List (CORRACTS): EPA maintains a list of RCRA facilities which are undergoing corrective action.
Toxic Release Inventory (TRI): EPA maintains a list of facilities which have had a release of a reportable quantity of any extremely hazardous substance beyond the facility boundary.

Federal: National Response Center

Emergency Response Notification System (ERNS): National Response Center (U.S. Coast Guard) publishes a list of reported CERCLA hazardous substance releases or spills in quantities greater than the reportable quantity. Data back to 1990.

State: Nevada Division of Environmental Protection

Landfill Inventory (SWLF): NDEP maintains a list of sites permitted as solid waste landfills, incinerators, or transfer stations.
Hazardous Materials Incident Reports: Hazardous materials spills (formerly tracked by Office of Emergency Management). Data back to 1998.
Underground Storage Tanks (UST): NDEP maintains a list of registered underground storage tanks.
Listing of Sites with Releases (SCL): The Bureau of Corrective Actions maintains a list of sites with releases, including leaking underground storage tanks.

A review of the all available federal and state databases show that there is no evidence for releases of hazardous substances or petroleum products on the subject parcel. The Nevada Hazardous Materials Incident Reports show that there have been eight spills of hazardous materials within 1 mile of the subject parcel. 1) In 1989, a truck parked in a Wendover multi storage area had 350 pounds of dynamite and caps in the bed. 2) In 1990, a leaking truck pulled into the Nevada Crossing Hotel. Hydrochloric, nitric, sulfuric acid, and some heavy metals were spilled. 3) In 1993, a truck overturned at the 410 exit and spilled 20 to 40 gallons of diesel. 4) In 1997, 30 gallons of trichloroethane were spilled from a truck in the Peppermill Inn parking lot. A "clean up" company from Utah cleaned up the spill. 5) In 1998, at the intersection of Wendover Boulevard and State Route 459 a tanker truck rolled over and spilled 10,000 gallons of diesel. The diesel was directed into a storm drain that empties into a dry wash. The trucking company brought in a vacuum truck and four pallets of absorbent to clean up the spill. 6&7) In 2002, during digging for expansions at the casinos, hydrocarbon contaminated soils were found at the Peppermill and Stateline Hotel/Casino properties. 8) In 2003, a truck spilled 20 to 30 gallons of diesel at the 410 exit.

The National Response Center database shows one spill within one mile of the property. In 2005, a truck spilled 60 gallons of diesel at the Wendover Truck Stop.

INTERVIEWS
No interviews were conducted in 2006.

SITE RECONNAISSANCE

The site was visited on February 7, 2006. Parcels A, B, and C are crossed by the Victory Highway. During the site visit the Victory Highway was walked across the parcels and several north/south traverses were made perpendicular to the Victory Highway across the parcels. A small dump of scattered household trash was noticed on parcel D (see photograph in Appendix B). No hazardous materials were noted in the trash scatter. There was a little scattered and windblown trash on parcels A, B, and C which mostly consisted of rusted cans and wood. Some of the trash was historic beverage cans, old highway signs and other remains of the Victory Highway.

FINDINGS AND CONCLUSIONS

A Phase I Environmental Site Assessment has been performed in conformance with the scope and limitations of ASTM Standard E-1527 on the subject property. This assessment has revealed no evidence of recognized environmental conditions in connection with this property.

BIBLIOGRAPHY

Coats, R. R., 1987, Geology of Elko County, Nevada, Nevada Bureau of Mines and Geology Bulletin 101.

Schneyer, J.D., 1990, Geologic Map of the Leppy Peak Quadrangle and Adjacent Area, Elko County Nevada and Tooele County, Utah, scale 1:24,000.

VICTORY HIGHWAY
(U.S. 40)
One Mile Segment West of West Wendover and South of Interstate 80
West Wendover vicinity
Elko County
Nevada

HAER NV-41
NV-41

HAER
NV-41

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

HISTORIC AMERICAN ENGINEERING RECORD
PACIFIC WEST REGIONAL OFFICE
National Park Service
U.S. Department of the Interior
1111 Jackson Street, Suite 700
Oakland, CA 94607

HISTORIC AMERICAN ENGINEERING RECORD

VICTORY HIGHWAY
(U.S. 40)

HAER No. NV-41

Location:	The highway commences at a point 0.75 mile west of the West Wendover, Nevada, exit for Interstate 80 and runs northwest for approximately 1.06 miles to the current right-of-way boundary for Interstate 80.
Quad:	Wendover, Nevada
UTMS:	11/747376/4514051 (east end) 11/745932/4514178 (west end)
Date of Construction:	1925
Present Owner:	Bureau of Land Management, Elko Field Office
Present Use:	Abandoned; partial demolition planned
Significance:	This segment of the Victory Highway is significant because it is an extant part of the first transcontinental highway to be completed across Nevada. It also is significant for its associations with the western interstate battles concerning highway routes during the early years of federal aid to states for road construction in the 1910s and 1920s.
Historian:	Steven F. Mehls, Ph.D., research assistants Mary Ringhoff and Robert Peterson, Western Cultural Resource Management, December 2006

I. HISTORY

The portion of the Victory Highway examined here represents only a small part of a longer coast-to-coast highway system. The project's backers announced the highway plan as the popularity of named highways peaked during the early twentieth century. Various organizations had designated over 250 named roads by 1920. The Victory Highway held that moniker only a few years before most of it became U.S. Highway 40. The history of this portion of the Victory Highway dates to the latter 1910s, as Utah politicians and residents selected a route west from Salt Lake City to be the one in their state to receive federal assistance under the new highway aid program. That decision led to a major interstate political drama that embroiled the Victory route during the early1920s.

During 1912, automotive industry leaders and others showed an interest in developing coast-to-coast highways. By the early 1910s, as more and more Americans bought cars, pioneering motorists had experienced a myriad of frustrations in their attempts to travel from the Atlantic to the Pacific. The innumerable problems the drivers encountered along the way included everything from a lack of directions and signs to impassable mud and dirt roads. Motorists and industry leaders recognized that such conditions needed correction. To accomplish that task they founded dozens of organizations that supported the construction and improvement of highways in the United States. These private organizations channeled public opinion to support highway improvements. Politicians, aware of public sentiment, added their voices in support of building new automobile highways and roads.

Some years earlier, Nevada's turn-of-the-century political leaders showed a keen interest in highway improvement programs. Nevada's governor, R.K. Colcord, urged the state legislature to enact a program of highway improvements in 1895, signaling the beginning of a long struggle to better the state's highway system. From 1895 until Governor Taskar Oddie took office, the plight of the highways fell on deaf ears. In 1910, Governor Oddie conducted his election campaign from a car, touring across Nevada and in the process emphasizing the automobile's expanding presence in the state.[1] Oddie's auto campaign proved successful; he won the election. The new governor used his inaugural address as a platform to berate Nevada's road system. He went on to suggest that the state was losing significant amounts of tourist income because of its poor highways. The Nevada legislature heard the message and responded to the governor's call, passing a law that authorized the use of convict labor to build roads and appropriating $20,000 to get the road-building program going. In Nevada, unlike other western states, the use of convict labor failed to meet the goals of the building program

and within a short time the state stopped the use of convicts for road building. Instead, the state hired regular workers for road projects.

Foreshadowing the future trend of roads crossing the entire state, in 1911, the legislature established a Nevada State Highway, to run from a point east of Ely on the Nevada-Utah state line west through Eureka, Austin, Fallon, and then into Reno and on to California. This route later became U.S. Highway 50. Similar to many of the early western highway projects, Nevada's legislators found it much easier to establish grand highways than to find the monies for construction. The Nevada State Highway proved to be one such case. When state monies could not be found, the legislature established a program that allowed the counties on the highway to sell bonds to pay for the construction and undertake the work themselves. The counties also lacked the necessary funds to carry out the program; as a result, the Nevada State Highway remained only a paper road in 1912 and 1913.[2]

As Governor Oddie and the Nevada legislature struggled with highway financing plans for the Silver State, the various highway associations spent time identifying routes and searching for private funding to build their projects. The highway associations understood that the endeavors they contemplated lay beyond the financial means and in some case the technical capabilities of the individual states, counties, or cities along the routes under consideration. Henry Joy and Carl Fisher, two automotive industry leaders of the period, promoted the founding of the Lincoln Highway Association and its proposed coast-to-coast highway, the Lincoln Highway.[3] This group is mentioned in this study of the Victory Highway because of their active promotion of an east-west highway across Nevada. Also, they would become one side of the late 1910s and early 1920s political struggle that embroiled the Victory Highway, the states of Nevada and Utah, and the U.S. Department of Agriculture. Moreover, Joy and Fisher serve as examples of the recruitment practices of the highway associations, who looked for members who could contribute monies of their own, or funds from their companies, or were well connected to other potential donors.

In 1913, Lincoln Highway supporters worked on perfecting the route and on the financial issues. That same year, a group of Indianapolis businessmen and motor enthusiasts, the Hoosier Motor Club, convinced Carl Fisher, then vice president of the Lincoln Highway Association, to sponsor their annual trip to the Pacific coast. Their proposed route crossed Nevada from Ely west to Reno before it went on to California. Ely businessman Gael S. Hoag, deeply involved in the Nevada good roads movement and a frequent adviser to the governor about highway matters, took it upon himself to escort

the group from western Utah into Ely.[4] They followed a route that became part of the Lincoln Highway. Hoag went on to become a field secretary for the Lincoln Highway Association and a prominent figure in the political battles that swirled around the Victory Highway during the 1920s. Governor Oddie, aware of the publicity of the trip and what it might mean for Nevada, accompanied the entourage across the state west from Ely. The governor and the general warm reception the group received in Nevada demonstrated the state's enthusiasm for a transcontinental highway.[5]

The Lincoln Highway Association presented their route to the National Conference of Governors during August 1913. The Utah portion went generally west and southwest from Salt Lake City. The proposed road crossed Tooele County and then to Ibapah, Utah, minimizing the mud flat crossings associated with the Great Salt Lake Desert. The Association's endorsed route entered Nevada northeast of Ely, proceeded through Ely, and then went west to Eureka, Austin, Fallon, and beyond. The route followed nearly all of the Nevada State Highway discussed previously.[6] Nevada, like many other states, had an official proclamation and dedication of the proposed highway following the association's 1913 announcement.[7] The state soon found it much easier to proclaim a highway than to build it. In the exuberance of the moment, the Nevada legislature allocated $25,000 for the highway. However, the state provided no additional funding in 1914.[8] The Lincoln Highway Association, as well as the other private highway organizations, recognized that many states would be hard pressed to fund such ambitious road projects. In Utah, the Lincoln Highway Association encountered other obstacles and began studying possible ways to improve the route, especially across the desert. The final Utah routing was not agreed to until 1918, and then it would prove not to be as final as its backers thought.[9]

During the five years that elapsed between the initial Lincoln Highway route announcement and the final agreements with the state of Utah, the American highway scene experienced a number of changes, including passage of the Federal Highway Act in 1916. This was the first law to provide federal matching funds to states to support road building. Participation hinged on the states establishing highway commissions and departments charge with directing and managing programs. The next year, Nevada's legislature established the Nevada Highway Department with an appointed a three-member highway commission to oversee it. Federal funding boosted Nevada's highway program, but the new commission highlighted the state's sectional problems regarding highways. The Lincoln Highway route announcement had sparked tensions that continued to grow as different parts of the Silver State demanded attention to their road needs. Nevada governor Emmet Boyle, elected in 1915, found himself besieged with

pleas from across the state. The pleas sought to influence Boyle's appointments to the new commission, and, in turn use the friendly appointments to influence highway expenditures. The governor's correspondence files for 1916 and especially 1917 are filled with letters of recommendation, letters of interest, letters of endorsement, and other statements supporting one candidate or another for the highway commission. The governor espoused a policy of no favoritism. Instead, Boyle sought candidates to represent the needs of the entire state rather than any single section or interest group.[10]

The 1910s witnessed the emergence of many private highway interest groups. The Overland Highway (Overland Trail Highway), the Pikes Peak Ocean to Ocean, and Midland Trail associations stand out as the more vocal and significant ones for the future of Nevada highways by the late 1910s (Figure 1). Founded in 1917 by Lovelock, Nevada businessmen, the Overland Highway Association, approached the leaders and merchants of towns along the Southern Pacific (old Central Pacific) Railroad across northern Nevada, including Elko, Wells, Winnemucca, and Reno. These communities recognized the value of the proposed highway and, in turn, joined and supported the northern Nevada highway proposal. The Overland group allied itself with the Pikes Peak Ocean to Ocean Highway Association and that group selected the Overland route as their western extension. The Overland group also hoped that the state, through the new Nevada Highway Commission, would select a northern route along the traditional Humboldt Corridor, as the primary recipient of federal aid in the Silver State. The Humboldt River and lands nearby had served as a travel corridor across northern Nevada for nearly a century by the time the highway planners of the early twentieth century began their efforts to attract a highway across the region. Mountain men, fur trappers, and traders, beginning with Peter Skene Ogden during 1828, traversed the corridor for less than twenty years when they found themselves being supplanted by settlers and gold rushers on the way to California John Bidwell led the Bidwell-Bartleson Party across what soon became the California Trail in 1841. Four years later Lansford W. Hastings and John C. Frémont guided hundreds of pioneers to California. The floodgates opened following the discovery of gold in California with estimates running as high as more than 70,000 emigrants following the California Trail in 1849 and 1850. The stream of wagons across the region continued until after gold and silver discoveries in Nevada led to travelers following the Humboldt River corridor heading for different destinations. After the Civil War the Central Pacific and later Western Pacific railroads followed a variation of the corridor across northern Nevada. This popularity, the line of cities and towns along the rail lines, and the general public knowledge of the route all helped add to the sense that the corridor constituted a natural route for a highway.[11]

The Tonopah-Goldfield-Rhyolite area, championing the Midland Trail route, argued why it was important for the governor to recognize the needs of their section in his commission appointment deliberations. The Midland Trail route went southwest from Ely to Tonopah, Goldfield, and then west into California before turning south to reach Los Angeles. The Lincoln Highway/central route supporters also hoped they could influence the governor's appointments to the new commission.[12] Clearly, Governor Boyle faced a very divisive and complicated situation in 1917 regarding the new highway commission.

The Nevada Highway Commission became a reality when the governor appointed three members in April 1917. James M. Leonard, George K. Elder, and W.B. Alexander served as the first highway commissioners and they immediately faced the issue of highway designations. The panel set about establishing the routes in Nevada to be designated state highways. Highways the commission established included the Overland Highway, the Lincoln Highway, and routes in southern Nevada, doing what they could to satisfy the various parts of the state.[13]

The political situation in Utah proved to be equally complicated. The impacts of route changes in Nevada's neighbor to the east spilled over into the Silver State and Nevadans could do nothing about that. Utah endorsed the Lincoln Highway route with minor modifications when it was first announced in 1913.[14] In 1918, as Utah prepared to build the proposed highway, Governor William Bamberger reaffirmed support for the Lincoln Highway route. Reflecting this attitude, Utah's highway commission negotiated a contract with the Lincoln Highway Association to build the road.[15] While the state government continued supporting the Lincoln route, opposition developed among Salt Lake City businessmen. They started a publicity campaign for a highway planned to run west from Salt Lake City to Wendover on the Nevada-Utah state line, approximately paralleling the Western Pacific Railroad. From the state line, the highway would and the Pikes Peak Ocean to Ocean Highway. By 1918 the winds of change were beginning to sweep across the western highway scene and continue west across northern Nevada along a route very similar to the one proposed by the Overland Trail Highway Association. To further confuse the situation, other Utahans began a campaign to build a route that went south from Salt Lake City through Utah before turning west and connecting to southern California. This route went under many names, including the Arrowhead Trail. Another who sought to weaken the Lincoln Highway's position was William Spry, Utah's former governor, who earlier had endorsed the road.[16]

Despite the rising tide of opposition to more construction on the Lincoln Highway in Utah, the state continued to honor its contract with the Lincoln Highway Association through 1918 and into 1919. However, by the end of the summer of 1919, Utah suspended work on the road. Governor Bamberger told the Lincoln Highway Association that the state was out of money for the project and that further work was impossible until the construction equipment underwent heavy repairs.[17] This marked the beginning of a protracted struggle between supporters of the other roads and the Lincoln Highway group over the route in Utah.

While Salt Lake City business and highway interests became more vocal in their support for the route west to Wendover, Ely merchants and businessmen, who supported the Lincoln route, responded by staging a boycott of all Salt Lake City businesses. Ely and its copper mines traditionally had close commercial connections to Salt Lake City. The boycott ended without a resolution to the Lincoln Highway question.[18] Other Silver State supporters of the Lincoln Highway bombarded the governor's office to pressure Utah to back to the highway construction project.[19] No resolution to the situation was in sight as the decade of the 1910s ended.

During 1920 and 1921, a new player emerged on the scene, the Victory Highway Association. This organization absorbed the Overland Trail Highway group and held its organizational meeting in Elko, Nevada, one of the communities most likely to benefit from the northern route across Nevada. Associated with the Pikes Peak Ocean to Ocean Highway, the Overland Trail, was part of the shortest route from the Atlantic to the Pacific, and by absorbing this route Victory Highway enjoyed the shortest route between the coasts. The Victory Highway Association supported construction of a route west from Salt Lake City to Wendover.[20] The proposed route roughly followed the Hastings Cutoff of the California Trail discussed above. Lansford Hastings pioneered the route by for emigrants in 1846. The cutoff fell into disuse after the 1840s Donner disaster in California. The route remained neglected until 1907, when the Western Pacific Railroad opened its line from California to Salt Lake City. The Victory Highway route followed the trans-Mississippi River practice of the proposed highways paralleling rail lines. The exception to this pattern near, but west of the current study area, was the short piece of the proposed highway route from Oasis to Wells, Nevada. In much of the rest of Elko County, roadway selected early on by the highway commission for State Route 1, and later the Victory Highway, was the abandoned railbed of the Southern Pacific Railroad.[21] Nevada State Route 1, like the Nevada State Highway, was a paper route waiting form funding and boosters to get it built.

At the same time, Congress began debating amendments to the 1916 Federal Highway Act. One of the provisions included in the new bill would increase the level of federal funding for states that suffered from a small tax base due to federal ownership of lands; a provision that would benefit Nevada. The Silver State's senatorial delegation of former Governor Oddie and Key Pittman supported the bill because it provided the increased funding that would help Nevada and established a true federal highway system.[22] The bill passed, giving further impetus for Utah and Nevada to sort out the Victory - Lincoln Highway situation.

The debate as to which route would be designated the primary federal highway from Salt Lake City to California persisted into the early 1920s. Both sides continued to argue their case in the press and in front of governors, highway commissions, and state legislatures. The role played by the northern California communities eventually became obvious. They hoped for a route directly west from Salt Lake City, fearing that any other route would make it too easy for tourists and travelers to divert southwest toward southern California.[23] Nevadans continued to look at alternatives that would be in their best interest, both in the potential number of travelers and cost of construction. While the debate swirled, the Silver State continued to proclaim the Lincoln route to be its primary highway. Nevada's clearly stated position did not lead to resolution of the stalemate with Utah.

The common interests of Salt Lake City and San Francisco kept supporters of the Lincoln Highway at bay in Utah. Nevertheless, Lincoln Highway backers continued to bring pressure on the decision makers to try to force completion of the road across Utah. The efforts proved ineffectual because in 1921 Utah improved 40 miles of the Victory Highway west toward Wendover and at the same time neglected maintenance on the Lincoln road. Despite spring flooding that destroyed much of the newly built Victory Highway across the Salt Lake Desert, Utah selected the Victory Highway between Salt Lake City and Wendover as its official federal highway and recipient of government aid as required by the Federal Highway Act of 1921.[24] This move led to rejoicing in northern Nevada while it angered people in other parts of the state. Further, the Utah decision prompted the Lincoln Highway Association to take the issue to the United States Secretary of Agriculture, Henry C. Wallace. During the 1910s and 1920s, the Bureau of Public Roads was part of the Department of Agriculture and reported to the Secretary.

Preparing for the Secretarial hearings, set for May 14, 1923, supporters for both sides assembled extensive documentation, such as the book-length study, *A Brief for the Lincoln Highway in Utah and Nevada*, authored by the Lincoln Highway Association.

When the day of the hearing arrived, nearly 100 witnesses descended on the Department of Agriculture to present their case. Utah governor Charles Maybey, ex-Governor Spry, and employees of the Utah Highway Commission presented the Victory Highway case. Lincoln Highway officials, including Nevada's Gael Hoag, then the organization's field secretary, presented their case. The secretary listened intently throughout the day as the respective sides made their points. At the end of the day, Wallace deferred his decision. He informed everyone present that he would consider the matter and offer his opinion within a few weeks after he had the opportunity to pour over the written materials he had been given, including numerous letters that had bombarded his office in support of one highway or the other. Wallace endorsed the Wendover/Victory Highway on June 6, 1923. This move relegated the Lincoln Highway to a secondary position in Nevada and to abandonment in Utah.[25] Setting aside the politics of the highway situation, both routes had points in their favor as well as points that detracted from their desirability. For example, the mileage from Salt Lake City to Reno on the two routes differed by approximately 50 miles with the Victory Highway being shorter. The Victory Highway could take advantage of the abandoned Central Pacific rail grade for part of its route and had the advantage of towns along its route as well as rail connections to bring in construction supplies. The route also had fewer and easier mountain crossings that would be an advantage during construction and operation of the Victory Highway. On the other hand Ely and the large population supported by the copper mines in the area as well as towns like Eureka west of Ely offset some of that Victory Highway advantages. Secretary Wallace no doubted weighed all these factors in his decision making process.

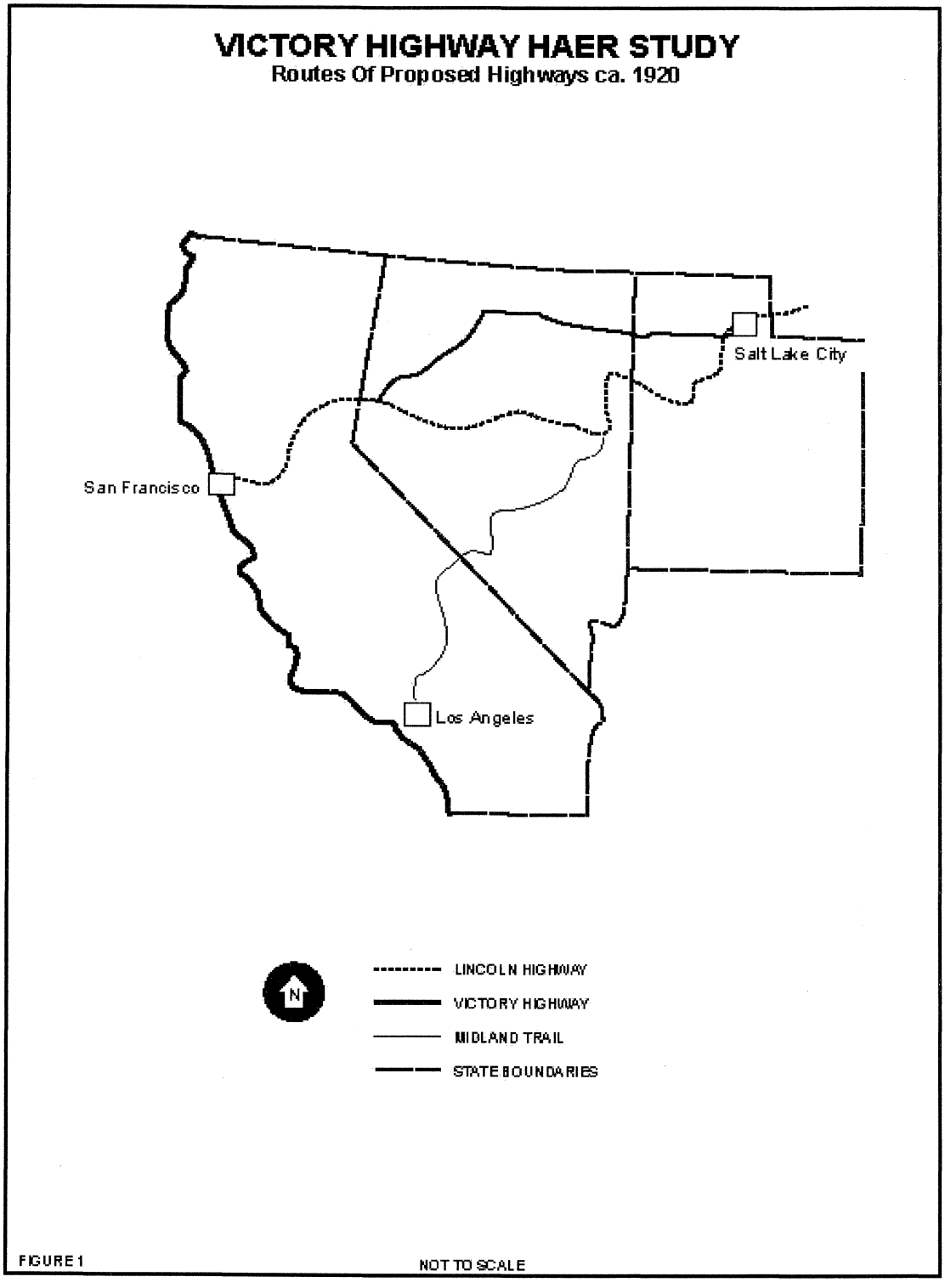
The Secretary's decision cleared the way for construction of the Victory Highway west from Wendover across northern Nevada. Construction moved ahead in Utah on the Wendover Cutoff of the Victory Highway that opened during June 1925.[26]

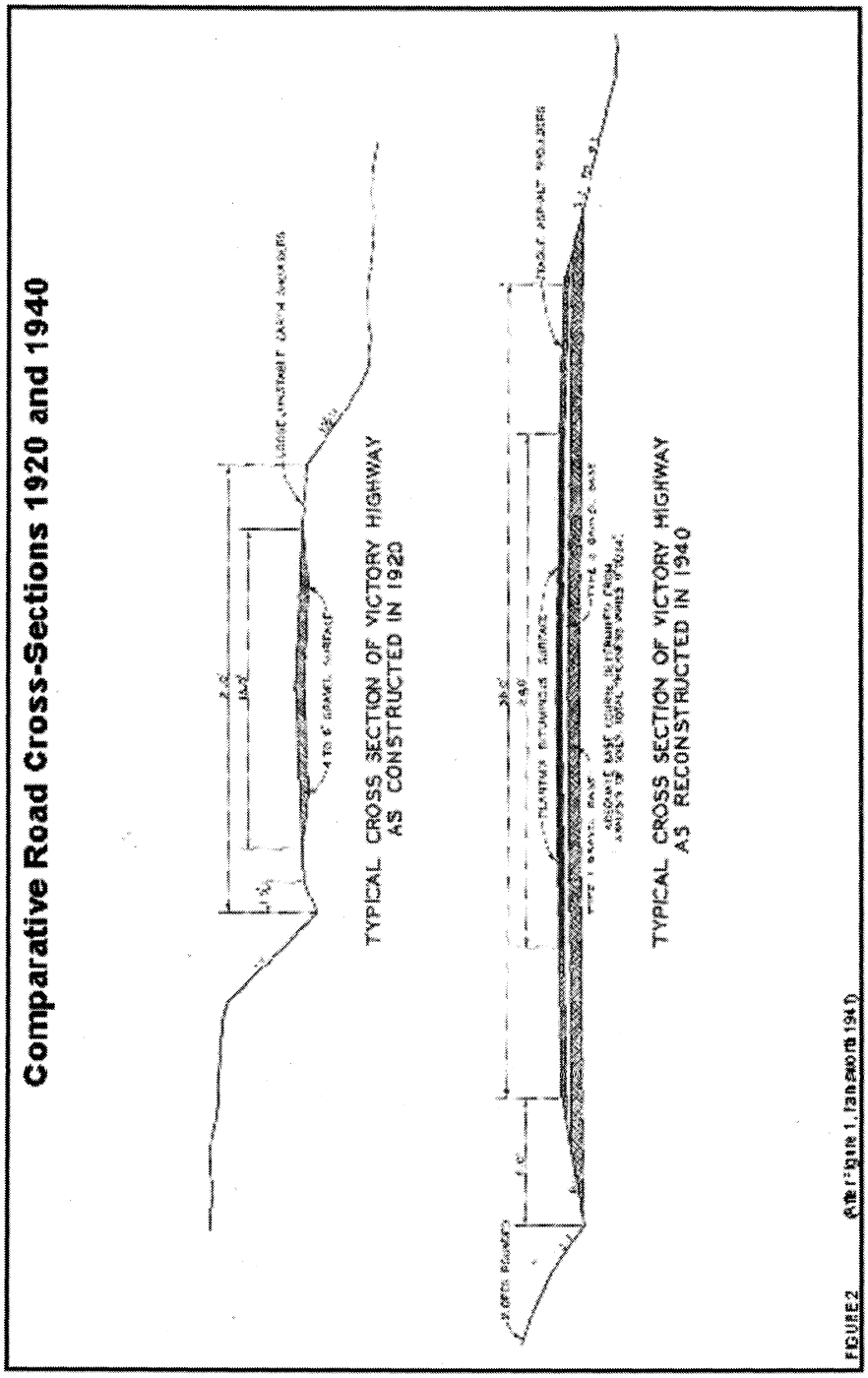
The Nevada Highway News constitutes the best available source to track the Victory Highway's construction progress. According to that publication, the highway engineers completed plans for the 20.8 mile route from Wendover west to Silver Zone Summit in 1924.[27] The engineers determined that gravel would be sufficient to surface this section of the highway. The highway department opened construction bids for this segment on April 8, 1925.[28] Sumison and Clyde won the contract and commenced construction during the week of April 13.[29] The contract called for the builders to complete the road by June 1, 1925.[30] The highway department pushed the completion date back to November 1 and changed the contractor to C.A. Robinson.[31] The road appears to have been finished by this deadline because it disappeared from the table of ongoing projects after November 1, 1925. Construction of the highway continued for

another two years before the road opened across all of Elko County. Completion of the road across the rest of the state required two more years. The road included graveled, oiled, and paved sections. The section of the Victory Highway currently under study was initially graveled[32] and remained so until 1932, when the highway department authorized oiling of the road.[33]

Interestingly, as Nevada worked to complete the segment of the Victory Highway that is the focus of this study, new federal highway legislation included a plan to eliminate named highways, substituting a set of standardized numbers. During the summer and into the fall of 1925, highway commissions, highway engineers, and federal officials worked out plans for the numbering system. The Bureau of Public Roads approved the numbering scheme in November 1925. The Victory Highway in the study area became U.S. 40 during this numbering process. The plan also called for use of standardized signs across the nation. To help implement the plan, state highway departments removed all named highway markers to avoid confusion. By 1928, the standard federal shield highway markers had all but replaced the older Victory, Lincoln, Ocean to Ocean, and other highway signs.[34]

The Victory Highway opened in the area under study during late 1925 and across the rest of the Silver State by the end of 1927. A few years later, in 1932, the highway department oiled the graveled road in the study area. Later in the decade, the state planned for further improvements to the highway that led to the 1940 road widening from 15 to 24 feet and resurfacing with plant mix asphalt (Figure 2). The next year, the Nevada Highway Department began a program to reduce grades and lessen curves on U.S. Highway 40. World War II interrupted the program and the segment of the Victory Highway under study here was not replaced until 1948. In the present project area the 1948 realignment moved U.S. 40 slightly south from the original alignment to the current route of Wendover Boulevard. The new road eventually was ultimately superceded by Interstate 80.[35]


VICTORY HIGHWAY HAER STUDY
Routes Of Proposed Highways ca. 1920
Salt Lake City
San Francisco
Los Angeles
N
LINCOLN HIGHWAY
VICTORY HIGHWAY
MIDLAND TRAIL
STATE BOUNDARIES
FIGURE 1
NOT TO SCALE



From Anonymous, *Twelfth Biennial Report of the Department of Highways.*

II. DESCRIPTION

A General Description

The site under discussion in this Historic American Engineering Record report is a short section of the Victory Highway/ U.S. Highway 40 located on the west side of West Wendover in Elko County, Nevada. The highway segment is 1.06 miles (5,597 feet) in length and the road surface is generally 18 feet wide. This is a deviation from the 1925 and 1940 design widths and likely is the result of erosion and partial demolition of the roadway when the culverts were removed. The resource includes the highway roadbed, road surface, nine culverts, seven sets of billboard or sign remains, one concrete (mile marker?) post, and a general artifact scatter. The features are described individually below.

The highway builders used simple construction methods in this section of the Victory Highway. The graded roadbed is made of native soils and rock that construction crews obtained from borrow ditches that parallel parts of the highway. Detailed construction specifications are not available for this section of the road. From field observation it appears that the builders formed the roadbed by scraping the native surface, moving the materials to build up the roadbed, and then spreading and compacting the borrowed materials to form the graded roadbed. The builders capped the roadbed with gravel and the asphalt placed on top of the gravel. The height of the roadbed generally varies from approximately 1.5 to more than 4 feet above the native ground surface. The higher roadbed occurs where builders filled ephemeral drainages and channeled water through culverts. Borrow ditches are irregular in width and depth. In places the ditches have almost disappeared due to nearly six decades of abandonment. The remaining paved surface is composed of bituminous asphalt with remnants of hot tar repairs. The asphalt layer varies from 2.5 to 4 inches thick, based on profile exposures where culverts have been removed. Recorders saw no evidence of the earlier gravel or oiled gravel road surfaces in the profiles. The asphalt is thinner at the edges of the highway than in the center. Currently, the road surface is cracked and in a state of general disrepair. Weeds are growing through the pavement in many places, as seen in the setting photographs completed as part of this study. In some places, the weeds grow only through the centerline of the roadway, indicating a gap of some sort between the two lanes, probably from the construction methods.

B. Feature Descriptions

The following descriptions and numbers were adapted from the 2006 site recording completed by Teresa L. Dixon, Danielle Storey, and Tim Murphy of the Bureau of Land Management, Elko Field Office and observations made at the time of this HAER recording. These numbers bear no relation to any historic designations that may have been given to the culverts or other features by the Nevada Highway Department. The feature numbers correspond to locations on Figure 3. Features 1 through 9 are the culverts, the other features are the remains of signs or markers that stood along the Victory Highway when it was in use.

Feature 1
Feature 1 is the remains of a washed-out culvert. The roadbed was more than 4 feet above the natural surface at this point and the washed-out area is approximately 3 feet wide. There are no extant structural remains of this culvert.

Feature 2
Feature 2 is the remains of a removed culvert. The roadbed was approximately 3 feet above the natural surface at this point. Smooth-faced coursed rubble stones that represent the remains of the culvert faces were observed on both the northern and southern sides of the roadway at Feature 2.

Feature 3
Feature 3 is the remains of a removed culvert. The roadbed was approximately 2.5 feet above the natural surface at this point. Smooth-faced coursed rubble stones that represent the remains of the culvert faces were observed on the southern side of the roadway at Feature 3. Cement fragments associated with the culvert were observed on the northern side of the roadway. This indicates that the culvert was constructed using stone with cement mortar.

Feature 4
Feature 4 is the remains of a removed culvert. The roadbed was approximately 2.5 feet above the natural surface at this point. Smooth-faced coursed rubble stones were observed on both the northern and southern sides of the roadway at Feature 4. The stones indicate that the culvert had smooth coursed rubble facings. Scattered stones remain on the southern side of the roadway, while only a single stone from the culvert is left on the northern side of the grade.

Feature 5
Feature 5 is the remains of a removed culvert. The roadbed was approximately 3.5 feet above the natural surface at this point. A coursed stone and other debris lie on the ground at the northern end of the culvert. The stone measures 29 x 15 x 6 inches. A scatter of stones and debris remains on the southern side of the roadway at Feature 5. Also present at the feature is a concrete and stone fragment that retains an impression of the piping used for the culvert.

Feature 6
Feature 6 is the remains of a culvert that was removed by ripping up the asphalt road surface. The roadbed was approximately 3.5 feet above the natural surface at this point. Smooth-faced coursed rubble stones remain at both the northern and southern ends of the culvert, indicating that the culvert had coursed rubble facings. The southern end of the culvert also has concrete debris, offering further evidence of the use of concrete in the construction of the culverts. The stone at the northern end of the culvert is partially buried and there is a considerable amount of what appears to be modern gravel on the southern side.

Feature 7
Feature 7 is the remains of a removed culvert. The roadbed was approximately 3 feet above the natural surface at this point. The feature includes concrete and stone debris that retain the impression of the corrugated pipe used for the internal portion of the culvert. The debris is found on both sides of the roadway and in the area once occupied by the culvert. The remaining facing stones appear to be imported materials and may have been used to ensure consistency or as an expedient solution because the stone was on hand and required no further quarrying.

Feature 8
Feature 8 is a paired culvert, made of two parallel corrugated metal pipes with common facings on both the northern and southern ends. The roadbed was approximately 4 feet above the natural surface at this point. The culvert facings are made of coursed rubble and concrete. The southern face is 108 inches long with two courses exposed. The northern face is 114 inches long with two courses exposed. The culvert pipes are estimated to have a diameter of 19 inches and the culvert has an approximate length of 50 feet. The southern face indicates that historically one or more courses were present above the two remaining courses

based on the presence of mortar on the top of the extant upper course. In comparison the Lincoln Highway south of Wendover has culvert facings of uncoursed stone or concrete. The stonework on the Lincoln Highway shows a lower level of craftsmanship than those of the Victory Highway recorded during this study.

Feature 9
Feature 9 is another stone-faced metal-pipe culvert. The roadbed was approximately 4 feet above the natural surface at this point. The northern and southern facings are made of smooth-faced coursed rubble and concrete and were at least two courses high when built. The southern face is approximately 55 inches long with one course exposed. The northern face is 54 inches long with two courses exposed. The pipe is 19 inches in diameter and the culvert is approximately 52 feet long. The feature shows extensive evidence of soil erosion.

Feature 10
Feature 10 is the ruin of a sign or billboard that once stood beside the highway. All that remains is a short wooden post that leans to the east. The post appears to have been cut off when the sign was removed.

Feature 11
Feature 11 is the remains of a billboard. It includes five short wooden posts that lean to the east, and scattered wood debris that may have been part of the sign face or superstructure. The posts appear to have been cut off when the sign was removed.

Feature 12
Feature 12 is the remains of a billboard made of wood and metal. No base for the sign was observed. The debris includes red-painted metal panels with the word "LODGE" in uppercase, white lettering edged with black, and more than 50 pieces of weathered lumber.

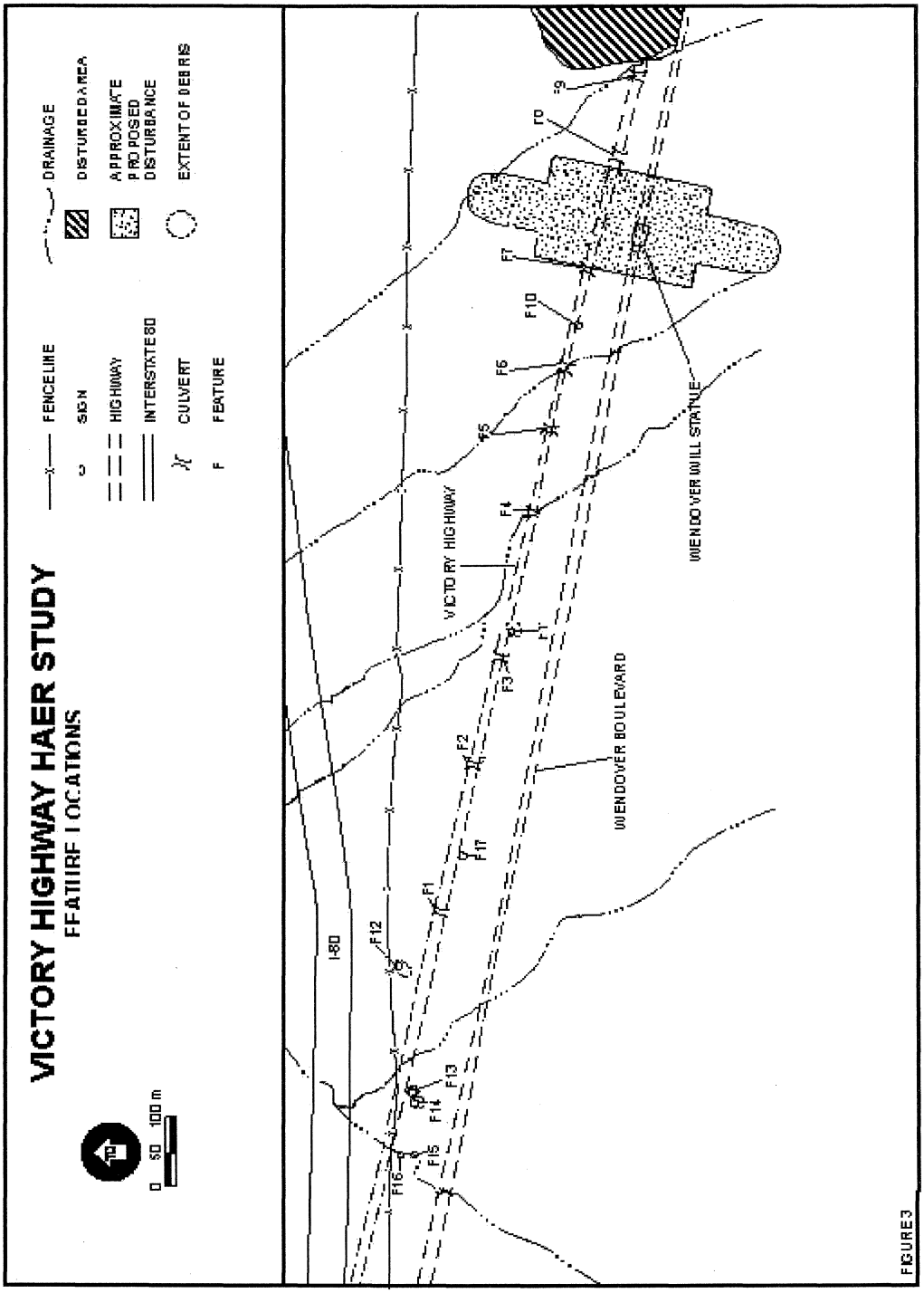
Feature 13
Feature 13 is the remains of a metal sign. The metal was painted, but the paint has faded. What could be made out was a smiling head wearing a yellow-tinted turban. The face had a thin black moustache. No posts or other debris are associated with this feature.

Feature 14
Feature 14 is collection of wooden debris on the ground that represents the remains of a sign.

Feature 15
Feature 15 is a small concrete post that has been painted white and may have been lettered at one time. It is approximately 4 x 4 inches square and 4 feet tall, with a rounded top. It is located some 100 feet south of the roadbed, near the edge of the highway right-of-way. It may have been milepost or a post to mark the edge of the right-of-way. As it would have been impossible to read from the road, given its location and narrow profile, it is unlikely that is served as a mile marker.

Feature 16
Feature 16 is the remains of a billboard. The feature includes two short wooden posts that lean to the east and a light scatter of wood debris. The posts appear to have been cut off when the sign was removed.

Feature 17
Feature 17 is the remains of a billboard denoted by two short wooden posts. The posts appear to have been cut off when the sign was removed. No debris related to the sign was observed.


VICTORY HIGHWAY HAER STUDY
FEATURE LOCATIONS
FENCELINE
DRAINAGE
SIGN
DISTURBED AREA
HIGHWAY
APPROXIMATE PROPOSED DISTURBANCE
INTERSTATE 80
CULVERT
EXTENT OF DEBRIS
F FEATURE
0 50 100 m
I-80
VICTORY HIGHWAY
WENDOVER BOULEVARD
WENDOVER WILL STATUE
F1
F2
F3
F4
F5
F6
F7
F8
F9
F10
F11
F12
F13
F14
F15
F16
FIGURE 3

III. ENDNOTES

1. Elliot, Russell R., *History of Nevada*, (Lincoln: University of Nebraska Press, 1973), p. 265.

2. Fey, Christine A., "A Preservation Plan for the Lincoln Highway in Nevada," (Master's Thesis, University of Nevada-Reno, 1991), pp. 23-4., hereafter cited: Fey, "Plan."

3. Hokanson, Drake, *The Lincoln Highway, Main Street Across America*, (Iowa City: University of Iowa Press, 1988), pp. 2-5., hereafter cited: Hokanson, *Lincoln.*

4. Givens, W. Earl, "A Nevada View of the Lincoln Highway," *The Lincoln Highway Forum* 3 (Winter 1996): 5, hereafter cited: Givens, "View", and Gael Hoag to T.L. Oddie, various dates, 1913, Oddie Collection, Nevada State Historical Society, Reno, Nevada., hereafter cited: Oddie, NHS.

5. Givens, "View," p. 5.

6. Givens, "View," p. 6, Fey, "Plan," p. 25, and The Lincoln Highway Association, *A Brief for the Lincoln Highway in Utah and Nevada Addressed to the Secretary of Agriculture, Washington, D.C., A Study of Western Road Strategy Designed to Aid in Determining the Road of Most Immediate Importance Connecting Salt Lake City, Utah, With California*, (Detroit: The Lincoln Highway Association, 1923), pp. 26, 42, 69-72., hereafter cited: LHA, *Brief.*

7. "The Lincoln Highway Proclamation," Book of Proclamations, Nevada State Archives, Carson City, Nevada.

8. Fey, "Plan," p. 26.

9. LHA, *Brief*, pp. 26-7.

10. Copy to Boyle of I.H. Kent to G.S. Hoag 14 March 1917, P.M. McCarran to E. D. Boyle 17 March 1917, John Henderson to E.D. Boyle 19 March 1917, Telegram E.D. Boyle to I.H. Kent 16 March 1917, GOV-0016,

GOV-0020, Records of the Governors' Office, Nevada State Archives, Carson City, Nevada., hereafter cited: Governors, NSA.

11. Weingroff, Richard F., "The Pikes Peak Ocean to Ocean Highway, the Appian Way of America," http://www.fhwa.dot.gov/infrastructure/pikes.htm, accessed 27 November 27 2006., hereafter cited: Weinghoff, 2006. The National Park Service also has completed extensive studies on the California Trail.

12. For example see: J.T. Goodwin to E.D. Boyle 22 March, J.W. Lockman to E.D. Boyle 31 March 1917, GOV-0020, Governors, NSA., and Weingroff, 2006.

13. C. L. Howard to E.D. Boyle 26 April 1917, E.D. Boyle to C.D. Wittenburg 16 April 1917, GOV-0020, Governors, NSA.

14. LHA, *Brief*, p. 25.

15. LHA, *Brief*, pp. 25-7.

16. Hokanson, *Lincoln*, pp. 79-80, LHA, *Brief*, p. 33, "Facts About the Lincoln Highway Route Across Nevada," flyer, 3 February 1917, copy in E.D. Boyle papers, GOV-0019, Governors, NSA.

17. LHA, *Brief*, pp. 33-4., Hokanson, *Lincoln*, p. 80.

18. Hokanson, *Lincoln*, p. 80, Fey, "Plan," p. 31, and The Lincoln Highway Association, *The Lincoln Highway: The Story of a Crusade that Made Transportation History*, (New York: Dodd, Mead, 1935), p. 176, hereafter cited: LHA, *Crusade*.

19. Various dates, E.D. Boyle correspondence files, GOV-0020, GOV-0021, Governors, NSA.

20. Fey, "Plan," p. 32, and Hokanson, *Lincoln*, p. 99.

21. Stewart, George R., *U.S. 40: Cross Section of the United States of America*, (Boston: Houghton-Mifflin Company, 1953), pp. 22, 235-6; Anonymous, *Biennial Report of the Department of Highways*, (Carson City: State Printing Office, 1921), p. 91; and Weinghoff, 2006.

22. Numerous examples of the correspondence are discussed in Mehls, Steven F., Historic American Engineering Record, Lincoln Highway, HAER-NV-28, 1999, copy on file at the Library of Congress and available online at http://memory.loc.gov.

23. LHA, *Brief*, pp. 50, 59.

24. Fey, "Plan," pp. 33-4, and Hokanson, *Lincoln*, p. 99.

25. LHA, *Brief*, Fey, "Plan," pp. 33., and Hokanson, *Lincoln*, pp. 99-102.

26. Camp, T. Allan, Historic American Engineering Record, Lincoln Highway Wendover Cutoff, HAER-UT-23, 1971, copy on file at the Library of Congress and available online at http://memory.loc.gov.

27. Leonard, James M., "Over the Victory Highway," *The Nevada Highway News*, Nevada State Highway Department, vol.4, #24 (24 November 1924): 3-4.

28. Anonymous, *The Nevada Highway News*, Nevada State Highway Department, vol.5, #7 (30 March 1925): 13.

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32. Anonymous, *Fifth Biennial Report of the Department of Highways*, (Carson City: State Printing Office, 1927), pp. 1, 9, and Anonymous, *Sixth Biennial Report of the Department of Highways*, (Carson City: State Printing Office, 1929), p. 15, 19-21.

33. Anonymous, *Eighth Biennial Report of the Department of Highways*, (Carson City: State Printing Office, 1932), fold-out map.

34. Weingroff, Richard F. "From Names to Numbers: The Origins of the U.S. Numbered Highway System." http://www.fhwa.dot.gov/infrastructure/numbers.htm, accessed 21 November 2006.

35. Dixon, Teresa L., Wendover R&PP, Cultural Resource Report BLM1-2516(P), Bureau of Land Management, Elko, NV, Field Office, 2006, p. 30, and Anonymous, *Twelfth Biennial Report of the Department of Highways,* (Carson City: State Printing Office, 1941), p. 40.

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INDEX TO PHOTOGRAPHS

VICTORY HIGHWAY HAER NV-41
(U.S. 40)
One Mile Segment West of West Wendover and South of Interstate 80
West Wendover vicinity
Elko County
Nevada

INDEX TO BLACK AND WHITE PHOTOGRAPHS

Dr Frederic J Athearn, photographer, October 2006

NV-41-1	Overview of highway and setting to west at west end of the study area
NV-41-2	Overview of highway and setting to east at west end of the study area
NV-41-3	Overview of highway and setting to west at east end of the study area
NV-41-4	Overview of highway and setting to west near east end of the study area
NV-41-5	Overview of highway and setting to west at Feature 3
NV-41-6	Overview of highway and setting to west near Feature 7
NV-41-7	Overview of highway and setting to east near Feature 2
NV-41-8	Overview of highway and setting to west near Feature 5
NV-41-9	Overview of highway and setting to east near Feature 5
NV-41-10	Detail of pavement at the east end of the study area to west
NV-41-11	Feature 1, washed out culvert north end to south
NV-41-12	Feature 2, removed culvert south end to northwest

NV-41-13	Feature 2, removed culvert north end to south: stones from removed culvert
NV-41-14	Feature 3, removed culvert south end to north
NV-41-15	Feature 4, removed culvert north end to southwest; only one stone remains
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NV-41-19	Feature 8, paired culvert south end to north
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NV-41-22	Feature 9, single culvert north end to south
NV-41-23	Feature 10, post from removed sign to northeast
NV-41-24	Feature 11, posts and debris from removed sign to northwest
NV-41-25	Feature 12, posts, painted panel and debris from removed sign to southwest
NV-41-26	Feature 12, debris from removed sign to south
NV-41-27	Feature 12, debris from removed metal sign to southwest
NV-41-28	Feature 14, wood debris from removed sign to southwest
NV-41-29	Feature 15, concrete post considered to be possible highway mile post to southwest
NV-41-30	Feature 16, posts and debris from removed sign to southwest
NV-41-31	Feature 17, posts from removed sign to northeast



NV 41-1



NV 41-2



NV 41-3



NV 41-4



NV 41-5



NV 41-6



NV 41-7



NV 41-8



NV 41-9



NV 41-10



NV 41-11



NV 41-12



NV 41-13



NV 41-14



NV 41-15



NV 41-16



NV 41-17



NV 41-18



NV 41-19



NV 41-20



NV 41-21



NV 41-22



NV 41-23



NV 41-24



NV 41-25



NV 41-26



NV 41-27



NV 41-28



NV 41-29



NV 41-30



NV 41-31

Attachment K

Noise Abatement and Control

Documents included:

- Solicitation Letter to Raul Naranjo, City of West Wendover Public Works Director; Dated: January19, 2023.
- Signed Response from Raul Naranjo, City of West Wendover Public Works Director; Dated January 23, 2023.

January 19, 2023

Raul Naranjo
Public Works Director
Public Works Department
P.O. Box 2825
West Wendover, Nevada 89883

Transmitted Electronically

Attention: Mr. Naranjo,

Re: Environmental Review – City of West Wendover – Fire Station #13: Noise Abatement and Control

The City of West Wendover is applying for funds through the Nevada Community Development Block Grant Program (CDBG), and the United States Department of Agriculture – Rural Development, to undertake the following project: City of West Wendover – Fire Station #13. Enclosed is a description of the proposed action, project drawings and maps and a form for your review of the project.

Thank you for your assistance on this Environmental Review. Please do not hesitate to contact me if you need any information on the proposed action. My contact information is found at the bottom of the review form. Please feel free to e-mail your response to: shay.stark@aquaeng.com.

Sincerely,

Shay Stark
Project Manager

Enclosures: Project Description
Project Drawings and Maps
Environmental Review Form

ENVIRONMENTAL REVIEW: HUD STANDARDS FOR NOISE ABATEMENT AND CONTROL

Grantee: City of West Wendover Project Name: Fire Station #13

Pursuant to Department of Housing and Urban Development requirements for CDBG projects, the grant recipient assumes the responsibility for environmental review, decision making and actions required by local, state and federal environmental laws or authorities. In order to complete the environmental review requirements, we are requesting your review of the project with respect to the threshold for the Noise Abatement and Control Standards. The pertinent HUD standards for these environmental considerations include the following criteria, standards, policies and/or regulations:

1. 24CFR Part 51, Environmental Criteria and Standards, Subpart A, General Provision; and Subpart B, Noise Abatement and Control (44 FR 40860-40866, July 12, 1979).

Please check either line A or B below and add any applicable comments in the space provided. Please feel free to attach any additional comments.

____ A. The project does not involve development of noise sensitive uses, or the ambient noise level at the project site is 65LDN (or CNEL) or less. This finding may be based on calculations using the HUD Noise Assessment Guidelines (1980), or other acoustical data.

____ B. The project exceeds the thresholds stated in A above. Apply the noise standard to the project approval decision and consider the application of the noise attenuation measures (Noise Assessment Guidelines, Pages 39-40).

Comments:

_____

Signature/Title Date

Please address reply to:

Shay Stark
AQUA Engineering
533 West 2600 South, Suite 275
Bountiful Utah 84010

Phone: 801-299-1327 ext. 3731
Email: shay.stark@aquaeng.com

January 19, 2023

Raul Naranjo
Public Works Director
Public Works Department
P.O. Box 2825
West Wendover, Nevada 89883

Transmitted Electronically

Attention: Mr. Naranjo,

Re: Environmental Review – City of West Wendover – Fire Station #13: Noise Abatement and Control

The City of West Wendover is applying for funds through the Nevada Community Development Block Grant Program (CDBG), and the United States Department of Agriculture – Rural Development, to undertake the following project: City of West Wendover – Fire Station #13. Enclosed is a description of the proposed action, project drawings and maps and a form for your review of the project.

Thank you for your assistance on this Environmental Review. Please do not hesitate to contact me if you need any information on the proposed action. My contact information is found at the bottom of the review form. Please feel free to e-mail your response to: shay.stark@aquaeng.com.

Sincerely,

Shay Stark
Project Manager

Enclosures: Project Description
Project Drawings and Maps
Environmental Review Form

ENVIRONMENTAL REVIEW: HUD STANDARDS FOR NOISE ABATEMENT AND CONTROL

Grantee: City of West Wendover Project Name: Fire Station #13

Pursuant to Department of Housing and Urban Development requirements for CDBG projects, the grant recipient assumes the responsibility for environmental review, decision making and actions required by local, state and federal environmental laws or authorities. In order to complete the environmental review requirements, we are requesting your review of the project with respect to the threshold for the Noise Abatement and Control Standards. The pertinent HUD standards for these environmental considerations include the following criteria, standards, policies and/or regulations:

1. 24CFR Part 51, Environmental Criteria and Standards, Subpart A, General Provision; and Subpart B, Noise Abatement and Control (44 FR 40860-40866, July 12, 1979).

Please check either line A or B below and add any applicable comments in the space provided. Please feel free to attach any additional comments.

X A. The project does not involve development of noise sensitive uses, or the ambient noise level at the project site is 65LDN (or CNEL) or less. This finding may be based on calculations using the HUD Noise Assessment Guidelines (1980), or other acoustical data.

____ B. The project exceeds the thresholds stated in A above. Apply the noise standard to the project approval decision and consider the application of the noise attenuation measures (Noise Assessment Guidelines, Pages 39-40).

Comments:

RON T 0 Public Works Diretor

Signature/Title Date

Please address reply to:

Shay Stark
AQUA Engineering
533 West 2600 South, Suite 275
Bountiful Utah 84010

Phone: 801-299-1327 ext. 3731
Email: shay.stark@aquaeng.com

Attachment L

Safe Drinking Water Act/Sole Source Aquifers

Documents included:

- Solicitation Letter to Brendon Grant, P.E. Engineering Branch Supervisor, Bureau of Safe Drinking Water Nevada Division of Environmental Protection; Dated: January 19, 2023.
- Signed Response from Brendon Grant, P.E. Engineering Branch Supervisor, Bureau of Safe Drinking Water Nevada Division of Environmental Protection; Dated March 20, 2023.

January 19, 2023

Brendon Grant
Supervisor, Professional Engineer
Nevada Division of Environmental Protection
Bureau of Safe Drinking Water
901 S Stewart Street, Ste. 4001
Carson City, Nevada 89701-5249

Transmitted Electronically

Attention: Mr. Grant

Re: Environmental Review – City of West Wendover – Fire Station #13: Safe Drinking Water Act/Sole Source Aquifers

The City of West Wendover is applying for funds through the Nevada Community Development Block Grant Program (CDBG), and the United States Department of Agriculture – Rural Development, to undertake the following project: City of West Wendover – Fire Station #13. Enclosed is a description of the proposed action, project drawings and maps and a form for your review of the project.

Thank you for your assistance on this Environmental Review. Please do not hesitate to contact me if you need any information on the proposed action. My contact information is found at the bottom of the review form. Please feel free to e-mail your response to: shay.stark@aquaeng.com.

Sincerely,



Shay Stark
Project Manager

Enclosures: Project Description
Project Drawings and Maps
Environmental Review Form

ENVIRONMENTAL REVIEW: SAFE DRINKING WATER ACT/
SOLE SOURCE AQUIFERS

Grantee: City of West Wendover Project Name: Fire Station #13

Pursuant to Department of Housing and Urban Development requirements for CDBG projects, the grant recipient assumes the responsibility for environmental review, decision making and actions required by local, state and federal environmental laws or authorities. In order to complete the environmental review requirements, we are requesting you review of the project with respect to the threshold for Sole Source Aquifers and Safe Drinking Water Standards. The pertinent HUD standards for Sole Source Aquifers and Safe Drinking Water include the following criteria, standards, policies and/or regulations:

1. The Safe Drinking Water Act of 1974 (P.L. 93-253) as amended by the safe Drinking Water Amendments of 1977 (P.L. 95-190, 42 U.S.C. 201, 300 f et seq., 7401 et seq.) and by further amendments in 1979 (P.L. 97-163) and further amendments in 1986 (P.L. 99-339 6/19/86).

2. Section 1424 of the Safe Drinking Water Act of 1974 (P.L. 93-253) as amended, which provides for the protection of aquifers which are a sole or principal source of drinking water, and which if contaminated would create a significant health hazard.

Please check the line below which applies and add any applicable comments in the space provided. Please feel free to attach any additional comments.

____ A. The project is not located within an area designated by EPA as being supported by a sole source aquifer, OR,

____ A.1 The project need not be referred to EPA for evaluation according to the HUD-EPA Region IX Sole Source Aquifer Memorandum of Understanding of 1990, or
EPA has determined that it is not contaminated and does have the potential of being contaminated and the applicable authority has determined that it meets the State drinking water standards.

____ B. The environmental threshold for the Sole Source Aquifer criteria is exceeded. Consult with the applicable authority for resolution assistance, or

____ B.1 The environmental threshold for the Safe Drinking Water Act is exceeded, the grant recipient must consult the applicable authority for resolution assistance.

SAFE DRINKING WATER ACT/SOLE SOURCE AQUIFERS

Please complete the following review by checking the appropriate line(s). Please feel free to attach any additional comments:

1. Will the proposed project be served by a public water system as defined in Nevada Administrative Code 445?
   ___ YES - If "yes", go on to question #2
   ___ NO - If "no", go on to question #3
   ___ NOT APPLICABLE - If "not applicable" go on to question #3

2. Is the public water system in violation of any section of Nevada Administrative Code (NAC) 445A.450 to 445A.6731?
   ___ YES - If "yes", explain and go on to question #3

   Explanation:

   ___ NO - If "no", go on to question #3

3. Could the proposed project contaminate an existing public water system?
   ___ YES - If "yes", go on to question #4
   ___ NO - If "no", go on to question #5
4. Contamination could be:
   ___ to sources (springs, wells, reservoirs, etc.)
   ___ by creating an excessive demand on the system
   ___ by causing a cross-connection
   ___ other, explain
5. Is the answer "yes" to question #2 or question #3?
   ___ NO - REVIEW COMPLETED
   ___ YES - consult the Nevada Division of Environmental Protection, Bureau of Safe Drinking Water for resolution assistance.

Comments:

_____

Signature, Title
Nevada Division of Environmental Protection
Bureau of Safe Drinking Water

Date

Please address reply to

Shay Stark
AQUA Engineering
533 West 2600 South, Suite 275
Bountiful Utah 84010

Phone: 801-299-1327 ext. 3731
Email: shay.stark@aquaeng.com

NEVADA DIVISION OF
ENVIRONMENTAL
PROTECTION

STATE OF NEVADA
Department of Conservation & Natural Resources
Joe Lombardo, *Governor*
James A. Settelmeyer, *Director*
Jennifer Carr, *Administrator*

March 20, 2023

Shay Stark
AQUA Engineering
533 West 2600 South, Suite 275
Bountiful, Utah 84010
shay.stark@aquaeng.com

RE: ENVIRONMENTAL REVIEW: SOLE SOURCE AQUIFER QUESTIONNAIRE FOR A COMMUNITY DEVELOPMENT BLOCK GRANT TO CONSTRUCT FIRE STATION #13 IN THE CITY OF WEST WENDOVER
In reply, please refer to plan review number (EL-0007119-23)

Ms. Stark,

The Bureau of Safe Drinking Water (BSDW) has performed the above-referenced Environmental Review. Please find the completed review questionnaires attached with this document.

If you have any questions or comments, please feel free to contact me at (775) 687-9524 or at bgrant@ndep.nv.gov.

Sincerely,

Brendon Grant, P.E.
Engineering Branch Supervisor
Bureau of Safe Drinking Water

attachments

ec: Andrea Seifert, P.E., Chief, BSDW aseifert@ndep.nv.gov
Jason Hettrick, Engineering Tech, BSDW jlhettrick@ndep.nv.gov
Chris Melville, West Wendover Water System cmelville@westwendovercity.com

ENVIRONMENTAL REVIEW: SAFE DRINKING WATER ACT/
SOLE SOURCE AQUIFERS

Grantee: City of West Wendover Project Name: Fire Station #13

Pursuant to Department of Housing and Urban Development requirements for CDBG projects, the grant recipient assumes the responsibility for environmental review, decision making and actions required by local, state and federal environmental laws or authorities. In order to complete the environmental review requirements, we are requesting you review of the project with respect to the threshold for Sole Source Aquifers and Safe Drinking Water Standards. The pertinent HUD standards for Sole Source Aquifers and Safe Drinking Water include the following criteria, standards, policies and/or regulations:

1. The Safe Drinking Water Act of 1974 (P.L. 93-253) as amended by the safe Drinking Water Amendments of 1977 (P.L. 95-190, 42 U.S.C. 201, 300 f et seq., 7401 et seq.) and by further amendments in 1979 (P.L. 97-163) and further amendments in 1986 (P.L. 99-339 6/19/86).

2. Section 1424 of the Safe Drinking Water Act of 1974 (P.L. 93-253) as amended, which provides for the protection of aquifers which are a sole or principal source of drinking water, and which if contaminated would create a significant health hazard.

Please check the line below which applies and add any applicable comments in the space provided. Please feel free to attach any additional comments.

X A. The project is not located within an area designated by EPA as being supported by a sole source aquifer, OR,

____ A.1 The project need not be referred to EPA for evaluation according to the HUD-EPA Region IX Sole Source Aquifer Memorandum of Understanding of 1990, or
EPA has determined that it is not contaminated and does have the potential of being contaminated and the applicable authority has determined that it meets the State drinking water standards.

____ B. The environmental threshold for the Sole Source Aquifer criteria is exceeded. Consult with the applicable authority for resolution assistance, or

____ B.1 The environmental threshold for the Safe Drinking Water Act is exceeded, the grant recipient must consult the applicable authority for resolution assistance.

SAFE DRINKING WATER ACT/SOLE SOURCE AQUIFERS

Please complete the following review by checking the appropriate line(s). Please feel free to attach any additional comments:

1. Will the proposed project be served by a public water system as defined in Nevada Administrative Code 445?
   - [X] YES - If "yes", go on to question #2
   - [ ] NO - If "no", go on to question #3
   - [ ] NOT APPLICABLE - If "not applicable" go on to question #3

2. Is the public water system in violation of any section of Nevada Administrative Code (NAC) 445A.450 to 445A.6731?
   - [ ] YES - If "yes", explain and go on to question #3

   Explanation:

   - [X] NO - If "no", go on to question #3

3. Could the proposed project contaminate an existing public water system?
   - [X] YES - If "yes", go on to question #4
   - [ ] NO - If "no", go on to question #5

4. Contamination could be:
   - [ ] to sources (springs, wells, reservoirs, etc.)
   - [X] by creating an excessive demand on the system
   - [X] by causing a cross-connection
   - [ ] other, explain

5. Is the answer "yes" to question #2 or question #3?
   - [ ] NO - REVIEW COMPLETED
   - [X] YES - consult the Nevada Division of Environmental Protection, Bureau of Safe Drinking Water for resolution assistance.

Comments:

The BSDW is unable to determine if a water project was submitted for review and approval prior to construction in 2007. The BSDW requests as-builts of the construction, a network hydraulic analysis that demonstrates fire flow and fire demand can be met at the fire hydrant, and a standard detail that shows the installation of a reduced pressure principle assembly on the water service, fire service, and irrigation lines.

Brendon M., Engineering Branch Supervisor
Signature, Title
Nevada Division of Environmental Protection
Bureau of Safe Drinking Water

Date 3-20-23
Please address reply to

Shay Stark
AQUA Engineering
533 West 2600 South, Suite 275
Bountiful Utah 84010

Phone: 801-299-1327 ext. 3731
Email: shay.stark@aquaeng.com

Attachment M

Wetlands Protection

Documents included:

- Solicitation Letter to Zack Carter, Environmental Scientist III, Department of Conservation & Natural Resources, Nevada Division of Environmental Protection; Dated: January 19, 2023.
- Signed Response from Zack Carter, Environmental Scientist III, Department of Conservation & Natural Resources, Nevada Division of Environmental Protection; Dated February 13, 2023.

January 19, 2023

Zack Carter, Environmental Scientist 3
Department of Conservation and Natural Resources
Nevada Division of Environmental Protection
901 S. Stewart, St. 4001
Carson City, Nevada 89701-5249

Transmitted Electronically

Attention: Mr. Carter,

Re: Environmental Review – City of West Wendover – Fire Station #13: Wetlands Protection

The City of West Wendover is applying for funds through the Nevada Community Development Block Grant Program (CDBG), and the United States Department of Agriculture – Rural Development, to undertake the following project: City of West Wendover – Fire Station #13. Enclosed is a description of the proposed action, project drawings and maps and a form for your review of the project.

Thank you for your assistance on this Environmental Review. Please do not hesitate to contact me if you need any information on the proposed action. My contact information is found at the bottom of the review form. Please feel free to e-mail your response to: shay.stark@aquaeng.com.

Sincerely,

Shay Stark
Project Manager

Enclosures: Project Description
Project Drawings and Maps
Environmental Review Form

ENVIRONMENTAL REVIEW: WETLANDS PROTECTION

Grantee: City of West Wendover Project Name: Fire Station #13

Pursuant to Department of Housing and Urban Development requirements for CDBG projects, the grant recipient assumes the responsibility for environmental review, decision making and actions required by local, state and federal environmental laws or authorities. In order to complete the environmental review requirements, we are requesting your review of the project with respect to the threshold for Protection of Wetlands. The pertinent HUD standards for Wetlands Protection include the following criteria, standards, policies and/or regulations:

1. Executive Order 11988, Floodplain Management, May 24, 1977 (42 FR 26961 et seq.); particularly sections 2 and 5.

2. Executive Order 11990, Protection of Wetlands, May 24, 1977 (42-FR 26961 et seq.); particularly Sections 2 and 5.

Please check either line A or B below and add any applicable comments in the space provided. Please feel free to attach any additional comments.

____ A. The project does not involve new construction within or adjacent to a wetland. The project does not affect a wetland identified by any pertinent planning document or by field observation. The delineation of wetlands is based on consultation with U.S. Corps of Engineers, U.S. Fish & Game Service or State Fish & Game.

____ B. The environmental threshold for Wetlands Protection is exceeded. Grant recipient must initiate and complete the U.S. Water Resources Council's 8-step process for Floodplain Management. (Projects may be approved if there is no practicable alternative outside the wetland area; however, the activity must comply with permitting requirements under provision of the Clean Water Act).

Comments:

Signature/Title
Bureau of Water Quality

Date

Please address reply to:

Shay Stark
AQUA Engineering
533 West 2600 South, Suite 275
Bountiful Utah 84010

Phone: 801-299-1327 ext. 3731
Email: shay.stark@aquaeng.com

ENVIRONMENTAL REVIEW: WETLANDS PROTECTION

Grantee: City of West Wendover Project Name: Fire Station #13

Pursuant to Department of Housing and Urban Development requirements for CDBG projects, the grant recipient assumes the responsibility for environmental review, decision making and actions required by local, state and federal environmental laws or authorities. In order to complete the environmental review requirements, we are requesting your review of the project with respect to the threshold for Protection of Wetlands. The pertinent HUD standards for Wetlands Protection include the following criteria, standards, policies and/or regulations:

1. Executive Order 11988, Floodplain Management, May 24, 1977 (42 FR 26961 et seq.); particularly Sections 2 and 5.

2. Executive Order 11990, Protection of Wetlands, May 24, 1977 (42-FR 26961 et seq.); particularly Sections 2 and 5.

Please check either line A or B below and add any applicable comments in the space provided. Please feel free to attach any additional comments.

_X_ A. The project does not involve new construction within or adjacent to a wetland. The project does not affect a wetland identified by any pertinent planning document or by field observation. The delineation of wetlands is based on consultation with U.S. Corps of Engineers, U.S. Fish & Game Service or State Fish & Game.

___ B. The environmental threshold for Wetlands Protection is exceeded. Grant recipient must initiate and complete the U.S. Water Resources Council's 8-step process for Floodplain Management. (Projects may be approved if there is no practicable alternative outside the wetland area; however, the activity must comply with permitting requirements under provision of the Clean Water Act).

Comments:

The proposed construction of a fire station in West Wendover, Nevada will avoid impacts to any wetlands identified in the National Wetlands Inventory. This review is based on a desktop analysis of the proposed project site and does not constitute a formal delineation of the aquatic resources at this location. All federal, state, and local permit conditions must be followed for construction. Best management practices to prevent erosion and control sediment should be implemented to prevent discharge into all identified drainages or waterbodies.



2/13/2023

Environmental Scientist III
Bureau of Water Quality Planning

Please address reply to:

Shay Stark
AQUA Engineering
533 West 2600 South, Suite 275
Bountiful, Utah 84010
Phone: 801-299-1327 ext. 3731
Email: shay.stark@aquaeng.com

Attachment N

Wild and Scenic Rivers

Documents included:

- National Wild and Scenic Rivers Query for Nevada found at: https://www.rivers.gov/nevada.php on June 6, 2018.

AQUA - Home | Nevada

https://www.rivers.gov/nevada.php

NATIONAL WILD AND SCENIC RIVERS SYSTEM

NATIONAL SYSTEM | MANAGEMENT | RESOURCES | PUBLICATIONS | CONTACT US | 50 YEARS | SITE INDEX

NEVADA

Nevada has approximately 141,796 miles of river, but no designated wild & scenic rivers.



+ View larger map

EXPLORE DESIGNATED RIVERS



Choose A State Go

Choose A River Go

Seen as barren by the first explorers to today's first-time visitors, the rivers of the high desert simply hide their treasures well.



Type here to search

ENG US 5:22 PM 1/23/2023

Attachment O

Environmental Justice

Documents included:

- Solicitation Letter to Chris Melville, City Manager, City of West Wendover; Dated January 19, 2023.
- Signed Response from Chris Melville, City Manager, City of West Wendover; Dated January 23, 2023.

January 19, 2023

Chris Melville
Community Development Director
P.O. Box 2825
West Wendover, Nevada 89883

Transmitted Electronically

Attention: Mr. Melville,

Re: Environmental Review – City of West Wendover – Fire Station #13: Environmental Justice

The City of West Wendover is applying for funds through the Nevada Community Development Block Grant Program (CDBG), and the United States Department of Agriculture – Rural Development, to undertake the following project: City of West Wendover – Fire Station #13. Enclosed is a description of the proposed action, project drawings and maps and a form for your review of the project.

Thank you for your assistance on this Environmental Review. Please do not hesitate to contact me if you need any information on the proposed action. My contact information is found at the bottom of the review form. Please feel free to e-mail your response to: shay.stark@aquaeng.com.

Sincerely,



Shay Stark
Project Manager

Enclosures: Project Description
Project Drawings and Maps
Environmental Review Form

ENVIRONMENTAL REVIEW: ENVIRONMENTAL JUSTICE

Grantee: City of West Wendover Project Name: Fire Station #13

Pursuant to Department of Housing and Urban Development requirements for CDBG projects, the grant recipient assumes the responsibility for environmental review, decision making and actions required by local, state and federal environmental laws or authorities. In order to complete the environmental review requirements, we are requesting your review of the project with respect to environmental justice. Please complete the following table which lists 17 considerations the will help to determine the projects impacts on the human environment:

Please include a brief note explaining the determination of impact on each item.

Issue	Positive Impact	Neutral Impact	Negative Impact	Notes
Noise				
Aesthetic Values				
Community Cohesion				
Community Growth				
Tax Revenues				
Local Property Values				
Public Facilities				
Public Services				
Regional Growth				
Employment and Labor Force				
Business and Industrial Activity				
Displacement of Farms				
Manmade Resources				
Natural Resources				
Air Quality				
Water Quality				
Displacement of People				
Disadvantaged Population				

Comments:

Signature/Title

Date

Please address reply to:

Shay Stark
AQUA Engineering
533 West 2600 South, Suite 275
Bountiful Utah 84010

Phone: 801-299-1327 ext. 3731
Email: shay.stark@aquaeng.com

ENVIRONMENTAL REVIEW: ENVIRONMENTAL JUSTICE

Grantee: City of West Wendover Project Name: Fire Station #13

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Please include a brief note explaining the determination of impact on each item.

Issue	Positive Impact	Neutral Impact	Negative Impact	Notes
Noise		X		Project location will provide no additional impact to the community related to noise.
Aesthetic Values	X			The project will provide additional aesthetic value in combination with the existing City Hall, per approved master plan
Community Cohesion	X			The proposed project will solidfy community cohesion with additional public safety resources
Community Growth	X			The proposed project and the services thereto related will sustain and contribute to community growth
Tax Revenues		X		As a public facility there are no additional tax implications
Local Property Values	X			The project will enchance adjacent property values in the area
Public Facilities	X			The project is an important public facility for the community
Public Services	X			The project improves public service availability and resources
Regional Growth	X			The project will improve regional growth capabilities via the services available in the community.
Employment and Labor Force	X			The facility will provide additional employment opportunities
Business and Industrial Activity	X			The project will improve business and industrial potential by providing enhanced services
Displacement of Farms		X		No farm areas within the community
Manmade Resources		X		Neutral impact to manmade resources
Natural Resources		X		Neutral impact to natural resources
Air Quality		X		Neutral impact to air quality
Water Quality		X		Neautral impact to water quality
Displacement of People		X		Project will not displace any persons
Disadvantaged Population	X			Project improves services to disadvantaged population

Comments:

City Manager 1-23-2023

Signature/Title Date

Please address reply to:

Shay Stark
AQUA Engineering
533 West 2600 South, Suite 275
Bountiful Utah 84010

Phone: 801-299-1327 ext. 3731
Email: shay.stark@aquaeng.com

Attachment P

City Planning Documents

Documents included:

- City Center Master Plan; Dated 2001
- City of West Wendover – Debt Management and Capital Improvements 2015 - 2016
  Please see highlights for project references Pages 13, 21.



CASINO BOULEVARD

NEW CITY CENTER

MAIN STREET

VALENTINER GRANT

CITY OF WEST WENDOVER NEVADA / CONCEPT

0 50 100 250 500



10 POINTS : URBAN REDEVELOPMENT

1. Choose High Quality Management / Staff
2. Find Positive Role Models
3. Establish High Standards
4. The Basics : Clean and Safe
5. Consider the Street Carefully
6. Focus on the Goals, Not the Obstacles
7. Stay with a Vision
8. The World Revolves Around Your City
9. Create Multiple Revenue Sources
10. Have Patience

-Daniel A. Biederman







PRECEDENTS : New Developments Similar Cities Houston Austin Santa Fe Portland Seaside New Orleans Radiant City Classical City Beautiful Movement

PERIOD : Time Modern New Millennium City of 2001 Growth Past Present Future

NEEDS : Sense of Place Icon / Identity Vision Quality of Life Vertical / Horizontal Oasis Intersection Tourist Attractions Museum Library Fire Department Police Department City Management Building Convention Center Industry Technology Open Space Parks Visitor's Center Court House Family Centers Retail Development Residential Development Wind Power Resource Planning Future Growth University Young Population

PLACE : Scale Art Phenomenological Landscape Art Salt Flats Soil Sun Topography Vegetation Sun Wind Precipitation Temperature Contrast Destination Views Sounds Climate Lightning Field The Sun Tunnels Spiral Jetty The Utah Tree Double Negative Roden Cratern



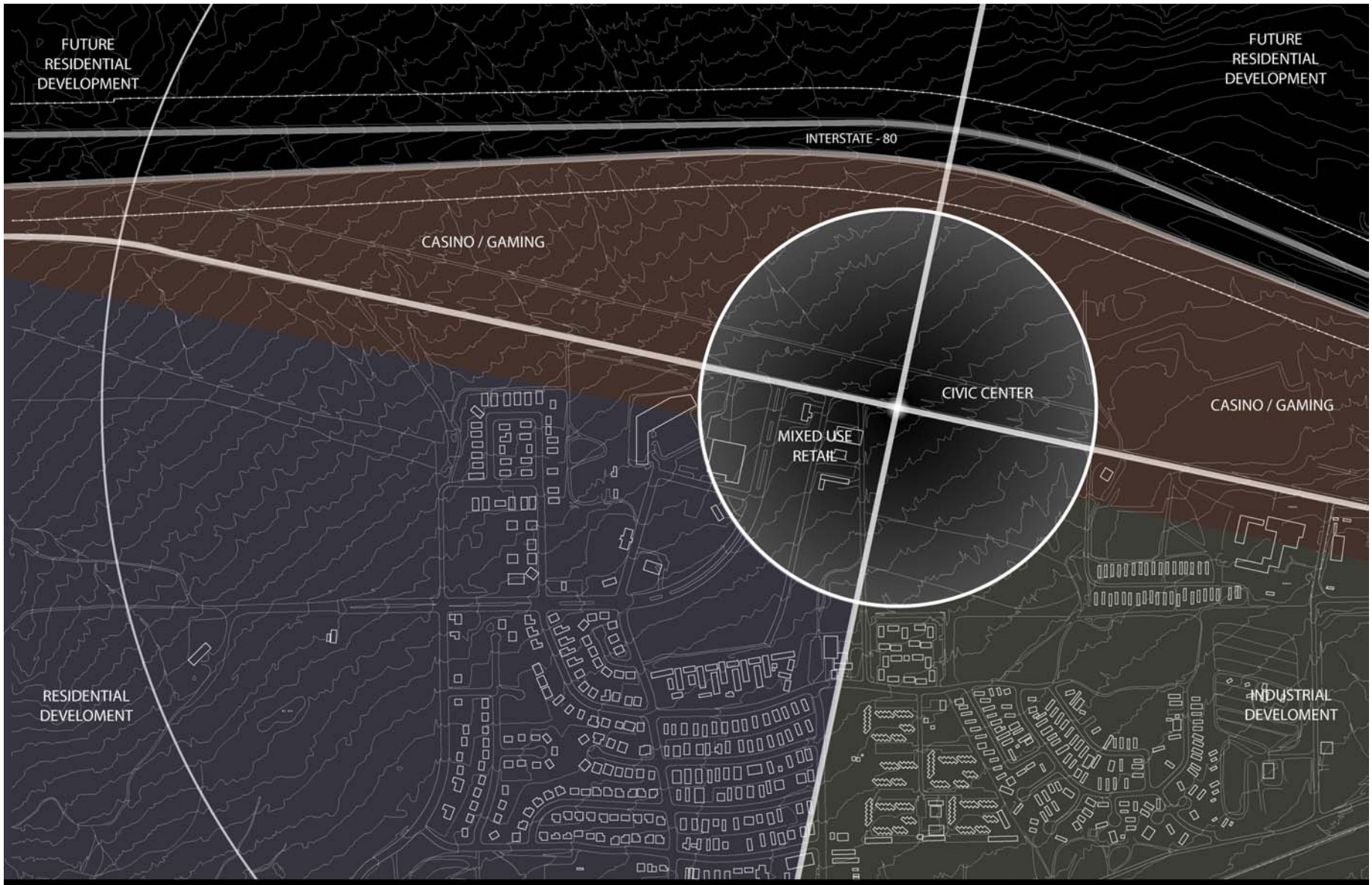
TRANSIT : Approach First Impression "Rails to Trails" I-80 Route 93 Race Week Airshows "Mobile" Home Parks Tourist Population

AVERAGE SUMMER TEMP	:	91
AVERAGE WINTER TEMP	:	18
SUMMER PW	:	SW
WINTER PW	:	E

VALENTINER CRANE

CITY OF WEST WENDOVER NEVADA / CONTEXT

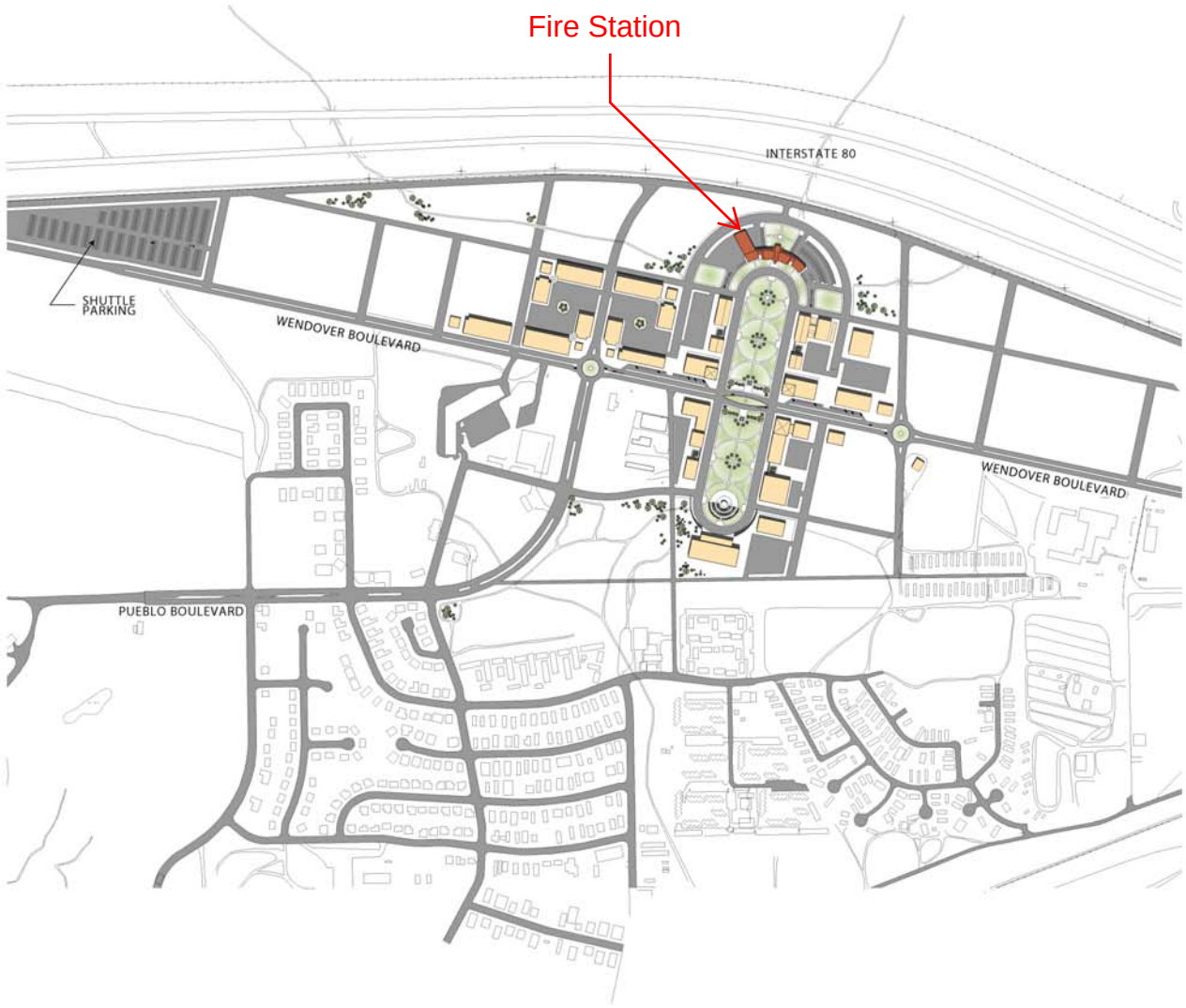
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VALENTINER CRANE ARCHITECTS

CITY OF WEST WENDOVER NEVADA / PLACE

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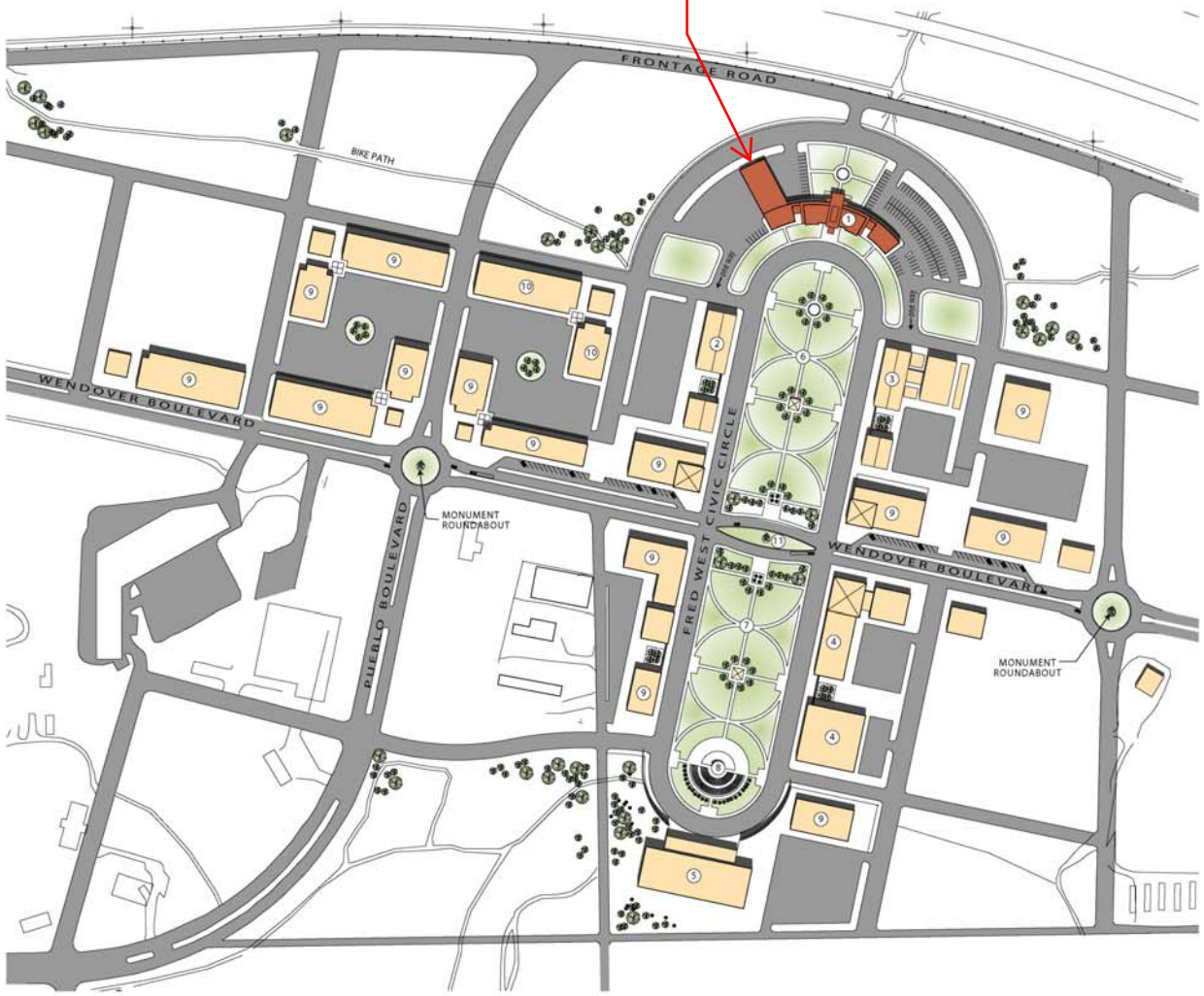


vicinity map

VALENTINER CRANE

CITY OF WEST WENDOVER
WENDOVER, NEVADA

Fire Station

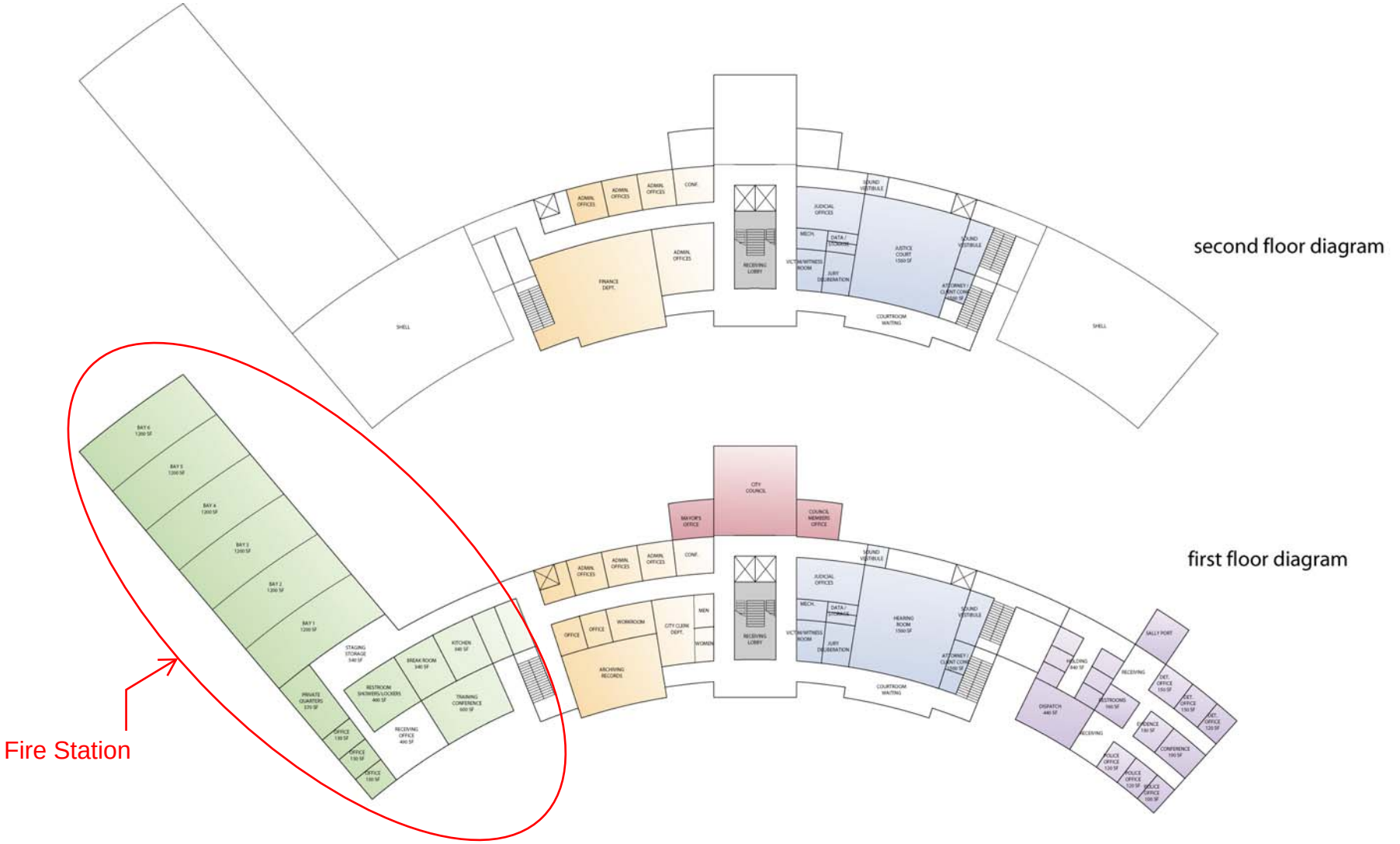


1 CITY HALL
2 LIBRARY
3 MUSEUM
4 CONVENTION CENTER
5 PERFORMING ARTS
6 CIVIC PLAZA
7 CITY PARK
8 AMPHITHEATER
9 COMMERCIAL / RETAIL SPACE
10 HOSPITAL
11 CITY CENTER MONUMENT

site plan

VALENTIEN CRANE architects

CITY OF WEST WENDOVER
WENDOVER, NEVADA


second floor diagram
first floor diagram
Fire Station



sketch

VALENTINE CRANE

CITY OF WEST WENDOVER

WENDOVER, NEVADA





















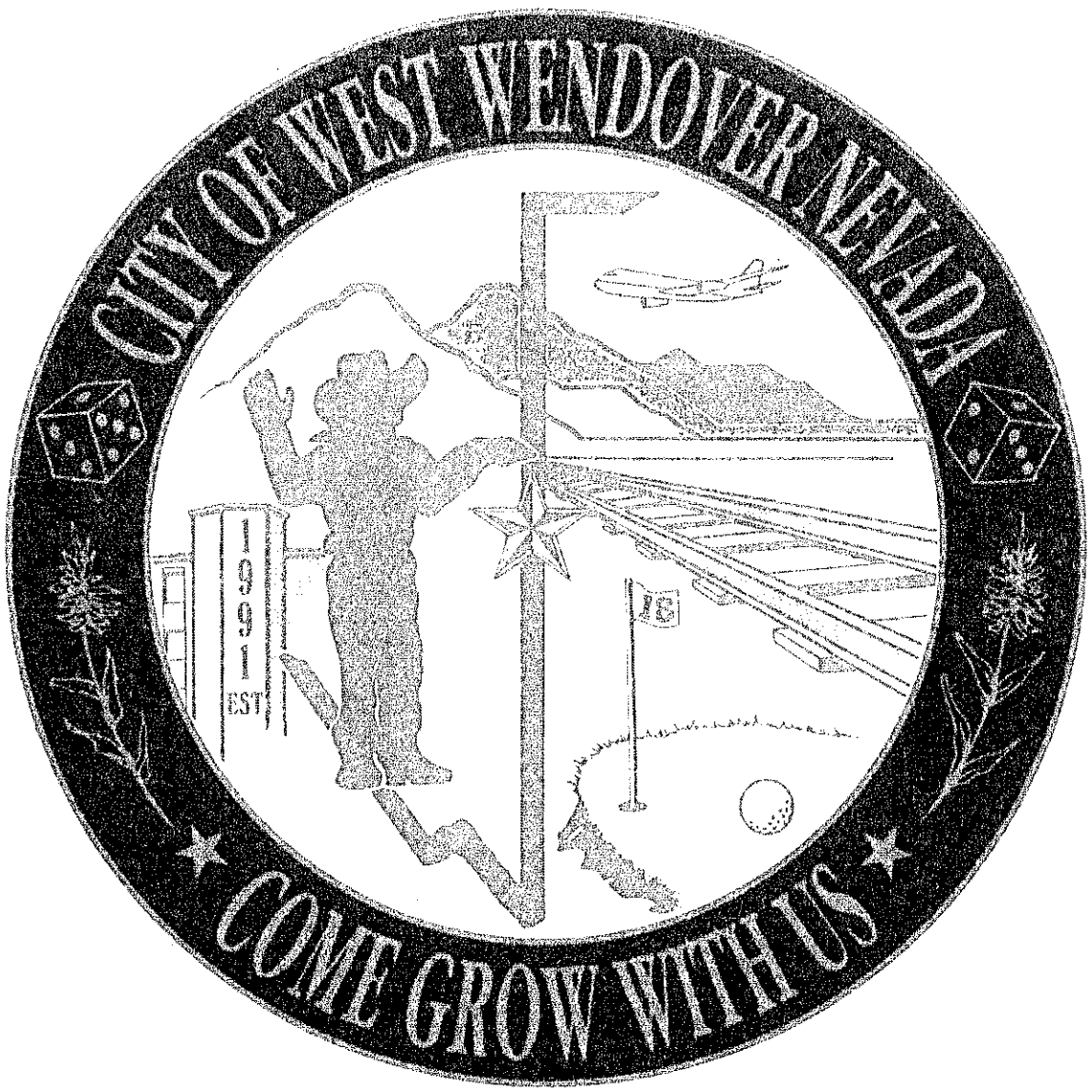


selected images

CITY OF WEST WENDOVER
WENDOVER, NEVADA

DEBT MANAGEMENT AND CAPITAL

IMPROVEMENTS SUBMISSION



2015-2016

CITY OF WEST WENDOVER

DEBT MANAGEMENT AND CAPITAL IMPROVEMENTS SUBMISSION 2015 - 2016

DESCRIPTION	PAGE
SCHEDULES OF INDEBTEDNESS	
INDEBTEDNESS REPORT	1
SCHEDULE OF INDEBTEDNESS AS OF JUNE 30, 2016	2
SCHEDULE OF FIVE YEAR DEBT SERVICE REQUIREMENTS AS OF JUNE 30, 2016	3
SCHEDULES OF DEBT PAYMENT	4
GENERAL OBLIGATION MEDIUM-TERM BONDS	4a
MEDIUM-TERM CAPITAL LEASE PURCHASE	4b
REVENUE BONDS	4c
CONTEMPLATED GENERAL OBLIGATION DEBT	5
CHIEF FINANCIAL OFFICER STATEMENT	6
DEBT MANAGEMENT POLICY	6
GENERAL OBLIGATION BONDS	7
STATUTORY DEBT CAPACITY	7
MEDIUM TERM OBLIGATIONS	8
OTHER DEBT	9
FIVE-YEAR CAPITAL IMPROVEMENT PLAN	
GENERAL FUND CAPITAL IMPROVEMENTS (CIP-1)	10
GRANT FUND CAPITAL IMPROVEMENTS (CIP-1)	11
AD VALOREM CAPITAL PROJECTS FUND CAPITAL IMPROVEMENTS (CIP-1)	12
CAPITAL PROJECTS FUND CAPITAL IMPROVEMENTS (CIP-1)	13
WATER FUND CAPITAL IMPROVEMENTS (CIP-1)	14
SEWER FUND CAPITAL IMPROVEMENTS (CIP-1)	15
COMBINED GARBAGE/COMPOST FUND CAPITAL IMPROVEMENTS (CIP-1)	16
FIVE YEAR CAPITAL IMPROVEMENT PROJECTS PLAN NARRATIVE	18-26

Entity: City of West Wendover, Nevada Date: 08/01/16

INDEBTEDNESS REPORT

FY 2015-2016

DEBT MANAGEMENT COMMISSION ACT (NRS 350.013)

1. Has your local government issued any new General Obligation Bond issues since **July 1, 2015?** Yes (X) No ( )

   If so, amount: $2,200,000 Date: 07/14/2015

2. Has your local government approved any new Medium-Term Obligation issues since **July 1, 2015?** Yes ( ) No (X)

   If so, amount: $_____ Date: ____/____/____

3. Has your local government updated its debt management policy? (Per NRS 350.013) Yes (X) No ( )
   If Yes, submit updated policy with Indebtedness Report or prepare a statement discussing the following areas:

   A. Discuss the ability of your entity to afford existing and future general obligation debt.

   B. Discuss your entity's capacity to incur future general obligation debt without exceeding the applicable debt limit.

   C. Discuss the general obligation debt per capita of your entity as compared with the average for such debt of local governments in Nevada.

   D. Discuss general obligation debt of your entity as a percentage of **assessed valuation** of all taxable property within the boundaries of your entity. (**REDBOOK FY 2015-2016**)

   E. Present a policy statement regarding the manner in which your entity expects to sell its debt.

   F. Discuss the sources of money projected to be available to pay existing and future general obligation debt.

   G. Discuss the operating costs and revenue sources with each project.

   If No, please provide a brief explanation.

4. Has your local government updated its five-year capital improvement plan? Yes (X) No ( ) N/A ( )
   (Required pursuant to NRS 350.013, 354.5945 & 354.5947)

Submitted By: Michelle Gillis
(signature)

SCHEDULE OF INDEBTEDNESS

City of West Wendover

as of June 30, 2016

As required by NRS 350.013 (1)(a)(b) and NAC 350.0035, following is the Indebtedness Report for the City of West Wendover Nevada as of June 30, 2016.

Entity: City of West Wendover, Nevada

SCHEDULE OF INDEBTEDNESS AS OF JUNE 30, 2016

CHECK HERE IF YOUR ENTITY HAS NO OUTSTANDING DEBT ☐

GENERAL OBLIGATION BONDS		
1. General obligation		
2. General obligation/revenue		
3. General obligation special assessment		
Total general obligation bonded debt		**0**
MEDIUM-TERM OBLIGATIONS		
1. General Obligation bonds	5,477,000	
2. Negotiable notes or bonds		
3. Capital lease purchases		
Total medium-term obligation debt		**5,477,000**
REVENUE BONDS		**10,965,849**
OTHER DEBT		
1. Capital lease purchases-MTO not required or prior to law change	241,375	
2. Mortgages		
3. Warrants		
4. Special Assessments		
5. Other (specify)		
6. Other (specify)		
Total other debt		**241,375**
TOTAL INDEBTEDNESS		**16,684,224**

Authorized but unissued general obligation bonds

Note: Please explain and provide documentation for any differences between the amounts reported on this **schedule** and those reported on **Schedule C-1** of your **Final Fiscal Year 2016-2017 budget.**

Entity: City of West Wendover, Nevada

SCHEDULE OF FIVE YEAR DEBT SERVICE REQUIREMENTS AS OF JUNE 30, 2016

For the next five years, list the total dollar requirement for principal and interest broken down for each type of indebtedness the entity currently has outstanding.

	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021
G/O Bonds					
G/O Revenue					
G/O Special Assessment					
Medium-Term Obligation					
G/O Bonds	$ 1,218,162	$ 943,548	$ 945,260	$ 499,133	$ 505,781
Notes/Bonds					
Leases/ Purchases					
Revenue Bonds	883,808	883,808	883,808	773,137	626,506
Other Lease Purchases	107,029	107,029	43,311	0	0
Mortgages					
Warrants					
Special Assessments					
Other Debt					
TOTAL	$ 2,208,999	$ 1,934,385	$ 1,872,379	$ 1,272,270	$ 1,132,287

General Obligation Medium-Term Bonds

City of West Wendover, Nevada

As of June 30, 2016

Total Bond Balance

Date	Principal	Interest	Total P+I	Bond Balance
				5,477,000.00
06/30/2017	1,062,000.00	156,162.10	1,218,162.10	4,415,000.00
06/30/2018	827,000.00	116,547.50	943,547.50	3,588,000.00
06/30/2019	858,000.00	87,260.10	945,260.10	2,730,000.00
06/30/2020	438,000.00	61,132.60	499,132.60	2,292,000.00
06/30/2021	455,000.00	50,781.30	505,781.30	1,837,000.00
06/30/2022	473,000.00	40,030.50	513,030.50	1,364,000.00
06/30/2023	493,000.00	28,844.60	521,844.60	871,000.00
06/30/2024	452,000.00	17,866.00	469,866.00	419,000.00
06/30/2025	206,000.00	7,141.60	213,141.60	213,000.00
06/30/2026	213,000.00	2,406.90	215,406.90	-
Total	**$5,477,000.00**	**$568,173.20**	**$6,045,173.20**	-

Par Amounts Of Selected Issues

6/29/07 General Obligation Medium-Term Bonds - Tax-Exempt 2007A - $1,410,000	265,000.00
2/27/09 General Obligation Medium-Term Bond - $2,200,000	773,000.00
9/04/08 General Obligation Medium-Term Bonds - $1,500,000	492,000.00
6/17/14 General Obligation Medium-Term Bonds - $2,100,000	1,747,000.00
07/14/15 General Obligation Medium-Term Bonds - $2,200,000	2,200,000.00
TOTAL	**5,477,000.00**

Revenue Bonds

City of West Wendover, Nevada
As of June 30, 2016

Total Bond Balance

Date	Principal	Interest	Total P+I	Bond Balance
				11,002,659.23
06/30/2017	448,891.87	434,916.33	883,808.20	10,553,767.37
06/30/2018	468,846.13	414,962.07	883,808.20	10,084,921.24
06/30/2019	489,343.72	394,464.48	883,808.20	9,589,000.13
06/30/2020	399,720.14	373,416.76	773,136.90	9,189,279.99
06/30/2021	269,889.02	356,616.98	626,506.00	8,919,390.97
06/30/2022	281,417.56	344,998.44	626,416.00	8,637,973.40
06/30/2023	293,166.51	333,249.49	626,416.00	8,344,806.89
06/30/2024	305,375.24	321,040.76	626,416.00	8,039,431.65
06/30/2025	317,968.22	308,447.78	626,416.00	7,721,463.43
06/30/2026	331,529.88	294,886.12	626,416.00	7,389,933.55
06/30/2027	345,442.01	280,973.99	626,416.00	7,044,491.54
06/30/2028	359,913.23	266,502.77	626,416.00	6,684,578.31
06/30/2029	374,909.31	251,506.69	626,416.00	6,309,669.00
06/30/2030	390,886.88	235,529.12	626,416.00	5,918,782.12
06/30/2031	407,370.30	219,045.70	626,416.00	5,511,411.83
06/30/2032	424,530.87	201,885.13	626,416.00	5,086,880.96
06/30/2033	442,385.12	184,030.88	626,416.00	4,644,495.84
06/30/2034	461,234.66	165,181.34	626,416.00	4,183,261.17
06/30/2035	480,775.75	145,640.25	626,416.00	3,702,485.42
06/30/2036	501,134.45	125,281.55	626,416.00	3,201,350.97
06/30/2037	522,389.40	104,026.60	626,416.00	2,678,961.57
06/30/2038	544,654.27	81,761.73	626,416.00	2,134,307.31
06/30/2039	567,832.81	58,583.19	626,416.00	1,536,948.64
06/30/2040	122,551.52	41,183.90	163,735.42	1,414,397.12
06/30/2041	100,837.83	38,366.17	139,204.00	1,313,559.29
06/30/2042	103,613.62	35,590.38	139,204.00	1,209,945.67
06/30/2043	106,465.84	32,738.16	139,204.00	1,103,479.83
06/30/2044	109,374.73	29,829.27	139,204.00	994,105.10
06/30/2045	112,407.49	26,796.51	139,204.00	881,697.61
06/30/2046	115,501.88	23,702.12	139,204.00	766,195.73
06/30/2047	118,681.50	20,522.50	139,204.00	647,514.23
06/30/2048	121,933.48	17,270.52	139,204.00	525,580.75
06/30/2049	125,305.38	13,898.62	139,204.00	400,275.37
06/30/2050	128,754.93	10,449.07	139,204.00	271,520.44
06/30/2051	132,299.49	6,904.51	139,204.00	139,220.95
06/30/2052	74,456.68	3,549.96	78,006.64	64,764.27
06/30/2053	27,882.97	2,357.03	30,240.00	36,881.30
06/30/2054	28,622.13	1,617.87	30,240.00	8,259.17
06/30/2055	29,380.90	859.10	30,240.00	(21,121.73) *
06/30/2056	14,981.52	138.46	15,119.98	(36,810.67) *
Total	**$11,002,659.23 ***	**$6,202,722.31**	**$17,205,381.54**	-

Par Amounts Of Selected Issues

11/17/98 Solid Waste Revenue USDA LoanBonds - $1,280,000	269,373.49 *
11/17/98 Water Revenue USDA Loan - $3,058,300	2,388,336.70 *
8/18/99 Solid Waste Revenue Bonds - $540,000	146,691.76
8/19/99 Solid Waste Revenue Bonds - $1,500,000	407,477.08
8/18/09 - Sales Tax Revenue USDA Loan - $5,225,000	4,550,173.75
5/16/12 Sewer Revenue Loan - $2,637,000	2,462,101.68
10/08/15 Potable Water Projects USDA Loan - $747,000	741,694.11 *
TOTAL	**10,965,848.57 ***

* Negative bond balance match amortization schedules provided by USDA Rural Development for the 1998 Solid Waste Water Bonds, 1998 Water Revenue Bonds and 2015 Potable Water Project Loan which have negative bond balances in final maturities (-6,577.39, -29,525.86 and -707.42, respectively). The USDA recently changed their system that calculates amortization schedules from a system that calculated on a 360 day basis, the new system calculates on a 365 basis. The negative balances are a result of the new calculation method and keeping the original payment amounts. Any overpayments will be refunded to the City.

Capital Lease Purchases

City of West Wendover, Nevada

As of June 30, 2016

Total Bond Balance

Date	Principal	Interest	Total P+I	Bond Balance
				241,374.91
06/30/2017	97,808.74	9,220.56	107,029.30	143,566.17
06/30/2018	101,646.66	5,382.63	107,029.29	41,919.51
06/30/2019	41,919.51	1,391.72	43,311.23	-
Total	**$241,374.91**	**$15,994.91**	**$257,369.82**	-

Par Amounts Of Selected Issues

09/26/12 - Garbage Truck Capital Lease Purchase - $232,157	121,760.78
6/18/13 Police Vehicle Capital Lease Purchase - $281,058.75	119,614.13
TOTAL	**241,374.91**

Entity: City of West Wendover, Nevada

(1) CONTEMPLATED GENERAL OBLIGATION DEBT PURPOSE	(2) TYPE	(3) AMOUNT	(4) TERM	(5) FINAL PYMT DATE	(6) INTEREST RATE
No comtemplated general obligation debt					

SPECIAL ELECTIVE TAX PURPOSE	TYPE	RATE	ELECTION DATE	EXPIRATION DATE	IMPLEMENTATION DATE
No contemplated special elective taxes					

CITY OF WEST WENDOVER, NEVADA

CHIEF FINANCIAL OFFICER STATEMENT
DEBT MANAGEMENT POLICY
GENERAL OBLIGATION BONDS
STATUTORY DEBT CAPACITY
MEDIUM TERM OBLIGATIONS
OTHER DEBT

CHIEF FINANCIAL OFFICER STATEMENT

As required by NRS 350.013 (1) (e), the name and address of the City's Chief Financial Officer is:

Michelle Giovo
Chief Financial Officer
P.O. Box 2825
West Wendover, Nevada 89883
(775) 664-3081

DEBT MANAGEMENT POLICY

As required by NRS 350.013 (1) (c) and NAC 350.0035), the following is the Debt Management Policy for the City of West Wendover, Nevada.

General Policy Statement:

The purpose of the City of West Wendover Debt Management Policy is to manage the issuance of the City's debt obligations and to maintain the City's ability to incur debt and other long-term obligations at favorable interest rates for capital improvements, facilities, and equipment beneficial to the City and also necessary for essential services.

Introduction and Purpose:

The City of West Wendover (the "City") has a Capital Improvement Plan ("CIP") which is a multi-year planning document that identifies and prioritizes the need for a variety of public improvements and coordinates their financing and construction time frames. More specifically, the CIP is a process that provides order and continuity to the repair, replacement, construction or expansion of the City's capital assets. With revenue limitations in mind, the City's CIP focuses primarily on the City's more immediate needs. The City's long term growth picture is positive, which includes gold mine operations within 30 miles of the city and further expansion of gaming properties based within the City; due to this expansion the need for infrastructure is increasing. This results in additional opportunities for Enterprise Fund activity that will generate revenues needed for future growth.

Legislation (described herein) requires local governments to prepare a debt management policy prior to authorizing additional general obligation debt. This document is not intended to review the City's total financial position. Analysis of the City's debt position is important because growth has resulted in an increased need for capital financing. Resources, as well as needs, drive

the City's debt issuance program. Decisions' regarding the use of debt is based on long-term needs of the City and the amount of equity (cash) dedicated in a given fiscal year to capital outlay.

As required by NRS 350.013 (1) (a) (b) and NAC 350.0035, the Indebtedness Report for the City of West Wendover, Nevada as of June 30, 2012 is included in this submission.

GENERAL OBLIGATION BONDS

1. General Obligation Bonds Supported by Ad Valorem Taxes:

The City of West Wendover has not issued general obligations bonds supported by ad valorem taxes. In addition, the City has no current plans for general obligation debt supported by ad valorem taxes.

2. General Obligation / Revenue Bonds:

The City has retired all General Obligation bonds; therefore we had no General Obligation bonds outstanding at June 30, 2016.

Statutory Debt Capacity:

State statutes limit the aggregate principal amount of general obligations debt to 30% of total assessed valuation (NRS 266.600). Based upon the assessed valuation for the fiscal year 2016-2017 of $131,466,292, the City's debt limit for general obligations is $39,439,888.

The following table illustrates the City's current general obligation debt in relation to the City's fiscal year 2016-2017 statutory debt limitation:

STATUTORY DEBT CAPACITY

Statutory Debt Limitation	$39,439,888
Outstanding General Obligation Indebtedness	$ -0-
Plus: Possible Future Ad Valorem Supported Bonds	$ -0-
Additional Statutory Debt Limitation	$39,439,888

General Obligation Debt per Capita (NRS 350.013):

The official West Wendover population is 4,478, as certified by the State of Nevada Department of Taxation in their published Final Population Worksheet that was prepared for use in 2016-2017 Revenue Projections. Because the City has no current general obligation debt, the per capita amount is zero.

General Obligation Debt as a percentage of Assessed Valuation (NRS 350.013):

The current general obligation debt is zero.

Policy regarding manner expected to sell new debt for FY2016-2017 (NRS 350.013):

The City of West Wendover does not anticipate the issuance of new debt during the 2016-2017 fiscal year.

Sources of money projected to be available to pay current and future general obligation debt (NRS 350.013):

West Wendover's general obligation debt is zero. But if debt were issued in the future, the revenue from property tax, licenses and permits, intergovernmental revenue, charges for services, fines and forfeitures, and miscellaneous revenue would be considered as the source for any repayment.

3. General Obligation Special Assessment Bonds:

The City of West Wendover has not issued any general obligation special assessment bonds. In addition, the City does not currently plan for issuance of general obligation special assessment bonds.

4. Revenue Bonds:

Sales Tax Revenue Bonds are payable from pledged revenue received from Consolidated Tax Revenue.

Other Revenue bonds' principal and interest are payable exclusively from earnings of enterprise funds. Enterprise funds are proprietary funds used to report activities for which a fee is charged to external users for goods or services. The City of West Wendover, Nevada operates the following enterprise funds: Water Enterprise Fund, Sewer Enterprise Fund, a combined Garbage Services / Compost Enterprise Fund and Johnson Springs Transmission Systems Fund.

Each of these enterprise funds has entered into revenue bond debt obligations which constitute a direct and general obligation of the City. The full faith and credit of the City is pledged for the payment of principal and interest due thereon.

These revenue bonds are secured by the revenue received by the City from customers for sewer, water, landfill and garbage service charges, sewer and water hook-up fees, after payment of reasonable and necessary costs for the operation and maintenance expenses of the City's Enterprise Funds (the "Net Pledged Revenues").

MEDIUM TERM OBLIGATIONS

Under NRS 350.085-.095: NAC 350.100-.160, the City may issue negotiable notes or medium-term negotiable bonds. Those issues, approved by the Director of the Department of Taxation, are payable from all legally available funds. The referenced statute does not authorize a special property tax override. The negotiable notes or bonds must meet the following requirements:

1. Must mature not later than ten (10) years after the date of issuance.

2. If the maximum term of the financing is more than five (5) years, the term may not exceed the estimated useful life of the asset to be purchased with the proceeds from the financing.

3. No medium-term financing resolution is effective until approved by the West Wendover City Council, with the Director of the Department of Taxation having the final approval authority.

5. Negotiable Notes / Bonds (including General Obligation bonds) and Capital Leases

Includes all medium-term indebtedness that has been incurred whether approved or not, pursuant to the provisions of NRS Chapter 350, Municipal Obligations.

OTHER DEBT

6. Other Lease Purchases

This category includes capital leases entered into prior to the law change requiring capital leases to be approved under the medium-term obligation requirements. Also included in this category are capital leases that are not counted against the debt limit under NRS 350.800 and is less than $50,000, the minimum amount for approval under the medium term financing requirement.

NRS 350.800 defines a lease transaction as a transaction whereby a municipality acquires real or personal property and another person acquires or retains security interest in that or other property and creates a general obligation of the municipality which must be counted against any limit upon its debt unless:

(a) The obligation by its terms is extinguished by failure of the governing body to appropriate money for the ensuing fiscal year for payment of the amounts then due; or

(b) The budget of the municipality for the fiscal year in which the transaction occurs includes a provision for the discharge of the obligation in full.

This category also includes Certificates of Participation, which are repaid through annual appropriations from general revenue similar to lease payments.

7. Mortgages

This category includes amounts of any USBRL, REA, or FHA mortgages.

The City of West Wendover has issued Nevada Sales Tax Revenue Bonds, Series 2009 in the amount of $5,225,000 from USDA Rural Development for the debt of the New Government Building (City Hall), which is secured with a mortgage on the building.

8. Warrants

The City of West Wendover has not entered into any warrant debt obligations. In addition, the City does not currently plan for issuance of warrant debt obligations during fiscal year 2016-2017.

9. Special Assessment Bonds

The City of West Wendover has not entered into any special assessment bond debt obligations. In addition, the City does not currently plan for issuance of any special assessment bond debt obligations during fiscal year 2016-2017.

10. Other Debt

The City does not currently plan for issuance of any other types of debt obligations during fiscal year 2016-2017.

FIVE YEAR CAPITAL IMPROVEMENT PLAN

City of West Wendover

as of June 30, 2016

As required by NRS 350.013 (1)(d), following is the Five Year Capital Improvement Plan for the City of West Wendover Nevada.

FIVE YEAR CAPITAL IMPROVEMENT PLAN (Per NRS 354.5945) **ENTITY:** City of West Wendover

Minimum level of expenditure for items classified as capital assets $ 5,000 **DATE:** August 1, 2016

Minimum level of expenditure for items classified as capital projects $ 100,000

		FY 2016-2017	FY 2017-2018	FY 2018-2019	FY 2019-2020	FY 2020-2021	Written Plan Ref #	Total Expenditure- All Funding Sources	Notes:
Fund:	General - Public Works - Paved Streets						9		
Capital Improvement:	Infrastructure North Interstate 80 Exit #410, Phase 2, Leppy Hills Blvd & Other			2,200,000				3,700,000	
Funding Source:	General Revenues, RTC Funds, NDOT Grant Funds, Federal Grant Funds, Potential Private Resources								
Completion Date:	6/30/2019								
Fund:	General - Public Safety - Fire Department						12		
Capital Improvement:	Aerial Platform Class 1 Engine			500,000				925,000	
Funding Source:	General Revenues, Grant Funds and Private								
Completion Date:	6/30/2019								
Fund:	General - Public Works - Paved Streets						13		
Capital Improvement:	Sidewalk Rehabilitation Project-Various Locations			200,000				200,000	
Funding Source:	General Revenues, RTC Funds, CDBG Grant								
Completion Date:	6/30/2021								

FIVE YEAR CAPITAL IMPROVEMENT PLAN (Per NRS 354.5945) ENTITY: City of West Wendover

Minimum level of expenditure for items classified as capital assets $ 5,000

Minimum level of expenditure for items classified as capital projects $ 100,000

DATE: August 1, 2016

		FY 2016-2017	FY 2017-2018	FY 2018-2019	FY 2019-2020	FY 2020-2021	Written Plan Ref #	Total Expenditure- All Funding Sources	Notes:
Fund:	General - Public Works - Paved Streets						26		
Capital Improvement:	Rehabilitaton Wendover Boulevard Phase 1					700,000		700,000	
Funding Source:	General Revenues, RTC Funds								
Completion Date:	6/30/2021								
Fund:	General - Public Works - Paved Streets						29		
Capital Improvement:	Rehabilitaton Wendover Boulevard Phase 2					850,000		850,000	
Funding Source:	General Revenues, RTC Funds								
Completion Date:	6/30/2021								
Fund:	General - Public Works - Paved Streets						30		
Capital Improvement:	Rehabilitaton Wendover Boulevard Phase 3					950,000		950,000	
Funding Source:	General Revenues, RTC Funds								
Completion Date:	6/30/2021								
Fund:	General - Public Works - Paved Streets						31		
Capital Improvement:	Infrastructure North Interstate 80 Exit #410, Phase 3					550,000		550,000	
Funding Source:	General Revenues, RTC Funds, NDOT Grant Funds, Private Resources								
Completion Date:	6/30/2021								

FIVE YEAR CAPITAL IMPROVEMENT PLAN (Per NRS 354.5945)

ENTITY: City of West Wendover

Minimum level of expenditure for items classified as capital assets $ 5,000

Minimum level of expenditure for items classified as capital projects $ 100,000

DATE: August 1, 2016

		FY 2016-2017	FY 2017-2018	FY 2018-2019	FY 2019-2020	FY 2020-2021	Written Plan Ref #	Total Expenditure- All Funding Sources	Notes:
Fund:	General - Public Works - Paved Streets								
							35		
Capital Improvement:	Florence Way Upgrade and Relocation Phase 4					850,000		850,000	
Funding Source:	General Fund, CDBG Grant and RTC Funds								
Completion Date:	6/30/2021								
Fund:	General - General Governments								
							N/A		
Capital Asset:	Software Program	5,000						5,000	
Funding Source:	General Fund								
Completion Date:	6/30/2017								
Fund:	General - Public Safety								
							N/A		
Capital Asset:	Safety Trailer-Speed Camera	12,500						12,500	
Funding Source:	General Fund								
Completion Date:	6/30/2017								
Fund Total		**17,500**	**0**	**2,900,000**	**0**	**3,900,000**		**8,742,500**	

FIVE YEAR CAPITAL IMPROVEMENT PLAN (Per NRS 354.5945) ENTITY: City of West Wendover

Minimum level of expenditure for items classified as capital assets $ 5,000 DATE: August 1, 2016

Minimum level of expenditure for items classified as capital projects $ 100,000

		FY 2016-2017	FY 2017-2018	FY 2018-2019	FY 2019-2020	FY 2020-2021	Written Plan Ref #	Total Expenditure-All Funding Sources	Notes:
Fund:	Grant Fund								
Capital Improvement:	InterOperability and Networking City GIS, Police, Police Dispatch, and Emergency Services		360,000				8	475,000	
Funding Source:	CDBG Grant, Public Safety Grants, General Fund								
Completion Date:	6/30/2018								
Fund:	Grant Fund								
Capital Improvement:	Public Park Improvements, 3-Acres, Tibbets Blvd				250,000		15	500,000	
Funding Source:	General Fund, Private Developers, West Wendover Recreation District Partnership, CDBG								
Completion Date:	6/30/2020								
Fund:	Grant Fund								
Capital Improvement:	Leppy Hills Trails Addition					400,000	27	750,000	
Funding Source:	General Fund and Nevada State Lands Grant								
Completion Date:	6/30/2021								
Fund:									
Capital Improvement:									
Funding Source:									
Completion Date:									
Fund Total		0	360,000	0	250,000	400,000		1,725,000	

FIVE YEAR CAPITAL IMPROVEMENT PLAN (Per NRS 354.5945) **ENTITY:** City of West Wendover

Minimum level of expenditure for items classified as capital assets $ 5,000 **DATE:** August 1, 2016

Minimum level of expenditure for items classified as capital projects $ 100,000

		FY 2016-2017	FY 2017-2018	FY 2018-2019	FY 2019-2020	FY 2020-2021	Written Plan Ref #	Total Expenditure-All Funding Sources	Notes:
Fund:	Ad Valorem Capital Projects Fund								
Capital Improvement:	Construct New Animal Shelter				475,000		14	475,000	
Funding Source:	Ad Valorem Cap Proj Fund, General Fund, CDBG Grant, Private Funding								
Completion Date:	6/30/2020								
Fund:									
Capital Improvement:									
Funding Source:									
Completion Date:									
Fund:									
Capital Improvement:									
Funding Source:									
Completion Date:									
Fund Total		0	0	0	475,000	0			

FIVE YEAR CAPITAL IMPROVEMENT PLAN (Per NRS 354.5945) ENTITY: City of West Wendover

Minimum level of expenditure for items classified as capital assets $ 5,000 DATE: August 1, 2016

Minimum level of expenditure for items classified as capital projects $ 100,000

		FY 2016-2017	FY 2017-2018	FY 2018-2019	FY 2019-2020	FY 2020-2021	Written Plan Ref #	Total Expenditure- All Funding Sources	Notes:
Fund:	Capital Projects Fund						1		
Capital Improvement:	Florence Way Upgrade and Relocation, Phase 3	0						2,300,000	
Funding Source:	Elko County School District, City General Fund	City General Fund						ECSD	
Completion Date:	6/30/2017								
Fund:	Capital Projects Fund						2		
Capital Improvement:	Florence Way Upgrade and Relocation Phase 2	482,600						2,500,602	
Funding Source:	General Fund, CDBG Grant, and RTC Funds	RTC, CDBG, GO Med-Term							
Completion Date:	6/30/2017								
Fund:	Capital Projects Fund						3		
Capital Improvement:	West Wendover Street Rehab Projects	215,100						777,100	
Funding Source:	GO Med-Term Loan	GO Med-Term							
Completion Date:	6/30/2017								
Fund:	Capital Projects Fund						4		
Capital Improvement:	Storm Drainage Improvements	250,000						777,100	
Funding Source:	GO Med-Term Loan	GO Med-Term							
Completion Date:	6/30/2017								
Fund:	Capital Projects Fund						5		
Capital Improvement:	West Wendover Multi-Modal Enhancement Phase I - Rail Passenger Station		1,800,000					6,500,000	
Funding Source:	General Fund, USDOT, CDBG, Private								
Completion Date:	6/30/2018								

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CAPITAL PROJECTS FUND Page 1 of 5

FIVE YEAR CAPITAL IMPROVEMENT PLAN (Per NRS 354.5945) ENTITY: City of West Wendover

Minimum level of expenditure for items classified as capital assets $ 5,000 DATE: August 1, 2016

Minimum level of expenditure for items classified as capital projects $ 100,000

		FY 2016-2017	FY 2017-2018	FY 2018-2019	FY 2019-2020	FY 2020-2021	Written Plan Ref #	Total Expenditure- All Funding Sources	Notes:
Fund:	Capital Projects Fund								
Capital Improvement:	West Wendover Multi-Modal Enhancement Phase 2 - Welcome Center Transportation Hub		700,000				7	1,400,000	
Funding Source:	General Fund, RTC, USDOT, CDBG, Private								
Completion Date:	6/30/2018								
Fund:	Capital Projects Fund								
Capital Improvement:	Fire Station Facility			2,500,000			11	3,500,000	
Funding Source:	Grant Resources, Private Funds, Medium-Term Obligation								
Completion Date:	6/30/2019								
Fund:	Capital Projects Fund								
Capital Improvement:	Wendover Regional Multi Model Enhancement Project Phase 1					2,400,000	19	4,800,000	
Funding Source:	General Fund, RTC Funds, NDOT and USDOT Funding Programs, Private Funding								
Completion Date:	6/30/2021								
Fund:	Capital Projects Fund								
Capital Improvement:	Wendover Regional Multi Model Enhancement Project Phase 2					1,125,000	20	2,250,000	
Funding Source:	Wendover Airport/Tooele County UT, USDOT Funding Programs, Private Funding								
Completion Date:	6/30/2021								

FIVE YEAR CAPITAL IMPROVEMENT PLAN (Per NRS 354.5945) ENTITY: City of West Wendover

Minimum level of expenditure for items classified as capital assets $ 5,000 DATE: August 1, 2016

Minimum level of expenditure for items classified as capital projects $ 100,000

		FY 2016-2017	FY 2017-2018	FY 2018-2019	FY 2019-2020	FY 2020-2021	Written Plan Ref #	Total Expenditure- All Funding Sources	Notes:
Fund:	Capital Projects Fund						21		
Capital Improvement:	Wendover Regional Multi Model Enhancement Project Phase 3					550,000		1,125,000	
Funding Source:	General Fund, RTC Funds, NDOT and USDOT Funding Programs, Wendover UT, Private Funding								
Completion Date:	6/30/2021								
Fund:	Capital Projects Fund						22		
Capital Improvement:	Wendover Regional Multi Model Enhancement Project Phase 4					1,100,000		2,350,000	
Funding Source:	USDOT Funding Programs, Wendover UT, Wendover Airport/Tooele County, Private Funding								
Completion Date:	6/30/2021								
Fund:	Capital Projects Fund						23		
Capital Improvement:	Wendover Regional Multi Model Enhancement Project Phase 5					900,000		1,800,000	
Funding Source:	USDOT Funding Programs, Wendover UT, Wendover Airport/Tooele County, Private Funding								
Completion Date:	6/30/2021								
Fund:	Capital Projects Fund						24		
Capital Improvement:	Wendover Regional Multi Model Enhancement Project Phase 6					2,100,000		4,200,000	
Funding Source:	General Fund, RTC Funds, NDOT and USDOT Funding Programs, Private Funding								
Completion Date:	6/30/2021								

FIVE YEAR CAPITAL IMPROVEMENT PLAN (Per NRS 354.5945) ENTITY: City of West Wendover

Minimum level of expenditure for items classified as capital assets $ 5,000 DATE: **August 1, 2016**

Minimum level of expenditure for items classified as capital projects $ 100,000

		FY 2016-2017	FY 2017-2018	FY 2018-2019	FY 2019-2020	FY 2020-2021	Written Plan Ref #	Total Expenditure- All Funding Sources	Notes:
Fund:	Capital Projects Fund						25		
Capital Improvement:	Land Acquisition of BLM Land for Downtown Development					1,500,000		3,000,000	
Funding Source:	General Revenues/Public-Private Partemships								
Completion Date:	6/30/2021								
Fund:	Capital Projects Fund						28		
Capital Improvement:	City Public Facilities (Medical, Educational, Amphitheater, Parks, Entertainment and Tourism)					15,400,000		20,540,000	
Funding Source:	Bonding, Private Sources and Grants								
Completion Date:	6/30/2021								
Fund:	Capital Projects Fund						32		
Capital Improvement:	Acquisition of Air Force Property Phase 1					4,575,000		6,100,000	
Funding Source:	General Fund and U.S. Government								
Completion Date:	6/30/2021								
Fund:	Capital Projects Fund						33		
Capital Improvement:	Infrastructure Pueblo Blvd/Tibbets Blvd Extensions					5,850,000		7,800,000	
Funding Source:	RTC Funding, Bonding and Private Partnerships								
Completion Date:	6/30/2021								

FIVE YEAR CAPITAL IMPROVEMENT PLAN (Per NRS 354.5945) ENTITY: City of West Wendover

Minimum level of expenditure for items classified as capital assets $ 5,000

Minimum level of expenditure for items classified as capital projects $ 100,000

DATE: **August 1, 2016**

		FY 2016-2017	FY 2017-2018	FY 2018-2019	FY 2019-2020	FY 2020-2021	Written Plan Ref #	Total Expenditure- All Funding Sources	Notes:
Fund:	Capital Projects Fund								
Capital Improvement:	Port of West Wendover Phase 1 Infrastructure					10,500,000	34	14,000,000	
Funding Source:	Bonding, Developers, RTC, NDOT, FAA and Others								
Completion Date:	6/30/2021								
Fund:	Capital Projects Fund								
Capital Improvement:	Annexation of BLM Property					375,000	36	375,000	
Funding Source:	General Fund Revenues								
Completion Date:	6/30/2021								
Fund:	Capital Projects Fund								
Capital Improvement:									
Funding Source:									
Completion Date:									
Fund Total		947,700	2,500,000	2,500,000	0	46,375,000		86,094,802	

FIVE YEAR CAPITAL IMPROVEMENT PLAN (Per NRS 354.5945) ENTITY: City of West Wendover

Minimum level of expenditure for items classified as capital assets $ 5,000

Minimum level of expenditure for items classified as capital projects $ 100,000

DATE: August 1, 2016

		FY 2016-2017	FY 2017-2018	FY 2018-2019	FY 2019-2020	FY 2020-2021	Written Plan Ref #	Total Expenditure- All Funding Sources	Notes:
Fund:	Water Fund								
Capital Improvement:	Water Line Extension and UPRR Crossing		150,000				6	150,000	
Funding Source:	Water Revenues								
Completion Date:	6/30/2018								
Fund:	Water Fund								
Capital Improvement:	Sycamore Waterline Relocation Project				400,000		17	560,000	
Funding Source:	Water Revenues, NDEP								
Completion Date:	6/30/2020								
Fund:	Water Fund								
Capital Improvement:	Sycamore Way Water Connection Project				45,000		18	45,000	
Funding Source:	Water Revenues, NDEP								
Completion Date:	6/30/2020								
Fund:									
Capital Improvement:									
Funding Source:									
Completion Date:									
Fund Total		0	150,000	0	445,000	0		755,000	

FIVE YEAR CAPITAL IMPROVEMENT PLAN (Per NRS 354.5945) **ENTITY:** City of West Wendover

Minimum level of expenditure for items classified as capital assets **$ 5,000** **DATE:** **August 1, 2016**

Minimum level of expenditure for items classified as capital projects **$ 100,000**

		FY 2016-2017	FY 2017-2018	FY 2018-2019	FY 2019-2020	FY 2020-2021	Written Plan Ref #	Total Expenditure-All Funding Sources	Notes:
Fund:	Sewer Fund								
Capital Improvement:	Building Improvement - Buttresses	0					N/A	92,300	
Funding Source:	Sewer Revenues and CDBG Planning Grant								
Completion Date:	6/30/2016								
Fund:	Sewer Fund								
Capital Improvement:	10" ReUse Line to Toana Vista Golf Course Storage			600,000			10	1,600,000	
Funding Source:	State Revolving Fund, NDEP Clean Water								
Completion Date:	6/30/2019								
Fund:	Sewer Fund								
Capital Improvement:	Waste Water Facility, Solar Array				200,000		16	400,000	
Funding Source:	Sewer Revenues, DOE Grant								
Completion Date:	6/30/2020								
Fund:									
Capital Improvement:									
Funding Source:									
Completion Date:									
Fund Total		0	0	600,000	200,000	0		2,092,300	

FIVE YEAR CAPITAL IMPROVEMENT PLAN (Per NRS 354.5945) ENTITY: City of West Wendover

Minimum level of expenditure for items classified as capital assets $ 5,000 DATE: August 1, 2016

Minimum level of expenditure for items classified as capital projects $ 100,000

		FY 2016-2017	FY 2017-2018	FY 2018-2019	FY 2019-2020	FY 2020-2021	Written Plan Ref #	Total Expenditure-All Funding Sources	Notes:
Fund:									
Capital Improvement:									
Funding Source:									
Completion Date:									
Fund:									
Capital Improvement:									
Funding Source:									
Completion Date:									
Fund Total		0	0	0	0	0			

FIVE YEAR CAPITAL IMPROVEMENT PROJECTS PLAN NARRATIVE

City of West Wendover

FY2016-2017 through FY2020-2021

CITY OF WEST WENDOVER
FIVE YEAR CAPITAL IMPROVEMENT PROJECTS PLAN
FISCAL 2016-2017 thru 2020-2021
By Priority

√ Denotes Project engineering design and/or construction underway.

2016-2017

1. **√ FLORENCE WAY UPGRADE AND RELOCATION (SOUTH FLORENCE WAY) PHASE 3 (MESA STREET TO LAGUNA DRIVE & LAGUNA DRIVE EXT.) – COST ($2,300,000).**
This project consists of relocating Florence Way to the boundary of the right-of-way of the Union Pacific Railroad (UPRR). This project would remedy several serious situations with regard to the current condition and placement of Florence Way as a major arterial street. The new Florence Way would be constructed in four phases. Full completion would include four travel lanes, two bike lanes, appropriate curb, gutter and sidewalk and a protective fence along recreational properties; currently non-existent. Initial width would be two travel lanes and turn lane with other facilities included. Phase 3 would include the reconstruction of Mesa Street intersection and continue west serving Elko County School District Properties including a New Elementary School Complex and making a connection to an extension of Laguna Drive. ROW for the project is now in place. The street full design (four travel lanes, turn lane and center islands) may be completed in a subsequent phase dependent on traffic volumes.

   Progress Report: Project construction underway by Elko County School District. Funding by Elko County School District. FY 2016-2017

2. **√ FLORENCE WAY UPGRADE AND RELOCATION (SOUTH FLORENCE WAY) PHASE 2 (CAMPER DRIVE TO MESA STREET) – COST ($2,500,602).**
This project consists of relocating Florence Way to the boundary of the right-of-way of the Union Pacific Railroad (UPRR). This project would remedy several serious situations with regard to the current condition and placement of Florence Way as a major arterial street. The new Florence Way would be constructed in four phases. Initial width includes two travel lanes, turn lane, two bike lanes, appropriate curb, gutter and sidewalk. Phase 2 includes improvements from Camper Drive intersection to Mesa Street intersection. The street full design (four travel lanes, turn lane and center islands) may be completed in a subsequent phase dependent on traffic volumes.

   Progress Report: Funding in place, design now underway. Construction start estimated spring 2016. Funded through NDOT Grant, CDBG Grant and City Medium Term Obligation using annual RTC Funds for repayment. FY 2016-2017

3. **√ WEST WENDOVER STREET REHAB PROJECTS 2015-2016 – COST ($300,000).**
The 2015-2106 Street Rehab Projects including the rehabilitation of several major street segments in the community which require additional investments outside of the normal maintenance cycle. The initial selected areas include Wendover Boulevard, Mesa Street and Other collector and arterial street segments within the city.

   Progress Report: Funding in place, assessment of street selection completed. Funded by City Medium Term Obligation using annual RTC Funds for repayment. FY2016-2017

4. **√ STORM DRAINAGE IMPROVEMENTS – COST ($250,000).**
During calendar 2014 and 2015 the City experienced some severe flooding events which will require additional storm drainage improvements, modifications and evaluation. Currently an evaluation of the impacts and solutions based on these events is being completed by the City Engineer. A report is expected by August 2015. This will give the city a workable plan for completing the work necessary. Additionally the city will undertake completion of a storm water master plan.

Progress Report: City Engineer completing evaluation and has provided recommendations. Review underway by Public Works Director for selection and proposed bidding . Project to funding through Street Funds associated with RTC Medium Term Obligation already completed by City and Sewer Fund. FY 2016-2017

2017-2018

5. **√ WEST WENDOVER MULTI MODAL ENCHANCEMENT PHASE 1 – RAIL PASSENGER STATION – AMTRAK – COST ($6,500,000).**
Phase 1 includes the construction of a passenger train station, related platform and ancillary facilities on Florence Way approximately ½ mile from the West Wendover Welcome Center. The facility would be constructed per design and service requirements of Amtrak and Union Pacific Railroad (the host railroad). The City and Amtrak executed a MOU on February 11, 2015 for the related facility design, construction and required service. The City has applied for USDOT grant funding for the project and has received support for the project Governor's Office as well as Amtrak and Union Pacific Railroad among many other agencies and businesses. The project has considerable components related to Economic Development/ Job Creation per the BCA completed for USDOT.

Progress Report: MOU executed with Amtrak, host railroad has provided initial approval, 10% design has been complete per UPRR requirements. City pursuing grant funding and other sources through the State to proceed with facility design and construction. Project funding through General Fund, USDOT Funding, CDBG funding and potential private funds. FY 2017-2018

6. **WATER LINE EXTENSION AND UPRR CROSSING, SECTION 16 & 17 – COST ($150,000).**
This project includes connecting to the a main water line connection that is currently being completed as part of Florence Way Phase 2 at the intersection of Mesa Street and new Florence Way. This 12" line would cross the UPRR main line following the north-south Section 16/17 line to the southeast via a 24" sleeve under the UPRR main line. This would then be used to eventually provide a looped main line connecting with the current main line crossing near U.S. 93A in the industrial park. This will provide redundancy in the system which feeds this area including the service line to Wendover, Utah, while providing the capability to provide redundancy to existing services and provide new capabilities to service future developments in this area.

Progress Report: Line interconnection underway as part of Florence Way Phase 2. Engineering design complete, permit with UPRR in process. Project funding through Water Fund. FY 2017-2018

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7. **WEST WENDOVER MULTI MODAL ENHANCEMENT PHASE 2 – WELCOME CENTER MULTI MODAL TRANSPORTATION HUB – COST ($1,400,000).**
Phase 2 includes the modification of the Nevada – West Wendover Welcome Center now owned by the City, located on at the intersection of Wendover Boulevard and Florence Way. The facility would be modified to include capabilities to function as a multi-modal transportation hub including bus, rail and related services in addition to continuing to serve a role as a tourism center.

Progress Report: Welcome Center facility acquisition complete. Conceptual design layout complete to include new bus terminal area and related parking. Project funding through RTC Funds, USDOT Funding, CDBG Funding and potential private funding. FY 2017-2018

8. **INTEROPERABILITY AND NETWORKING CITY GIS, POLICE, POLICE DISPATCH AND EMERGENCY SERVICES – COST ($475,000)**
The City of West Wendover continues its progress with regard to upgrades to the City's Community Development Department which includes GIS Mapping for the community along with upgrades to the Police Dispatch System for capability to integrate, use and transmit GIS, law enforcement and emergency services information from Dispatch to officers and personnel on the street via wireless networking and related equipment in vehicles. This upgrade also includes installation of additional antennae within the community and or relocation of existing transmitters for better coverage. The project is likely to be completed in phases.

Progress Report: City GIS base mapping complete and Police Dispatch System upgraded with basic capabilities for GIS and networking. Funding to be provided through General Fund and possible CDBG Grant and other Potential Public Safety Grants. FY 2017-2018

2018-2019

9. **INFRASTRUCTURE NORTH INTERSTATE 80 EXIT #410, PHASE 2, LEPPY HILLS BLVD & OTHER – COST ($3,700,000).**
The City of West Wendover is proceeding with planned development initiatives, which include infrastructure (arterial, collector street and utility services) on the north side of Exit #410 at Interstate 80. This area includes access to public federal lands including the Leppy Hills Trails complex in addition to commercial development areas and continued access to the NDOT maintenance facility. The project fulfills obligations of the City under the Memorandum of Understanding executed in 2009 between the City of West Wendover, Nevada Department of Transportation and the Federal Highway Administration for access at Interstate 80, Exit 410. The infrastructure would establish necessary public improvements for this area. The project including pedestrian accesses related to Exit 410 may be phased.

Progress Report: Funding sources would include General Fund, City RTC Funds as well as potential USDOT Grant Funds, and potential Private Resources. FY 2018-2019

10. **INSTALL NEW 10" RE-USE LINE FROM WASTE WATER FACILITY TO TOANA VISTA GOLF COURSE STORAGE FACILITY – COST ($1,600,000).**
Due to increased processing capacities associated with the Waste Water Phase 2 Upgrade, the City will have the ability to provide increased flows of Re-Use water to the Toana Vista Golf Course and other potential irrigation properties. In order to accommodate the increased flows, the City will need to construct a new 10" line which will in most cases parallel the existing Re-Use line. Additionally, given the age of the existing Re-Use line, the new line will also provide redundancy in the system.

Progress Report: Preliminary Engineering Report has been completed. Project has been submitted to NDEP for funding and is contained in NDEP's funding matrix for clean water projects. FY 2018-2019

11. **FIRE STATION FACILITY – COST ($3,500,000).**
The current Fire Station is located on private land, which the City leases on a yearly basis. The existing facility is limited in size and capability given its initial size and related construction. The community since the construction of this facility has more than quadrupled in size and thus the current and long-term needs of the facility are not being met. The City cannot improve the existing facility given its private ownership. The City has a site prepared next to the City Hall on N. Gene L. Jones Way to accommodate the fire station facility.

Progress Report: Study complete, ready for design. This project to be funded through a conventional medium term obligation, grant resources and potential private funds. FY 2018-2019

12. **ACQUIRE AERIAL PLATFORM CLASS 1 ENGINE 2000 GPM – COST ($925,000).**
At this time, with our existing equipment, it is difficult to reach 30 foot buildings or higher. Evacuation from such roofs of buildings may be necessary in the future and this equipment would facilitate such evacuations. An added benefit to this type of unit is a substantial decrease in insurance.

Progress Report: Study Complete. This project is to be funded through the General Fund, Grant Funds or potential Private Sources. FY 2018-2019

13. **SIDEWALK REHABILITATION PROJECT VARIOUS LOCATIONS – COST ($200,000).**
As infrastructure continues to age, there are areas of pedestrian sidewalk in which normal maintenance is no longer adequate. As such, several areas in the community will be identified where rehabilitation work will take place to properly address safety and access issues.

Progress Report: Identification of specified areas and related costs estimates are underway. This project to be funded through General Fund, RTC and possible CDBG Grant. FY 2018-2019

2019-2020

14. **CONSTRUCT NEW ANIMAL SHELTER – COST ($475,000).**
The current Dog Pound facility does not meet the long-term requirements for our growing community in relation to animal services including veterinarian, boarding, and other pet services. The project will include construction of a new facility on City property, which potentially could include additional public/private partnerships in relation to operation of the facility.

Progress Report: Study complete. Project funded through Ad Valorem Capital Projects Fund and General Fund and possible CDBG Grant in addition to Private Funding. FY 2019-2020

15. **PUBLIC PARK IMPROVEMENTS 3-ACRE TIBBETS BOULEVARD – COST ($500,000).**
The City has ownership of 3 acres of property on the west end of Tibbets Boulevard near several residential areas. The 4-acre parcel is intended for public park development. As of today the City has only one community park (Robert F. Scobie Park) which is located in the eastern portion of the community near U.S. Highway 93A along Wendover Boulevard. Scobie Park is located two miles from the densest area of residential development in the community and nearly three miles from the most western residential developments in the community that are located on the west end of Tibbets Boulevard. Thus the project improves park access.

Progress Report: The City has acquired the identified 3 acres for public park development as part of the City's planning efforts. This project to be funded through General Fund, possible CDBG Grant, participation by West Wendover Recreation District and Private Developers. FY 2019-2020

16. **WASTE WATER SOLAR ARRAY – COST ($400,000).**
The City's new Waste Water Facility was built and able to accommodate the introduction of supplemental electrical power provided via solar array. This would be a similar project to what has been accomplished at the West Wendover City Hall.

Progress Report: Waste Water Upgrade Phase 2 complete. Funding for the project through Department of Energy (DOE) Grant, Sewer Fund. FY 2019-2020

17. **SYCAMORE WATERLINE RELOCATION PROJECT – COST ($560,000).**
This project includes the relocation of approximately 3,100 lineal feet of 16" waterline and related appurtenances to be within the established Sycamore Way Right of Way connecting Pueblo Boulevard to Wendover Boulevard.

Progress Report: Estimates complete. This project is intended to be funded through the Water Enterprise Fund and NDEP. FY 2019-2020

18. **SYCAMORE WAY WATER CONNECTION PROJECT – COST ($45,000).**
This project includes the installation of 400 lineal feet of 8 inch main line to connect several land parcels through an access street to Sycamore.

Progress Report: Estimates complete. This project is intended to be funded through the Water Enterprise Fund and NDEP. FY 2019-2020

2020-2021

19. **WENDOVER REGIONAL MULTI MODAL ENHANCEMENT PROJECT PHASE 1 (N. GENE L. JONES WAY TO US93A) – COST ($4,800,000).**
As traffic frequency and load increase with the growth of the community, areas of Wendover Boulevard will require rehabilitation in order to be able to support vehicle traffic, incorporate safe streets programs and provide for multi-modal enhancements. Phase 1 includes street widening and center islands, bicycle lanes, increased pedestrian access, lighting, street signalization (N. Gene L. Jones Way and Exit 410)

Progress Report: Estimates complete, conceptual programming complete. This project is intended to be funded through General Fund and/or RTC Funds combined with, NDOT and USDOT Funding Programs in addition to Private Funding. FY 2020-2021

20. **WENDOVER REGIONAL MULTI MODAL ENHANCEMENT PROJECT PHASE 2 (AIRPORT TERMINAL IMPROVEMENTS) and REGIONAL AIR SERVICE DEVELOPMENT – COST ($2,250,000).**
With nearly 60,000 annual passenger enplanements, the current airport terminal is in need of intermodal improvements including vehicle parking, bus lanes, and main entrance improvements. Phase 2 will improve efficiency, increase access and provide intermodal capabilities.

Additionally this project contains associated funding with regard to efforts currently underway to establish regional air service (9 to 15 passengers) with a primary route being Wendover to Elko to Reno and return. Additional routes to Las Vegas area also being considered. The City is currently working with Elko Regional Airport, Reno/Tahoe International Airport as well as the Governor's Office on Economic Development (GOED) on assessing ways to institute and fund the air service component.

Progress Report: Estimates complete, conceptual programming complete, funding applications considered. This project is intended to be funded through Wendover Airport/Tooele County, Utah and USDOT Funding Programs in addition to State of Nevada GOED and Private Funding. FY 2020-2021

21. **WENDOVER REGIONAL MULTI MODAL ENHANCEMENT PROJECT PHASE 3 (NEVADA/UTAH STATE LINE) – COST ($1,125,000).**
Phase 3 improvements provide for pedestrian and multi modal enhancements to Wendover Boulevard at the historic boundary between Utah/Nevada located on Wendover Boulevard. Extensive pedestrian flow occurs in this area between to major commercial facilities. The improvements will increase safety by reducing pedestrian and vehicular conflicts in addition to providing multi modal transit options. The project includes street improvements, pedestrian safe-island and historical marker, bicycle lanes, lighting, and other multi-modal transit improvements.

Progress Report: Estimates complete, conceptual programming complete, funding applications in process. This project is intended to be funded through General Fund and/or RTC Funds, NDOT, USDOT, Wendover, Utah Funding Programs in addition to Private Funding. FY 2020-2021

22. **WENDOVER REGIONAL MULTI MODAL ENHANCEMENT PROJECT PHASE 4 (FIRST STREET, MORIAH AVENUE, SOUTH TO AIRPORT TERMINAL – WENDOVER, UTAH) – COST ($2,350,000).**
As traffic frequency and load increase with the growth of the community, streets which connect to Wendover Boulevard will require rehabilitation in order to be able to support vehicle traffic, incorporate safe streets programs and provide for multi-modal enhancements. Phase 4 includes street widening and center islands, bicycle lanes, increased pedestrian access, lighting, and other multi-modal transit improvements along First Street from Moriah Avenue south to the Wendover Airport Passenger Terminal in Wendover, Utah.

Progress Report: Estimates complete, conceptual programming complete, funding applications in process. This project is intended to be funded through USDOT, Wendover, Utah and Wendover Airport/Tooele County Funding Programs in addition to Private Funding. FY 2020-2021

23. **WENDOVER REGIONAL MULTI MODAL ENHANCEMENT PROJECT PHASE 5 (FIRST STREET, MORIAH AVENUE, NORTH TO WENDOVER BOUELVARD – WENDOVER, UTAH) – COST ($1,800,000).**
As traffic frequency and load increase with the growth of the community, streets which connect to Wendover Boulevard will require rehabilitation in order to be able to support vehicle traffic, incorporate safe streets programs and provide for multi-modal enhancements. Phase 5 includes street widening and center islands, bicycle lanes, increased pedestrian access, lighting, and other multi-modal transit improvements along First Street from Moriah Avenue north to Wendover Boulevard in Wendover, Utah.

Progress Report: Estimates complete, conceptual programming complete, funding applications in process. This project is intended to be funded through USDOT, Wendover, Utah and Wendover Airport/Tooele County Funding Programs in addition to Private Funding. FY 2020-2021

24. **WENDOVER REGIONAL MULTI MODAL ENHANCEMENT PROJ PHASE 6 (US93A EAST TO NEVADA/UTAH BORDER [Phase 3 project limits]) – COST ($4,200,000).**
As traffic frequency and load increase with the growth of the community, areas of Wendover Boulevard will require rehabilitation in order to be able to support vehicle traffic, incorporate safe streets programs and provide for multi-modal enhancements. Phase 6 includes street widening and center islands, bicycle lanes, increased pedestrian access, lighting, street intersection signalization (US93A/Wendover Blvd) and other multi-modal transit improvements connecting the Phase 1 and Phase 3 project limits.

Progress Report: Estimates complete, conceptual programming complete, funding applications in process. This project is intended to be funded through General Fund and/or RTC Funds, NDOT and USDOT Funding Programs in addition to Private Funding. FY 2020-2021

25. **ACQUISITION OF BLM LAND FOR CITY CENTER/DOWNTOWN DEVELOPMENT – COST ($3,000,000).**
The City's master plan calls for commercial uses to be introduced into the new City Center/Downtown Area for diversification of commercial/retail. This requires the City to purchase the City Center property currently held by a Recreation and Public Purposes Lease with the Bureau of Land Management (BLM). This acquisition would be based upon completion of appropriate BLM processes including fair market value purchase. With the land acquired, the City would be able to conduct long-term leases and/or property sales for commercial development of appropriate locations in the City Center area, thus continuing with the master plan for the area.

Progress Report: Planning Completed for Land Use. Coordination with BLM on project initiation underway. Funding by General Fund and/or Public –Private Partnerships. FY 2020-2021

26. **REHABILITATION OF WENDOVER BOULEVARD (PUEBLO BOULEVARD TO OLA GRADE INTERCHANGE PHASE 1) – COST ($700,000).**
As traffic frequency and load increase with the growth of the community, Wendover Boulevard will require rehabilitation in order to be able to support vehicle traffic without complete degradation of the street substructure. The project would consist of appropriate rehabilitation work including roto-milling, new pavement as well as appropriate striping along 3,600 lineal feet of Wendover Boulevard.

Progress Report: Preliminary estimation complete. This project to be funded through General Fund and RTC Funds. FY 2020-2021

27. **LEPPY HILLS TRAILS ADDITION (EXPANSION OF EXISTING TRAIL SYSTEM) – COST ($750,000).**
The City has completed the construction of the initial Leppy Hills Trail System containing three loops of hardpack trail for public non-motorized recreation use. These three loops contain approximately 8 miles of trail. Through the existing Recreation and Bicycle Plan expansion of the trail would be considered in the future. Current facility receives great use by the public lending to the potential of continuing with plan expansions including additional 5 mile of hardpack trail.

Progress Report: Initial Planning Complete, Grant Fund Submittal Pending. The project would be funded through the General Fund and a Grant from Nevada State Lands. FY 2020-2021

28. **CITY PUBLIC FACILITIES (MEDICAL, EDUCATIONAL, AMPHITHEATER, PARKS, ENTERTAINMENT, TOURISM AND COMMERCIAL RELATED (MULTI-PHASING) – TOTAL COST ($20,540,000).**
The City is proceeding with planned development initiatives, including infrastructure (collector, arterial streets and utility services) and facilities as part of the City's Downtown Plan, Tourism Development as well as Community Service Needs. This area would include additional public facilities and attractions meeting the needs of the growing community and business district. The property is part of the "City Center/Downtown Area" containing approximately 125 acres along Wendover Boulevard.

Progress Report: The City has completed studies for the provisions of future public infrastructure and facility projects that may be located in the City Center/Downtown Area. Construction of the new City Hall is complete along with the City Center Monument and the Victory Highway Historic Interpretive Walking Trail. A community needs survey and related planning and preliminary architectural work has been completed on a Community Center that would contain: Library, senior center, youth facilities and public meeting spaces. This work was funded through a private grant. Expansion of current medical facilities is being considered along with other public facilities, which may in part be funded through private sources in addition to several bonding sources and/or grant/loan funds such as USDA-RD. FY 2020-2021

29. **REHABILITATION OF WENDOVER BOULEVARD (PUEBLO BOULEVARD TO OLA GRADE INTERCHANGE PHASE 2) – COST ($850,000).**
As traffic frequency and load increase with the growth of the community, Wendover Boulevard will require rehabilitation in order to be able to support vehicle traffic without complete degradation of the street substructure. The project in Phase 2 would consist of appropriate rehabilitation work including roto-milling, new pavement as well as appropriate striping along 3,600 lineal feet of Wendover Boulevard.

Progress Report: Preliminary estimation complete. This project to be funded through General Fund and RTC Funds. FY 2020-2021

30. **REHABILITATION OF WENDOVER BOULEVARD (PUEBLO BOULEVARD TO OLA GRADE INTERCHANGE PHASE 3) – COST ($950,000).**
As traffic frequency and load increase with the growth of the community, Wendover Boulevard will require rehabilitation in order to be able to support vehicle traffic without complete degradation of the street substructure. The project, Phase 3, would consist of appropriate rehabilitation work including roto-milling, new pavement as well as appropriate striping along 3,600 lineal feet of Wendover Boulevard.

Progress Report: Preliminary estimation complete. This project to be funded through General Fund and RTC Funds. FY 2020-2021

31. **INFRASTRUCTURE NORTH INTERSTATE 80 EXIT #410, PHASE 3 – COST ($550,000).**
The City of West Wendover is proceeding with planned development initiatives, which include infrastructure (collector street and utility services) on the north side of Exit #410 of Interstate 80. This area includes retail development such as box retail stores, restaurants and gas service stations in addition to hotel/motel construction. The infrastructure would establish necessary public improvements for this area. In particular Phase 3 includes pedestrian enhancements for the Exit 410 area including to Wendover Boulevard.

Progress Report: Funding sources would include General Fund, City RTC Funds as well as NDOT Grant Funds and Private Resources. FY 2020-2021

32. **ACQUISITION OF AIR FORCE PROPERTY PHASE 1 (PORT OF WEST WENDOVER) INCLUDING ANNEXATION– COST ($6,100,000).**
The City of West Wendover has adopted the development plan for the first 3,000 of 15,000 acres of U.S.A.F. Property to be developed as the Port of West Wendover. This will be an economic diversification project for the City and will include: Manufacturing, aeronautical, warehousing, foreign trade zone, commercial and overlay zones. The City has adopted plans for the enlargement of its boundaries. The new boundaries will incorporate properties currently under acquisition as part of this project as well as other private property. The new City Limits would incorporate some 22,000 acres. This project also includes the necessary environmental work needed by the Air Force, for conveyance of the property.

Progress Report: U.S. Public Law 107-314 signed into law on December 2, 2002 authorizes the conveyance of approximately 15,000 acres of property to the City of West Wendover, Nevada and Tooele County, Utah. Phase 1 of the 15,000-acre conveyance is now nearing completion as the U.S. Air Force and has completed their clearances and has transferred the Phase 1 property to the Department of Interior (BLM) for conveyance to the City. BLM is in process of review for conveyance. Approximately 6,500 acres with be included in the Phase 1 conveyance. The remaining 8,500 acres will take an additional 8 to 10 years to complete with funding and use determinations by the Department of Defense. The City Council has adopted an annexation plan. Funding by the Federal Government and General Fund. FY 2020-2021

33. **INFRASTRUCTURE PUEBLO BOULEVARD/TIBBETS BOULEVARD EXTENSIONS – COST ($7,800,000).**
The City of West Wendover is proceeding with planned development initiatives, which include infrastructure (collector and arterial streets and utility services) for the extension of Tibbets Boulevard and Pueblo Boulevard. This area includes commercial development such as hotel/resorts, general retail and residential development in addition to ancillary commercial services. The infrastructure would establish necessary public improvements for this area including the linking of residential development in the southern portion of the city to those in the north.

Progress Report: The City has completed the studies necessary to identify the infrastructure required for future development in the western portions of the City Limits. Funding sources would include several bonding sources as well as private partnerships. FY 2020-2021

34. **PORT OF WEST WENDOVER, PHASE 1 INFRASTRUCTURE – COST ($14,000,000).**
The Port of West Wendover is currently being created through the acquisition of over 15,000 acres of property currently under control of the United States Air Force. Phase 1 of this conveyance is nearing completion. This project will include a first phase of infrastructure needed for development of the properties located within the port, which include: Commercial, Manufacturing, Foreign Trade Zone, Bonded Warehousing and others. The master plan for the port was completed in 2001.

Progress Report: Under Study for funding by City Bond, Developers, RTC, NDOT, FAA and others. FY 2020-2021

35. **FLORENCE WAY UPGRADE AND RELOCATION (SOUTH FLORENCE WAY) PHASE 4 (LAGUNA DRIVE WEST 3,000 FEET) – COST ($850,000).**
This project consists of constructing an additional segment to Florence Way Phase 3, paralleling the Union Pacific Railroad (UPRR). Completion would be four travel lanes, two bike lanes, appropriate curb, gutter and sidewalk and a protective fence along recreational properties; currently non-existent.

Progress Report: Under Study for City Bond, RTC Funding. FY 2020-2021

36. **ANNEXATION OF BLM PROPERTY – COST ($375,000)**
The City of West Wendover has adopted the plans for the enlargement of the City's boundaries. The new City boundaries will incorporate current federal lands into the City boundary. The new City Limits would incorporate some 96,000 acres of property.

Progress Report: City Council approved annexation plan 2000. Project funded through the General Fund. FY 2020-2021

<End>

Attachment Q

Public Participation Documentation

Documents included:

- Notice of Public Hearing August 02, 2022, Agenda and Minutes
- Notice of Public Hearing September 06, 2022, Agenda and Minutes
- Notice of Public Hearing November 01, 2022, Agenda and Minutes

ELKO DAILY FREE PRESS

3720 Idaho St. Elko, Nev. 89801 (775) 738-3118

Affidavit of Publication

I, Seana K. Chapman, Legal Clerk of the *Elko Daily Free Press*, published daily at Elko, Nevada, do solemnly swear that a copy of **NOTICE/STATE CDBG APPLICATION**, as per clipping attached, was published on **July 19, 2022,** in the regular and entire issue of the above said newspaper, with general circulation of Elko and Lander counties, and not in any supplement thereof, for **ONE (1)** week commencing with the issue dated **July 19, 2022**, and ending with the issue dated as **July 19, 2022,** with no subsequent publications being made.

NOTICE OF PUBLIC HEARING FOR DISCUSSION OF POSSIBLE STATE CDBG APPLICATION

NOTICE IS HEREBY GIVEN that the City of West Wendover will conduct a public hearing on **August 2, 2022 at 7:05 p.m. at the West Wendover City Hall, Council Chambers #137** in order to discuss possible applications for funding under the State Community Development Block Grant (CDBG) Program and to solicit citizen input on possible activities to be included in the application. All persons may attend and be heard. Prior to the hearing, written comments may be filed with the West Wendover City Clerk and will be considered at the meeting.

Eligible Priority Activities Under the Above Allocation Consist of: Public Facility and Public Improvements Projects, Planning Studies, Economic Development Business Assistance and Microenterprise Activities.

The Community Development Block Grant Program, (CDBG) is a Federally Funded Program that is administered by the State of Nevada. The national objectives of this program are:

1. To benefit the low and moderate-income persons.
2. To aid in the prevention of and elimination of slums or blight.
3. To meet the Community Developments needs of having a particular urgency when other sources of funding are not available.

In addition, it is the State's goal to give extra consideration to projects addressing documented public health or safety needs or needs identified through a Community Planning Process.

The purpose of this public hearing is to provide information about the CDBG program, past projects that have been funded in the City of West Wendover, how the application process, eligibility requirements, how and where funds can be used, and to give citizens an opportunity to make their comments known regarding what types of eligible activities the City of West Wendover should apply for under the State CDBG program. A second public hearing will be held to discuss proposed projects under consideration. A final hearing will be held to discuss, approve and rank applications prior to submittal to the State.

If you are unable to attend the public hearing, written comments may be directed to the City of West Wendover, P.O. Box 2825, West Wendover, Nevada 89883, or you may telephone Anna Bartlome at 775-664-3081. In addition, information is available for review at the City offices (1111 N. Gene L. Jones Way) and is available for public inspection during normal business hours, from August 2, 2022 to November 1, 2022.

The City of West Wendover promotes fair housing and makes all its programs available to low and moderate income families regardless of age, race, color, relation, sex, national origin, sexual preference, marital status or handicap. The City of West Wendover does not discriminate on the handicapped status in the admission of access to, treatment, employment or activities in it's federally assisted programs.

Persons with disabilities who require special accommodations or assistance at the meeting should notify the City Clerks Office at 775-664-3081 or at 1111 N. Gene L. Jones Way, West Wendover, Nevada, 89883.

This notice is posted at the following locations:
West Wendover City Hall, West Wendover Library, Smith's Food & Drug, Nevada Post Office

Posted/Published: July 19, 2022

Seana K. Chapman

Subscribed and sworn to before me, on July 20, 2022.

Notary Public

State of Nevada

County of Elko

NICHOLE MOURITSEN
Notary Public, State of Nevada
Appointment No. 18-1035-6
My Appt. Expires Jan 13, 2026

AFFIDAVIT OF PUBLICATION

STATE OF Nevada
County of Elko } **SS**

I, Deeanna Croasmun, being first duly sworn, depose and say that I am the Editor of The Wendover Times, a weekly newspaper of general circulation published each Thursday at the City of West Wendover, Elko County, Nevada; that the notice attached hereto and which is part of the affidavit of publication of

Legal Notice
City of West Wendover
CDBG Public Hearing

was published in said newspaper for 1 issue(s), the first publication having been made on the 14th day of July, 2022, and ~~the last on the _____ day of _____, 20___~~;

that said notice was published in the regular and entire issue of every paper during the period and time of publication, and the same was published in a newspaper proper and not in a supplement.

Deeanna Croasmun

Deeanna Croasmun

Subscribed and sworn to me this 29th day of July, 2022

Chandi D Hernandez

Notary Public

CHANDI DAWN HERNANDEZ
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 14-15459-6
My Appt. Expires October 2, 2022

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LEGAL NOTICE

NOTICE OF PUBLIC HEARING FOR DISCUSSION OF POSSIBLE STATE CDBG APPLICATION

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This notice is posted at the following locations:

West Wendover City Hall, West Wendover Library, Smith's Food &Drug, Nevada Post Office

PUBLISHED BY THE WENDOVER TIMES ON JULY 14, 2022

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CITY OF WEST WENDOVER
P.O. Box 2825 • 1111 N. Gene L. Jones Way • West Wendover, NV 89883
Office (775) 664-3081 Fax (775) 664-3720

PUBLIC NOTICE PUBLIC NOTICE PUBLIC NOTICE

WEST WENDOVER CITY COUNCIL, REGULAR MEETING

DATE: August 02, 2022
TIME: 7:00 PM

LOCATION:Council Chambers #137, West Wendover City Hall

(THE MAYOR OR MAYOR PRO-TEM RESERVES THE RIGHT TO CHANGE THE ORDER OF THE AGENDA AND IF THE AGENDA IS NOT COMPLETE, TO RECESS THE MEETING AND CONTINUE ON ANOTHER SPECIFIED DATE AND TIME)

(IN THE EVENT THAT PUBLIC COMMENT IS ALLOWED DURING ANY AGENDA ITEM, THE MAYOR OR MAYOR PRO-TEM RESERVES THE RIGHT TO LIMIT SUCH COMMENT AND TERMINATE ANY FURTHER COMMENT)

(EACH SPEAKER, AFTER BEING ACKNOWLEDGED BY THE CHAIR, SHALL COME TO THE PODIUM AND IF REQUIRED FILL OUT A REQUEST TO SPEAK FORM, THEN WILL SPEAK DIRECTLY INTO THE MICROPHONE, AND STATE THEIR NAME, RESIDENCY AND ANY ORGANIZATION THEY ARE REPRESENTING FOR THE RECORD.)

(THESE PROCEEDINGS ARE BEING VIDEO RECORDED. THE COUNCIL MEETINGS CAN BE VIEWED ON THE INTERNET AT www.westwendovercity.com WITHIN 24 HOURS OF THE END OF THE MEETING.)

AGENDA

1. **CALL TO ORDER AND ROLL CALL**

   a. **Roll Call**

2. **PLEDGE OF ALLEGIANCE**

3. **COMMENTS FROM THE GENERAL PUBLIC**

   Requires a sign in sheet and request of the Council to speak, limitation of three minutes.

4. **APPROVAL OF THE MINUTES (For Possible Action)**

   a. **City Council - Regular Meeting - Jul 19, 2022 7:00 PM**

5. **PUBLIC HEARING**

   NOTICE IS HEREBY GIVEN that the City of West Wendover will conduct a public hearing on August 2, 2022 at 7:05 p.m. at the West Wendover City Hall, Council Chambers #137 in order to discuss possible applications for funding under the State Community Development Block Grant (CDBG) Program and to solicit citizen input on possible activities to be

included in the application. All persons may attend and be heard. Prior to the hearing, written comments may be filed with the West Wendover City Clerk and will be considered at the meeting.

Eligible Priority Activities Under the Above Allocation Consist of: Public Facility and Public Improvements Projects, Planning Studies, Economic Development Business Assistance and Microenterprise Activities.

The Community Development Block Grant Program, (CDBG) is a Federally Funded Program that is administered by the State of Nevada. The national objectives of this program are:

1. To benefit the low and moderate-income persons.
2. To aid in the prevention of and elimination of slums or blight.
3. To meet the Community Developments needs of having a particular urgency when other sources of funding are not available.

In addition, it is the State's goal to give extra consideration to projects addressing documented public health or safety needs or needs identified through a Community Planning Process.

The purpose of this public hearing is to provide information about the CDBG program, past projects that have been funded in the City of West Wendover, how the application process, eligibility requirements, how and where funds can be used, and to give citizens an opportunity to make their comments known regarding what types of eligible activities the City of West Wendover should apply for under the State CDBG program. A second public hearing will be held to discuss proposed projects under consideration. A final hearing will be held to discuss, approve and rank applications prior to submittal to the State.

If you are unable to attend the public hearing, written comments may be directed to the City of West Wendover, P.O. Box 2825, West Wendover, Nevada 89883, or you may telephone Anna Bartlome at 775-664-3081. In addition, information is available for review at the City offices (1111 N. Gene L. Jones Way) and is available for public inspection during normal business hours, from August 2, 2022 to November 1, 2022.

The City of West Wendover promotes fair housing and makes all its programs available to low and moderate income families regardless of age, race, color, relation, sex, national origin, sexual preference, marital status or handicap. The City of West Wendover does not discriminate on the handicapped status in the admission of access to, treatment, employment or activities in it's federally assisted programs.

Persons with disabilities who require special accommodations or assistance at the meeting should notify the City Clerks Office at 775-664-3081 or at 1111 N. Gene L. Jones Way, West Wendover, Nevada, 89883.

Hearing to Receive Input with Regards to CDBG Program

6. NEW BUSINESS

a. Discussion and Decision to Approve the Conceptual/Preliminary Site Plan for Deep Roots Harvest, Inc. Facility Located at 1155 Industrial Way and Other Matters Appropriately Related Thereto (For Possible Action)

Report By City Manager

Review/Comment/Action: City Council

b. **Discussion and Decision for Approval or Denial of an Updated Liquor License for Lee's Discount Liquor / Nami Lee & Sun Lee and Other Matters Appropriately Related Thereto (For Possible Action)**

Report By Police Chief

Review/Comment/Action: City Council

7. **DEPARTMENT REPORTS**

1. **Fire Chief**
2. **Police Chief**
3. **City Clerk/Records Officer**
4. **Chief Financial Officer**
5. **Public Works Director**
6. **City Manager**

8. **COMMUNICATIONS**

Reports by Elected Officials

9. **APPROVAL OF THE CLAIMS**

a. **Claims for August 2, 2022 (For Possible Action)**

10. **COMMENTS FROM THE GENERAL PUBLIC**

Requires a sign in sheet and request of the Council to speak, limitation of three minutes.

11. **NEXT MEETING DATE AND ADJOURNMENT**

a. **Adjournment (For Possible Action)**

This notice is posted at the following locations:
West Wendover City Hall, West Wendover Library,
Smith's Food & Drug, Nevada Post Office

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CITY OF WEST WENDOVER
P.O. Box 2825 • 1111 N. Gene L. Jones Way • West Wendover, NV 89883
Office (775) 664-3081 Fax (775) 664-3720

PUBLIC MEETING NOTICE

The West Wendover City Council will meet in a regular session on August 2, 2022, at the West Wendover City Hall, Council Chambers Room #137 at 7:00 p.m. Attached with this notice is the agenda for said meeting of the Council. This notice is posted pursuant to N.R.S. 241 020 as amended by the 1997 Legislature. This notice is posted at the following places no later than July 28, 2022.

WEST WENDOVER CITY HALL
WEST WENDOVER BRANCH LIBRARY
SMITH'S FOOD & DRUG STORE
WEST WENDOVER POST OFFICE

NOTICE TO PERSONS WITH DISABILITIES

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WEST WENDOVER CITY COUNCIL, MINUTES OF THE REGULAR MEETING OF AUGUST 02, 2022

1. CALL TO ORDER AND ROLL CALL

Attendee Name	Title	Status	Arrived
Kathy Durham	Councilwoman	Present	
Nick Flores	Councilman	Present	
Izzy Gutierrez	Councilman	Present	
Jasie Holm	Councilwoman	Present	
Robert Trujillo	Councilman	Present	
Daniel J. Corona	Mayor	Present	
Cal Kunz	Chief of Police	Present	
Chris Melville	City Manager	Present	
Debbie Sanchez	Chief Financial Officer	Absent	
Jeff Knudtson	Fire Chief	Present	
Raul Naranjo	Public Works Director	Present	
Anna Bartlome	City Clerk/Records Officer	Present	

Others Present: Mike Katsonis and Antonio Sanchez

Mayor Corona called the meeting to order at 7:00 p.m. in the West Wendover City Hall, Council Chambers #137. All those present and excused are noted above.

2. PLEDGE OF ALLEGIANCE

Mayor Corona led those present in the Pledge of Allegiance.

3. COMMENTS FROM THE GENERAL PUBLIC

None offered or received.

4. APPROVAL OF THE MINUTES (For Possible Action)

a. City Council - Regular Meeting - Jul 19, 2022 7:00 PM

Council Member Holm made a motion to approve the minutes of the regular meeting of July 19, 2022. The motion was seconded by Council Member Trujillo and passed unanimously.

Agenda taken out of order, New Business item a heard next, see below.

RESULT:	**ACCEPTED [UNANIMOUS]**
MOVER:	Jasie Holm, Councilwoman
SECONDER:	Robert Trujillo, Councilman
AYES:	Durham, Flores, Gutierrez, Holm, Trujillo

5. PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City of West Wendover will conduct a public hearing on August 2, 2022 at 7:05 p.m. at the West Wendover City Hall, Council Chambers #137 in order to discuss possible applications for funding under the State Community Development Block Grant (CDBG) Program and to solicit citizen input on possible activities to be included in the application. All persons may attend and be heard. Prior to the hearing, written comments may be filed with the West Wendover City Clerk and will be considered at the meeting.

Eligible Priority Activities Under the Above Allocation Consist of: Public Facility and Public Improvements Projects, Planning Studies, Economic Development Business Assistance and Microenterprise Activities.

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1. To benefit the low and moderate-income persons.
2. To aid in the prevention of and elimination of slums or blight.
3. To meet the Community Developments needs of having a particular urgency when other sources of funding are not available.

In addition, it is the State's goal to give extra consideration to projects addressing documented public health or safety needs or needs identified through a Community Planning Process.

The purpose of this public hearing is to provide information about the CDBG program, past projects that have been funded in the City of West Wendover, how the application process, eligibility requirements, how and where funds can be used, and to give citizens an opportunity to make their comments known regarding what types of eligible activities the City of West Wendover should apply for under the State CDBG program. A second public hearing will be held to discuss proposed projects under consideration. A final hearing will be held to discuss, approve and rank applications prior to submittal to the State.

If you are unable to attend the public hearing, written comments may be directed to the City of West Wendover, P.O. Box 2825, West Wendover, Nevada 89883, or you may telephone Anna Bartlome at 775-664-3081. In addition, information is available for review at the City offices (1111 N. Gene L. Jones Way) and is available for public inspection during normal business hours, from August 2, 2022 to November 1, 2022.

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Mayor Corona closed the regular portion of the meeting and opened the public hearing portion of the meeting.

Chris Melville went through his presentation regarding the CDBG Program, which is as follows:

- What is the CDBG Program?
    - The Community Development Block Grant (CDBG) program, administered by the Department of Housing & Urban Development (HUD), is a flexible program that provides communities with resources to address a wide range of unique community development needs. The program was initiated in 1982.
- How is the program funded?
    - HUD program funding is provided via the budgeting process of the federal government. The funds are provided to states to administer through their own developed program with HUD supervision or certain qualified cities directly (entitled communities) which report directly to HUD. In Nevada there are 6 entitlement communities. **The CDBG program has been eyed several times in recent federal budgets to be discontinued.*
- What is the amount of funds available to Nevada?
    - Under the Nevada state run program (also referred to as the rural program) generally in recent years, there has been approximately $3 to $3.5 million per year to fund projects and administer the program.
    - In the 2022 selection process there were 21 applications totaling nearly $5 million in requests. CDBG historically is able to fund only ½ of requests made.
- What activities are eligible for funding?
    - The program is meant to fund projects which benefit the low-moderate income persons (West Wendover has a 70% LMI). With 26 eligible entities in the state, we are 1 of 4 communities in the program which qualify "community-wide". Thus, we are not required to conduct income surveys for projects wot which we submit given the community-wide designation by HUD.
    - The program can aid in the prevention and elimination of slums or blight.
    - Fund projects which meet Community Development needs which have urgency with other sources not available. (i.e. a water storage tank failure as a result of a natural disaster, stopping potable water flow to a community).

- Finally GOED has provided extra consideration to projects which address public health/safety or have been identified through a community planning process. *why we do the planning work*

- Are any activities considered anti-displacement? 24 CFR 570.488
  - The answer is no. This concerns the responsibility as a recipient that we have taken reasonable steps with regard to any funded project to minimize the displacement of persons (families, individuals, businesses, nonprofit organizations, and farms).
- What is our history with the CDBG Program?
  - Summary of Past Performance - 1995 to Present
    - 23 project applications submitted, 16 projects funded (70%)
    - Total Investment in West Wendover: $13,199,837.00
    - Total Nevada CDBG Commitment: $2,330,000.00 (18%)
  - Project Types:
    - Infrastructure: Streets enhancements, safe routes to schools, pedestrian enhancements, lighting, beautification, medical building enhancements
    - Public Safety: Emergency well-field generators, police dispatch system, medical x-ray equipment
    - Planning: Community needs assessment, economic development strategy plan, water/sewer master plan
- Receiving input and ideas for eligible projects
  - Over the next month receive input:
    - Contact: Chris Melville, City Manager at 775-664-3081 or in person
  - **Some projects currently being reviewed*
- Schedule
  - September 6th City Council Meeting
    - Second public meeting, review project concepts, estimated costs, and beneficiaries
    - Any additional project ideas meeting eligibility
    - Submit eligibility projects to CDBG
  - November 1st City Council Meeting
    - Final public meeting, projects selection for application. Applications due February 17, 2023

Council Member Durham stated that the first time she attended the National League of Cities conference she was given the talking point of the importance of the CDBG program.

There being no public comment Mayor Corona closed the public hearing and opened the regular portion of the meeting.

Hearing to Receive Input with Regards to CDBG Program

6. NEW BUSINESS

a. Discussion and Decision to Approve the Conceptual/Preliminary Site Plan for Deep Roots Harvest, Inc. Facility Located at 1155 Industrial Way and Other Matters Appropriately Related Thereto (For Possible Action)

Report By City Manager

Review/Comment/Action: City Council

Chris Melville explained that this was the conceptual/preliminary site plan for the Deep Roots pilot project for the cultivation and production. Chris explained that included in the packet was his memo with the drawings which are well beyond a conceptual/preliminary approval point and closer to a final. Chris explained that at the next meeting there will be on the agenda a final site plan approval for the project. Chris stated that the project had been quite for a while but he believes it was because they were working on the modular part of the project. Chris stated that the plans have been submitted to WC3 for review.

Mayor Corona asked if there will still be enough time to get something started for their licensing deadline of February 2023. Chris stated he cannot say but he would think that they would have enough time to get something completed by that time.

Council Member Trujillo made a motion to approve the conceptual/preliminary site plan for Deep Roots Harvest, Inc., facility located at 1155 Industrial Way. The motion was seconded by Council Member Holm and passed unanimously.

Agenda taken back in order, Public Hearing heard next, see above.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Robert Trujillo, Councilman
SECONDER:	Jasie Holm, Councilwoman
AYES:	Durham, Flores, Gutierrez, Holm, Trujillo

b. Discussion and Decision for Approval or Denial of an Updated Liquor License for Lee's Discount Liquor / Nami Lee & Sun Lee and Other Matters Appropriately Related Thereto (For Possible Action)

Report By Police Chief

Review/Comment/Action: City Council

Cal Kunz explained that he is presenting the updated liquor license for Lee & Wendover dba Lee's Discount Liquor for Nami Lee and Sun Lee. Cal stated that there was nothing in the background that would exclude the applicants from consideration for a liquor license.

Council Member Gutierrez made a motion to approve the updated liquor license for Lee's Discount Liquor / Nami Lee and Sun Lee. The motion was seconded by Council Member Durham and passed unanimously.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Izzy Gutierrez, Councilman
SECONDER:	Kathy Durham, Councilwoman
AYES:	Durham, Flores, Gutierrez, Holm, Trujillo

7. DEPARTMENT REPORTS

1. Fire Chief

Jeff Knudtson had nothing to add to his memo.

2. Police Chief

Cal Kunz had nothing to add to his memo.

3. City Clerk/Records Officer

Anna Bartlome had nothing to add to her memo.

4. Chief Financial Officer

5. Public Works Director

Raul Naranjo had nothing to add to his memo.

6. City Manager

Chris Melville went through his memo which included an update on the Downtown Development Phase 1 Project. The contracts for the Downtown Development Project are currently in the hands of Great Basin Engineering and should have them back within the next week. Chris stated that there have been meetings with CORE/TSK regarding the Fire Station project and the team was provided a new outline based on costs that have been provided. The TA Travel Center should be on the next agenda for a final site plan approval and there were a few comments from NDOT that we are awaiting comments on. The items waiting for information from NDOT include the traffic study drainage report and the tie in of the existing frontage road. Chris explained that TA Travel Center is in talks with Wells Rural Electric about moving the powerline on the property. Chris explained that Vertical Horizon has hired a new management team and are working on completing the plans for their facilities. Chris stated that he has not heard anything from Wendovera since May. Chris stated that on the Congressional Direct Spending Grants it looks like the Public Safety Interoperability and Clinic Digital X-ray Upgrade look to be awarded sometime this month. Chris stated that the BLM EA on Phase 1 of the Air Force Property Conveyance will closed on August 14th and once BLM has comments they will proceed with a decision. Chris stated that the mineral reports on the Air Force Property are also being wrapped up. Chris stated that his memo included a brief on development long term and some of the issues the City has had to overcome to do things (water capacity, waste water capacity and land availability) and things that still need to be done (natural gas and power).

Chris Melville explained that there was a plaque for Mayor Corona on his years of service. The plaque reads as follows:

Presented to

Daniel J. Corona

Mayor

2016-2022

In Recognition of Your

Years of Dedicated Service

To the City of West Wendover

In Serving the Interests of the Public

&

In Exercising the Duties So Entrusted to You

Mayor Pro-tem Gutierrez and Council Members presented Mayor Corona with his plaque.

8. COMMUNICATIONS

Reports by Elected Officials

Council Member Holm thanked Chris Melville for all his presentation and all the work that goes into the projects as everything is constantly changing and evolving. Council Member Holm thanked the Department Heads for all they do. Council Member Holm stated that she thinks that Mayor Corona will do great in whatever you do.

Council Member Trujillo thanked the Department Heads for all they do and Chris Melville for his work on the presentation and keeping them up to date. Council Member Trujillo wished Mayor Corona good luck and stated that West Wendover has had some great Mayors and you are one of them.

Council Member Flores thanked the Department Heads for all their hard work. Council Member Flores stated that when Mayor Corona was elected in 2016 it was an uncertain thing for West Wendover and being on the Council at that time for two years he did not know what was going to happen. Council Member Flores stated that over the years there have been some disagreements but we are able to move forward and work great together. Council Member Flores stated that with your (Mayor Corona) tenacity and ambition cannot be overlooked as he and his family appreciates you. Council Member Flores thanked Mayor Corona from the bottom of his heart for being so dedicated to the city.

Council Member Gutierrez thanked the Department Heads and their staff for all they do. Council Member Gutierrez stated that Chris Melville's presentation shows how hard he works to keep the City going. Council Member Gutierrez stated that he is sorry to see the Mayor leave. Council Member Gutierrez stated that he has served a long time and since the Mayor has been elected it was kind of a relief as they are able to work together. Council Member Gutierrez stated that there have been a lot of great things done for the community. Council Member Gutierrez stated that when Mayor Corona goes for a State level position he would have his support. Council Member Gutierrez wished Mayor Corona the best of luck.

Council Member Durham thanked the Department Heads for all their work. Council Member Durham thanked Chris Melville for his presentation as she always learns something new from his memos or presentations. Council Member Durham stated that it is very hard for her to have the Mayor leave as he was her manager when he was in school as a student then he was her friend and mentor. Council Member Durham stated that Mayor Corona encouraged her to run for office. Council Member Durham stated that she did not know what kind of Mayor he would be and she is inspired and awed by his work ethic and how seriously he takes this job. Council Member Durham stated that one thing she learned when she became a City Council Member was you are as busy and work as hard as you want to. Council Member Durham stated that being Mayor does not pay a lot but Mayor Corona put in the hours. Council Member Durham stated that Mayor Corona put West Wendover on the map not only at a State level but at the national level. Council Member Durham stated that Mayor Corona did a lot for the community and he is a rising star. Council Member Durham stated that Mayor Corona is going back to the private sector but she knows that no matter what he does you will be a great success. Council Member Durham hopes that whoever is considering understands the shoes they have to fill and the shadow they will be walking in. Council Member Durham stated that Mayor Corona took us all along with him for where he wanted to take us. Council Member Durham stated that as a resident of the community she is thankful and wishes his the best. Council Member Durham stated that she will miss their time together and thank you for everything.

Mayor Corona read the following into the record:

"For the last several weeks I have struggled to put into words what I want to say as I leave office, this certainly wasn't the way I planned to leave office when I was elected and re-elected. But one of the many things that my time as mayor has taught me is that things don't always happen as we plan, instead major events often happen on their own timeline and we must be flexible to this. As I've been preparing to enter this new chapter, I have taken the time to reflect and I am leaving proud of the work that we have done which wasn't always easy.

During my time in office, a major focus of mine was ensuring that West Wendover always had a seat at tables of power. Often, this meant showing up with my own chair and forcing my way in. I am often reminded of the adage, "If you are not at the table, then you are likely on the menu", which fueled my persistence. When I ran for mayor one of the driving forces was that I was tired of our community being overlooked and forgotten and I didn't feel that those we elected, aside from a few exceptions, ever really tried to change it. It is my sincere hope that anyone who comes after me learns from my time in office and understands how critical it is to be as active a mayor as they can possibly be. If I wouldn't have showed up at those tables of power the relationships that the city has with Senator Cortez Masto, Senator Rosen, Congressman Amodei, Treasurer Conine, and their offices would not have been possible. It was these relationships that led to many of our greatest accomplishments. Senator Cortez Masto and Senator Rosen worked closely with Congressman Amodei to help us secure the downtown property. Congressman Amodei has been a tireless advocate for the federal government turning over the land that was promised

to us 25 years ago, land that is vital to West Wendover's economic future. Treasurer Conine and his team helped facilitate the initial meetings with the DMV that led to us securing the kiosk at city hall.

Another relationship that has been vital to our success is the relationship between the city and the Nevada League of Cities. As you all know I had the honor of serving as the League's Vice President and President during what was arguably the hardest two years of the League. It had become ineffective and increasingly difficult to show value to members, but myself and the executive board knew the extreme potential of the league and the importance of cities working together. At the beginning of my Presidency, we hired Wesley to lead the League and he has completely turned it around. Today the League is an organization that is respected and taken seriously by our state and federal elected officials, it is vital that the City of West Wendover stay involved in the league as there is extreme value and we need to ensure that get all we can out of our membership! It is the relationship with the League that led to securing changes in state statute that allowed us to make the decision on whether to allow a dispensary in our community, without needing permission from the county. It was my involvement in the Nevada League of Cities and National League of Cities that led to me representing West Wendover when I testified in front of Congress and visited the White House as invited guest of the President. It is the league that has convened a working group or representatives from the league, city, Governor's office of Economic Development, and Nevada Health Centers to renew conversations about improving healthcare services in the community. Council Members Holm and Flores are part of that group and I strongly encourage whoever the next mayor is to join it!

I was asked recently what my proudest accomplishment as mayor was and I said working with the council to ensure that 10% of all marijuana tax revenues was set aside for our schools and community programs. Many of the needs of West Wendover's schools have long been overlooked by Elko County School District and this program will help ensure some of those needs are met.

I am incredibly proud of my time in office, I am also incredibly grateful. Grateful to this incredible, resilient community for raising me. Grateful to those who put their faith in me and allowed me to serve, giving me experiences that I could've never even dreamed of. Grateful to those who served with me, for challenging me when we disagreed and for forcing me to consider multiple sides of complex issues. Grateful to folks like Reno Mayor Hillary Schieve, Clark County Commissioner Tick Segerbloom, Former Lieutenant Governor Kate Marshall, and former Carson City Mayor Bob Crowell, who all have been incredible friends and even better mentors. Grateful to city staff, particularly the department heads. Any city is only as strong as the staff that keeps it running and as I have said and will continue to say, West Wendover has some of the best department heads and employees of any city in the state.

I am especially grateful to Chris Melville who has been the best person I could've possibly hoped to have guide and mentor me through this journey. We are incredibly lucky to have Chris leading our city and I will forever be grateful for the time I have

gotten to work with and learn from him. He is a fountain of knowledge who is well respected throughout the State and when his day comes to retire, he is going to leave an incredibly large pair of shoes for his successor to fill. No person has had a more positive impact on our community than Chris.

I am grateful to my close friends and family who have been my rock throughout my time in office. No one can humble you like those you love and my loved ones have made sure that I never took myself too seriously. When a commenter on Facebook called me, "the Marijuana Mayor", it was my family that made sure I had a birthday cake with a pot leaf and "Happy Birthday Marijuana Mayor" at my next birthday. When a story about me testing positive for COVID featured a photo of me that looked like a mugshot it was my friends who cut it out and hung it up in their homes and jobs. And when a Facebook commenter called me a "Commie expletive" it was my niece Reagen, who decided that I would for now on be known as, "Uncle Commie". It was my friends and family that reminded me throughout this that I am still human and that those who would hurl insults or create asinine rumors often don't know me and that I should be proud of the work I was doing.

Lastly, I am grateful to my Grandpa Roland who passed away a little more than six months after I took office. It was him who told me to, "quit your bitching and do something about it" when I was expressing my frustrations about West Wendover being left behind. That same evening, he gave me the money for my filing fee; it was $50 in $1 bills that he had saved from his tips as a casino shuttle driver. Not only did my grandpa encourage me to run he was the one person who believed I could win, even when I didn't believe it myself. My grandpa taught me the value of hard work and that through hard work nothing is impossible. I hope that he would be proud of my time in office and that he knows that none of it would've happened without his encouragement.

Next council meeting you all will appoint my successor, and while I respect your role in this process, I want to leave you with one piece of advice. Do your due diligence in making this decision and ask yourself do you want to go back to the way things were or do you want to continue moving forward. If you want to continue moving forward, select the candidate who is committed to giving this job the time and attention it deserves. Whoever comes after me is going to have to work hard to build vital relationships, just as I had to and that is a full-time commitment especially with a legislative session just around the corner.

I leave office hopeful for the future of West Wendover and grateful for the role that I was able to play in shaping that future. Thank you."

9. APPROVAL OF THE CLAIMS

a. Claims for August 2, 2022 (For Possible Action)

Council Member Holm made a motion to approve the claims for August 2, 2022. The motion was seconded by Council Member Gutierrez and passed unanimously.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Jasie Holm, Councilwoman
SECONDER:	Izzy Gutierrez, Councilman
AYES:	Durham, Flores, Gutierrez, Holm, Trujillo

10. COMMENTS FROM THE GENERAL PUBLIC

Mike Katsonis thanked Mayor Corona for all he has done for the City. Mike stated that there were no hard feelings for how much Mayor Corona had beaten him in the election. Mike thanked the Council for approving the liquor license for Lee's Liquor as he always gets asked about the liquor store when he attends parades in other areas. Mike stated that he hopes there is something that can be done in Pacifica Wendover Mobile Home Park (formerly Clearview) as it is a very struggling area. Mike stated that he is looking at being the replacement Mayor and hopes to have the Councils support unless they already have someone picked out which he suspects that you do have.

11. NEXT MEETING DATE AND ADJOURNMENT

a. Motion to: **Adjournment (For Possible Action)**

The next meeting date is a regular meeting on August 16, 2022 at 7:00 p.m. in the West Wendover City Hall, Council Chambers #137. Council Member Gutierrez made a motion to adjourn at 7:59 p.m. The motion was seconded by Council Member Durham and passed unanimously.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Izzy Gutierrez, Councilman
SECONDER:	Kathy Durham, Councilwoman
AYES:	Durham, Flores, Gutierrez, Holm, Trujillo

ATTEST:

Anna E. Bartlome
City Clerk/Records Officer

ELKO DAILY FREE PRESS

3720 Idaho St. Elko, Nev. 89801 (775) 738-3118

Affidavit of Publication

I, Seana K. Chapman, Legal Clerk of the *Elko Daily Free Press*, published daily at Elko, Nevada, do solemnly swear that a copy of **NOTICE/STATE CDBG APPLICATION** as per clipping attached, was published on **August 23, 2022,** in the regular and entire issue of the above said newspaper, with general circulation of Elko and Lander counties, and not in any supplement thereof, for **ONE (1)** week commencing with the issue dated **August 23, 2022**, and ending with the issue dated as **August 23, 2022,** with no subsequent publications being made.

NOTICE OF PUBLIC HEARING FOR DISCUSSION OF POSSIBLE STATE CDBG APPLICATION

NOTICE IS HEREBY GIVEN that the City of West Wendover will conduct a public hearing on **September 6, 2022 at 7:05 p.m. at the West Wendover City Hall, Council Chambers #137** in order to discuss possible applications for funding under the State Community Development Block Grant (CDBG) Program and to solicit citizen input on possible activities to be included in the application. All persons may attend and be heard. Prior to the hearing, written comments may be filed with the West Wendover City Clerk and will be considered at the meeting.

Eligible Priority Activities Under the Above Allocation Consist of: Public Facility and Public Improvements Projects, Planning Studies, Economic Development Business Assistance and Microenterprise Activities.

The Community Development Block Grant Program, (CDBG) is a Federally Funded Program that is administered by the State of Nevada. The national objectives of this program are:

1. To benefit the low and moderate-income persons.
2. To aid in the prevention of and elimination of slums or blight.
3. To meet the Community Developments needs of having a particular urgency when other sources of funding are not available.

In addition, it is the State's goal to give extra consideration to projects addressing documented public health or safety needs or needs identified through a Community Planning Process.

The purpose of this public hearing is to give citizens an opportunity to discuss proposed projects submitted to date and to suggest further ideas. Proposed projects are listed below. Only projects listed here and proposed at the meeting will be forwarded to the City Council for possible selection and approval for application.

Fire Station Facility
To construct and equip a new fire station facility.

A final hearing will be held to discuss, approve and rank applications prior to submittal to the State.

If you are unable to attend the public hearing, written comments may be directed to the City of West Wendover, P.O. Box 2825, West Wendover, Nevada 89883, or you may telephone Anna Bartlome at 775-664-3081. In addition, information is available for review at the City offices (1111 N. Gene L. Jones Way) and is available for public inspection during normal business hours, from August 2, 2022 to November 1, 2022.

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This notice is posted at the following locations:
West Wendover City Hall, West Wendover Library, Smith's Food & Drug, Nevada Post Office

Posted/Published: August 23, 2022

Seana K. Chapman

Subscribed and sworn to before me, on Aug 25, **2022.**

U Brennan

Notary Public

State of Nevada

County of Elko

KARALEE BRENNAN
Notary Public, State of Nevada
Appointment No. 17-4193-6
My Appt. Expires Oct 12, 2025

RECEIVED
AUG 29 2022
By

AFFIDAVIT OF PUBLICATION

State of Nevada

County of Elko

I, Lorena Sanchez, being first duly sworn, depose and say that I am the Editor of the Wendover Times, a weekly newspaper of general circulation published each Thursday at the City of West Wendover, Elko County, Nevada, that the notice attached hereto and which is part of the affidavit of publication of

Legal notice
Public Hearing - CDBG

Was published in said newspaper for 3 issue(s), the first publication having been made on the 18 day of August, 2023, and the last on the 1 day of September, 2023 that said notice was published in the regular and entire issue of every paper during the period and time of publication, and the same was published in a newspaper proper and not in a supplement.

Lorena Sanchez

Subscribed and sworn to me this 13th day of January, 2023.

MARIA D. HERNANDEZ
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 05-18-24
Certificate No: 12-6459-6

Notary Public

NOTICE OF PUBLIC HEARING FOR DISCUSSION OF POSSIBLE STATE CDBG APPLICATION

NOTICE IS HEREBY GIVEN that the City of West Wendover will conduct a public hearing on **September 6, 2022 at 7:05 p.m. at the West Wendover City Hall, Council Chambers #137** in order to discuss possible applications for funding under the State Community Development Block Grant (CDBG) Program and to solicit citizen input on possible activities to be included in the application. All persons may attend and be heard. Prior to the hearing, written comments may be filed with the West Wendover City Clerk and will be considered at the meeting.

Eligible Priority Activities Under the Above Allocation Consist of: Public Facility and Public Improvements Projects, Planning Studies, Economic Development Business Assistance and Microenterprise Activities.

The Community Development Block Grant Program, (CDBG) is a Federally Funded Program that is administered by the State of Nevada. The national objectives of this program are:

1. To benefit the low and moderate-income persons.
2. To aid in the prevention of and elimination of slums or blight.
3. To meet the Community Developments needs of having a particular urgency when other sources of funding are not available.

In addition, it is the State's goal to give extra consideration to projects addressing documented public health or safety needs or needs identified through a Community Planning Process.

The purpose of this public hearing is to give citizens an opportunity to discuss proposed projects submitted to date and to suggest further ideas. Proposed projects are listed below. Only projects listed here and proposed at the meeting will be forwarded to the City Council for possible selection and approval for application.

Fire Station Facility

To construct and equip a new fire station facility.

A final hearing will be held to discuss, approve and rank applications prior to submittal to the State.

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This notice is posted at the following locations:
West Wendover City Hall, West Wendover Library, Smith's Food & Drug, Nevada Post Office

Posted/Published: August 18, 2022

CITY OF WEST WENDOVER
P.O. Box 2825 • 1111 N. Gene L. Jones Way • West Wendover, NV 89883
Office (775) 664-3081 Fax (775) 664-3720

PUBLIC NOTICE PUBLIC NOTICE PUBLIC NOTICE

WEST WENDOVER CITY COUNCIL, REGULAR MEETING

DATE: September 06, 2022
TIME: 7:00 PM

LOCATION:Council Chambers #137, West Wendover City Hall

(THE MAYOR OR MAYOR PRO-TEM RESERVES THE RIGHT TO CHANGE THE ORDER OF THE AGENDA AND IF THE AGENDA IS NOT COMPLETE, TO RECESS THE MEETING AND CONTINUE ON ANOTHER SPECIFIED DATE AND TIME)

(IN THE EVENT THAT PUBLIC COMMENT IS ALLOWED DURING ANY AGENDA ITEM, THE MAYOR OR MAYOR PRO-TEM RESERVES THE RIGHT TO LIMIT SUCH COMMENT AND TERMINATE ANY FURTHER COMMENT)

(EACH SPEAKER, AFTER BEING ACKNOWLEDGED BY THE CHAIR, SHALL COME TO THE PODIUM AND IF REQUIRED FILL OUT A REQUEST TO SPEAK FORM, THEN WILL SPEAK DIRECTLY INTO THE MICROPHONE, AND STATE THEIR NAME, RESIDENCY AND ANY ORGANIZATION THEY ARE REPRESENTING FOR THE RECORD.)

(THESE PROCEEDINGS ARE BEING VIDEO RECORDED. THE COUNCIL MEETINGS CAN BE VIEWED ON THE INTERNET AT www.westwendovercity.com WITHIN 24 HOURS OF THE END OF THE MEETING.)

AGENDA

1. **CALL TO ORDER AND ROLL CALL**

   a. **Roll Call**

2. **PLEDGE OF ALLEGIANCE**

3. **COMMENTS FROM THE GENERAL PUBLIC**

   Requires a sign in sheet and request of the Council to speak, limitation of three minutes.

4. **APPOINTMENT TO FILL THE VACANCY OF CITY COUNCIL MEMBER**

   a. **Discussion and Decision Concerning the Filling of a Vacancy on the City Council per NRS 266.225, by Selection of a Person with the Requisite Qualifications by a Majority Vote of the City Council and Mayor, Who has the Same Voting Power Thereon as a Council Member. The Person so Selected Shall Hold the Office Until the Election and Qualification of His or Her Successor at the Next General City Election November 2022 (For Possible Action)**

5. **APPROVAL OF THE MINUTES (For Possible Action)**

a. **City Council - Regular Meeting - Aug 16, 2022 7:00 PM**

6. PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City of West Wendover will conduct a public hearing on September 6, 2022 at 7:05 p.m. at the West Wendover City Hall, Council Chambers #137 in order to discuss possible applications for funding under the State Community Development Block Grant (CDBG) Program and to solicit citizen input on possible activities to be included in the application. All persons may attend and be heard. Prior to the hearing, written comments may be filed with the West Wendover City Clerk and will be considered at the meeting.

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In addition, it is the State's goal to give extra consideration to projects addressing documented public health or safety needs or needs identified through a Community Planning Process.

The purpose of this public hearing is to give citizens an opportunity to discuss proposed projects submitted to date and to suggest further ideas. Proposed projects are listed below. Only projects listed here and proposed at the meeting will be forwarded to the City Council for possible selection and approval for application.

Fire Station & EOC Facility

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Hearing to Receive Input with Regards to CDBG Program

7. NEW BUSINESS

a. **Discussion and Decision to Approve and Authorize the Mayor to Execute the Statement of Concern Letter to the State Engineer, Nevada Division of Water Resources Regarding Water Rights Applications 86278 through 86281, 90803 and 91551 (For Possible Action)**

Report By City Manager

Review/Comment/Action: City Council

8. **DEPARTMENT REPORTS**

   1. **Fire Chief**
   2. **Police Chief**
   3. **City Clerk/Records Officer**
   4. **Chief Financial Officer**
   5. **Public Works Director**
   6. **City Manager**

9. **COMMUNICATIONS**

   Reports by Elected Officials

10. **APPROVAL OF THE CLAIMS**

    a. **Claims for September 6, 2022 (For Possible Action)**

11. **COMMENTS FROM THE GENERAL PUBLIC**

    Requires a sign in sheet and request of the Council to speak, limitation of three minutes.

12. **NEXT MEETING DATE AND ADJOURNMENT**

    a. **Adjournment (For Possible Action)**

This notice is posted at the following locations:
West Wendover City Hall, West Wendover Library,
Smith's Food & Drug, Nevada Post Office

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CITY OF WEST WENDOVER
P.O. Box 2825 • 1111 N. Gene L. Jones Way • West Wendover, NV 89883
Office (775) 664-3081 Fax (775) 664-3720

PUBLIC MEETING NOTICE

The West Wendover City Council will meet in a regular session on September 6, 2022, at the West Wendover City Hall, Council Chambers Room #137 at 7:00 p.m. Attached with this notice is the agenda for said meeting of the Council. This notice is posted pursuant to N.R.S. 241 020 as amended by the 1997 Legislature. This notice is posted at the following places no later than August 31, 2022.

WEST WENDOVER CITY HALL
WEST WENDOVER BRANCH LIBRARY
SMITH'S FOOD & DRUG STORE
WEST WENDOVER POST OFFICE

NOTICE TO PERSONS WITH DISABILITIES

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"The City of West Wendover is an equal opportunity provider."

CITY OF WEST WENDOVER
P.O. Box 2825 • 1111 N. Gene L. Jones Way • West Wendover, NV 89883
Office (775) 664-3081 Fax (775) 664-3720

WEST WENDOVER CITY COUNCIL, MINUTES OF THE REGULAR MEETING OF SEPTEMBER 06, 2022

1. CALL TO ORDER AND ROLL CALL

Attendee Name	Title	Status	Arrived
Kathy Durham	Councilwoman	Present	
Nick Flores	Councilman	Present	
Izzy Gutierrez	Councilman	Present	
John B. Hanson	Councilman	Present	
Robert Trujillo	Councilman	Present	
Jasie Holm	Mayor	Present	
Chris Melville	City Manager	Present	
Jeff Knudtson	Fire Chief	Present	
Debbie Sanchez	Chief Financial Officer	Present	
Cal Kunz	Chief of Police	Present	
Raul Naranjo	Public Works Director	Present	
Anna Bartlome	City Clerk/Records Officer	Absent	
Maria Hernandez	Accounting Technician	Present	

Others Present: Erica Gallegos and Dennis Braves

Mayor Holm called the meeting to order at 7:00 p.m. in the West Wendover City Hall, Council Chambers #137. All those present and excused are noted above.

2. PLEDGE OF ALLEGIANCE

Mayor Holm led those present in the Pledge of Allegiance.

3. COMMENTS FROM THE GENERAL PUBLIC

Jeff Durham, representative for District 6 of the Elko County School District, to remind everyone of the Community Input Master Facility Planning meeting on September 19, 2022 at 5:30 p.m. at the West Wendover Elementary School. The meeting is to receive input on the future of the schools and facilities in the district. Jeff stated personally he wanted to put in a good word for Carolyn Santillanez on the potential appointment of the vacant City Council seat.

4. APPOINTMENT TO FILL THE VACANCY OF CITY COUNCIL MEMBER

a. Discussion and Decision Concerning the Filling of a Vacancy on the City Council per NRS 266.225, by Selection of a Person with the Requisite Qualifications by a Majority Vote of the City Council and Mayor, Who has the Same Voting Power Thereon as a Council Member. The Person so Selected Shall Hold the Office Until the Election and Qualification of His or Her Successor at the Next General City Election November 2022 (For Possible Action)

Mayor Holm explained that three people have submitted their names for the vacant Council Member seat (John Hanson, Carolyn Santillanez and Gabriela Soriano). Mayor Holm stated that we will pull their names randomly and each can come up and speak as to why they should be selected.

Council Member Durham asked if they were just giving statements or can questions be asked. Chris Melville stated that each person will give their statements first and if the Mayor and Council Members have questions then they can ask them.

Council Member Gutierrez disclosed that he works with Gabriela Soriano at Nevada Health Centers and neither holds a management position over the other. Council Member Trujillo disclosed that he works with John Hanson at Peppermill Properties but this decision will not financially benefit him. Council Member Flores disclosed that he works with John Hanson at Peppermill Properties but neither holds a supervisory position over the other. Mayor Holm disclosed that she works with Carolyn Santillanez at the JAS Foundation/Senior Center and is currently the acting President of the JAS Foundation and will recuse herself from voting if Carolyn Santillanez is selected as the Council Member.

The first name selected was John Hanson.

John Hanson stated that he is a long term resident and has served on the Council previously. John stated that when he previously served he never missed a regularly scheduled meeting. John stated that he felt it was an honor to serve before and still feels that way.

Council Member Durham stated that she is so uncomfortable with the process of selecting a person to fill the vacancy of a Council Member. Council Member Durham stated that when voting at an election your vote is private but when selecting to fill a vacancy it is done in public. Council Member Durham stated that she likes everyone and does not want this vote to be taken personally. Council Member Durham asked what John's vision of the community is, where he stands with the Nevada League of Cities and what involvement he would be interested in committing to.

John stated that he has been a resident of the community before the City was incorporated and has been involved in many committees. John was one of the first residents to build a home in West Wendover and has invested in a small business. John stated that he has attended some of the Nevada League of Cities meetings. John stated that he does not know if we need to attend all of the league meetings but should attend the ones that will help benefit our community. John stated that now that we have land and room to grow he would welcome other businesses in the community.

Council Member Flores stated that all three of the people that put their name in to be

considered for this position shows that they are invested in the community and that you want to be a part of the change. Council Member Flores stated that it is very difficult to come up and speak but he really applauds all of them for doing this. Council Member Flores stated that it is uncomfortable and he wishes we could just pick names out of a hat. Council Member Flores stated that this decision is not personal but a decision has to be made.

John stated that when the Council votes to consider that he is active and solid in the community. John stated that he hopes you look at his qualifications and not where he works.

The second name selected was Gabriela "Gabi" Soriano.

Gabi Soriano stated that she works with Council Member Gutierrez and Council Member Durham had been her teacher. Gabi stated that she is running in the November election. Gabi stated that she had a small business in the community but recently had to close it down due to a change in the laws and regulations. Gabi stated that if she is elected she is looking forward to working with the Council to bring more family growth to the community as she would like to see more things for the kids to do. Gabi stated that she thinks that she gets along with pretty much everyone.

Council Member Durham had the same questions as before in what is Gabi's vision of the community and how committed is she to the Nevada League of Cities.

Gabi stated that she is not opposed to any businesses coming to the community as it would be a good opportunity. Gabi stated that she does not know anything about the Nevada League of Cities but is willing to work with them to bring growth to the community.

Mayor Holm asked what Gabi's business was. Gabi stated that her business was a body contouring business which recently became regulated under medical.

Council Member Trujillo thanked her again for putting her name in. Council Member Trujillo stated that after the election it would be an honor to work with any of the candidates. Mayor Holm stated that the election is in November and the current board is pretty easy to work with and she thinks whoever wins the election it will still be able to do great things. Council Member Gutierrez stated that whoever is selected tonight will only work with him a short time.

The third name selected was Carolyn Santillanez.

Carolyn Santillanez stated that she grew up in the community and moved away when she had gotten married but has been back in the community about fifteen years. Carolyn stated that all of her grandkids go to school here. Carolyn stated that she works at the JAS Foundation and has just recently taken over the Salvation Army. Carolyn stated that she and Mayor Holm are working on getting more entities for the seniors. Carolyn stated that she really wants to see the City grow and she is not opposed to any businesses coming in. Carolyn as the more businesses that come in it will help all the small businesses. Carolyn stated that she does know a little about the Nevada League of Cities from former Mayor Corona and she would be willing to do whatever is needed.

Council Member Durham thanked everyone who came tonight and the fact that you put your name in is greatly appreciated. Council Member Durham stated that serving on City Council has been the most humbling and honoring experiences. Council Member Durham stated that she thinks everyone should run and serve office at least once. Council Member Durham stated that whoever is selected tonight may not be who is elected in November. Council Member Durham stated that this is a hard decision as she knows each one of them.

Council Member Gutierrez made a motion to concerning the filling of the vacancy of the City Council Member per NRS 266.225, by selection of Gabriela Soriano, a person with the requisite qualifications to hold office until the election and qualification of her successor at the next general city election in November 2022. The motion was seconded by Mayor Holm; Council Members Durham, Flores and Trujillo voted nay. A roll call vote was done on this item.

Council Member Trujillo made a motion to concerning the filling of the vacancy of the City Council Member per NRS 266.225, by selection of John Hanson, a person with the requisite qualifications to hold office until the election and qualification of his successor at the next general city election in November 2022. The motion was seconded by Council Member Flores and passed; Council Member Gutierrez and Mayor Holm voted nay. A roll call vote was done on this item.

After the vote John Hanson was sworn in by Judge Leamon as City Council Member.

5. APPROVAL OF THE MINUTES (For Possible Action)

a. City Council - Regular Meeting - Aug 16, 2022 7:00 PM

Council Member Flores made a motion to approve the minutes of the regular meeting of August 16, 2022. The motion was seconded by Council Member Trujillo and passed unanimously.

RESULT:	**ACCEPTED [UNANIMOUS]**
MOVER:	Nick Flores, Councilman
SECONDER:	Robert Trujillo, Councilman
AYES:	Durham, Flores, Gutierrez, Hanson, Trujillo

6. PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City of West Wendover will conduct a public hearing on September 6, 2022 at 7:05 p.m. at the West Wendover City Hall, Council Chambers #137 in order to discuss possible applications for funding under the State Community Development Block Grant (CDBG) Program and to solicit citizen input on possible activities to be included in the application. All persons may attend and be heard. Prior to the hearing, written comments may be filed with the West Wendover City Clerk and will be considered at the meeting.

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In addition, it is the State's goal to give extra consideration to projects addressing documented public health or safety needs or needs identified through a Community Planning Process.

The purpose of this public hearing is to give citizens an opportunity to discuss proposed projects submitted to date and to suggest further ideas. Proposed projects are listed below. Only projects listed here and proposed at the meeting will be forwarded to the City Council for possible selection and approval for application.

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Mayor Holm closed the regular portion of the meeting and opened the public hearing portion

of the meeting.

Chris Melville explained that he has provided the current project through the planning process based on the first public hearing and this being the second public hearing. The current project is the Fire Station/EOC Project. This is the only project that has been brought forward in the process. Below is the review of the Project Layout, Project Cost and Funding Analysis.

Project Layout

The layout is not the fire station that had been planned for in 2018 but will still give the Fire Department a better facility with more capability. There will be the ability to have 5 full size bays that will meet one of the main objectives of the Department in providing space for existing and future equipment needs.

Here are the basics of the design:

- Equipment Bay (4). 85 square feet in length, 18 feet wide with 14 foot door openings. The bays have a 6 foot access lane which runs through the center of the building. Between bay 1 and 2 are (32) turn out racks for fire fighter turnouts and gear; split decontamination rooms (west side) which provide for initial wash-down of firefighter turnouts; and hand equipment before being brought into the station and finally an open storage area (east side).
- Storage Bay (1). 85 square feet in length. This storage bay will allow indoor storage and easy access of materials and stored equipment and supplies. In the future as needed an additional storage building could be constructed on site which would then allow this bay to be converted to a fully operational equipment bay.
- Office Area. Approximately 2,100 square feet. Within the office area you would find the following starting at the main public entrance on the east side and moving west:
    - Reception area. This reception area also doubles as a workspace for up to two firefighters
    - Public restrooms
    - (2) Captain's offices
    - IT and Comms room
    - Chief's office
    - Access vestibule to equipment bays
    - Storage room
    - Dayroom/training room
    - Kitchen and dining area

- Crew restroom and shower (access via bay side)
- Laundry and cleaning room (access via bay side)

As mentioned, the office area portion of the building would be designed wherein when able the City could expand on the north side by adding sleeping quarters, additional restrooms/showers, training rooms, offices and storage rooms.

Project Cost and Funding Analysis

The project cost and funding analysis for the current layout and design/build estimate is as follows:

Project Cost

Item	**Amount**	**Status**
Land Purchase	$840,000.00	Complete
Pre-Development Costs	$35,000.00	Complete
Architectural Fees (Phase 1A)	$292,500.00	In process
Bond Counsel and Fees	$75,000.00	In process
Interim Interest	$100,000.00	In process
Architectural & Construction	$9,206,283.00	TBD
Construction Management & General Conditions	$1,642,465.00	TBD
	$12,191,248.00	**Total**

Project Funding

Item	**Amount**	**Status**
USDA-RD Loan	$8,906,800.00	Complete
CDBG 2023 Grant	$950,000.00	TBD

USDA RD Grant $500,000.00	In Process
City Contribution (cash) $2,041,399.00*	TBD
$12,398,199.00	**Total**

*City's second tranche of ARP (SLFRF) Funding is $2,870,346.00. Of that amount the Council has currently committed $828,947.00 towards the Downtown Project. That leaves a balance of $2,041,399.00 as shown for this project. If both the CDBG grant and the USDA grant were both awarded and, in the amounts as shown, we would have the costs covered with just over $200,000.00 in buffer. However, that buffer will likely be reduced given some final tweaks that are being done to the design which have been provided to the Mayor and Council. Those tweaks will be complete in a few weeks and when the project is presented in November for approval the numbers will be more accurate.

Also, depending on the completed Downtown Project the amount which Council committed to the project may come in less thus providing a few hundred thousand which could be used towards the Fire Station project. We will not know what the final to the Downtown Project is until spring of 2023.

Chris stated that as a final note he has two other funding possibilities which could assist in covering costs of the current design or possibly allow the City to expand the current design if funding comes through. They are as follows:

- Application filed for FY23 Congressional Direct Funding Grant, Congressman Amodei - $2,672,040.00
- Application for Gap Financing/Other - Nevada Infrastructure Bank, Treasurer Conine - $TBD

There being no public comment Mayor Holm closed the public hearing and opened the regular portion of the meeting.

Hearing to Receive Input with Regards to CDBG Program

7. NEW BUSINESS

a. Discussion and Decision to Approve and Authorize the Mayor to Execute the Statement of Concern Letter to the State Engineer, Nevada Division of Water Resources Regarding Water Rights Applications 86278 through 86281, 90803 and 91551 (For Possible Action)

Report By City Manager

Review/Comment/Action: City Council

Chris Melville explained that the first letter goes back to Council action in April when previously approved and was then provided to the State Engineer. Chris stated that the

State Engineer had some caveats that they wanted covered which would make them comfortable in making a decision. Chris stated that the new letter has been drafted and reviewed by Nevada Gold Mines, City Engineers, Wendover Utah, himself and legal counsel. If the letter is approved it will be taken to Wendover Utah for their approval and signature.

Council Member Durham asked if the protest or concern by US Fish & Wildlife was due to their belief that the mining and how the water is used was a threat to the particular fish species. Chris stated that is correct that US Fish & Wildlife have never agreed with all the hydrology studies that have been done over the past ten years. General discussion was had regarding the water right application process, protest process and use of the water rights.

Council Member Trujillo made a motion to approve and authorize the Mayor to execute the Statement of Concern Letter to the State Engineer, Nevada Division of Water Resources regarding Water Rights Applications 86278 through 86281, 90803 and 91551. The motion was seconded by Council Member Gutierrez and passed unanimously.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Robert Trujillo, Councilman
SECONDER:	Izzy Gutierrez, Councilman
AYES:	Durham, Flores, Gutierrez, Hanson, Trujillo

8. DEPARTMENT REPORTS

1. Fire Chief

Jeff Knudtson had nothing to add to his report.

2. Police Chief

Cal Kunz had nothing to add to his report.

3. City Clerk/Records Officer

Maria Hernandez had nothing to add to the report.

4. Chief Financial Officer

Debbie Sanchez had nothing to add to her report.

5. Public Works Director

Raul Narnjo had nothing to add to his report.

6. City Manager

Chris Melville had nothing to add to his report.

9. COMMUNICATIONS

Reports by Elected Officials

Council Member Durham thanked everyone who came to the meeting tonight and submitted their names for the vacant Council seat. Council Member Durham stated that she was not comfortable with how the process is to appoint vacant Council Members and it is temporary

as there is an election coming up. Council Member Durham stated that people need to show up and vote on who they would like to be on the Council.

Council Member Gutierrez congratulated John Hanson on his selection to the Council as he has served with him before and feels they can continue to work together. Council Member Gutierrez thanked everyone who submitted their name to fill the vacant Council seat. Council Member Gutierrez thanked the Department Heads and their staff for all their work.

Council Member Flores thanked the Department Heads for all they do. Council Member Flores congratulated John Hanson for his selection to the Council. Council Member Flores thanked Carolyn Santillanez and Gabriela Soriano for submitting their names for the vacant Council seat. Council Member Flores stated that he does not like the process for how a vacant Council seat is filled but it is how the process works.

Council Member Trujillo thanked the Department Heads for all they do. Council Member Trujillo congratulated John Hanson for his selection to the Council. Council Member Trujillo stated that after the election whoever gets selected it will be an honor to work with them. Council Member Trujillo thanked all those who showed interest in the vacant Council seat.

Council Member Hanson stated that it is quite an honor to be selected to fill the vacant Council seat.

Mayor Holm stated that she respects the Councils vote and the community's vote. Mayor Holm stated that she is ready to continue moving forward and working together as a team. Mayor Holm thanked those who submitted their names for the vacant Council seat. Mayor Holm stated that she had been in a meeting earlier that discussed senior services which included free law services for seniors.

10. APPROVAL OF THE CLAIMS

a. Claims for September 6, 2022 (For Possible Action)

Council Member Flores made a motion to approve the claims for September 6, 2022. The motion was seconded by Council Member Gutierrez and passed unanimously.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Nick Flores, Councilman
SECONDER:	Izzy Gutierrez, Councilman
AYES:	Durham, Flores, Gutierrez, Hanson, Trujillo

11. COMMENTS FROM THE GENERAL PUBLIC

None offered or received.

12. NEXT MEETING DATE AND ADJOURNMENT

a. Motion to: **Adjournment (For Possible Action)**

The next meeting date is a regular meeting on September 20, 2022 at 7:00 p.m. in the West Wendover City Hall, Council Chambers #137. Council Member Gutierrez made a motion to adjourn at 7:54 p.m. The motion was seconded by Council Member Trujillo and passed unanimously.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Izzy Gutierrez, Councilman
SECONDER:	Robert Trujillo, Councilman
AYES:	Durham, Flores, Gutierrez, Hanson, Trujillo

ATTEST:

Anna E. Bartlome
City Clerk/Records Officer

ELKO DAILY FREE PRESS

3720 Idaho St. Elko, Nev. 89801 (775) 738-3118

Affidavit of Publication

I, Seana K. Chapman, Legal Clerk of the *Elko Daily Free Press*, published daily at Elko, Nevada, do solemnly swear that a copy of **NOTICE/CDBG**, as per clipping attached, was published on **October 18, 2022,** in the regular and entire issue of the above said newspaper, with general circulation of Elko and Lander counties, and not in any supplement thereof, for **ONE (1)** week commencing with the issue dated **October 18, 2022**, and ending with the issue dated as **October 18, 2022,** with no subsequent publications being made.

Seana K. Chapman

Subscribed and sworn to before me, on Oct 18, **2022.**

Notary Public

State of Nevada

County of Elko

NICHOLE MOURITSEN
Notary Public, State of Nevada
Appointment No. 18-1035-6
My Appt. Expires Jan 13, 2026

NOTICE OF PUBLIC HEARING FOR DISCUSSION OF POSSIBLE STATE CDBG APPLICATION

NOTICE IS HEREBY GIVEN that the City of West Wendover will conduct a public hearing on **November 1, 2022 at 7:05 p.m. at the West Wendover City Hall, Council Chambers #137**. In order to discuss possible applications for funding under the next fiscal year's State Community Development Block Grant (CDBG) Program and to solicit citizen input on possible activities to be included in the application. All persons may attend and be heard. Prior to the hearing, written comments may be filed with the West Wendover City Clerk and will be considered at the meeting.

The purpose of this public hearing is to discuss comments received on potential applications, and approve and rank applications prior to submittal to the State.

If you are unable to attend the public hearing, written comments may be directed to the City of West Wendover, P.O. Box 2825, West Wendover, Nevada 89883, or you may telephone Anna Bartlome at 775-664-3081. In addition, information is available for review at the City offices (1111 N. Gene L. Jones Way) and is available for public inspection during normal business hours, from August 2, 2022 to November 1, 2022.

The City of West Wendover promotes fair housing and makes all its programs available to low and moderate income families regardless of age, race, color, relation, sex, national origin, sexual preference, marital status or handicap. The City of West Wendover does not discriminate on the handicapped status in the admission of access to, treatment, employment or activities in it's federally assisted programs.

Persons with disabilities who require special accommodations or assistance at the meeting should notify the City Clerks Office at 775-664-3081 or at 1111 N. Gene L. Jones Way, West Wendover, Nevada, 89883.

This notice is posted at the following locations:
West Wendover City Hall, West Wendover Library, Smith's Food & Drug, Nevada Post Office

Posted/Published: October 18, 2022

AFFIDAVIT OF PUBLICATION

State of Nevada

County of Elko

I, Lorena Sanchez, being first duly sworn, depose and say that I am the Editor of the Wendover Times, a weekly newspaper of general circulation published each Thursday at the City of West Wendover, Elko County, Nevada, that the notice attached hereto and which is part of the affidavit of publication of

Legal notice
Public Hearing - CDBG

Was published in said newspaper for 3 issue(s), the first publication having been made on the 18 day of August, 2023, and the last on the 1 day of September, 2023 that said notice was published in the regular and entire issue of every paper during the period and time of publication, and the same was published in a newspaper proper and not in a supplement.

Lorena Sanchez

Subscribed and sworn to me this 13th day of January, 2023.

MARIA D. HERNANDEZ
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 05-18-24
Certificate No: 12-6459-6

Notary Public

NOTICE OF PUBLIC HEARING FOR DISCUSSION OF POSSIBLE STATE CDBG APPLICATION

NOTICE IS HEREBY GIVEN that the City of West Wendover will conduct a public hearing on **September 6, 2022 at 7:05 p.m. at the West Wendover City Hall, Council Chambers #137** in order to discuss possible applications for funding under the State Community Development Block Grant (CDBG) Program and to solicit citizen input on possible activities to be included in the application. All persons may attend and be heard. Prior to the hearing, written comments may be filed with the West Wendover City Clerk and will be considered at the meeting.

Eligible Priority Activities Under the Above Allocation Consist of: Public Facility and Public Improvements Projects, Planning Studies, Economic Development Business Assistance and Microenterprise Activities.

The Community Development Block Grant Program, (CDBG) is a Federally Funded Program that is administered by the State of Nevada. The national objectives of this program are:

1. To benefit the low and moderate-income persons.
2. To aid in the prevention of and elimination of slums or blight.
3. To meet the Community Developments needs of having a particular urgency when other sources of funding are not available.

In addition, it is the State's goal to give extra consideration to projects addressing documented public health or safety needs or needs identified through a Community Planning Process.

The purpose of this public hearing is to give citizens an opportunity to discuss proposed projects submitted to date and to suggest further ideas. Proposed projects are listed below. Only projects listed here and proposed at the meeting will be forwarded to the City Council for possible selection and approval for application.

Fire Station Facility

To construct and equip a new fire station facility.

A final hearing will be held to discuss, approve and rank applications prior to submittal to the State.

If you are unable to attend the public hearing, written comments may be directed to the City of West Wendover, P.O. Box 2825, West Wendover, Nevada 89883, or you may telephone Anna Bartlome at 775-664-3081. In addition, information is available for review at the City offices (1111 N. Gene L. Jones Way) and is available for public inspection during normal business hours, from August 2, 2022 to November 1, 2022.

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This notice is posted at the following locations:
West Wendover City Hall, West Wendover Library, Smith's Food & Drug, Nevada Post Office

Posted/Published: August 18, 2022

CITY OF WEST WENDOVER
P.O. Box 2825 • 1111 N. Gene L. Jones Way • West Wendover, NV 89883
Office (775) 664-3081 Fax (775) 664-3720

PUBLIC NOTICE PUBLIC NOTICE PUBLIC NOTICE

WEST WENDOVER CITY COUNCIL, REGULAR MEETING

DATE: November 01, 2022
TIME: 7:00 PM

LOCATION:Council Chambers #137, West Wendover City Hall

(THE MAYOR OR MAYOR PRO-TEM RESERVES THE RIGHT TO CHANGE THE ORDER OF THE AGENDA AND IF THE AGENDA IS NOT COMPLETE, TO RECESS THE MEETING AND CONTINUE ON ANOTHER SPECIFIED DATE AND TIME)

(IN THE EVENT THAT PUBLIC COMMENT IS ALLOWED DURING ANY AGENDA ITEM, THE MAYOR OR MAYOR PRO-TEM RESERVES THE RIGHT TO LIMIT SUCH COMMENT AND TERMINATE ANY FURTHER COMMENT)

(EACH SPEAKER, AFTER BEING ACKNOWLEDGED BY THE CHAIR, SHALL COME TO THE PODIUM AND IF REQUIRED FILL OUT A REQUEST TO SPEAK FORM, THEN WILL SPEAK DIRECTLY INTO THE MICROPHONE, AND STATE THEIR NAME, RESIDENCY AND ANY ORGANIZATION THEY ARE REPRESENTING FOR THE RECORD.)

(THESE PROCEEDINGS ARE BEING VIDEO RECORDED. THE COUNCIL MEETINGS CAN BE VIEWED ON THE INTERNET AT www.westwendovercity.com WITHIN 24 HOURS OF THE END OF THE MEETING.)

AGENDA

1. **CALL TO ORDER AND ROLL CALL**

   a. **Roll Call**

2. **PLEDGE OF ALLEGIANCE**

3. **COMMENTS FROM THE GENERAL PUBLIC**

   Requires a sign in sheet and request of the Council to speak, limitation of three minutes.

4. **APPROVAL OF THE MINUTES (For Possible Action)**

   a. **City Council - Special Meeting - Oct 18, 2022 6:30 PM**

   b. **City Council - Regular Meeting - Oct 18, 2022 7:00 PM**

5. **PUBLIC HEARING**

   NOTICE IS HEREBY GIVEN that the City of West Wendover will conduct a public hearing on November 1, 2022 at 7:05 p.m. at the West Wendover City Hall, Council Chambers #137 in order to discuss possible applications for funding under the next fiscal year's State

Community Development Block Grant (CDBG) Program and to solicit citizen input on possible activities to be included in the application. All persons may attend and be heard. Prior to the hearing, written comments may be filed with the West Wendover City Clerk and will be considered at the meeting.

The purpose of this public hearing is to discuss comments received on potential applications, and approve and rank applications prior to submittal to the State.

If you are unable to attend the public hearing, written comments may be directed to the City of West Wendover, P.O. Box 2825, West Wendover, Nevada 89883, or you may telephone Anna Bartlome at 775-664-3081. In addition, information is available for review at the City offices (1111 N. Gene L. Jones Way) and is available for public inspection during normal business hours, from August 2, 2022 to November 1, 2022.

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1. **Discussion and Decision for Selection and Approval of a Project for the Community Development Block Grant Program 2023, and Authorization for Staff to Prepare and Mayor to Execute Any Such Applications, Documents or Agreements as Necessary for the Selected Project and Other Matters Appropriately Related Thereto (For Possible Action)**

6. **PRESENTATION**

   a. **Presentation by Wendover Prevention Group/PACE Coalation Regarding a Proposal on the Use of the City's Annual Opioid Settlement Funds**

7. **NEW BUSINESS**

   a. **Discussion and Decision to Approve a Funding Agreement with the PACE Coalition Related to the City's Annual Opioid Settlement Funds for Use by the PACE Coalition in Cooperation with the Wendover Prevention Group/Tooele County Health Department in Meeting the Necessary Goals for the Opioid Settlement Funds and those of the Wendover Prevention Group and Other Matters Appropriately Related Thereto (For Possible Action)**

   Report By City Manager

   Review/Comment/Action: City Council

   b. **Presentation, Discussion and Decision Regarding the Community Support and Local School Grant Application for the West Wendover High School Football Team Equipment Project and Other Matters Appropriately Related Thereto (For Possible Action)**

   Report By Gregory Smith or WWMS Representative and City Clerk

   Review/Comment/Action: City Council

   c. **Presentation, Discussion and Decision Regarding the Community Support and Local School Grant Application for the West Wendover High School Football Team Equipment Project and Other Matters Appropriately Related Thereto (For Possible Action)**

   Report By Craig Kyllonen or WWHS Representative and City Clerk

   Review/Comment/Action: City Council

d. **Discussion and Decision to Provide Conceptual Site Plan Approval for the LV Petroleum Black Bear Diner Project, Parcel APN # 101-740-111 and Generally Located at 1144 N. Florence Way and Other Matters Appropriately Related Thereto (For Possible Action)**

Report By City Manager

Review/Comment/Action: City Council

e. **Discussion and Decision to Provide Approval for the Proposed Parcel Map for Wendover Christian Fellowship APN #010-740-0BD, Located in Section 18, Township 33 N., Range 70 E., M.D.B.&M. and Generally Located at 2877 Tibbets Boulevard, West Wendover, Nevada 89883 (For Possible Action)**

Report By City Manager

Review/Comment/Action: City Council

f. **Discussion and Decision to Approve the Nonexclusive Telecommunications Franchise Agreement Between Uprise LLC a Nevada Limited Liability Company / dba Uprise Fiber and the City of West Wendover Related to Services to be Provided in the City of West Wendover and Authorize the Execution of Such Agreement and/or Other Documents Related Thereto and Other Matters Appropriately Related Thereto (For Possible Action)**

Report By City Manager

Review/Comment/Action: City Council

8. CONSENT CALENDAR

a. **Discussion and Decision to Adopt Resolution #2022-13; A Resolution Establishing a 'Sweep' Account for the West Wendover General Account Pursuant to N.R.S. 354.609 (For Possible Action)**

Report By Chief Financial Officer

Review/Comment/Action: City Council

9. DEPARTMENT REPORTS

1. **Fire Chief**
2. **Police Chief**
3. **City Clerk/Records Officer**
4. **Chief Financial Officer**
5. **Public Works Director**
6. **City Manager**

10. COMMUNICATIONS

a. **Reports by Elected Officials**

11. APPROVAL OF THE CLAIMS

a. **Claims for November 1, 2022 (For Possible Action)**

12. COMMENTS FROM THE GENERAL PUBLIC

Requires a sign in sheet and request of the Council to speak, limitation of three minutes.

13. NEXT MEETING DATE AND ADJOURNMENT

a. **Adjournment (For Possible Action)**

This notice is posted at the following locations:
West Wendover City Hall, West Wendover Library,
Smith's Food & Drug, Nevada Post Office

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CITY OF WEST WENDOVER
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Office (775) 664-3081 Fax (775) 664-3720

PUBLIC MEETING NOTICE

The West Wendover City Council will meet in a regular session on November 1, 2022, at the West Wendover City Hall, Council Chambers Room #137 at 7:00 p.m. Attached with this notice is the agenda for said meeting of the Council. This notice is posted pursuant to N.R.S. 241 020 as amended by the 1997 Legislature. This notice is posted at the following places no later than October 26, 2022.

WEST WENDOVER CITY HALL
WEST WENDOVER BRANCH LIBRARY
SMITH'S FOOD & DRUG STORE
WEST WENDOVER POST OFFICE

NOTICE TO PERSONS WITH DISABILITIES

Members of the public who are disabled and require special accommodations or assistance at the meeting are requested to notify the City Clerk in writing at the City of West Wendover, 1111 N. Gene L. Jones Way, P.O. Box 2825, West Wendover, Nevada, or by calling (775) 664-3081.

"The City of West Wendover is an equal opportunity provider."

CITY OF WEST WENDOVER
P.O. Box 2825 • 1111 N. Gene L. Jones Way • West Wendover, NV 89883
Office (775) 664-3081 Fax (775) 664-3720

WEST WENDOVER CITY COUNCIL, MINUTES OF THE REGULAR MEETING OF NOVEMBER 01, 2022

1. CALL TO ORDER AND ROLL CALL

Attendee Name	Title	Status	Arrived
Kathy Durham	Councilwoman	Present	
Nick Flores	Councilman	Present	
Izzy Gutierrez	Councilman	Present	
John B. Hanson	Councilman	Present	
Robert Trujillo	Councilman	Present	
Jasie Holm	Mayor	Present	
Cal Kunz	Chief of Police	Present	
Chris Melville	City Manager	Present	
Debbie Sanchez	Chief Financial Officer	Present	
Jeff Knudtson	Fire Chief	Present	
Raul Naranjo	Public Works Director	Present	
Anna Bartlome	City Clerk/Records Officer	Present	

Others Present: Laura Osland, Peter Clegg, Elizabeth Smith, Gregory Smith, Craig Kyllonen, Natalia Loll and Chris Lund

Mayor Holm called the meeting to order at 7:00 p.m. in the West Wendover City Hall, Council Chambers #137. All those present and excused are noted above.

2. PLEDGE OF ALLEGIANCE

Mayor Holm led those present in the Pledge of Allegiance.

3. COMMENTS FROM THE GENERAL PUBLIC

None offered or received.

4. APPROVAL OF THE MINUTES (For Possible Action)

a. City Council - Special Meeting - Oct 18, 2022 6:30 PM

RESULT:	**ACCEPTED [UNANIMOUS]**
MOVER:	Izzy Gutierrez, Councilman
SECONDER:	Kathy Durham, Councilwoman
AYES:	Durham, Flores, Gutierrez, Hanson, Trujillo

b. City Council - Regular Meeting - Oct 18, 2022 7:00 PM

Council Member Gutierrez made a motion to approve the minutes of the special meeting of October 18, 2022 and the minutes of the regular meeting of October 18, 2022. The motion was seconded by Council Member Durham and passed unanimously.

Agenda taken out of order, Consent Calendar heard next, see below.

RESULT:	**ACCEPTED [UNANIMOUS]**
MOVER:	Izzy Gutierrez, Councilman
SECONDER:	Kathy Durham, Councilwoman
AYES:	Durham, Flores, Gutierrez, Hanson, Trujillo

5. PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City of West Wendover will conduct a public hearing on November 1, 2022 at 7:05 p.m. at the West Wendover City Hall, Council Chambers #137 in order to discuss possible applications for funding under the next fiscal year's State Community Development Block Grant (CDBG) Program and to solicit citizen input on possible activities to be included in the application. All persons may attend and be heard. Prior to the hearing, written comments may be filed with the West Wendover City Clerk and will be considered at the meeting.

The purpose of this public hearing is to discuss comments received on potential applications, and approve and rank applications prior to submittal to the State.

If you are unable to attend the public hearing, written comments may be directed to the City of West Wendover, P.O. Box 2825, West Wendover, Nevada 89883, or you may telephone Anna Bartlome at 775-664-3081. In addition, information is available for review at the City offices (1111 N. Gene L. Jones Way) and is available for public inspection during normal business hours, from August 2, 2022 to November 1, 2022.

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Mayor Holm closed the regular portion of the meeting and opened the public hearing portion of the meeting.

Chris Melville explained that this is the last public hearing for the CDBG process. The first public hearing reviews the CDBG program, the second hearing indicates potential projects that are being considered and to receive input on any additional projects, and the final hearing is to put forth any project(s) with a decision by Council on filing an application. Chris explained that during this process the City has had one project which is the Fire Station/EOC

Project. Chris explained that the Fire Station/EOC Project had been proposed to CDBG to see if it meet the initial eligibility and he was notified on October 31, 2022 that it had been approved for eligibility. Chris explained that the formal application is due to CDBG by February 17, 2023. Chris explained the project which included the location of the facility, size of facility, cost of project and funding sources.

Mayor Holm asked who is on the City's team not including the design/build team. Chris explained that the team included himself, Fire Chief Knudtson, Public Works Director Naranjo and our City Engineers. The design/build team includes an additional twelve to fourteen people.

Council Member Durham stated that she cannot believe how long the process is to build a facility. Chris stated that he had a question as to why the City had not built the Fire Station yet and he had explained that it is mainly funding but COVID and supply chain issues did not help the process.

There being no public comment Mayor Holm closed the public hearing and opened the regular portion of the meeting.

1. **Discussion and Decision for Selection and Approval of a Project for the Community Development Block Grant Program 2023, and Authorization for Staff to Prepare and Mayor to Execute Any Such Applications, Documents or Agreements as Necessary for the Selected Project and Other Matters Appropriately Related Thereto (For Possible Action)**

Council Member Durham made a motion to select and approve the Fire Station/EOC project for the Community Development Block Grant Program 2023, and authorize for staff to prepare and Mayor to execute any such applications, documents or agreements as necessary for the selected project. The motion was seconded by Council Member Hanson and passed unanimously.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Kathy Durham, Councilwoman
SECONDER:	John B. Hanson, Councilman
AYES:	Durham, Flores, Gutierrez, Hanson, Trujillo

6. PRESENTATION

a. **Presentation by Wendover Prevention Group/PACE Coalation Regarding a Proposal on the Use of the City's Annual Opioid Settlement Funds**

Chris Melville explained that Peter Clegg and Laura Osland would be giving a brief presentation on how the Wendover Prevention Group and the PACE Coalition will be using the settlement funds from the opioid lawsuit. Chris stated that with the funds from the opioid settlement except for the first year are around $4,000.00 per year. Chris stated that the Wendover Prevention Group and PACE Coalition was seen as one of the best ways that the City could commit the funds, meet the obligation of the settlement and use the funds to educate and assist the public with the opioid crisis.

Peter Clegg and Laura Osland explained that the proposal includes activities such as West Wendover Opioid Summit and Naloxone Training, implementing Botvin LifeSkills training,

training for coalition members to attend Community Anti-Drug Coalitions of America and community events. The PACE Coalition would be the fiscally responsible entity with the funding going through their agency. Peter stated that they could do oral or written reports to show how the funding is being used throughout the year.

Mayor Holm stated that she thinks the collaboration between the Wendover Prevention Group and the PACE Coalition is great and she could not think of a better place for the opioid settlement funding to go. Council Member Durham stated that when the meetings happened to discuss the lawsuit it seemed like there would be all this money that you could potentially get. Council Member Durham stated that after the settlement there was some money that had to be spent a specific way and having a group that can steward the money into programs that will help both communities is great.

Chris explained that the funding agreement and proposal would need to be brought back to a future agenda for adoption.

7. NEW BUSINESS

a. Discussion and Decision to Approve a Funding Agreement with the PACE Coalition Related to the City's Annual Opioid Settlement Funds for Use by the PACE Coalition in Cooperation with the Wendover Prevention Group/Tooele County Health Department in Meeting the Necessary Goals for the Opioid Settlement Funds and those of the Wendover Prevention Group and Other Matters Appropriately Related Thereto (For Possible Action)

Report By City Manager

Review/Comment/Action: City Council

Chris Melville explained

b. Presentation, Discussion and Decision Regarding the Community Support and Local School Grant Application for the West Wendover High School Football Team Equipment Project and Other Matters Appropriately Related Thereto (For Possible Action)

Report By Gregory Smith or WWMS Representative and City Clerk

Review/Comment/Action: City Council

Gregory Smith explained that the application would be for cameras and equipment for the West Wendover Middle School. The idea is to help keep an eye on the students as a preventative measure and to help keep everyone safe. Craig Kyllonen withdrew the Community Support and Local School Grant Application for consideration at this time.

General discussion was had regarding the application submitted by West Wendover Middle School for camera equipment, cost of project, if the project can move forward with partial funding, and if there is the potential of additional funding from other agencies.

Council Member Durham made a motion to contribute $20,000.00 regarding the Community Support and Local School Grant Application for the West Wendover Middle School Camera Equipment Project. The motion was seconded by Council Member Trujillo and passed. Council Member Gutierrez voted nay.

RESULT:	**APPROVED [4 TO 1]**
MOVER:	Nick Flores, Councilman
SECONDER:	Robert Trujillo, Councilman
AYES:	Kathy Durham, Nick Flores, John B. Hanson, Robert Trujillo
NAYS:	Izzy Gutierrez

c. **Presentation, Discussion and Decision Regarding the Community Support and Local School Grant Application for the West Wendover High School Football Team Equipment Project and Other Matters Appropriately Related Thereto (For Possible Action)**

Report By Craig Kyllonen or WWHS Representative and City Clerk

Review/Comment/Action: City Council

Craig Kyllonen withdrew the Community Support and Local School Grant Application for consideration.

d. **Discussion and Decision to Provide Conceptual Site Plan Approval for the LV Petroleum Black Bear Diner Project, Parcel APN # 101-740-111 and Generally Located at 1144 N. Florence Way and Other Matters Appropriately Related Thereto (For Possible Action)**

Report By City Manager

Review/Comment/Action: City Council

Chris Melville explained that he has provided the conceptual site plan for the LV Petroleum Black Bear Diner Project and the preliminary site plan will be on the November 15th agenda.

Council Member Durham made a motion to provide conceptual site plan approval for the LV Petroleum Black Bear Diner Project, Parcel APN #101-740-111 and generally located at 1144 N. Florence Way. The motion was seconded by Council Member Flores and passed unanimously.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Kathy Durham, Councilwoman
SECONDER:	Nick Flores, Councilman
AYES:	Durham, Flores, Gutierrez, Hanson, Trujillo

e. **Discussion and Decision to Provide Approval for the Proposed Parcel Map for Wendover Christian Fellowship APN #010-740-0BD, Located in Section 18, Township 33 N., Range 70 E., M.D.B.&M. and Generally Located at 2877 Tibbets Boulevard, West Wendover, Nevada 89883 (For Possible Action)**

Report By City Manager

Review/Comment/Action: City Council

Chris Melville explained that he has provided the final draft parcel map that would split the parcel into two pieces. Chris stated that Wendover Christian Fellowship Church had mentioned splitting the parcel years ago but are just now getting to that point. Chris asked that any motion be conditional upon the City Manager and City Engineer.

Chris Lund stated that by splitting the parcel the Wendover Christian Fellowship Church would be able to sell the one parcel for someone to build apartments on. Chris Lund stated that he hopes the church project will be complete soon and looking good.

Council Member Trujillo made a motion to approve the parcel map for Wendover Christian Fellowship APN #010-740-0BD, located in Section 18, Township 33 N., Range 70 E., M.D.B.&M. and generally located at 2877 Tibbets Boulevard, West Wendover, Nevada 89883 with final approval by the City Manager and City Engineer. The motion was seconded by Council Member Hanson and passed unanimously.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Robert Trujillo, Councilman
SECONDER:	John B. Hanson, Councilman
AYES:	Durham, Flores, Gutierrez, Hanson, Trujillo

f. **Discussion and Decision to Approve the Nonexclusive Telecommunications Franchise Agreement Between Uprise LLC a Nevada Limited Liability Company / dba Uprise Fiber and the City of West Wendover Related to Services to be Provided in the City of West Wendover and Authorize the Execution of Such Agreement and/or Other Documents Related Thereto and Other Matters Appropriately Related Thereto (For Possible Action)**

Report By City Manager

Review/Comment/Action: City Council

Chris Melville explained that Uprise Fiber is providing fiber service to the school facilities and would need to have a franchise agreement with the City. Chris stated that Uprise Fiber has executed the nonexclusive telecommunications franchise agreement and if approved will need to be signed by the Mayor. Chris stated that they would like to be underway before winter.

Council Member Durham disclosed that she works for Elko County School District but will not benefit by this item.

Council Member Durham made a motion to approve the Nonexclusive Telecommunications Franchise Agreement between Uprise LLC a Nevada Limited Liability Company / dba Uprise Fiber and the City of West Wendover related to services to be provided in the City of West Wendover and authorize the execution of such agreement and/or other documents related thereto. The motion was seconded by Council Member Flores and passed unanimously.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Kathy Durham, Councilwoman
SECONDER:	Nick Flores, Councilman
AYES:	Durham, Flores, Gutierrez, Hanson, Trujillo

8. CONSENT CALENDAR

a. **Discussion and Decision to Adopt Resolution #2022-13; A Resolution Establishing a 'Sweep' Account for the West Wendover General Account Pursuant to N.R.S. 354.609 (For Possible Action)**

Report By Chief Financial Officer

Review/Comment/Action: City Council

Debbie Sanchez explained that Nevada State Bank had contacted the City about opening a Sweep Account. The account would be attached to the City's direct deposit account and would operate in the background. The sweep account would take all the funds and earn interest 24/7. Debbie stated that at the time she wrote the memo interest was 2.99% but has now gone up. Debbie stated that the City has the potential to earn up to $30,000.00 a month in interest by opening the sweep account. Debbie explained that Nevada State Bank would charge a fee of $150.00 per month and earn .15 dividend. Debbie explained that the City can close the sweep account at any time.

Council Member Durham made a motion to adopt Resolution #2022-13; a resolution establishing a 'Sweep' Account for the West Wendover General Account pursuant to N.R.S. 354.609. The motion was seconded by Council Member Gutierrez and passed unanimously.

Agenda taken back in order, Public Hearing heard next, see above.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Kathy Durham, Councilwoman
SECONDER:	Izzy Gutierrez, Councilman
AYES:	Durham, Flores, Gutierrez, Hanson, Trujillo

9. DEPARTMENT REPORTS

1. Fire Chief

Jeff Knudtson had nothing to add to his report.

2. Police Chief

Cal Kunz had nothing to add to his report.

Mayor Holm wished Cal a Happy Birthday.

3. City Clerk/Records Officer

Anna Bartlome had nothing to add to her memo.

4. Chief Financial Officer

Debbie Sanchez had nothing to add to her memo.

5. Public Works Director

Raul Naranjo had nothing to add to his memo.

6. City Manager

Chris Melville explained that the TA Truck Stop is still in process as they are currently working with NDOT for approval of the drainage study, traffic study and the tie-in of the old Frontage Road. The Vertical Horizon Project has completed their approval of the Conex facility and the green house plans are being submitted. Chris stated that Deep Roots has put their project on hold at this time. Chris stated that a pre-construction meeting for the Downtown Infrastructure Project has been held and a notice to proceed should be issued in

December.

10. COMMUNICATIONS

a. Reports by Elected Officials

Council Member Durham stated that the Elko County School Board meeting had been held in West Wendover on October 25, 2022. Council Member Durham stated that one of the academy classes met with the superintendent and had a very open dialog about how we feel in West Wendover so far removed from the district. Council Member Durham reminded everyone of the election on November 8th and hoped everyone would vote. Council Member Durham wished all the candidates well and hope they fulfill their obligations well. Council Member Durham stated that the poker tournament for Shop with Cop is Thursday (November 3rd).

Council Member Gutierrez thanked all the Department Heads and their staff for all they do. Council Member Gutierrez apologized to Mr. Smith as it was not his intention to make any one uncomfortable. Council Member Gutierrez stated that with the Community Support and Local School Grant process we may need to regroup and come up with a solution. Council Member Gutierrez wished the candidates good luck in the upcoming election.

Council Member Flores thanked all the Department Heads for all they do. Council Member Flores apologized to Mr. Smith for what he went through as it is not something he should have gone through. Council Member Flores thanked the PACE Coalition and the Wendover Prevention Group for their presentation.

Council Member Trujillo thanked the Department Heads for all they do. Council Member Trujillo apologized to Mr. Smith. Council Member Trujillo wished everyone running for election good luck.

Council Member Hanson thanked the Department Heads for all they do. Council Member Hanson apologized to Mr. Smith. Council Member Hanson stated that it is very uncomfortable on the Council when you have to turn down something that you know is needed. Council Member Hanson hoped everyone had a good evening and thanked the audience for being present.

Mayor Holm stated that she will be meeting with the Department of Health and Welfare Division on Friday (November 4th) to discuss them coming twice a month in which they would be able to approve food stamps or the snap card that same day. Mayor Holm thanked the Wendover Prevention Group and the PACE Coalition for their presentation as she is really happy that all the work that has happened up to this point will be of some benefit. Mayor Holm stated that they did not want to make anyone uncomfortable they are just trying to figure out how to move forward. Mayor Holm thanked the Department Heads for all they do.

11. APPROVAL OF THE CLAIMS

a. Claims for November 1, 2022 (For Possible Action)

Council Member Flores made a motion to approve the claims for November 1, 2022. The motion was seconded by Council Member Gutierrez and passed unanimously.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Nick Flores, Councilman
SECONDER:	Izzy Gutierrez, Councilman
AYES:	Durham, Flores, Gutierrez, Hanson, Trujillo

12. COMMENTS FROM THE GENERAL PUBLIC

None offered or received.

13. NEXT MEETING DATE AND ADJOURNMENT

a. Motion to: **Adjournment (For Possible Action)**

The next meeting date is a regular meeting on November 15, 2022 at 7:00 p.m. in the West Wendover City Hall, Council Chambers #137. Council Member Gutierrez made a motion to adjourn at 8:40 p.m. The motion was seconded by Council Member and passed unanimously.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Izzy Gutierrez, Councilman
SECONDER:	Kathy Durham, Councilwoman
AYES:	Durham, Flores, Gutierrez, Hanson, Trujillo

ATTEST:

Anna E. Bartlome
City Clerk/Records Officer

EXHIBIT 3-01
USDA Loan Approval

United States Department of Agriculture

Rural Development

Nevada State Office

1390 South Curry St.
Carson City, NV
89703

Voice 775.887.1222
Fax 855.816.1209

October 1, 2018

City of West Wendover
Attn: Chris Melville
1111 N. Gene L. Way
West Wendover, NV 89883

RE: Application for USDA Rural Development Funding – Fire Station Project

Dear Mr. Melville,

Enclosed for your records is a copy of the approved RD Form 1940-1 Request for Obligation of Funds for the loan amount of $8,906,800. As of October 1, 2018, funds have been obligated and are available for the project.

If you have any questions, please contact Cheryl Couch at 775-887-1222, ext. 4760 or by email at Cheryl.couch@usda.gov.

Sincerely,



Sharon Goodwin
Community Programs Technician

Enclosures

USDA is an equal opportunity provider, employer and lender.

USDA
Form RD 1940-1
(Rev. 06-10)

REQUEST FOR OBLIGATION OF FUNDS

FORM APPROVED
OMB No. 0570-0062

INSTRUCTIONS-TYPE IN CAPITALIZED ELITE TYPE IN SPACES MARKED ( )
Complete Items 1 through 29 and applicable Items 30 through 34. See FMI.

1. CASE NUMBER ST CO BORROWER ID 33-004-*****2071	LOAN NUMBER 25	FISCAL YEAR 18
2. BORROWER NAME City of West Wendover	3. NUMBER NAME FIELDS *(1, 2, or 3 from Item 2)*	
	4. STATE NAME Nevada	
	5. COUNTY NAME Elko	

GENERAL BORROWER/LOAN INFORMATION

6. RACE/ETHNIC CLASSIFICATION	7. TYPE OF APPLICANT	8. COLLATERAL CODE	9. EMPLOYEE RELATIONSHIP CODE
1 - WHITE, 2 - BLACK, 3 - AI/AN, 4 - HISPANIC, 5 - A/PI	1 - INDIVIDUAL, 2 - PARTNERSHIP, 3 - CORPORATION, 4 - PUBLIC BODY, 5 - ASSOC. OF FARMERS, 6 - ORG. OF FARMERS, 7 - NONPROFIT-SECULAR, 8 - NONPROFIT-FAITH BASED, 9 - INDIAN TRIBE, 10-PUBLIC COLLEGE/UNIVERSITY, 11-OTHER 4	1- REAL ESTATE SECURED, 2-REAL ESTATE AND CHATTEL, 3 - NOTE ONLY OR CHATTEL ONLY, 4 - MACHINERY ONLY, 5 - LIVESTOCK ONLY, 6 - CROPS ONLY, 7 - SECURED BY BONDS, 8 - RLF ACCT 3	1 - EMPLOYEE, 2 - MEMBER OF FAMILY, 3 - CLOSE RELATIVE, 4 - ASSOC.

10. SEX CODE	11. MARITAL STATUS	12. VETERAN CODE	13. CREDIT REPORT
1 - MALE, 2 - FEMALE, 3 - FAMILY UNIT, 4 - ORGAN. MALE OWNED, 5 - ORGAN FEMALE OWNED, 6 - PUBLIC BODY 6	1 - MARRIED, 2 - SEPARATED, 3 - UNMARRIED (INCLUDES WIDOWED/DIVORCED)	1 -YES, 2 -NO	1 -YES, 2 -NO 2

14. DIRECT PAYMENT	15. TYPE OF PAYMENT	16. FEE INSPECTION	
2 *(See FMI)*	1 - MONTHLY, 2 - ANNUALLY, 3 - SEMI-ANNUALLY, 4 - QUARTERLY 1	1 -YES, 2 - NO 2	

17. COMMUNITY SIZE	18. USE OF FUNDS CODE
1 - 10 000 OR LESS (FOR SFH AND 2 - OVER 10,000 HPG ONLY)	(See FMI)

COMPLETE FOR OBLIGATION OF FUNDS

19. TYPE OF ASSISTANCE	20. PURPOSE CODE	21. SOURCE OF FUNDS	22. TYPE OF ACTION
075 *(See FMI)*	1		1 -OBLIGATION ONLY, 2 - OBLIGATION/CHECK REQUEST, 3 - CORRECTION OF OBLIGATION

23. TYPE OF SUBMISSION	24. AMOUNT OF LOAN	25. AMOUNT OF GRANT
1 - INITIAL, 2 -SUBSEQUENT 2	$8,906,800.00	

26. AMOUNT OF IMMEDIATE ADVANCE	27. DATE OF APPROVAL	28. INTEREST RATE	29. REPAYMENT TERMS
	MO DAY YR 09 25 2018	3.875 %	38

COMPLETE FOR COMMUNITY PROGRAM AND CERTAIN MULTIPLE-FAMILY HOUSING LOANS

30. PROFIT TYPE	
1 - FULL PROFIT, 2 - LIMITED PROFIT, 3 - NONPROFIT	

COMPLETE FOR EM LOANS ONLY	COMPLETE FOR CREDIT SALE-ASSUMPTION
31. DISASTER DESIGNATION NUMBER *(See FMI)*	32. TYPE OF SALE 1 -CREDIT SALE ONLY, 2 - ASSUMPTION ONLY, 3 -CREDIT SALE WITH SUBSEQUENT LOAN, 4 -ASSUMPTION WITH SUBSEQUENT LOAN
FINANCE OFFICE USE ONLY	**COMPLETE FOR FP LOANS ONLY**
33. OBLIGATION DATE MO DA YR	34. BEGINNING FARMER/RANCHER *(See FMI)*

If the decision contained above in this form results in denial, reduction or cancellation of USDA assistance, you may appeal this decision and have a hearing or you may request a review in lieu of a hearing. Please use the form we have included for this purpose.

Position 2

ORIGINAL - Borrower's Case Folder **COPY 1 - Finance Office** **COPY 2 - Applicant/Lender** **COPY 3 - State Office**

According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0570-0062. The time required to complete this information collection is estimated to average 15 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

CERTIFICATION APPROVAL

For All Farmers Programs

EM, OL, FO, and SW Loans

This loan is approved subject to the availability of funds. If this loan does not close for any reason within 90 days from the date of approval on this document, the approval official will request updated eligibility information. The undersigned loan applicant agrees that the approval official will have 14 working days to review any updated information prior to submitting this document for obligation of funds. If there have been significant changes that may affect eligibility, a decision as to eligibility and feasibility will be made within 30 days from the time the applicant provides the necessary information.

If this is a loan approval for which a lien and/or title search is necessary, the undersigned applicant agrees that the 15-working-day loan closing requirement may be exceeded for the purposes of the applicant's legal representative completing title work and completing loan closing.

35. COMMENTS AND REQUIREMENTS OF CERTIFYING OFFICIAL

Subject to meeting the conditions of the letter of conditions dated 09/24/2018.

36. I HEREBY CERTIFY that I am unable to obtain sufficient credit elsewhere to finance my actual needs at reasonable rates and terms, taking into consideration prevailing private and cooperative rates and terms in or near my community for loans for similar purposes and periods of time. I agree to use the sum specified herein, subject to and in accordance with regulations applicable to the type of assistance indicated above, and request payment of such sum. I agree to report to USDA any material adverse changes, financial or otherwise, that occur prior to loan closing. I certify that no part of the sum specified herein has been received. I have reviewed the loan approval requirements and comments associated with this loan request and agree to comply with these provisions.

(For FP loans at eligible terms only) If this loan is approved, I elect the interest rate to be charged on my loan to be the lower of the interest rate in effect at the time of loan approval or loan closing. If I check "NO", the interest rate charged on my loan will be the rate specified in Item 28 of this form. X YES _____ NO

WARNING: **Whoever, in any matter within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies, conceals or covers up by any trick, scheme, or device a material fact, or makes any false, fictitious or fraudulent statements or representations, or makes or uses any false writing or document knowing the same to contain any false, fictitious or fraudulent statement or entry, shall be fined under this title or imprisoned not more than five years, or both."**

Date September 24, 20 18

Daniel Corona, Mayor

(Signature of Applicant)

Date _____, 20 ____

(Signature of Co-Applicant)

37. I HEREBY CERTIFY that all of the committee and administrative determinations and certifications required by regulations prerequisite to providing assistance of the type indicated above have been made and that evidence thereof is in the docket, and that all requirements of pertinent regulations have been complied with. I hereby approve the above-described assistance in the amount set forth above, and by this document, subject to the availability of funds, the Government agrees to advance such amount to the applicant for the purpose of and subject to the availability prescribed by regulations applicable to this type of assistance.

Cheryl Couch

(Signature of Approving Official)

Typed or Printed Name: Cheryl Couch

Date Approved: 09/25/18

Title: Commuity Programs Director

38. TO THE APPLICANT: As of this date 10/01/2018, this is notice that your application for financial assistance from the USDA has been approved, as indicated above, subject to the availability of funds and other conditions required by the USDA. If you have any questions contact the appropriate USDA Servicing Office.

1940-1 Attachment

City of West Wendover
Borrower Name

Fire Station
Project

"The grantee understands the requirements for receipt of funds under the Community Facilities Grant program. The grantee assures and certifies that it is in compliance with all applicable laws, regulations, Executive Orders, and other applicable requirements, including those set forth in Form RD 3570-3, 7 CFR parts 3015, 3016, or 3019 as subsequently modified, and the letter of conditions.

"The grantee understands that any property acquired or improved with Federal grant funds may have use and disposition conditions which apply to the property as provided by 7 CFR parts 3015, 3016, or 3019 in effect at this time an as may be subsequently modified."

"The grantee understands that any sale or transfer of property is subject to the interest of the United States Government in the market value in proportion to its participation in the project as provided by 7 CFR parts 3015, 3016, or 3019 in effect at this time and as may be subsequently modified."

Grantee Acknowledgement:

Authorized Signature

9/24/18
Date

EXHIBIT 3-02
USDA Grant
LOC Amendment

September 28, 2022

City of West Wendover
Jasie Holm, Mayor
PO Box 2825
1111 Gene L Jones Way
West Wendover NV 89883

Re: Amendment #1 to Letter of Conditions for a Community Facilities Program Loan/Grant to West Wendover Fire Station dated September 24, 2018

CFDA Number – 10.766 Community Facilities Loans and Grants
Loan : $8,906,800
Grant: $ 200,000

This is an Amendment #1 to the Letter of Conditions issued 09-24-2018. This amendment is to update the funding sources, project budget and additional conditions related directly to the grant. All text in italics indicates a change to the original Letter of Conditions.

This letter, with attachments, establishes conditions that must be understood and agreed to by the applicant before further consideration may be given to the application for Federal Assistance. The State and Area Office staff of USDA Rural Development (RD) will administer the loan and/or grant funds for this project on behalf of the Rural Housing Service. All parties may access information and regulations referenced in this letter at our website located at: https://www.rd.usda.gov/programs-services/community-facilities. Any changes in project cost, source of funds, scope of services, or any other significant change (this includes significant changes in the Borrower's financial condition, operation, organizational structure or executive leadership) in the project or applicant must be reported to and approved by USDA Rural Development by written amendment to this letter. **Any changes not approved by USDA Rural Development will be cause for discontinuing processing of the application**. If you do not meet the conditions of this letter, the Agency reserves the right to withdraw Agency funding.

This letter is not to be considered as grant approval or as representation to the availability of the additional funds. The application can be processed on the basis of a USDA Rural Development grant not to exceed $200,000. Funds for this project are provided by the Rural Housing Service (RHS).

The grant will be considered approved on the date Form RD 1940-1, "Request for Obligation of Funds," is returned by USDA Rural Development.

Project Budget—*Based on Standard Form 424, "Application for Federal Assistance," the project cost and funding will be as follows:*

a.	Project Cost	Total	USDA Loan	USDA Grant	Other
	Land/Right-of-Ways	*$ 840,000*	*$ 840,000*		
	Preliminary Design	*$ 75,000*	*$ 75,000*		
	Design Architectural Fees	*$ 786,679*	*$ 786,679*		
	Construction	*$12,525,459*	*$6,952,854*	*$200,000*	*$5,372,605*
	Cost for Interim Loan	*$ 77,267*	*$ 77,267*		
	Bond Counsel	*$ 75,000*	*$ 75,000*		
	Interest	*$ 100,000*	*$ 100,000*		
	Contingencies	*$ 294,417*			*$ 294,417*
	TOTAL:	*$14,773,822*	*$ 8,906,800*	*$200,000*	*$5,667,022*

b.	Source of Funds	
	USDA Loan	*$ 8,906,800*
	USDA Grant	*$ 200,000*
	Applicant Contribution	*$ 2,325,268*
	NV State Infrastructure Bank Or CDBG	*$ 3,341,754*
	TOTAL:	*$ 14,773,822*

Any changes in funding sources following obligation of Agency funds must be reported to the processing official. Project feasibility and funding will be reassessed if there is a significant change in project costs after bids are received. If actual project costs exceed the project cost estimates, an additional contribution by the borrower may be necessary.

In addition to the conditions in the Letter of Conditions dated September 24, 2018, the applicant must fully comply with all requirements on Form RD 3570-3, Community Facilities Grant Agreement and the attached conditions. The Agency reserves the right to cancel funds if the applicant does not fully comply with all requirements as presented or subsequently modified, as needed. In the event the project has not advanced to the point of construction within one (1) year, USDA Rural Development reserves the right to discontinue the processing of the application.

If you have any questions, feel free to contact this office.

Sincerely,

GUSTIN WEGREN

Digitally signed by GUSTIN WEGREN
Date: 2022.09.28 14:16:47 -07'00'

Gus Wegren
Community Programs Director

CC: Lucas Ingvoldstad, State Director, USDA RD – via email lucas.ingvoldstad@usda.gov
Chris Melville, City Manager – via email cmelville@westwendovercity.com
Craig Neely, Aqua Engineering – via email craign@aquaeng.com
Shay Stark, Aqua Engineering – via email shays@aquaeng.com
Kendra Follett Sherman & Howard, via email KFollett@shermanhoward.com
Gary DiGrazia, Gary DiGrazia, via email dclaws@frontiernet.net

ATTACHMENT TO LETTER OF CONDITIONS

SECTION I. CONDITIONS TO BE SATISFIED PRIOR TO LOAN/GRANT CLOSING OR BEFORE CONSTRUCTION BEGINS, WHICHEVER OCCURS FIRST

1. ***Suspension and Debarment Screening*** *– You will be asked to provide information on the principals of your organization. Agency staff must conduct screening for suspension and debarment of the entity, as well as its principals through the Do Not Pay Portal.*

    a. *Principal –*
        i. *An officer, director, owner, partner, principal investigator, or other person within a participant with management or supervisory responsibilities related to a covered transaction; or*
        ii. *A consultant or other person, whether or not employed by the participant or paid with federal funds, who –*
            1. *Is in a position to handle federal funds;*
            2. *Is in a position to influence or control the use of those funds; or,*
            3. *Occupies a technical or professional position capable of substantially influencing the development or outcome of an activity required to perform the covered transaction. (2 CFR §180.995)*

2. ***Disbursement of Funds***

    a. *The applicant will provide evidence that funds from other sources will be made available for the project cost in the amount of $3,341,754. This evidence should include a copy of the loan/grant award that addresses how funds will be disbursed.*

    b. *The applicant's contribution will be reassessed when guaranteed maximum price is established.*

    c. *Agency funds will not be used to pre-finance funds committed to the project from other sources.*

3. ***Security Requirements***

    a. *At loan closing the applicant will execute the attached Form RD 1942-47, "Loan Resolution (Public Bodies)". Please note the refinancing provision in paragraph 2. Also, on page 3 there is a certification to be executed at loan closing.*

    b. *The applicant will be required to execute and complete Form RD 3570-03, "Agreement for Administrative Requirements for Community Facilities Grants" and "Notice of Federal Interest" at the time of grant closing*

    Prior to any disbursement of funds, a Notice of Federal Interest must be recorded in the official real property records for the jurisdiction where the facility is or will be

located. The applicant must provide evidence of the recording. Federal interest cannot be defeated by a grantee's failure to file a Notice of Federal Interest.

c. *The Notice of Federal Interest will remain recorded on the secured property after the loan is paid in full.*

d. *The grantee understands that any property acquired or improved with Federal grant funds may have use and disposition conditions which apply to the property as provided by 2 CFR part 200 in effect at this time and as may be subsequently modified.*

e. *The grantee understands that any sale or transfer of property is subject to the interest of the United States Government in the market value in proportion to its participation in the project as provided by 2 CFR part 200 in effect at this time and as may be subsequently modified.*

f. *In accordance with 2 CFR 200.330, the grantee understands that it must submit regular reports on the status of real property in which the Federal Government retains an interest. Reports shall be submitted annually for the first three years of the award and every five years thereafter on SF-429 Real Property Status Report, or similar format.*

c. *At loan closing, the applicant will execute the attached Form RD 1942-9 "Loan Resolution (Security Agreement)". Please review the refinancing provision on page 4, section 7. Also note the certification on the bottom of page 4, which is to be executed at the time of loan closing.*

SECTION II. [LOAN/GRANT] CONDITIONS TO BE SATISFIED DURING CONSTRUCTION

1. ***Disbursement of Grant Funds****—USDA Rural Development funds will be advanced as they are needed in the amount(s) necessary to cover the Rural Development proportionate share of obligation due and payable to the Grantee. Interest earned on grant funds in excess of $250 for Nonprofits and $100 for Public Bodies per year will be submitted to Rural Development at least quarterly, as required in 2 CFR part 200 as applicable.*

EXHIBIT 3-03
Nevada CDBG Award

101 North Carson Street
Carson City, Nevada 89701
Office: (775) 684-5670
Fax No.: (775) 684-5685

555 East Washington Avenue, Suite 5100
Las Vegas, Nevada 89101
Office: (702) 486-2500
Fax No.: (702) 486-2505

Office of the Governor

4/17/2023

The Honorable Jasie Holm
Mayor of the City of West Wendover
P.O. Box 2825
West Wendover, NV 89883

Dear Mayor Holm:

I am pleased to award $500,000 from the Nevada Community Development Block Grant (CDBG) Program to the City of West Wendover. Recently, rural communities submitted 13 eligible applications requesting $5,970,710.00 in funding from the CDBG program. The 2023 HUD allocation was $2,895,399.00. Therefore, not all projects were fully funded.

The funds awarded to the City of West Wendover are for the West Wendover Fire Station/EOC project $500,000.

Since 1982, CDBG funds have proven beneficial to communities throughout the state. Nevada's rural counties and small cities have been able to improve their quality of life by upgrading infrastructure, constructing facilities, and promoting economic development. Your project continues the worthwhile utilization of CDBG funds.

I wish you success with this project, which I know will benefit the residents of the City of West Wendover.

Sincere Regards,

JOE LOMBARDO
Governor

Nevada Governor's Office of
ECONOMIC DEVELOPMENT

808 West Nye Lane, Carson City, NV 89703
775.687.9900
www.goed.nv.gov

April 20, 2023

The Honorable Jasie Holm
Mayor of the City of West Wendover
P.O. Box 2825
West Wendover, NV 89883

Re: Community Development Block Grant Award

Dear Mayor Holm:

We are pleased to award a $500,000 grant from the Nevada Community Development Block Grant (CDBG) Program to City of West Wendover to assist with the following project:

- Fire Station/EOC Project: $500,000; 23/PF/04

Enclosed please find: (1) the Grant Award agreement and (2) a sample Certification Letter. Please sign the original Grant Award agreement and a Certification Letter. The letter must be printed on City of West Wendover's stationery. Submit the originals to CDBG office and retain copies for your grant file.

Please ensure that your grant administrator is familiar with the contents of the grant agreement. This document provides important, but frequently overlooked, requirements of the grant.

The environmental review (ER) requirements need to be met for this 2023 project. All prescribed ER documentation is due September 30, 2023 and must be approved by CDBG staff prior to issuance of the Notice to Proceed and implementation of the project.

Further, please note the following grant conditions:

1) Grant funds cannot be spent or otherwise obligated by the grantee until the CDBG Program Administrator issues a Notice to Proceed.

2) Any expenses incurred prior to the issuance of the Notice to Proceed may be ineligible for payment from grant funds, unless approved in advance by the CDBG Program Administrator.

3) The first draw down of funds must be made within nine months from the date of the grant award (March 31st). Spending grant monies expeditiously is important to CDBG and HUD. Early start-up and timely completion of the project are important and relevant to future grant allocations. As a general rule, the funds are only available within the specified grant period unless an extension is requested and received. Approval of an extension depends on the nature of the project delays.

4) Please ensure the requirements for Non-Discrimination/Equal Opportunity are met.

5) The Minority Business Enterprise Report, the Grantee's Notification of Contracts and Subcontracts Awarded, the Project Benefits Report, Final Financial documents, and Job Creation information are critical components of HUD's reporting requirements and necessary for grant closure. Please ensure that these forms are completed, where appropriate, and submitted to CDBG within 30 days of the completion of the project.

We look forward to working closely with you towards the successful and timely completion of your project. The Rural Community & Economic Development staff members are available for assistance should any problems arise and may be contacted at (775) 687-9900.

Sincerely,

Shari Davis
Director, Rural Economic and Community Development
Governor's Office of Economic Development

Cc: Chris Melville, Grant Administrator

Encl: Grant Agreement
Sample Certification Letter

Nevada Governor's Office of
ECONOMIC DEVELOPMENT

GRANT AGREEMENT

Nevada Governor's Office of Economic Development (GOED)
Rural Community and Economic Development Division
808 West Nye Lane, Carson City, Nevada 89703

1. **PARTIES:** This agreement is between the Nevada Governor's Office of Economic Development

Community Development Block Grant Program (CDBG): CFDA# 14.228 FAIN# B-23-DC-32-0001

CDBG Grant #: 23/PF/04 **Eligible Activity:** 105(a)(2) (Program) **National Objective:** LMI- Area Benefit

Referred to as STATE, and the following GRANTEE:

City of West Wendover Name			
P.O. Box 2825 Address	**West Wendover** City	**NV** State	**89883** Zip Code
88-0272071 UGLG EIN Number	**5N4R3** CCR (CAGE) Number		**H8KSC4WPK865** UEI Number
West Wendover Project Address	**West Wendover** City	**NV** State	**89883** Zip Code
Chris Melville, City Manager Contact Person (Name, Title)	**775-664-3081** Phone #	**775-664-3720** FAX #	
cmelville@westwendovercity.com Contact Person's Email			

2. **GENERAL PURPOSE OF AGREEMENT:**
Construction of a new Fire Station facility for the City of West Wendover, to be located west and adjacent to the West Wendover City Hall on N. Gene L. Jones Way, West Wendover, Nevada.

3. **AGREEMENT PERIOD:** Commencing on **7/1/2023** and terminating on **6/30/2025**.

4. **AGREEMENT COSTS:** GRANTEE will be paid a maximum of $500,000 pursuant to the budget attached hereto as Attachment E.

Funds by Year:

Year:	2023	$ 500,000
Year:		$
Year:		$

5. ATTACHMENTS:

- ATTACHMENT A – GENERAL PROVISIONS
- ATTACHMENT B – PROGRAM TERMS AND CONDITIONS
- ATTACHMENT C – SCOPE OF WORK
- ATTACHMENT D – IMPLEMENTATION SCHEDULE
- ATTACHMENT E - BUDGET
- ATTACHMENT F – FEDERAL ASSURANCES/CERTIFICATIONS

EXECUTION

IN ACCEPTING THESE FUNDS, IT IS UNDERSTOOD THAT:
1. This award is subject to the availability of appropriate funds.
2. Recipient of these funds agrees to the conditions of this Grant Agreement, including all Attachments which are hereby incorporated by reference.

IN WITNESS WHEREOF, the parties sign and cause this Grant Agreement to be effective as of the date indicated below.

GRANTEE

APPROVED: City of West Wendover

By: _____
Signature of Elected Official

Jasie Holm
Printed Name

Mayor
Title

STATE

APPROVED: GOED, RURAL COMMUNITY AND ECONOMIC DEVELOPMENT DIVISION

By: _____
Shari Davis, Director
NV Governor's Office of Economic Development
808 W. Nye Lane, Carson City, NV 89703
sadavis@goed.nv.gov
(775) 687-9911

Execution Date: 7/1/2023

ATTACHMENT A - GENERAL PROVISIONS

1. **AUTHORITY**: Provisions of this Agreement are pursuant to the authority set forth in the Nevada Revised Statutes chapters 231 and 332, and related statutes which permit the STATE to contract with service providers for certain specified services.

2. **CONTRACT JURISDICTION, CHOICE OF LAW AND VENUE**: The provisions of this agreement shall be governed by the laws of the State of Nevada. The parties shall submit to the jurisdiction of the courts of the State of Nevada for any dispute arising out of this Agreement or the breach thereof. Venue shall be in Carson City, in the First Judicial District Court.

3. **LAWS AND REGULATIONS**: The GRANTEE and any and all supplies, services, equipment, and construction proposed and furnished under this Agreement will comply fully with all applicable Federal and State laws and regulations.

4. **PROJECT DESIGN AND COMPLETION**: The GRANTEE will use the grant under this Agreement for the project as detailed in the Grant Application, including any written modifications resulting from the review of the Application by the STATE. The GRANTEE shall complete the project described in Attachment D - Scope of Work within the contract period shown on page 1 of this Agreement.

5. **RECORDS ADMINISTRATION**: The GRANTEE shall maintain, or supervise the maintenance of, all records necessary to properly account for the payments made to the GRANTEE pursuant to this Agreement. These records shall be retained by the GRANTEE for five years after the project has been monitored and closed. The GRANTEE agrees to allow State and Federal auditors, and State Agency Staff, access to all the records related to this Agreement, for audit and inspection, and monitoring of services. Such access will be during normal business hours, or by appointment.

6. **CONFLICT OF INTEREST**: GRANTEE represents that none of its officers or employees are officers or employees of the State of Nevada, unless disclosure has been made and approval received, in writing, from the STATE.

   GRANTEE confirms that no officer, employee or agent of the GRANTEE will participate in the selection or in the award or administration of a contract supported by Federal funds if a conflict of interest, real or apparent, would be involved. Such a conflict would arise when the officer, employee or agent, any member of his or her immediate family, his or her partner, or an organization that employs or is about to employ any of the above, has a financial or other interest in the firm selected to award. GRANTEE'S officers, employees or agents will neither solicit nor accept gratuities, favor or anything of monetary value from contractors, potential contractors, or parties to sub agreements during office tenure or for one year after the close out of the grant. This stipulation must be included in all other contracts and subcontracts to the grant.

   No portion of the grant funds under this Agreement will be used for any partisan political activity, to further the election or defeat of any candidate for public office, or influence the approval or defeat of any ballot issue.

7. **INDEPENDENT CONTRACTOR**: The GRANTEE shall be an independent contractor, and as such, shall have no authorization, express or implied, to bind the STATE to any agreements, settlements, liability, or understanding whatsoever, and agrees not to perform any acts as agent for the STATE, except as herein expressly set forth. Compensation stated herein shall be the total amount payable to the GRANTEE by the STATE. The GRANTEE shall be responsible for the payment of all taxes and social security amounts due as a result of payments received from the STATE for services under this Agreement. Persons employed by the STATE and acting under the direction of the STATE shall not be deemed to be employees or agents of the GRANTEE.

8. **INDEMNITY CLAUSE**: The GRANTEE agrees to indemnify, save harmless, and release the STATE of Nevada, and all its officers, agents, volunteers, and employees from and against any and all loss, damages, injury, liability, suits, and proceedings arising out of the performance of this Agreement which are caused in whole or in part by the negligence of the GRANTEE'S officers, agents, volunteers, or employees, but not for claims arising from the STATE's sole negligence.

9. **EQUAL OPPORTUNITY CLAUSE**: The GRANTEE agrees to abide by the provisions of Title VI and VII of the Civil Rights Act of 1984 (42USC 2000e) which prohibits discrimination against any employee or applicant for employment or any applicant or recipient of services, on the basis of race, religion, color, or national origin; and further agrees to abide by Executive Order No. 11246, as amended, which prohibits discrimination on the basis of sex; 45 CFR 90 which prohibits discrimination on the basis of age; and Section 504 of the Rehabilitation Act of 1973, or the Americans with Disabilities Act of 1990 which prohibits discrimination on the basis of disabilities, or the Nevada Revised Statute (NRS) 613.330 Equal Employment Opportunity.

10. **SEVERABILITY CLAUSE**: A declaration by any court, or any other binding legal source, that any provision of this Agreement is illegal and void shall not affect the legality and enforceability of any other provision of this Agreement, unless the provisions are mutually dependent.

11. **DEBARMENT**: The GRANTEE certifies that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction (Agreement), by any governmental department or agency. If the GRANTEE cannot certify this statement, attach a written explanation for review by the STATE. The GRANTEE must notify the State Director of Rural Community and Economic Development within 30 days if debarred by any governmental entity during the Agreement period.

12. **TERMINATION**: This Agreement may be terminated, with cause by either party, in advance of the specified termination date, upon written notice being given by the other party. The party in violation will be given ten (10) working days after notification to correct and cease the violations, after which the Agreement may be terminated for cause. This Agreement may be terminated without cause, in advance of the specified expiration date, by either party, upon 90 days prior written notice being given the other party. On termination of this Agreement, all accounts and payments will be processed according to the financial arrangements set forth herein for approved services rendered to date of termination.

13. **NONAPPROPRIATION OF FUNDS**: The GRANTEE acknowledges that the STATE cannot contract for the payment of CDBG funds not provided by the federal government. If funding to the STATE is not provided as initially expected, the STATE may terminate this Agreement or proportionately reduce the services and the amount due from the STATE upon 30 days written notice. In the case that funds are not available or are reduced, the STATE will not be liable for any future commitments, penalties, or liquidated damages.

14. **WARRANTY**: The GRANTEE warrants that (a) all services shall be performed in conformity with the requirements of this Agreement by qualified personnel in accordance with generally recognized standards; and (b) all goods or products furnished pursuant to this Agreement shall be free from defects and shall conform to contract requirements. For any item that the STATE determines does not conform with the warranty, the STATE may arrange to have the services redone as needed, either by the GRANTEE or by a third party at the STATE'S option, at the GRANTEE'S expense.

15. **PAYMENT**: The GRANTEE must begin to draw funds within nine (9) months of the start of this Agreement. Extensions beyond the 9 month deadline will be made at the discretion of the STATE staff. The proportion of CDBG funds paid and applied to a specific activity will not exceed the proportion specified in the final budget as outlined in the approved Grant Application or Application modifications. The approved Application budget or modified budget is binding upon the GRANTEE. Should a budget revision be required after signing this Agreement, the request for revision must be submitted to the appropriate STATE staff for review and approval. Payments to the GRANTEE will normally be made within 30 days following the date completed Draw Requests and supporting documents are delivered to the STATE.

16. **PATENTS, COPYRIGHTS, ETC**: The GRANTEE will release, indemnify and hold the STATE, its officers, agents and employees harmless from liability of any kind or nature, including the GRANTEE'S use of any copyrighted or un-copyrighted composition, secret process, patented or un-patented invention, article or appliance furnished or used in the performance of this Agreement.

17. **ASSIGNMENT/SUBCONTRACT**: The GRANTEE will not assign, sell, transfer, subcontract or sublet rights, or delegate responsibilities under this Agreement, in whole or in part, without the prior written approval of the STATE.

18. **UNUSED FUNDS**: Any funds authorized by the STATE that are not used in the completion of Attachment D - Scope of Work must be de-obligated and returned to the STATE.

19. **INELIGIBLE EXPENSES**: GRANTEE expenditures under this Agreement determined by audit to be ineligible for reimbursement because they were not authorized by the terms and conditions of the Agreement or that are inadequately documented, and for which payment has been made to the GRANTEE will be immediately refunded to the STATE by the GRANTEE. The GRANTEE further agrees that the STATE shall have the right to withhold any or all subsequent payments under this Agreement to the GRANTEE until the recoupment of overpayments is made.

20. **PUBLIC INFORMATION**: Except as identified in writing and expressly approved by the STATE, GRANTEE agrees that this Agreement and related documents will be public documents, and may be available for distribution. GRANTEE gives the STATE express permission to make copies of the Agreement and related documents.

21. **PROCUREMENT STANDARDS AND ETHICS**: The GRANTEE will adopt procurement standards and code of conduct in keeping with the State of Nevada and Federal procurement standards and rules.

22. **DEFAULT AND REMEDIES**: Any of the following events will constitute cause for the STATE to declare GRANTEE in default of the Agreement: (1) Nonperformance of contractual requirements; or, (2) A material breach of any term or condition of this Agreement. The STATE will issue a written notice of default providing a ten (10) day period in which GRANTEE will have an opportunity to cure. Time allowed for cure will not diminish or eliminate GRANTEE'S liability for damages. If the default remains, after GRANTEE has been provided the opportunity to cure, the STATE may do one or more of the following: (1) Exercise any remedy provided by law; (2) Terminate this Agreement and any related contracts or portions thereof; (3) Impose liquidated damages, if liquidated damages are listed in the Agreement; (4) Suspend GRANTEE from applying for and receiving future grants.

23. **FORCE MAJEURE**: Neither party to this Agreement will be held responsible for delay or default caused by fire, riot, acts of God and/or war which is beyond that party's reasonable control. The STATE may terminate this Agreement after determining such delay or default will reasonably prevent successful performance of the Agreement.

24. **CONFLICT OF TERMS**: All Terms and Conditions that apply must be in writing and attached to the Agreement. No other Terms and Conditions will apply to this Agreement. In the event of any conflict in the Agreement Terms and Conditions, the order of precedence shall be: (1) Attachment A: General Provisions; (2) Agreement Signature Page(s); (3) Attachment B: Program Terms and Conditions; (4) Attachment E: Federal Assurances/Certifications.

25. **ENTIRE AGREEMENT**: This Agreement, including Attachments A through E, and documents incorporated hereunder, constitutes the entire agreement between the parties with respect to the subject matter, and supersedes any and all other prior and contemporaneous agreements and understandings between the parties, whether oral or written.

26. **AMENDMENT**: This Agreement may be altered, modified, or supplemented only by written amendment, executed by the parties hereto, and attached to the original signed copy of this Agreement. No claim for services furnished by the GRANTEE, not specifically authorized by this Agreement will be allowed by the STATE. ***Automatic renewals will not apply to this Agreement.***

27. **ACCOUNTING REPORTS**: The governing board of the GRANTEE is responsible to ensure that GRANTEE complies with all accounting reporting requirements in Federal Law and the Nevada Revised Statutes.

28. **PROHIBITION AGAINST PAYMENT OF BONUS OR COMMISSIONS**: The assistance provided under this Agreement will not be used for payment of any bonus or commission for the purpose of obtaining STATE approval of the Grant Application for such assistance, or STATE approval of applications for additional assistance. However, reasonable fees for consultant, managerial, or other services are eligible as project costs.

ATTACHMENT B - PROGRAM GENERAL CONDITIONS

1. **MONITORING**: The STATE will monitor GRANTEE'S performance in providing services and facilities in accordance with the purposes of this Agreement, and shall conduct at least one site visit during the contract period to inspect said performance. Criteria to be used in monitoring said performance includes compliance with the provisions of this Agreement and the degree to which GRANTEE meets the Federal and State objectives established for the Community Development Block Grant Program as specified in Title I of the Housing and Community Development Act of 1974 as amended from time to time, and as outlined in the CDBG Grant Administration Manual and other program training materials.

2. **CRITERIA DOCUMENTATION**: During the term of this Agreement, the GRANTEE agrees to supply any information to the STATE which the STATE may require. Specifically, the GRANTEE agrees to collect and analyze data pertaining to the manner in which work performed under this Agreement has (or will have) met one or more of the following criteria/HUD National Objectives:
    - benefit low and moderate income families;
    - aid in the prevention or elimination of slums or blight; and/or
    - meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and where other financial resources are not available to meet such needs.

    Failure by the GRANTEE to fulfill at least one of the HUD National Objectives may result in grant funds being returned to the STATE.

3. **ASSURANCES THAT OTHER SOURCES OF PROJECT FUNDS ARE SECURED**: The GRANTEE, prior to the commencement of expenditures authorized by this Agreement, agrees to provide to the STATE evidence that other sources of funds to be used for work described in the Scope of Work (if any) have been committed to the GRANTEE for the purpose of performing services and/or constructing facilities as described herein. The GRANTEE further agrees that all of the work described in Attachments C and D will be completed in a timely manner.

4. **COST PRINCIPLES AND ADMINISTRATIVE RULES**: The following state and federal requirements apply to the financial management function for local CDBG programs: 24 CFR Part 85 – Administrative Requirements for Grants & Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments. This part establishes uniform administrative rules for Federal grants including guidance on financial administration, procedures for control and disposition of property, and retention of records.

5. **REQUIRED REPORTING OF FINANCIAL PERFORMANCE**: In accordance with OMB – Uniform Guidance, 2 CFR 200, *Audits of State, Local Governments and Non-Profit Organizations*, state and local governments or non-profit organizations that expend $750,000 or more in total federal financial assistance (from all sources) in the recipient's fiscal year shall have a Single Audit completed. Determining the amount of federal funds received shall be based on actual cash spent, not notice of an award or execution of this or any other agreements. Recipients that expend less than the federal assistance threshold are exempt from the Single Audit requirement. However, the recipient's financial records shall be available for review, monitoring or audit by appropriate officials of the federal granting agency, the Governor's Office of Economic Development, or other State of Nevada agency. Likewise, recipients may be asked to confirm in writing that their expenditure of federal funds did not exceed the designated threshold in the appropriate fiscal year. The audit shall be completed and submitted to the Governor's Office of Economic Development no later than nine (9) months after the end of the recipient's fiscal year.

6. **SERVICES AND PROJECT REPORTING REQUIREMENTS**: The GRANTEE agrees to perform those activities as specified in the Scope of Work and in compliance with all relevant Federal regulations pertaining to the Small Cities Community Development Block Grant Program. In performance of said services, GRANTEE further agrees to submit quarterly performance reports to the STATE, and other reports as specified by the STATE in formats designed by the STATE with all information compiled in compliance with paragraph 2 (above).

7. **IMPOSITION OF FEES, GENERATION AND DISPOSITION OF PROGRAM INCOME**: GRANTEE will not impose any fees for services rendered in connection with this Agreement.

    Program income generally means gross income received by the GRANTEE, or a sub-grantee of the GRANTEE, that is directly generated from the use of CDBG funds. Disposition of real or nonexpendable personal property acquired with CDBG funds must be handled in accordance with OMB Uniform Guidance. Notwithstanding any other provision of law, GRANTEE may at the STATE'S option retain any program income that is realized from the grant if (1) such income was realized after the initial disbursement of the funds received by GRANTEE, and (2) GRANTEE can satisfactorily demonstrate that the program income received will be applied to continue the activity from which income was derived, and (3) STATE gives explicit permission to retain such and authorizes it's distinct usage.

    Real property purchased with CDBG funds will be used to meet one of the HUD National Objectives for a minimum of five (5) years after grant close out. If the property is disposed of in less than 5 years, the STATE will be reimbursed in the amount of the current market value less any value of the property attributable to non-CDBG funds. If a change in use occurs within 5 years of close out, the STATE will need to review the change in use and determine appropriate measures to be taken.

8. **PAYMENT WITHHOLDING**: The GRANTEE agrees that the reporting and record keeping requirements specified in this Agreement are a material element of performance and that if, in the opinion of the STATE, GRANTEE'S record keeping practices and/or reporting to the STATE are not conducted in a timely and satisfactory manner, the STATE may withhold

part or all of the payments under this Agreement until such time as in the opinion of the STATE such deficiencies have been remedied. In the event of payment(s) being withheld, the STATE agrees to notify the GRANTEE in writing immediately upon denial of payment of the reasons for the denial and of the actions that the GRANTEE will need to take to bring about the release of withheld payments.

If any areas of non-compliance with CDBG regulations requiring correction on the part of the GRANTEE are noted, the STATE reserves the right to refuse the GRANTEE'S request for final fund draw-down until satisfactory evidence of compliance has been submitted.

9. **PROJECT DURATION**: GRANTEES should take note of the opening page of this Agreement which stipulates the duration of the Agreement. GRANTEES should make every effort possible to complete the project within the allotted time. If funds remain unspent at the end of the project period, but are needed to complete the project, GRANTEES should request an extension of the Agreement termination date in order to allow adequate time for completion of the project and submission of the final Draw Request and supporting information.

   The STATE will closely monitor each GRANTEE'S progress according to programmatic and jointly-established deadlines and expectations. If a GRANTEE fails to meet these deadlines and/or expectations, the STATE may declare the GRANTEE in default of this Agreement in accordance with the provisions of paragraph 22 of Attachment A.

10. **RENEWAL**: GRANTEE agrees that the STATE shall unilaterally have the right to determine the basis upon which this Agreement may be renewed and shall have the right to not renew this Agreement with or without cause.

11. **CHANGES IN PROJECT BUDGET AND DESIGN**: The GRANTEE agrees to notify the STATE and receive STATE'S written approval, as an Amendment to this Agreement, prior to implementing any change in program budget and design (as specified in Attachments C and D). Approval for such changes may be made directly by the STATE or involve action by the CDBG Advisory Committee.

    GRANTEE agrees to return (de-obligate) any funds that are unused by the project per Attachment D at the time of project completion.

12. **MULTI-YEAR FUNDING**: GRANTEE understands and agrees that the STATE will not be held liable for funding successive phases of a particular project and understands and agrees that CDBG funds are always given for one phase only at any given time.

13. **RELATED PARTIES**: The GRANTEE shall not make payments for goods, services, facilities, salary/wages, professional fees, leases, etc. to related parties for Agreement expenses without the prior written consent of STATE. Disbursements by the GRANTEE to related parties made without such prior approval may be disallowed and may result in an overpayment assessment.

14. **LABOR STANDARDS COMPLIANCE**: The GRANTEE agrees to abide by provisions of: (1) the Davis-Bacon Act and shall compile evidence certifying that all laborers and mechanics employed by the GRANTEE'S contractors on construction work assisted under this Agreement are paid wages at rates not less than those prevailing on similar construction in the locality as determined by the U.S. Department of Labor; (2) the Copeland "Anti-Kickback" Act requiring weekly payment of employees and weekly submission of payroll records by the GRANTEE'S contractors to the contracting agency; and (3) the Contract Work Hours and Safety Standard ACT (CSHSSA) requiring that workers receive "overtime" compensation at a rate of 1 ½ times their regular hourly wage after having worked more than 40 hours in one week, or overtime after more than 8 hours per day if mandated by the laws of the State of Nevada, and other Federal and State statutory provisions as enacted and codified, for the purpose of complying with labor standards compliance.

15. **SECTION 3 COMPLIANCE**: The GRANTEE agrees to abide by the provisions of Section 3 of the Housing and Urban Development Act of 1968, if the minimum threshold is met, to ensure that employment and other economic opportunities generated by the Community Development Block Grant program, to the greatest extent feasible, and consistent with existing Federal, State and local laws and regulations, be directed to low and very low income persons (24 CFR Part 75).

16. **ENVIRONMENTAL REVIEW COMPLIANCE**: The GRANTEE agrees to abide by provisions of the National Environmental Policy Act of 1969 (NEPA) and other provisions of law which further the purposes of such Act as required by Title 1 of the Housing and Community Development Act of 1974 as amended from time to time and in compliance with the Environmental Review Procedures of the Community Development Block Grant Program at 24 CFR Part 58 and any subsequent regulations issued by the U.S. Department of Housing and Urban Development implementing the Housing and Community Development Amendments of 1981.

17. **LEAD BASED PAINT**: The GRANTEE agrees to abide by provisions of 24 CFR Part 35 Lead Based Paint Poisoning Prevention in Certain Residential Structures, and the Residential Lead-Based Paint Hazard Reduction Act of 1992 as amended through 2005. GRANTEE also agrees to abide by the provisions of 40 CFR Part 745.65 – Lead-based Paint Hazards and EPA's Renovation Repair & Painting (RRP) Rule effective April 22, 2010.

18. **PAYMENTS UNDER THIS AGREEMENT** are conditioned upon the GRANTEE'S:

    a) Submission of an appropriate environmental review that demonstrates the required compliance with the National Environmental Policy Act (NEPA) prior to any obligation or commitment of funds (see CDBG Administration Manual);

b) Submission of acceptable documentation confirming procurement and labor compliance procedures have been followed;

c) Submission of Draw Requests that are complete and supported by appropriate invoices, payment information, etc.; and

d) Submission of all the necessary and prescribed project closing information.

19. **CONTINUING RESOLUTIONS**: In the event that funding for this program is provided through Federal Continuing Resolution, the STATE shall be responsible to expend only those funds actually provided to the STATE by Continuing Resolution and is under no further obligation to GRANTEE or any sub-contracted entity to fulfill the financial obligation until such time as additional funding is provided by a grant appropriation or continuing resolution. The STATE may determine the method for distributing and expending funds provided by Federal Continuing Resolution.

20. **SUBCONTRACTS**: Subcontract arrangements must be executed in writing and be approved in writing in advance by the STATE. The provisions of this Agreement will be made binding on a sub-grantee or contractor of the GRANTEE. The GRANTEE is responsible for managing the operations of any subcontracted activities. The GRANTEE must monitor subcontracted activities to ensure compliance with the provisions of the subcontract agreement and with this Agreement, as well as with applicable Federal and State requirements and performance objectives.

ATTACHMENT C – SCOPE OF WORK

Final Scope of Work/Project Description as agreed by the CDBG Advisory Committee. The Scope of Work should describe in quantifiable terms the proposed project, including established deadlines and expectations which will be used for the Environmental Review and for monitoring project progress.

The project is the construction of the new West Wendover Fire Station with the following elements:
Office Area and General Operations: 2,022 square feet
Apparatus Bays and Support Area: 9,361 square feet

Total Facility: 11,383 square feet

Additionally, the facility is designed to accommodate future expansion as needs develop including expansion to office areas, training rooms, storage and living quarter components. The city anticipates this new facility will eventually be staffed on a full-time 24-hour basis.

CDBG funds shall be used under the "construction" portion of the project. Design has already commenced as the project is funded under a USDA Rural Development long-term loan as well as direct cash contribution by the city. Additionally, the city is in process of submitting a gap financing application with the Nevada State Infrastructure Bank to ensure financial provisions are in place to account for instability and variations with regard to cost fluctuations which continue to persist in the materials and construction sectors of the economy since the Pandemic.

Milestones: Attached with this application is the Phase 1A deliverables (30% design) completed by the Design/Build Team (CORE/TSK). Phase 1A deliverables were accepted and approved by the city and USDA in January 2023. The Design/Build Team was selected under a USDA approved RFQ/RFP process in early 2022, that selection process is also attached.

The Phase 1A deliverables include the current schedule under Section 8. That schedule estimates onsite construction to begin the fall of 2023.

Subsequently the city with USDA concurrence has approved the Design/Build Team to proceed with Phase 1B which will result in the design reaching the Guaranteed Maximum Price (GMP) level (approximately 80%) under the design/build contract. Phase 1B is scheduled to be completed by June 2023. At that time, the city and USDA will review the Phase 1B deliverables and proceed with the final design segment followed by construction.

ATTACHMENT D – IMPLEMENTATION SCHEDULE

TASK	Est. Timeline July 1- June 30th or December 31st
PROJECT START UP:	
File Set Up	July 2023
Environmental Review	July 2023
Notice to Proceed	August 15, 2023
PROCUREMENT OF PROFESSIONAL ASSISTANCE (including professional engineers, architects, community development consultants, etc.)	
Construction Documents	July 30, 2023
Completion of Plan Check	September 15, 2023
Contractor NTP	September 15, 2023
PROJECT IMPLEMENTATION:	
Offsite Construction	October 1, 2023
Rough Site Construction	October 1, 2023
Building Construction	October 15, 2023
Structure Complete	March 15, 2024
Enclosure Complete	May 15, 2024
Interior Complete	November 15, 2024
Building System Complete	November 15, 2024
PROJECT CLOSEOUT:	
Close Out Documents to CDBG	June 2025

ATTACHMENT E – BUDGET

Final budget as agreed by the CDBG Advisory Committee in the format used in the CDBG Application Form.

Cost Category	CDBG	Local		State	Other Federal	Other	Totals
		Cash	In-Kind				
Land/Rights of Way					$ 840,000.00		$ 840,000.00
Preliminary Design					$ 75,000.00		$ 75,000.00
Design Architectural Fees					$ 786,679.00		$ 786,679.00
Construction	$ 500,000.00	$ 2,325,268.00			$ 7,152,854.00	$ 2,547,337.00	$ 12,525,459.00
Cost Interim Loan					$ 77,267.00		$ 77,267.00
Bond Counsel					$ 75,000.00		$ 75,000.00
Interest					$ 100,000.00		$ 100,000.00
Contingencies						$ 294,417.00	$ 294,417.00
							$ -
Total Costs	$ 500,000.00	$ 2,325,268.00	$ -	$ -	$ 9,106,800.00	$ 2,841,754.00	$ 14,773,822.00

ATTACHMENT F – FEDERAL ASSURANCES/CERTIFICATIONS

In order to meet the specific requirements of the Housing and Urban-Rural Recovery Act of 1983 which amends the Housing and Community Development Act of 1974, the following certifications must be completed by every Grantee.

1. ACQUISITION, RELOCATION AND ANTIDISPLACEMENT

I certify that all real property acquired and all displacements of persons resulting from the proposed CDBG project will be carried out under the provisions of the Uniform Relocation Assistance and Real Properties Acquisition Policies Act of 1970 as amended by the Uniform Relocation Act Amendments of 1987 Title IV of the Surface Transportation and Uniform Relocation Assistance Act of 1987. I further certify that all displacements of persons resulting from the proposed CDBG project will be carried out in accordance with Section 104(d) of the Housing and Community Development Act of 1974, as amended and in conformance with the Residential Anti-displacement and Relocation Assistance Plan and Certification.

2. CIVIL RIGHTS and FAIR HOUSING

I certify that the CDBG grant will be conducted and administered in accordance with Title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42USC 3601-3619), and implementing regulations and that the GRANTEE will affirmatively further fair housing choice.

3. ARCHITECTURAL BARRIERS

I certify that the CDBG program will be conducted in accordance with Architectural Barriers Act of 1968, as amended (42 USC 4151) and Section 504 of the Rehabilitation Act of 1973, as amended (28 USC 792), and the Americans with Disabilities Act of 1991.

4. CITIZEN PARTICIPATION

I certify that I will comply with the STATE Citizen Participation Plan as adopted by GOED: Rural Community and Development/CDBG Division. I certify that opportunities have been provided for citizen participation, hearings, and access to information comparable to the requirements of Title I HCD Act 104(a) (2). Specific information regarding the CDBG GRANTEE requirement (publications, notices) can be found in the GRANTEE'S application file.

5. PROGRAM COSTS RECOVERY

I certify that as a CDBG GRANTEE I will not attempt to recover the costs of any public improvements assisted in whole or in part with CDBG funds by assessing properties owned and occupied by low and moderate income persons unless: (1) CDBG funds are used to pay the proportion of such assessment that relates to non-CDBG funding, or (2) for the purposes of assessing properties owned and occupied by low and moderate income persons who are not very low income that the local government does not have sufficient CDBG funds to comply with the provision of (1) above.

6. EXCESSIVE FORCE CERTIFICATION

I certify that as a CDBG GRANTEE I will adopt and enforce a policy prohibiting the use of excessive force by law enforcement agencies within my jurisdiction against any individuals engaged in nonviolent civil rights demonstrations in accordance with the Armstrong/Walker "Excessive Force" Amendment Section 519 of the Department of Veteran Affairs Public Law 101-144 and Housing & Urban Development & Independent Agencies Appropriations Act of 1990. I will also adopt a policy enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within our jurisdiction.

7. PROHIBITION AGAINST LOBBYING CERTIFICATION

I certify that:

(1) No Federally appropriated funds will be paid, by or on behalf of the undersigned, to any person for the influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal Grant, the making of any Federal loan, extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federally appropriated funds are paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

(3) I certify that I shall require that the language of this certification be included in the award documents for all sub-awards at all tiers (including subcontracts, sub-grants, and contracts under grants, loans, and cooperative agreements) and that all sub-recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each failure.

8. SECTION 3

I certify that the jurisdiction will comply with Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u), and implementing regulations at 24 CFR Part 75 if the minimum thresholds for Section 3 covered housing and community development assistance are met.

9. STATEMENT OF ASSURANCES

I certify that, in addition to laws, regulations, and Executive Orders noted in this document, the jurisdiction will comply with the following Federal and State regulations:

Federal:

1. Title I of the Housing & Community Development Act of 1974 as amended
2. Federal Fair Labor Standards Act
3. Title VI of the Civil Rights Act of 1964 - Nondiscrimination
4. Title VIII of the Civil Rights Act of 1968 - Nondiscrimination in Housing
5. Age Discrimination Act of 1975
6. Executive Order 12259 - Leadership & Coordination of Fair Housing
7. Section 109, Housing & Community Development Act of 1974 - Nondiscrimination
8. Section 504 of Rehabilitation Act of 1973, as amended
9. Executive Order 11063 - Equal Opportunity in Housing
10. Executive Order 11246 - Nondiscrimination
11. Hatch Act
12. Treasury Circular 1075 regarding drawdown of CDBG funds
13. Single Audit Act of 1984, which has legal precedence over the Uniform Guidance.
14. Section 109 of Public Law 100-202, which restricts awarding contracts for work on public buildings or public works to contractors or subcontractors from foreign countries that deny fair trade practices.

State:

1. NRS 338.010 - 338.130 - Public Works Projects.
2. NRS 613.330 - Equal Employment Opportunity.
3. NRS 118.100 - Equal Housing Opportunity.
4. NRS 332.005 - 332.225 - Local Government Purchasing Act.

10. CHANGE OF USE

I certify that the jurisdiction will comply with all requirements of 24 CFR Part 24. This includes sections 488 and 489 J requiring all assisted housing units maintain affordability standards until 5 years following the date of closeout of this contract by the STATE.

I certify that I have read, am aware of and will comply with all of the forgoing Certification requirements.

By: _____
Signature of Elected Official

Jasie Holm
Printed Name of Elected Official

Mayor
Title

_____
Date

CITY OF WEST WENDOVER
1111 N. Gene L. Jones Way • P.O. Box 2825 • West Wendover, NV 89883
Office (775) 664-3081 • Fax (775) 664-3720

CDBG CERTIFICATION LETTER

Grantee: City of West Wendover

Grant Number(s):

23/PF/04 Fire Station EOC

AUTHORIZED SIGNATURES

Signature of Authorized Official

Signature of Authorized Official

This is to certify that the above are the signatures of

Chris J. Melville, City Manager

(Name and Title)

(Name and Title)

and that they are authorized to sign the request for funds and financial status reports.

Signature of Mayor/Chairman

Mayor

Title

May 25, 2023

Date

EXHIBIT 3-04
Support Letter

CITY OF WEST WENDOVER

1111 N. Gene L. Jones Way ● P.O. Box 2825 ● West Wendover, NV 89883
Office (775) 664-3081 ● Fax (775) 664-3720

August 14, 2023

Erik Jimenez
Chief Policy Deputy
Nevada State Treasurer's Office
Nevada State Infrastructure Bank
101 N. Carson Street, Suite 4
Carson City, NV 89701

Subject:Support Letter City of West Wendover – West Wendover Fire Station/EOC Project

Dear Mr. Jimenez:

This letter is to document the City of West Wendover's general and financial support for the ***West Wendover Fire Station/EOC project***, which has been submitted under an application to the Nevada State Infrastructure Bank for gap financing.

The project entails the construction of the new West Wendover Fire Station Emergency Operations Center which will be located adjacent and west of the West Wendover City Hall on property under ownership of the City of West Wendover. The facility includes design and operational features for the incorporation of the city's emergency operation center functions.

This project has been a continuing priority for the city and is included in the most recent City of West Wendover Capital Improvement Plan (CIP) for 2022 as No. 2. Additionally, the project has been supported for many years as part of the City's Civic Center Downtown Area development under the original 2021 Master Plan which included the facility along with the West Wendover City Hall that was completed in 2009.

Lastly, this project is also supported by several State and Federal Agencies through provisions of funding and is supported by the Nevada Division of Emergency Management which has provided a separate general letter of support.

In addition to the general support and planning for the project, the city has committed a ***cash contribution of $2,325,268*** towards the project. This is documented under Exhibit 2A of the noted application.

If you have any questions, please do not hesitate to let me know.

Chris J. Melville, C.P.O.
City Manager

Nevada Division of Emergency Management / Homeland Security
Prevent • Protect • Mitigate • Respond • Recover

March 10, 2023

The Honorable Catherine Cortez Masto
United States Senate
313 Hart Senate Office Building
Washington, D.C. 20510

The Honorable Mark Amodei
U.S. House of Representatives
104 Cannon House Office Building
Washington, D.C. 20515

The Honorable Jacky Rosen
United States Senate
713 Hart Senate Office Building
Washington, D.C. 20510

Dear Senator Cortez Masto, Senator Rosen, and Congressman Amodei,

I am writing to support the City of West Wendover funding request build a new fire station which would double as the city's emergency operations center. This city is at the border of Utah and Nevada, along Interstate 80, and a major rail transportation corridor. Their nearest assistance is easily two-hours away.

West Wendover faces several natural hazards: earthquake, wildland fire, flood, and the pandemic. As we move forward into future threats of cyber-security, the importance of up-to-date technology is even more important.

Nevada is blessed to receive Emergency Management Program and Homeland Security Program grants funding streams. These grants maintain and occasionally start new programs for our local jurisdictions as well as state functions that benefit each of our local jurisdictions. The problem is these funds do not lend themselves to funding a single jurisdiction's emergency operation center without taking away from an existing essential program. It is for this reason I support their ask to you for financial assistance. This will enable us to continue to meet the needs of all jurisdictions and improve West Wendover's standing.

In 2011, Department of Homeland Security provided a competitive grant program for such requests. It was lightly funded at $14.1 million dollars. I say lightly funded as consideration of construction costs for a new building can easily limit this grant to servicing only one or two municipalities nationally. Since then, these funds have been rolled into the Emergency Management Performance Grant. Given the task of updating an emergency operations center while also providing the functions of emergency management and homeland security, it is easy

to see why West Wendover is asking for assistance. I reviewed the notice of funding opportunity for the 2011 EOC grant and find that West Wendover's ask meets the intent of that guidance.

Nevada has been on a resilience theme for a number of years: we desire to build a system that will enable us to reduce the impact of emergencies to our communities. West Wendover refreshing their emergency operations center will assist with improving our resilience. I would be remiss as Nevada's Emergency Manager and Homeland Security Chief to not take this time to also remind you and your staff to prepare for an emergency: at work and at home. Visit dem.nv.gov to ensure you are ready for what can occur in our Silver State.

I appreciate your consideration of West Wendover's request. Should you have any questions, please feel free to contact me at (775) 687-0300 or dfogerson@dem.nv.gov

Respectfully,

David Wm. Fogerson

EXHIBIT 4
Property Ownership

DOC # 002696
3/11/2022 5:02 PM
Official Record
Requested By GOICOECHEA & DIGRAZIA
Elko County - NV
D. Mike Smales - Recorder
Pg 1 of 3 Fee: $37.00
Recorded By: STUTTLE

N-97447

The United States of A...

To all to whom these presents shall come, Greeting:

WHEREAS

CITY OF WEST WENDOVER

is entitled to a land patent pursuant to Section 203 of the Act of October 21, 1976 (43 U.S.C. 1713), as amended, for the following described land:

Mount Diablo Meridian, Nevada

T. 33 N., R. 70 E.,
sec. 8, lot 10;
sec. 9, SW1/4SW1/4;
sec. 16, lot 17.

The area described contains 84.06 acres.

NOW KNOW YE, that there is, therefore, granted by the UNITED STATES OF AMERICA, unto CITY OF WEST WENDOVER the land described above; TO HAVE AND TO HOLD the said land with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto CITY OF WEST WENDOVER, its successors and assigns, forever.

EXCEPTING AND RESERVING TO THE UNITED STATES:

1. A right-of-way thereon for ditches and canals constructed by the authority of the United States, Act of August 30, 1890 (43 U.S.C. 945); and

2. All mineral deposits in the land so patented, and to it, or persons authorized by it, the right to prospect for, mine, and remove the minerals under applicable law and such regulations as the Secretary of the Interior may prescribe.

Patent Number 27-2022-0003

3. A right-of-way reservation Nev-65585 for road purposes, granted to the Nevada Department of Transportation, pursuant to the Act of August 27, 1959 (Federal Aid Highway) (72 Stat 2776; 43 U.S.C. 1761).

SUBJECT TO:

1. Valid existing rights;

2. Right-of-way NVE-001655 for buried telephone line purposes granted to Beehive Telephone Company, its successors or assigns, by right, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761);

3. Right-of-way N-20138 for water line purposes granted to the City of West Wendover, its successors or assigns, by right, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761);

4. Right-of-way N-36680 for water line purposes granted to the City of West Wendover, its successors or assigns, by right, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761);

5. Right-of-way N-39088 for overhead transmission line purposes granted to Wells Rural Electric Co., its successors or assigns, by right, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761);

6. Right-of-way N-41029 for access road purposes granted to the City of West Wendover, its successors or assigns, by right, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761);

7. Right-of-way N-57738 for road purposes (Wendover Blvd) granted to the City of West Wendover, its successors or assigns, by right, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761);

8. Right-of-way N-61476 for access road purposes granted to the City of West Wendover, its successors or assigns, by right, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761); and

9. Right-of-way N-97726 for overhead power and distribution line purposes granted to Wells Rural Electric Co., its successors or assigns, by right, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761).

By accepting this patent, the patentee agrees to indemnify, defend and hold the United States harmless from any costs, damages, claims, causes of action, penalties, fines, liabilities, and judgments of any kind or nature arising from the past, present, and future acts or omissions of the

patentee, its employees, agents, contractors, or lessees, or any third-party, arising out of, or in connection with, the patentee's use, occupancy, or operations on the patented real property. This indemnification and hold harmless agreement includes, but is not limited to, acts and omissions of the patentee, its employees, agents, contractors, or lessees, or third party arising out of or in connection with the uses and/or occupancy of the patented real property resulting in: (1) Violations of federal, state, and local laws and regulations applicable to the real property; (2) Judgments, claims or demands of any kind assessed against the United States; (3) Costs, expenses, damages of any kind incurred by the United States; (4) Other releases or threatened releases on, into or under land, property and other interests of the United States by solid or hazardous waste(s) and/or hazardous substances(s), as defined by federal or state environmental laws; (5) Other activities by which solid or hazardous substances or wastes, as defined by federal and state environmental laws were generated, released, stored, used or otherwise disposed of on the patented real property, and any cleanup response, remedial action, or other actions related in any manner to said solid or hazardous substances or wastes; (6) Or natural resource damages as defined by federal and state law. This covenant shall be construed as running with the patented real property, and may be enforced by the United States in a court of competent jurisdiction; and

PURSUANT to the requirements established by section 120(h) of the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. 9620(h), as amended by the Superfund Amendments and Reauthorization Act of 1988, (100 Stat. 1670), notice is hereby given that the above-described lands have been examined and no evidence was found to indicate that any hazardous substances have been stored for one year or more, nor had any hazardous substances been disposed of or released on the subject property.

[SEAL]

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat. 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in RENO, NEVADA, the TWENTY-FOURTH day of FEBRUARY in the year of our Lord TWO THOUSAND and TWENTY-TWO and of the Independence of the United States the Two Hundred and Forty-Sixth.

By _____
Alan B. Shepherd
Deputy State Director

Patent Number 27-2022-0003

849855

PURCHASER'S COPY OF CASHIER'S CHECK

NEVADA STATE BANK

94-77/1224

CITY OF WEST WENDOVER

Remitter

Date JUL 12, 2021

Pay $ ***168,000.00***

ONE HUNDRED SIXTY EIGHT THOUSAND and 00/100 US Dollars

To
The Order
Of ***USDI, BUREAU OF LAND MANAGEMENT***

NOTICE TO CUSTOMER: The purchase of a Surety Bond and/or execution of an Indemnity Agreement may be required before the check may be replaced or refunded in the event it is lost, misplaced or stolen.

NON NEGOTIABLE
CUSTOMER COPY

052 01 8056

HARLAND CLARKE MI7945 80061226

THIS DOCUMENT CONTAINS A TRUE WATERMARK - HOLD TO LIGHT TO VIEW

NEVADA STATE BANK

CASHIER'S CHECK

94-77/1224 849855

CITY OF WEST WENDOVER

Remitter

Date JUL 12, 2021

Pay $ ***168,000.00***

ONE HUNDRED SIXTY EIGHT THOUSAND and 00/100 US Dollars

To
The Order
Of ***USDI, BUREAU OF LAND MANAGEMENT***

Authorized Signature

MP

052 01 8056

PUSH HERE

Details on Back

Security Features Included

⑈849855⑈ ⑆122400779⑆06120389227⑈

United States Department of the Interior
Bureau of Land Management
ELKO DISTRICT OFFICE
3900 EAST IDAHO STREET
ELKO, NV 89801
Phone: (775) 753-0200

Receipt

No: 4927861

Transaction #: 5060643
Date of Transaction: 07/21/2021

CUSTOMER:

CITY OF WEST WENDOVER
PO BOX 2825
WEST WENDOVER,NV 89883-2825 US

LINE #	QTY	DESCRIPTION	REMARKS	UNIT PRICE	TOTAL
1	1.00	LANDS & REALTY MANAGEMENT / FED LAND TRANS. FACILITATION ACT / PMNT FROM DIRECT SALES ON PD LANDS **CASES:** NVN 097447/$168000.00 **PROJECT:** LUGD32007270		- n/a -	168000.00
				TOTAL:	**$168,000.00**

PAYMENT INFORMATION

1	AMOUNT:	168000.00	POSTMARKED:	N/A
	TYPE:	CHECK	RECEIVED:	07/21/2021
	CHECK NO:	849855		
	NAME:	CITY OF WEST WENDOVER PO BOX 2825 WEST WENDOVER NV 89883-2825 US		

REMARKS

This receipt was generated by the automated BLM Collections and Billing System and is a paper representation of a portion of the official electronic record contained therein.

849927

PURCHASER'S COPY OF CASHIER'S CHECK

NEVADA STATE BANK

94-77/1224

CITY OF WEST WENDOVER
Remitter

Date
JAN 05, 2022

Pay

$ ***672,000.00***

SIX HUNDRED SEVENTY TWO THOUSAND and 00/100 US Dollars

To
The Order
Of ***USDI, BUREAU OF LAND MANAGEMENT***

NOTICE TO CUSTOMER: The purchase of a Surety Bond and/or execution of an Indemnity Agreement may be required before the check may be replaced or refunded in the event it is lost, misplaced or stolen.

NON NEGOTIABLE
CUSTOMER COPY

052 01 4038

HARLAND CLARKE M17945 80061226

THIS DOCUMENT CONTAINS A TRUE WATERMARK - HOLD TO LIGHT TO VIEW

NEVADA STATE BANK

CASHIER'S CHECK

94-77/1224 849927

CITY OF WEST WENDOVER
Remitter

Date
JAN 05, 2022

Pay

$ ***672,000.00***

SIX HUNDRED SEVENTY TWO THOUSAND and 00/100 US Dollars

To
The Order
Of ***USDI, BUREAU OF LAND MANAGEMENT***

Authorized Signature

RUB HERE STOP LOOK RUB HERE

Details on Back. Security Features Included.

052 01 4038

⑈849927⑈ ⑆122400779⑆06120389 27⑈

United States Department of the Interior
Bureau of Land Management
ELKO DISTRICT OFFICE
3900 EAST IDAHO STREET
ELKO, NV 89801
Phone: (775) 753-0200

Receipt

No: 5003682

Transaction #: 5139227
Date of Transaction: 01/06/2022

CUSTOMER:

CITY OF WEST WENDOVER
PO BOX 2825
WEST WENDOVER,NV 89883-2825 US

LINE #	QTY	DESCRIPTION	REMARKS	UNIT PRICE	TOTAL
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				TOTAL:	**$672,000.00**

PAYMENT INFORMATION

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	CHECK NO:	849927		
	NAME:	CITY OF WEST WENDOVER PO BOX 2825 WEST WENDOVER NV 89883-2825 US		

REMARKS

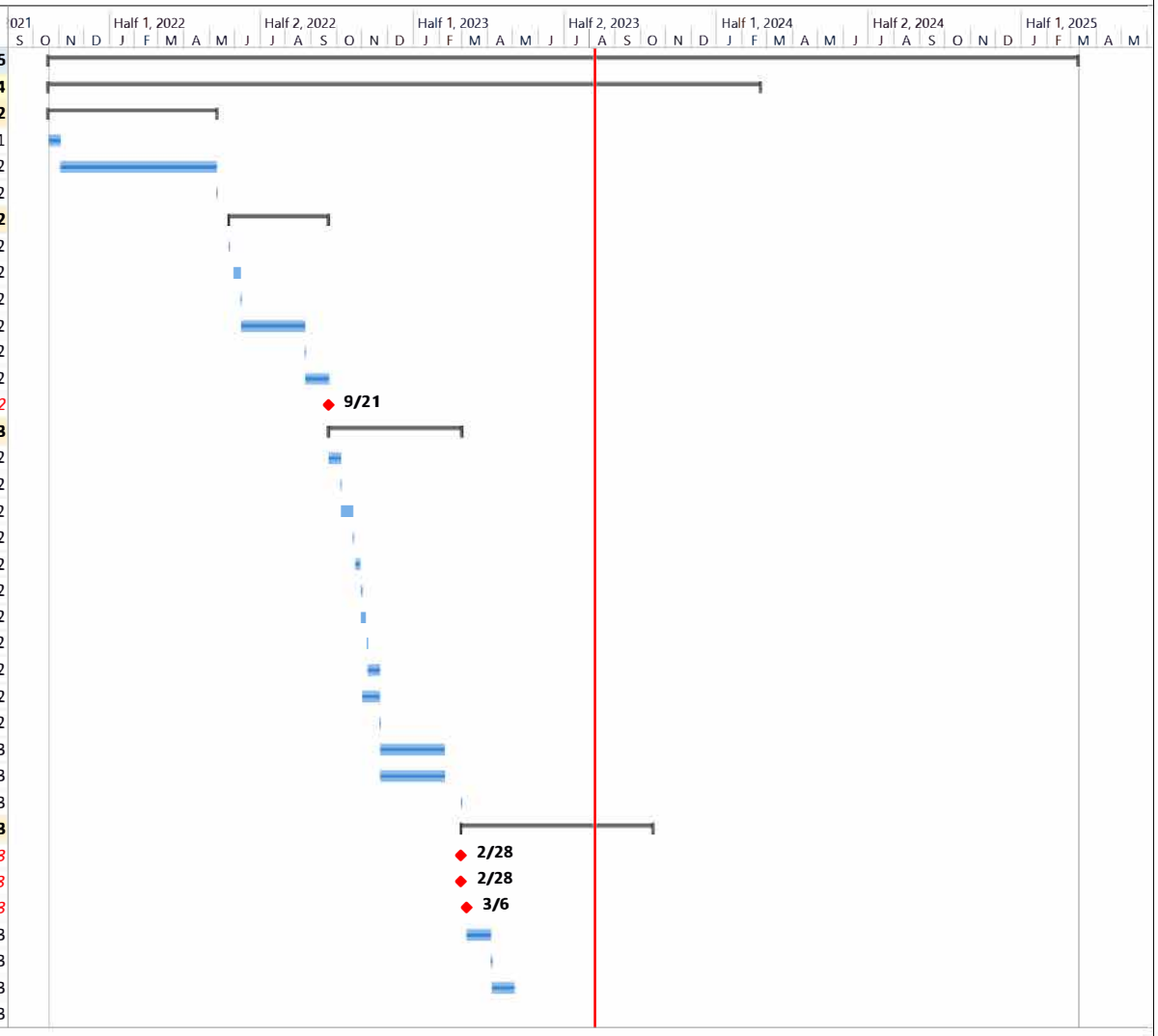
This receipt was generated by the automated BLM Collections and Billing System and is a paper representation of a portion of the official electronic record contained therein.

EXHIBIT 5
Current Project Schedule
A part of Phase 1B Deliverables
8-7-2023

CORE

WEST WENDOVER FIRE STATION - Full Schedule

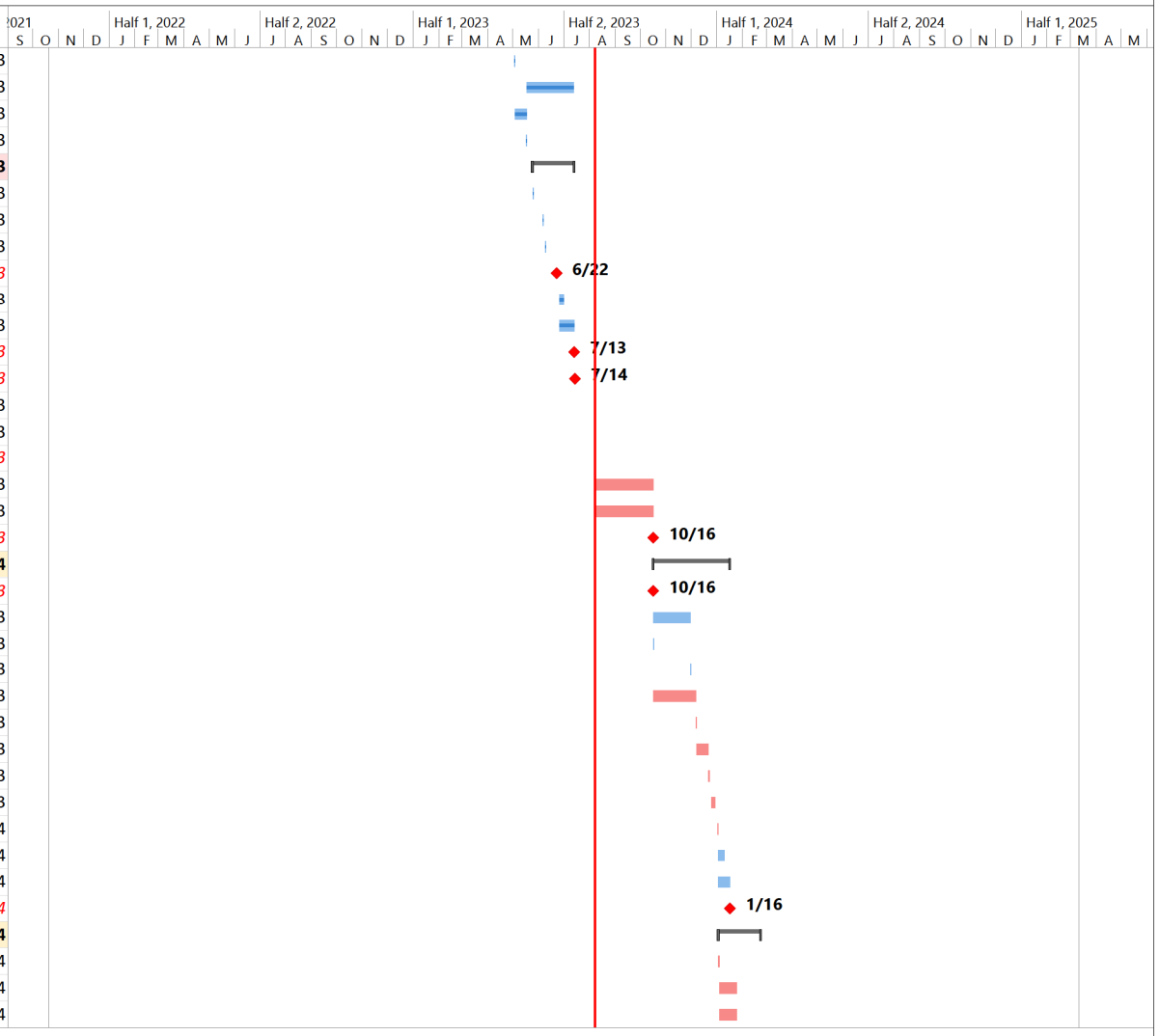
ID	Task Name	Duration	Start	Finish
1	**WEST WENDOVER FIRE STATION**	**859 days**	**Wed 10/20/21**	**Mon 3/10/25**
2	**Preconstruction Phase**	**594 days**	**Wed 10/20/21**	**Thu 2/22/24**
3	**Project Award**	**141 days**	**Wed 10/20/21**	**Tue 5/10/22**
4	City Council Approval / Notice of Award	10 days	Wed 10/20/21	Tue 11/2/21
5	Reciept of Executed Contract	130 days	Wed 11/3/21	Mon 5/9/22
6	Reciept of Notice to Proceed	1 day	Tue 5/10/22	Tue 5/10/22
7	**Programming Phase**	**83 days**	**Wed 5/25/22**	**Wed 9/21/22**
8	OAC Mtg - Kick Off	1 day	Wed 5/25/22	Wed 5/25/22
9	Programming Questionaire	6 days	Tue 5/31/22	Tue 6/7/22
10	OAC Mtg - Programming Questionaire Rev	1 day	Wed 6/8/22	Wed 6/8/22
11	Programming /Adjacency Diagram Develo	53 days	Thu 6/9/22	Tue 8/23/22
12	OAC Mtg - Programming/Adj Diagram Pres	1 day	Wed 8/24/22	Wed 8/24/22
13	CWW Adjacency Diagram Rvw/Comment	19 days	Thu 8/25/22	Wed 9/21/22
14	*OAC Mtg - CWW Comment Review/Approv*	*0 days*	*Wed 9/21/22*	*Wed 9/21/22*
15	**Schematic Design Phase (Phase 1A)**	**110 days**	**Thu 9/22/22**	**Tue 2/28/23**
16	SD Development/Incorp Rvw Comments	10 days	Thu 9/22/22	Wed 10/5/22
17	OAC Mtg - Schematic Design Status Review	1 day	Thu 10/6/22	Thu 10/6/22
18	Schematic Design Development	10 days	Fri 10/7/22	Thu 10/20/22
19	OAC Mtg - Schematic Design Status Review	1 day	Fri 10/21/22	Fri 10/21/22
20	Schematic Design Development	5 days	Mon 10/24/22	Fri 10/28/22
21	Submit SD Progress Set to CORE for Pricing	1 day	Mon 10/31/22	Mon 10/31/22
22	Schematic Design Development Continued	5 days	Mon 10/31/22	Fri 11/4/22
23	OAC Mtg - Schematic Design Status	1 day	Mon 11/7/22	Mon 11/7/22
24	Schematic Design Development	10 days	Tue 11/8/22	Mon 11/21/22
25	CORE Prelim SD Pricing w/Trade Partners	15 days	Tue 11/1/22	Mon 11/21/22
26	OAC Mtg - SD Estimate Presentation	1 day	Tue 11/22/22	Tue 11/22/22
27	CWW - SD Submittal Review	51 days	Wed 11/23/22	Tue 2/7/23
28	USDA - SD Submittal Review	51 days	Wed 11/23/22	Tue 2/7/23
29	OAC Mtg - CWW/USDA SD Approval	1 day	Tue 2/28/23	Tue 2/28/23
30	**Design Development Phase (Phase 1B)**	**162 days**	**Tue 2/28/23**	**Mon 10/16/23**
31	*Receive NTP for Phase 1B Services*	*0 days*	*Tue 2/28/23*	*Tue 2/28/23*
32	*Prepare/Receive Ph 1B Contract Amendme*	*0 days*	*Tue 2/28/23*	*Tue 2/28/23*
33	*OAC Mtg - Phase 1B Kick Off Mtg*	*0 days*	*Mon 3/6/23*	*Mon 3/6/23*
34	Design Development	21 days	Tue 3/7/23	Tue 4/4/23
35	OAC Mtg - Design Development Review	1 day	Wed 4/5/23	Wed 4/5/23
36	Design Development Cont.	19 days	Thu 4/6/23	Tue 5/2/23
37	OAC Mtg. Review DD progress	1 day	Wed 4/19/23	Wed 4/19/23



Task | Milestone | Summary | Project Summary | Deadline | Critical | Progress

WEST WENDOVER FIRE STATION - Full Schedule

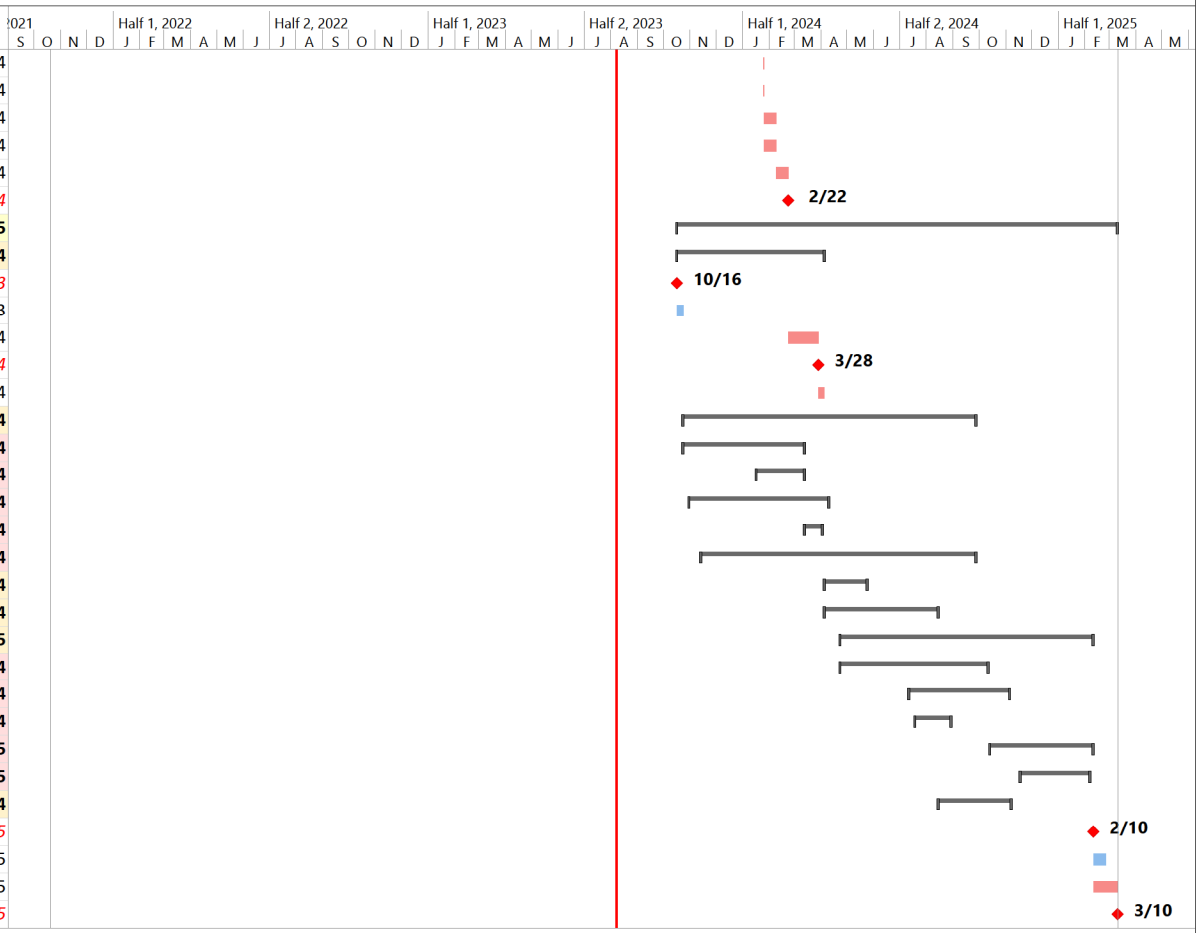
ID	Task Name	Duration	Start	Finish
38	OAC Mtg - Design Development Presentati	1 day	Wed 5/3/23	Wed 5/3/23
39	PEMB Design	38 days	Thu 5/18/23	Wed 7/12/23
40	CWW Design Development Review	10 days	Thu 5/4/23	Wed 5/17/23
41	OAC Mtg - City Comment Review	1 day	Wed 5/17/23	Wed 5/17/23
42	**GMP Bidding, Review, and Proposal Subm**	**34 days**	**Thu 5/25/23**	**Thu 7/13/23**
43	Release RFP	1 day	Thu 5/25/23	Thu 5/25/23
44	Site Visit	1 day	Tue 6/6/23	Tue 6/6/23
45	RFIs Due	1 day	Fri 6/9/23	Fri 6/9/23
46	*Bids Due*	*0 days*	*Thu 6/22/23*	*Thu 6/22/23*
47	Descope Interview	5 days	Mon 6/26/23	Fri 6/30/23
48	Proposal Review & GMP Prep.	13 days	Mon 6/26/23	Thu 7/13/23
49	*Pre-GMP Review*	*0 days*	*Thu 7/13/23*	*Thu 7/13/23*
50	*OAC Mtg Phase 1B GMP Submittal*	*0 days*	*Fri 7/14/23*	*Fri 7/14/23*
51	CWW Initial Comments	7 days	Mon 7/17/23	Tue 7/25/23
52	Incorporate City Comments	8 days	Wed 7/26/23	Fri 8/4/23
53	*Re-submit Phase 1B Proposal*	*0 days*	*Mon 8/7/23*	*Mon 8/7/23*
54	CWW Phase 1B Submittal Review	50 days	Mon 8/7/23	Mon 10/16/23
55	USDA Phase 1B Submittal Review	50 days	Mon 8/7/23	Mon 10/16/23
56	*OAC Mtg - CWW/USDA Phase 1B Approval*	*0 days*	*Mon 10/16/23*	*Mon 10/16/23*
57	**Construction Document Phase (Phase 2 Fina**	**62 days**	**Mon 10/16/23**	**Tue 1/16/24**
58	*Receive NTP for Phase 2 Services*	*0 days*	*Mon 10/16/23*	*Mon 10/16/23*
59	Prep/Receive Ph2 Contract Amendment	30 days	Tue 10/17/23	Wed 11/29/23
60	OAC Mtg Phase 2 Kick-Off	1 day	Tue 10/17/23	Tue 10/17/23
61	OAC Mtg - Con Doc Status Review	1 day	Thu 11/30/23	Thu 11/30/23
62	100%CD Docs Development	35 days	Tue 10/17/23	Wed 12/6/23
63	OAC Mtg CD Package Presentation	1 day	Thu 12/7/23	Thu 12/7/23
64	CWW CD Review	10 days	Fri 12/8/23	Thu 12/21/23
65	OAC CWW CD Package Comment Review	1 day	Fri 12/22/23	Fri 12/22/23
66	Const Doc Adjustments	4 days	Tue 12/26/23	Fri 12/29/23
67	OAC Mtg - CD Pkg Presentation	1 day	Tue 1/2/24	Tue 1/2/24
68	CWW Review of CD Pkg	5 days	Wed 1/3/24	Tue 1/9/24
69	USDA Review of CD Package	10 days	Wed 1/3/24	Tue 1/16/24
70	*CWW USDA Construction Doc Approval*	*0 days*	*Tue 1/16/24*	*Tue 1/16/24*
71	**Plan Check Review Process**	**37 days**	**Wed 1/3/24**	**Thu 2/22/24**
72	Plan Check Review Submittal	1 day	Wed 1/3/24	Wed 1/3/24
73	Building Department Plan Check Review	15 days	Thu 1/4/24	Wed 1/24/24
74	Fire Marshall Review Process	15 days	Thu 1/4/24	Wed 1/24/24



Task Milestone Summary Project Summary Deadline Critical Progress

WEST WENDOVER FIRE STATION - Full Schedule

ID	Task Name	Duration	Start	Finish
75	Receive Building Department Review Com	1 day	Thu 1/25/24	Thu 1/25/24
76	Receive Fire Marshall Review Comments	1 day	Thu 1/25/24	Thu 1/25/24
77	Address Plan Check Review Comments	10 days	Fri 1/26/24	Thu 2/8/24
78	Address Fire Marshall Review Comments	10 days	Fri 1/26/24	Thu 2/8/24
79	Review Comment Revision Approvals	10 days	Fri 2/9/24	Thu 2/22/24
80	*Plan Check Review Approval*	*0 days*	*Thu 2/22/24*	*Thu 2/22/24*
81	**Construction Phase**	**354 days**	**Mon 10/16/23**	**Mon 3/10/25**
82	**Administrative**	**119 days**	**Mon 10/16/23**	**Thu 4/4/24**
83	*Receive Admin NTP to Procure Materials*	*0 days*	*Mon 10/16/23*	*Mon 10/16/23*
84	Execute Subcontracts	5 days	Tue 10/17/23	Mon 10/23/23
85	Delay Start - Winter	25 days	Fri 2/23/24	Thu 3/28/24
86	*Begin Mobilization*	*0 days*	*Thu 3/28/24*	*Thu 3/28/24*
87	Mobilize Onsite	5 days	Fri 3/29/24	Thu 4/4/24
88	**Procurement**	**237 days**	**Tue 10/24/23**	**Fri 9/27/24**
89	**Procure Submittals**	**97 days**	**Tue 10/24/23**	**Tue 3/12/24**
109	**Procure Deferred Submittals**	**40 days**	**Wed 1/17/24**	**Tue 3/12/24**
113	**Submittal Review**	**112 days**	**Tue 10/31/23**	**Tue 4/9/24**
133	**Review Deferred Submittals**	**15 days**	**Wed 3/13/24**	**Tue 4/2/24**
137	**Procure Materials**	**222 days**	**Tue 11/14/23**	**Fri 9/27/24**
159	**Off-Site Construction**	**36 days**	**Fri 4/5/24**	**Fri 5/24/24**
165	**Rough Site Construction**	**92 days**	**Fri 4/5/24**	**Wed 8/14/24**
179	**Building Construction**	**203 days**	**Tue 4/23/24**	**Mon 2/10/25**
180	**Structure**	**121 days**	**Tue 4/23/24**	**Fri 10/11/24**
195	**Interior - Office**	**82 days**	**Fri 7/12/24**	**Tue 11/5/24**
214	**Enclosure - Office**	**30 days**	**Fri 7/19/24**	**Thu 8/29/24**
223	**Interior - App Bay**	**82 days**	**Mon 10/14/24**	**Mon 2/10/25**
242	**Building Systems**	**55 days**	**Mon 11/18/24**	**Thu 2/6/25**
251	**Finish Site Construction**	**60 days**	**Thu 8/15/24**	**Thu 11/7/24**
263	*Substantial Completion*	*0 days*	*Mon 2/10/25*	*Mon 2/10/25*
264	Complete Punch List	10 days	Tue 2/11/25	Mon 2/24/25
265	Contractual Close Out	20 days	Tue 2/11/25	Mon 3/10/25
266	*Final Completion*	*0 days*	*Mon 3/10/25*	*Mon 3/10/25*



Task | Milestone | Summary | Project Summary | Deadline | Critical | Progress

August 7, 2023

EXHIBIT 5A
PHASE 1B Design Deliverables and GMP Completed 8-7-2023

West Wendover Fire Station No. 13

Guaranteed Maximum Price (GMP)

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CORE



"Where the West Begins"!

1.
GMP

West Wendover
Fire Station 13

Guaranteed Maximum Price

Prepared on: 7-Aug-23

#	Description		GMP	BREAKOUTS Included in base Access Road	ALTERNATES NOT included ALT #1 Cross Street Visitor Parking
	GENERAL		**$402,036**	**$0**	**$6,595**
GEN1	General Requirements		**$136,878**	$0	$6,595
GEN2	Scaffolding & Equipment		**$129,454**	$0	$0
GEN3	Waste Management & Cleaning Requirements		**$135,704**	$0	$0
	DEMOLITION / OFF-SITE INFRASTRUCTURE		**$0**	**$0**	**$0**
	SITE WORK (ROUGH)		**$1,218,642**	**$74,497**	**$75,515**
7	Horizontal Survey & Staking		**$19,418**	$0	$3,884
8	Earthwork, Paving, & Utilities		**$1,199,224**	$74,497	$71,631
	SITE WORK (FINISH)		**$672,269**	**$35,605**	**$36,700**
16	Landscaping & Irrigation		**$121,208**	$0	$26,554
18	Flag Pole		**$6,600**	$0	$0
23	Gates		**$12,330**	$0	$0
24	Site Concrete		**$434,311**	$35,605	$10,146
25	Site Masonry		**$97,820**	$0	$0
	STRUCTURE		**$1,598,359**	**$0**	**$0**
27	Structural Layout & Coordination		**$11,538**	$0	$0
30	Structural Concrete		**$685,133**	$0	$0
33	PEMB Structure		**$462,471**	$0	$0
36	Rough Carpentry		**$439,217**	$0	$0
	ENCLOSURE		**$1,687,162**	**$0**	**$0**
38	Moisture Protection		**$161,730**	$0	$0
40	Caulking & Sealants		**$50,258**	$0	$0
44	Thermal Insulation		**$53,432**	$0	$0
46	PEMB Enclosure		**$693,706**	$0	$0
48	Stucco / EIFS		**$195,711**	$0	$0
52	Exterior Aluminum, Glass, & Glazing		**$76,150**	$0	$0
54	Special Doors		**$456,175**	$0	$0
	INTERIOR FINISHES		**$759,215**	**$0**	**$0**
55	Temporary Requirements for Phasing / Quality Control		**$34,614**	$0	$0
56	Doors, Frames, & Hardware		**$119,364**	$0	$0
59	Casework & Finished Carpentry		**$73,723**	$0	$0
60	Drywall		**$291,747**	$0	$0
61	Paint & High-Performance Coatings		**$91,911**	$0	$0
62	Acoustical Ceiling Treament		**$42,183**	$0	$0
65	Carpet & Resilient Flooring		**$15,865**	$0	$0
66	Fluid-Applied Flooring		**$34,950**	$0	$0
67	Concrete Finishing		**$44,358**	$0	$0
70	Progressive & Final Clean Requirements		**$10,500**	$0	$0
	SPECIALTIES		**$94,412**	**$0**	**$0**
72	Building Signage		**$30,800**	$0	$0
74	Building Specialties		**$63,612**	$0	$0
	EQUIPMENT		**$222,366**	**$0**	**$0**
86	Residential Equipment & Appliances		**$67,490**	$0	$0
89	Fire Station Equipment		**$154,876**	$0	$0
	MEP SYSTEMS		**$1,855,142**	**$0**	**$0**
97	Fire Suppression System		**$68,182**	$0	$0
98	Plumbing Systems		**$652,830**	$0	$0
100	HVAC & Controls Systems		**$382,691**	$0	$0
103	Electrical Systems		**$751,440**	$0	$0
	UNIQUE FEATURES OF WORK		**$0**	**$0**	**$0**
	Subtotal		**$8,509,603**	**$110,102**	**$118,810**
	CONTINGENCIES & ALLOWANCES		**SUB TOTAL**		
2.5%	Design-Builder Contingency		$299,933	$2,753	$2,970
LS	Allowance #1: Utility Relocation (Fiber & Gas)		$75,000	$0	$0
	Subtotal		**$8,884,536**	**$112,855**	**$121,780**
RATE	**GENERAL CONDITIONS**		**SUB TOTAL**		
LS	General Conditions		$1,179,480		
LS	Warranty		$41,330		
	Subtotal		**$10,105,346**		
RATE	**INSURANCE, BONDS, AND BUILDERS RISK**		**SUB TOTAL**		
1.00%	General Liability		$119,974		
1.50%	Subcontractor Default Insurance		$137,768		
0.83%	Payment and Performance Bond		$100,165		
LS	Builders Risk Insurance		$74,384		
	Subtotal		**$10,537,637**	**$122,542**	**$132,234**
RATE	**CONTRACTOR'S FEE**		**SUB TOTAL**	**SUB TOTAL**	**SUB TOTAL**
4.50%	Design-Builder Fee		$516,631	**$5,514**	**$5,951**
	Subtotal		**$11,054,268**	**$128,057**	**$138,185**

	Working Project Cost	Access Road	ALT #1 Cross Street Visitor Parking
GMP Without Soft Costs	**$11,054,268**	**$128,057**	**$138,185**

	Project Soft Costs		Total Value
	Phase 2 A/E Design & Preconstruction Fees		$462,765
	Permits and Fees		$79,288
	FF&E Allowance (Other than Fire Station Equipment)		$101,053
2.5%	Owner Contingency		$299,933

	GMP	Access Road	ALT #1 Cross Street Visitor Parking
Guaranteed Maximum Price	**$11,997,307**	**$128,057**	**$138,185**

2.
Basis of GMP

BASIS OF GMP

City of West Wendover New Fire Station No. 13

PWP #EL-2023-434 | August 7, 2023

The Basis of GMP is a written explanation clarifying the scope, assumptions and exclusions used in establishing the Guaranteed Maximum Price (GMP) for the City of West Wendover New Fire Station No. 13 Project in West Wendover Nevada dated August 7, 2023. The GMP is presented in a ten group, systems format best utilized for analyzing and comparing project costs during design and preconstruction. This GMP is based on CORE's incorporation of the scope shown on the West Wendover New FS #13 60% DD documents dated May 3, 2023, and the scope clarifications below.

Assumptions, Clarifications, & Exclusions

SCHEDULE

This GMP is based upon performance of the work per the enclosed Preliminary Construction Schedule, which is an integral part of this GMP Package. This project has been divided into multiple phases, which are identified within the preliminary construction schedule and account for the overall construction duration and timeframe anticipated.

Schedule Clarifications:

- Microsoft Project Professional for Office 365 will be used as the schedule management program.
- We anticipate normal working hours 6:00 AM to 4:00 PM, Monday through Thursday, with some Friday and/or Saturday work as required to meet the schedule. Daily start and finish times are subject to change with changing weather conditions and daily sunrise/sunset time.
- All concrete pours are assumed to be early morning pours. If the authorities having jurisdiction do not allow early morning pours, the concrete pour sequence would be extended which would affect the critical path of the schedule.
- Activities within the Overall project schedule and general sequence of construction will be re-evaluated later when the GMP is executed.
- If the GMP does not start as scheduled on October 16th, 2023, CORE reserves the right to adjust General Conditions costs.
- Permitting timelines are allowances based on average timeframes of similar projects. Any delay caused by the permitting process is cause for a re-evaluation of the schedule and General Conditions.

Weather:

The following table represents a mutual understanding of the number of reasonable days of adverse weather per month where no weather dependent construction activities may occur due to unworkable field conditions. CORE has assumed the risk to make up for lost days per month in accordance with this table.

CORE shall be granted an extension of time for delays resulting from additional lost working days per calendar month beyond what is illustrated in the table in the GMP Proposal. The lost days illustrated in this schedule are per calendar month and shall not accrue from month to month.

(Eastern Nevada – Elko County Region)

Month	Number of Reasonably Anticipated Days of Adverse Weather Per Month	Average Precipitation
January	1	0.25

February	0	0.17
March	1	0.33
April	1	0.36
May	1	0.58
June	0	0.28
July	0	0.22
August	0	0.16
September	1	0.50
October	0	0.34
November	0	0.22
December	0	0.19

CORE considers soil condition that are unsuitable for heavy equipment operation to be adverse weather days. Additionally, driving conditions deemed unsafe for travel shall be deemed adverse weather days. CORE reserves the right to work Fridays and/or Saturdays in order to meet schedule.

Cost Clarifications

This GMP is based on the higher between 2023 Elko County Prevailing Wage Rates and 2023 Davis Bacon Wage Rates and includes Nevada sales tax. The value provided in the GMP includes all direct and indirect construction costs and includes typical project "soft costs". Soft costs included in this GMP are all design fees, loose/miscellaneous fire station equipment, and utility connection fees.

MATERIALS ECONOMIC IMPACTS

The parties acknowledge that some of the materials and products to be used and installed in the construction of this project may become unavailable, delayed in shipment and/or subject to price increases due to circumstances beyond the control of the Contractor. If a specified product is unavailable or shipment is delayed, Contractor shall provide written notice and shall be afforded additional time and substitute products may be considered. If there is an increase in price of materials, equipment, or products between the date of this contract and the time when the job is ready for the installation of the affected material, the amount of this contract shall be increased to reflect the additional cost to obtain the materials, provided that the Contractor gives the Owner written notice and documentation of the increased costs.

CONTINGENCIES

- **Design-Builder Contingency –** A 2.5% Design-Builder Contingency is included in this proposal and is intended to be used at CORE's discretion to cover costs that have not been completely identified or designed as trade specific scope on the GMP setting documents may require further clarification or coordination. These costs include, but not limited to, scope gap, coordination issues between trades, and missed scope during the bidding process. The Design-Builder Contingency is not intended to account for additional scope requests by the design / owner during construction.
- **Owner Contingency –** A 2.5% Owner Contingency is included in this proposal and is intended to be used at the City of West Wendover's discretion to cover costs for unforeseen or excluded items that are to be included as an amendment to the original contract.

ALLOWANCES

We have included the Allowances listed below in this GMP. These Allowances are considered to be an allotted sum of money included for a particular system or scope of work for which sufficient detail is not available to determine a definitive cost. A reasonable estimate for an assumed scope and quality is included as a placeholder. The Owner receives the savings for any amount under the allocation and is at risk for any amount over the allocation.

- **Allowance #1 – Fiber Line Relocation** – This Allowance is intended to cover costs associated with relocating the existing fiber line as to not be impacted by other improvements. Included is trenching, conduit bedding, backfill, conduit, and utility fees and coordination.
- **Allowance #2 – Fire Station Alerting System** – This Allowance is intended to cover costs associated with horns, strobes, controllers, pathways, and miscellaneous accessories associated with the Fire Station Alerting System.

ALTERNATES

Alternates are scopes of work which are NOT INCLUDED as part of the base contract work. They are carried as bid alternates so that if there is money available at the time of the GMP, they can be added to the project at the discretion of the owner.

- **Alternate #1 – Cross Street Visitor Parking** – This Alternate includes earthwork, asphalt, signage, striping, and concrete included with the proposed ADA/visitor parking lot as shown in the design documents.

SOFT COSTS

Soft Costs are scopes of work that are indirectly related to construction but are a necessary part of a project. The following soft costs are accounted for and included in this GMP. This does not represent an all-inclusive listing of all soft costs that may be required, but rather is CORE's understanding of the Soft Costs required to be included in the GMP.

- **A/E Design & Preconstruction Fees** – This scope of work includes architectural, engineering, and preconstruction costs to produce a construction set of documents, as well as provide preconstruction support through the Design Phase of the project.
- **Permits and Fees** – This is intended to cover costs associated with building permit fees for the project, and utility connection, coordination, and design fees for City of West Wendover Water. City of West Wendover electrical, communications, and gas connections are not included in this allowance. Inspections and Certificate of Occupancy costs are not included in this allowance.
- **FF&E Allowance** – This allowance is intended to cover costs associated with furniture, fixtures, and equipment not included elsewhere. The value is based on a list of items required by the City of West Wendover and a 5% additional FF&E allowance. The list of items is as follows:
    - (1) Smart Board, 65" min.
    - (3) Office Desks
    - (4) Tables, 8' x 18", folding
    - (20) office chairs, rolling.
    - Kitchen/Conference Table with seating for (8) with chairs.
    - Dayroom Furniture allowance of $15,000.

HOURLY RATES

The following agreed to hourly rates will be used to determine and define "Wages paid for Labor" as defined in Exhibit C of the Owner-CMAR Construction Agreement. The Actual Costs for each of the agreed to rates includes all normal and customary payroll paid by the Contractor plus all fringe benefits, taxes and insurances.

	Standard Rate	Overtime Rate
Project Management:		
Director of Operations	190	-
Sr. Project Manager	165	-
Project Manager	125	-
MPE/BIM Manager	125	-
Contract Administrator	92	-
Construction Coordinator	92	-
Certified Payroll	92	-
Field Operations:		
General Superintendent	165	-
Superintendent	130	-

Assumptions & Exclusions

GENERAL ASSUMPTIONS

- This GMP is considered lump sum, not line itemed. Scope values are provided for transparency and as a contract schedule of values. Any line-item cost variances will be carried across the duration of the entire project and the net savings (if any) will be split with the Owner per the terms of the contract at final completion. Costs for any individual line items are not guaranteed within this GMP, but rather the bottom-line cost of the GMP. Any cost savings from any individual line items will be offset against possible overruns of any other line items throughout the duration of the project.
- Building permits are to be procured by the Owner and in hand prior to CORE Construction mobilizing on site and Contract Time commencing. CORE shall be granted an extension of time for delays resulting from not having an approved grading / building permit in place on the anticipated start date.
- CORE Construction assumes that the soils / geotechnical report prepared by Summit Engineering is reflective of the soils to be disturbed under this project. Any adverse soil conditions including but not limited to contaminated soils, different shrink/swell factors, etc. shall be cause for a time extension and adjustment of the GMP.
- CORE will coordinate the work with the Owner's contractors and agencies, for example Wells Rural Electric, Centracom, City of West Wendover Water, City of West Wendover Sewer, etc., with their respective scopes as it pertains to this project. The Owner will provide direction related to any conflict. The project schedule has been developed assuming these contractors/agencies will be able to meet all required scheduled installation and/or utility turn-on dates and these dates will be communicated through the Owner. Any costs due to changes made by the permitting agencies after submission of the estimate are subject to change.
- Normal shrinkage cracking of all cementitious material, such as slabs, concrete walls, CMU walls, etc. is expected and shall not be cause for removal or replacement of structurally sound slabs.

- Underground utilities shown on plans are assumed to depict accurate locations of utilities. Design has been based on As-Built documents provided by the city. Discrepancies arising due to inaccurate As-Builts are not included in this GMP proposal.

SPECIFIC EXCLUSIONS

- Land acquisition costs, legal fees, and costs associated with any owner's representatives.
- 3rd party inspections and special inspections.
- Testing and inspection services of special inspectors.
- Services of a commissioning agent.
- Salvaging and relocation of any existing equipment or furnishings, unless otherwise specified.
- Fire pump and domestic water booster pump – available pressure and flow assumed adequate.
- Hard digging / caliche.
- Removal / relocation of existing storage units, equipment stored onsite – assumed by Owner.
- BIM modeling.

Scope-Specific Clarifications

CORE Construction's GMP is based upon plans and specifications as itemized in attached Enumeration of Documents, with the following Scope-Specific Assumptions and Clarifications.

GENERAL REQUIREMENTS

GEN1 – GENERAL REQUIREMENTS

- Temporary fencing, construction-use locks, public safety and project signage, construction toilets & accessories, on-site secured storage, timelapse construction camera, and site security systems are included.

GEN2 – SCAFFOLDING & EQUIPMENT

- Forklift and/or boom lift including fuel and operator expenses are included.

GEN3 – WASTE MANAGEMENT AND CLEANING

- Progressive site cleanup during construction and dumpster rental and removal fees are included.

SITE WORK (ROUGH)

008 – EARTHWORK, UTILITIES, AND PAVING

- Earthwork activities are limited by the grading shown in design documents along with the proposed swale realignment. Grading outside of these boundaries is not included.
- Gas line excavation and backfill is included. Exterior gas piping is assumed to be by utility. Utility connections and fees are not included.
- Tough digging of native soils is not included. Blasting and/or caliche excavation is specifically excluded. Test bores analyzed in the geotechnical report has been assumed to be conducive of the entire site.

SITE WORK (FINISH)

016 – LANDSCAPE

- Landscaping includes the following:
    - 8 Austrian Pines

- 14 Cleveland Flowering Pears
- 8 Lacemore Elms
- 12 Boxwoods
- 12 Karl Foerester Tall Grasses
- 16 Perennials
- Decomposed granite or gravel
- Irrigation water system including meter.

021 – PRE-FABRICATED SITE STRUCTURE

- Pre-fabricated site structures are not included.

023 – FENCING & GATES

- Trash enclosure gate is included.

025 – MASONRY

- A standard grey, 6' high CMU wall with 2" high CMU caps are included at the trash enclosure.
- CMU around generator pad is not included.
- Brick veneer around the building is not included.

STRUCTURE

036 – ROUGH CARPENTRY, EIFS, DRYWALL, AND ACT

- EIFS includes integral and shall be selected based on manufacturer's standard color palette.
- Level 4 drywall finish with light orange peel texture is included for all visible drywall spaces. Non-visible areas are to be finished as required by code.
- FRP/FRL is included for rooms 106 and 112.
- Porch dormer shall be stick framed above truss system sheathing.

ENCLOSURE

054 – OVERHEAD DOORS

- Doors included open at 60 inches per second with a springless design.

052 – GLASS AND GLAZING

- All windows within the Pre-Engineered Metal Building and the office entry door are 1" glass with aluminum frames. All windows on the office side are vinyl framed windows.

FINISHES

056 – DOORS, FRAMES, & HARDWARE

- Vision lites are included for all doors in the Apparatus Bays.

059 – CASEWORK

- Plastic laminate cabinets with stainless steel or quartz countertops are included for all spaces to receive casework.

061 – PAINT

- Painting of Pre-Engineered Metal Building structure is included. Field painting of all insulated metal panels is not included.

066 – FLUID APPLIED FLOORING

- Hermetic flooring is included for rooms 106 and 112.

067 – CONCRETE FINISHING

- Sealed concrete is included for all spaces besides restroom spaces. Polishing of any concrete is not included.

SPECIALTIES

074 – SPECIALTIES

- Bathroom specialties, corner guards, a markerboard, broom/mop holders, fire extinguisher cabinets, and window blinds are included.
- One flagpole is included.

EQUIPMENT

083 – RESIDENTIAL EQUIPMENT AND APPLIANCES

- Kitchen equipment and appliances including dishwasher, oven/stove, refrigerator, ice machine, residential washer/dryer, coffee maker, and microwave with integral vent hood are included.

089 – FIRE STATION EQUIPMENT

- Turnout gear washer/extractors, drying racks, and storage lockers are included.

MP&E SYSTEMS

098 – PLUMBING SYSTEMS

- Two (2) 1-1/2" fire truck fills are included.
- Air system includes a 150psi air compressor, 6 hose reels, 4 air outlets with black steel piping and fittings.
- Sanitary Waste & Vent System: PVC-DWV Pipe and fittings below grade, Cast Iron pipe and fittings above grade.
- Gas piping is extended to (2) gas furnaces in office/kitchen areas.

100 – HVAC

- Overhead vehicle exhaust system is not included.
- Gas furnaces are included in lieu of electric furnaces.

103 – ELECTRICAL

- Existing panels are assumed to have sufficient capacity and sufficient space for new breakers for the new service. Modifications to existing switch gear due to additional equipment not described above or within the design documents is not included.
- Average Daily Traffic (ADT) for N Gene L. Jones Way is assumed to be lower than the MUTCD signal warrant requirements. Accordingly, "Emergency Vehicle Approaching" flashers and signage, along with all associated work, is not included.
- All premiums for lighting are not included.

UNIQUE SCOPES OF WORK

109 – PRE-ENGINEERED METAL BUILDING

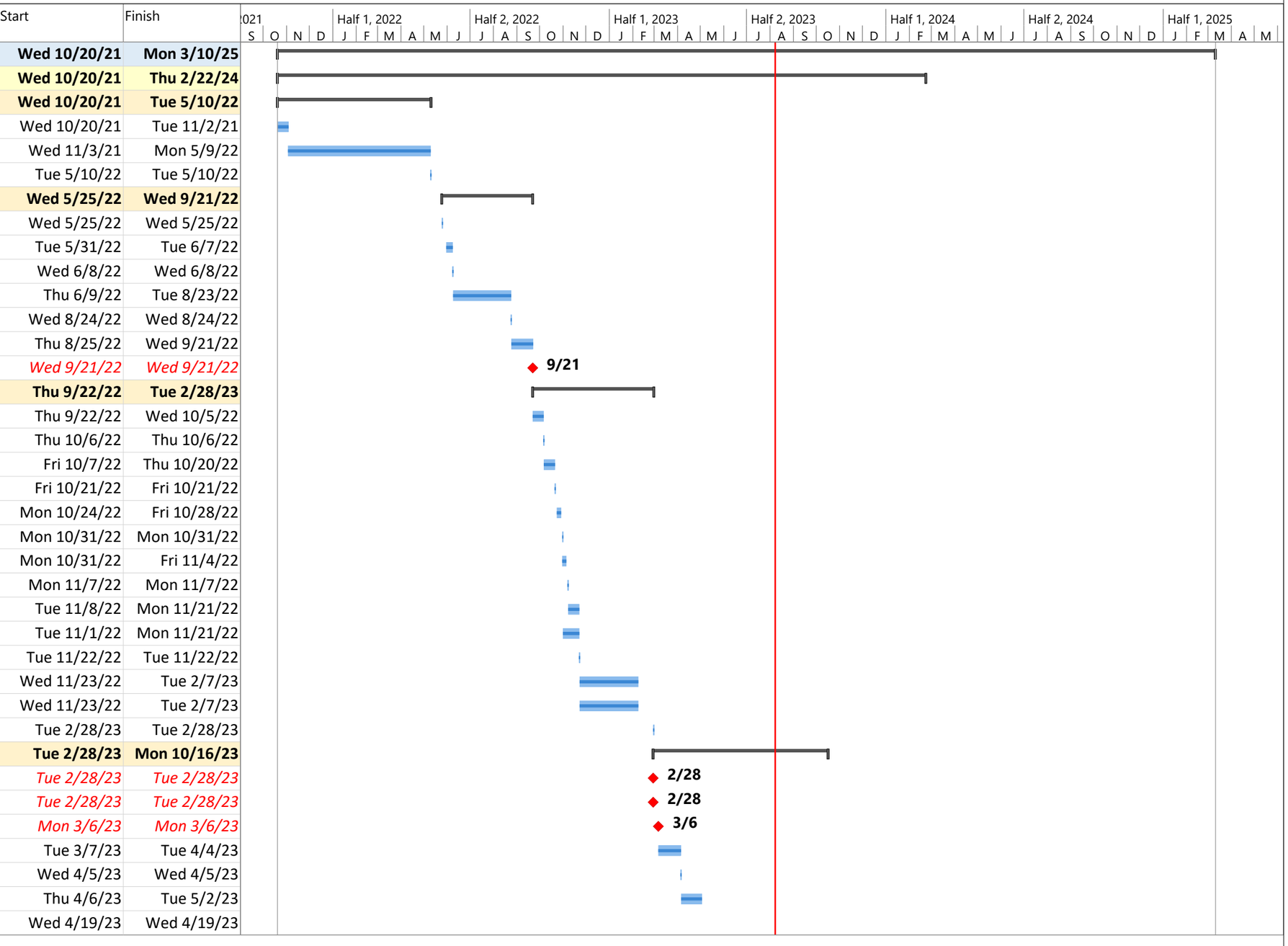
- Building interior shall have exposed framing, girts, and insulated metal panel backs. Insulated metal panels shall have the factory primer/paint on the interior and exterior.
- Colors for all metal panels shall be selected from a manufacturer standard color palette.

END OF BASIS OF GMP

3.
Schedule

WEST WENDOVER FIRE STATION - Full Schedule

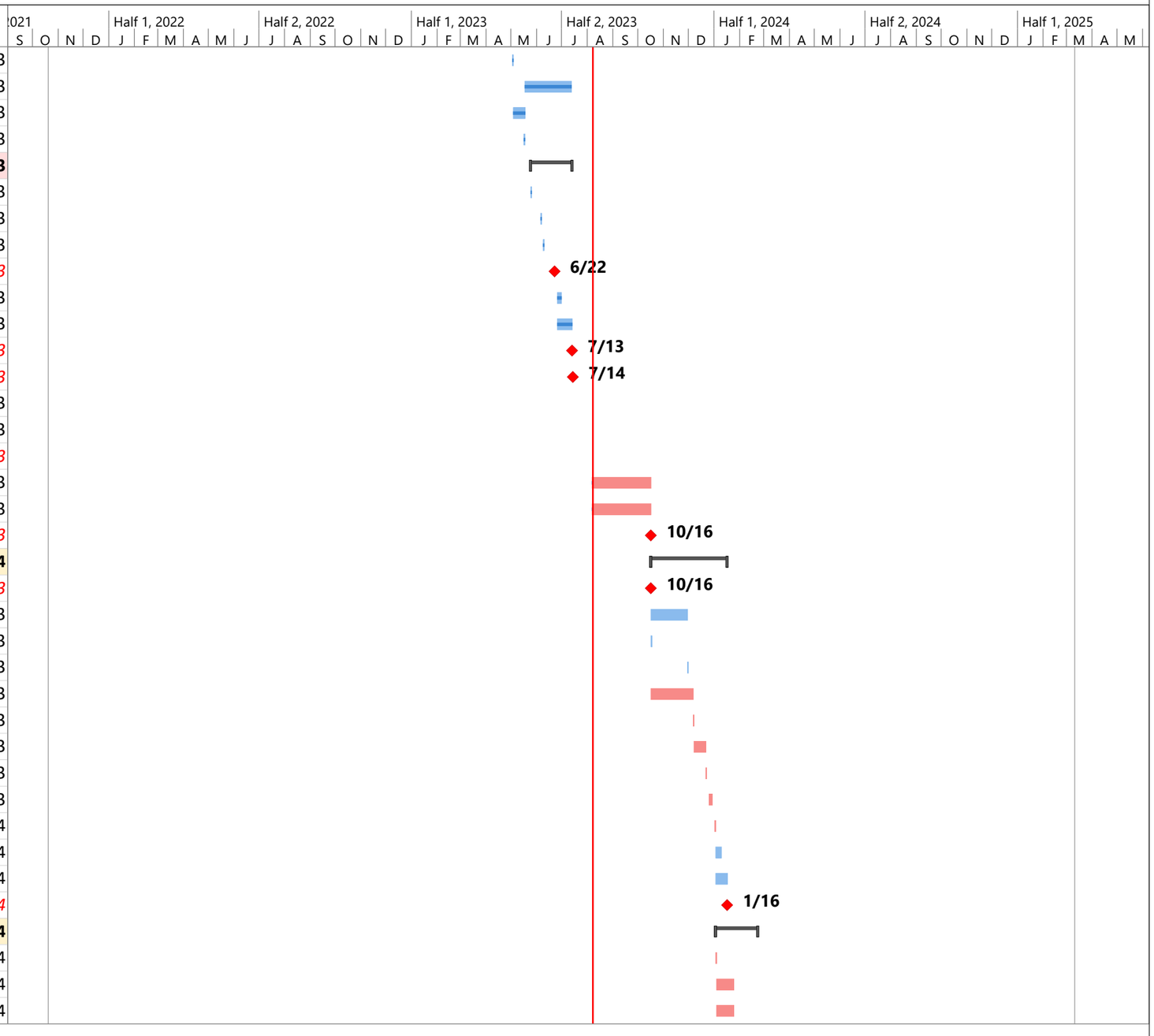
ID	Task Name	Duration	Start	Finish
1	**WEST WENDOVER FIRE STATION**	**859 days**	**Wed 10/20/21**	**Mon 3/10/25**
2	**Preconstruction Phase**	**594 days**	**Wed 10/20/21**	**Thu 2/22/24**
3	**Project Award**	**141 days**	**Wed 10/20/21**	**Tue 5/10/22**
4	City Council Approval / Notice of Award	10 days	Wed 10/20/21	Tue 11/2/21
5	Reciept of Executed Contract	130 days	Wed 11/3/21	Mon 5/9/22
6	Reciept of Notice to Proceed	1 day	Tue 5/10/22	Tue 5/10/22
7	**Programming Phase**	**83 days**	**Wed 5/25/22**	**Wed 9/21/22**
8	OAC Mtg - Kick Off	1 day	Wed 5/25/22	Wed 5/25/22
9	Programming Questionaire	6 days	Tue 5/31/22	Tue 6/7/22
10	OAC Mtg - Programming Questionaire Rev	1 day	Wed 6/8/22	Wed 6/8/22
11	Programming /Adjacency Diagram Develop	53 days	Thu 6/9/22	Tue 8/23/22
12	OAC Mtg - Programming/Adj Diagram Pres	1 day	Wed 8/24/22	Wed 8/24/22
13	CWW Adjacency Diagram Rvw/Comment	19 days	Thu 8/25/22	Wed 9/21/22
14	*OAC Mtg - CWW Comment Review/Approv*	*0 days*	*Wed 9/21/22*	*Wed 9/21/22*
15	**Schematic Design Phase (Phase 1A)**	**110 days**	**Thu 9/22/22**	**Tue 2/28/23**
16	SD Development/Incorp Rvw Comments	10 days	Thu 9/22/22	Wed 10/5/22
17	OAC Mtg - Schematic Design Status Review	1 day	Thu 10/6/22	Thu 10/6/22
18	Schematic Design Development	10 days	Fri 10/7/22	Thu 10/20/22
19	OAC Mtg - Schematic Design Status Review	1 day	Fri 10/21/22	Fri 10/21/22
20	Schematic Design Development	5 days	Mon 10/24/22	Fri 10/28/22
21	Submit SD Progress Set to CORE for Pricing	1 day	Mon 10/31/22	Mon 10/31/22
22	Schematic Design Development Continued	5 days	Mon 10/31/22	Fri 11/4/22
23	OAC Mtg - Schematic Design Status	1 day	Mon 11/7/22	Mon 11/7/22
24	Schematic Design Development	10 days	Tue 11/8/22	Mon 11/21/22
25	CORE Prelim SD Pricing w/Trade Partners	15 days	Tue 11/1/22	Mon 11/21/22
26	OAC Mtg - SD Estimate Presentation	1 day	Tue 11/22/22	Tue 11/22/22
27	CWW - SD Submittal Review	51 days	Wed 11/23/22	Tue 2/7/23
28	USDA - SD Submittal Review	51 days	Wed 11/23/22	Tue 2/7/23
29	OAC Mtg - CWW/USDA SD Approval	1 day	Tue 2/28/23	Tue 2/28/23
30	**Design Development Phase (Phase 1B)**	**162 days**	**Tue 2/28/23**	**Mon 10/16/23**
31	*Receive NTP for Phase 1B Services*	*0 days*	*Tue 2/28/23*	*Tue 2/28/23*
32	*Prepare/Receive Ph 1B Contract Amendme*	*0 days*	*Tue 2/28/23*	*Tue 2/28/23*
33	*OAC Mtg - Phase 1B Kick Off Mtg*	*0 days*	*Mon 3/6/23*	*Mon 3/6/23*
34	Design Development	21 days	Tue 3/7/23	Tue 4/4/23
35	OAC Mtg - Design Development Review	1 day	Wed 4/5/23	Wed 4/5/23
36	Design Development Cont.	19 days	Thu 4/6/23	Tue 5/2/23
37	OAC Mtg. Review DD progress	1 day	Wed 4/19/23	Wed 4/19/23



Task | Milestone | Summary | Project Summary | Deadline | Critical | Progress

WEST WENDOVER FIRE STATION - Full Schedule

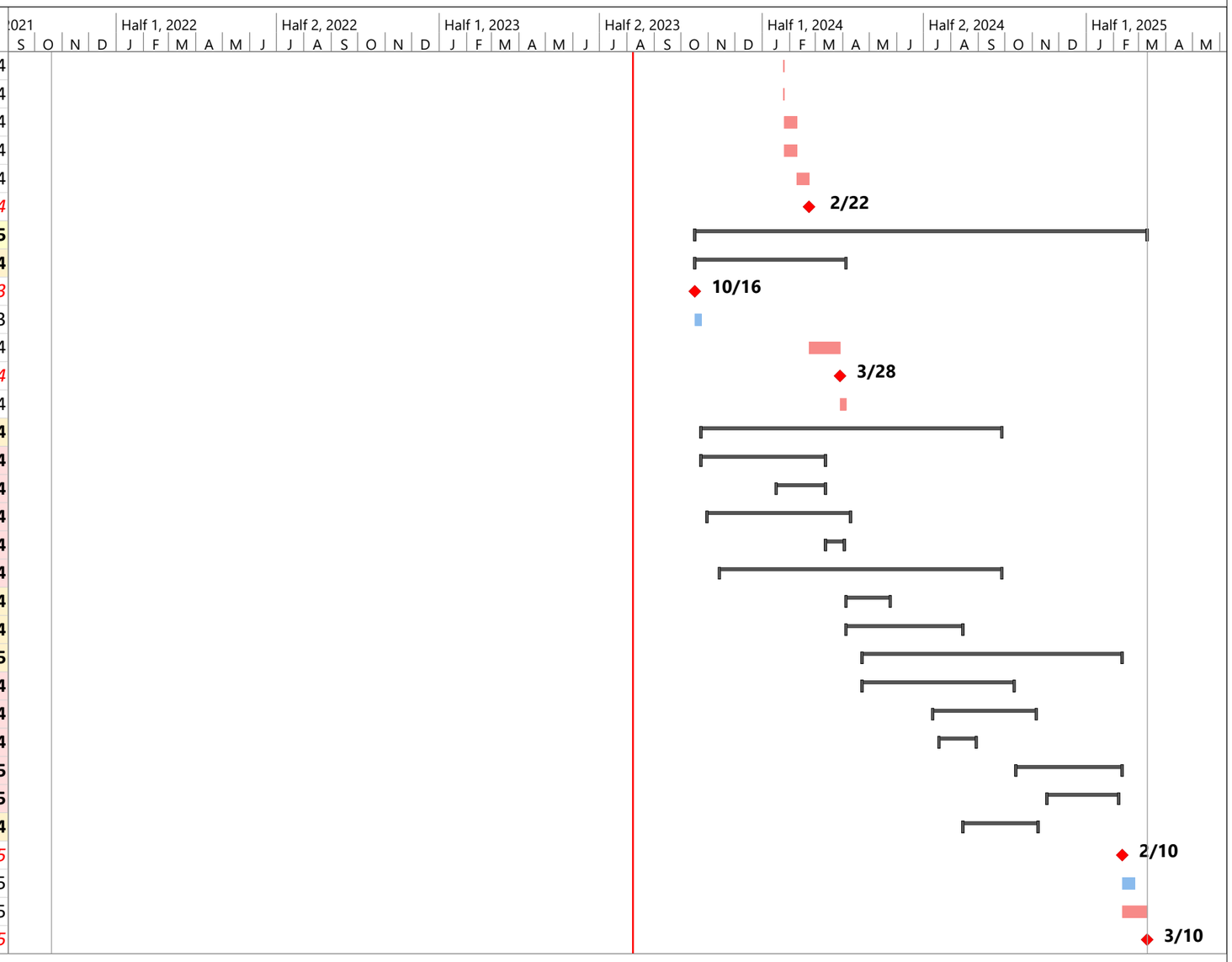
ID	Task Name	Duration	Start	Finish
38	OAC Mtg - Design Development Presentati	1 day	Wed 5/3/23	Wed 5/3/23
39	PEMB Design	38 days	Thu 5/18/23	Wed 7/12/23
40	CWW Design Development Review	10 days	Thu 5/4/23	Wed 5/17/23
41	OAC Mtg - City Comment Review	1 day	Wed 5/17/23	Wed 5/17/23
42	**GMP Bidding, Review, and Proposal Subm**	**34 days**	**Thu 5/25/23**	**Thu 7/13/23**
43	Release RFP	1 day	Thu 5/25/23	Thu 5/25/23
44	Site Visit	1 day	Tue 6/6/23	Tue 6/6/23
45	RFIs Due	1 day	Fri 6/9/23	Fri 6/9/23
46	*Bids Due*	*0 days*	*Thu 6/22/23*	*Thu 6/22/23*
47	Descope Interview	5 days	Mon 6/26/23	Fri 6/30/23
48	Proposal Review & GMP Prep.	13 days	Mon 6/26/23	Thu 7/13/23
49	*Pre-GMP Review*	*0 days*	*Thu 7/13/23*	*Thu 7/13/23*
50	*OAC Mtg Phase 1B GMP Submittal*	*0 days*	*Fri 7/14/23*	*Fri 7/14/23*
51	CWW Initial Comments	7 days	Mon 7/17/23	Tue 7/25/23
52	Incorporate City Comments	8 days	Wed 7/26/23	Fri 8/4/23
53	*Re-submit Phase 1B Proposal*	*0 days*	*Mon 8/7/23*	*Mon 8/7/23*
54	CWW Phase 1B Submittal Review	50 days	Mon 8/7/23	Mon 10/16/23
55	USDA Phase 1B Submittal Review	50 days	Mon 8/7/23	Mon 10/16/23
56	*OAC Mtg - CWW/USDA Phase 1B Approval*	*0 days*	*Mon 10/16/23*	*Mon 10/16/23*
57	**Construction Document Phase (Phase 2 Fina**	**62 days**	**Mon 10/16/23**	**Tue 1/16/24**
58	*Receive NTP for Phase 2 Services*	*0 days*	*Mon 10/16/23*	*Mon 10/16/23*
59	Prep/Receive Ph2 Contract Amendment	30 days	Tue 10/17/23	Wed 11/29/23
60	OAC Mtg Phase 2 Kick-Off	1 day	Tue 10/17/23	Tue 10/17/23
61	OAC Mtg - Con Doc Status Review	1 day	Thu 11/30/23	Thu 11/30/23
62	100%CD Docs Development	35 days	Tue 10/17/23	Wed 12/6/23
63	OAC Mtg CD Package Presentation	1 day	Thu 12/7/23	Thu 12/7/23
64	CWW CD Review	10 days	Fri 12/8/23	Thu 12/21/23
65	OAC CWW CD Package Comment Review	1 day	Fri 12/22/23	Fri 12/22/23
66	Const Doc Adjustments	4 days	Tue 12/26/23	Fri 12/29/23
67	OAC Mtg - CD Pkg Presentation	1 day	Tue 1/2/24	Tue 1/2/24
68	CWW Review of CD Pkg	5 days	Wed 1/3/24	Tue 1/9/24
69	USDA Review of CD Package	10 days	Wed 1/3/24	Tue 1/16/24
70	*CWW USDA Construction Doc Approval*	*0 days*	*Tue 1/16/24*	*Tue 1/16/24*
71	**Plan Check Review Process**	**37 days**	**Wed 1/3/24**	**Thu 2/22/24**
72	Plan Check Review Submittal	1 day	Wed 1/3/24	Wed 1/3/24
73	Building Department Plan Check Review	15 days	Thu 1/4/24	Wed 1/24/24
74	Fire Marshall Review Process	15 days	Thu 1/4/24	Wed 1/24/24



Task Milestone Summary Project Summary Deadline Critical Progress

WEST WENDOVER FIRE STATION - Full Schedule

ID	Task Name	Duration	Start	Finish
75	Receive Building Department Review Comı	1 day	Thu 1/25/24	Thu 1/25/24
76	Receive Fire Marshall Review Comments	1 day	Thu 1/25/24	Thu 1/25/24
77	Address Plan Check Review Comments	10 days	Fri 1/26/24	Thu 2/8/24
78	Address Fire Marshall Review Comments	10 days	Fri 1/26/24	Thu 2/8/24
79	Review Comment Revision Approvals	10 days	Fri 2/9/24	Thu 2/22/24
80	*Plan Check Review Approval*	*0 days*	*Thu 2/22/24*	*Thu 2/22/24*
81	**Construction Phase**	**354 days**	**Mon 10/16/23**	**Mon 3/10/25**
82	**Administrative**	**119 days**	**Mon 10/16/23**	**Thu 4/4/24**
83	*Receive Admin NTP to Procure Materials*	*0 days*	*Mon 10/16/23*	*Mon 10/16/23*
84	Execute Subcontracts	5 days	Tue 10/17/23	Mon 10/23/23
85	Delay Start - Winter	25 days	Fri 2/23/24	Thu 3/28/24
86	*Begin Mobilization*	*0 days*	*Thu 3/28/24*	*Thu 3/28/24*
87	Mobilize Onsite	5 days	Fri 3/29/24	Thu 4/4/24
88	**Procurement**	**237 days**	**Tue 10/24/23**	**Fri 9/27/24**
89	**Procure Submittals**	**97 days**	**Tue 10/24/23**	**Tue 3/12/24**
109	**Procure Deferred Submittals**	**40 days**	**Wed 1/17/24**	**Tue 3/12/24**
113	**Submittal Review**	**112 days**	**Tue 10/31/23**	**Tue 4/9/24**
133	**Review Deferred Submittals**	**15 days**	**Wed 3/13/24**	**Tue 4/2/24**
137	**Procure Materials**	**222 days**	**Tue 11/14/23**	**Fri 9/27/24**
159	**Off-Site Construction**	**36 days**	**Fri 4/5/24**	**Fri 5/24/24**
165	**Rough Site Construction**	**92 days**	**Fri 4/5/24**	**Wed 8/14/24**
179	**Building Construction**	**203 days**	**Tue 4/23/24**	**Mon 2/10/25**
180	**Structure**	**121 days**	**Tue 4/23/24**	**Fri 10/11/24**
195	**Interior - Office**	**82 days**	**Fri 7/12/24**	**Tue 11/5/24**
214	**Enclosure - Office**	**30 days**	**Fri 7/19/24**	**Thu 8/29/24**
223	**Interior - App Bay**	**82 days**	**Mon 10/14/24**	**Mon 2/10/25**
242	**Building Systems**	**55 days**	**Mon 11/18/24**	**Thu 2/6/25**
251	**Finish Site Construction**	**60 days**	**Thu 8/15/24**	**Thu 11/7/24**
263	*Substantial Completion*	*0 days*	*Mon 2/10/25*	*Mon 2/10/25*
264	Complete Punch List	10 days	Tue 2/11/25	Mon 2/24/25
265	Contractual Close Out	20 days	Tue 2/11/25	Mon 3/10/25
266	*Final Completion*	*0 days*	*Mon 3/10/25*	*Mon 3/10/25*



Task | Milestone | Summary | Project Summary | Deadline | Critical | Progress

4.
Design Documents

WEST WENDOVER NEW FS #13

PHASE-1B DESIGN DEVELOPMENT

MAY 3, 2023

PROJECT ADDRESS:

N. GENE L. JONES WAY, WEST WENDOVER, NV 89883



CLIENT:

CITY OF WEST WENDOVER

1111 N. GENE L. JONES WAY
WEST WENDOVER, NV 89883

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LAS VEGAS, NV 89128
702.794.0550

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TSK ARCHITECTS
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702.456.3000

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Consultant

PLEASE RECYCLE

Project
WEST WENDOVER NEW FS #13

N. GENE L. JONES WAY, WEST WENDOVER, NV 89883

Job No: 22-002.00

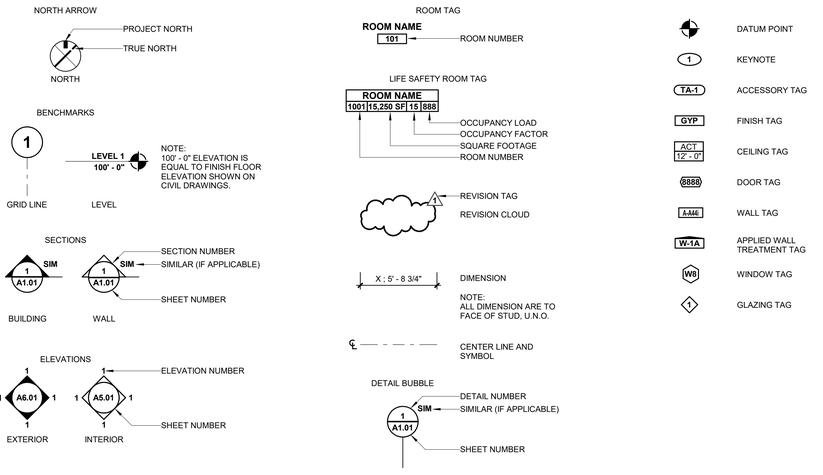
Owner
CITY OF WEST WENDOVER

PHASE-1B DESIGN DEVELOPMENT
MAY 3, 2023

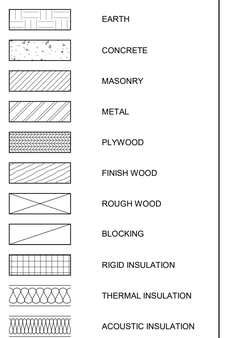
ABBREVIATIONS

A		E.P.	Electrical Panelboard	LKR.	Locker		
A.D.	Area Drain	E.P.D.M.	Single Ply Roof Membrane	LT.	Light	S	
A.V.	Audio/Visual	E.W.C.	Electric Water Cooler			S.	South
ACC.	Accessible	EA.	Each	M		S.C.	Solid Core
ACOUS.	Acoustical	ELEC.	Electrical	M.C.	Medicine Cabinet	S.C.D.	Seat Cover Dispenser
ADJ.	Adjustible	ELEV.	Elevation	M.O.	Masonry Opening	S.D.	Soap Dispenser
AGGR.	Aggregate	EMER.	Emergency	MAX.	Maximum	S.N.D.	Sanitary Napkin Dispensr
AL.	Aluminum	ENCL.	Enclosure	MECH.	Mechanical	S.SK.	Service Sink
APPROX.	Approximate	EQ.	Equal	MEMB.	Membrane	SCHED.	Schedule
ARCH	Architectural	EQUIP.	Equipment	MFGR.	Manufacturer	SECT.	Section
ASPH.	Asphalt	EXIST.	Existing Exposed	MH.	Manhole	SH.	Shelf
		EXP.	Expansion	MIN.	Minimum	SHR.	Shower
B		EXT.	Exterior	MIR.	Mirror	SHT.	Sheet
B.O.F.	Bottom of Fixture			MISC.	Miscellaneous	SIM.	Similar
BD.	Board	F		MTD.	Mounted	SPEC.	Specification
BITUM.	Bituminous	F.A.	Fire Alarm	MTL.	Metal	SQ.	Square
BLDG.	Building	F.B.	Flat Bar	MUL.	Mullion	SST.	Stainless Steel
BLK.	Block	F.D.	Floor Drain			STA.	Station
BLKG.	Blocking	F.E.	Fire Extinguisher	N		STD.	Standard
BM.	Beam	F.E.C.	Fire Extinguisher Cabinet	N.	North	STL.	Steel
BOT.	Bottom	F.H.C.	Fire Hose Cabinet	N.I.C.	Not in Contract	STO.	Storage
		F.O.C.	Face of Concrete	N.T.S.	Not to Scale	STRL.	Structural
C		F.O.F.	Face of Finish	NO. OR #	Number	SUSP.	Suspended
C.B.	Catch Basin	F.O.S.	Face of Stud	NOM.	Nominal	SYM.	Symmetrical
C.F.C.I.	Contractor Furnished Contractor Installed	F.S.	Full Size	O		T	
C.F.O.I.	Contractor Furnished Owner Installed	FDN.	Fountain	O.A.	Overall	T.&G.	Tongue and Groove
C.G.	Corner Guard	FIN.	Finish	O.C.	On Center	T.B.	Towel Bar
C.I.	Cast Iron	FLASH.	Flashing	O.D.	Outside Diameter (Dim.)	T.C.	Top of Curb
C.J.	Control Joint	FLOUR.	Flourescent	O.F.C.I.	Owner Furnished Contractor Installed	T.O.W.	Top of Wall
C.M.U.	Concrete Masonry Unit	FLR.	Floor	O.F.O.I.	Owner Furnished Owner Installed	T.P.	Top of Pavement
CAB.	Cabinet	FPRF.	Fireproof	O.H.	Opposite Hand	T.P.D.	Toilet Paper Dispenser
CEM.	Cement	FT.	Foot or Feet	O.R.D.	Overflow Roof Drain	T.V.	Television
CER.	Ceramic	FTG.	Footing	OBS.	Obscure	TEL.	Telephone
CLG.	Ceiling	FURR.	Furring	OFF.	Office	TER.	Terazzo
CLKG.	Caulking	FUT.	Future	OPNG.	Opening	THK.	Thick
CLO.	Closet			OPP.	Opposite	TRD.	Tread
CLR.	Clear	G				TYP.	Typical
CNTR.	Counter	G.B.	Grab Bar	P			
COL.	Column	G.F.R.C.	Glass Fiber Reinforced Concrete	P.LAM.	Plastic Laminate	U	
CONC.	Concrete	GA.	Guage	P.T.D.	Paper Towel Dispenser	U.N.O.	Unless Noted Otherwise
CONN.	Connection	GAL.V.	Galvanized	P.T.D./R.	Combination Paper Towel Dispencer and Receptacle	UNF.	Unfinished
CONST.	Construction	GL.	Glass			UR.	Urinal
CONT.	Continuous	GND.	Ground	P.T.R.	Paper Towel Receptacle	V	
CORR.	Corridor	GR.	Grade	PL.	Plate	V.B.	Vapor Barriers
CPT.	Carpet	GYP.	Gypsum	PLAS.	Plaster	V.C.G.	Vinyl Corner Guard
CT.	Ceramic Tile	H		PLYWD	Plywood	V.T.	Vinyl Tile
CTR.	Center	H.B.	Hose Bibb	PR.	Pair	VAR.	Varies
CTSK.	Countersunk	H.M.	Hollow Metal	PRCST.	Pre-cast	VERT.	Vertical
		HDWD.	Hardwood	PT.	Point	VEST.	Vestibule
D		HDWE.	Hardware	PTN.	Partition		
D.F.	Drinking Fountain	HGT.	Height			W	
D.O.	Door Opening	HORIZ.	Horizontal	Q		W.	West
D.S.P.	Dry Standpipe	HR.	Hour	Q.T.	Quarry Tile	W.C.	Water Closet
DBL.	Double	I				W/	With
DEPT.	Department	I.D.	Inside Diameter (Dim.)	R		W/O	Without
DET.	Detail	INSUL.	Insulation	R.	Riser	WD.	Wood
DIA.	Diameter	INT.	Interior	R.D.	Roof Drain	WK.P.	Working Point
DIM.	Dimension			R.O.	Rough Opening	WP.	Waterproof
DISP.	Dispenser	J		R.W.L.	Rain Water Leader	WSCT.	Wainscot
DN.	Down	JAN.	Janitor	RAD.	Radius	WT.	Weight
DR.	Door	JT.	Joint	REF.	Reference		
DS.	Downspout			REFR.	Refrigerator		
DWG.	Drawing	K		REINF.	Reinforce		
DWR.	Drawer	KIT.	Kitchen	REQD	Required		
				RESIL.	Resilient		
E		L		RGTR.	Register		
(E)	Existing	LAB.	Laboratory	RM.	Room		
E.	East	LAM.	Laminate	RRM	Restroom		
E.I.F.S.	Exterior Insulation Finish System	LAV.	Lavatory	RWD	Redwood		
E.J.	Expansion Joint						

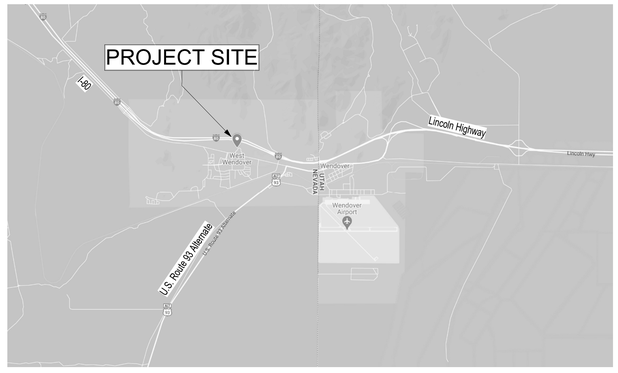
SYMBOL LEGEND



MATERIALS LEGEND



VICINITY MAP



CODE ANALYSIS

CITY OF WEST WENDOVER - ADOPTED BUILDING CODES

- 2018 Edition of the International Building Code (IBC), together with Appendix Chapters C, E, I, and J.
- 2018 Edition of the International Residential Code (IRC), together with Appendix Chapters A, B, C, G, H, J, K, and M.
- 2018 Edition of the International Fire Code (IFC), together with all appendices.
- 2018 Edition of the International Existing Building Code (IEBC).
- 2018 Edition of the International Energy Conservation Code (IECC), Commercial and Residential Provisions chapter 1 through 5.
- 2018 Edition of the Uniform Plumbing Code (UPC), together with Appendix Chapters A, B, C, D, E, G, I, J, K and L.
- 2018 Edition of the Uniform Mechanical Code (UMC), together with Appendix Chapters A, B and C *Only when IMC is silent.
- 2018 International Mechanical Code (IMC), together with Appendix Chapters A and B.
- 2018 International Fuel Gas Code (IFGC), together with Appendix Chapters A, B, C and D.
- 2018 Edition of the International Wildland-Urban Interface Code, chapter 5.
- 2017 Edition of the National Electrical Code (NEC).
- National Fire Protection Association standards, editions as adopted by the State of Nevada.
- Suggested 2018 Design Criteria:
  1. Roof Snow Load - See Table 1608.2.1 from 2018 Northern Nevada Code Amendments
  2. Wind Speed (mph) - Exposure "C"
     a. IRC: I 00 mph
     b. IBC Basic Design Wind Speed:
        Risk Category I: 95 mph — Risk Category III: 110 mph
        Risk Category II: 105 mph — Risk Category IV: 115 mph
  3. Seismic Design Category:
     a. IRC: 02 b. IBC: D
  4. Frost Depth: 24 inches minimum
  5. Winter Design Temperature: 10° F
  6. Ice Shield Underlayment Required: Yes > 5,300 ft elevation
  7. Flood Hazards: per current FEMA flood maps
  8. Air Freezing Index: 594
  9. Mean Annual Temperature: 49.4° F
  10. Subject to Damage From:
      a. Weathering: Severe — c. Decay: None/Slight
      b. Termite: Moderate/Heavy

APN: 010-740-900

ZONING
Land use: 400 / Land zoning: M

FEMA
Flood Zone: AO

Additional Applicable Codes:
- **ICC/ANSI** 117.1 - 2009
- **ADA** 2010
- **NORTHERN NEVADA AMENDMENTS 2018**
- **NAC** - 477

Occupancy Classifications:
- S-2 Occupancy (Section 311.3) - Main occupancy
- B Occupancy (Section 304.1) - Accessory to "S-2" Occupancy, per section 508.2
  No occupancy separation required, per section 508.2.4

Fire Sprinklers Provided: **Yes - Installed in accordance with Section 903.3.1.1**

- Construction Type: **Type V-B**
- Allowable Height: 3 Story (Table 504.4) / 60'(Table 504.3)
- Actual Height: **28'- 0" / 1 Story**
- Allowable Area factor: 54,000 (S-2 Occupancy) (Table 506.2)
- Frontage increase (If): 75% (Section 506)
- Allowable Area with Increase: Aa = At + (NS x If) --> [54,000+ [13,500 x 0.75]] = 64,125 sf
- Actual Area: 11,457 SF

Required separation of occupancies: **No Separation Required (Table 508.4)**

Fire Resistance Rating Requirements: **(Table 601)**

- Structural Frame: 0-hr
- Bearing Exterior Walls: 0-hr
- Bearing Interior Walls: 0-hr
- Non-Bearing Exterior Walls: 0-hr
- Non-Bearing Interior Walls: 0-hr
- Floor: 0-hr
- Roof: 0-hr

Maximun area of exterior wall openings: No Limit
(Table 705.8)

Means of Egress

- Spaces with One Exit: (Table 1006.2.1)
  Occupant count up to and including **29** allowed on 1 exit for "S" occupancy with maximun common path of egress **100 ft.**; and **49** allowed on 1 exit for "B" occupancy with maximun common patch of **100 ft.**
- Exit access travel distace: (Table 1017.2)
  S-2: 400 ft.
  B: 300 ft.
- Corridor fire-resistance rating (Table 1020.1)
  S: 0-hr
  B: 0-hr

Total occupant load: (Table 1004.5 and sheet AE1.01 with the Life Safety Plan)
S-2: 52 occupants
B: 29 occupants

IECC – 2018 (International Energy Conservation Code)
Nevada is Climate **Zone 5B** (Elko County)

Table C402.1.3 – Building Envelope Minimum Requirements (Opaque Assemblies)

Item:	Required:	Provided:
Roof (Continuous above Deck)	R-30ci	R-30
Mass Walls (Framed)	R-11.4ci	N/A
Wood Framed Walls	R-13 + R-3.8ci or R-20	R-20
Slab on Grade Floors	R-10 for 24" below	R-12
Opaque Doors (non-swinging)	R-4.75	R- 4.75

Table C402.4 – Building Envelope Requirements: Fenestration

Fixed Fenestration	U- 0.38
Operable Fenestration	U- 0.45
Entrance Doors	U- 0.77
Over Head Door	U- 0.77
SHGC	SEW: 0.38 N: 0.51

Section C402.5 – Air Leakage (Mandatory)
Continuous Air Barrier is required

Section: C402.5.1 – Air Barriers
A continuous air barrier is required and must comply with C402.5.1.2.1
Roof: Extruded polystyrene insulation board ½" thick min.
Foil-back polyisocyanurate insulation board having a thickness of not less than ½".
Fully adhered single-ply roof membrane.
Walls: Exterior or Interior gypsum board having a thickness of not less than ½".
Portland cement/sand parge, or gypsum plaster having a thickness of not less than 5/8".

Plumbing Fixtures Count

Section 2902 The number of fixtures shall be determined by this code.
(Based on Table 2902.1 requirements). see Calculations below.

Table 2902.1 **Minimum Number of Required Plumbing Fixtures**

	OCCUPANCY	WATER CLOSETS M	WATER CLOSETS F	LAVATORIES M	LAVATORIES F	BATHTUBS OR SHOWERS	DRINKING FOUNTAINS	SERVICE SINK
FIXTURE REQUIREMENTS	GROUP S-2	1 per 100		1 per 100		-	1 per 1000	
	52 OCCUPANTS	26	26	18	18	n/a	0.05	1
		0.26	0.26	0.26	0.26			
	GROUP B	Table 2902.1, Row No. 2		Table 2902.1, Row No. 3		-	1 per 100	
	29 OCCUPANTS	14.5	14.5	14.5	14.5	n/a	0.29	1
		0.58	0.58	0.36	0.36			
	REQUIRED:	2	2	2	2	0	1	2
	PROVIDED:	2	2	2	2	0	1	2

DRAWING INDEX

#	SHEET NAME	1B DD (05.04.2023)	100% DD (DATE)	50% CD (DATE)	100% CD (DATE)
00_COVER SHEET					
0.0	COVER SHEET	■			
01_GENERAL					
G0.00	GENERAL SHEET	■			
G1.01	GENERAL ACCESSIBILITY DETAILS	■			
G1.02	GENERAL ACCESSIBILITY DETAILS	■			
G1.03	GENERAL ACCESSIBILITY DETAILS	■			
AE1.01	LIFE SAFETY PLAN	■			
AE2.01	LIFE SAFETY DETAILS	■			
02_CIVIL					
C-1	TITLE SHEET	■			
C-2	GENERAL NOTES SHEET	■			
C-3	SITE PLAN	■			
C-4	GRADING PLAN	■			
C-5	UTILITY PLAN	■			
C-6	PARKING & PAVING PLAN	■			
C-7	DETAIL SHEET	■			
03_LANDSCAPE					
L0.00					
04_ARCHITECTURAL SITE					
AS1.01	OVERALL SITE PLAN	■			
AS1.11	ARCHITECTURAL SITE PLAN (ENLARGED)				
AS2.01	ARCHITECTURAL SITE DETAILS	■			
05_ARCHITECTURAL					
A1.01	OVERALL FLOOR PLAN	■			
A1.11	DIMENSION PLAN	■			
A1.21	ENLARGED PLANS AND ELEVATIONS	■			
A1.22	ENLARGED PLANS AND ELEVATIONS	■			
A1.31	FINISH PLAN	■			
A1.41	FURNITURE PLAN				
A2.01	BUILDING MATERIAL SCHEDULES & ROOM FINISH SCHEDULE	■			
A2.11	DOOR SCHEDULE, PANEL AND FRAME TYPES	■			
A2.15	DOOR DETAILS				
A2.21	WINDOW TYPES	■			
A2.25	WINDOW DETAILS				
A2.31	PARTITION TYPES	■			
A2.35	PARTITION DETAILS				
A2.41	INTERIOR PLAN DETAILS				
A2.51	SIGNAGE PLAN				
A2.55	SIGNAGE SCHEDULE, SIGNAGE TYPES & DETAILS				
A3.01	REFLECTED CEILING PLAN	■			
A3.11	CEILING DETAILS				
A4.01	OVERALL ROOF PLAN	■			
A4.11	ROOF PLAN (1/8")				
A4.21	ROOF DETAILS				
A5.01	INTERIOR ELEVATIONS	■			
A5.02	INTERIOR ELEVATIONS	■			
A5.11	INTERIOR ELEVATION DETAILS				
A6.01	EXTERIOR ELEVATIONS	■			
A6.02	EXTERIOR ELEVATIONS	■			
A6.11	EXTERIOR ELEVATION DETAILS				
A7.01	BUILDING SECTIONS	■			
A7.11	WALL SECTIONS	■			
A7.21	SECTION DETAILS				
A8.01	CASEWORK PLAN AND ELEVATIONS				
A8.11	CASEWORK SECTIONS AND DETAILS				
A9.01	MISCELLANEOUS DETAILS				
06_STRUCTURAL					
S1.01	STRUCTURAL GENERAL NOTES	■			
S1.02	DESIGN LOADS	■			
S1.03	ABBREVIATIONS AND SCHEDULES	■			
S1.10	FOUNDATION PLAN	■			
S1.11	SLAB-ON-GRADE PLAN	■			
S1.20	ROOF FRAMING PLAN	■			
S2.01	ELEVATIONS	■			
S5.01	FOUNDATION DETAILS	■			
S5.02	FOUNDATION DETAILS	■			
S5.03	FOUNDATION DETAILS	■			
S5.04	FOUNDATION DETAILS	■			
S5.11	SLAB-ON-GRADE DETAILS	■			
S5.12	SLAB-ON-GRADE DETAILS	■			
S5.21	WOOD DETAILS	■			
S5.22	WOOD DETAILS	■			
S5.23	WOOD DETAILS	■			
S5.24	WOOD DETAILS	■			
S5.26	WOOD DETAILS	■			
08_MECHANICAL					
M0.00	MECHANICAL SYMBOLS, ABBREVIATIONS, AND NOTES	■			
M0.02	MECHANICAL SCHEDULES	■			
M2.00	MECHANICAL FLOOR PLAN	■			
M6.00	MECHANICAL DETAILS	■			
09_PLUMBING					
P0.00	PLUMBING SYMBOLS, ABBREVIATIONS, AND NOTES	■			
P0.02	PLUMBING SCHEDULES	■			
P2.00	PLUMBING FLOOR PLAN - WASTE AND VENT	■			
P2.01	PLUMBING FLOOR PLAN - WATER	■			
P6.00	PLUMBING DETAILS	■			
10_ELECTRICAL					
E0.00	ELECTRICAL SYMBOLS, ABBREVIATIONS, AND NOTES	■			
E0.01	ELECTRICAL SPECIFICATIONS	■			
E1.00	SITE ELECTRICAL PLAN	■			
E2.01	POWER PLAN	■			
E2.02	LIGHTING PLAN	■			
E6.00	SINGLE LINE DIAGRAM	■			
E6.01	PANEL SCHEDULES	■			
E6.02	ELECTRICAL DETAILS	■			
E6.03	ELECTRICAL DETAILS	■			
11_FIRE ALARM					
F0.00	FIRE ALARM RISER DIAGRAM	■			
F1.01	FIRE ALARM PLAN	■			

GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA), LOCAL GOVERNING FIRE, SAFETY, AND BUILDING CODES, REQUIREMENTS AND REGULATIONS, 2018 IBC, ANSI A117.1 -2009.
2. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE OR MASONRY, FACE OF STUD WALLS, OR CENTERLINE OF COLUMNS UNLESS NOTED OTHERWISE.
3. COORDINATE ALL DISCIPLINES AND ALL ASPECTS OF WORK. CONFLICTS AND DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
4. ALL FINISH ELEVATIONS ARE TO TOP OF WALKS, GRADE, PAVING, WALLS, ROOFS, AND SLABS ETC., UNLESS NOTED OTHERWISE
5. ALL SOIL BERMS SHALL BE CONSTRUCTED TO DRAIN AWAY FROM VERTICAL SURFACES
6. ALL GROUND PREPARATION SHALL BE IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN A COPY OF THIS REPORT. ALL RECOMMENDATIONS AND REQUIREMENTS CONTAINED WITHIN THE SOILS REPORT ARE TO BE FOLLOWED UNLESS SPECIFICALLY NOTED OTHERWISE IN THE DRAWINGS OR TECHNICAL SPECIFICATIONS
7. ALL CONCRETE SURFACES WHICH RECEIVE A SPECIAL FINISH, FLOOR COVERING, COATINGS, HARDENERS, ETC. SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFIC FINISH MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS. PRIOR TO APPLICATION OF A SPECIAL FINISH, A WRITTEN ACCEPTANCE OF THE SURFACE SHALL BE SUBMITTED TO THE ARCHITECT BY THE GENERAL CONTRACTOR
8. SLOPE ALL CONCRETE SURFACES ADJACENT TO THE BUILDING AWAY FROM THE BUILDING
9. ALL CONCRETE SURFACES UPON WHICH PEDESTRIANS CAN WALK SHALL BE FINISHED SUCH THAT THE MINIMUM STATIC COEFFICIENT OF SLIDING FRICTION BETWEEN THE SURFACE AND NORMAL HARD-SOLED SHOES = 0.60 AND 0.80 FOR RAMPS
10. ALL CONCRETE AND MASONRY CONNECTIONS AND JOINTS SHALL BE COMPLETELY SEALED AND WATERPROOFED WITH BACKER ROD AND SEALANT AS RECOMMENDED AND SPECIFIED BY EACH SPECIFIC APPLICATION
11. ALL EXPANSION JOINTS IN CONCRETE FLOORS SHALL BE COMPLETELY CAULKED AND SEALED
12. CONTRACTOR SHALL COORDINATE ALL CONCRETE SLABS TO SLOPE AWAY FROM BUILDING, TO SLOPE TOWARD DRAINS, ETC., IN ACCORDANCE WITH THE ARCHITECTURAL AND STRUCTURAL DRAWINGS
13. ALL CONCRETE BLOCK SURFACES ADJACENT TO SOIL BERMS AND PLANTERS SHALL BE PROVIDED WITH A MONOLITHIC WATERPROOF SYSTEM EXTENDING FROM TOP OF FOOTING TO 2" ABOVE SOIL
14. ALL PLANTER AND RETAINING WALLS SHALL BE CONSTRUCTED WITH 3/4" DIAMETER PVC WEEP HOLES AT 6'-0" O.C. MAXIMUM
15. ALL EXPOSED WELDS SHALL BE GROUND SMOOTH AND FINISHED WITH NO PITS FOR ARCHITECTURAL APPEARANCE
16. ALL EXPOSED METAL SURFACES THAT ARE NOT PREFINISHED ARE TO BE PAINTED
17. PROVIDE METAL STRAPPING AND ANCHORAGE FOR CEILING AND WALL MOUNTED EQUIPMENT
18. ALL SHEET METAL FLASHINGS ARE TO BE IN ACCORDANCE WITH ARCHITECTURAL SHEET METAL MANUAL AS PRODUCED BY SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION (SMACNA)
19. PROVIDE SEPARATION AND/OR APPROPRIATE COATING BETWEEN ALL DISSIMILAR METALS. ALL TRANSITIONS BETWEEN SIMILAR OR DISSIMILAR MATERIALS, EQUIPMENT, ACCESSORIES, ETC. SHALL BE CAULKED AND/OR SEALED AS REQUIRED
20. CONTRACTOR SHALL FIELD VERIFY DIMENSIONALLY ALL OPENINGS PRIOR TO MANUFACTURING WINDOW AND DOOR FRAMES
21. ALL DOOR AND FRAME ASSEMBLIES AND INSTALLATIONS SHALL BE IN STRICT ACCORDANCE WITH UNIFORM LIFE SAFETY CODES GOVERNING EDITION. ALL EXTERIOR DOORS SHALL BE COMPLETE WITH PROPER THRESHOLDS, ASTRAGALS, WEATHERSTRIPPING, HOLDS AND DOOR BOTTOMS
22. ALL FIRE EXTINGUISHER FINISH ELEVATIONS ARE TO TOP OF WALKS, GRADE, PAVING, WALLS, ROOFS, ETC., UNLESS NOTED OTHERWISE. LOCATIONS TO BE FINALIZED BY THE STATE FIRE MARSHAL. LOCATIONS SHOWN ON THE DRAWINGS ARE FOR REFERENCE ONLY
23. COATINGS MUST COMPLY WITH ALL LOCAL AND FEDERAL LAWS GOVERNING VOLATILE ORGANIC COMPOUNDS, AND ALL ENVIRONMENTAL PROTECTION AGENCY RECOMMENDATIONS
24. CONTRACTOR SHALL NOT SCALE ANY DRAWING IN THIS BID SET
25. THE AUTOMATIC FIRE SPRINKLER DRAWINGS, THE HYDRAULIC CALCULATIONS AND THE MATERIAL SPECIFICATIONS SHALL BE SUBMITTED TO THE STATE OF NEVADA, OFFICE OF THE STATE FIRE MARSHAL BY A LICENSED FIRE SPRINKLER CONTRACTOR FOR REVIEW PRIOR TO INSTALLATION
26. THE FIRE ALARM DRAWINGS AND MATERIAL SPECIFICATIONS SHALL BE SUBMITTED TO THE STATE OF NEVADA OFFICE OF THE STATE FIRE MARSHAL BY A LICENSED CONTRACTOR FOR REVIEW PRIOR TO INSTALLATION. "... THESE DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL..." SEE MECHANICAL, ELECTRICAL, PLUMBING AND STRUCTURAL FOR ADDITIONAL DEFERRED SUBMITTAL REQUIREMENTS
27. CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE LOCATION OF THE ACCESS DOORS FOR PLUMBING VALVES, CLEAN OUTS, WATER HAMMER ARRESTORS ETC. TO ENSURE SERVICEABILITY OF THE EQUIPMENT. ALL ACCESS DOORS LOCATED ON WALLS SHALL BE PAINTED TO MATCH WALL. ALL ACCESS PANELS LOCATED IN CEILINGS SHALL BE PAINTED TO MATCH CEILING. ALL ACCESS DOORS EASILY ACCESSIBLE TO THE PUBLIC SHALL BE LOCKABLE. PROVIDE A CYLINDER LOCK WITH LATCH AND TWO KEYS FOR EACH DOOR
28. ALL NOTES, DETAILS, SPECIFICATIONS, AND OTHER PROVISIONS INCLUDED IN THESE CONTRACT DOCUMENTS, WHETHER CROSS REFERENCE OR NOT, ARE PART OF THIS PROJECT. ALL WORK SHOWN HEREIN SHALL BE PERFORMED WITHOUT EXCEPTION

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Project
WEST WENDOVER NEW FS #13

N. GENE L. JONES WAY, WEST WENDOVER, NV 89883

Job No: 22-002.00

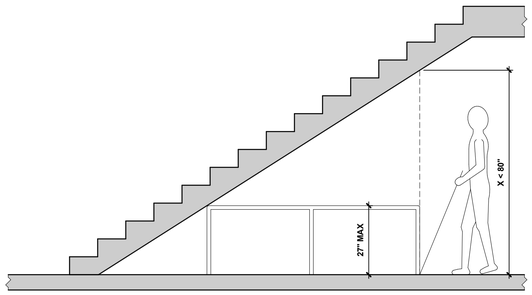
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CITY OF WEST WENDOVER

PHASE-1B DESIGN DEVELOPMENT

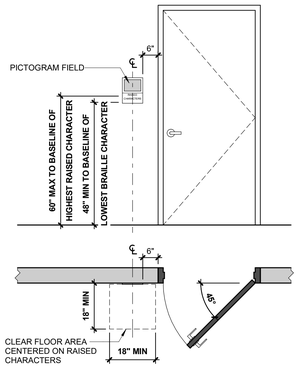
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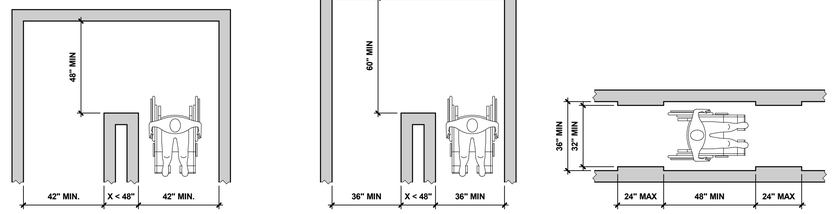
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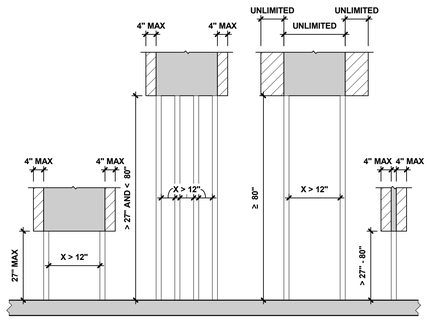
20 REDUCED VERTICAL CLEARANCE
SCALE: 1/2" = 1'-0"



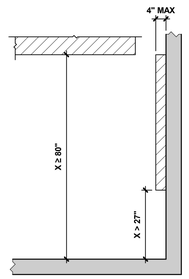
12 LOCATION OF SIGNS AT DOORS
SCALE: 1/2" = 1'-0"



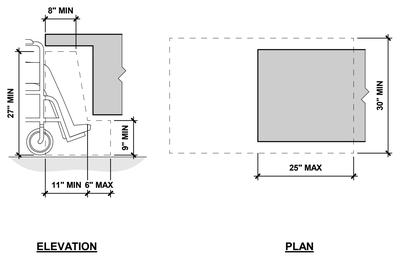
8 CLEAR WIDTH OF AN ACCESSIBLE ROUTE AND CLEAR WIDTH AT TURN
SCALE: 3/8" = 1'-0"



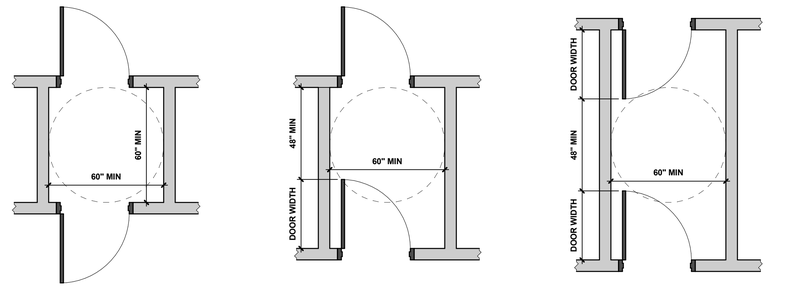
19 POST MOUNTED PROTRUDING OBJECTS
SCALE: 1/2" = 1'-0"



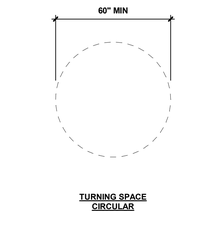
15 LIMITS OF PROTRUDING OBJECTS
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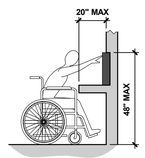


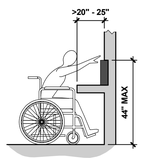
11 KNEE AND TOE CLEARANCE
SCALE: 3/4" = 1'-0"

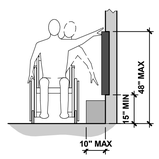


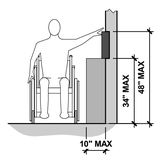
7 MANEUVERING CLEARANCE AT TWO DOORS IN SERIES
SCALE: 3/8" = 1'-0"

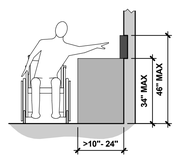




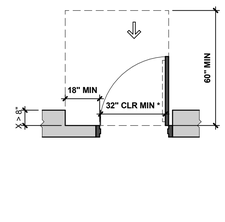


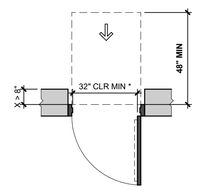


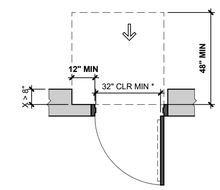




18 REACH RANGES
SCALE: 3/8" = 1'-0"

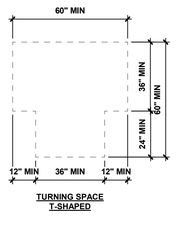


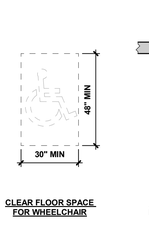


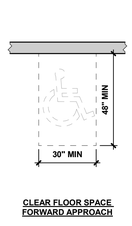


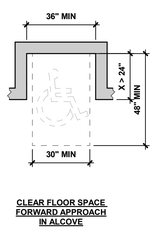
NOTES:
* CLEAR WIDTH SHALL COMPLY WITH LOCAL CODE AMENDMENT REQUIREMENTS

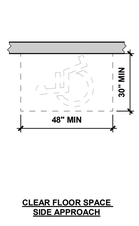
6 MANEUVERING CLEARANCE AT RECESSED DOORS
SCALE: 3/8" = 1'-0"

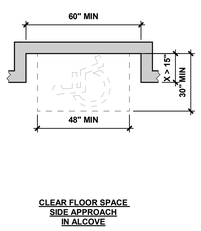






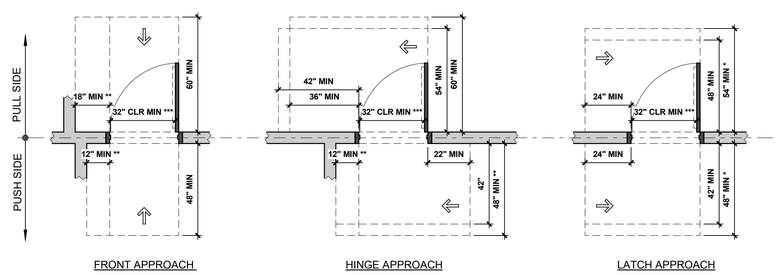






17 WHEELCHAIR TURNING SPACE
SCALE: 3/8" = 1'-0"

13 WHEELCHAIR CLEAR FLOOR SPACE
SCALE: 3/8" = 1'-0"



NOTES:
* IF CLOSER IS PROVIDED
** IF BOTH LATCH AND CLOSER ARE PROVIDED
*** CLEAR WIDTH SHALL COMPLY WITH LOCAL CODE AMENDMENT REQUIREMENTS

5 MANEUVERING CLEARANCE AT DOORS
SCALE: 3/8" = 1'-0"

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Project
WEST WENDOVER NEW FS #13

N. GENE L. JONES WAY, WEST WENDOVER, NV 89883

Job No: 22-002.00

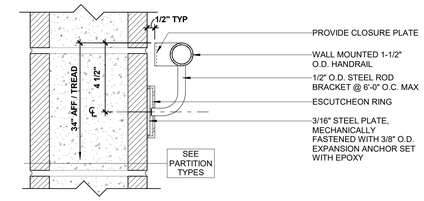
Owner
CITY OF WEST WENDOVER

PHASE-1B DESIGN DEVELOPMENT

REVISIONS		
REV	DATE	DESCRIPTION

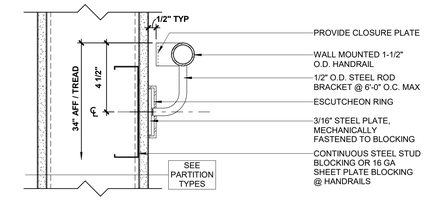
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Date: MAY 3, 2023
Sheet No:
G1.01



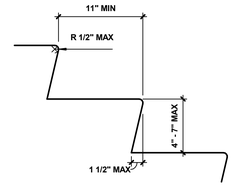
GENERAL NOTES:
1. ALL WELDS TO BE CONTINUOUS AND GROUND SMOOTH

12 WALL MOUNTED HANDRAIL - CMU WALL
SCALE: 3" = 1'-0"



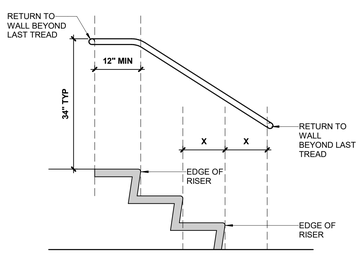
GENERAL NOTES:
1. ALL WELDS TO BE CONTINUOUS AND GROUND SMOOTH

8 WALL MOUNTED HANDRAIL - STUD WALL
SCALE: 3" = 1'-0"

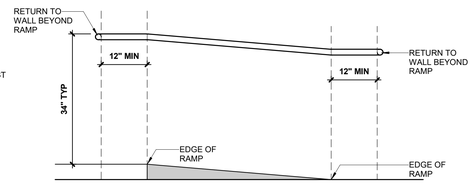


GENERAL NOTES:
1. ALL STEPS ON A FLIGHT OF STAIRS SHALL HAVE UNIFORM RISER HEIGHTS AND TREAD DEPTH
2. THE LEADING 2" OF TREAD SHALL HAVE VISUAL CONTRAST OF DARK-ON-LIGHT OR LIGHT-ON-DARK FROM THE REMAINDER OF THE TREAD

4 TREAD AND RISERS
SCALE: 1 1/2" = 1'-0"

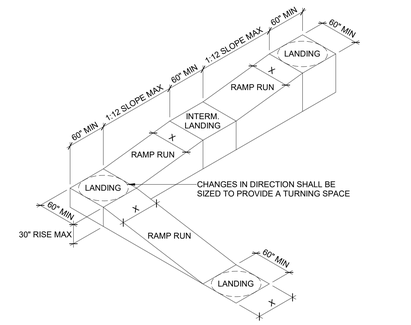


HANDRAIL EXTENSION AT STAIRS



HANDRAIL EXTENSION AT RAMP

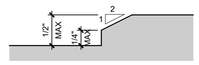
11 HANDRAIL EXTENSIONS
SCALE: 3/4" = 1'-0"



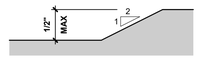
RAMP WITH TURNING PLATFORM



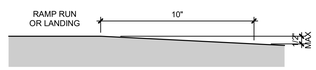
PERMITTED VERTICAL CHANGE

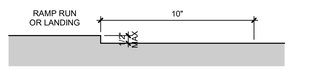


PERMITTED BEVELED CHANGE



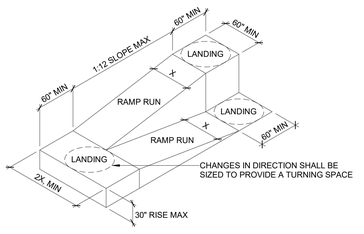
PERMITTED BEVELED CHANGE



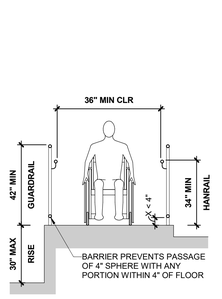


GENERAL NOTE:
1. EDGE PROTECTION SHALL NOT BE REQUIRED ON RAMPS OR LANDINGS HAVING A VERTICAL DROP-OFF OF 1/2" MAX WITHIN 10" HORIZONTALLY OF THE MINIMUM RAMP OR LANDING AREA.

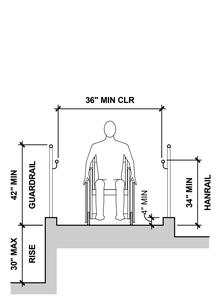
10 CHANGES IN LEVEL
SCALE: 12" = 1'-0"



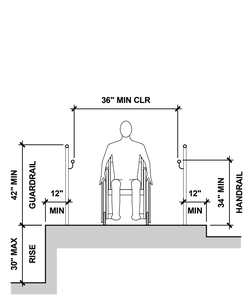
RAMP WITH INTERMEDIATE SWITCH-BACK PLATFORM



BARRIER EDGE PROTECTION

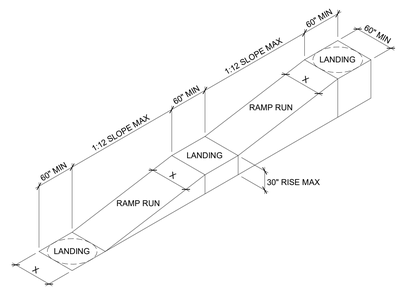


CURB EDGE PROTECTION



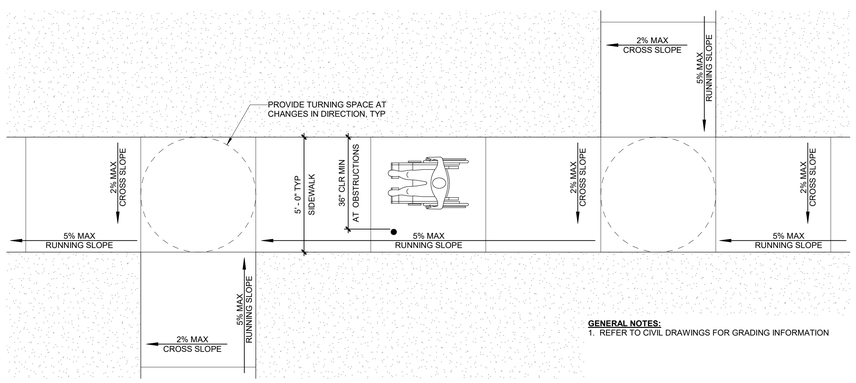
EXTENDED SURFACE EDGE PROTECTION

6 RAMP EDGE PROTECTION EXCEPTION
SCALE: 3" = 1'-0"



STRAIGHT RAMP

GENERAL NOTES:
1. ACCESSIBLE ROUTE WIDTH (SHOWN AS "X"), SHALL BE 36" MINIMUM
2. WHEN DOOR SWINGS ONTO LANDING, THE DOOR SWING SHALL NOT OVERLAP TURNING SPACE
3. RAMP RUNS WITH A RISE HIGHER THAN 6" SHALL HAVE HANDRAILS
4. EDGE PROTECTION SHALL BE PROVIDED ON EACH SIDE OF RAMP RUN AND LANDING



GENERAL NOTES:
1. REFER TO CIVIL DRAWINGS FOR GRADING INFORMATION

17 ACCESSIBLE ROUTE ON SITE
SCALE: 3/8" = 1'-0"

9 RAMP EDGE PROTECTION
SCALE: 3/8" = 1'-0"

1 RAMP DETAILS
SCALE: 1/8" = 1'-0"

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PLEASE RECYCLE

Project
WEST WENDOVER NEW FS #13

N. GENE L. JONES WAY, WEST WENDOVER, NV 89883

Job No: 22-002.00

Owner
CITY OF WEST WENDOVER

PHASE-1B DESIGN DEVELOPMENT

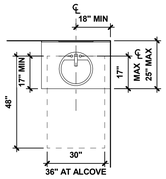
REVISIONS		
REV	DATE	DESCRIPTION

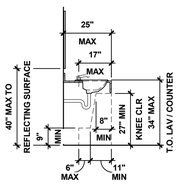
Sheet Title
GENERAL ACCESSIBILITY DETAILS

Date: MAY 3, 2023
Sheet No:
G1.02

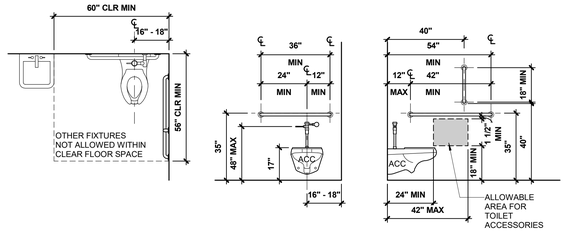
DESIGN CRITERIA FOR ACCESSIBLE RESTROOMS

NOTE:
ALL HEIGHT DIMENSIONS ARE TO THE HIGHEST OPERATING CONTROL, INCLUDING COIN SLOT.
THIS INCLUDES ALL ACCESSORIES.

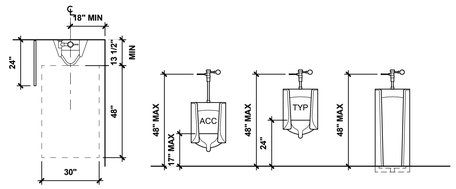




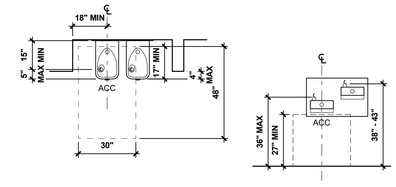
LAVATORY



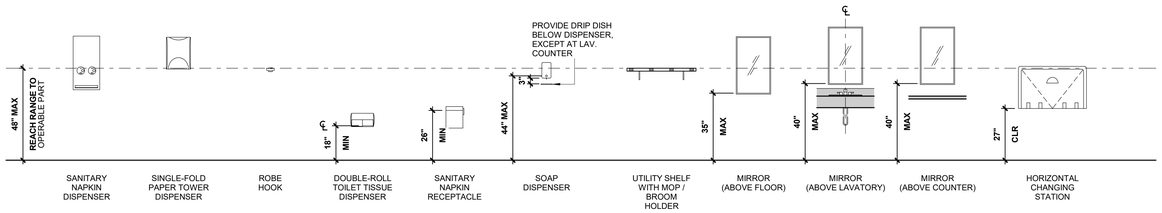
TOILET



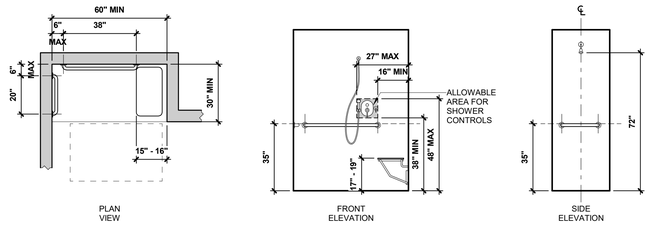
URINAL



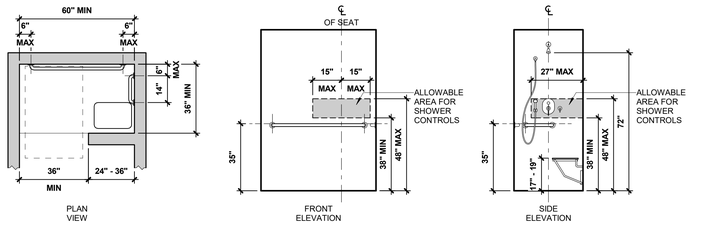
DRINKING FOUNTAIN



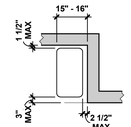
RESTROOM ACCESSORIES (ADULT)



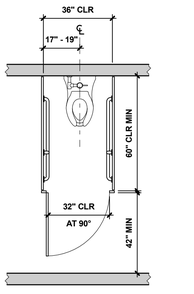
STANDARD ROLL-IN-TYPE SHOWER COMPARTMENT



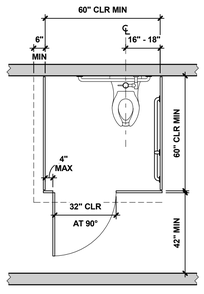
ALTERNATE ROLL-IN-TYPE SHOWER COMPARTMENT



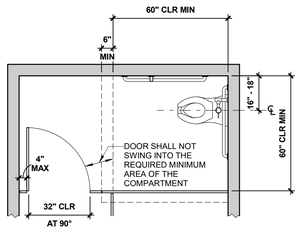
SHOWER COMPARTMENT SEAT

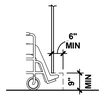


AMBULATORY STALL

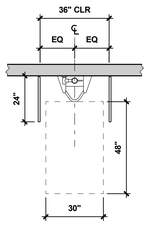


ACCESSIBLE STALL





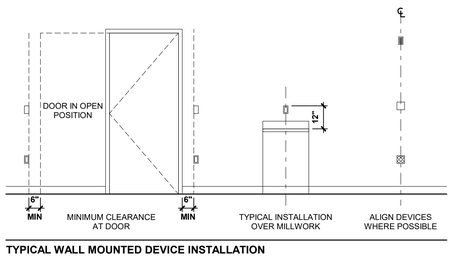
TOE CLEARANCE



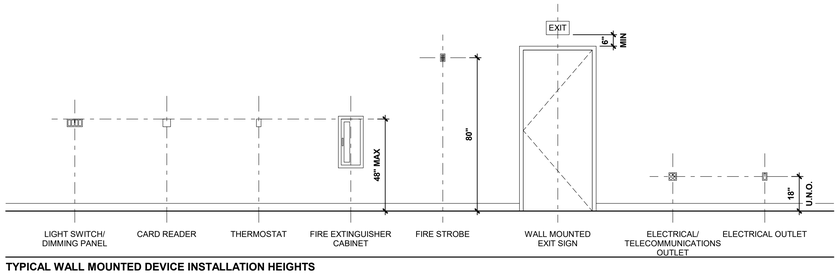
URINAL

18 TYPICAL FIXTURE AND ACCESSORY ELEVATIONS

SCALE: 3/8" = 1'-0"



TYPICAL WALL MOUNTED DEVICE INSTALLATION



TYPICAL WALL MOUNTED DEVICE INSTALLATION HEIGHTS

17 WALL MOUNTED DEVICES - TYPICAL MOUNTING HEIGHTS

SCALE: 3/8" = 1'-0"

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Project

WEST WENDOVER NEW FS #13

N. GENE L. JONES WAY, WEST WENDOVER, NV 89883

Job No: 22-002.00

Owner

CITY OF WEST WENDOVER

PHASE-1B DESIGN DEVELOPMENT

REVISIONS		
REV	DATE	DESCRIPTION

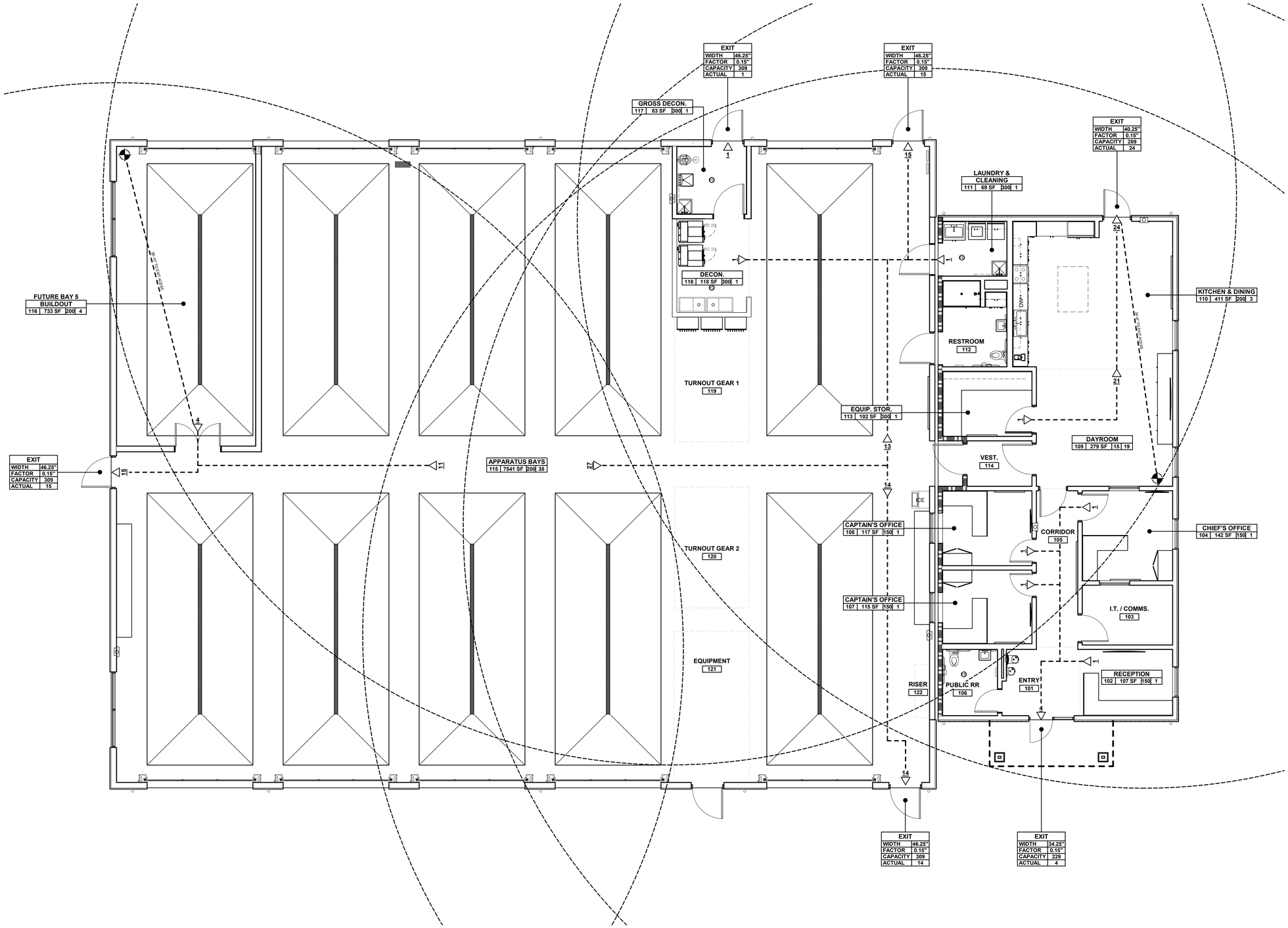
Sheet Title

GENERAL ACCESSIBILITY DETAILS

Date: MAY 3, 2023

Sheet No:

G1.03



1 LIFE SAFETY PLAN
SCALE: 3/16" = 1'-0"

NORTH 0' 3' 5' 11'

GENERAL NOTES

1. PER 2018 IBC SECTION 703.7: FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS, AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING. SUCH IDENTIFICATION SHALL: (1) BE LOCATED IN ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING, OR ATTIC SPACES; (2) BE LOCATED WITHIN 15' OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30' MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION; AND (3) INCLUDE LETTERING NOT LESS THAN 3" IN HEIGHT WITH A MINIMUM 3/8" STROKE IN A CONTRASTING COLOR INCORPORATING THE SUGGESTED WORDING: "FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS" OR OTHER WORDING
2. FOR CLARITY PURPOSES; HALLWAYS, RESTROOMS, ACCESSORY SPACES, AND ALL OTHER SPACES WITH NO OCCUPANT LOAD ARE NOT LABELED.
3. ELECTRICAL ROOMS TO HAVE 1HR FIRE RATED WALLS, UNLESS NOTED OTHERWISE.
4. BUILDING IS FULLY SPRINKLERED, AND HAS AUDIBLE AND VISUAL FIRE ALARM SYSTEM THROUGHOUT.

KEYNOTES

LEGEND

ROOM NAME
1001 15,250 SF 15 888
- ROOM NAME
- OCCUPANT LOAD
- OCCUPANT LOAD FACTOR
- AREA
- ROOM NUMBER

1 HR RATED PARTITION
2 HR RATED PARTITION
PATH OF EGRESS TO EXIS DISCHARGE
POINT AT WHICH 2 EXIT PATHS BECOME AVAILABLE
42 EXIT DIRECTION AND NUMBER OF OCCUPANTS
MOST REMOTE POINT FOR TRAVEL DISTANCE
FIRE EXTINGUISHER CABINET. SEE LIFE SAFETY DETAILS AE2.XX
X OCCUPANCY
X OCCUPANCY
X OCCUPANCY

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Project
WEST WENDOVER NEW FS #13

N. GENE L. JONES WAY, WEST WENDOVER, NV 89883

Job No: 22-002.00

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CITY OF WEST WENDOVER

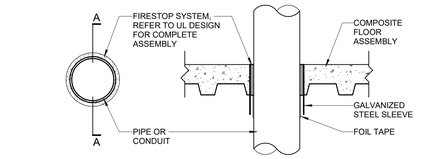
PHASE-1B DESIGN DEVELOPMENT

REVISIONS

REV	DATE	DESCRIPTION

Sheet Title
LIFE SAFETY PLAN

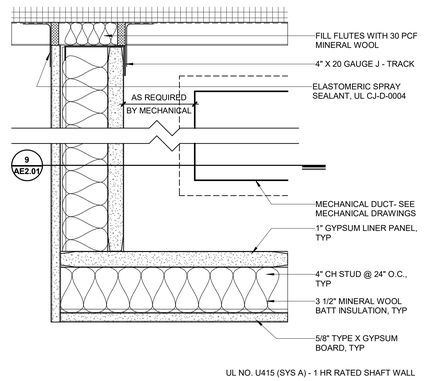
Date: MAY 3, 2023
Sheet No:
AE1.01



SECTION A-A

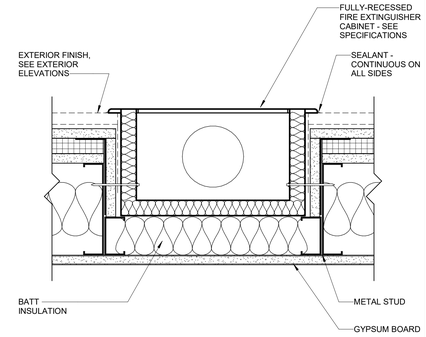
UL DESIGN NO.: F-A-2201
ASSEMBLY RATING: (2 HOUR)

12 FIRESTOP SYSTEMS (2 HOUR)
SCALE: 1 1/2" = 1'-0"

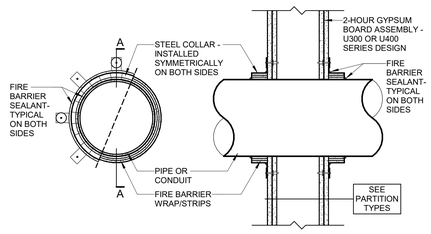


UL NO. U415 (SYS A) - 1 HR RATED SHAFT WALL

8 1HR RATED DUCT ENCLOSURE SECTION
SCALE: 3" = 1'-0"



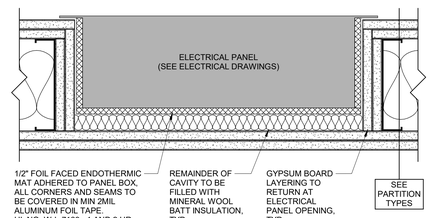
4 FULLY RECESSED FEC - EXTERIOR WALL
SCALE: 3" = 1'-0"



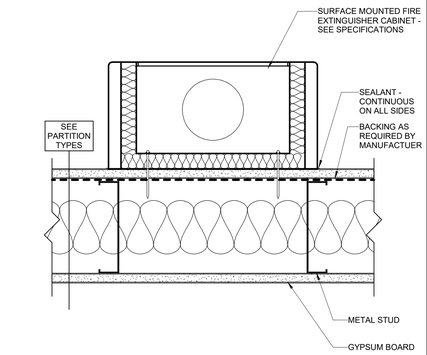
SECTION A-A

UL DESIGN NO.: W-L-1002
ASSEMBLY RATING: (1 & 2 HOUR)

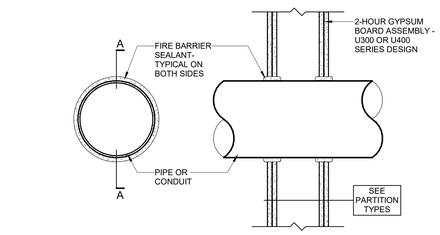
11 FIRESTOP SYSTEMS_WALL PENETRATION 02
SCALE: 1 1/2" = 1'-0"



7 ELECTRICAL PANEL DETAIL
SCALE: 3" = 1'-0"



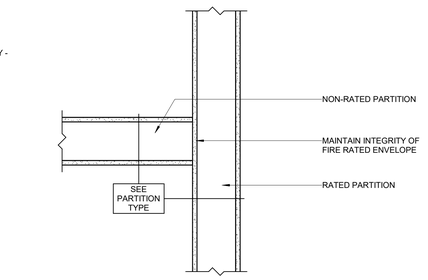
3 SURFACE MOUNTED FEC - METAL STUD WALL
SCALE: 3" = 1'-0"



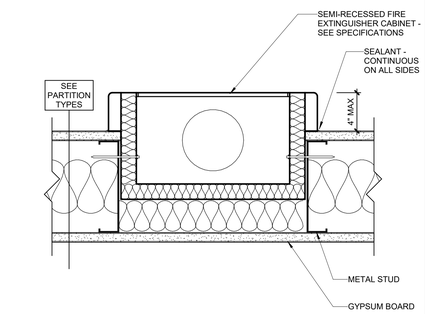
SECTION A-A

UL DESIGN NO.: W-L-1001
ASSEMBLY RATING: (1 & 2 HOUR)

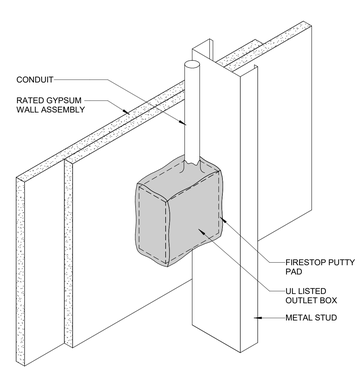
10 FIRESTOP SYSTEMS (1 & 2 HOUR WALLS)
SCALE: 1 1/2" = 1'-0"



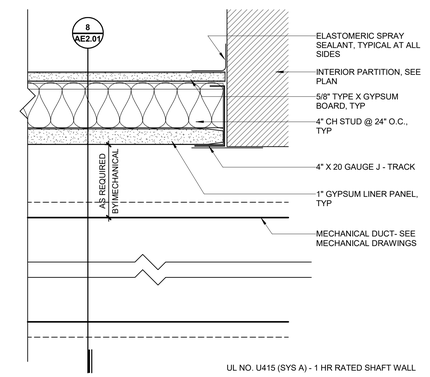
6 TYP. RATED/NON-RATED WALL CONNECTION
SCALE: 1 1/2" = 1'-0"



2 SEMI-RECESSED FEC - METAL STUD WALL
SCALE: 3" = 1'-0"

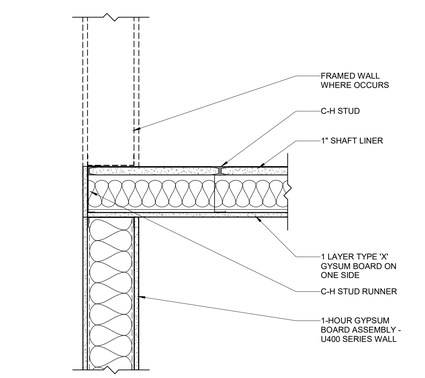


13 OUTLET BOX IN RATED WALL ASSEMBLY
SCALE: 3" = 1'-0"

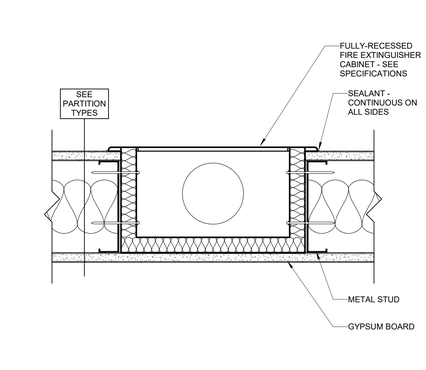


UL NO. U415 (SYS A) - 1 HR RATED SHAFT WALL

9 1HR RATED DUCT ENCLOSURE DETAIL
SCALE: 3" = 1'-0"



5 1-HOUR WALL TO 1-HOUR CEILING ENCLOSURE
SCALE: 1 1/2" = 1'-0"



1 FULLY RECESSED FEC - METAL STUD WALL
SCALE: 3" = 1'-0"

tsk
314 South Water Street,
Suite 100
Henderson, NV 89015
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fax: 702.898.6209
www.tska.com

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Consultant

PLEASE RECYCLE

Project
WEST WENDOVER NEW FS #13

N. GENE L. JONES WAY, WEST WENDOVER, NV 89883

Job No: 22-002.00

Owner
CITY OF WEST WENDOVER

PHASE-1B DESIGN DEVELOPMENT

REVISIONS		
REV	DATE	DESCRIPTION

Sheet Title
LIFE SAFETY DETAILS

Date: MAY 3, 2023
Sheet No:
AE2.01

OWNER

CHRIS J. MELVILLE
CITY MANAGER
775-664-3081

1111 N GENE L. JONES WAY,
WEST WENDOVER, NV, 89883

CIVIL IMPROVEMENTS PLANS FOR CITY OF WEST WENDOVER FIRE STATION WEST WENDOVER, NEVADA

WEST WENDOVER ELKO COUNTY NEVADA

ENGINEER

SUMMIT ENGINEERING CORPORATION

1150 LAMOILLE HIGHWAY
ELKO, NEVADA 89801
(775) 738 - 8058

WWW.SUMMITNV.COM

NITIN I. BHAKTA **NITIN@SUMMITNV.COM**

PROJECT DATA

SITE PLAN INFORMATION:

CURRENT ZONING: PQP

APN: 010-740-212

SITE AREA: 1.26 ACRES
TOTAL AREA: 55,110 SQ.

SITE ADDRESS: 1111 N GENE L. JONES WAY,
WEST WENDOVER, NV, 89883

BASIS OF BEARINGS

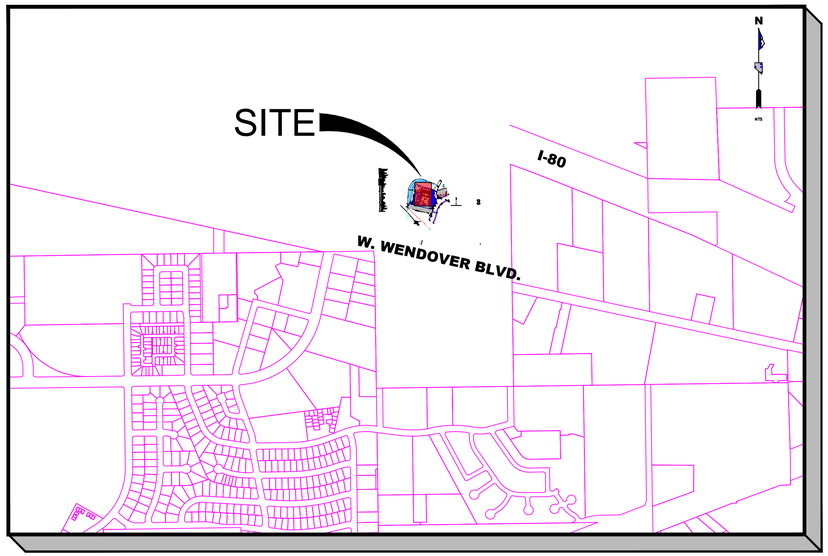
IS THIS MAP IS THE NEVADA STATE PLANE COORDINATE SYSTEM, NAD 83/94 USING ELKO CITY ENGINEERING DEPARTMENT CONTROL POINTS "5029" AND "5027", WITH A BEARING OF SOUTH 87°37'53" EAST. THIS SURVEY WAS CONDUCTED IN GROUND COORDINATES, USING A GROUND SCALE FACTOR OF 1.000357

BASIS OF ELEVATION

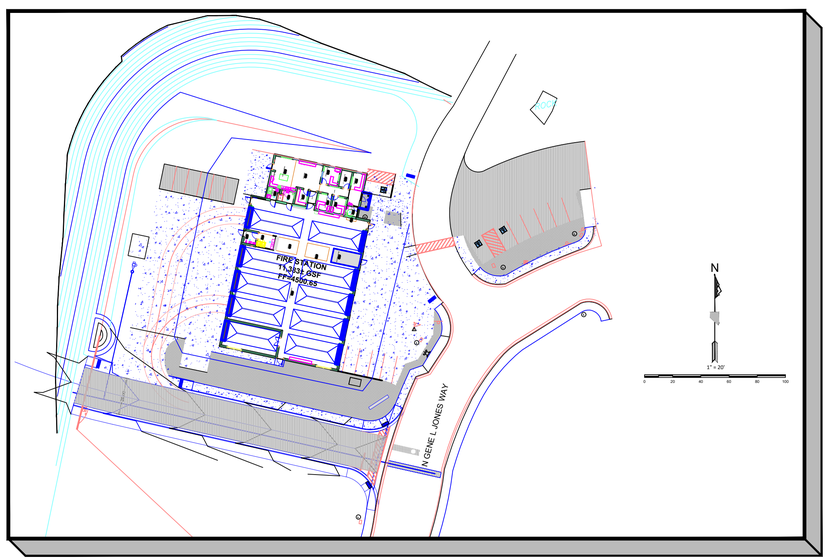
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
CITY OF ELKO CONTROL POINT: 5000 "CP SUMMIT"
NAVD88 ELEVATION: 1551.80 METERS (5091.21 FEET)

ABBREVIATIONS

A.C.	.....	ASPHALTIC CONCRETE	M.D.D	.....	MAXIMUM DRY DENSITY
AGG.	.....	AGGREGATE	LT.	.....	LEFT
B.C.	.....	BEGIN CURVE	L.P.	.....	LOW POINT
B.F.	.....	BOTTOM OF FOOTING	M.H.	.....	MANHOLE
B.V.C.	.....	BEGIN VERTICAL CURVE	P.	.....	PAD ELEVATION
B.W.	.....	BACK OF SIDEWALK	PCC	.....	POINT OF COMPOUND CURV.
C.B.	.....	CATCH BASIN	PI.	.....	POINT OF INTERSECTION
℄	.....	CENTERLINE	P.R.C.	.....	POINT OF REVERSE CURVATURE
CONC.	.....	CONCRETE	P.V.C.	.....	POLYVINYL CHLORIDE PIPE
CONST.	.....	CONSTRUCT	P.O.	.....	PUSH ON
CLR	.....	CLEARANCE	P.U.E.	.....	PUBLIC UTILITY EASEMENT
C.P.	.....	CONCRETE PIPE	℄	.....	PROPERTY LINE
C.R.	.....	CURB RETURN	Q10	.....	10-YEAR STORM FLOW
D.I.	.....	DROP INLET	Q100	.....	100-YEAR STORM FLOW
DET.	.....	DETAIL	(R)	.....	RADIAL
E.	.....	ELECTRICAL	R	.....	RADIUS
ELEV.	.....	ELEVATION	REF.	.....	REFERENCE
E.C.	.....	END OF CURVE	R.C.P.	.....	REINFORCED CONCRETE PIPE
E.V.C.	.....	END OF VERTICAL CURVE	R.P.	.....	RADIUS POINT
EXIST.	.....	EXISTING	RT.	.....	RIGHT
(e)	.....	EXISTING	R/W	.....	RIGHT OF WAY
E.G.	.....	EXISTING GRADE	S	.....	SLOPE
F.F.	.....	FINISHED FLOOR	S.G.	.....	SUBGRADE
F.F.C.	.....	FRONT FACE OF CURB	S.S.	.....	SANITARY SEWER
F.G.	.....	FINISHED GRADE	S.W.	.....	SIDEWALK
F.H.	.....	FIRE HYDRANT	STD.	.....	STANDARD
℄	.....	FLOW LINE	SHT.	.....	SHEET
FLG.	.....	FLANGE	STA.	.....	STATION
G.	.....	GAS	S.D.	.....	STORM DRAIN
G.B.	.....	GRADE BREAK	T	.....	TANGENT
GTV.	.....	GATE VALVE	TELE.	.....	TELEPHONE
H.C.	.....	HANDICAPPED	T.C.	.....	TOP OF CURB
HORIZ.	.....	HORIZONTAL	T.B.	.....	THRUST BLOCK
H.P.	.....	HIGH POINT	TOE	.....	TOE OF SLOPE
INT.	.....	INTERSECTION	TOP	.....	TOP OF SLOPE
I.E.	.....	INVERT ELEVATION	TYP.	.....	TYPICAL
L	.....	LENGTH	V.C.	.....	VERTICAL CURVE
L.F.	.....	LINEAL FEET	V.P.I.	.....	VERT. POINT OF INTERSECTION
L.P.	.....	LOW POINT	W	.....	WATER
			△	.....	CURVE DELTA



VICINITY MAP



SITE PLAN

SHEET INDEX

C-1 ..... TITLE SHEET
C-2 ..... GENERAL NOTES SHEET
C-3 ..... SITE PLAN
C-4 ..... GRADING PLAN
C-5 ..... UTILITY PLAN
C-6 ..... PARKING & PAVING PLAN
C-7 ..... DETAIL SHEET

60% CIVIL SET
NOT FOR
CONSTRUCTION

LAND USE CLASSIFICATION

PQP (PUBLIC-QUASI-PUBLIC)

FLOOD PLAIN: BASED ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF WEST WENDOVER, 32007C8402E, DATED SEPTEMBER 4, 2013 A PORTION OF THE SITE DOES LIE WITHIN THE 100 YEAR FLOOD PLAIN

SITE INFO: BASED UPON THE CITY OF WEST WENDOVER AND BLM HISTORIC DATA THE SUBJECT PROPERTY HAS BEEN EXCLUSIVELY USED AS OPEN RANGE, VACANT LAND.

LOCATION: THIS SITE IS LOCATED WITHIN SECTION 29, TOWNSHIP 36 NORTH RANGE 70 EAST IN WEST WENDOVER, NEVADA

ADJACENT ZONING: NORTH - EXISTING VACANT LAND / I-80 RIGHT-OF-WAY
SOUTH - EXISTING - WENDOVER AVE.
EAST - EXISTING COMMERCIAL DEVELOPMENT
WEST - EXISTING COMMERCIAL / RESIDENTIAL DEVELOPMENT

UTILITIES

ELECTRIC	~	NV ENERGY
CABLE	~	ZITO MEDIA
TELEPHONE	~	FRONTIER COMMUNICATION
GAS	~	SOUTHWEST GAS CORPORATION
WATER	~	CITY OF WEST WENDOVER
SANITARY SEWER	~	CITY OF WEST WENDOVER
GARBAGE UTILITIES	~	WEST WENDOVER SANITATION (CITY LANDFILL)

SPECIFICATIONS

ALL CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (CURRENT EDITION AND ANY APPURTENANT SUPPLEMENTS) SPONSORED AND DISTRIBUTED BY RENO, SPARKS, WASHOE COUNTY, AND THE RECOMMENDATIONS ESTABLISHED BY THE SOILS INVESTIGATION FOR THIS SITE.

ENGINEER'S STATEMENT

THESE PLANS (SHEETS C-1 OF 4 THROUGH C-4 OF 4 HAVE BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PROCEDURES AND GUIDELINES, AND ARE IN SUBSTANTIAL COMPLIANCE WITH APPLICABLE STATUTES, CITY ORDINANCES, AND CODES. IN THE EVENT OF CONFLICT BETWEEN ANY PORTION OF THESE PLANS AND CITY CODES, THE CITY CODES SHALL PREVAIL.

SUMMIT ENGINEERING CORPORATION
1150 LAMOILLE HIGHWAY, ELKO, NV, 89801
PHONE:(775) 738-8058 FAX:(775) 747-8559

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REV.	DATE	DESCRIPTION	BY	APP'D
1			SA	NIB

CIVIL IMPROVEMENT PLANS FOR
CITY OF WEST WENDOVER ~ FIRE STATION
TITLE SHEET
WENDOVER ELKO COUNTY NEVADA

DESIGNED BY: NIB
CHECKED BY: NIB
SCALE
HORIZ: NONE
VERT:
JOB NO: 3-82965

SHEET C-1 OF 7

N:\DWGS\82965_WWendoverFireSta\Civil\WWendoverFireStaSlabMap.DWG ~ 9:57 AM ~ 08-NOV-2022

LEGEND

- SD 12" — PROPOSED STORM DRAIN / SANITARY SEWER W/SIZE & DIRECTION INDICATOR
- SD 12" — EXISTING STORM DRAIN/SANITARY SEWER W/SIZE & DIRECTION INDICATOR
- SEWER LATERAL
- AC PAVEMENT AREA
- CONCRETE AREA (4000 PSI)
- TYPE 2 BASE GRAVEL AREA (95% MDD)
- EXISTING AC PAVEMENT
- GRADE BREAK
- 53.96 TC — PROPOSED ELEV. @ FRONT FACE TOP OF CURB
- 52.45 GB — PROPOSED ELEV. @ GRADE BREAK
- 51.27 HP — PROPOSED ELEV. @ HIGH PT.
- 51.86 FL — PROPOSED ELEV. @ FLOW LINE
- 51.25 FG — PROPOSED ELEV. @ FINISHED GRADE
- 4900 — EXISTING CONTOUR LINE
- 4900 — PROPOSED CONTOUR LINE
- ACCESSIBLE RAMP
- DRAINAGE SWALE FLOW LINE
- CUT OR FILL SLOPE
- SD — EXISTING STORM DRAIN
- GAS — EXISTING GAS
- PROPOSED FENCE
- TELE — EXISTING TELEPHONE
- OE — EXISTING ELECTRIC OVERHEAD LINE
- W — EXISTING WATERLINE
- SS — EXISTING SANITARY SEWER
- BACKFLOW PREVENTOR
- CHECK VALVE
- CHECK VALVE–DOUBLE
- FLUSH VALVE
- METER–DUAL
- METER–SINGLE
- REDUCER
- SERVICE–DUAL
- SERVICE–SINGLE
- TEE
- VALVE
- E — EX ELECTRIC VAULT/BOX
- EXISTING TEELPHONE/FIBER LINE
- EXISTING LIGHT
- EXISTING SIGN
- PROPOSED SIGN
- PROPOSED SS CLEANOUT
- EXISTING FIRE HYDRANT
- CAP W/ THRUST BLOCK
- 11.25° ELBOW
- 22.5° ELBOW
- 45° ELBOW
- 90° ELBOW
- ELECTRIC PULL BOX
- PROPOSED FIRE HYDRANT
- PROPOSED WTR METER VAULT
- L — EXISTING STREET LIGHT
- TYPE 7 STREET LIGHT
- PROPOSED MONUMENT
- WV — WATER VALVE (HOLLOW IF EXISTING)
- EXISTING GAS VALVE/MAIN
- W — EXISTING METER PIT
- SS & SD MANHOLE (HOLLOW IF EXISTING)
- CATCH BASIN (HOLLOW IF EXISTING)
- FIRE SERVICE
- GUY WIRE
- RIPRAP EROSION CONTROL

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY IN THE FIELD, ALL ELEVATIONS, DIMENSIONS, FLOW LINES, EXISTING CONDITIONS, AND POINTS OF CONNECTIONS WITH ADJOINING PROPERTY (PUBLIC OR PRIVATE), ANY DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE PROJECT ENGINEER BEFORE PROCEEDING WITH THE WORK.
2. THE CONTRACTOR SHALL KEEP A REDLINE SET OF AS–BUILTS PLANS ON–SITE AND WORK WITH THE PROJECT ENGINEER AT COMPLETION TO ENSURE ACCURATE AS–BUILT DRAWINGS CAN BE GENERATED AND SUBMITTED TO THE CITY OF WEST WENDOVER AND THE OWNER BY THE PROJECT ENGINEER.
3. THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER, THE SOILS ENGINEER, THE CITY OF WEST WENDOVER, AND ALL UTILITY COMPANIES 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE TO THE EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY COMPANIES FOR LOCATIONS PRIOR TO CONSTRUCTION. HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL CALL UNDERGROUND SERVICES ALERT AT 1.800.227.2600 AT LEAST 48 HOURS PRIOR TO EXCAVATION.
5. ALL UTILITY TRENCHES SHALL CONFORM TO SIERRA PACIFIC POWER, ZITO MEDIA, FRONTIER COMMUNICATIONS, AND SOUTHWEST GAS SPECIFICATIONS. CONTRACTOR TO COORDINATE INSTALLATION OF ALLUTILITY TRENCHES WITH LOCAL UTILITIES.
6. CONTRACTOR TO OBTAIN AND PAY FOR PERMITS FROM THE CITY OF WEST WENDOVER PRIOR TO EXCAVATING WITHIN THE CITY RIGHT–OF–WAY.
7. AT ALL POINTS WHERE SEWER (SANITARY OR STORM), WATER MAINS AND LATERALS CROSS, VERTICAL AND HORIZONTAL SEPARATION SHALL BE MAINTAINED PER NAC. ENGINEER AND CONTRACTOR TO REFERENCE SECTION 445A.6715 TO SECTION 445A.6718 OF THE NEVADA ADMINISTRATIVE CODE FOR UTILITY SEPARATION AND CLEARANCES.
8. ALL SANITARY SEWER MAINS SHALL BE A MIN. OF 8" SDR 35 PVC (GREEN) PIPE. ALL RESIDENTIAL SANITARY SEWER LATERALS SHALL BE A MIN. 4" SDR 35 PVC PIPE WITH A 2% SLOPE MINIMUM UNLESS OTHERWISE SHOWN.
9. ALL WATER MAINS SHALL BE MIN. OF 8" THICK CLASS 50 OR PRESSURE CLASS 350 DUCTILE IRON PIPE WITH POLYETHYLENE ENCASEMENT WRAPPED IN (8 MIL VISQUEEN) OR DR 18 C900 PIPE UNLESS OTHERWISE SHOWN. ALL 4"/6" FIRE SPRINKLER LINES SHALL BE DIP OR DR 18 C900 PIPE.
10. ALL CONSTRUCTION SHALL CONFORM TO AWWA C–600. MINIMUM COVER OVER THE WATER MAIN SHALL BE 42" WITH TRACE WIRE AND WARNING TAPE.
11. THE CITY OF WEST WENDOVER UTILITY DEPARTMENT SHALL BE CONTACTED TO PERFORM ALL TAPS ONTO CITY OF WEST WENDOVER UTILITIES.
12. THE CITY OF WEST WENDOVER UTILITY DEPARTMENT SHALL BE CONTACTED FOR AUTHORIZATION TO PLACE ANY NEW WATER SYSTEMS, EXTENSIONS, REPLACEMENTS IN EXISTING SYSTEMS AND VALVED SECTIONS INTO SERVICE FOR TESTING OR FINAL ACCEPTANCE.
13. ALL WATER SERVICE LINES SHALL BE 2" IRON PIPE SIZE (IPS) RATED 200 PSI POLYETHYLENE DR11 UNLESS SHOWN OTHERWISE.
14. BEFORE BEING CERTIFIED BY AN ENGINEER OR ACCEPTED BY THE CITY OF WEST WENDOVER, ANY NEW WATER SYSTEMS, EXTENSIONS, REPLACEMENTS IN EXISTING SYSTEMS AND VALVED SECTIONS SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA C–651, "DISINFECTING WATER MAINS".
15. BEFORE BEING CERTIFIED BY AN ENGINEER OR ACCEPTED BY THE CITY OF WEST WENDOVER, ANY NEW WATER SYSTEMS, EXTENSIONS, REPLACEMENTS IN EXISTING SYSTEMS AND VALVED SECTIONS SHALL BE PRESSURE TESTED IN ACCORDANCE WITH NAC445A.67145.7 (a) AND (b) AND INSPECTED BY THE CITY OF WEST WENDOVER.
16. GRADING AROUND BUILDINGS TO BE DONE IN A MANNER AS TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING IN ACCORDANCE WITH CITY OF WEST WENDOVER REQUIREMENTS.
17. LAND GRADING SHALL BE DONE IN A METHOD TO PREVENT DUST FROM TRAVERSING THE PROPERTY LINE.
18. WATER METERS SHALL BE INSTALLED DURING ANY DEVELOPMENT AND PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR THE BUILDING SHOWN OR SUBSEQUENT DIVISION OF THE PARCELS SHOWN. WATER AND SEWER THROUGHOUT THE DEVELOPMENT WILL BE DEDICATED TO THE CITY OF WEST WENDOVER UP TO THE WATER METER LOCATIONS. A BLANKET UTILITY EASEMENT SHALL BE GRANTED THROUGHOUT THE PARKING CORRIDOR.
19. ALL EXISTING UTILITY ADJUSTMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
20. ALL EXISTING ASPHALT REMOVAL AND REPLACEMENT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
21. ADD 4000 FEET TO ALL SPOT ELEVATION.

EROSION CONTROL NOTES

1. ALL PUBLIC RIGHT OF WAYS LOCATED ADJACENT TO THE SITE (E.G. STREETS AND SIDEWALKS) MUST BE CLEANED DAILY OF ALL SEDIMENT OR WASTES THAT ORIGINATE FROM THE SITE.
2. BMPS IN ADDITION TO THOSE INDICATED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MAY BE REQUIRED IF THEY DO NOT MEET THE CITY OF WEST WENDOVER PERFORMANCE STANDARDS.
3. TEMPORARY OR PERMANENT STABILIZATION MUST BE APPLIED NO LATER THAN 14 DAYS TO ALL DISTURBED SOILS, INCLUDING STOCKPILES, WHERE CONSTRUCTION ACTIVITY HAS CEASED.
4. ALL BMPS MUST BE INSPECTED WEEKLY, PRIOR TO FORECASTED RAIN EVENTS, AND WITHIN 24 HOURS AFTER ANY EVENT THAT CREATES RUNOFF AT THE SITE.
5. ACCUMULATED SEDIMENT MUST BE REMOVED FROM BMP'S WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT OR MORE. SEDIMENT MUST ALSO BE REMOVED WITHIN SEVEN DAYS AFTER A RUNOFF EVENT OR PRIOR TO THE NEXT FORECASTED EVENT, WHICHEVER IS EARLIER.
6. ALL BEST MANAGEMENT PRACTICES (BMP'S) SHALL BE IN ACCORDANCE WITH THE "CITY OF WEST WENDOVER CONSTRUCTION SITE BEST MANAGEMENT PRACTICES HANDBOOK", DATED DECEMBER 2005, AND AVAILABLE THROUGH THE CITY OF WEST WENDOVER.
7. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL HAVE IN PLACE ALL NECESSARY BEST MANAGEMENT PRACTICES THAT SHALL BE USED TO MINIMIZE DUST, PREVENT EROSION, AND PREVENT POLLUTION LADEN RUNOFF FROM ENTERING THE ADJACENT STORM DRAIN FACILITIES. THE CONTRACTOR SHALL MAINTAIN, REPAIR, REPLACE, SUBSTITUTE, OR SUPPLEMENT BMP'S AT THE CONSTRUCTION SITE AS CONDITIONS WARRANT DURING CONSTRUCTION. BMP'S MAY INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING BMP'S: (1) SILT FENCING OR STRAW WADDLES AT THE DOWNHILL LIMITS OF GRADING, (2) STABILIZED CONSTRUCTION SITE ENTRY/EXIT, (3) PERMANENT SLOPE RE–VEGETATION ON ALL DISTURBED AREAS, (4) INLET PROTECTION AT EXISTING CATCH BASINS, (5) STOCKPILE MANAGEMENT BMP'S, (6) DUST CONTROL BMP'S, (7) A CONCRETE WASHOUT AREA, AND (8) MEASURES TO PROTECT EXISTING NATIVE VEGETATION.

STORMWATER POLLUTION PREVENTION NOTES

1) THE CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATE IN, THE PUBLIC RIGHTS OF WAYS OF THE CITY OF WEST WENDOVER AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM WATER SYSTEM.

2) ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES (BMP) MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN THE CITY OF WEST WENDOVER CONSTRUCTION SITE BEST MANAGEMENT PRACTICES HANDBOOK.

3) TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS AS SOON AS PRACTICABLE AND NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. SOME EXCEPTIONS MAY APPLY; REFER TO STORM WATER GENERAL PERMIT NVS040000.

4) AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS AND ALL BMP's WEEKLY, PRIOR TO A FORECASTED RAIN EVENT AND WITHIN 24 HOURS AFTER ANY ACTUAL RAIN EVENT. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORMWATER POLLUTION PLAN AS NECESSARY. SOME EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS FROZEN GROUND CONDITIONS OR SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO STORMWATER GENERAL PERMIT SMALL MS4 NVS040000.

5) ACCUMULATED SEDIMENT IN BMP's SHALL BE REMOVED AT REGULAR INTERVALS, WITHIN SEVEN DAYS AFTER A STORMWATER RUNOFF EVENT, AND PRIOR TO THE NEXT ANTICIPATED STORM EVENT. SEDIMENT MUST BE REMOVED WHEN BMP DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT OR MORE.

6) REFER TO CITY OF WEST WENDOVER CONSTRUCTION SITE BEST MANAGEMENT PRACTICES HANDBOOK (PUBLISHED BY THE CITY OF WEST WENDOVER, DATED DEC. 2015) FOR DETAILS OF ALL BMP'S SHOWN ON THIS PLAN.

7) THE BMP'S SHOWN ON THIS PLAN ARE SCHEMATIC ONLY. FINAL BMP SELECTION AND LOCATION SHALL BE DETERMINED BY THE SITE OPERATOR OR THE OWNER'S REPRESENTATIVE.

8) THE CONTRACTOR SHALL SUBMIT TO THE NEVADA DEPARTMENT OF ENVIRONMENTAL PROTECTION (NDEP) FOR STORM WATER DISCHARGE PERMIT. THE CONTRACTOR SHALL SIGN THE NOTICE OF INTENT FOR THE PROPOSED PROJECT.

9) ALL EROSION CONTROL MEASURES SHALL CONFORM TO THE GUIDELINES OUTLINED IN THE CITY OF WEST WENDOVER CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK 2005 EDITION. A COPY OF THIS MANUAL TO BE ON–SITE AT ALL TIMES.

10) ALL CONSTRUCTION SHALL CONFORM TO THE 2016 EDITION OF THE "STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION," CONTRACTOR TO KEEP A COPY OF THE SPECIFICATION ON THE JOB SITE AT ALL TIMES

SLOPE STABILIZATION

1) ALL DISTURBBED SLOPES STEEPER THAN 3:1 SHALL BE RIPRAPPED. RIPRAP SHALL BE RUN OF MINE OR UNSCREENED.

2) ALL SLOPES 3:1 OR LESS SHALL BE PLANTED AS FOLLOWS:

   a. HAND SPREAD ENTIRE SEEDED AREA.
   b. IRRIGATION IS TO MATCH THE AVAILABLE WATER HOLDING CAPACITY OF THE SOIL (AWC) FOR EACH SLOPE TAKING INTO ACCOUNT THE PLANT CONSUMPTIVE USE PLUS A FACTOR FOR IRRIGATION SYSTEM EFFICIENCY.
   c. PROVIDE TEMPORARY IRRIGATION UNTIL VEGETATION IS ESTABLISHED.

3) PROTECT EXISTING AND PROPOSED DRAINAGE INLETS DURING CONSTRUCTION IN ACCORDANCE WITH THE FOLLOWING DETAILS:

   a. STORMDRAIN INLET PROTECTION – (BMP DP–3)
   b. CATCH BASIN FILTERS (BMP– DP–4)

4) MAINTENANCE

   a. EXCLUDE FOOT TRAFFIC AS MUCH AS POSSIBLE DURING PLANT ESTABLISHMENT.
   b. AREAS THAT FAIL TO RESPOND OR BECOME DAMAGED SHOULD BE TREATED AGAIN USING SAME TREATMENT INITIALLY APPLIED

5) RECLAMATION SEED MIX (TOTAL 60 BULK POUNDS PER ACRE):

	SPECIES	BULK POUND PER ACRE
1.	BIG SAGEBRUSH	4.0
2.	RABBITBRUSH	4.0
3.	BITTERBRUSH	4.0
4.	INDIAN RICEGRASS	5.0
5.	GREAT BASIN WILDRYE	5.0
6.	COVER SHEEP FESCUE	10.0
7.	SODAR STREAMBANK WHEATGRASS	9.0
8.	ANNUAL RYEGRASS	15.0
9.	PURPLE SAGE (SALVIA DORII)	1.0
10.	FOUR WING SALTBRUSH	1.0

6) FERTILIZER
   16–16–8 — 400/ACRE

7) TOPSOIL AND VEGETATIVE STRIPPINGS SHALL BE STOCKPILED FOR REAPPLICATION TO ALL DISTURBED AREAS.

8) PLANTING MIX (A MIXTURE OF THE FOLLOWING COMPONENTS MEASURED BY VOLUME):

   a. 60% NATURAL SOIL
   b. 30% SOIL CONDITIONER / COMPOST
      10% AXIS SOIL CONDITIONER

SIGNAGE & STRIPING NOTES

1. ALL SIGNAGE AND PAVEMENT MARKINGS SHALL COMPLY WITH STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, PROJECT SPECIFICATIONS, THESE PLANS, AND THE MOST CURRENT EDITION OF THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
2. PARKING LOT STRIPING AND PAVEMENT MARKINGS SHALL BE INSTALLED AFTER APPLICATION AND CURING OF SLURRY SEAL. ASPHALT SURFACE SHALL BE CLEAN AND DRY PRIOR TO APPLICATION OF ANY PARKING LOT STRIPING, SYMBOLS, AND OTHER PAVEMENT MARKINGS.
3. CONTRACTOR SHALL VERIFY LOCATION OF EXISTING AND PROPOSED UTILITY LOCATIONS PRIOR TO INSTALLATION OF SIGNAGE.
4. SIGNAGE SHOWN ON THIS PLAN DOES NOT INCLUDE TRAFFIC CONTROL THAT MAY BE REQUIRED PRIOR TO AND DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY TRAFFIC CONTROL THAT MAY BE REQUIRED DURING CONSTRUCTION.
5. ANY ADDITIONAL SIGNAGE AND STRIPING NEEDED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR

Avoid cutting underground utility lines. It's costly.
Call before you Dig
1–800–227–2600
UNDERGROUND SERVICE (USA)

CONSTRUCTION SPECIFICATIONS

1. **THE FIELD SURVEY, POWERLINE POLES, EASEMENTS AND EXISTING TOPOGRAPHY** SHOWN ON THESE IMPROVEMENT PLANS HAVE BEEN PROVIDED BY SUMMIT ENGINEERING (PHONE NO. 775-738-8058) OF WEST WENDOVER, NEVADA FOR THE OWNER, ARCHITECT, AND ENGINEER USE.
2. **PROJECT STANDARD SPECIFICATIONS.** ALL WORK RELATED TO THESE PROJECT IMPROVEMENTS SHALL BE EXECUTED AND COMPLETED IN ACCORDANCE WITH ALL STATE AND LOCAL STANDARDS REFERENCED ON THE PROJECT PLAN SHEETS AND THE PROJECT WRITTEN WORK SPECIFICATIONS. ALL SITE WORK CONSTRUCTION SHALL COMPLY WITH THE ***"STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION"***, SPONSORED AND DISTRIBUTED BY THE REGIONAL TRANSPORTATION COMMISSION OF WASHOE COUNTY AND ADOPTED BY CITY OF WEST WENDOVER, FOR PUBLIC WORKS CONSTRUCTION. ALL CIVIL WORK SHALL COMPLY WITH THE APPLICABLE SECTIONS OF THESE SPECIFICATIONS UNLESS MODIFIED WITHIN THE WRITTEN CONTRACT WITH THE CONTRACTOR. THESE SPECIFICATIONS SHALL BE HEREAFTER REFERRED TO AS THE PROJECT ***"STANDARD SPECIFICATIONS"***. CONSTRUCTION DETAILS SHALL COMPLY WITH THE CONSTRUCTION DETAILS SHOWN IN THESE PLANS. CONSTRUCTION DETAILS NOT SHOWN SHALL BE IN ACCORDANCE WITH THE ***STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION***, AS ADOPTED AND DISTRIBUTED BY CITY OF WEST WENDOVER AND THE REGIONAL TRANSPORTATION COMMISSION OF WASHOE COUNTY, NEVADA.
3. **CLEARING & GRUBBING AND REMOVAL OF MATERIALS.** CLEARING & GRUBBING SHALL CONSIST OF REMOVING ALL BRUSH, GRASS, TOPSOIL MATERIALS AND OTHER NATURAL OR OBJECTIONABLE MATERIAL FROM THE CONSTRUCTION LIMITS PRIOR TO SUBGRADE PREPARATION. CLEARING & GRUBBING SHALL BE PERFORMED IN ACCORDANCE WITH **SECTION 300 CLEARING & GRUBBING** OF THE REFERENCED ***STANDARD SPECIFICATIONS.***
4. **STORMWATER AND EROSION CONTROL.** THE CONTRACTOR SHALL MAINTAIN AN EROSION CONTROL PROGRAM ON SITE AT ALL TIMES THAT MEETS, OR EXCEEDS, CITY OF WEST WENDOVER AND THE STATE OF NEVADA REQUIREMENTS. THIS SHALL INCLUDE THE PLACEMENT OF SILT FENCE AROUND THE PERIMETER OF THE JOBSITE AND THE PLACEMENT OF HAY BALES AND VEHICLE MUD TRACKOUT PREVENTION MEASURES AT INGRESS AND EGRESS LOCATIONS ON THE JOBSITE. THE CONTRACTOR SHALL DESIGNATE A LOCATION ON SITE TO CONSTRUCT A CONCRETE WASHOUT PIT FOR READY-MIX CONCRETE CLEANUP. AT THE COMPLETION OF WORK THE CONCRETE CLEANUP PIT SHALL BE REMOVED FROM THE SITE. A CLEAN JOBSITE SHALL BE MAINTAINED BY THE CONTRACTOR. A STORMWATER DISCHARGE PERMIT, FROM THE STATE OF NEVADA AND CITY OF WEST WENDOVER IS REQUIRED ON ALL CONSTRUCTION WORK SITES THAT EXCEED 1.0 ACRES IN SIZE. THE WORK SITE FOR THIS PROJECT IS APPROXIMATELY 5.38 ACRES±.
5. **DUST CONTROL PROGRAM.** THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A DUST CONTROL PROGRAM ON SITE AT TIMES. THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS TO ENSURE THAT AIRBORN DUST DOES NOT LEAVE THE JOBSITE.
6. **UNDERGROUND UTILITIES.** THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UNDERGROUND UTILITIES AT ALL TIMES DURING CONSTRUCTION. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ON THE PROJECT DRAWINGS ARE APPROXIMATE AND BASED ON EXISTING RECORDS AND FIELD SURVEYS. THE CONTRACTOR SHALL CALL **1-800-227-2600 "USA CALL BEFORE YOU DIG"** FOR UTILITY FIELD LOCATIONS PRIOR TO COMMENCING EXCAVATION ON SITE. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE FOLLOWING UTILITY COMPANIES:

ELECTRIC POWER	NV ENERGY
NATURAL GAS	SOUTHWEST GAS CORPORATION,
TELEPHONE	FRONTIER TELEPHONE COMPANY
FIBER OPTIC COMMUNICATION LINES	ANTHEM, CC COMMUNICATION, FRONTIER TELEPHONE AND OTHER OPERATORS
CABLE TV	ZITO MEDIA
WATER & SEWER	CITY OF WEST WENDOVER

7. **SUBGRADE PREPARATION, EXCAVATION AND FILL.** SUBGRADE SOILS SHALL BE PROPERLY PROCESSED BY MOISTURIZING AND COMPACTING THE SUBGRADE SOIL TO A MINIMUM OF 90% MAXIMUM DRY DENSITY IN ACCORDANCE WITH TEST METHOD ASTM D 1557. FILL SOIL SHALL ALSO BE PROPERLY MOISTURIZED AND COMPACTED TO A MINIMUM OF 90% MAXIMUM DRY DENSITY IN ACCORDANCE WITH TEST METHOD ASTM D 1557. EARTHWORK SHALL COMPLY WITH **SECTION 302 SUBGRADE PREPARATION, SECTION 303 UNCLASSIFIED EXCAVATION, SECTION 304 UNCLASSIFIED FILL,** AND **SECTION 305 TRENCH EXCAVATION AND BACKFILL** OF THE PROJECT ***STANDARD SPECIFICATIONS.***
8. **WATER DISTRIBUTION PIPE, SANITARY SEWER PIPE, AND STORM DRAIN MATERIALS.** ALL WATER PIPE, SANITARY SEWER PIPE, AND STORM DRAIN MATERIALS INSTALLED SHALL BE IN ACCORDANCE WITH CITY OF WEST WENDOVER AND CITY OF WEST WENDOVER STANDARDS AND SHALL MEET THE REQUIREMENTS OF **SECTION 203.00 NON-PRESSURE AND PRESSURE PIPE** OF THE REFERENCED PROJECT ***STANDARD SPECIFICATIONS*** AS ADOPTED FOR PUBLIC WORKS CONSTRUCTION BY CITY OF WEST WENDOVER. WATER PIPE MATERIALS ARE SHOWN ON PLAN SHEET C-6. INSTALLATION OF BURIED WATER, SANITARY SEWER AND STORM DRAIN PIPE MATERIALS SHALL BE DONE AS SPECIFIED IN **SECTION 306 STORM DRAIN, CULVERTS, AND SANITARY SEWER CONSTRUCTION** AND **SECTION 307 DOMESTIC WATER AND IRRIGATION SYSTEMS** OF THE PROJECT ***STANDARD SPECIFICATIONS.*** UNDERGROUND WATER AND SEWER PIPING SHALL ALSO COMPLY WITH THE LATEST ADOPTED EDITION OF THE **UNIFORM PLUMBING CODE.** SANITARY SEWER PIPE SHALL BE SDR-35 GRAVITY SEWER PIPE AND SHALL BE INSTALLED AT THE LOCATIONS SHOWN ON THE PROJECT PLANS. ABS OR PVC PRESSURE PIPE SHALL BE USED WHERE PROPER SEPARATION BETWEEN POTABLE WATER LINES AND SANITARY SEWER LINES CANNOT BE MAINTAINED. WATER PIPE 4-INCHES IN DIAMETER TO 12-INCHES IN DIAMETER SHALL MEET THE MINIMUM REQUIREMENTS OF STANDARD **ANSI/AWWA C900 (DR 18).** ALL FITTINGS SHALL BE DUCTILE IRON. PVC WATER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH STANDARD **ANSI/AWWA C605 - UNDERGROUND INSTALLATION OF PVC PRESSURE PIPE FOR WATER**. WATER SERVICE PIPE SHALL BE POLYETHYLENE WATER SERVICE PIPE , IRON PIPE SIZE (CTS), WITH A MINIMUM WORKING PRESSURE OF 200-PSI. CONSTRUCTION SHALL COMMENCE UPON APPROVAL OF THE CONSTRUCTION PLANS BY CITY OF WEST WENDOVER.
9. **AGGREGATE BASE MATERIAL.** AGGREGATE BASE MATERIAL SHALL BE OF THE CLASSIFICATION SHOWN ON THE PLANS AND SHALL BE PLACED TO THE COMPACTED THICKNESS SHOWN . AGGREGATE BASE SHALL BE MOISTURIZED, SPREAD, AND COMPACTED IN MAXIMUM LIFT THICKNESS OF 8-INCHES. MINIMUM COMPACTION REQUIREMENTS ARE 95% MAXIMUM DRY DENSITY IN ACCORDANCE WITH TEST METHOD ASTM D 1557. ALL AGGREGATE BASE MATERIAL, INCLUDING TYPE 2, CLASS B, AGGREGATE BASE, AND TYPE 1, CLASS A, AGGREGATE BASE SHALL MEET THE MATERIAL REQUIREMENTS SPECIFIED IN **SECTION 200 AGGREGATES FOR BASE COURSES** OF THE ***STANDARD SPECIFICATIONS.*** PLACEMENT OF AGGREGATE BASE MATERIAL SHALL BE AS SPECIFIED IN **SECTION 308 AGGREGATE BASE COURSES** OF THE PROJECT ***STANDARD SPECIFICATIONS.***
10. **CONCRETE CURB & GUTTERS, VALLEY GUTTERS, SIDEWALK AND APPROACH SLABS.** AGGREGATES FOR CONCRETE SHALL COMPLY WITH **SECTION 200 AGGREGATES** OF THE PROJECT ***STANDARD SPECIFICATIONS.*** CEMENT AND OTHER ADMIXTURES SHALL COMPLY WITH **SECTION 202 CEMENT AND RELATED MATERIALS.** ALL CONCRETE SHALL BE AIR ENTRAINED WITH A MINIMUM STRENGTH OF 4,000-PSI AT 28-DAYS. CONCRETE MIX DESIGNS SHALL BE PROVIDED TO THE ENGINEER, ARCHITECT AND OWNER AND SHALL BE CURRENT. MIX DESIGNS SHALL BE AS SPECIFIED IN THE PROJECT ***STANDARD SPECIFICATIONS*** FOR THE TYPE OF WORK. CONCRETE SHALL BE PLACED, FINISHED AND CURED IN ACCORDANCE WITH **SECTION 311 CONCRETE STRUCTURES AND MASONRY CONSTRUCTION** AND **SECTION 312 CONCRETE CURBS, GUTTERS, WALKS, DRIVEWAYS, AND ALLEY RETURNS** OF THE PROJECT ***STANDARD SPECIFICATIONS.***
11. **PLANTMIX BITUMINOUS PAVEMENT, PRIME COATS, SEAL COATS, AND ASPHALTIC MATERIALS.** AGGREGATES FOR BITUMINOUS PAVEMENT SHALL BE AS SPECIFIED IN **SECTION 200 AGGREGATES** OF THE PROJECT ***STANDARD SPECIFICATIONS.*** ASPHALT CEMENTS AND BITUMINOUS MATERIALS SHALL MEET THE REQUIREMENTS OF **SECTION 201 BITUMINOUS MATERIALS** OF THE PROJECT ***STANDARD SPECIFICATIONS.*** THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH A MIX DESIGN FOR APPROVAL PRIOR TO PLACEMENT OF BITUMINOUS PAVING MATERIALS. PLANTMIX BITUMINOUS PAVEMENT AGGREGATE SHALL BE TYPE 2 ON CITY ROADS AND TYPE 3 IN PARKING AREAS, UNLESS OTHERWISE SPECIFIED OR APPROVED. LIQUID ASPHALT AND EMULSIFIED ASPHALT PRIME COAT SHALL BE PLACED IN ACCORDANCE WITH **SECTION 315 PRIME COAT** OF THE ***STANDARD SPECIFICATIONS.*** TACK COAT AND SEAL COAT SHALL BE PLACED IN ACCORDANCE WITH **SECTION 316 TACK COAT** AND **SECTION 317 SEAL COAT.** PLANTMIX BITUMINOUS PAVEMENT SHALL BE DELIVERED, PLACED AND COMPACTED WITHIN SPECIFIED TOLERANCES IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN **SECTION 320 PLANTMIX BITUMINOUS PAVEMENT** OF THE PROJECT ***STANDARD SPECIFICATIONS.***
12. **ROCK RIPRAP, EROSION CONTROL ROCK, AND ROCK LANDSCAPING MATERIAL.** ROCK RIPRAP SHALL BE AS SHOWN ON THE PROJECT DRAWINGS. RIRAP MATERIAL SHALL BE AS SPECIFIED IN **SUBSECTION 200.07 RIPRAP** OF THE PROJECT ***STANDARD SPECIFICATIONS.*** RIPRAP AND LANDSCAPING ROCK FOR EROSION CONTROL SHALL MEET THE SIZE AND CONSISTENCY REQUIREMENTS SHOWN ON THE PLANS.
13. ALL ELEVATIONS SHOWN ON THE CONSTRUCTION PLANS ARE TO THE FINISH GRADE ELEVATION OF THE MATERIAL COURSES INDICATED ON THE PLAN DRAWINGS. BURIED UTILITY LINE ELEVATIONS SHALL BE NOTED AS EITHER TOP OF PIPE OR INVERT ELEVATION (PIPE FLOWLINE). THE CONTRACTOR SHALL VERIFY UTILITY LINE LOCATIONS AND PROTECT ALL EXISTING AND NEW UTILITY LINES.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AN ADEQUATE SAFETY PROGRAM DURING ALL CONSTRUCTION WORK ON THE PROJECT SITE. MINIMUM SAFETY STANDARDS TO BE MET ON THE JOB SHALL EXCEED THOSE MINIMUM STANDARDS ESTABLISHED BY THE FEDERAL GOVERNMENT (OSHA), THE STATE OF NEVADA AND THE LOCAL GOVERNING AUTHORITY. THE CONTRACTOR SHALL BE AWARE THAT ALL CURRENT MSHA AND SITE SPECIFIC TRAINING AND SAFETY REQUIREMENTS SHALL BE ADHERED TO WHEN WORK IS CONDUCTED ON LOCAL MINING COMPANY PROPERTIES.
15. UPON COMPLETION OF WORK THE CONTRACTOR SHALL FINISH GRADE ALL DISTURBED AREAS AND CLEANUP ALL CONSTRUCTION DEBRIS. THE CONDITION OF THE WORK SITE SHALL BE LEFT IN A CLEAN CONDITION FREE OF ALL CONSTRUCTION DEBRIS. ALL DISTURBED AREAS SHALL BE REGRADED BY THE CONTRACTOR. UPON REGRADING AND CLEANUP ALL DISTURBED AREAS SHALL BE RESEEDED BY HARROWING AND BROADCAST SEEDING, OR BY HYDROSEEDING. THE SEED MIX TO BE APPLIED BY THE CONTRACTOR SHALL INCLUDE: CRESTED WHEAT - 5.0 LBS/ACRE, BIG BLUE GRASS - 0.5 LBS/ACRE, INDIAN RICEGRASS - 1.0 LBS/ACRE, AND BASIN WILDRYE - 4.5 LBS/ACRE FOR A TOTAL MIXED SEED MASS OF 11.0 LBS/ACRE.
16. CONTRACTOR AT ALL TIME S

C-3 - SITE PLAN

EXISTING FLOWLINE

EMPLOYEE PARKING (6)

PROPOSED ASPHALT PARKING 54'x18' – 6 STALLS

PATIO 570 GSF

EXISTING WATER STUB, LOCATION IS APPROXIMATE, FIELD VERIFY

ADA PARKING

4" TO FIRE RISER

1" DOMESTIC WATER

4" SANITARY SEWER

FIRE STATION 11,383 GSF

WEST APRON 7,500 GSF

EAST APRON 6,300 GSF

PROPOSED TRASH ENCLOSURE PAD 16'x12'

EXISTING SSMH RIM=4488.38

PROPOSED 20'x20' EMERGENCY GENERATOR PAD

EMERGENCY GENERATOR =400 GSF

5' SIDEWALK

26.00

TEMP. PARKING (4)

6" SHOP DRAINS TO SAND/OIL SEPARATOR

EXISTING STREET SIGN TO BE REMOVED

EXISTING UTILITY/ELEC BOX, PROTECT IN PLACE

EXISTING FIBER MARKER, PROTECT IN PLACE

EXISTING LIGHT POLE W/ BASE, PROTECT IN PLACE

EXISTING SSMH RIM=4499.64

ADA/VISITOR PARKING (OPTION)

EXISTING WATER BLOW-OFF VALVE, PROTECT IN PLACE

EXISTING UTILITY/ELEC BOX, PROTECT IN PLACE

EXISTING LIGHT POLE W/ BASE, PROTECT IN PLACE

EXISTING UTILITY/ELEC BOX, PROTECT IN PLACE

EXISTING WATER VALVES TOP OF NUT ELEV=4494.22

EXISTING FIRE HYDRANT ASSEMBLY W/ SHUT-OFF VALVE

EXISTING SSMH RIM=4496.75

PROPOSED MONUMENT SIGN 20 GSF

PRELIMINARY LOCATION OF PROPOSED SAND/OIL SEPARATOR

EXISTING GAS LINE FIELD VERIFY

EXISTING ELECTRIC FIELD VERIFY

EXISTING LIGHT POLE W/ BASE, PROTECT IN PLACE

EXISTING UTILITY/ELEC BOX, PROTECT IN PLACE

N GENE L JONES WAY

EXISTING WATERMAIN

EXISTING SEWER MAIN

EXISTING SSMH RIM=4495.48

EXISTING SSMH RIM=4488.38

EXISTING DRAINAGE SWALE TO BE RE-ALIGNED AROUND PROPOSED SITE

EXISTING FLOWLINE

EXISTING LIGHT POLE W/ UTILITY/ELEC BOX, PROTECT IN PLACE

EXISTING FIBER MARKER, PROTECT IN PLACE

Rock

N

1" = 20'

0 20 40 60 80 100

SUMMIT ENGINEERING CORPORATION
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PHONE:(775) 738-8058 FAX:(775) 747-8559

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REV.	DATE	DESCRIPTION	BY	APP'D
1	06-23-2022	CITY OF ELKO REDLINES	SA	NIB

PRELIMINARY SITE PLAN
CITY OF WEST WENDOVER ~ FIRE STATION
SITE PLAN

WENDOVER ELKO COUNTY NEVADA

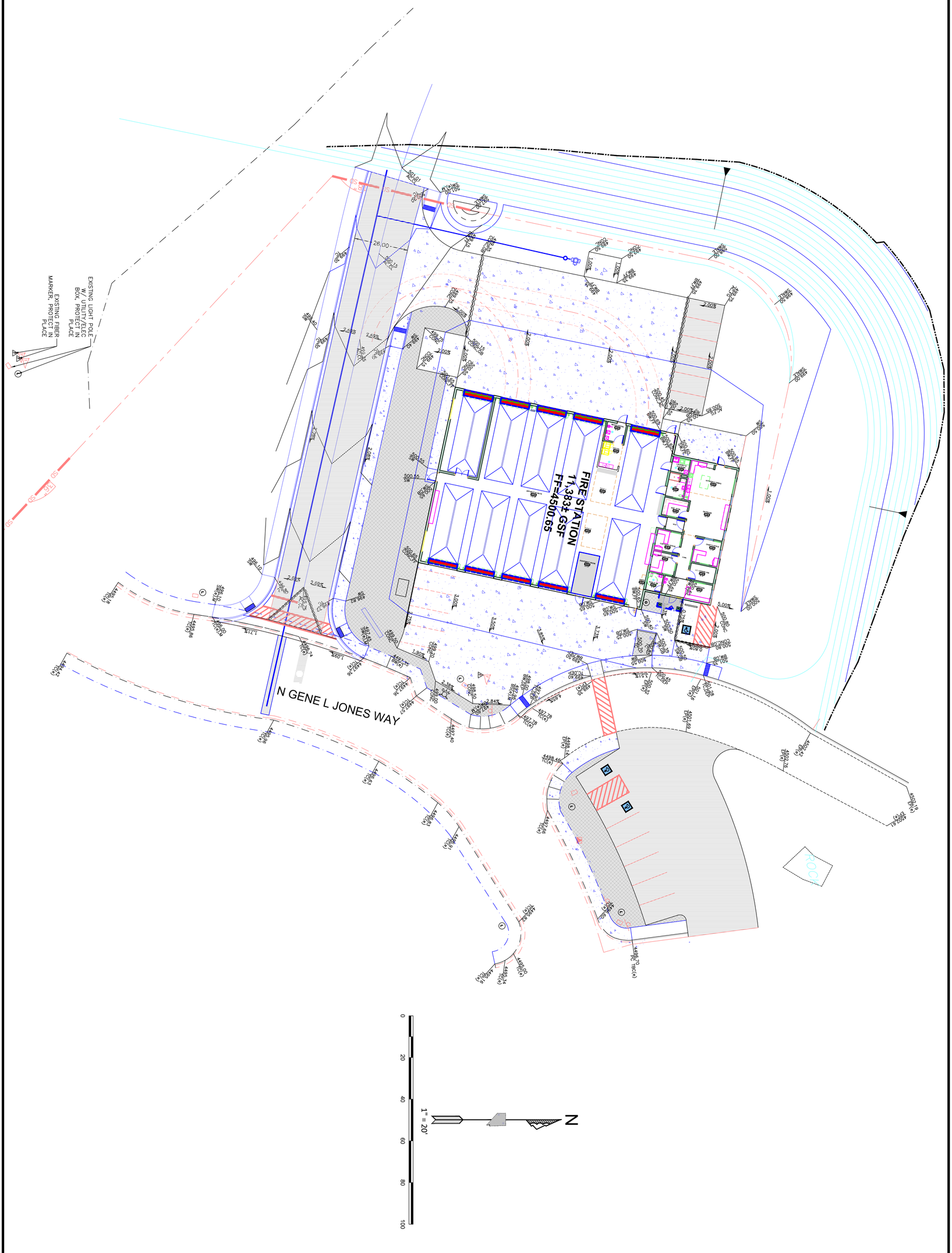
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SCALE
HORIZ: 1
VERT: 1" = 20'

JOB NO: 3-82965

SHEET C-3 OF 4

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PRELIMINARY SITE PLAN
CITY OF WEST WENDOVER ~ FIRE STATION
GRADING PLAN

WENDOVER ELKO COUNTY NEVADA

REV.	DATE	DESCRIPTION	BY	APP'D
1	06-23-2022	CITY OF ELKO REDLINES	SA	NIB

SHEET C-4 OF 7

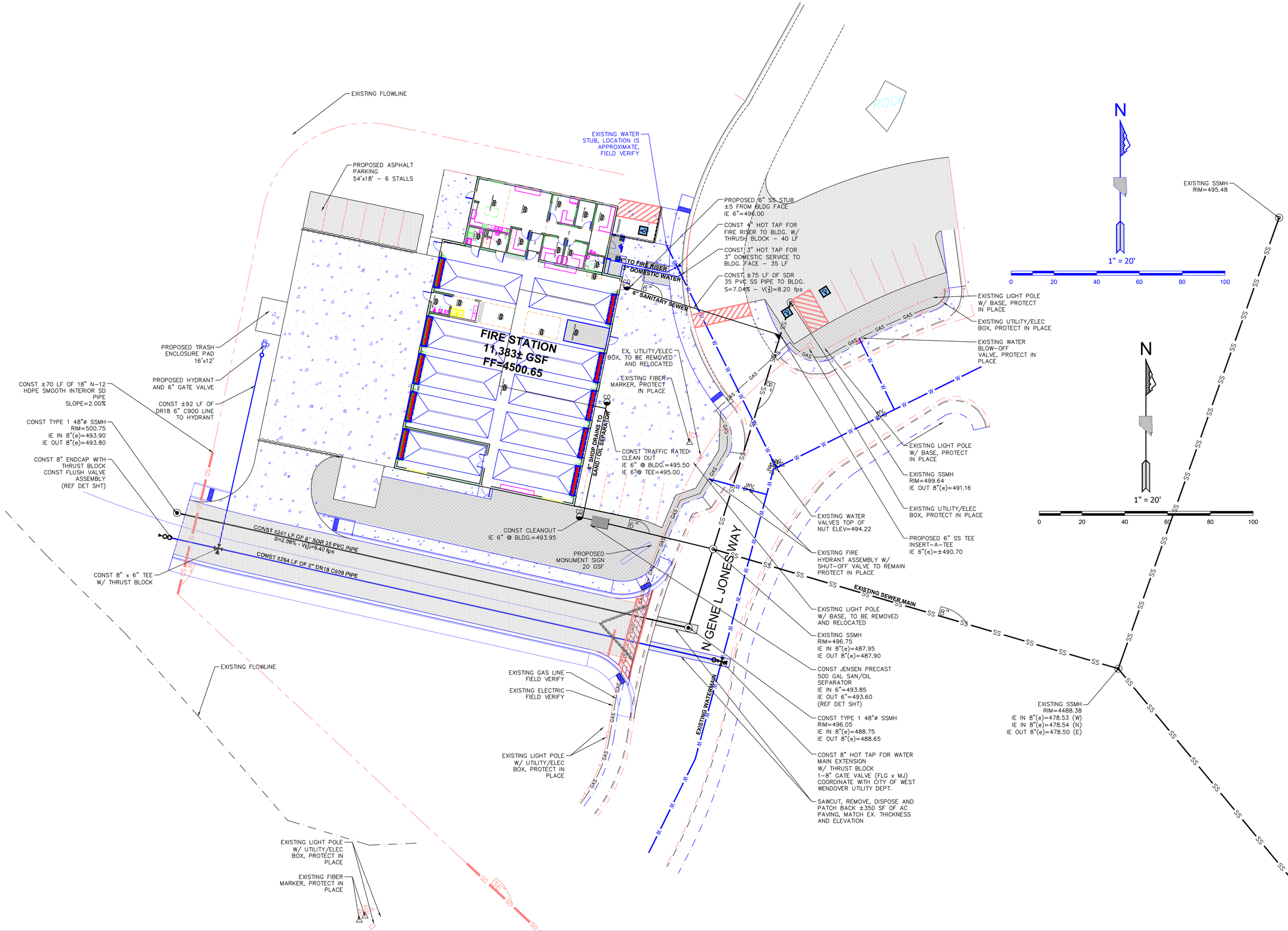
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SCALE
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VERT: 1" = 20'

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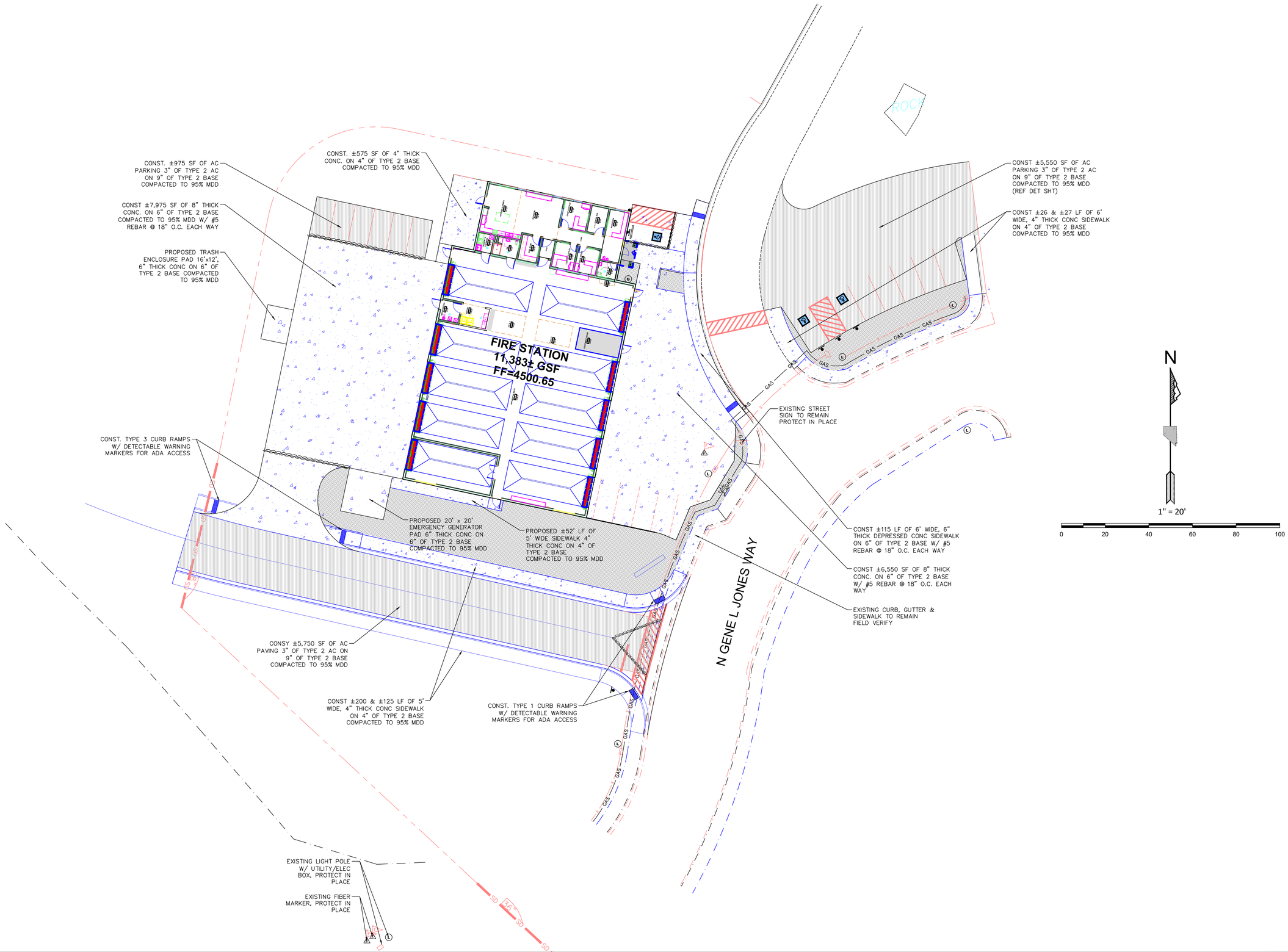
PRELIMINARY SITE PLAN
CITY OF WEST WENDOVER ~ FIRE STATION
UTILITY PLAN

WENDOVER, ELKO COUNTY, NEVADA

DESIGNED BY: NIB
CHECKED BY: NIB
SCALE
HORIZ: 1
VERT: 1" = 20'
JOB NO: 3-82965

SHEET C-5 OF 7

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1	06-23-2022	CITY OF ELKO REDLINES	SA	NIB

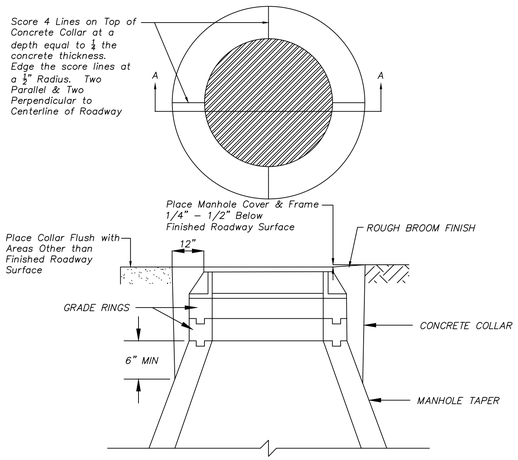
PRELIMINARY SITE PLAN
CITY OF WEST WENDOVER ~ FIRE STATION
PARKING & PAVING PLAN

WENDOVER, ELKO COUNTY, NEVADA

DESIGNED BY: NIB
CHECKED BY: NIB
SCALE
HORIZ: 1
VERT: 1" = 20'
JOB NO: 3-82965

SHEET C-6 OF 7

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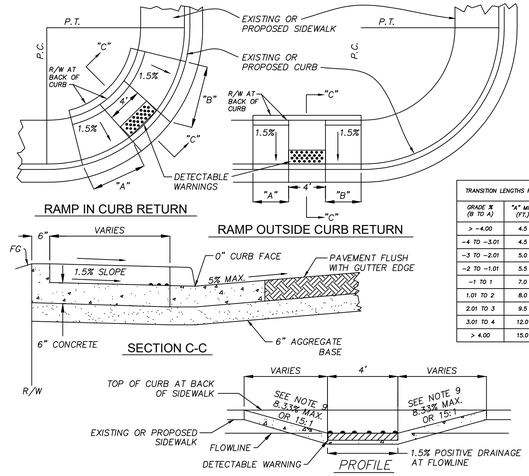


SECTION A–A

NOTES:

1. CONCRETE SHALL MEET THE REQUIREMENTS OF SECTION 337.10 OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
2. MANHOLE COVER & FRAME SHALL BE SET ¼" TO ½" BELOW FINISHED CONCRETE OR BITUMINOUS SURFACE. MANHOLE COLLARS IN ALL OTHER AREAS SHALL BE SET FLUSH WITH FINISHED GRADE, UNLESS OTHERWISE SPECIFIED.
3. CONCRETE COLLAR IS REQUIRED WHEN MANHOLE IS NOT LOCATED IN CONCRETE OR BITUMINOUS SURFACE.
4. REFER TO DETAIL SHEET (MANHOLE – GENERAL NOTES) FOR ADDITIONAL INFORMATION.

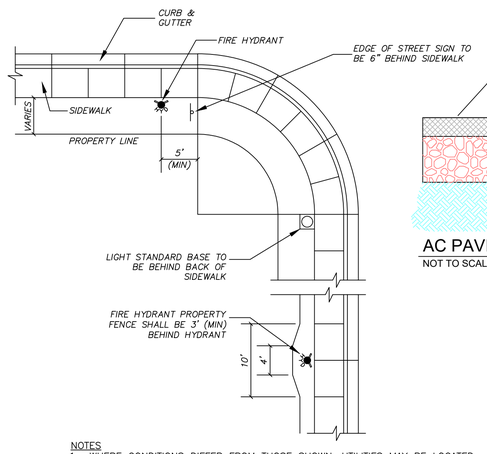
1 MANHOLE COLLAR DETAIL
NOT TO SCALE



TRANSITION LENGTHS FOR 8.33% SLOPE		
GRADE % (R TO A)	"A" MIN. (FT.)	"B" MIN. (FT.)
> –4.00	4.5	15.0
–4 TO –3.01	4.5	12.0
–3 TO –2.01	5.0	9.5
–2 TO –1.01	5.5	8.0
–1 TO 1	7.0	7.0
1.01 TO 2	8.0	5.5
2.01 TO 3	9.5	5.0
3.01 TO 4	12.0	4.5
> 4.00	15.0	4.5

NOTES
1. CONCRETE SHALL MEET THE REQUIREMENTS OF SECTION 337.10 OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
2. AGGREGATE BASE MATERIAL SHALL MEET THE REQUIREMENTS OF SECTION 302 & 308 OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. CURB RAMP WITHIN CURB RETURN SHALL BE LOCATED AT THE MIDPOINT OF CURB RETURN.
4. RAMPS SHALL BE CONSTRUCTED WITH A ROUGH BROOM FINISH TRANSVERSE TO THE SLOPE OF THE RAMP.
5. WHEN CONSTRUCTING A RAMP WHERE CURB & GUTTER EXIST, COMPLETELY REMOVE INTERFERING PORTIONS OF EXISTING CURB & GUTTER. LOCATION OF CURB RAMP SHALL BE APPROVED BY THE CITY OF WEST WENDOVER PRIOR TO INSTALLATION.
6. DETECTABLE WARNINGS SHALL BE YELLOW AND CONSIST OF RAISED TRUNCATED DOMES AND PLACED AT THE BOTTOM PORTION OF THE RAMP.
7. CROSS SLOPE OF SIDEWALK AND RAMP SURFACES SHALL NOT EXCEED 2%.
8. CURB RAMPS & DETECTABLE WARNINGS SHALL MEET THE REQUIREMENTS OF 28 CFR PART 36, ADA STANDARDS FOR ACCESSIBLE DESIGN.
9. PER THE PROWAG, SECTION 304.3.2, THE RUNNING SLOPE OF A CURB RAMP SHALL BE 8.33% MAXIMUM, BUT SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15.0 FEET. ON STEEP STREETS OR INTERSECTIONS THE TRANSITIION TO FULL HEIGHT CURB MAY HAPPEN IN THE FIRST 15' MINIMUM AND THE RESULTING SLOPE OF THE RAMP IS ALLOWED TO EXCEED 8.33%

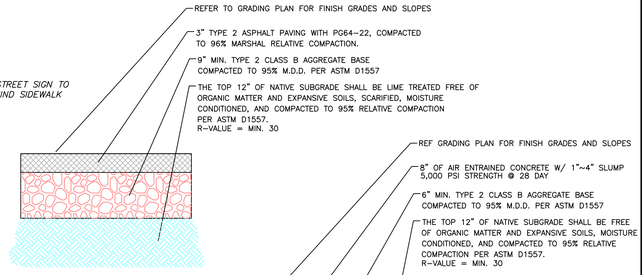
2 TYPE I CURB RAMP
NOT TO SCALE



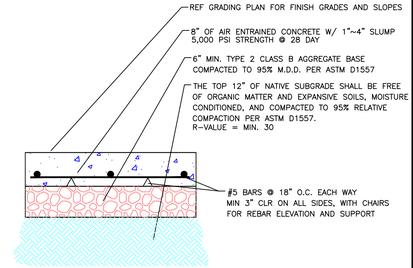
NOTES
1. WHERE CONDITIONS DIFFER FROM THOSE SHOWN, UTILITIES MAY BE LOCATED WITHIN THE SIDEWALK SECTION WITH THE APPROVAL OF THE GOVERNING AGENCY.
2. WHEN FIRE HYDRANTS AND LIGHT STANDARDS ARE IN THE SAME VICINITY, THEY SHALL BE SEPARATED BY AT LEAST 5 FEET.
3. WHEN STOP SIGN IS LOCATED AT P.C., STREET SIGNS SHALL BE MOUNTED ON SAME POLE.
4. STREET SIGNS AT MID–RETURN SHALL BE LOCATED ADJACENT TO A PEDESTRIAN CURB RAMP, IF APPLICABLE.

MAT
5. WHERE CURB AND GUTTER DO NOT EXIST, EDGE OF STOP SIGN SHALL BE PLACED AT THE BEGINNING OF THE CURVE, 6 FEET FROM THE EDGE OF PAVEMENT.

3 STREET LIGHT, HYDRANT, & SIGN LOCATION
NOT TO SCALE



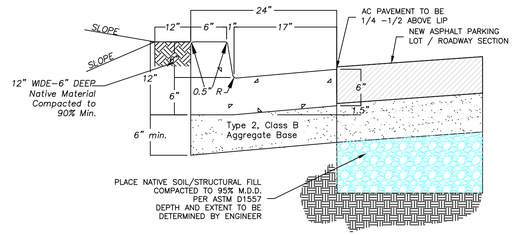
AC PAVING SECTION
NOT TO SCALE



CONCRETE PAVING SECTION
NOT TO SCALE

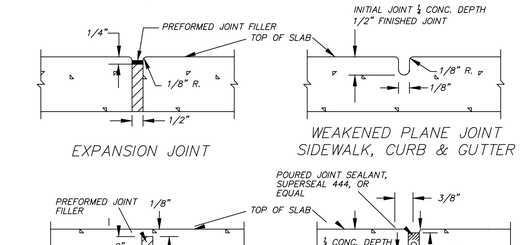
NOTES
1. ASPHALT PAVING SHALL BE TYPE 3 (1/2 INCH SIZE), 50 BLOW, MARSHAL MIX DESIGN, WITH 3 TO 5% AIR VOIDS, AND SHALL BE COMPACTED TO 96% MARSHALL RELATIVE COMPACTION. THE CONTRACTOR SHALL SUBMIT THE PROPOSED ASPHALT MIX DESIGN TO THE GEOTECHNICAL ENGINEER FOR APPROVAL, A MINIMUM OF 1 WEEK PRIOR TO PAVING.
2. AGGREGATE BASE SHALL BE MOISTURE CONDITIONED TO WITHIN 2% OF OPTIMUM, PLACED IN ONE LIFT, AND COMPACTED TO 95% OF MAXIMUM DRY DENSITY PER ASTM D1557.
3. THE SLOPE OF THE FINISH SURFACE SHALL BE IN ACCORDANCE WITH THE ELEVATIONS AND SLOPES ON THE GRADING PLAN, BUT IN NO INSTANCE SHALL BE LESS THAN 1%.
4. NEW ASPHALT PAVING FINISH SURFACE SHALL BE FLUSH WITH EXISTING ASPHALT PAVING SURFACE, MATCHING GRADE AT LIMITS OF REMOVAL AND REPLACEMENT.

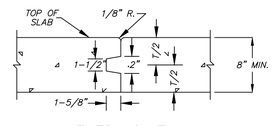
4 AC PAVING SECTION
NOT TO SCALE



NOTES
1. CONCRETE SHALL MEET THE REQUIREMENTS OF SECTION 337.10 OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
2. AGGREGATE BASE MATERIAL SHALL MEET THE REQUIREMENTS OF SECTIONS 302 & 308 OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. ALL CONCRETE CURB AND GUTTER SHALL HAVE ½" EXPANSION JOINTS EVERY 90 FEET AND AT ALL CURB RETURNS. WEAKENED PLANE JOINTS SHALL BE EVERY 10 FEET.
4. PLANTMIX BITUMINOUS SURFACE SHALL BE ½" TO ½" ABOVE LIP OF GUTTER PAN.

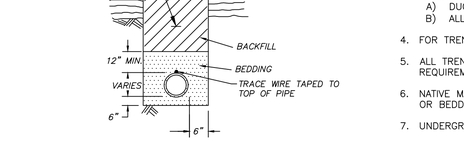
5 CURB & GUTTER DETAIL
NOT TO SCALE





KEYED JOINT

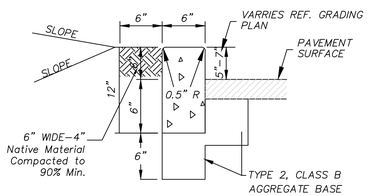
9 P.C.C. JOINT DETAIL



DUCTILE IRON PIPE, PVC, PE & HDPE PIPE

NOTES
1. WATER DENSIFIED BACKFILL AND TUNNELING SHALL NOT BE ALLOWED.
2. BACKFILL SHALL MEET THE REQUIREMENTS FOR CLASS "E" BACKFILL WITH NO ROCKS SIZED OVER 4", COMPACTED IN 6" (MAX.) LIFT TO 90% (MIN.) RELATIVE COMPACTION.
3. 3. BEDDING MATERIAL FOR THE FOLLOWING PIPE SHALL MEET THE REQUIREMENTS OF SECTION 200 & 305 OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AND COMPACTED TO A MINIMUM 90% RELATIVE COMPACTION.
   A) DUCTILE IRON PIPE – CLASS "C"
   B) ALL OTHER PIPE – CLASS "A"
4. FOR TRENCHES & EXCAVATIONS LOCATED WITHIN ROADWAY SECTION, SEE PAVEMENT PATCH DETAIL.
5. ALL TRENCHES AND EXCAVATIONS SHALL CONFORM TO THE LATEST EDITION OF O.S.H.A. AND M.U.T.C.D. REQUIREMENTS.
6. NATIVE MATERIAL MUST BE APPROVED BY THE CITY OF WEST WENDOVER ENGINEER PRIOR TO USING AS BACKFILL OR BEDDING.
7. UNDERGROUND WARNING TAPE SHALL BE METALLIC AND APPROPRIATELY LABELED AND COLORED.

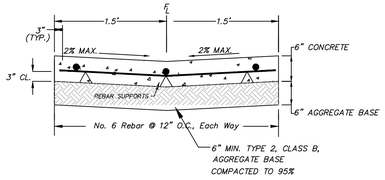
5 TRENCH DETAIL
NOT TO SCALE



PARKING LOT

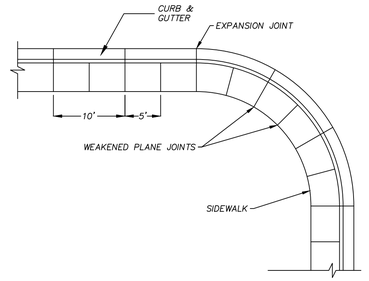
NOTES
1. CONCRETE SHALL MEET THE REQUIREMENTS OF SECTION 337.10 OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
2. AGGREGATE BASE MATERIAL SHALL MEET THE REQUIREMENTS OF SECTIONS 302 & 308 OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. ALL CONCRETE CURB SHALL HAVE 1/2" EXPANSION JOINTS EVERY 90 FEET AND AT ALL CURB RETURNS. WEAKENED PLANE JOINTS SHALL BE EVERY 10 FEET. FOR BARRIER CURB ONLY, PLACE WEAKENED PLANE JOINTS EVERY 5 FEET.
4. GLUE DOWN THE TYPE 2 MEDIAN CURB TO THE PAVEMENT SURFACE USING EPOXY CEMENT.

6 PARKING LOT TYPE 1 POST CURB
NOT TO SCALE



NOTES
1. CONCRETE SHALL MEET THE REQUIREMENTS OF SECTION 337.10 OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
2. AGGREGATE BASE MATERIAL SHALL MEET THE REQUIREMENTS OF SECTIONS 302 & 308 OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION
3. REINFORCING STEEL SHALL MEET THE REQUIREMENTS OF SECTION 326 OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
4. PLANTMIX BITUMINOUS SURFACE SHALL BE ½" TO ½" ABOVE VALLEY GUTTER. ALL OTHER SURFACES TO BE FLUSH WITH VALLEY GUTTER.
5. IF 2% CROSS SLOPE CAN NOT BE ATTAINED ON THE VALLEY GUTTER, PROPOSED CROSS SLOPE SHALL BE APPROVED BY THE CITY OF WEST WENDOVER.
6. CURB RAMPS & DETECTABLE WARNINGS SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF THE ADAAG.
7. DRIVEWAY GEOMETRICS SHALL GO TO THE P.C. AND THE P.T.
8. MAINTAIN POSITIVE DRAINAGE IN CROSSWALK AREAS AND PEDESTRIAN ROUTES TO PREVENT PONDING.
9. CROSS SLOPE OF SIDEWALK AND CURB RAMP SURFACES SHALL NOT EXCEED 2%.
10. WHEN CONSTRUCTING WHERE CURB & GUTTER ALREADY EXIST, COMPLETELY REMOVE INTERFERING PORTIONS OF EXISTING CURB & GUTTER. LOCATION OF CURB RAMP SHALL BE APPROVED BY THE CITY OF WEST WENDOVER PRIOR TO INSTALLATION.
11. DETECTABLE WARNINGS SHALL BE YELLOW AND CONSIST OF RAISED TRUNCATED DOMES AND PLACED AT THE BOTTOM PORTION OF THE RAMP.
12. CURB RAMPS SHALL BE CONSTRUCTED WITH A ROUGH BROOM FINISH TRANSVERSE TO THE SLOPE OF THE RAMP.
13. PLANTMIX BITUMINOUS SURFACE SHALL BE FLUSH WITH THE EDGE OF THE GUTTER PAN IN THE AREA OF THE CURB RAMP.

7 3' P.C.C VALLEY GUTTER DETAIL
NOT TO SCALE



NOTES
1. CONCRETE SHALL MEET THE REQUIREMENTS OF SECTION 337.10 OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
2. ALL CONCRETE SIDEWALK SHALL HAVE ½ " EXPANSION JOINTS EVERY 30 FEET AND AT ALL CURB RETURNS. WEAKENED PLANE JOINTS SHALL BE EVERY 5 FEET AND COINCIDE WITH THE ADJACENT CURB AND GUTTER WEAKENED PLANE JOINTS. THE WEAKENED PLANE JOINTS PLACED EVERY 5' IN THE SIDEWALK MAY BE SAWCUT WITH CITY OF WEST WENDOVER APPROVAL AND SHALL MEET THE REQUIREMENTS OF SECTION 314 OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. AGGREGATE BASE MATERIAL SHALL MEET THE REQUIREMENTS OF SECTION 302 & 308 OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
4. FORESLOPES & BACKSLOPES SHALL BE APPROVED BY THE CITY OF WEST WENDOVER PRIOR TO CONSTRUCTING.
5. CROSS SLOPE OF SIDEWALK SHALL NOT EXCEED 2%.

8 P.C.C. SIDEWALK DETAIL
NOT TO SCALE

SUMMIT ENGINEERING CORPORATION
1150 LAMOILLE HIGHWAY, ELKO, NV, 89801
PHONE:(775) 738-8068 FAX:(775) 747-8559

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REV.	DATE	DESCRIPTION	BY	APP'D
1	06-23-2022	CITY OF ELKO REDLINES	SA	NIB

CIVIL IMPROVEMENT PLANS FOR CITY OF WEST WENDOVER ~ FIRE STATION
DETAIL SHEET

WENDOVER ELKO COUNTY NEVADA

DESIGNED BY: NIB
CHECKED BY: NIB
SCALE
HORIZ: NONE
VERT:
JOB NO: 3-82965

SHEET C-7 OF 7

N:\DWGS\82965_WWendoverFireSta\Civil\WendoverFireStaBlkMap.DWG ~ 9:57 AM ~ 08-NOV-2022



1 OVERALL SITE PLAN
SCALE: 1" = 20'-0"

NORTH 0' 10' 20' 40'

GENERAL NOTES

1. CONTRACTOR TO VERIFY DIMENSIONS ON FIELD PRIOR TO COMMENCEMENT OF ANY SITE WORK. DO NOT SCALE DRAWINGS.
2. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION ON SCOPE OF WORK AND LIMIT OF CONSTRUCTION.
3. REFER TO CIVIL DRAWINGS FOR PARKING, STREET & CURB DIMENSIONS, AND STRIPING INFORMATION.
4. REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL SITE INFORMATION INCLUDING SITE FURNISHINGS AND HARDSCAPE PLANS.
5. REFER TO CIVIL DRAWINGS FOR HORIZONTAL CONTROL.
6. REFER TO CIVIL DRAWINGS FOR STREET DEVELOPMENT OUTSIDE OF PROPERTY LINE.
7. ALL SITE / RETAINING WALLS TO HAVE ANTI-GRAFFITI COATING, UNLESS NOTED OTHERWISE.
8. REFER TO SHEET A2.01 FOR ROOM FINISH SCHEDULE AND MATERIAL SCHEDULE.

KEYNOTES

tsk
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Project
WEST WENDOVER NEW FS #13

N. GENE L. JONES WAY, WEST WENDOVER, NV 89883

Job No: 22-002.00

Owner
CITY OF WEST WENDOVER

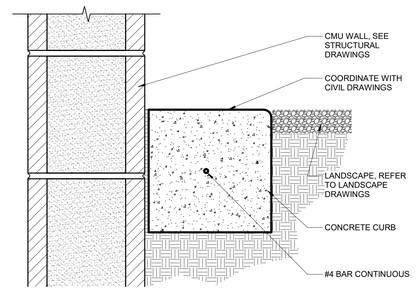
PHASE-1B DESIGN DEVELOPMENT

REVISIONS		
REV	DATE	DESCRIPTION

Sheet Title
OVERALL SITE PLAN

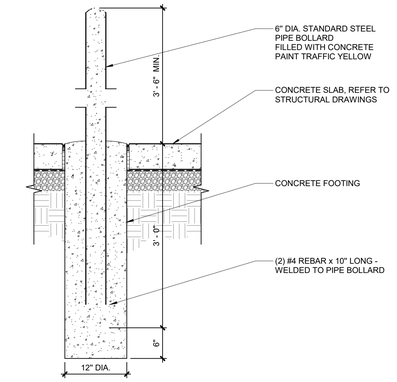
Date: MAY 3, 2023
Sheet No:

AS1.01

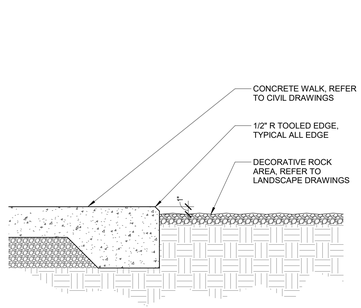


NOTE:
PROVIDE CONTROL JOINTS @ 10'-0" O.C., EXP. JOINTS @ 30'-0" O.C.

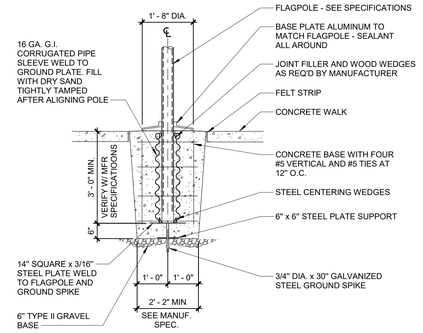
8 MOW CURB AT WALL / LANDSCAPE
SCALE: 3" = 1'-0"



4 BUILDING BOLLARD
SCALE: 1" = 1'-0"

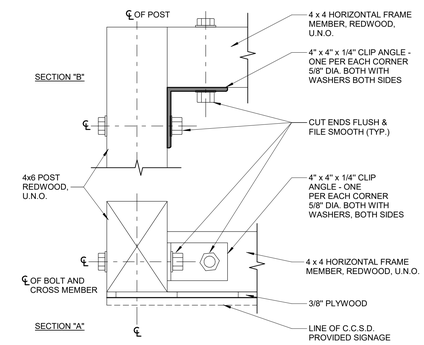


7 HARDSCAPE WELL TO CONCRETE
SCALE: 1 1/2" = 1'-0"

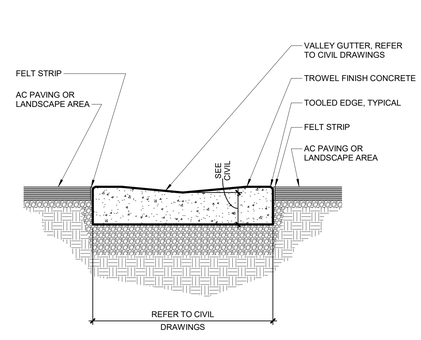


NOTE: CONCRETE FOOTING DIMENSIONS SHOWN ARE BASED UPON THE SPECIFIED FLAGPOLE MANUFACTURERS

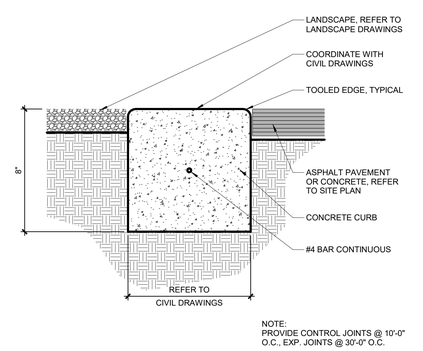
3 FLAGPOLE FOOTING
SCALE: 1/2" = 1'-0"



10 SIGN EDGE DETAIL
SCALE: 3" = 1'-0"

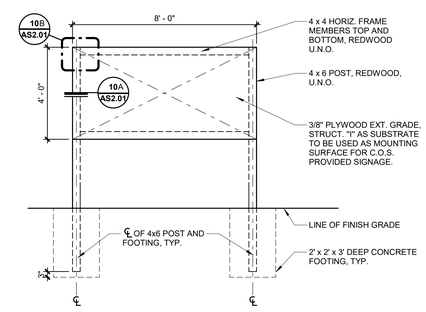


6 VALLEY GUTTER @ AC PAVING
SCALE: 1 1/2" = 1'-0"



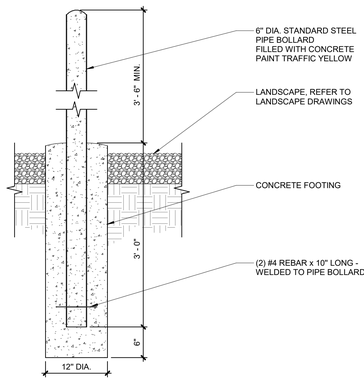
NOTE:
PROVIDE CONTROL JOINTS @ 10'-0" O.C., EXP. JOINTS @ 30'-0" O.C.

2 MOW CURB
SCALE: 3" = 1'-0"

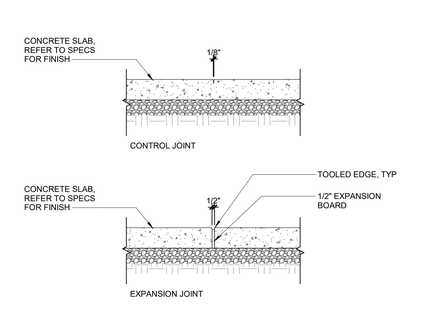


NOTES:
1. CREOSOTE TREAT 4x POST PRIOR TO EMBEDMENT INTO CONCRETE FOOTING.
2. PAINT SIGN FRAMING TO MATCH SIGN, U.N.O.
3. EDGE NAILING OF SIGNAGE: 10D @ 6" O.C., OR MACHINE WOOD SCREWS AS REQUIRED.
4. PROVIDE ONE SIGN LOCATED IN CONSTRUCTION AREA EACH PHASE.

9 CONSTRUCTION SIGN DETAIL
SCALE: 3/8" = 1'-0"



5 SITE BOLLARD
SCALE: 1" = 1'-0"



NOTE: SEE SITE PLAN FOR JOINT PATTERN AND STRUCTURAL DRAWINGS FOR MORE INFORMATION. SEE LANDSCAPE PLANS FOR OTHER EXTERIOR CONCRETE INFORMATION

1 JOINT DETAILS
SCALE: 1" = 1'-0"

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Project
WEST WENDOVER NEW FS #13

N. GENE L. JONES WAY, WEST WENDOVER, NV 89883

Job No: 22-002.00

Owner
CITY OF WEST WENDOVER

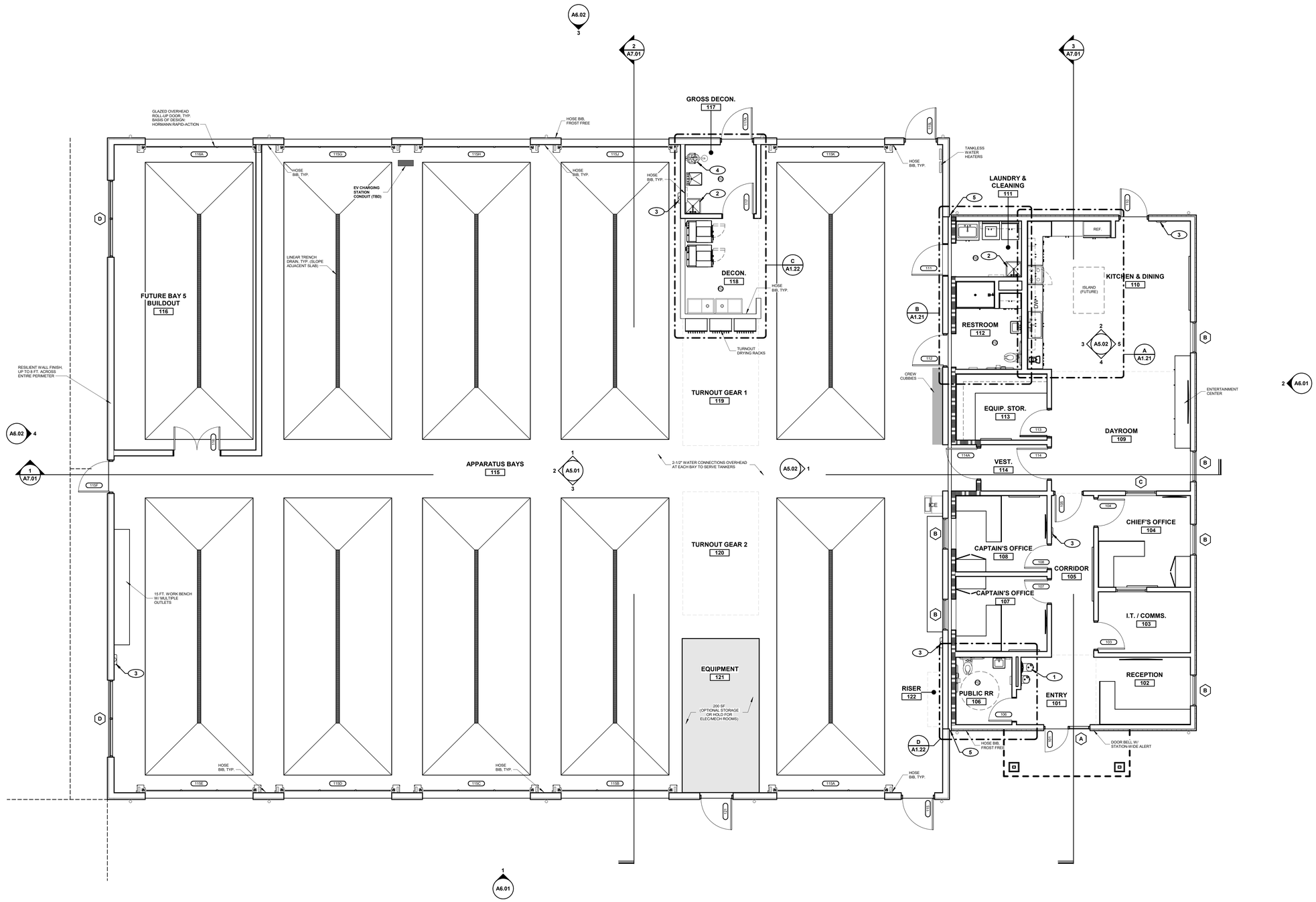
PHASE-1B DESIGN DEVELOPMENT

REVISIONS		
REV	DATE	DESCRIPTION

Sheet Title
ARCHITECTURAL SITE DETAILS

Date: MAY 3, 2023
Sheet No:

AS2.01



1 OVERALL FLOOR PLAN
SCALE: 3/16" = 1'-0"

NORTH 0' 3' 5' 11'

GENERAL NOTES

1. ALL DIMENSIONS ARE TAKEN FROM FACE OF STUD, MASONRY, OR CONCRETE UNLESS NOTED OTHERWISE.
2. REFER TO STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ADDITIONAL WORK NOT SHOWN ON THIS DRAWING.
3. REFER TO ELECTRICAL DRAWINGS FOR INFORMATION ON ELECTRICAL / DATA ROOMS.
4. REFER TO BUILDING SECTIONS AND WALL SECTIONS FOR WALL INFORMATION.
5. ALL EQUIPMENT (O.F.O.I. AND C.F.C.I.), SHALL COMPLY WITH ACCESSIBILITY REQUIREMENTS.
6. ALL PENETRATION IN PARTITION WALLS AT DATA / ELECTRICAL ROOMS TO BE FULLY SEALED TO MINIMIZE DUST INFILTRATION.
7. METAL WALL BACKING TO BE PROVIDED FOR ALL WALL MOUNTED EQUIPMENT.
8. CASTLE-CUT GYPSUM BOARD TO DECK AND SEAL AT AREAS WITHOUT CEILINGS.
9. FOR FLOORING TYPES AND CONTROL JOINTS: SEE FLOOR FINISH PLAN, ROOM FINISH SCHEDULE AND MATERIAL SCHEDULE.
10. REFER TO WALL PARTITION TYPES AND LIFE SAFETY DRAWINGS FOR RATING SEPARATIONS AND UL RATED DESIGN SHEET FOR REQUIRED FIRE RESISTIVE CONSTRUCTION.
11. FOR COMPLETE DIMENSIONS, REFER TO DIMENSION PLAN. FOR SIGNAGE LOCATIONS, REFER TO SIGNAGE PLAN.

KEYNOTES

1. DRINKING FOUNTAIN WITH BOTTLE FILLER, REFER TO PLUMBING DRAWINGS
2. MOP SINK, REFER TO PLUMBING DRAWINGS
3. FIRE EXTINGUISHER CABINET, REFER TO LIFE SAFETY PLAN
4. EMERGENCY EYE WASH AND SAFETY SHOWER STATION
5. SEISMIC JOINT, REFER TO STRUCTURAL DRAWINGS

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N. GENE L. JONES WAY, WEST WENDOVER, NV 89883

Job No: 22-002.00

Owner
CITY OF WEST WENDOVER

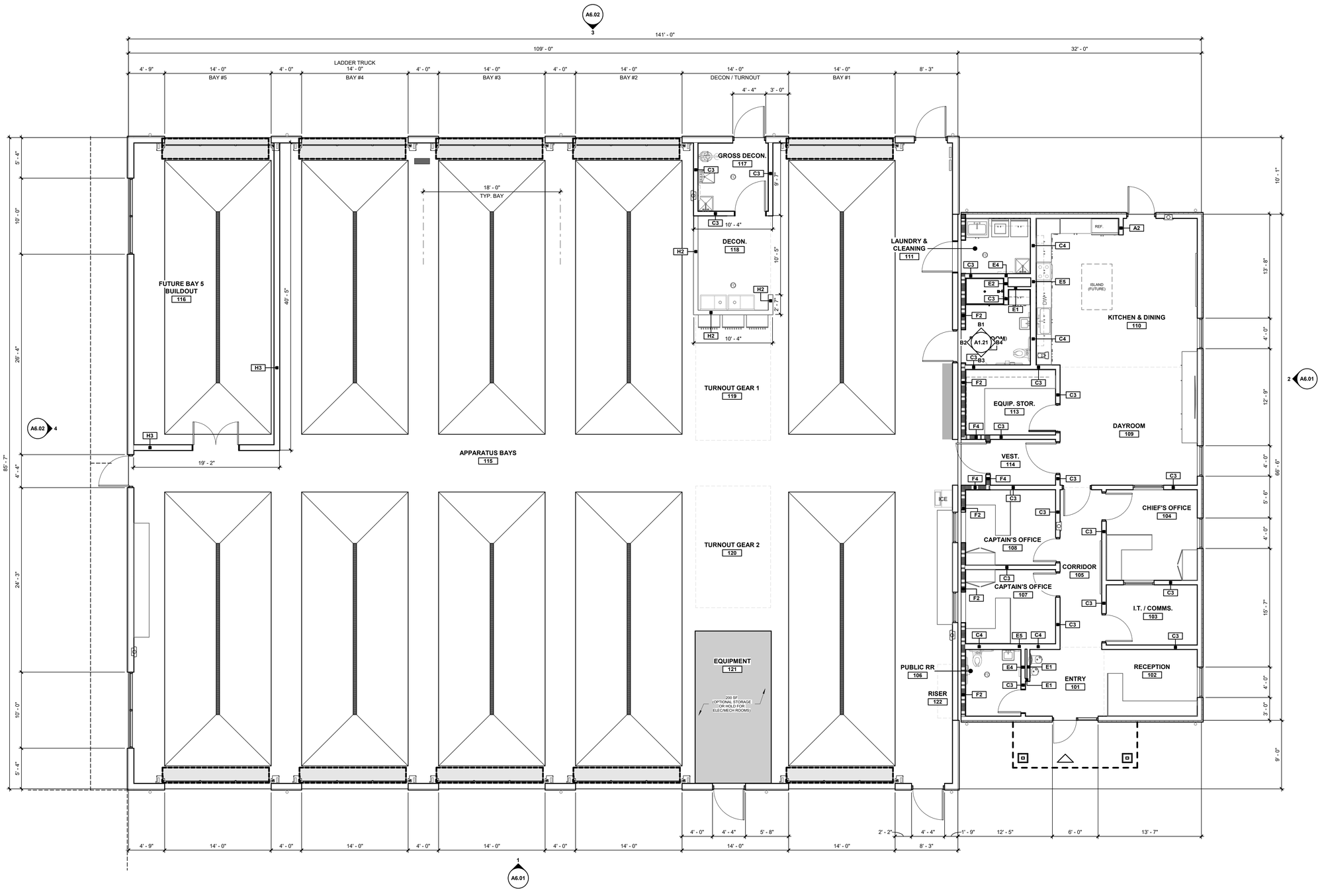
PHASE-1B DESIGN DEVELOPMENT

REVISIONS

REV	DATE	DESCRIPTION

Sheet Title
OVERALL FLOOR PLAN

Date: MAY 3, 2023
Sheet No:
A1.01



1 DIMENSION PLAN
SCALE: 3/16" = 1'-0"

NORTH 0' 3' 5' 11'

GENERAL NOTES

1. ALL DIMENSIONS ARE TAKEN FROM FACE OF STUD, MASONRY, CONCRETE, OR CENTERLINE OF COLUMN UNLESS NOTED OTHERWISE.
2. REFER TO ENLARGED RESTROOM PLANS FOR DIMENSIONS NOT SHOWN ON THE DIMENSION PLAN.
3. REFER TO SHEET A2.31 FOR PARTITION TYPES.
4. WHERE INTERIOR DOOR OPENINGS ARE NOT DIMENSIONED. INSTALL BUTT SIDE OF JAMB 6" FROM ADJACENT WALL, TYPICAL.
5. CONTRACTOR TO INSTALL ABUSE RESISTANT GYPSUM BOARD UP TO 6'-0" MINIMUM FROM FINISH FLOOR AT ALL CORRIDORS.
6. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND OPENINGS PRIOR TO INSTALLATION OF DOORS AND WINDOWS, ETC.

KEYNOTES

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Job No: 22-002.00

Owner
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PHASE-1B DESIGN DEVELOPMENT

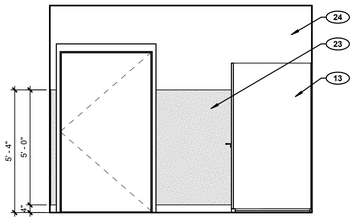
REVISIONS		
REV	DATE	DESCRIPTION

Sheet Title
DIMENSION PLAN

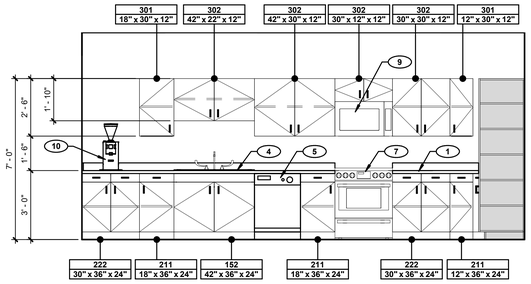
Date: MAY 3, 2023
Sheet No:
A1.11

TOILET ACCESSORIES SCHEDULE				
SYMBOL	DESCRIPTION	MANUFACTURER (BASIS OF DESIGN)	MFR NO.	PROVIDED/INSTALLED
TA-1	1 1/4" Diameter Stainless Steel Grab Bars with Snap Flange	Bobrick Washroom Equipment, Inc.	B-5806 Series	
TA-2	1 1/4" Diameter Stainless Steel Grab Bars with Snap Flange	Bobrick Washroom Equipment, Inc.	B-5806 Series	
TA-3	1 1/4" Diameter Stainless Steel Grab Bars with Snap Flange	Bobrick Washroom Equipment, Inc.	B-5806 Series	
TA-4	Contura Series Surface Mounted Soap Dispenser	Bobrick Washroom Equipment, Inc.	B-4112	
TA-5	Glass Mirror with Stainless Steel Angle Frame	Bobrick Washroom Equipment, Inc.	B-165 Series	
TA-6	Classic Series Surface Mounted Seat Cover Dispenser	Bobrick Washroom Equipment, Inc.	B-221	
TA-7	Paper Towel Dispenser And Waste Receptacle - Semi-Recessed	Bobrick Washroom Equipment, Inc.	B-38032	
TA-8	Surface-Mounted Multi-Roll Toilet Tissue Dispenser	Bobrick Washroom Equipment, Inc.	B-2888	
TA-9	Surface-Mounted Sanitary Napkin Disposal	Bobrick Washroom Equipment, Inc.	B-270	
TA-10	Stainless Steel Mop and Broom Holder	Bobrick Washroom Equipment, Inc.	B-223	

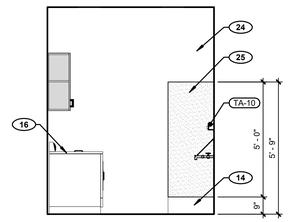
CASEWORK SCHEDULE				
	SIZE			
CDS	W	H	D	REMARKS
CW_Counter Top-L Shaped	34"	36"	24"	
100M	48"	31"	24"	
101	24"	31"	24"	
152	36"	36"	30"	
152	42"	36"	24"	
211	12"	36"	24"	
211	18"	36"	24"	
222	30"	36"	24"	
222	34"	36"	24"	
301	12"	30"	12"	
301	18"	30"	12"	
302	30"	12"	12"	
302	30"	30"	12"	
302	34"	30"	12"	
302	42"	22"	12"	
302	42"	30"	12"	
4021	48"	84"	24"	
402		84"		



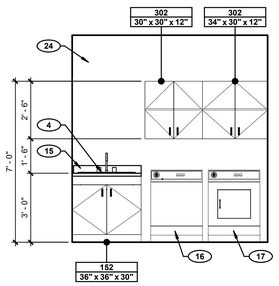
B2 RESTROOM 112 - WEST
SCALE: 3/8" = 1'-0"



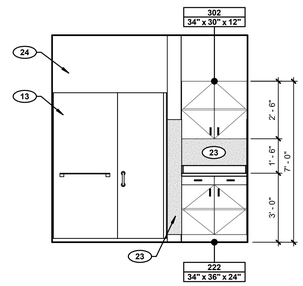
A2 KITCHEN & DINING 110 - WEST
SCALE: 3/8" = 1'-0"



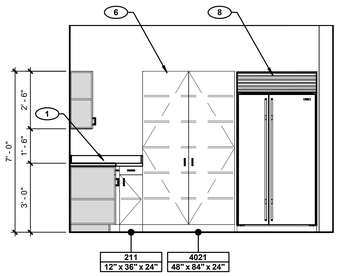
B8 LAUNDRY & CLEANING 111 - EAST
SCALE: 3/8" = 1'-0"



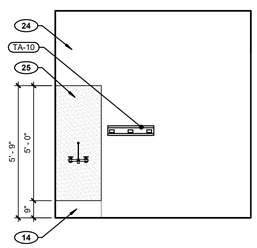
B5 LAUNDRY & CLEANING 111 - NORTH
SCALE: 3/8" = 1'-0"



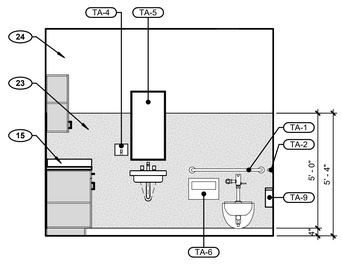
B1 RESTROOM 112 - NORTH
SCALE: 3/8" = 1'-0"



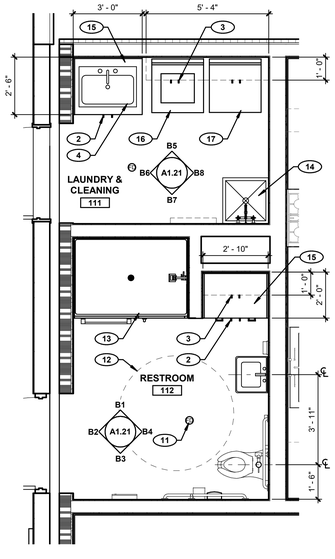
A1 KITCHEN & DINING 110 - NORTH
SCALE: 3/8" = 1'-0"



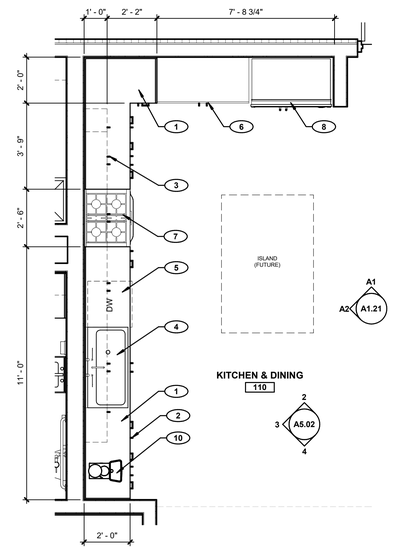
B7 LAUNDRY & CLEANING 111 - SOUTH
SCALE: 3/8" = 1'-0"



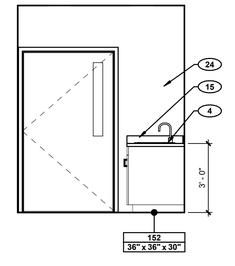
B4 RESTROOM 112 - EAST
SCALE: 3/8" = 1'-0"



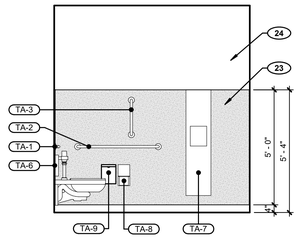
B ENLARGED PLAN - RESTROOM 112 / LAUNDRY & CLEANING 111
SCALE: 3/8" = 1'-0"



A ENLARGED PLAN - KITCHEN & DINING 110
SCALE: 3/8" = 1'-0"



B6 LAUNDRY & CLEANING 111 - WEST
SCALE: 3/8" = 1'-0"



B3 RESTROOM 112 - SOUTH
SCALE: 3/8" = 1'-0"

GENERAL NOTES

1. REFER TO GENERAL ACCESSIBILITY DETAILS IN G1.0X SERIES FOR TYPICAL ACCESSIBLE FIXTURE, GRAB BAR AND ACCESSORY MOUNTING HEIGHTS AND LOCATIONS.
2. REFER TO SHEET A2.01 FOR ROOM FINISH SCHEDULE AND MATERIAL SCHEDULE.
3. REFER TO DIMENSION PLAN FOR WALL PARTITION TYPES. REFER TO SHEET A2.35 FOR PARTITION DETAILS.
4. REFER TO A8.XX SERIES FOR CASEWORK PLANS AND ELEVATIONS.
5. FURNITURE SHOWN FOR REFERENCE ONLY. FURNITURE NOT IN CONTRACT.
6. FD - FLOOR DRAINS TO SLOPE 1/8" PER FOOT.
7. "ACC" DENOTES AN ACCESSIBLE FIXTURE. REFER TO SHEET G1.03.
8. METAL WALL BACKING TO BE PROVIDED FOR ALL WALL MOUNTED EQUIPMENT.

KEYNOTES

1. STAINLESS STEEL COUNTERTOP WITH BACKSPLASH AND MARINE EDGE
2. BASE CABINET, REFER TO CASEWORK SCHEDULE AND DETAILS
3. UPPER CABINET, REFER TO CASEWORK SCHEDULE AND DETAILS
4. STAINLESS STEEL SINK, REFER TO PLUMBING DRAWINGS
5. DISHWASHER, REFER TO FURNITURE AND EQUIPMENT PLAN
6. TALL PANTRY CABINET, REFER TO CASEWORK SCHEDULE AND DETAILS
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8. REFRIGERATOR, SUBZERO
9. OVER-THE-RANGE MICROWAVE OVEN, REFER TO FURNITURE AND EQUIPMENT PLAN
10. COFFEE STATION
11. FLOOR DRAIN, REFER TO PLUMBING DRAWINGS
12. 5' - 0" ACCESSIBLE TURN RADIUS, TYPICAL
13. PRE-FABRICATED SHOWER UNIT
14. MOP SINK, REFER TO PLUMBING DRAWINGS
15. SOLID SURFACE COUNTERTOP WITH BACKSPLASH
16. WASHER, REFER TO FURNITURE AND EQUIPMENT PLAN
17. DRYER, REFER TO FURNITURE AND EQUIPMENT PLAN
18. DRINKING FOUNTAIN WITH BOTTLE FILLER, REFER TO PLUMBING DRAWINGS
19. WALL-HUNG SERVICE SINK WITH DRAINBOARD, REFER TO PLUMBING DRAWINGS
20. WASHER / EXTRACTOR
21. EMERGENCY EYE WASH AND SAFETY SHOWER STATION
22. UTILITY SINK, REFER TO PLUMBING DRAWINGS
23. FRL - FIBER REINFORCED LAMINATE (W-5), REFER TO MATERIAL SCHEDULE
24. PAINTED GYPSUM BOARD, REFER TO ROOM FINISH SCHEDULE
25. FRP - FIBER REINFORCED PANEL (W-4), REFER TO MATERIAL SCHEDULE
26. PPE HEATED GEAR DRYING RACK

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Project
WEST WENDOVER NEW FS #13

N. GENE L. JONES WAY, WEST WENDOVER, NV 89883

Job No: 22-002.00

Owner
CITY OF WEST WENDOVER

PHASE-1B DESIGN DEVELOPMENT

REVISIONS		
REV	DATE	DESCRIPTION

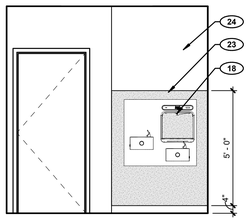
Sheet Title
ENLARGED PLANS AND ELEVATIONS

Date: MAY 3, 2023

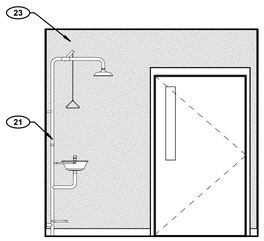
Sheet No:
A1.21

TOILET ACCESSORIES SCHEDULE				
SYMBOL	DESCRIPTION	MANUFACTURER (BASIS OF DESIGN)	MFR NO.	PROVIDED/INSTALLED
TA-1	1 1/4" Diameter Stainless Steel Grab Bars with Snap Flange	Bobrick Washroom Equipment, Inc.	B-5806 Series	
TA-2	1 1/4" Diameter Stainless Steel Grab Bars with Snap Flange	Bobrick Washroom Equipment, Inc.	B-5806 Series	
TA-3	1 1/4" Diameter Stainless Steel Grab Bars with Snap Flange	Bobrick Washroom Equipment, Inc.	B-5806 Series	
TA-4	Contura Series Surface Mounted Soap Dispenser	Bobrick Washroom Equipment, Inc.	B-4112	
TA-5	Glass Mirror with Stainless Steel Angle Frame	Bobrick Washroom Equipment, Inc.	B-165 Series	
TA-6	Classic Series Surface Mounted Seat Cover Dispenser	Bobrick Washroom Equipment, Inc.	B-221	
TA-7	Paper Towel Dispenser And Waste Receptacle - Semi-Recessed	Bobrick Washroom Equipment, Inc.	B-38032	
TA-8	Surface-Mounted Multi-Roll Toilet Tissue Dispenser	Bobrick Washroom Equipment, Inc.	B-2888	
TA-9	Surface-Mounted Sanitary Napkin Disposal	Bobrick Washroom Equipment, Inc.	B-270	
TA-10	Stainless Steel Mop and Broom Holder	Bobrick Washroom Equipment, Inc.	B-223	

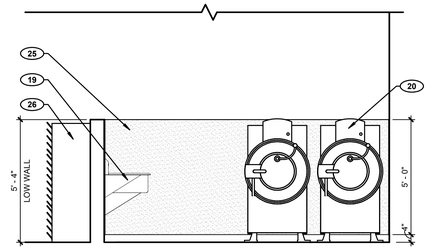
CASEWORK SCHEDULE				
	SIZE			
CDS	W	H	D	REMARKS
CW_Counter Top-L Shaped	34"	36"	24"	
100M	48"	31"	24"	
101	24"	31"	24"	
152	36"	36"	30"	
152	42"	36"	24"	
211	12"	36"	24"	
211	18"	36"	24"	
222	30"	36"	24"	
222	34"	36"	24"	
301	12"	30"	12"	
301	18"	30"	12"	
302	30"	12"	12"	
302	30"	30"	12"	
302	34"	30"	12"	
302	42"	22"	12"	
302	42"	30"	12"	
4021	48"	84"	24"	
402		84"		



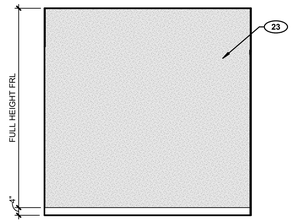
D1 ENTRY 101 - WEST
SCALE: 3/8" = 1'-0"



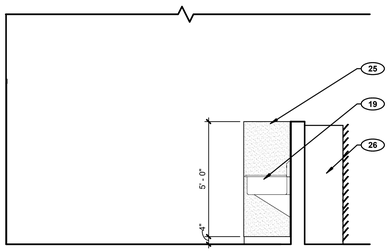
C5 GROSS DECON 117 - NORTH
SCALE: 3/8" = 1'-0"



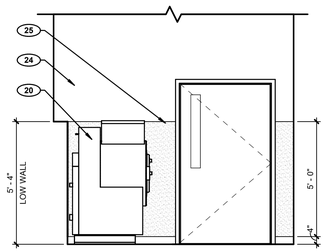
C2 DECON 118 - WEST
SCALE: 3/8" = 1'-0"



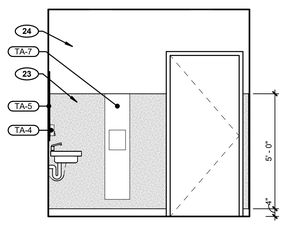
C8 GROSS DECON 117 - EAST
SCALE: 3/8" = 1'-0"



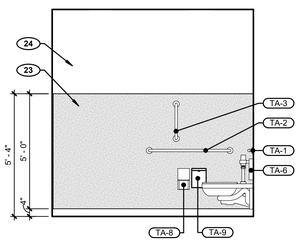
C4 DECON 118 - EAST
SCALE: 3/8" = 1'-0"



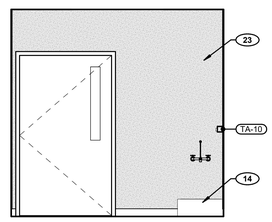
C1 DECON 118 - NORTH
SCALE: 3/8" = 1'-0"



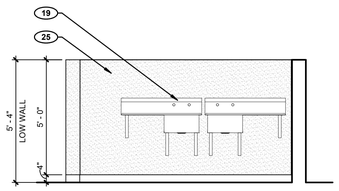
D5 PUBLIC RR 106 - EAST
SCALE: 3/8" = 1'-0"



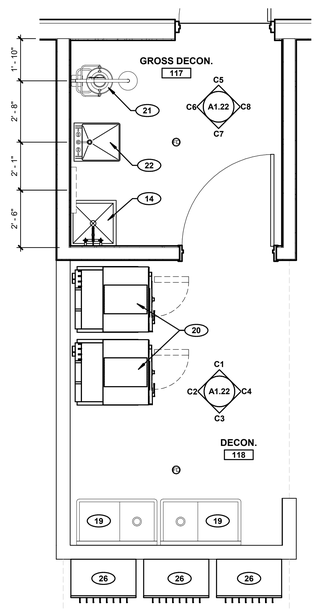
D3 PUBLIC RR 106 - WEST
SCALE: 3/8" = 1'-0"

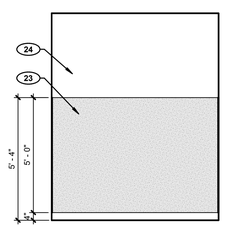


C7 GROSS DECON 117 - SOUTH
SCALE: 3/8" = 1'-0"

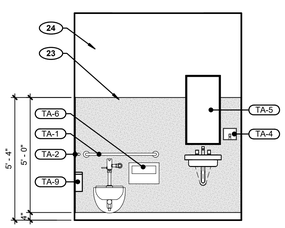


C3 DECON 118 - SOUTH
SCALE: 3/8" = 1'-0"

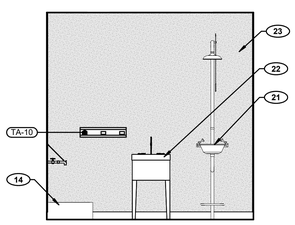




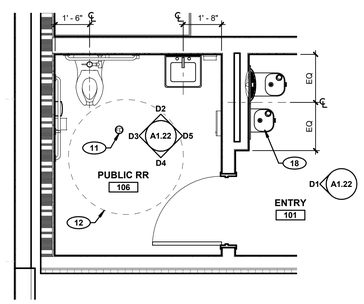
D4 PUBLIC RR 106 - SOUTH
SCALE: 3/8" = 1'-0"



D2 PUBLIC RR 106 - NORTH
SCALE: 3/8" = 1'-0"



C6 GROSS DECON 117 - WEST
SCALE: 3/8" = 1'-0"



D ENLARGED PLAN - PUBLIC RR 106
SCALE: 3/8" = 1'-0"

C ENLARGED PLAN - GROSS DECON 117 / DECON 118
SCALE: 3/8" = 1'-0"

GENERAL NOTES

1. REFER TO GENERAL ACCESSIBILITY DETAILS IN G1.0X SERIES FOR TYPICAL ACCESSIBLE FIXTURE, GRAB BAR AND ACCESSORY MOUNTING HEIGHTS AND LOCATIONS.
2. REFER TO SHEET A2.01 FOR ROOM FINISH SCHEDULE AND MATERIAL SCHEDULE.
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KEYNOTES

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2. BASE CABINET, REFER TO CASEWORK SCHEDULE AND DETAILS
3. UPPER CABINET, REFER TO CASEWORK SCHEDULE AND DETAILS
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23. FRL - FIBER REINFORCED LAMINATE (W-5), REFER TO MATERIAL SCHEDULE
24. PAINTED GYPSUM BOARD, REFER TO ROOM FINISH SCHEDULE
25. FRP - FIBER REINFORCED PANEL (W-4), REFER TO MATERIAL SCHEDULE
26. PPE HEATED GEAR DRYING RACK

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314 South Water Street,
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www.tska.com

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Project

WEST WENDOVER NEW FS #13

N. GENE L. JONES WAY, WEST WENDOVER, NV 89883

Job No: 22-002.00

Owner

CITY OF WEST WENDOVER

PHASE-1B DESIGN DEVELOPMENT

REVISIONS		
REV	DATE	DESCRIPTION

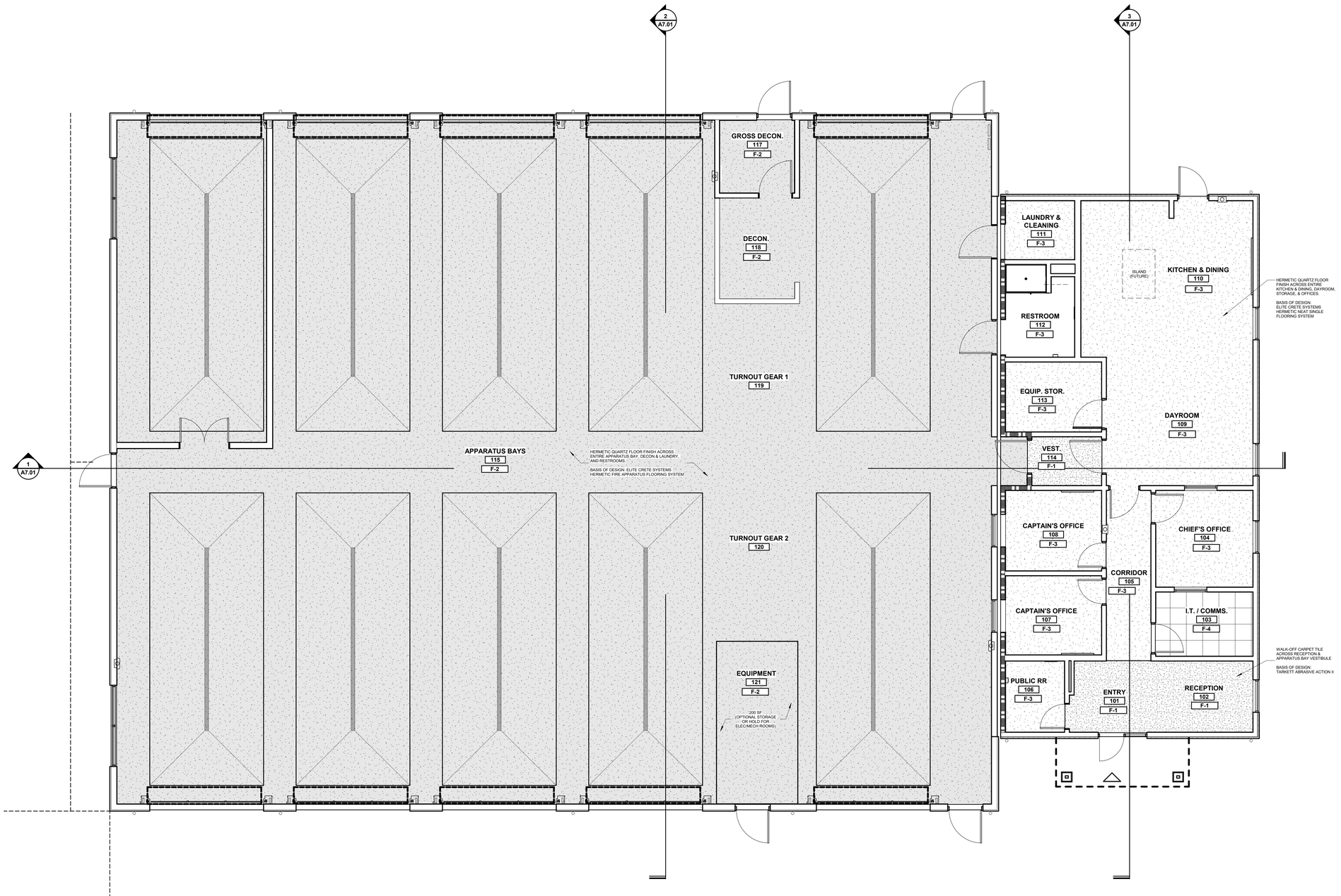
Sheet Title

ENLARGED PLANS AND ELEVATIONS

Date: MAY 3, 2023

Sheet No:

A1.22



1 FLOOR FINISH PLAN
SCALE: 3/16" = 1'-0"

NORTH 0' 3' 5' 11'

GENERAL NOTES

1. ALL DIMENSIONS ARE TAKEN FROM GRIDLINES, FACE OF STUD, MASONRY OR CONCRETE UNLESS NOTED OTHERWISE.
2. REFER TO SHEET A2.01 FOR ROOM FINISH SCHEDULE AND MATERIAL SCHEDULE.
3. CORNERGUARD CG-1 ON EVERY WALL OUTSIDE CORNER, UNLESS NOTED OTHERWISE.
4. REFER TO A8.XX SERIES FOR CASEWORK PLANS AND ELEVATIONS.
5. REFER TO A2.4X SERIES FOR INTERIOR DETAILS.

KEYNOTES

LEGEND

- 2' X 2' WALK-OFF CARPET TILE **F-1**
- RESINOUS EPOXY FLOORING - DARK GRAY **F-2**
- RESINOUS EPOXY FLOORING - LIGHT GRAY **F-3**
- STATIC DISSIPATIVE VCT **F-4**

tsk
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N. GENE L. JONES WAY, WEST WENDOVER, NV 89883

Job No: 22-002.00

Owner
CITY OF WEST WENDOVER

PHASE-1B DESIGN DEVELOPMENT

REVISIONS		
REV	DATE	DESCRIPTION

Sheet Title
FINISH PLAN

Date: MAY 3, 2023
Sheet No:
A1.31

ROOM FINISH SCHEDULE

ROOM NO	ROOM NAME	FLOORING		CEILING	WALLS (ORIENTATION IS BASED ON PROJECT NORTH)				COMMENTS
		MATERIAL	BASE	MATERIAL	NORTH MATERIAL	WEST MATERIAL	SOUTH MATERIAL	EAST MATERIAL	
LEVEL 1									
101	ENTRY								
102	RECEPTION.	F-1	B-1	C-1	W-6	W-1 / W-5	W-1 / W-2	W-1	
103	I.T. / COMMS.	F-4	B-1	C-1	W-1 / W-7	W-1 / W-7	W-1 / W-7	W-1 / W-7	
104	CHIEF'S OFFICE	F-3	B-1	C-1	W-1	W-1	W-6	W-1	
106	PUBLIC RR	F-3	B-3	C-3	W-1 / W-5	W-1 / W-5	W-1 / W-5	W-1 / W-5	
107	CAPTAIN'S OFFICE	F-3	B-1	C-1	W-1	W-1	W-1	W-1	
108	CAPTAIN'S OFFICE	F-3	B-1	C-1	W-1	W-1	W-1	W-1	
109	DAYROOM	F-3	B-1	C-1	-	W-1	W-6	W-1	
110	KITCHEN & DINING	F-3	B-1	C-2	W-1	W-1 / W-5	-	W-1	
111	LAUNDRY & CLEANING	F-2	B-2	C-3	W-1 / W-4	W-1 / W-4	W-1 / W-4	W-1 / W-4	
112	RESTROOM	F-2	B-2	C-3	W-1 / W-5	W-1 / W-5	W-1 / W-5	W-1 / W-5	
113	EQUIP. STOR.	F-1	B-1	C-3	W-1	W-1	W-1	W-1	
115	APPARATUS BAYS	F-2	B-2	IMP-2	IMP-1A / IMP-1B	IMP-1A / IMP-1B	IMP-1A / IMP-1B	IMP-1A / IMP-1B	
116	FUTURE BAY 5 BUILDOUT								
117	GROSS DECON.	F-2	B-2	C-3	W-1 / W-4	W-1 / W-4	W-1 / W-4	W-1 / W-4	
118	DECON.	F-2	B-2	C-3	W-1 / W-4	W-1 / W-4	W-1 / W-4	W-1 / W-4	
119	TURNOUT GEAR 1	F-2	-	IMP-2	-	-	-	-	
120	TURNOUT GEAR 2	F-2	-	IMP-2	-	-	-	-	
121	EQUIPMENT	F-2	B-1	IMP-2	-	-	-	-	
122	RISER	F-2	B-2	-					



BUILDING MATERIAL SCHEDULE - INTERIOR

KEY	DESCRIPTION	MANUFACTURER (BASIS OF DESIGN)	MODEL NUMBER	COLOR	REMARKS
BASE					
B-1	RUBBER WALL BASE	TARKETT	BASEWORKS - TYPE TS 4"	63 BURNT UMBER	CONFIRM EXISTING CITY HALL MATERIALS
B-2	RESINOUS EPOXY COVE BASE	ELITE CRETE SYSTEMS	HERMETIC FIRE APPARATUS FLOORING SYSTEM	DARK GRAY	@ APPARATUS BAYS
B-3	RESINOUS EPOXY COVE BASE	ELITE CRETE SYSTEMS	HERMETIC NEAT SINGLE FLOORING SYSTEM	LIGHT GRAY	
CEILING					
C-1	ACOUSTICAL CEILING TILE	USG	24" x 48" x 1" HALCYON #98241 LAY-IN SQUARE EDGE	WHITE PANEL / WHITE GRID	15/16" DONN DX GRID, SQ. EDGE
C-2	ACOUSTICAL CEILING TILE	USG	24" x 48" x 5/8" CLEAN ROOM PANEL #56091 NON-PERF. LAY-IN	WHITE PANEL / WHITE GRID	15/16" DONN DX GRID, SQ. EDGE (IN KITCHEN)
C-3	PAINTED GYPSUM BOARD			PC-2, U.N.O. - SEE RCP	
CORNER GUARDS					
CG-1	CORNER GUARD	CS GROUP - ACROVYN	CO-8 4FT.	STAINLESS STEEL	@ ALL OUTSIDE CORNERS, SURFACE MOUNT
COUNTERTOP					
SS-1	SOLID SURFACE	CORIAN	3/4" QUARTZ	SPARKLING GRANITA	@ RECEPTION COUNTER, RR SINKS & COUNTERS
SS-2	STAINLESS STEEL	TBD	TBD	STAINLESS STEEL	@ KITCHEN & WORK BENCH COUNTERS (MARINE EDGE)
FLOORING					
F-1	WALK-OFF CARPET	TARKETT	ABRASIVE ACTION II 02578	WINTER GRAY 19103	@ ENTRY & VESTIBULE
F-2	RESINOUS EPOXY FLOORING	ELITE CRETE SYSTEMS	HERMETIC FIRE APPARATUS FLOORING SYSTEM	DARK GRAY FIELD W/ SAFETY YELLOW (AISLES & STRIPING	@ APPARATUS BAYS
F-3	RESINOUS EPOXY FLOORING	ELITE CRETE SYSTEMS	HERMETIC NEAT SINGLE FLOORING SYSTEM	LIGHT GRAY	
F-4	STATIC DISSIPATIVE VCT	TARKETT	PRIMO SD - STATIC CONTROL	DARK COOL GREY 0563	@ I.T. / COMMS. ROOM
WALLS					
W-1	PAINTED GYPSUM BOARD				SEE PAINT COLOR SCHEDULE, FINISH PLANS, AND INTERIOR ELEVATIONS. ABUSE RESISTANT UP TO 6FT. A.F.F. IN CORRIDORS.
W-2	STOREFRONT			ANODIZED ALUMINUM	
W-3	TACKABLE WALL SURFACE	KOROSEAL	WALLTALKERS TAC-WALL	09 - ONYX 48"	W/ ALUMINUM J-TRIM
W-4	FIBER REINFORCED PANEL (FRP)	PANOLAM		WHITE	@ DECON. & LAUNDRY AREAS
W-5	FIBER REINFORCED LAMINATE (FRL)	PANOLAM	PIONITE (5'-0" x 10'-0")	AG750 - DAYDREAMING (SD)	@ VESTIBULE, RESTROOMS & KITCHEN
W-6	LEVEL-5 FINISH GYPSUM BOARD WALL		VINYL GRAPHIC LOCATION (TBD)	SEE VINYL GRAPHIC SCHEDULE & DIGITAL GRAPHICS SPECIFICATION	
W-7	PLYWOOD BACKBOARD				@ I.T. / COMMS. ROOM
WINDOW COVERINGS					
WC-1	MECHOSHADE	MECHO/5 SYSTEM (MANUAL)	SOHO 1600	LIGHT GRAY - 1603 (3% OPEN)	@ OFFICE, DAYROOM, & KITCHEN WINDOWS (DARK GRAY TRIM)

BUILDING MATERIAL SCHEDULE - EXTERIOR

KEY	DESCRIPTION	MANUFACTURER (BASIS OF DESIGN)	MODEL NUMBER	COLOR	REMARKS
CLAY BRICK					
CB-1	STRUCTURAL CLAY BRICK	INTERSTATE BRICK	ATLAS | 8" x 2-1/4" x 16" CENTER SCORED	TERRA COTTA - MATTE	EXTERIOR MONUMENT SIGN W/ CONCRETE CAP
EIFS					
CS-1	EXTERIOR INSULATION FINISH SYSTEM	DRYVIT	SANDBLAST	COLOR TO MATCH PC-5	SEE EXTERIOR ELEVATIONS
CS-2	EXTERIOR INSULATION FINISH SYSTEM	DRYVIT	SANDBLAST	COLOR TO MATCH PC-6	SEE EXTERIOR ELEVATIONS
INSULATED METAL PANEL					
IMP-1A	INSULATED METAL PANEL	NUCOR	HE40 | 2.5" R-20 WALL (HEAVY EMBOSSED) - SANTA FE STYLE	DESERT SAND	FLAT PANEL W/ TEXTURE | DOWNSPOUTS TO MATCH
IMP-1B	INSULATED METAL PANEL	NUCOR	HE40 | 2.5" R-20 WAINSCOT (HEAVY EMBOSSED) - SANTA FE STYLE	SURREY BEIGE	FLAT PANEL W/ TEXTURE | DOWNSPOUTS TO MATCH
IMP-2	INSULATED METAL PANEL	NUCOR	SR2 | 4" R-32 STANDING SEAM ROOF	TERRA COTTA	HIDDEN FASTENER TRIM & GUTTERS TO MATCH
STANDING SEAM ROOF					
SR-1	STANDING SEAM ROOF	NUCOR	CRF STANDING SEAM ROOF SYSTEM	TERRA COTTA	HIDDEN FASTENER TRIM & GUTTERS TO MATCH

PAINT COLOR SCHEDULE

KEY	DESCRIPTION	COLOR	LOCATION	SHEEN
PC-1	WHITE	SW 7757 HIGHLY REFLECTIVE WHITE	INTERIOR GYP. BOARD WALLS (FIELD), OUTLETS & FACEPLATES TO MATCH	EGGSHELL
PC-2	WHITE	SW 7007 CEILING BRIGHT WHITE	INTERIOR GYP. BOARD CEILINGS, EXPOSED STRUCTURE, EXPOSED DUCTWORK & HVAC GRILLES, U.N.O., EXTERIOR SOFFITS	SEMI-GLOSS
PC-3	DARK GRAY	SW 7674 PEPPERCORN	INTERIOR METAL DOORS & METAL DOOR FRAMES	GLOSS
PC-4	DARK BROWN	SW 6160 BEST BRONZE	EXTERIOR METAL DOORS & METAL DOOR FRAMES	GLOSS
PC-5	LIGHT BROWN	SW 9109 NATURAL LINEN	EXTERIOR EIFS FIELD COLOR	MATTE
PC-6	DARK BROWN	SW 9088 UTAUPEIA	EXTERIOR EIFS FIELD COLOR	MATTE

CMU PAINT COLOR SCHEDULE

KEY	DESCRIPTION	COLOR	LOCATION
BC-1			
BC-2			

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WEST WENDOVER NEW FS #13

N. GENE L. JONES WAY, WEST WENDOVER, NV 89883

Job No: 22-002.00

Owner

CITY OF WEST WENDOVER

PHASE-1B DESIGN DEVELOPMENT

REVISIONS		
REV	DATE	DESCRIPTION

Sheet Title

BUILDING MATERIAL SCHEDULES & ROOM FINISH SCHEDULE

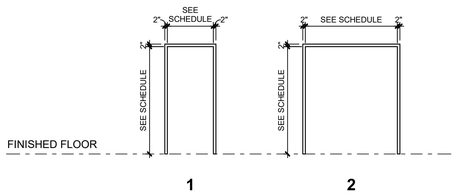
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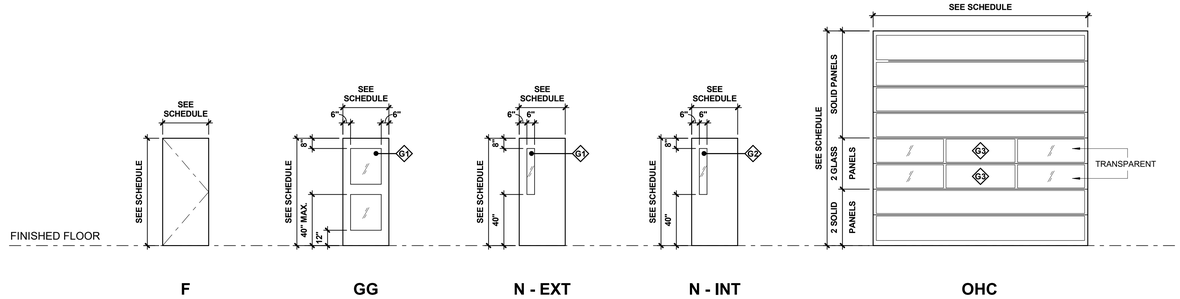
Sheet No:

A2.01

DOOR SCHEDULE

DR. NO.	RM. NO.	PR	PANEL SIZE W	H	T	TYPE	MAT'L		FRAME TYPE	MAT'L	HEAD DTL	SILL DTL	JAMB DTL LATCH	JAMB DTL HINGE	HDWR	LABEL	REMARKS
101	101		3' - 0"	7' - 4"	1 3/4"	FG											
103	103		3' - 6"	7' - 0"	1 3/4"	II											
104	105		3' - 6"	7' - 0"	1 3/4"	X											
105	109		3' - 6"	7' - 0"	1 3/4"	II											
106	106		3' - 0"	7' - 0"	1 3/4"	F											
107	105		3' - 0"	7' - 0"	1 3/4"	N											
108	108		3' - 0"	7' - 0"	1 3/4"	N											
110	110		3' - 6"	7' - 0"	1 3/4"	HH											
111	115		4' - 0"	7' - 0"	1 3/4"	O											
112	112		4' - 0"	7' - 0"	1 3/4"	S											
113	113			7' - 0"	1 3/4"	Y											
114	114		4' - 0"	7' - 0"	1 3/4"	O											
114A	115		4' - 0"	7' - 0"	1 3/4"	O											
115	115		4' - 0"	7' - 0"	1 3/4"	S											
115A				14' - 0"	1 5/8"	EE											
115B				14' - 0"	1 5/8"	EE											
115C				14' - 0"	1 5/8"	EE											
115D				14' - 0"	1 5/8"	EE											
115E				14' - 0"	1 5/8"	EE											
115F			4' - 0"	7' - 0"	1 3/4"	S											
115G	115			14' - 0"	1 5/8"	EE											
115H	115			14' - 0"	1 5/8"	EE											
115J	115			14' - 0"	1 5/8"	EE											
115K	115			14' - 0"	1 5/8"	EE											
115L	115		4' - 0"	7' - 0"	1 3/4"	S											
116	116	■	3' - 0"	7' - 0"	1 3/4"	F											
116A				14' - 0"	1 5/8"	EE											
117	118		4' - 0"	7' - 0"	1 3/4"	O											
117A	117		4' - 0"	7' - 0"	1 3/4"	O											
121			4' - 0"	7' - 0"	1 3/4"	S											





GENERAL NOTES

1. VERIFY ALL DIMENSIONS IN FIELD PRIOR TO FABRICATION.
2. GRIND ALL WELDS SMOOTH.
3. COORDINATE ALL FRAMES WITH INTRUSION ALARM CONDUIT ROUGH-IN REQUIREMENTS, PER ELECTRICAL DRAWINGS.
4. THE BOTTOM 12" OF DOOR (EXCEPT AUTOMATIC DOORS) SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE.
5. ALL ALUMINUM FRAMES TO BE FACTORY FINISHED.
6. ALL STEEL FRAMES AND DOORS TO BE PAINTED. REFER TO PAINT COLOR SCHEDULE.
7. TEMPERED GLAZING SHALL BE INSTALLED IN ACCORDANCE WITH IBC 2406.4.1.

KEYNOTES

LEGEND

HM	HOLLOW METAL
SC	SOLID-CORE
STL	STEEL
AL	ALUMINUM
PR	PAIR
X	GLASS TYPE, SEE SPECIFICATIONS

GLAZING TYPES:

- G1 EXTERIOR 1" LOW-E INSULATED TEMPERED SAFETY GLAZING
- G2 INTERIOR 1/4" FULLY TEMPERED SAFETY GLAZING
- G3 EXTERIOR OVERHEAD DOOR 1/2" LOW-E INSULATED TEMPERED GLAZING

NOTE: REFER TO SPECIFICATION FOR FULL DESCRIPTION OF GLAZING TYPES

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N. GENE L. JONES WAY, WEST WENDOVER, NV 89883

Job No: 22-002.00

Owner

CITY OF WEST WENDOVER

PHASE-1B DESIGN DEVELOPMENT

REVISIONS		
REV	DATE	DESCRIPTION

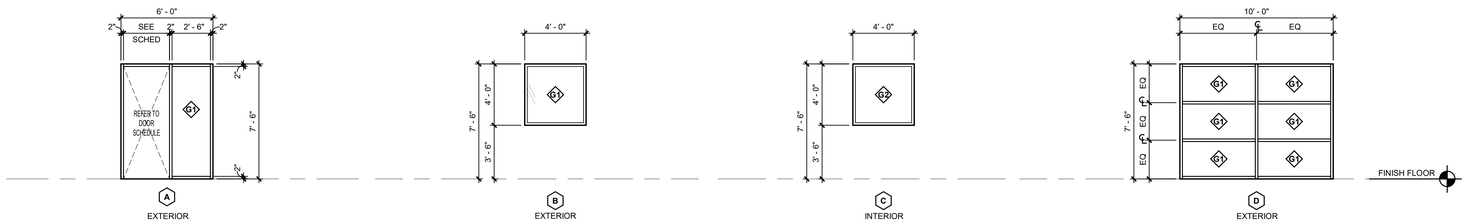
Sheet Title

DOOR SCHEDULE, PANEL AND FRAME TYPES

Date: MAY 3, 2023

Sheet No:

A2.11



A WINDOW TYPES

SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. VERIFY ALL DIMENSIONS IN FIELD PRIOR TO FABRICATION.
2. ALL SILL DIMENSIONS ARE TAKEN FROM FINISH FLOOR UNLESS NOTED OTHERWISE.
3. ALL ALUMINUM FRAMES TO BE FACTORY FINISHED.
4. ALL STEEL FRAMES TO BE PAINTED. REFER TO PAINT COLOR SCHEDULE.
5. COORDINATE ALL FRAMES WITH INTRUSION ALARM CONDUIT ROUGH-IN REQUIREMENTS, PER ELECTRICAL DRAWINGS.
6. TEMPERED GLAZING SHALL BE INSTALLED IN ACCORDANCE WITH IBC 2406.4.1.

KEYNOTES

LEGEND

- CLEAR GLAZING
- G1 — EXTERIOR 1" LOW-E INSULATED TEMPERED SAFETY GLAZING
- G2 — INTERIOR 1/4" FULLY TEMPERED SAFETY GLAZING

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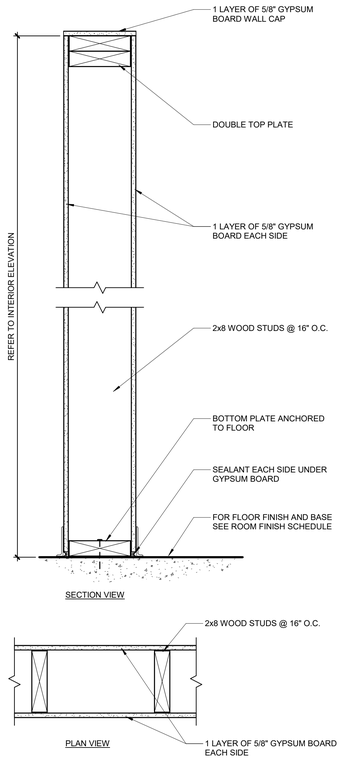
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WINDOW TYPES

Date: MAY 3, 2023

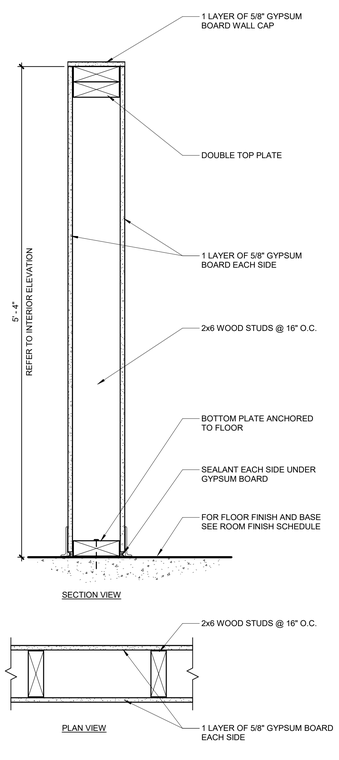
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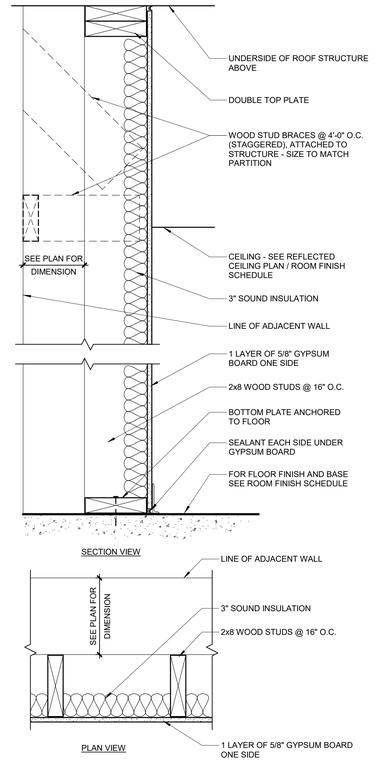
PARTITION TYPE H3

SCALE : 1 1/2" = 1'-0"



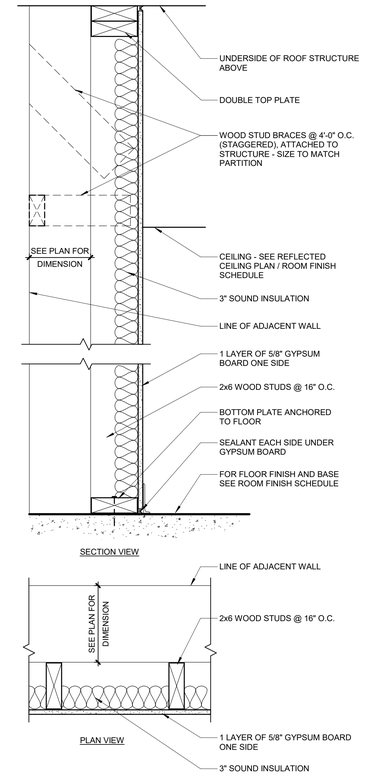
PARTITION TYPE H2

SCALE : 1 1/2" = 1'-0"



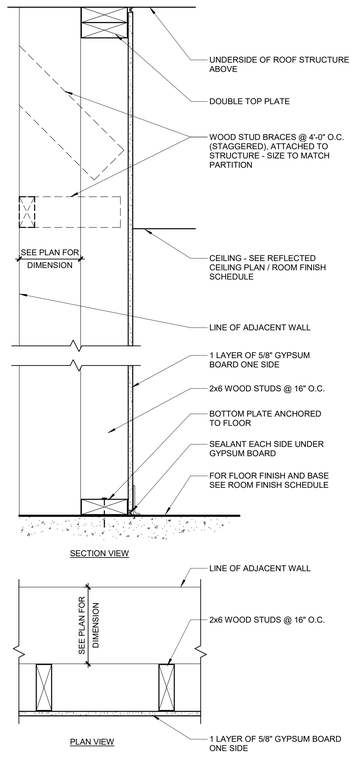
PARTITION TYPE FULL HEIGHT E5

SCALE : 1 1/2" = 1'-0"



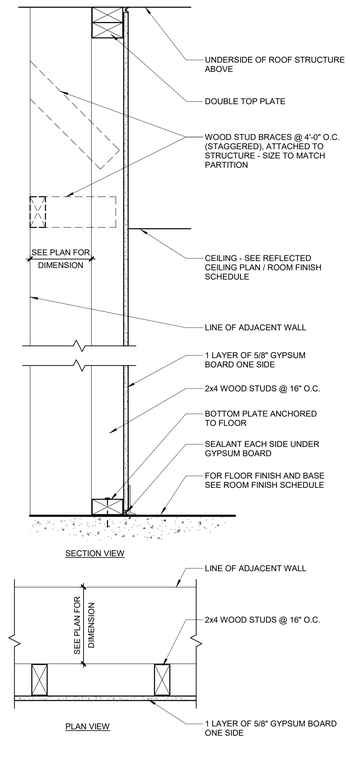
PARTITION TYPE FULL HEIGHT E4

SCALE : 1 1/2" = 1'-0"



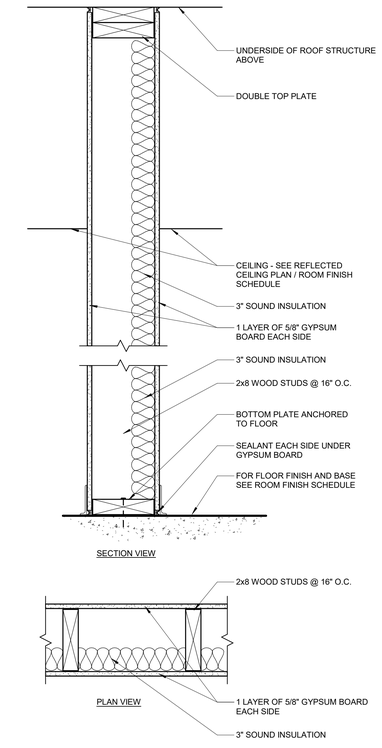
PARTITION TYPE FULL HEIGHT E2

SCALE : 1 1/2" = 1'-0"



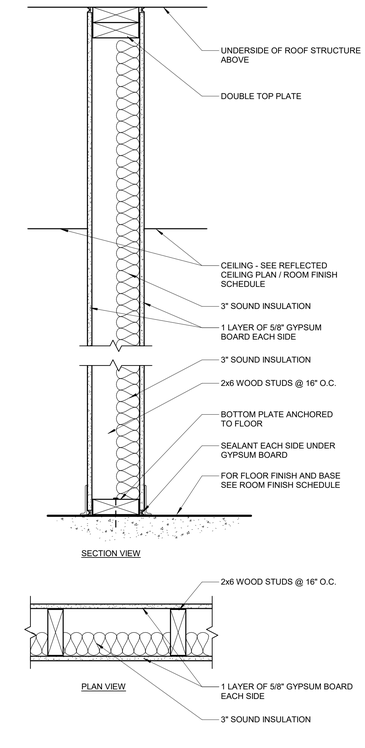
PARTITION TYPE FULL HEIGHT E1

SCALE : 1 1/2" = 1'-0"



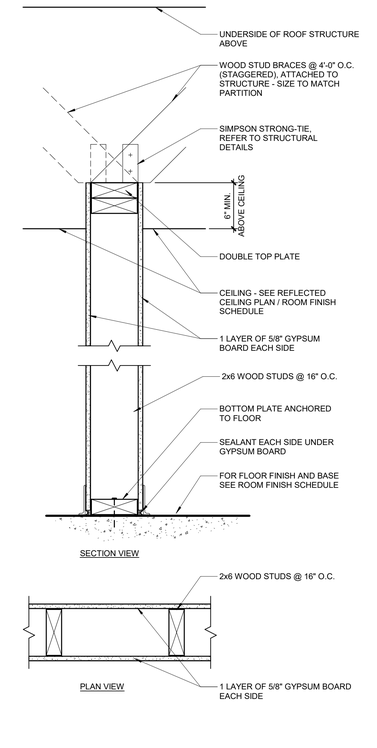
PARTITION TYPE STC-45 ACOUSTICAL PARTITION C4

SCALE : 1 1/2" = 1'-0"



PARTITION TYPE STC-45 ACOUSTICAL PARTITION C3

SCALE : 1 1/2" = 1'-0"



PARTITION TYPE A2

SCALE : 1 1/2" = 1'-0"

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N. GENE L. JONES WAY, WEST WENDOVER, NV 89883

Job No: 22-002.00

Owner

CITY OF WEST WENDOVER

PHASE-1B DESIGN DEVELOPMENT

REVISIONS		
REV	DATE	DESCRIPTION

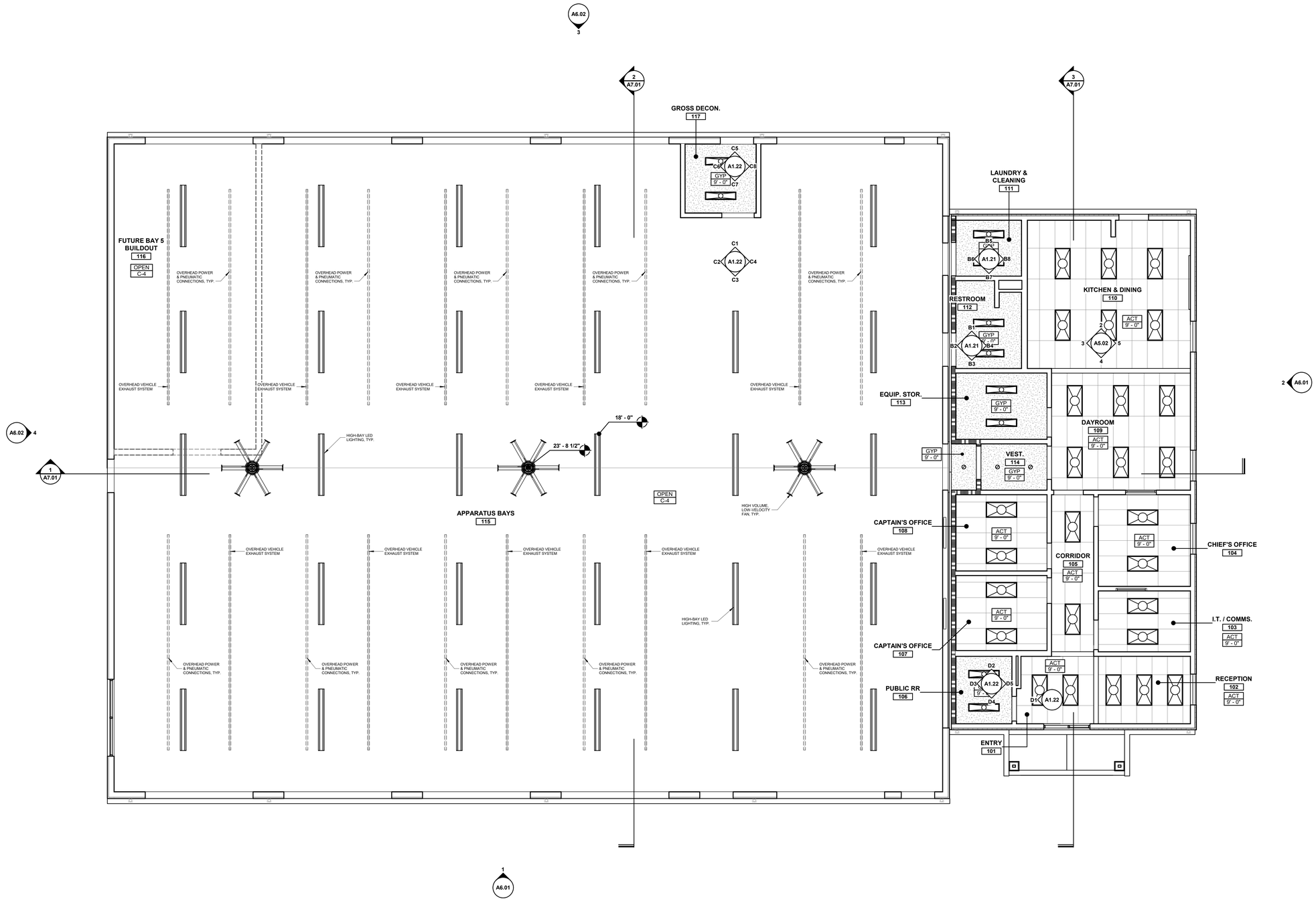
Sheet Title

PARTITION TYPES

Date: MAY 3, 2023

Sheet No:

A2.31



1 REFLECTED CEILING PLAN
SCALE: 3/16" = 1'-0"

NORTH 0' 3' 5' 11'

GENERAL NOTES

1. REFER TO ENLARGED PLANS AND FINISH SCHEDULE FOR CEILING TYPE AND FINISH.
2. REFER TO SHEET A3.11 FOR ALL CEILING DETAILS AND MATERIAL SCHEDULE.
3. SPRINKLER HEADS TO BE CENTERED IN ALL CORRIDORS AND IN CEILING TILES WHERE TILES OCCUR.
4. REFER TO ROOM FINISH SCHEDULE FOR CEILING HEIGHTS AND FINISHES NOT SHOWN ON PLAN.
5. MAINTAIN MINIMUM 3" CLEAR BETWEEN LIGHTS, DIFFUSERS, SPEAKERS, ETC.
6. REFER TO ROOM FINISH SCHEDULE FOR COLOR OF EXPOSED STRUCTURE TO BE PAINTED.
7. COORDINATE LOCATIONS OF CAMERAS TO ENSURE THAT CAMERA VIEWS ARE NOT OBSTRUCTED.
8. CEILING / SOFFIT ELEVATIONS ARE BASED FROM FINISH FLOOR ELEVATIONS. (NOTE: FINISH FLOOR MAY VARY THROUGHOUT THE BUILDING)
9. REFER TO SHEET A1.41FOR EQUIPMENT SCHEDULE.
10. PROVIDE SHADOW MOLD TRIM AS SHOWN ON DETAIL SHEET WHERE ADJACENT CEILING ALIGNS WITH SOFFIT.
11. CASTLE-CUT GYPSUM BOARD TO DECK AND SEAL AT AREAS WITHOUT CEILINGS, UNLESS NOTED OTHERWISE.
12. ALL EXPOSED FASTENERS ON THE UNDERSIDE OF DECK TO BE CUT TO THE SAME LENGTH AND PAINTED TO MATCH THE STRUCTURE.

KEYNOTES

LEGEND

- 24" x 48" ACOUSTIC CEILING TILE **C-1**
- 24" x 24" ACOUSTIC CEILING TILE, NON-PERFORATED **C-2**
- PAINTED GYPSUM BOARD **C-3**
- EXPOSED TO STRUCTURE **C-4**

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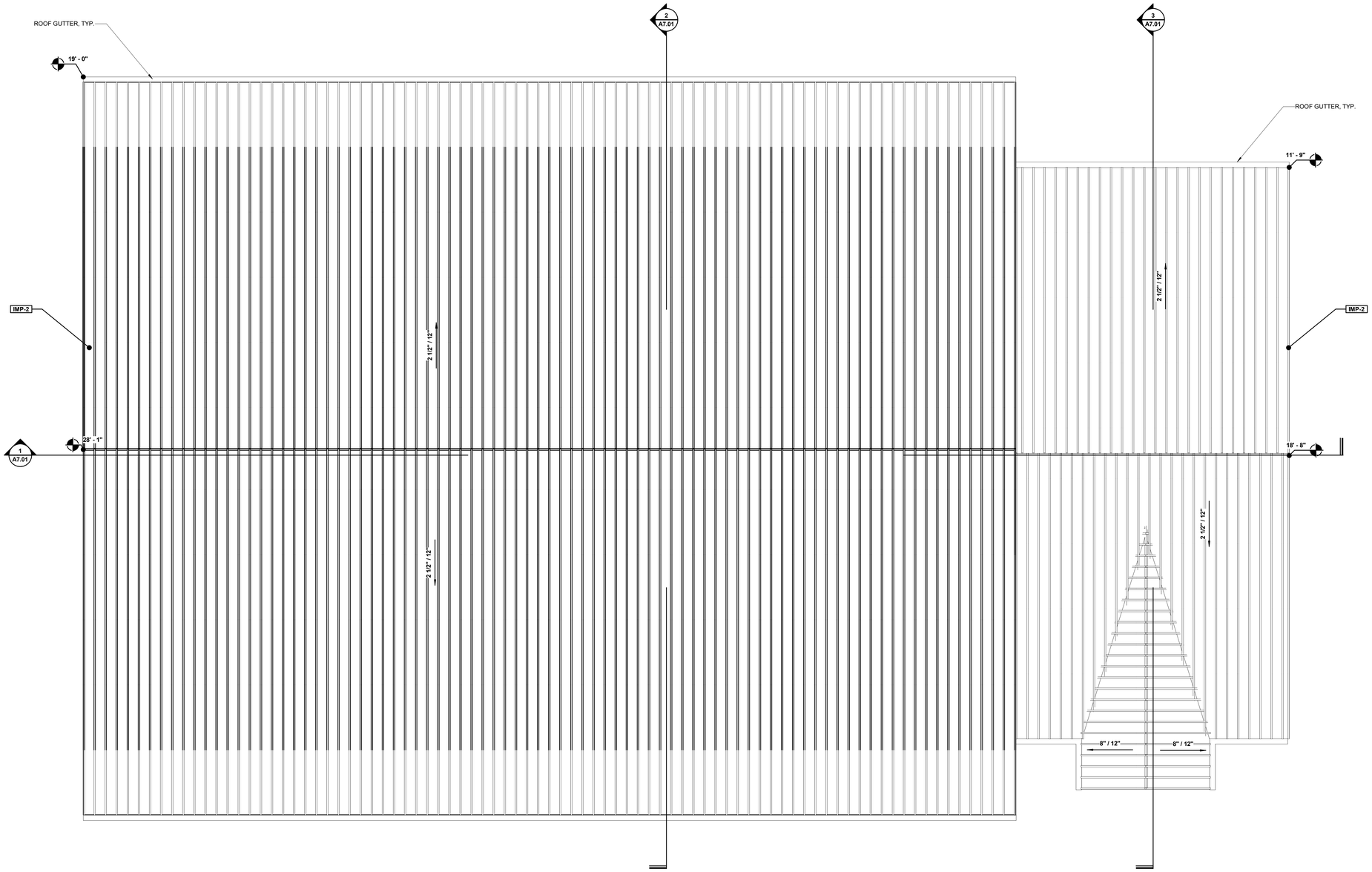
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PHASE-1B DESIGN DEVELOPMENT

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Sheet Title
REFLECTED CEILING PLAN

Date: MAY 3, 2023
Sheet No:
A3.01



1 ROOF PLAN
SCALE: 3/16" = 1'-0"

NORTH 0' 3' 5' 11'

GENERAL NOTES

1. ALL TOP OF PARAPET (T.O.P.) AND BOTTOM OF DECK (B.O.D.) ELEVATIONS ARE FROM FINISH FLOOR ELEVATION. SEE EXTERIOR ELEVATIONS FOR TOP OF WALL HEIGHTS.
2. REFER TO MECHANICAL PLANS FOR ROOF TOP MECHANICAL EQUIPMENT.
3. ALL ROOF DRAINS SHALL BE A MINIMUM OF 2'-0" CLEAR FROM ALL PARAPETS OR WALL.
4. SLOPE ROOF AS SHOWN. DIRECTIONAL ARROWS ON ROOF PLAN INDICATES DIRECTION OF ROOF SLOPE TO ROOF DRAIN.
5. ALL MAIN ROOF DRAINS SHALL BE LOCATED AT THE LOWEST POSSIBLE ROOF ELEVATION. NOTIFY THE ARCHITECT OF ANY CONFLICTS PRIOR TO ROOF DRAIN AND PIPING INSTALLATION.
6. CRICKET ALL ROOF TOP MECHANICAL UNITS, SKYLIGHTS, HATCHES, ETC., SLOPE TO BE A MINIMUM OF 1/2" PER FOOT.
7. THERE ARE NO FLAT SPOTS ON THE ROOF, ALL AREAS SHALL BE SLOPED, TYPICAL.
8. PROVIDE 3'-0" X 3'-0" TRAFFIC PAD AT TOP AND BOTTOM OF ROOF LADDER.
9. ALL VALLEYS TO SLOPE A MINIMUM OF 1/2" PER FOOT TOWARDS DRAIN.
10. ALL EXPOSED FASTENERS TO BE CUT TO THE SAME LENGTH AND PAINTED TO MATCH THE STRUCTURE.
11. NO WORK, INCLUDING STAGING OR ACCESS TO OTHER PORTIONS OF THE FINISHED ROOF MEMBRANE, SHALL BE PERMITTED. IF STAGING, ACCESS, OR WORK IS REQUIRED ON THE FINISHED MEMBRANE, THE CONTRACTOR SHALL PROVIDE SURFACE PROTECTION. SEE SPECIFICATIONS.

KEYNOTES

tsk
314 South Water Street,
Suite 100
Henderson, NV 89015
phone: 702.456.3000
fax: 702.898.6209
www.tska.com

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Project
WEST WENDOVER NEW FS #13

N. GENE L. JONES WAY, WEST WENDOVER, NV 89883

Job No: 22-002.00

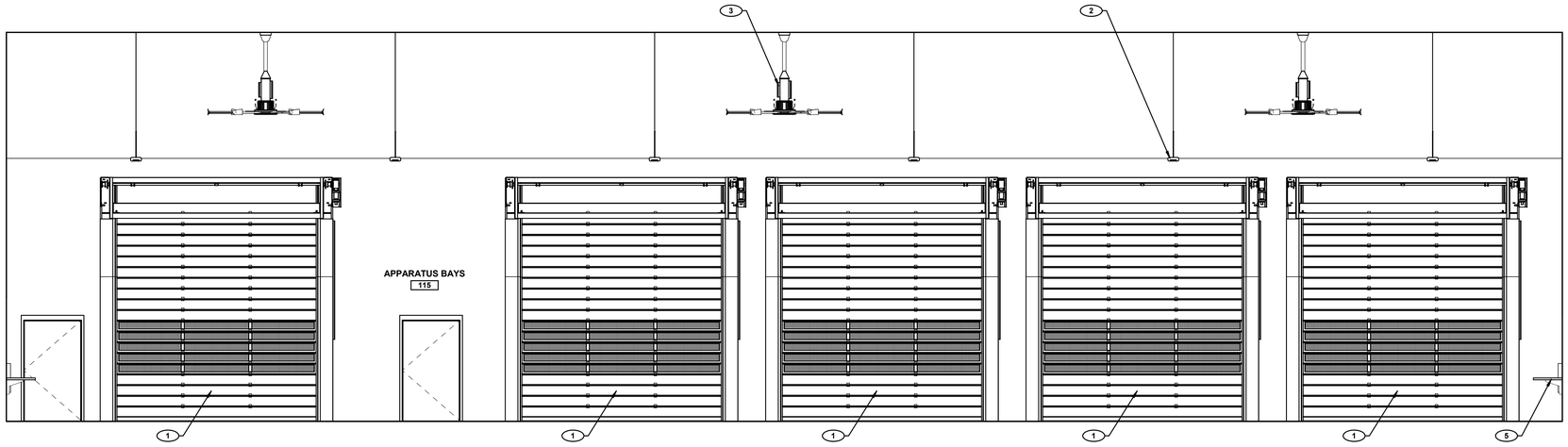
Owner
CITY OF WEST WENDOVER

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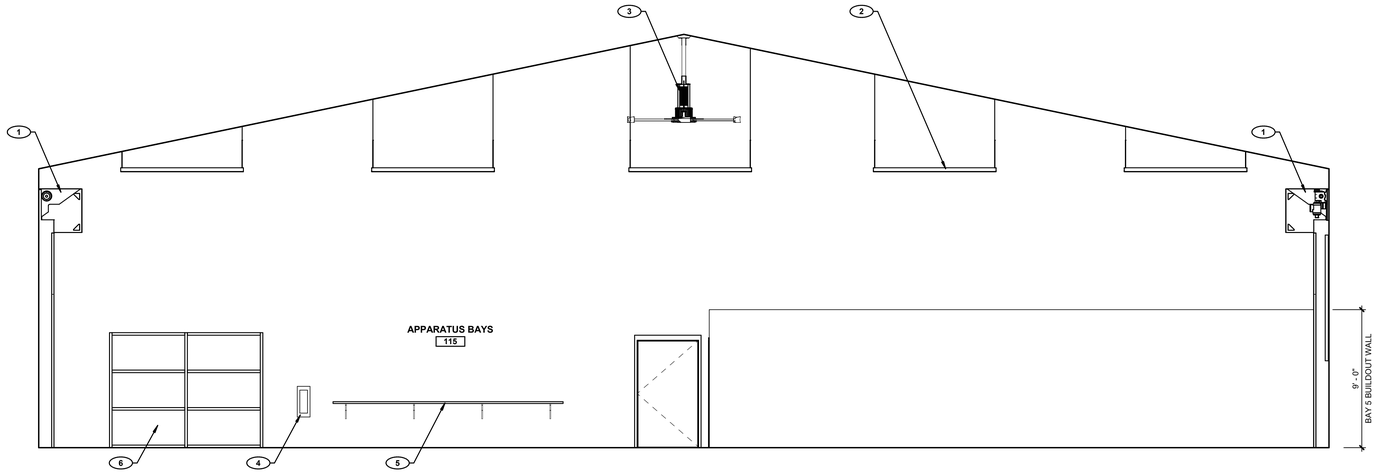
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REV	DATE	DESCRIPTION

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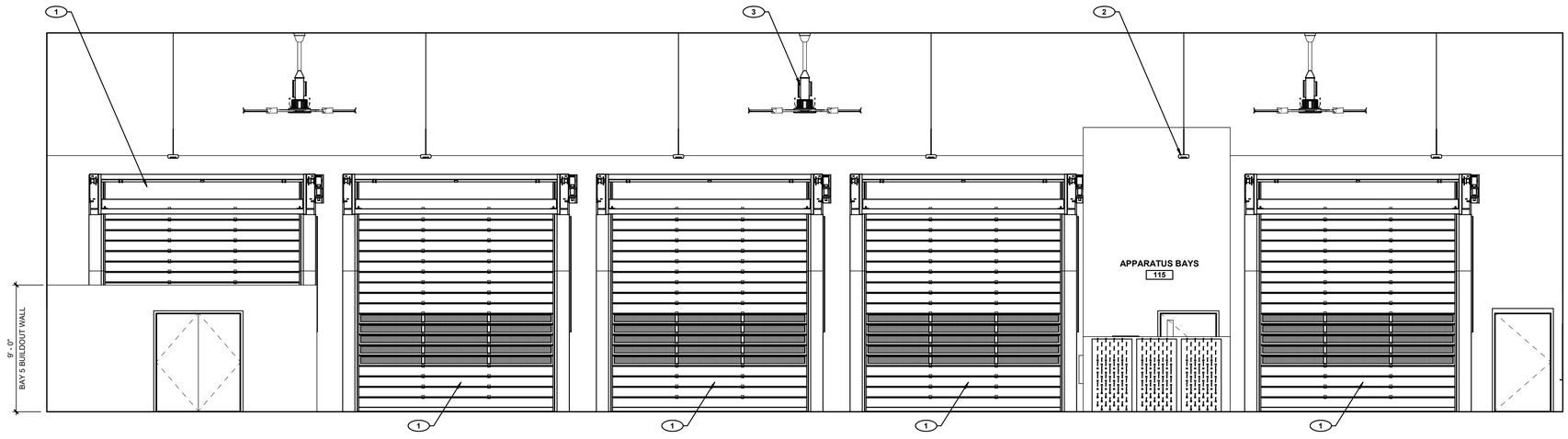
Date: MAY 3, 2023
Sheet No:
A4.01



3 APPARATUS BAYS 115 - SOUTH
SCALE: 1/4" = 1'-0"



2 APPARATUS BAYS 115 - WEST
SCALE: 1/4" = 1'-0"



1 APPARATUS BAYS 115 - NORTH
SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. REFER TO SHEET A2.01 FOR ROOM FINISH SCHEDULE AND MATERIAL SCHEDULE.
2. REFER TO CASEWORK PLANS & ELEVATIONS FOR INTERIOR ELEVATIONS OF WALLS BEHIND CASEWORK.
3. PROVIDE SUFFICIENT BLOCKING ON WALLS FOR ALL INTERIOR WALL MOUNTED EQUIPMENT.
4. CONTRACTOR TO REPORT ANY DISCREPANCIES WITH WALL MOUNTED EQUIPMENT AND ACCESSORIES WITH THE ARCHITECT.
5. REFER TO ELECTRICAL DRAWINGS FOR FIXTURE MOUNTING HEIGHTS AND LOCATIONS, UNLESS NOTED OTHERWISE.

KEYNOTES

1. OVERHEAD ROLL-UP DOOR WITH MID-GRAZING, REFER TO DOOR TYPES AND DOOR SCHEDULE
2. HIGH-BAY LED LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS
3. HIGH VOLUME, LOW VELOCITY FAN, REFER TO ELECTRICAL DRAWINGS
4. FIRE EXTINGUISHER CABINET, REFER TO LIFE SAFETY PLAN
5. STAINLESS STEEL WITH MARINE EDGE WORK BENCH / CHARGING STATION WITH MULTIPLE OUTLET
6. SCHEDULED WINDOW, REFER TO WINDOW TYPES AND DETAILS
7. 4' x 7' MARKER BOARD
8. ICE MAKER
9. 75" SMART TV MONITOR
10. 4" WALL BASE, REFER TO MATERIAL SCHEDULE

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Job No: 22-002.00

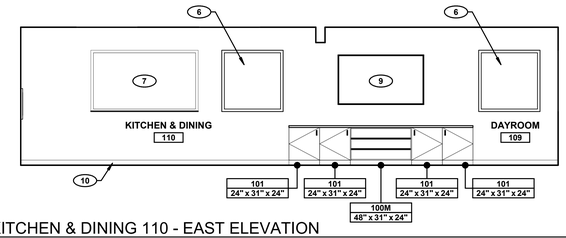
Owner
CITY OF WEST WENDOVER

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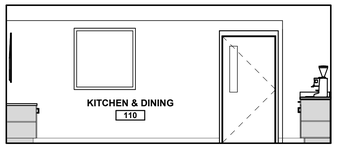
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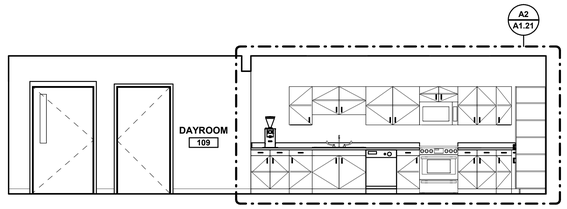
Date: MAY 3, 2023
Sheet No:
A5.01



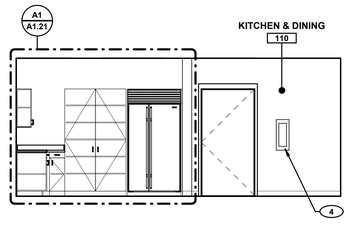
5 KITCHEN & DINING 110 - EAST ELEVATION
SCALE: 1/4" = 1'-0"



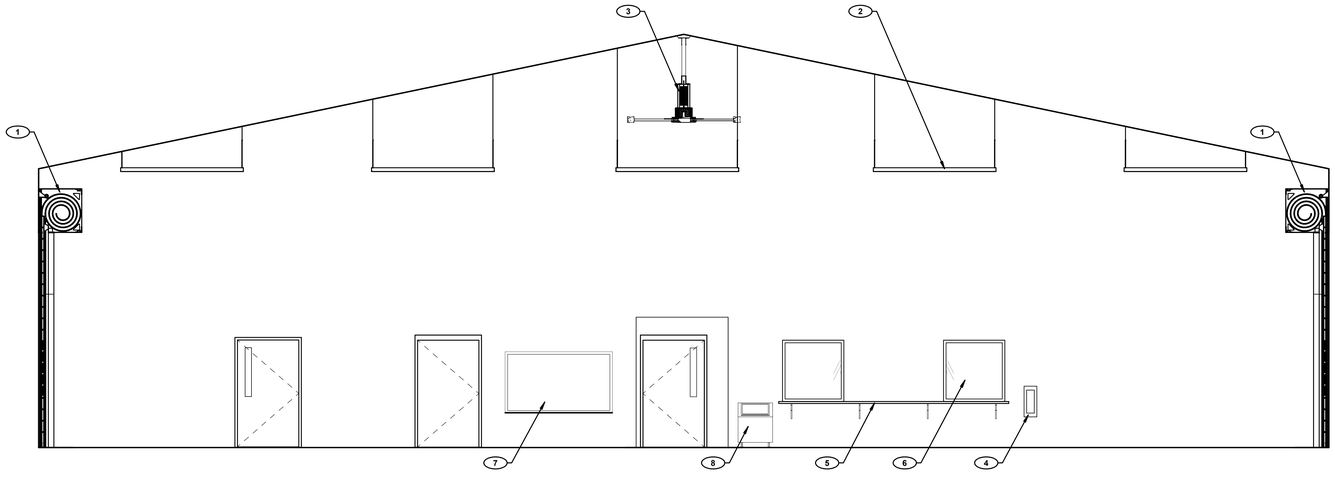
4 KITCHEN & DINING 110 - SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



3 KITCHEN & DINING 110 - WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 KITCHEN & DINING 110 - NORTH ELEVATION
SCALE: 1/4" = 1'-0"



1 APPARATUS BAYS 115 - EAST
SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. REFER TO SHEET A2.01 FOR ROOM FINISH SCHEDULE AND MATERIAL SCHEDULE.
2. REFER TO CASEWORK PLANS & ELEVATIONS FOR INTERIOR ELEVATIONS OF WALLS BEHIND CASEWORK.
3. PROVIDE SUFFICIENT BLOCKING ON WALLS FOR ALL INTERIOR WALL MOUNTED EQUIPMENT.
4. CONTRACTOR TO REPORT ANY DISCREPANCIES WITH WALL MOUNTED EQUIPMENT AND ACCESSORIES WITH THE ARCHITECT.
5. REFER TO ELECTRICAL DRAWINGS FOR FIXTURE MOUNTING HEIGHTS AND LOCATIONS, UNLESS NOTED OTHERWISE.

KEYNOTES

1. OVERHEAD ROLL-UP DOOR WITH MID-GRAZING, REFER TO DOOR TYPES AND DOOR SCHEDULE
2. HIGH-BAY LED LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS
3. HIGH VOLUME, LOW VELOCITY FAN, REFER TO ELECTRICAL DRAWINGS
4. FIRE EXTINGUISHER CABINET, REFER TO LIFE SAFETY PLAN
5. STAINLESS STEEL WITH MARINE EDGE WORK BENCH / CHARGING STATION WITH MULTIPLE OUTLET
6. SCHEDULED WINDOW, REFER TO WINDOW TYPES AND DETAILS
7. 4' x 7' MARKER BOARD
8. ICE MAKER
9. 75" SMART TV MONITOR
10. 4" WALL BASE, REFER TO MATERIAL SCHEDULE

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Project
WEST WENDOVER NEW FS #13

N. GENE L. JONES WAY, WEST WENDOVER, NV 89883

Job No: 22-002.00

Owner
CITY OF WEST WENDOVER

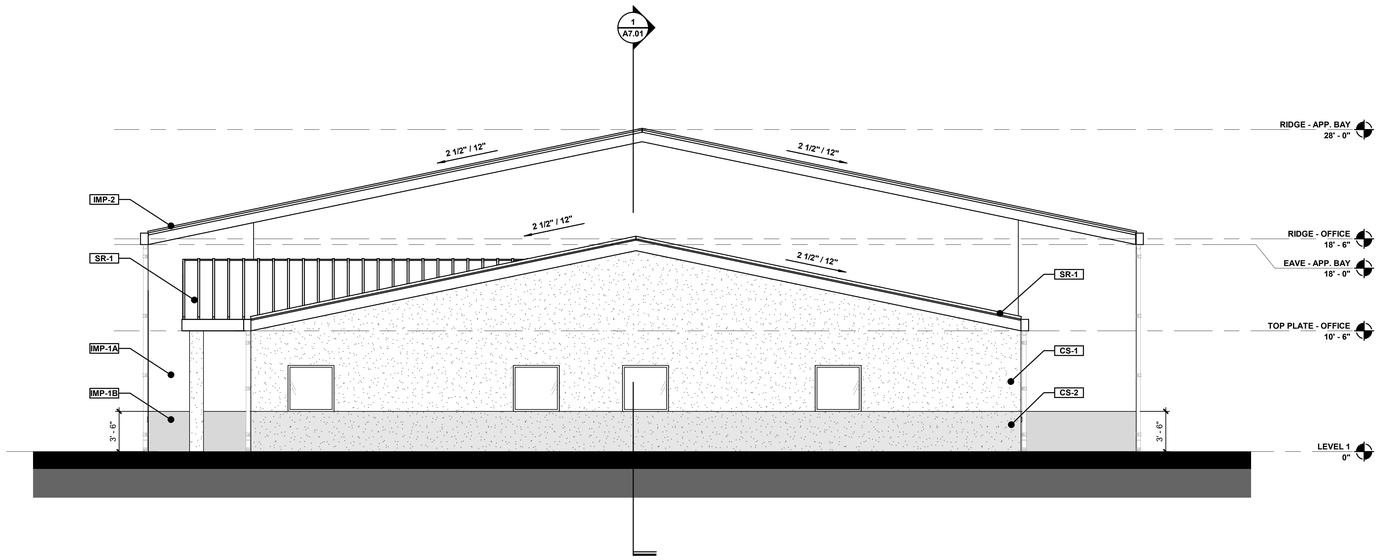
PHASE-1B DESIGN DEVELOPMENT

REVISIONS		
REV	DATE	DESCRIPTION

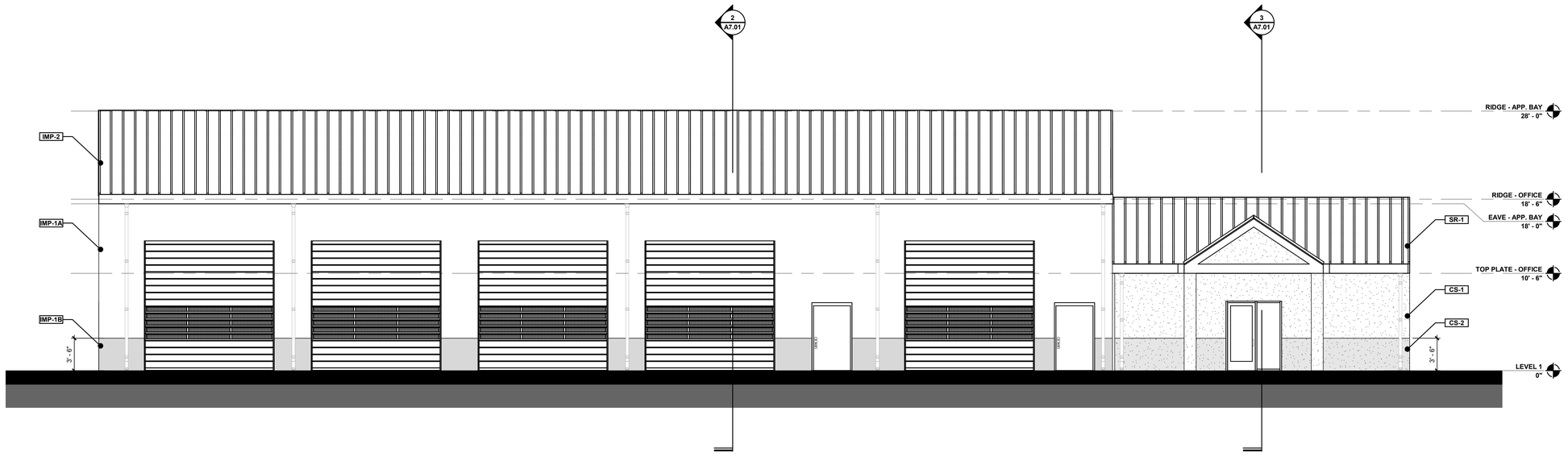
Sheet Title
INTERIOR ELEVATIONS

Date: MAY 3, 2023
Sheet No:

A5.02



2 EXTERIOR ELEVATION - NORTH
SCALE: 3/16" = 1'-0"



1 EXTERIOR ELEVATION - EAST
SCALE: 3/16" = 1'-0"

GENERAL NOTES

1. REFER TO CIVIL DRAWINGS FOR VARIOUS GRADE LEVELS.
2. ALL RIDGE, TOP PLATE AND EAVE ELEVATION INDICATED ARE MEASURED FROM FINISH FLOOR ELEVATION.
3. ALL EXPOSED EXTERIOR MASONRY TO RECEIVE ANTI-GRAFFITI COATING, INCLUDING ALL SITE WALLS.
4. REFER TO SHEET A2.01 FOR ROOM FINISH SCHEDULE AND MATERIAL SCHEDULE.
5. PROVIDE SUFFICIENT BLOCKING ON WALLS FOR ALL EXTERIOR WALL MOUNTED EQUIPMENT.
6. REFER TO ELECTRICAL DRAWINGS FOR FIXTURE MOUNTING HEIGHTS AND LOCATIONS UNLESS NOTED OTHERWISE.
7. COORDINATE ALL CONDUIT AND J-BOXES TO BE INSTALLED IN CMU WALLS PRIOR TO CMU WALL INSTALLATION.
8. PROVIDE EXPANSION JOINT / CONTROL JOINT ON CMU WALLS AS REQUIRED.
9. PAINT ALL EXPOSED MECHANICAL EQUIPMENT THAT ARE VISIBLE FROM THE ROOF PARAPET

KEYNOTES

LEGEND

- EIFS **(CS-1)**
- EIFS **(CS-2)**
- INSULATED METAL PANEL **(IMP-1A)**
- INSULATED METAL PANEL **(IMP-1B)**
- INSULATED METAL ROOF PANEL **(IMP-2)**
- STANDING SEAM ROOF **(SR-1)**

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Job No: 22-002.00

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CITY OF WEST WENDOVER

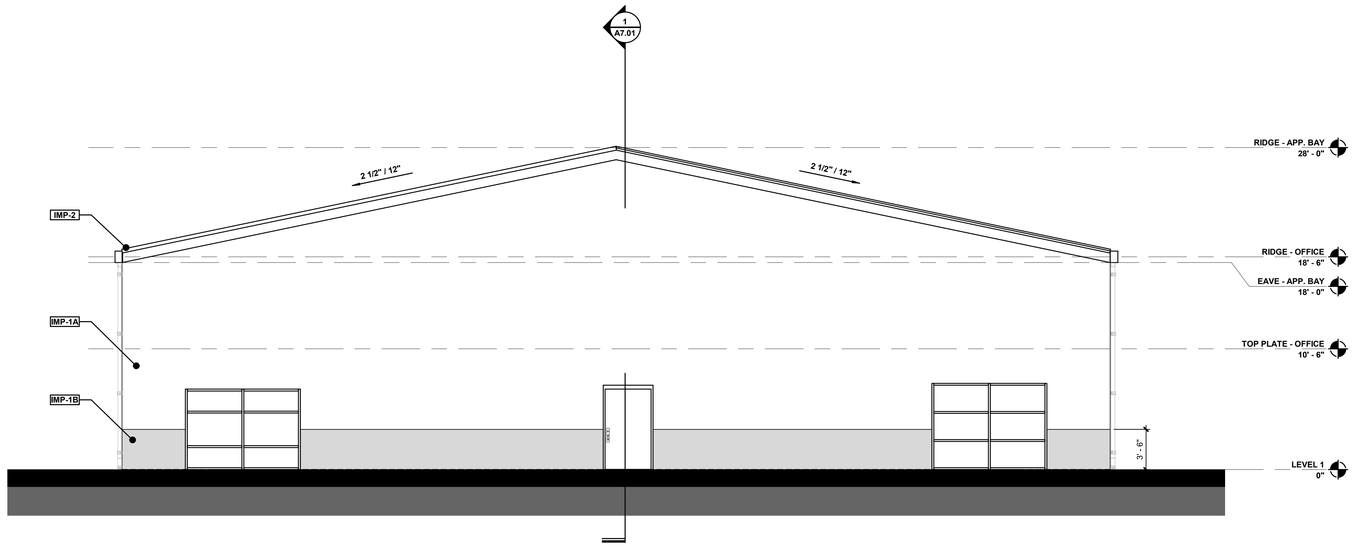
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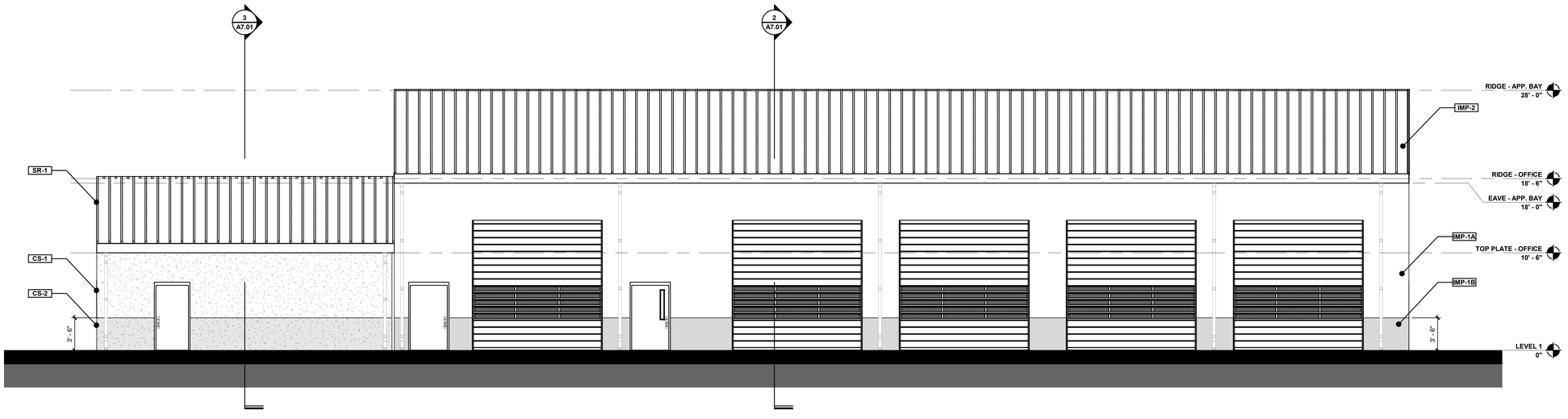
REV	DATE	DESCRIPTION

Sheet Title
EXTERIOR ELEVATIONS

Date: MAY 3, 2023
Sheet No:
A6.01



4 EXTERIOR ELEVATION - SOUTH
SCALE: 3/16" = 1'-0"



3 EXTERIOR ELEVATION - WEST
SCALE: 3/16" = 1'-0"

GENERAL NOTES

1. REFER TO CIVIL DRAWINGS FOR VARIOUS GRADE LEVELS.
2. ALL RIDGE, TOP PLATE AND EAVE ELEVATION INDICATED ARE MEASURED FROM FINISH FLOOR ELEVATION.
3. ALL EXPOSED EXTERIOR MASONRY TO RECEIVE ANTI-GRAFFITI COATING, INCLUDING ALL SITE WALLS.
4. REFER TO SHEET A2.01 FOR ROOM FINISH SCHEDULE AND MATERIAL SCHEDULE.
5. PROVIDE SUFFICIENT BLOCKING ON WALLS FOR ALL EXTERIOR WALL MOUNTED EQUIPMENT.
6. REFER TO ELECTRICAL DRAWINGS FOR FIXTURE MOUNTING HEIGHTS AND LOCATIONS UNLESS NOTED OTHERWISE.
7. COORDINATE ALL CONDUIT AND J-BOXES TO BE INSTALLED IN CMU WALLS PRIOR TO CMU WALL INSTALLATION.
8. PROVIDE EXPANSION JOINT / CONTROL JOINT ON CMU WALLS AS REQUIRED.
9. PAINT ALL EXPOSED MECHANICAL EQUIPMENT THAT ARE VISIBLE FROM THE ROOF PARAPET

KEYNOTES

LEGEND

- EIFS (CS-1)
- EIFS (CS-2)
- INSULATED METAL PANEL (IMP-1A)
- INSULATED METAL PANEL (IMP-1B)
- INSULATED METAL ROOF PANEL (IMP-2)
- STANDING SEAM ROOF (SR-1)

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Project
WEST WENDOVER NEW FS #13

N. GENE L. JONES WAY, WEST WENDOVER, NV 89883

Job No: 22-002.00

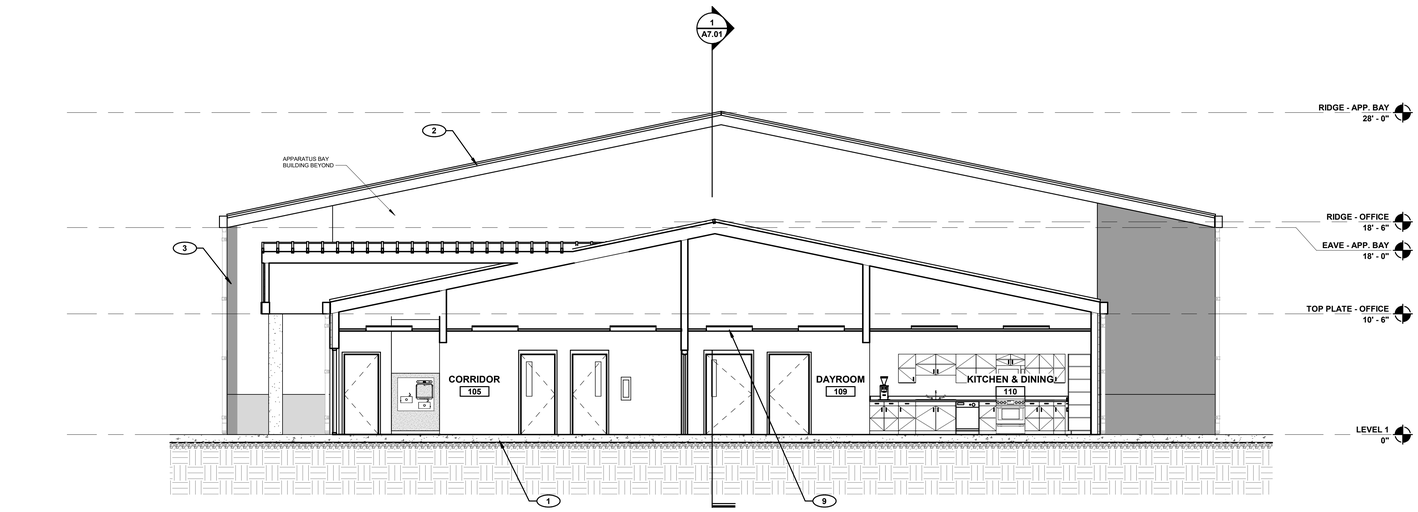
Owner
CITY OF WEST WENDOVER

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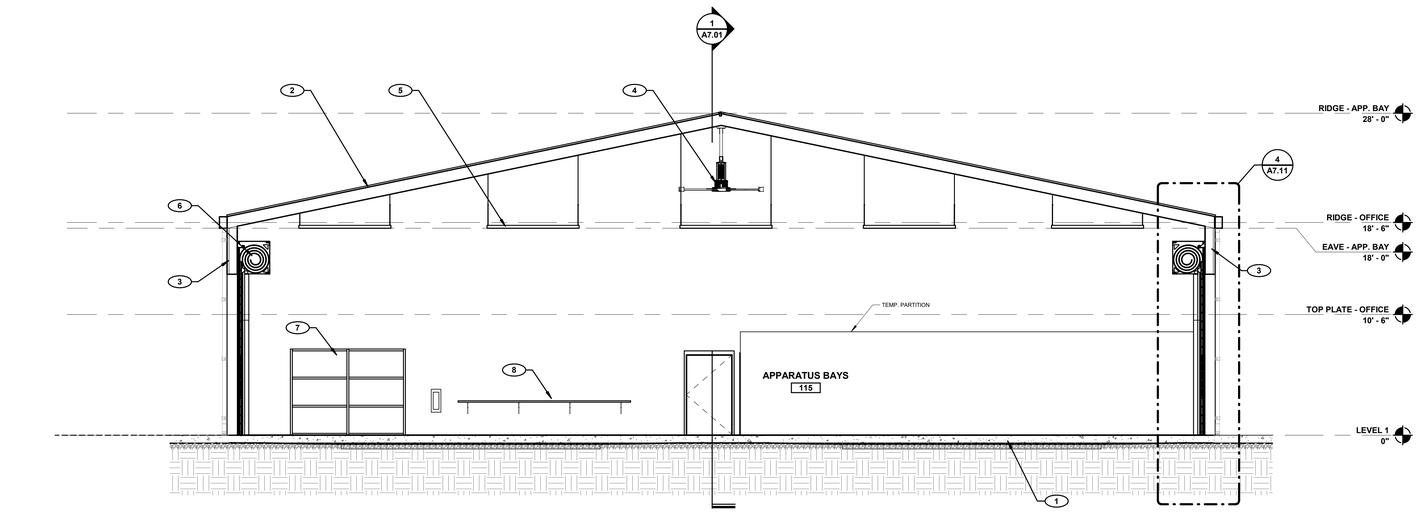
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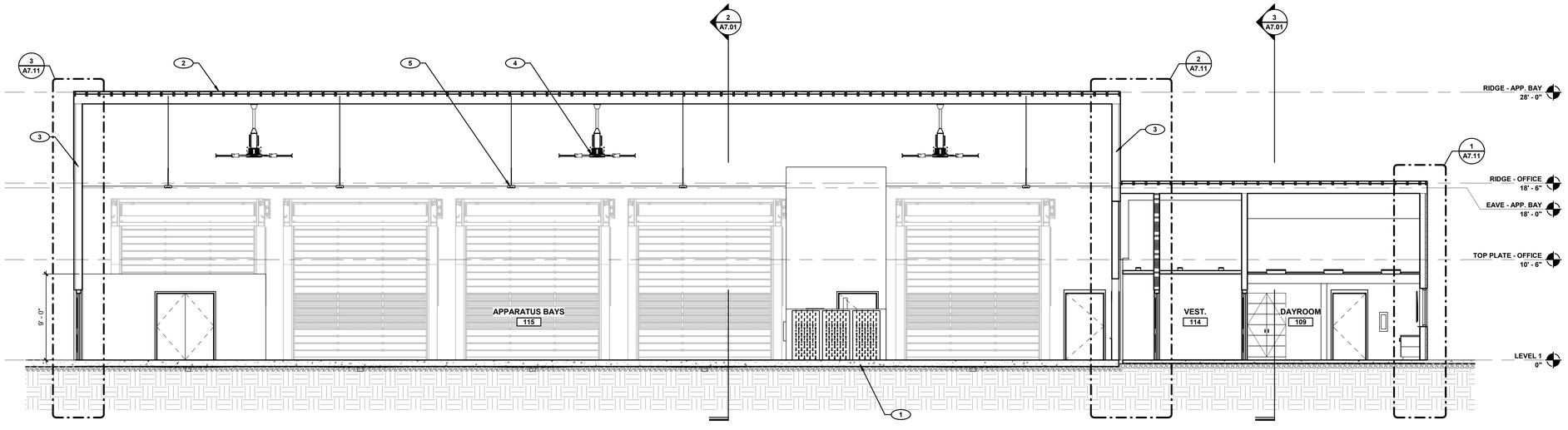
Date: MAY 3, 2023
Sheet No:
A6.02



3 BUILDING SECTION - MAIN BUILDING
SCALE: 3/16" = 1'-0"



2 BUILDING SECTION - APPARATUS BAYS
SCALE: 3/16" = 1'-0"



1 BUILDING SECTION - SOUTH/NORTH
SCALE: 3/16" = 1'-0"

GENERAL NOTES

1. ALL RIDGE, TOP PLATE AND EAVE ELEVATION INDICATED ARE MEASURED FROM FINISH FLOOR ELEVATION.
2. REFER TO STRUCTURAL DRAWINGS FOR FOOTING AND SLAB REQUIREMENTS.
3. ALL CONCRETE BLOCK SURFACES ADJACENT TO SOIL BERMS AND PLANTERS SHALL BE PROVIDED WITH A MONOLITHIC WATERPROOF SYSTEM EXTENDING FROM BOTTOM OF FOOTING TO 2" ABOVE SOIL.
4. REFER TO SHEET A4.11 FOR ROOF TYPES AND DETAILS.
5. REFER TO DIMENSION PLAN FOR WALL TYPES.
6. PAINT ALL EXPOSED INTERIOR AND EXTERIOR STRUCTURAL STEEL. SEE FINISH SCHEDULE AND ELEVATIONS.
7. REFER TO FINISH SCHEDULE FOR FLOOR, WALL, AND CEILING FINISHES.
8. PAINT ALL EXPOSED INTERIOR AND EXTERIOR STRUCTURAL STEEL. SEE FINISH SCHEDULE AND ELEVATIONS.
9. PROVIDE APPROPRIATE FIRE STOPPING AT ALL FIRE-RATED PARTITIONS.
10. ALL PENETRATIONS THROUGH WALLS WITH SOUND INSULATION SHALL BE SEALED TIGHT WITH ACOUSTICAL INSULATION AND SEALANT.
11. GRAY CMU IS ACCEPTABLE BELOW GRADE.
12. ALL DISSIMILAR MATERIALS TO RECEIVE SEALANT PRIOR TO PAINTING.

KEYNOTES

1. CONCRETE SLAB OVER VAPOR BARRIER AND ENGINEERED FILL, REFER TO STRUCTURAL DRAWINGS AND SOILS REPORT FOR ADDITIONAL INFORMATION
2. INSULATED STANDING SEAM METAL ROOF PANEL
3. INSULATED METAL WALL PANEL, REFER TO EXTERIOR ELEVATION
4. HIGH VOLUME, LOW VELOCITY FAN, REFER TO ELECTRICAL DRAWINGS
5. HIGH-BAY LED LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS
6. OVERHEAD ROLL-UP DOOR WITH MID-GRAZING
7. STOREFRONT WINDOW SYSTEM
8. WALL-MOUNTED WORK BENCH
9. LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS

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Job No: 22-002.00

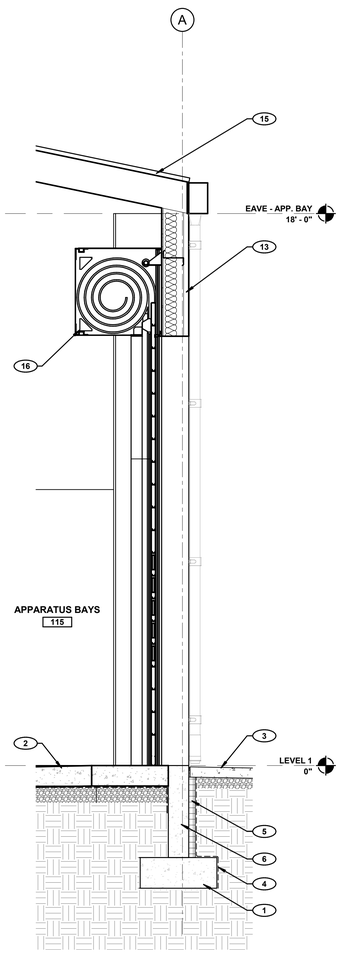
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CITY OF WEST WENDOVER

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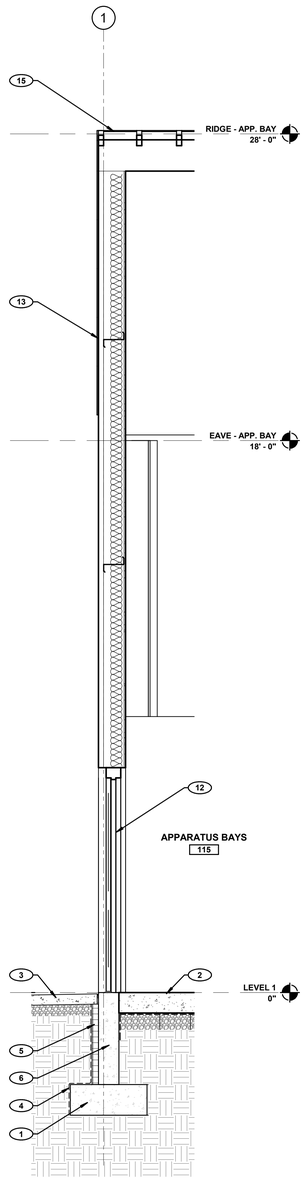
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REV	DATE	DESCRIPTION

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BUILDING SECTIONS

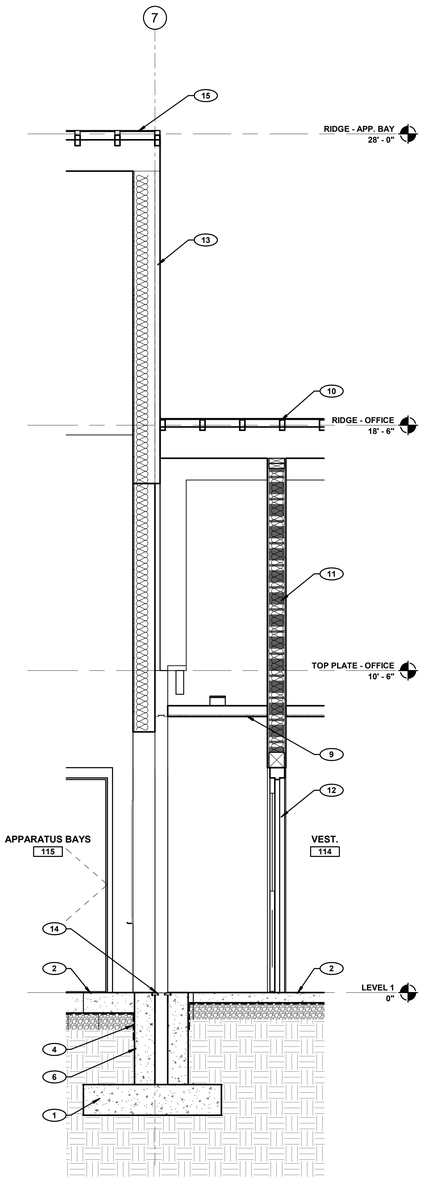
Date: MAY 3, 2023
Sheet No:
A7.01



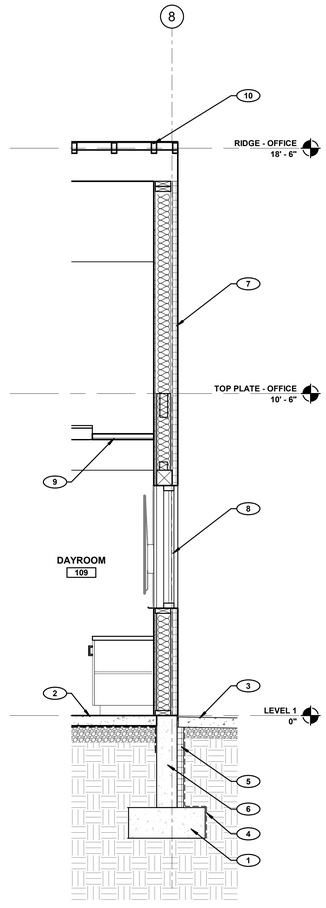
4 WALL SECTION
SCALE: 1/2" = 1'-0"



3 WALL SECTION
SCALE: 1/2" = 1'-0"



2 WALL SECTION
SCALE: 1/2" = 1'-0"



1 WALL SECTION
SCALE: 1/2" = 1'-0"

GENERAL NOTES

1. ALL RIDGE, TOP PLATE AND EAVE ELEVATION INDICATED ARE MEASURED FROM FINISH FLOOR ELEVATION.
2. REFER TO DIMENSION PLAN FOR WALL TYPES.
3. REFER TO SHEET A4.11 FOR ROOF TYPES AND DETAILS.
4. REFER TO FINISH SCHEDULE FOR FLOOR, WALL, AND CEILING FINISHES.
5. REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR MATERIAL COLOR / TEXTURE.
6. PAINT ALL EXPOSED INTERIOR AND EXTERIOR STRUCTURAL STEEL. SEE FINISH SCHEDULE AND ELEVATIONS.
7. REFER TO STRUCTURAL DRAWINGS FOR FOOTING AND SLAB REQUIREMENTS.
8. ALL CONCRETE BLOCK SURFACES ADJACENT TO SOIL BERMS AND PLANTERS SHALL BE PROVIDED WITH A MONOLITHIC WATERPROOF SYSTEM EXTENDING FROM BOTTOM OF FOOTING TO 2" ABOVE SOIL.
9. GRAY CMU IS ACCEPTABLE BELOW GRADE.
10. PROVIDE APPROPRIATE FIRE STOPPING AT ALL FIRE-RATED PARTITIONS.
11. ALL PENETRATIONS THROUGH WALLS WITH SOUND INSULATION SHALL BE SEALED TIGHT WITH ACOUSTICAL INSULATION AND SEALANT.
12. ALL DISSIMILAR MATERIALS TO RECEIVE SEALANT PRIOR TO PAINTING.
13. PROVIDE EXPANSION JOINT MATERIAL BETWEEN CMU WALL AND CONCRETE FLOOR.

KEYNOTES

1. CONCRETE FOOTING, REFER TO STRUCTURAL DRAWINGS
2. CONCRETE SLAB OVER VAPOR BARRIER AND ENGINEERED FILL, REFER TO STRUCTURAL DRAWINGS AND SOILS REPORT FOR ADDITIONAL INFORMATION
3. CONCRETE APRON / SIDEWALK, REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION
4. WATERPROOFING, REFER TO SPECIFICATIONS
5. PERIMETER SLAB INSULATION AT GRADE
6. CAST-IN-PLACE CONCRETE STEM WALL, REFER TO STRUCTURAL DRAWINGS
7. EXTERIOR INSULATION FINISH SYSTEM (EIFS), REFER TO EXTERIOR ELEVATIONS AND MATERIAL SCHEDULE
8. SCHEDULED WINDOW, REFER TO WINDOW TYPES AND DETAILS
9. CEILING AS SCHEDULE, REFER TO REFLECTED CEILING PLAN FOR TYPE
10. STANDING SEAM ROOFING SYSTEM
11. RATED WALL ASSEMBLY, REFER TO PARTITION TYPES AND LIFE SAFETY PLAN
12. SCHEDULED DOOR, REFER TO DOOR DETAILS AND SCHEDULE
13. INSULATED METAL WALL PANEL, REFER TO EXTERIOR ELEVATION
14. EXPANSION JOINT COVER, REFER TO STRUCTURAL DRAWINGS FOR SEISMIC SEPARATION INFORMATION
15. INSULATED STANDING SEAM METAL ROOF PANEL
16. OVERHEAD ROLL-UP DOOR WITH MID-GRAZING, REFER TO DOOR TYPES AND DOOR SCHEDULE

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Consultant

PLEASE RECYCLE

Project
WEST WENDOVER NEW FS #13

N. GENE L. JONES WAY, WEST WENDOVER, NV 89883

Job No: 22-002.00

Owner
CITY OF WEST WENDOVER

PHASE-1B DESIGN DEVELOPMENT

REVISIONS		
REV	DATE	DESCRIPTION

Sheet Title
WALL SECTIONS

Date: MAY 3, 2023
Sheet No:
A7.11

1.00 DESIGN DATA

1.01 BUILDING CODE - INTERNATIONAL BUILDING CODE 2018
2018 NEVADA STATE BUILDING CODE WITH NORTHERN NEVADA AMENDMENTS

1.02 DESIGN LOADS

A. WIND LOAD

BASIC WIND SPEED (3-SECOND GUST)	115 MPH
RISK CATEGORY	IV
EXPOSURE	C
INTERNAL PRESSURE COEFFICIENT, (GCPI	+/- 0.55

THE WIND PRESSURE IN TERMS OF POUNDS PER SQUARE FOOT TO BE USED FOR THE DESIGN OF EXTERIOR COMPONENTS AND CLADDING MATERIALS SHALL BE INDICATED ON THE SHOP DRAWINGS SUBMITTED BY THE SUPPLIER AND CERTIFIED BY A REGISTERED ENGINEER IN THE STATE OF THE PROJECT.

B. ROOF LOADS

LIVE LOAD (L.L.)	20 PSF**
DEAD LOAD (DESIGN D.L.)	20 PSF

C. ROOF SNOW LOAD

GROUND SNOW LOAD, PG	30 PSF
FLAT-ROOF SNOW LOAD, PF	25.2 PSF***
SNOW EXPOSURE FACTOR, CE	1.0
SNOW LOAD IMPORTANCE FACTOR, I	1.2
THERMAL FACTOR, C_T	1.0

D. EARTHQUAKE DESIGN DATA

SEISMIC RISK CATEGORY	IV
IMPORTANCE FACTOR	1.5
SITE CLASS	D
SPECTRAL RESPONSE ACCELERATION S_S	1.538
SPECTRAL RESPONSE ACCELERATION S_1	2.346
SPECTRAL RESPONSE COEFFICIENTS SD_S	0.336
SPECTRAL RESPONSE COEFFICIENTS SD_1	0.178
SEISMIC DESIGN CATEGORY	D
BASIC SEISMIC-FORCE-RESISTING SYSTEM BY PEMB ENGINEER)	STEEL INTERMEDIATE MOMENT FRAMES (APPARTUS BAY – TO BE CONFIRMED LIGHT-FRAMED (WOOD) WALLS SHEATHED WITH WOOD STRUCTURAL PANELS (OFFICE)
ANALYSIS PROCEDURE	EQUIVALENT LATERAL FORCE SYSTEM
SEISMIC RESPONSE MODIFICATION FACTOR R	4.5 (APPARTUS BAY – TO BE CONFIRMED BY PEMB ENGINEER) 6.5 (OFFICE)
SEISMIC RESPONSE COEFFICIENTS C_S	0.112 (APPARTUS BAY – TO BE CONFIRMED BY PEMB ENGINEER) 0.078 (OFFICE)
DESIGN BASE SHEAR	XXX K (APPARTUS BAY – TO BE CONFIRMED BY PEMB ENGINEER) 9.3 K (OFFICE)

E. SLAB ON GRADE – SEE LOADING PLAN

**REDUCIBLE PER IBC, SECTION 1607.12
***PLUS SNOW ACCUMULATION AS REQUIRED BY IBC, SECTION 1608

2.00 DESIGN DATA

2.01 THE PROJECT IS NOT DESIGNED FOR FUTURE EXPANSION.

3.00 DIMENSIONS

3.01 BEFORE STARTING WORK, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE SITE, AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER.

3.02 THE CONTRACTOR, BEFORE STARTING ANY WORK, SHALL CHECK ALL DIMENSIONS GIVEN ON THE STRUCTURAL DRAWINGS, RELATING TO GRID LINES, COLUMN AND WALL LOCATIONS, STRUCTURAL AND FINISHED FLOOR ELEVATIONS, MEMBER SIZES, ETC., WITH THE ARCHITECTURAL, TRAFFIC, AND CIVIL DRAWINGS. IF ANY DISCREPANCY IS NOTICED, IT SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE ENGINEER, AND WORK SHALL NOT COMMENCE UNTIL INSTRUCTIONS ARE RECEIVED FROM THE ENGINEER

3.03 THE CONTRACTOR SHALL REFER TO THE ENGINEER FOR INSTRUCTIONS FOR ANY DIMENSION NOT GIVEN ON OR OBTAINABLE FROM THE DRAWINGS. THE CONTRACTOR SHALL NOT USE SCALE TO OBTAIN OR VERIFY ANY DIMENSION SHOWN ON THESE DRAWINGS.

4.00 DOCUMENTS AND LIMITATIONS

4.01 THIS STRUCTURAL DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUCMENT OF SERVICE, ARE INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

4.02 IT IS UNDERSTOOD THAT THE STRUCTURAL ENGINEER OF RECORD MAKES NO WARRANTY, EITHER EXPRESSED OR IMPLIED, AS TO FINDINGS, DESIGNS, RECOMMENDATIONS, SPECIFICATIONS, OPINION, OR PROFESSIONAL ADVICE, EXCEPT THAT THESE INSTRUMENTS OF SERVICE HAVE BEEN PREPARED IN ACCORDANCE WITH THE CURRENT GENERALLY ACCEPTED PROFESSIONAL ENGINEERING PRACTICES.

4.03 ALL NON-STRUCTURAL ELEMENTS INDICATED ON THE STRUCTURAL DRAWINGS HAVE BEEN SHOWN IN GENERAL RELATIONSHIP TO THE STRUCTURAL ELEMENTS. ACCORDINGLY, THEY SHALL NOT BE ASSUMED TO BE ACCURATE AND REFERENCE MUST BE MADE TO THE APPROPRIATE CONSULTANT(S) PLANS AND SPECIFICATIONS.

4.04 EXISTING CONSTRUCTION AND GRIDLINES MAY BE SHOWN FOR REFERENCE. THIS INFORMATION WAS TAKEN FROM RECORD DOCUMENTS PROVIDED BY THE OWNER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD–VERIFY THE EXISTING MEMBER SIZES, ELEVATIONS AND DIMENSIONS PRIOR TO BEGINNING WORK IN A GIVEN AREA.

5.00 CONSTRUCTION SAFETY

5.01 IT IS UNDERSTOOD THAT THE CONTRACTOR IS SOLELY RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK ON THE PROJECT. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE SAFETY OF THE PERSONS AND PROTECT THEM AGAINST INJURY. LIKEWISE, THE CONTRACTOR SHALL PROTECT ALL PROPERTY AGAINST DAMAGE AND LOSS.

5.02 THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS, AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION FOR THE SAFETY OF PERSONS AND PROPERTY.

5.03 THE CONTRACTOR'S DUTIES AND RESPONSIBILITIES FOR THE SAFETY AND PROTECTION OF THE WORK SHALL CONTINUE UNTIL SUCH TIME AS THE WORK IS SATISFACTORILY COMPLETED, AND THE ENGINEER HAS ISSUED A NOTICE TO THAT EFFECT TO THE OWNER AND THE CONTRACTOR.

5.04 ALL STRUCTURAL MEMBERS SHOWN HEREIN HAVE BEEN DESIGNED FOR THE FINAL DESIGN LOADS PROVIDED IN THIS DOCUMENT IN THE FINAL ERECTED CONDITION SHOWN HEREIN. THE CONTRACTOR IS RESPONSIBLE FOR CONDITIONS ENCOUNTERED DURING ERECTION AND HANDLING, AND NECESSARY TEMPORARY BRACING AND SHORING. SHORING AND BRACING SHALL BE DESIGNED TO PRECLUDE ANY STRUCTURAL ELEMENT FROM BEING OVERSTRESSED AT ANY POINT DURING CONSTRUCTION. SHORING SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF THE PROJECT AND DRAWINGS SHALL BE SIGNED AND SEALED.

6.00 FORMWORK, SHORING, AND RE SHORING

6.01 THE CONTRACTOR SHALL EMPLOY, AT HIS EXPENSE, A FORMWORK/SHORING ENGINEER REGISTERED IN THE STATE OF THE PROJECT TO CONTROL ALL OPERATIONS RELATING TO DESIGN, INSTALLATION, AND REMOVAL OF ALL FORMWORK, SHORING, AND RESHORING.

6.02 CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR FABRICATION, ERECTION, SUPPORT, AND BRACING OF FORMWORK, SHORING, AND RESHORING PROCEDURES FOR THE ENGINEER'S RECORDS.

6.03 PRIOR TO PLACEMENT OF CONCRETE, THE FORMWORK/SHORING ENGINEER SHALL INSPECT THE SHORING (AND AGAIN IF THERE ARE ANY CHANGES IN THE METHOD OF SHORING", TO VERIFY THAT THE SHORING INSTALLATION IS IN CONFORMANCE WITH THE SHORING DRAWINGS. A WRITTEN STATEMENT OF COMPLIANCE SIGNED BY THE SHORING ENGINEER SHALL BE SUBMITTED TO THE OWNER.

6.04 CONTINUOUS SHORING SHALL BE PROVIDED AT THE CENTER OF ALL SLAB SPANS AND BEAM SPANS FOR A MINIMUM OF 14 DAYS, WHERE NOT POST-TENSIONED OR OTHERWISE APPROVED BY THE ENGINEER.

7.00 SHOP DRAWINGS

7.01 REVIEW OF SHOP DRAWINGS BY THE ENGINEER IS LIMITED TO COMPLIANCE OF THE COMPLETED STRUCTURE WITH THE DESIGN CONCEPT AND INFORMATION GIVEN IN THE CONTRACT DOCUMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DIMENSIONS, QUANTITIES, PERFORMANCE, SAFETY, COORDINATION WITH OTHER WORK, AND ALL OTHER REQUIREMENTS OF THE CONTRACT DOCUMENTS. REVIEW DOES NOT AUTHORIZE CHANGES TO CONTRACT.

7.02 THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR HIS REVIEW IN ACCORDANCE WITH A SCHEDULE OF SUBMITTALS ACCEPTABLE TO THE ENGINEER. THESE SHOP DRAWINGS SHALL HAVE BEEN CHECKED BY AND STAMPED WITH THE APPROVAL OF THE CONTRACTOR, AND IDENTIFIED AS THE ENGINEER MAY REQUIRE. THE DATA SHOWN ON THE SHOP DRAWINGS SHALL BE COMPLETE WITH RESPECT TO DIMENSIONS, DESIGN CRITERIA, AND DULY SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF THE PROJECT.

8.00 DEFERRED SUBMITTALS

8.01 THE FOLLOWING SUBMITTALS ARE DEFERRED FOR THEIR DESIGN TO BE PROVIDED BY THE SUPPLIER:
A. PRE-ENGINEERED METAL BUILDING AND BASE PLATES
B. WOOD ROOF TRUSS
C. ATTACHMENT OF EXTERIOR WALL OR ROOF MOUNTED ASSEMBLIES INCLUDING, BUT NOT LIMITED TO ROOF HATCHES, LOUVERS, ETC
D. TEMPORARY EARTH RETENTION SYSTEMS AND UNDERPINNING.
E. TEMPORARY SHORING AND RESHORING SYSTEMS.

8.02 DOCUMENTS FOR THE DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED A MINIMUM OF 30 DAYS BEFORE ITEMS ARE TO BE INSTALLED. THESE ITEMS ARE TO BE REVIEWED BY THE GENERAL CONTRACTOR AND THE ENGINEER OF RECORD FOR GENERAL CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS. REFER TO THE PROJECT MANUAL FOR DEFERRED SUBMITTAL DESIGN QUALIFICATIONS AND ADDITIONAL DEFERRED SUBMITTAL REQUIREMENTS.

9.00 FIELD MODIFICATION

9.01 WRITTEN AUTHORIZATION FROM THE STRUCTURAL ENGINEER OF RECORD IS REQUIRED FOR ALL FIELD MODIFICATIONS TO THE STRUCTURAL SYSTEM INCLUDING, BUT NOT LIMITED TO, BEAM AND COLUMN CONNECTIONS, JOIST AND JOIST GIRDER CONNECTIONS, JOIST BRIDGING, CUTTING OR DRILLING THROUGH ANY STRUCTURAL ELEMENT, CUTTING OR THE RELOCATION OF PT. OR MILD STEEL REINFORCEMENT, EMBED PLATES AND BOLTS, TILT-UP AND PRECAST WALL CONNECTIONS, ETC.

10.00 SPECIAL INSPECTIONS

10.01 SPECIAL INSPECTIONS WILL BE PROVIDED IN COMPLIANCE WITH THE STATEMENT OF SPECIAL INSPECTIONS

10.02 OWNER WILL ENGAGE A SPECIAL INSPECTOR AND QUALIFIED TESTING AND INSPECTING AGENCY TO PERFORM FIELD TESTS AND INSPECTIONS, AND PREPARE TEST REPORTS.

10.03 THE GENERAL CONTRACTOR SHALL ASSIST AND COOPERATE WITH AN INDEPENDENT TESTING LABORATORY (TO BE RETAINED BY THE OWNER) WHICH SHALL CONDUCT ALL THE SPECIFIED TESTS REQUIRED FOR THE PROJECT AND REPORT THE RESULTS OF THESE TESTS DIRECTLY AND PROMPTLY TO THE ENGINEER FOR HIS REVIEW.

10.04 CONTRACTOR SHALL NOTIFY SPECIAL INSPECTOR AND TESTING AGENCY 48 HOURS IN ADVANCE OF ITEMS REQUIRED FOR SPECIAL INSPECTION.

10.05 ALL SPECIAL INSPECTION MONTHLY REPORTS SHALL BE SIGNED AND SEALED BY AN ENGINEER LICENSED IN THE STATE OF_____, WHO HAS RESPONSIBLE CHARGE OF THE SPECIAL INSPECTIONS PROGRAM.

10.06 A SPECIAL INSPECTIONS MEETING SHALL BE HELD ON SITE WITH ENGINEER OF RECORD, CONSTRUCTION COORDINATOR, INDEPENDENT TESTING AGENCY, AND SPECIAL INSPECTOR TO CLARIFY ALL SPECIAL INSPECTION REQUIREMENTS PRIOR TO BEGINNING WORK.

11.00 FOUNDATIONS

11.01 FOUNDATIONS, RETAINING & BASEMENT WALLS, FOUNDATION DRAINAGE, SLABS ON GRADE & OTHER ITEMS RELATED TO THE SOILS ARE DESIGNED & SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS OF SUMMIT ENGINEERING CORPORATION JOB NO. 3-82965 DATED NOVEMBER 25, 2022.

11.02 DESIGN NET SOIL BEARING CAPACITY IS AS FOLLOWS:

SPREAD FOOTINGS	2,500 PSF
STRIP FOOTINGS	2,500 PSF

11.03 ALLOWABLE ACTIVE PRESSURE 35 PSF/ FT

11.04 ALLOWABLE PASSIVE PRESSURE 407 PSF/FT

11.05 COEFFICIENT OF FRICTION 0.32

11.06 MINIMUM DEPTH FROM EXTERIOR GRADE TO BOTTOM OF BUILDING PERIMETER FOOTINGS SHALL BE 3'-0".

11.07 SLABS ON GRADE ARE DESIGNED USING A MODULUS OF SUBGRADE REACTION OF 200 PCI.

11.08 ALL UNDERPINNING OF EXISTING FOUNDATIONS THAT MAY BE REQUIRED FOR A TEMPORARY OR PERMANENT CONDITION, SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR. PRIOR TO THE WORK BEING PERFORMED, DRAWINGS AND CALCULATIONS FOR THE PROPOSED METHOD OF UNDERPINNING, SIGNED BY A PROFESSIONAL ENGINEER, SHALL BE PROVIDED TO THE ENGINEER OF RECORD FOR REVIEW.

12.00 CONCRETE MATERIAL PROPERTIES

12.01 CONCRETE STRENGTH: F'C PSI
A. FOOTINGS, 4500
B. FOUNDATION WALLS 4500
C. INTERIOR SLAB-ON-GRADE 4000

13.00 REINFORCING

13.01 MATERIAL PROPERTIES:

	FY, KSI	ASTM
A. ALL BARS UNLESS NOTED	60	A615
B. TIES & STIRRUP	60	A615
C WELDED WIRE FABRIC (SMOOTH)	65	A185
D. POST-TENSIONING STRAND	270 FPU	A416
E WELDABLE REBAR	60	A706

14.00 CAST-IN-PLACE

14.01 ALL CONCRETE SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH IBC CHAPTER 19 & ACI-318, LATEST CODE ADOPTED EDITION.

14.02 ALL REINFORCING SHALL BE DETAILED, FABRICATED & PLACED IN ACCORDANCE WITH CRSI "MANUAL OF STANDARD PRACTICE", LATEST EDITION.

14.03 ALL CAST IN PLACE CONCRETE AND POST INSTALLED ANCHORS SHALL BE DESIGNED IN ACCORDANCE WITH APPENDIX D OF ACI 318 AS MODIFIED BY THE APPLICABLE BUILDING CODE.

14.04 SPACING OF CONSTRUCTION OR CONTROL JOINTS IN WALLS EXPOSED TO VIEW SHALL NOT EXCEED 40 FEET UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS. CUT HALF OF THE HORIZONTAL REINFORCING AT CONTROL JOINTS.

14.05 SLEEVES EMBEDDED IN SLABS AND WALLS SHALL BE LOCATED CLEAR BETWEEN REINFORCING BARS AND SHALL MAINTAIN CLEAR SPACING EQUAL TO THE DIAMETER OF THE LARGEST SLEEVE IN ANY DIRECTION. SLEEVE GROUPS THAT DO NOT COMPLY WITH THE ABOVE REQUIREMENTS SHALL BE CONSIDERED AS AN OPENING AND REINFORCED PER NOTE BELOW.

14.06 UNLESS NOTED OTHERWISE ON THE DRAWINGS: PROVIDE EXTRA REINFORCING ON ALL SIDES OF ALL MISCELLANEOUS WALL AND SLAB OPENINGS EQUAL TO ONE HALF THE INTERRUPTED REINFORCING BARS EACH SIDE BUT NOT LESS THAN 2 - #5 FOR EACH LAYER OF REINFORCEMENT. EXTEND BARS CLASS 'B' LAP LENGTH BUT NOT LESS THAN 2 FEET BEYOND EDGE OF OPENINGS. PROVIDE 2 - #4X4'-0" DIAGONAL BARS AT EACH CORNER FOR EACH LAYER OF REINFORCEMENT.

14.07 IN CAST-IN-PLACE CONCRETE WORK, NO OPENINGS SHALL BE PERMITTED IN SLABS WITHIN A DISTANCE OF EIGHT INCHES FROM THE FACE OF A COLUMN OR EDGE OF SLAB. OPENINGS BETWEEN EIGHT TO TWENTY FOUR INCHES FROM THE FACE OF THE COLUMN OR EDGE OF SLAB SHALL NOT GENERALLY BE PERMITTED EXCEPT WITH THE SPECIFIC APPROVAL OF THE ENGINEER. OPENINGS LOCATED GREATER THAN TWO FEET FROM THE FACE OF THE COLUMN OR EDGE OF SLAB ARE GENERALLY PERMITTED, SUBJECT TO APPROVAL OF THE ENGINEER.

14.08 NO DRILLING THROUGH WALLS SHALL BE CARRIED OUT EXCEPT WITH THE SPECIFIC APPROVAL OF THE ENGINEER. SUCH APPROVAL, IF GRANTED, SHALL BE ON A CASE BY CASE BASIS. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING REINF LAYOUT USING NDT PRIOR TO DRILLING INTO CAST CONCRETE .

14.10 DETAILING OF REBAR SHALL BE IN ACCORDANCE WITH THE LATEST REVISION OF THE ACI DETAILING MANUAL, AND CONCRETE REINFORCING INSTITUTE'S LATEST EDITION OF "MANUAL OF STANDARD PRACTICE". ALL SHOP DRAWINGS PERTAINING TO REBAR DETAILS SHALL BE SUBMITTED TO THE ENGINEER FOR HIS REVIEW.CONCRETE MIX DESIGN FOR ALL CONCRETE WORK IS REQUIRED TO BE SUBMITTED TO THE ENGINEER FOR REVIEW.

14.11 CONCRETE SUPPLIER SHALL HAVE A QUALITY CONTROL PROCEDURE FOR THE PRODUCTION OF ALL CONCRETE, WHICH MUST BE ACCEPTABLE TO THE ENGINEER AND MEETS CURRENT ACI STANDARDS.

14.12 CONSTRUCTION JOINTS SHALL BE AS APPROVED BY THE STRUCTURAL ENGINEER AND THE ARCHITECT.

14.13 EMBEDDED ITEMS THAT WILL SUPPORT STRUCTURAL STEEL CONSTRUCTION SHALL BE PLACED WITHIN THE TOLERANCES PRESCRIBED IN THE LATEST EDITION OF THE AISC "CODE OF STANDARD PRACTICE". GENERAL CONTRACTOR SHALL FIELD VERIFY LOCATION OF EMBEDDED ITEMS PRIOR TO FABRICATION AND DELIVERY OF STRUCTURAL STEEL TO THE PROJECT SITE. SHOP DRAWINGS FOR CAST-IN-PLACE CONCRETE SHALL INCLUDE LOCATIONS AND COORDINATION OF ALL EMBEDS INCLUDING PRECAST SUPPORTS.

14.14 LAP SPLICES ARE ALL CLASS B TENSION LAP SPLICES, UNO.

14.15 PROVIDE A 3/4" CHAMFER ON ALL EXPOSED CORNERS OF CONCRETE.

14.16 PROVIDE ISOLATION JOINTS AROUND COLUMNS AT SLAB ON GRADE AREAS.

14.17 THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT:

A. CONCRETE CAST AGAINST & PERMANENTLY EXPOSED TO EARTH	3"
B. CONCRETE EXPOSED TO EARTH OR WEATHER:	
#5 THRU # 18 BARS	2"
# 5 & SMALLER BARS	1 ½"
C. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:	
SLABS & WALLS:	
#14 & #18 BARS	1 ½"
#11 & SMALLER BARS	¾"

15.00 STRUCTURAL STEEL

15.01 STRUCTURAL STEEL DESIGN & CONSTRUCTION SHALL CONFORM TO IBC CHAPTER 22, SECTION 2201, AISC "LOAD & RESISTANCE FACTOR DESIGN SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS" & AISC "CODE OF STANDARD PRACTICE" LATEST CODE ADOPTED EDITION, UNO.

15.02 STRUCTURAL STEEL SUPPLIER SHALL SUBMIT SHOP DRAWINGS AND CALCULATIONS CERTIFIED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF THE PROJECT FOR ALL CAP PLATES, BEARING PLATES, BASE PLATES, STIFFENERS, SPLICES & CONNECTIONS DESIGNED BY THE SUPPLIER.

15.03 STRUCTURAL STEEL SUPPLIER SHALL FURNISH BOLTS AT COLUMNS AND ELSEWHERE FOR OSHA CONNECTIONS. BOLT HOLES IN BEAM TOP FLANGE SHALL BE MAXIMUM 9/16" DIA. FOR "K" SERIES JOISTS AND 13/16" DIA. FOR "LH" SERIES JOISTS. STRUCTURAL STEEL AND JOIST SUPPLIERS SHALL COORDINATE OSHA CONNECTION LOCATIONS.

15.04 PROVIDE PROTECTIVE ASPHALTIC COATING OR EQUAL AROUND STRUCTURAL STEEL BELOW GRADE.

15.05 IN LIEU OF THE FABRICATION TOLERANCES SPECIFIED IN SECTION 6.4.4 OF AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES" BEAMS WITH CAMBERS SHALL BE FABRICATED WITH A CAMBER TOLERANCE OF -0", + 1/2". MILL CAMBERED BEAMS SHALL BE MODIFIED AS NECESSARY IN THE FABRICATION SHOP TO MEET THE ABOVE CRITERIA. SINGLE POINT CAMBERING IS NOT ALLOWED.

15.06 BEAM CAMBERS SHALL BE VERIFIED IN THE FABRICATION SHOP BY AN INDEPENDENT TESTING AGENCY AND THE INSPECTION DOCUMENTATION SHALL BE PROVIDED TO THE STRUCTURAL ENGINEER OF RECORD FOR REVIEW.

15.07 THIS STRUCTURE IS A NON-SELF SUPPORTING STEEL FRAME REQUIRING INTERACTION WITH OTHER ELEMENTS TO PROVIDE THE REQUIRED STABILITY. THE STEEL ERECTOR SHALL PROVIDE TEMPORARY BRACING UNTIL FINAL STABILITY IS PROVIDED. AS A MINIMUM, TEMPORARY BRACING SHALL BE PROVIDED AT EACH GRID IN BOTH DIRECTIONS.

15.08 BOLTED CONNECTIONS SHALL BE 3/4" DIA., A325 BEARING-TYPE WITH THREADS INCLUDED IN THE SHEAR PLANE. UNO, INSTALL BOLTS IN PROPERLY ALIGNED HOLES AND TIGHTEN USING ONE OF THE FOLLOWING METHODS: SNUG-TIGHT CONDITION, TURN-OF-THE-NUT METHOD, A DIRECT TENSION INDICATOR, OR CALIBRATED WRENCH AS DEFINED BY THE LATEST EDITION OF AISC "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS".

15.09 SHEAR CONNECTORS SHALL BE 3/4" DIAMETER BY THE TOTAL FLOOR THICKNESS MINUS 1" IN LENGTH, HEADED STUDS PER AISC SPECIFICATION, LATEST EDITION. THE SPECIFIED LENGTH IS THE NET STUD LENGTH AFTER INSTALLATION. STUDS SHALL BE FIELD WELDED TO THE TOP FLANGE OF THE BEAMS THROUGH THE STEEL DECK UNITS USING AUTOMATICALLY TIMED STUD ARC WELDING EQUIPMENT. OTHER WELDING PROCESSES MUST BE APPROVED BY THE STRUCTURAL ENGINEER OF RECORD PRIOR TO INSTALLATION.

15.10 COMPOSITE SLABS SHALL BE POURED TO A CONSISTENT THICKNESS.

15.11 ROOF BEAMS ARE DESIGNED IN ACCORDANCE WITH AISC LRFD SPECIFICATION, CONTINUOUS BEAM PLASTIC DESIGN, LATEST EDITION.

15.12 STRUCTURAL STEEL IN EXTERIOR LOCATIONS SHALL BE GALVANIZED, UNO. SEE ARCH FOR FINAL FINISH OR FIRE PROOFING AT INTERIOR LOCATIONS OR AS NOTED ON THE DRAWINGS.

16.00 STEEL DECK

16.13 ALL STEEL DECKS SHALL BE DESIGNED & CONSTRUCTED IN ACCORDANCE WITH IBC CHAPTER 22, SECTION 2210.1.1 – COLD-FORMED STEEL AND THE STEEL DECK INSTITUTE SPECIFICATIONS AND RECOMMENDATIONS, LATEST CODE ADOPTED EDITION UNO.

16.14 PRE-APPROVED DECK MANUFACTURERS ARE VULCRAFT, WHEELING, AND VERCO. OTHER METAL DECK MANUFACTURERS MAY BE APPROVED PROVIDING THAT THE DECK SPECIFICATIONS MEET OR EXCEED THE SPECIFICATIONS OF THE PRE-APPROVED MANUFACTURERS. METAL DECK SIZE, GAUGE AND TYPE ARE INDICATED ON THE DRAWINGS.

16.15 ROOF DECK SHALL BE PRIME PAINTED AND LAID OUT CONTINUOUS OVER THREE SPANS MINIMUM. YIELD STRESS SHALL BE 33,000 PSI MINIMUM. DECK SUPPLIER SHALL SUBMIT ICC REPORTS SHOWING ALLOWABLE DIAPHRAGM SHEAR VALUES. ERECT IN ACCORDANCE WITH THE REPORT TO MEET THE REQUIRED SHEAR SPECIFIED ON THE DRAWINGS. CONNECTION TO FRAMING MEMBERS SHALL NOT BE LESS THAN THAT SHOWN ON DRAWINGS.

16.16 MINIMUM REQUIREMENTS FOR ROOF DECK FASTENING SHALL BE 5/8" Ø PUDDLE WELDS USING THE WELD PATTERN SHOWN ON THE DRAWINGS AND #10 TEK SCREW SIDELAP FASTENERS PER FASTENING DETAILS SHOWN ON THE DRAWINGS OR PRE-APPROVED EQUAL.

16.17 STRUCTURAL SLAB FORM (METAL CENTERING) SHALL BE UNCOATED AT TOP, PRIME PAINTED AT BOTTOM, DESIGNED FOR THE SPANS AND SLAB DEAD LOADS AS SHOWN ON THE DRAWINGS & INSTALLED IN ACCORDANCE WITH SDI SPECIFICATIONS, LATEST EDITION AND MANUFACTURER'S REQUIREMENTS.

16.18 COMPOSITE METAL FLOOR DECK SHALL BE PHOSPHATIZED/PAINTED AT TOP, PRIME PAINTED AT BOTTOM AND LAID OUT FOR THREE SPANS WHERE POSSIBLE. THE COMPOSITE FLOOR SYSTEM SHALL BE CAPABLE OF SUPPORTING THE SUPERIMPOSED LOADS AS SHOWN ON THE DRAWINGS. THE STEEL DECK SHALL SUPPORT THE WEIGHT OF WET CONCRETE AND OTHER CONSTRUCTION LOADS AS AN UNSHORED FORM DECK. DECK FASTENING SHALL BE PER SDI & MANUFACTURER'S RECOMMENDATIONS BUT NOT LESS THAN THAT SHOWN ON THE DRAWINGS.

16.19 ALL METAL DECK TO BE SPRAY FIREPROOFED SHALL BE GALVANIZED, CLEANED & DEGREASED PRIOR TO SHIPPING. SEE ARCHITECTURAL DRAWINGS FOR EXTENT OF FIREPROOFING.

16.20 CONDUITS ARE NOT PERMITTED IN COMPOSITE SLABS WITHOUT AUTHORIZATION FROM THE STRUCTURAL ENGINEER.

17.00 STEEL

17.01 STEEL MATERIAL PROPERTIES

		FY, PSI	ASTM
A.	STRUCTURAL WIDE FLANGE SHAPES	50,000	A992
B.	OTHER STRUCT. SHAPES & PLATES	36,000	A36
C.	HIGH STRENGTH BOLTS, UNO	92,000 (1" AND SMALLER)	A325
D.	ANCHOR RODS	36,000 UNO	F1554
E.	WELDING ELECTRODES	E70XX	AWS D1.3 CHAPTER 5
F.	DECK WELDING ELECTRODES	E60XX OR E70XX	AWS D1.3 CHAPTER 1
G.	STRUCTURAL PIPES	35,000	A53 GRADE B
H.	RECTANGULAR & SQUARE HSS	46,000	A500 GRADE C
I.	ROUND HSS	42,000	A500 GRADE C
J.	HEADED STUDS, TYPE B (FU = 65,000)	51,000	AWS D1.1 CHAPTER 7

17.02 STRUCTURAL STEEL DESIGN & CONSTRUCTION SHALL CONFORM TO IBC CHAPTER 22, SECTION 2201, AISC "LOAD & RESISTANCE FACTOR DESIGN SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS" & AISC "CODE OF STANDARD PRACTICE" LATEST CODE ADOPTED EDITION, UNO.

17.03 STRUCTURAL STEEL SUPPLIER SHALL FURNISH BOLTS AT COLUMNS AND ELSEWHERE FOR OSHA CONNECTIONS. BOLT HOLES IN BEAM TOP FLANGE SHALL BE MAXIMUM 9/16" DIA. FOR "K" SERIES JOISTS AND 13/16" DIA. FOR "LH" SERIES JOISTS. STRUCTURAL STEEL AND JOIST SUPPLIERS SHALL COORDINATE OSHA CONNECTION LOCATIONS.

17.04 PROVIDE PROTECTIVE ASPHALTIC COATING OR EQUAL AROUND STRUCTURAL STEEL BELOW GRADE.

17.05 IN LIEU OF THE FABRICATION TOLERANCES SPECIFIED IN SECTION 6.4.4 OF AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES" BEAMS WITH CAMBERS SHALL BE FABRICATED WITH A CAMBER TOLERANCE OF -0", + 1/2". MILL CAMBERED BEAMS SHALL BE MODIFIED AS NECESSARY IN THE FABRICATION SHOP TO MEET THE ABOVE CRITERIA. SINGLE POINT CAMBERING IS NOT ALLOWED.

17.06 BEAM CAMBERS SHALL BE VERIFIED IN THE FABRICATION SHOP BY AN INDEPENDENT TESTING AGENCY AND THE INSPECTION DOCUMENTATION SHALL BE PROVIDED TO THE STRUCTURAL ENGINEER OF RECORD FOR REVIEW.

17.07 BOLTED CONNECTIONS SHALL BE 3/4" DIA., A325 BEARING-TYPE WITH THREADS INCLUDED IN THE SHEAR PLANE. UNO, INSTALL BOLTS IN PROPERLY ALIGNED HOLES AND TIGHTEN USING ONE OF THE FOLLOWING METHODS: SNUG-TIGHT CONDITION, TURN-OF-THE-NUT METHOD, A DIRECT TENSION INDICATOR, OR CALIBRATED WRENCH AS DEFINED BY THE LATEST EDITION OF AISC "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS".

17.08 SHEAR CONNECTORS SHALL BE 3/4" DIAMETER BY THE TOTAL FLOOR THICKNESS MINUS 1" IN LENGTH, HEADED STUDS PER AISC SPECIFICATION, LATEST EDITION. THE SPECIFIED LENGTH IS THE NET STUD LENGTH AFTER INSTALLATION. STUDS SHALL BE FIELD WELDED TO THE TOP FLANGE OF THE BEAMS THROUGH THE STEEL DECK UNITS USING AUTOMATICALLY TIMED STUD ARC WELDING EQUIPMENT. OTHER WELDING PROCESSES MUST BE APPROVED BY THE STRUCTURAL ENGINEER OF RECORD PRIOR TO INSTALLATION.

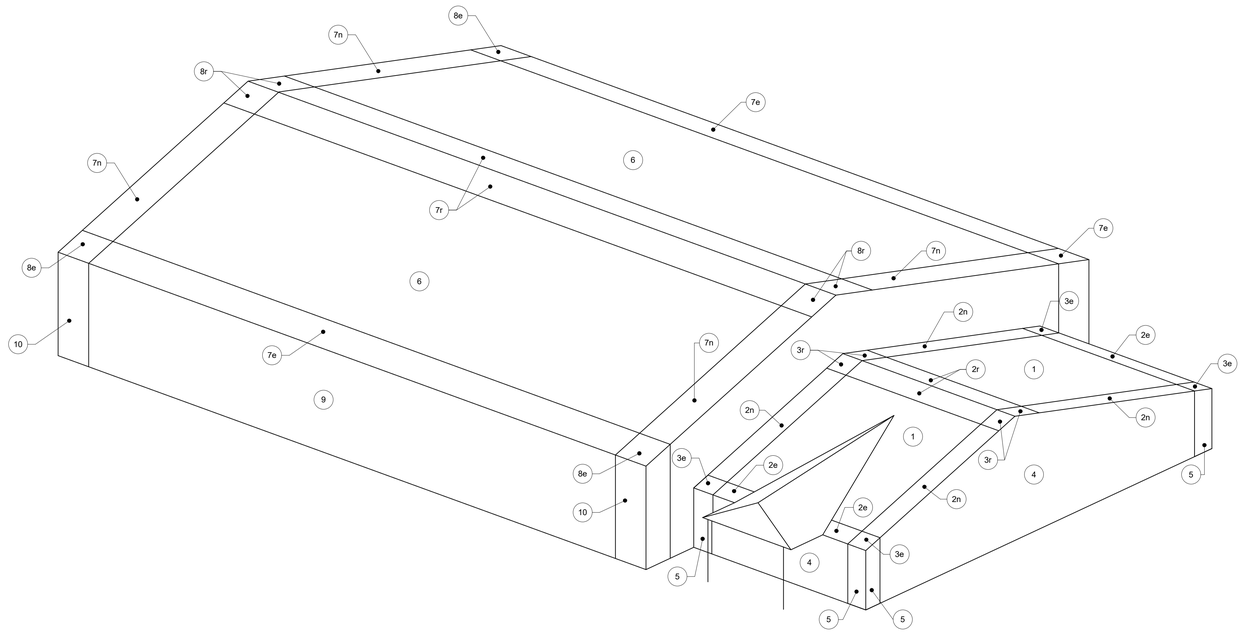
17.09 STRUCTURAL STEEL IN EXTERIOR LOCATIONS SHALL BE GALVANIZED, UNO. SEE ARCH FOR FINAL FINISH OR FIRE PROOFING AT INTERIOR LOCATIONS OR AS NOTED ON THE DRAWINGS.

18.00 POST-INSTALLED ANCHORS

18.01 UNLESS OTHERWISE INDICATED ON PLANS, POST-INSTALLED ANCHORS SHALL CONSIST OF THE FOLLOWING ANCHOR TYPES, OR ENGINEER'S APPROVED EQUAL:

SUBSTRATE	ADHESIVE ANCHOR	MECHANICAL ANCHOR
SOLID CONCRETE	HILTI RE 500 SD V3	HILTI KWIK BOLT TZ
	HILTI HY 200 SAFE SET SYSTEM	HILTI KH-EZ SCREW ANCHOR
	SIMPSON SET-XP	SIMPSON STRONG-BOLT

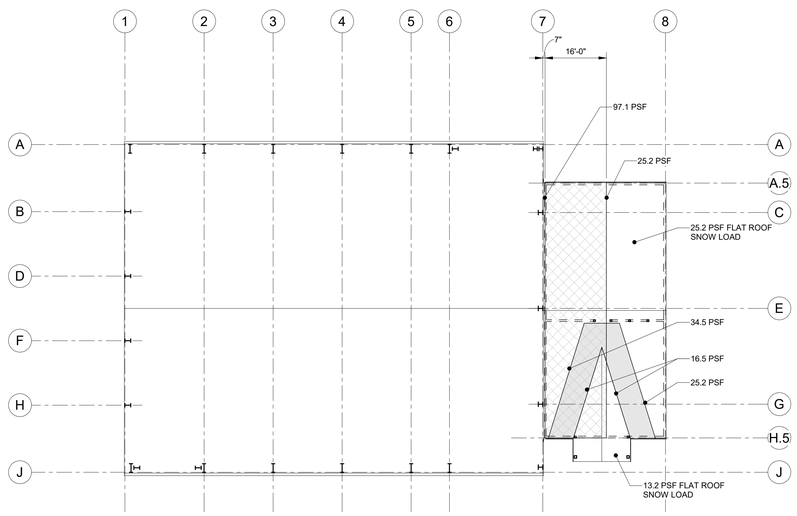
18.02 SUBSTITUTION REQUESTS FO

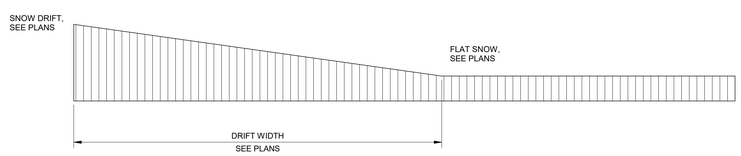


COMPONENTS AND CLADDING DESIGN WIND PRESSURES									
ZONE		AREA ≤ 20 SF		50 SF		200 SF		AREA > 500 SF	
MARK	WIDTH	PRESSURE (PSF)	SUCTION (PSF)	PRESSURE (PSF)	SUCTION (PSF)	PRESSURE (PSF)	SUCTION (PSF)	PRESSURE (PSF)	SUCTION (PSF)
1	-	21.1	-53.0	19.1	-35.2	17.7	-21.8	17.7	-21.8
2e	-	21.1	-53.0	19.1	-35.2	17.7	-21.8	17.7	-21.8
2n	-	21.1	-64.8	19.1	-53.0	17.7	-35.1	17.7	-32.2
2r	-	21.1	-64.8	19.1	-53.0	17.7	-35.1	17.7	-32.2
3e	3'-4"	21.1	-64.8	19.1	-53.0	17.7	-35.1	17.7	-32.2
3r	3'-4"	21.1	-75.0	19.1	-60.1	17.7	-48.8	17.7	-48.8
4	-	31.1	-33.2	29.6	-31.7	27.4	-29.5	26.0	-28.1
5	3'-4"	31.1	-35.4	29.6	-35.4	27.4	-31.0	26.0	-28.1
6	-	22.8	-57.4	20.7	-38.2	19.1	-23.6	19.1	-23.6
7e	-	22.8	-57.4	20.7	-38.2	19.1	-23.6	19.1	-23.6
7n	-	22.8	-70.2	20.7	-57.4	19.1	-38.0	19.1	-34.9
7r	-	22.8	-70.2	20.7	-57.4	19.1	-38.0	19.1	-34.9
8e	8'-8"	22.8	-70.2	20.7	-57.4	19.1	-38.0	19.1	-34.9
8r	8'-8"	22.8	-81.2	20.7	-65.1	19.1	-52.9	19.1	-52.9
9	-	33.7	-35.9	32.1	-34.3	29.7	-32.0	28.1	-30.4
10	8'-8"	33.7	-41.5	32.1	-38.3	29.7	-33.5	28.1	-30.4

2 S1.02 WIND COMPONENTS AND CLADDING DIAGRAM

NTS





1. S1.02 SNOW DRIFT PLAN

NTS

tsk

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Suite 100
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Consultant

Kimley»Horn

PLEASE RECYCLE

Project

WEST WENDOVER NEW FS #13

ANYWHERE BUT HERE

Job No: 092767002

Owner

CITY OF WEST WENDOVER

NOT FOR CONSTRUCTION

Project Status

REVISIONS		
REV	DATE	DESCRIPTION

Sheet Title

DESIGN LOADS

Date: Issue Date

Sheet No:

S1.02

BIM 360://WEST WENDOVER FIRE STATION/092767002 - WEST WENDOVER FS_STR_R21.rvt

ABBREVIATIONS

A/E	ARCHITECT/ENGINEER
AB	ANCHOR BOLT
ABC	AGGREGATE BASE COURSE
ACC	ACCESSIBLE
ADDL	ADDITIONAL
ADDM	ADDENDUM
ADJ	ADJACENT
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AFS	ABOVE FINISHED SLAB
AGGR	AGGREGATE
ALLOW	ALLOWANCE
ALT	ALTERNATE
APPROX	APPROXIMATE
ARCH	ARCHITECT, ARCHITECTURAL
BC	BACK OF CURB
BF	BOTH FACES
BLDG	BUILDING
BM	BEAM; BENCHMARK
BOT	BOTTOM
BTWN	BETWEEN
BW	BOTH WAYS
C&G	CURB AND GUTTER
CANTIL	CANTILEVER
CCW	COUNTERCLOCKWISE
CD	CONSTRUCTION DOCUMENTS
CEM	CEMENT
CGS	CENTER OF GRAVITY OF STRAND
CIP	CAST-IN-PLACE
CJ	CONSTRUCTION JOINT
CL	CENTERLINE
CLG	CEILING
CLL	COLUMN LINE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONSTR	CONSTRUCTION
CONT	CONTINUE; CONTINUOUS
COORD	COORDINATE
COV	COVER
CTC	CENTER TO CENTER
CTR	CENTER
CTRL JT	CONTROL JOINT
CW	CLOCKWISE
D	DEPTH
D-B	DESIGN-BUILD
DEFL	DEFLECTION
DEG	DEGREE
DEL	DELETE
DEMO	DEMOLITION
DET	DETAIL
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DIR	DIRECTION
DIST	DISTANCE
DL	DEAD LOAD
DR	DRAIN; DRIVE
DSGN	DESIGN
DWG	DRAWING
DWL	DOWEL(S)
E	EAST
EA	EACH
EC	EDGE OF CURB
EE	EACH END
EF	EACH FACE
EJ	EXPANSION JOINT
EL	EACH LAYER; ELEVATION
ELEV	ELEVATOR
EMBED	EMBEDMENT
ENGR	ENGINEER
ENTR	ENTRANCE
EOR	ENGINEER OF RECORD
EOS	EDGE OF SLAB
EQ	EQUAL
EQL SP	EQUALLY SPACED
EQUIP	EQUIPMENT
ESP	EXPANSION; EXPOSED
EST	ESTIMATE
EW	EACH WAY
EX / EXIST	EXISTING
EXP BT	EXPANSION BOLT
EXP JT	EXPANSION JOINT
EXST GR	EXISTING GRADE
EXT	EXTERIOR
EXTN	EXTENSION
FD	FLOOR DRAIN
FDTN	FOUNDATION
FF	FINISH FACE
FF EL	FINISH FLOOR ELEVATION
FIN	FINISH
FIN FLR	FINISH FLOOR
FIN GR	FINISH GRADE
FLR	FLOOR
FOC	FACE OF CONCRETE
FOM	FACE OF MASONRY
FOW	FACE OF WALL
FR	FRAME
FRMG	FRAMING
FT	FEET; FOOT
FTF	FACE TO FACE
FTG	FOOTING
FWRK	FORMWORK
G	GIRDER; GROUND
GA	GAGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GEN	GENERAL
GL	GROUND LEVEL
GR BM	GRADE BEAM
GR FL	GROUND FLOOR
HDG	HOT-DIP GALVANIZING
HK	HOOK
HORIZ	HORIZONTAL
HS	HEADED STUD
HT	HEIGHT
ID	INSIDE DIAMETER (DIMENSION)
IF	INSIDE FACE
IN	INCH
INFO	INFORMATION
INSTL	INSTALL
INT	INTERIOR
ISO JT	ISOLATION JOINT
JST	JOIST
JT	JOINT
KIP	THOUSAND POUNDS
KLF	KIPS PER LINEAR FOOT
KSF	KIPS PER SQUARE FOOT
KSI	KIPS PER SQUARE INCH
KWY	KEYWAY
L	ANGLE
LBS	POUNDS
LD	LONG DIRECTION
LF	LINEAR FEET (FOOT)
LL	LIVE LOAD
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LN	LANE
LTL	LINTEL
M	MOMENT
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MBR	MEMBER
MEAS	MEASURE
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MULT	MULTIPLE
N	NORTH
NA	NOT APPLICABLE
NF	NEAR FACE
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NORM	NORMAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER (DIMENSION)
OF	OUTSIDE FACE
OPNG	OPENING
OPP	OPPOSITE
OTO	OUT TO OUT
PAR	PARALLEL
PCC	PRECAST CONCRETE
PCF	POUNDS PER CUBIC FOOT
PEMB	PRE-ENGINEERED METAL BUILDING
PERP	PERPENDICULAR
PL	PLATE; PROPERTY LINE
PRCST	PRECAST
PRELIM	PRELIMINARY
PRKG	PARKING
PROJ	PROJECT
PROP	PROPERTY
PS CONC	PRESTRESSED CONCRETE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POST TENSIONED
PT CONC	POST TENSIONED CONCRETE
QTR	QUARTER
R	RADIUS
RC	REINFORCED CONCRETE
RCB	REINFORCED CONCRETE BOX
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
REBAR	REINFORCING STEEL BAR
REF	REFERENCE
REINF	REINFORCEMENT
REP	REPAIR
REPL	REPLACE
REQD	REQUIRED
REV	REVISION
RFI	REQUEST FOR INFORMATION
RFP	REQUEST FOR PROPOSAL
RT/W	RETAINING WALL
S	SOUTH
SCHED	SCHEDULE
SD	SHOP DRAWINGS; SCHEMATIC DESIGN; SHORT DIRECTION
SEC	SECTION
SIM	SIMILAR
SL	SNOW LOAD
SOG	SLAB-ON-GRADE
SP EL	SPOT ELEVATION
SPA	SPACES
SPEC	SPECIFICATION
SQ	SQUARE
STD	STANDARD
STL	STEEL
STL JST	STEEL JOIST
STOR	STORAGE
STRUCT	STRUCTURAL
T&B	TOP AND BOTTOM
TB	THROUGH BOLT
TE	TOP ELEVATION
TEMP	TEMPERATURE; TEMPORARY
TFF	TOP OF FINISH FLOOR
THK	THICKNESS
THRU	THROUGH
TO	TOP OF ___
TO FDN	TOP OF FOUNDATION
TOB	TOP OF BEAM
TOC	TOP OF CONCRETE (CURB)
TOC FTG	TOP OF CONCRETE FOOTING
TOC WALL	TOP OF CONCRETE WALL
TOF	TOP OF FLOOR (FOOTING)
TOM	TOP OF MASONRY
TOS	TOP OF SLAB
TOW	TOP OF WALL
TYP	TYPICAL
UNIF	UNIFORM
UNO	UNLESS NOTED OTHERWISE
V	SHEAR
VAR	VARIES
VEH	VEHICLE
VERT	VERTICAL
VIF	VERIFY IN FIELD
W	WEST
W/	WITH
W/O	WITHOUT
W/W	WALL TO WALL
WF	WIDE FLANGE
WL	WIND LOAD
WP	WATERPROOFING
WWF	WELDED WIRE FABRIC

SPREAD FOOTING SCHEDULE

MARK	LENGTH	WIDTH	THICKNESS	BOT REINF	TOP REINF	COMMENTS
F3.0	3'-0"	3'-0"	1'-0"	(4) #4 EW	(4) #4 EW	
F5.0	5'-0"	5'-0"	1'-0"	(5) #5 EW	(5) #5 EW	
F7.0	7'-0"	7'-0"	1'-0"	(6) #5 EW	(6) #5 EW	

CONCRETE PEDESTAL SCHEDULE

MARK	SIZE (WxL)	VERT REINF	TIES	COMMENTS
P1	1'-0"X1'-0"	(8) #4	#3 AT 6" OC	
P2	2'-3"X2'-3"	(16) #6	#4 AT 12" OC	
P3	3'-0"X3'-0"	(20) #8	#4 AT 12" OC	PLACE VERTICAL REINFORCEMENT A.S. IN 6/S5.01 WITH (4)-#5 SHEAR REINF. A.S.
P5.25	5'-3"X5'-3"			PLACE REINFORCEMENT AS DETAILED FOR P2 AND P3 UNDER THE CORRESPONDING COLUMNS

BASE PLATE SCHEDULE

MARK	BASE PL	ANCHOR RODS	COMMENTS
BP1	-	HEAVY HEX HEAD, F1554 GR 55, 5/8" DIA x 10" EFF	BASEPLATE DIMENSIONS AND EDGE DISTANCES WERE PROVIDED BY THE PEMB SUPPLIER AND ARE NOTED AS THE BASIS OF DESIGN FOR THE ANCHOR SIZE AND EMBEDMENT DEPTH. CONTRACTOR TO CONFIRM BASE PLATE SIZE AND LAYOUT WITH THE PEMB SUPPLIER PRIOR TO INSTALLING ANCHORS.
BP2	-	HEAVY HEX HEAD, F1554 GR 55, 7/8" DIA x 10" EFF	
BP3	-	-	

STRIP FOOTING SCHEDULE

MARK	WIDTH	THICKNESS	BOT REINF	TOP REINF	COMMENTS
SF2.5	2'-6"	1'-0"	#4 @ 9" OC	#4 @ 9" OC	
SF3.75	4'-5"	1'-0"	#4 @ 9" OC	#4 @ 9" OC	

ROOF TRUSS SCHEDULE RTX

	TRUSS TYPE	TRUSS PROFILE
MARK	DESCRIPTION	DESCRIPTION
RT1	HIP TRUSS	3 POINT BEARING
RT2	HIP TRUSS	2 POINT BEARING

NOTES:

1. TRUSS MANUFACTURER TO COORDINATE WITH MECHANICAL, PLUMBING AND ARCHITECTURAL DRAWINGS ABOVE GUESS ROOM AREAS FOR MECHANICAL DUCTS, PIPES, ETC., AND DESIGN TRUSS TO SUPPORT ADDITIONAL LOAD WHERE REQUIRED.
2. TRUSS MANUFACTURER TO REDUCE SPACING AS REQUIRED.
3. PROVIDE DOUBLE TRUSSES UNDER MECHANICAL ROOF ROP UNIT AS NEEDED.
4. ALL GIRDER TRUSSES TO BE DESIGNED FOR AN AXIAL WIND/SEISMIC FORCE OF 4000# MIN (ASD).
5. TRUSS MANUFACTURER TO COORDINATE WITH MECHANICAL AND ARCHITECTURAL DRAWINGS TO LOCATE AND PROVIDE REQUIRED OPENING BETWEEN CHORDS FOR DUCT WORKS THROUGH TRUSSES WHERE NEEDED..
6. TRUSS MANUFACTURER TO COORDINATE WITH ARCHITECTURAL DRAWINGS FOR EXACT DEPTH OF TRUSS.

HOLD-DOWN SCHEDULE

HOLDOWN NOTES:

A. HOLDOWN INSTALLATION PER TYPICAL DETAILS.
B. AT CONTRACTOR'S OPTION - SIMPSON ATS HOLDOWN SYSTEM MAY BE USED IN LIEU OF HOLDOWNS SHOWN PROVIDED ENGINEERED DRAWINGS AND CALCULATIONS ARE SUBMITTED AND APPROVED BY ENGINEER OF RECORD (EOR).

MARK	SIMPSON HOLDOWN/ STRAP	SIMPSON ANCHOR			POST SIZE U.N.O.		POST ATTACHMENT	REMARKS
		DIA	MODEL	EMBED "le"	6" WALL	4" WALL		
1	HDU5-SDS2.5	5/8"	SB5/8X 24	18"	(3) 2x6 MIN	4x6 MIN	(14) SDS 1/4" X 2 1/2"	NOTES 2 AND 3
2	HDU8-SDS2.5	7/8"	SSTB28	24 7/8"	(3) 2x6 MIN	4x8 MIN	(20) SDS 1/4" X 2 1/2"	NOTES 2 AND 3

NOTES:

1. ALLOW BUILDING TO SHRINK PRIOR TO INSTALLING BOTH ENDS OF THE STRAPS TO MINIMIZE POTENTIAL FOR STRAP BUCKLING. SIMPSON HDUS MAY BE USED IN LIEU OF HOLDOWN STRAPS 1 TO 3.
2. WHEN HOLDOWN ANCHOR IS CONNECTED TO ELEVATED CONCRETE SLAB, USE SIMPSON SAR TYPE ANCHOR WITH SAME DIAMETER. ANCHOR EMBEDMENT DEPTH AND INSTALLATION PER TYPICAL DETAILS.
3. WHEN HOLDOWN IS CONNECTED TO INTERIOR SLAB ON GRADE USE SIMPSON PAB5 AT 5/8" DIA ANCHORS AND PAB7 AT 7/8" DIA WITH 6 1/2" AND 8 1/2" EMBEDMENT RESPECTIVELY.

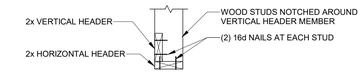
TYPICAL HEADER SCHEDULE

HEADERS AND WINDOW SILLS

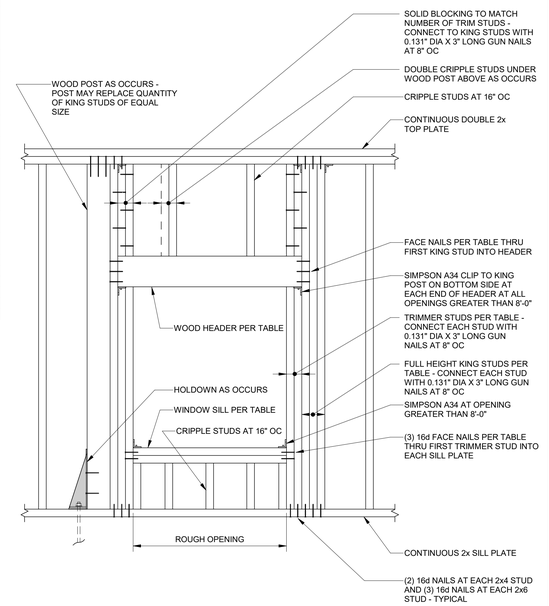
OPENING WIDTH	BEARING WALLS MINIMUM HEADER SIZE		NON-BEARING WALLS MINIMUM HEADER SIZE	SILL PLATES AT WINDOWS		FACE NAILS AT HEADER AND WINDOW SILL
	6" WALL	4" WALL	6" AND 4" WALLS	6" WALL	4" WALL	
0'-0" - 3'-6"	(3) 2x6	4x8	(1) 2x HORIZONTAL	2x6	2x4	(3) 16d
3'-6" - 5'-0"	(3) 2x10	4x10	(1) 2x6 VERTICAL (1) 2x HORIZONTAL	2x6	(2) 2x4	(3) 16d
5'-1" - 6'-0"	(3) 2x10	4x10	(1) 2x8 VERTICAL (1) 2x HORIZONTAL	2x6	(2) 2x4	(4) 16d
6'-1" - 7'-0"	(3) 2x12	4x12	(1) 2x8 VERTICAL (1) 2x HORIZONTAL	2x6	(2) 2x4	(6) 16d
7'-1" - 8'-0"	(3) 2x12	3 1/8X12 GLB	(1) 2x8 VERTICAL (2) 2x HORIZONTAL	(2) 2x6	(2) 2x4	(8) 16d
8'-1" - 9'-0"	6x14	3 1/8X12 GLB	(1) 2x8 VERTICAL (2) 2x HORIZONTAL	(2) 2x6	(3) 2x4	(8) 16d

KING AND TRIMMER STUDS

	MAXIMUM OPENING WIDTH	KING STUDS		TRIMMER STUDS	
		6" WALL	4" WALL	6" WALL	4" WALL
AT 1ST FLOOR WALLS	4'-0"	2x6	2x4	2x6	2x4
	5'-0"	2x6	2x4	2x6	(2) 2x4
	6'-0"	2x6	2x4	2x6	(2) 2x4
	7'-0"	2x6	(2) 2x4	2x6	(2) 2x4
	8'-0"	(2) 2x6	(2) 2x4	2x6	(2) 2x4
	9'-0"	(2) 2x6	(2) 2x4	(2) 2x6	(2) 2x4



TYPICAL "L" SHAPED HEADER AT NON-BEARING WALLS



WOOD SHEAR WALL (SW) SCHEDULE

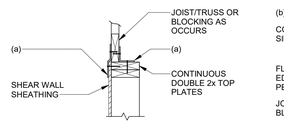
GENERAL (SW) NOTES:

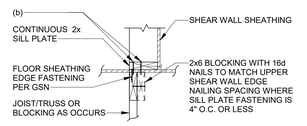
A. SHEAR WALL CONFIGURATION AND CONSTRUCTION INFORMATION PER TYPICAL SHEAR WALL ELEVATIONS, AND
B. PROVIDE (2) STUDS MINIMUM AT EACH END OF SHEAR WALL U.N.O. END STUDS SHALL RECEIVE EDGE NAILING.
C. ALL BLOCKING IN WALLS SHALL MEET OR EXCEED STUD GRADE.
D. PANEL JOINTS SHALL OCCUR AT CENTERLINE OF STUDS OR BLOCKING.
E. VERIFY WITH ARCHITECT IF ADDITIONAL LAYERS OF GYP BOARD ARE REQUIRED FOR FINISHES.
F. CONTRACTOR'S OPTION - PROVIDE CLIPS AT TOP AND SILL PLATES BY ALTERNATE MANUFACTURER THAT MEET OR EXCEED CAPACITY OF CLIPS INDICATED IN SCHEDULE.
G. HOLDOWN INFORMATION PER HOLDOWN SCHEDULE.
H. PROVIDE NAILING AT CLIP ANGLES PER MANUFACTURER'S RECOMMENDATIONS.
I. TOP AND SILL PLATE NAILING SHALL BE STAGGERED WHERE NAILS ARE SPACED AT 2" OC.
J. FASTENER SPACING AT INTERIOR SUPPORTS SHALL BE 12" O.C. UNLESS NOTED OTHERWISE.
K. PROVIDE PLATE WASHERS AT SILL PLATE ANCHORS PER TYPICAL DETAIL
L. WOOD STUDS IN A SHEARWALL SHALL NOT BE SPACED MORE THAN 16" OC.

MARK	WALL PANEL CONSTRUCTION	WALL PANEL FASTENING			TOP AND SILL PLATE FASTENING			ALLOWABLE SHEAR (PLF)	
		EDGE SPACING	MINIMUM FASTENER SIZE	PER NOTES	JOIST/TRUSS OR BLOCKING TO TOP PLATE (a)	SILL PLATE TO WOOD FRAMING (b)	SILL PLATE TO CONCRETE (10)	WIND	SEISMIC
					SIMPSON CLIP	COMMON OR BOX NAILS			
SW1	(1) LAYER 3/8" OSB OR PLYWOOD (1) SIDE OF WALL - BLOCKED	6"	10d COMMON OR GALVANIZED BOX NAIL	7 AND 9	A35 OR LTP4 AT 16" OC	16d AT 16" OC OR 12d AT 4" OC	5/8" DIA ANCHORS AT 32" OC	365	260
SW2	(1) LAYER 3/8" OSB OR PLYWOOD (1) SIDE OF WALL - BLOCKED	4"	10d COMMON OR GALVANIZED BOX NAIL	7 AND 9	A35 OR LTP4 AT 12" OC	16d AT 3" OC OR 12d AT 2" OC	5/8" DIA ANCHORS AT 24" OC	645	460

NOTES:

1. FASTENER SPACING AT INTERMEDIATE SUPPORTS SHALL MATCH THE SCHEDULED EDGE SPACING.
2. ALL WALLBOARD NAILS INDICATED IN SCHEDULE SHALL BE 0.120"Ø AND HAVE A MINIMUM 3/8" HEAD.
3. STAPLES SHALL BE GALVANIZED, HAVE 7/16" MINIMUM CROWN WIDTH AND BE INSTALLED PARALLEL TO FRAMING MEMBERS.
4. 6d NAILS MAY BE SUBSTITUTED WITH DRYWALL SCREWS OR NO.6 - 1 1/4" TYPE S OR W SCREWS.
5. PROVIDE EXTERIOR GYP BOARD WHERE SHEAR WALL IS AN EXTERIOR WALL.
6. BLOCK ALL PANEL EDGES WITH WOOD BLOCKING TO MATCH THE STUD WALL SIZE.
7. BLOCK ALL PANEL EDGES WITH WOOD BLOCKING 2" NOMINAL OR WIDER.
8. BLOCK ALL PANEL EDGES WITH WOOD BLOCKING 3" NOMINAL OR WIDER, STAGGER NAILS.
9. PROVIDE 1 1/2" MINIMUM PENETRATION INTO STUD AT 10d NAIL AND 1 3/8" AT 8d NAIL.
10. AT CONTRACTOR'S OPTION, USE 5/8"Ø SIMPSON TITEN HD SCREW ANCHORS WITH MINIMUM 3" EMBEDMENT WITH SAME SPACING. DO NOT DAMAGE REINFORCING WHEN DRILLING.





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Kimley»Horn

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ABBREVIATIONS AND SCHEDULES

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Sheet No:

S1.03

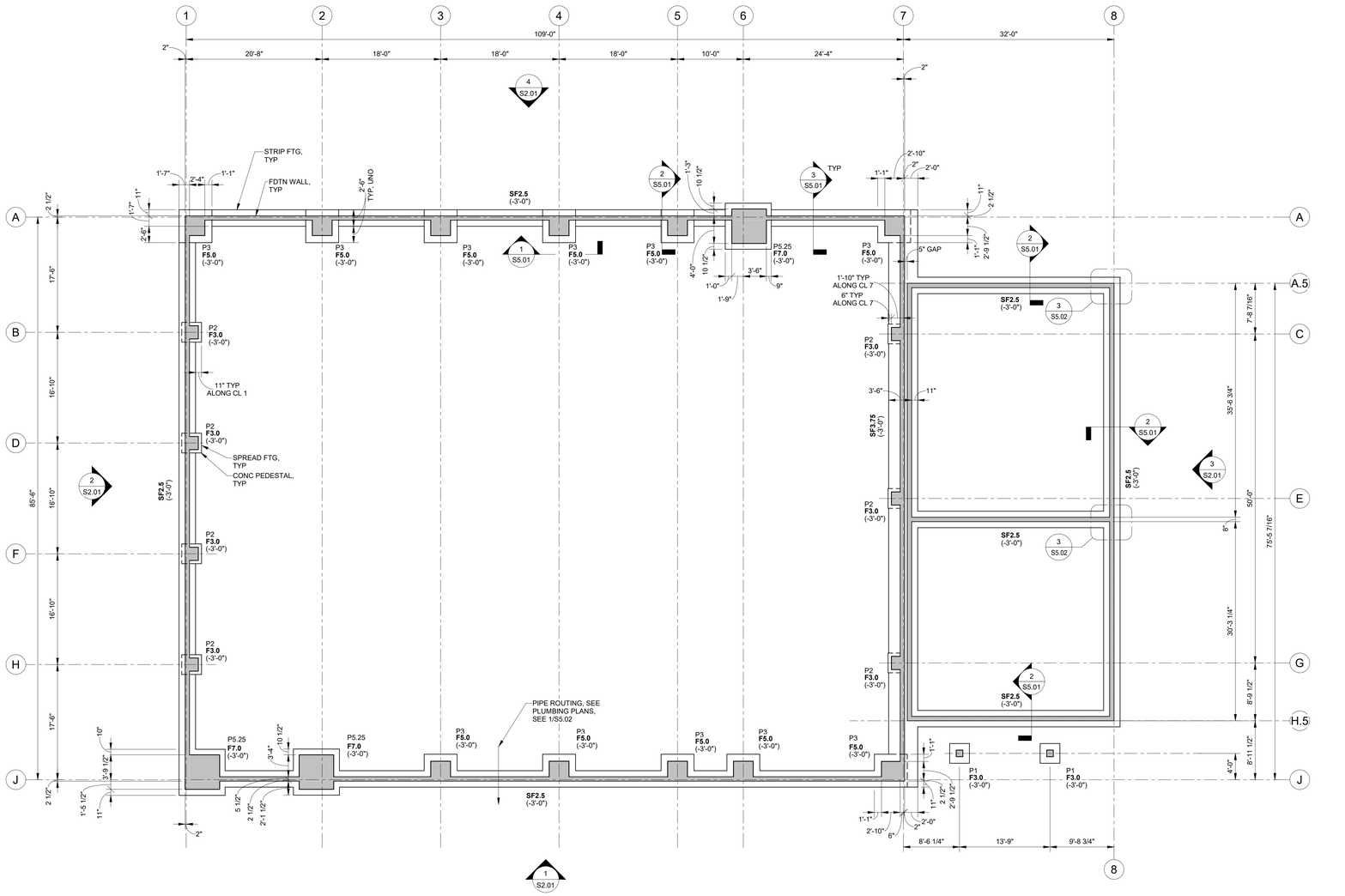
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NOTES:

1. COMPLY WITH SPECIFICATIONS AND STRUCTURAL GENERAL NOTES. UNLESS OTHERWISE SPECIFIED, THE FOLLOWING NOTES RELATING TO THE FOUNDATION PLAN SHALL GOVERN.
2. REFER TO PLUMBING, MECHANICAL, FIRE PROTECTION, CIVIL, AND ELECTRICAL PLANS FOR LOCATIONS AND SIZES OF OPENING THROUGH CIP CONCRETE, CMU WALLS AND ALL NECESSARY EMBEDDED ITEMS AS REQUIRED.
3. WALL CONSTRUCTION JOINTS SHALL BE LOCATED AT CONTROL JOINT LOCATIONS. SEE DETAILS ON S501.
4. ELEVATION 100'-0" (ARCHITECTURAL DATUM) = 4232.00'.
5. COLUMNS AND FOUNDATIONS SHALL BE CENTERED ON COLUMN GRID LINES (EG. COLUMNS, WALLS, ETC.) UNLESS NOTED OTHERWISE.
6. REFER TO PLUMBING, MECHANICAL, FIRE PROTECTION, CIVIL, ELECTRICAL PLANS AND STRUCTURAL DETAILS FOR LOCATIONS AND SIZES OF OPENINGS THROUGH CIP CONCRETE AND ALL REQUIRED EMBEDDED ITEMS.
7. WHERE SHOWN, BUT NOT SPECIFICALLY NOTED, PROVIDE STANDARD ACI-90 DEGREE OR 180 DEGREE HOOKS, AS APPLICABLE, TO REBAR.
8. PROVIDE CLASS B LAPS FOR ALL REBAR SPLICES RELATING TO FOUNDATION WORK UNLESS NOTED OTHERWISE. SEE LAP SPLICE SCHEDULE.
9. REFER TO CIVIL PLANS FOR PROPERTY LINES.
10. REFER TO CIVIL PLANS FOR SLAB-ON-GRADE TYPICAL DETAILS FOR SLAB-ON-GRADE OUTSIDE OF THE BUILDING FOOTPRINT. REFER TO CIVIL PLANS FOR SLAB-ON-GRADE ELEVATIONS AND GRADES.
11. CONTRACTOR SHALL AVOID CONFLICT WITH FOUNDATIONS OF NEARBY EXISTING AND PROPOSED STRUCTURES AND BURIED UTILITIES.
12. POSITIVE DRAINAGE SHALL BE PROVIDED AROUND THE PERIMETER OF THE PARKING STRUCTURE TO MINIMIZE MOISTURE INFILTRATION INTO THE FOUNDATION SOILS.

LEGEND:

1. (XXX'-X") — NUMBER IN PARENTHESIS DENOTES TOP OF FOOTING. TOF = 97'-0" UNO.
2. CAST-IN-PLACE CONCRETE PEDESTAL
3. CAST-IN-PLACE CONCRETE FOUNDATION WALL
4. DENOTES DRAINAGE SLOPE DIRECTIONS
5. DENOTES FOUNDATION STEP
7. **F3.0** — DENOTES CONCRETE SPREAD FOOTING, TYPE F3.0, REFER TO DETAIL 1/S5.01
8. **P1** — DENOTES CONCRETE PEDESTAL, TYPE 1, REFER TO DETAIL 5/S5.01
9. **SF1** — DENOTES STRIP FOOTING, TYPE SF1, REFER TO DETAIL 2/S5.01



1 S1.10 FOUNDATION PLAN
SCALE: 1/8" = 1'-0"

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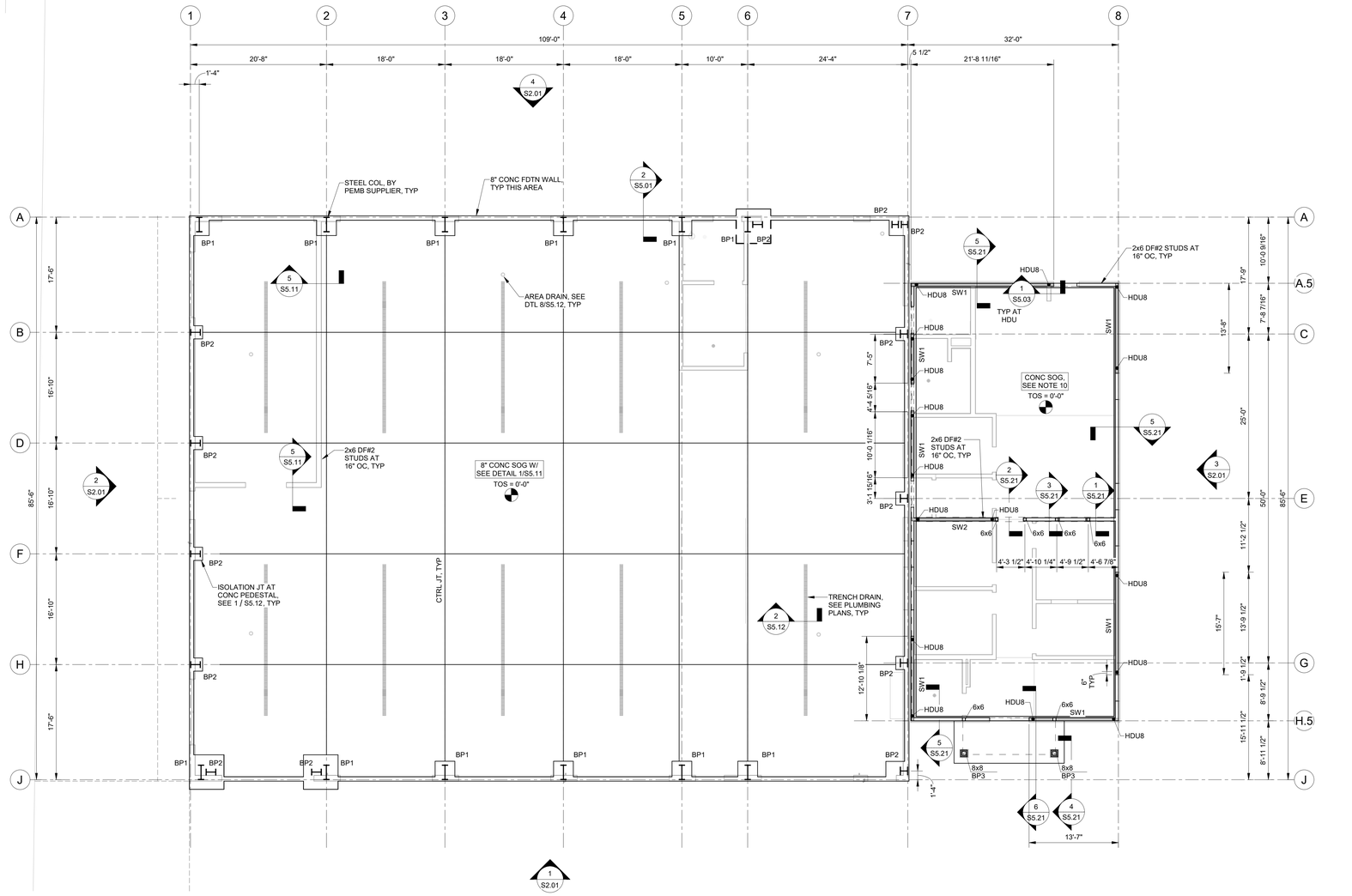
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FOUNDATION PLAN

Date: Issue Date

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S1.10



1 S1.11 SLAB-ON-GRADE PLAN

SCALE: 1/8" = 1'-0"

NOTES:

1. COMPLY WITH SPECIFICATIONS AND THE GENERAL NOTES ON SHEET S1.01 AND S1.02. UNLESS NOTED OTHERWISE, THE FOLLOWING NOTES RELATING TO THIS SHEET SHALL GOVERN.
2. ELEVATIONS NOTED THUS (XXX.XX') ARE TOP OF CONCRETE SLAB ON GRADE, TYPICAL. ELEVATIONS ARE INTENDED TO BE APPLIED AT FACE OF COLUMN OR WALL AT GRID LINES, UNLESS NOTED OTHERWISE, AND THE NOTED SLAB-ON-GRADE ELEVATION DOES NOT INCLUDE WASH OR CURB. USE LINEAR INTERPOLATION BETWEEN NOTED ELEVATIONS.
3. BOLLARDS NOT SHOWN ON STRUCTURAL PLANS. SEE ARCHITECTURAL AND STRIPING PLANS FOR BOLLARDS REQUIRED AROUND THE PERIMETER, NEAR THE ENTRY/EXIT LANES AND OTHER LOCATIONS WITHIN THE BUILDING. REFER TO SHEET S511 FOR BOLLARD ATTACHEMENT DETAILS.
4. CONSTRUCTION PROCEDURE FOR THE SLAB-ON-GRADE SHALL BE BASED ON LINE STRIP CONSTRUCTION METHOD. SLAB SHALL BE PLACED WITH CONSTRUCTION JOINTS AS SHOWN. ANY DEVIATIONS SHALL BE SUBJECT TO ENGINEERS APPROVAL. ALL CONTROL JOINTS SHALL BE SAWED IN ACCORDANCE WITH THE SPECIFIC LOCATIONS SHOWN.
5. CONCRETE CURBS AND RAISED ISLANDS ARE NOT SHOWN ON SLAB-ON-GRADE PLANS FOR CLARITY. REFER TO STRIPING AND SIGNING PLANS FOR LOCATIONS.
6. REFER TO PLUMBING PLANS FOR EXACT LOCATION OF FLOOR DRAINS.
7. CONTRACTOR SHALL NOTIFY ENGINEER IF DISCREPANCIES IN DRAINAGE INTENT ARE NOTICED.
8. REFER TO CIVIL, PLUMBING, MECHANICAL, FIRE PROTECTION, AND ELECTRICAL PLANS FOR LOCATIONS AND SIZES OF OPENINGS THROUGH CIP CONCRETE AND ALL NECESSARY EMBEDDED ITEMS AS REQUIRED.
9. REFER TO ARCH PLANS FOR FLOOR FLATNESS REQUIREMENTS IN CONDITIONED ROOMS.
10. 4" SLAB-ON-GRADE WITH 6x6 W2.9xW2.9 WWF OVER VAPOR BARRIER OVER STRUCTURAL FILL PER GEOTECHNICAL REPORT.
11. SEE SHEET S1.04 FOR ABBREVIATIONS AND SCHEDULES.

SHEARWALL NOTES:

1. ORIENTED STRAND BOARD (OSB) PANEL PER GSN MAY BE USED IN LIEU OF PLYWOOD. USE SAME THICKNESS AND NAILING AS NOTED FOR PLYWOOD PANELS. PANELS SHALL HAVE CURRENT I.C.C. APPROVAL.
2. SHEAR WALL OR SHEAR PANEL SHALL BE 2x AT 16" O.C. MAXIMUM.
3. DRAFTSTOPS OCCUR AT PARTY WALLS OF EVERY UNIT. MATERIAL SHALL BE 3/8" PLYWOOD OR DRYWALL AS PER SHEAR WALL SCHEDULE. FURR DOWNS SHALL BE DRAFTSTOPPED. ALL PENETRATIONS SHALL BE AS PER I.B.C.
4. SHEAR WALL SHEATHING SHALL BE CONTINUOUS TO BASE PLATE AT TUB LOCATIONS AND TO TOP PLATES AT FURRED DOWN CEILINGS.
5. PROVIDE DOUBLE BOTTOM PLATE, STAGGERED EDGE NAILING, AND SPLICE NAILING AT ALL TOP AND BOTTOM PLATES IN WALLS AND SHEAR PANELS WHERE 2- 2x BOTTOM PLATE IS REQUIRED.
6. SHEAR PANELS MAY BE SHEATHED ON THE EXTERIOR OR INTERIOR FACE OF EXTERIOR STUDS OR EITHER FACE OF INTERIOR STUDS AS REQUIRED FOR CONSTRUCTION EASE. COORDINATE WITH OTHER TRADES AS REQUIRED.
7. EDGE NAILING APPLIES TO ALL EDGES AND BOUNDARIES, FIELD NAILING APPLIES TO ALL INTERMEDIATE NAILING.
8. WHERE PANELS ARE APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6 INCHES O.C. ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3 INCH NOMINAL OR THICKER AND NAILS ON EACH SIDE SHALL BE STAGGERED.
9. ANY SHEAR WALL MAY BE REPLACED WITH A SHEAR WALL HAVING A HIGHER ALLOWABLE SHEAR.
10. PROVIDE THE SAME THICKNESS PLYWOOD STRIPS FOR THE ENTIRE LENGTH OF WALL, ABOVE AND BELOW OPENINGS, FOR FLUSH FINISH.
11. PANEL SHEATHING SHALL NOT BE LESS THAN 4'x8', EXCEPT AT BOUNDARIES AND CHANGES IN FRAMING. ALL EDGES OF PANELS SHALL BE SUPPORTED BY AND FASTENED TO FRAMING MEMBERS OR BLOCKING. LOCATE NAILS A MINIMUM OF 3/8" FROM PANEL EDGES.
12. WHERE TIMBERSTRAND BLOCKING OCCURS, USE LSL 1 1/4" WIDE MEMBERS TYPICAL. WHERE BOTTOM PLATE CONNECTION SPACING IS 3" OR LESS, USE 1 3/4" WIDE MEMBERS MINIMUM.

LEGEND:

1. (XXX'-XX") DENOTES TOP OF SLAB ELEVATION (XXX'-XX"), SEE NOTE 1
2. CAST-IN-PLACE CONCRETE COLUMN
3. CAST-IN-PLACE CONCRETE WALL
4. FLOOR DRAIN, REFER TO MEP AND ARCH, REINF PER DETAIL 8/S5.12
5. DENOTES DRAINAGE SLOPE DIRECTIONS
6. BP1 DENOTES BASE PLATE, TYPE BP1. REFER TO DETAIL 1/S5.04
7. SW1 DENOTES SHEAR WALL, TYPE SW1.

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SLAB-ON-GRADE PLAN

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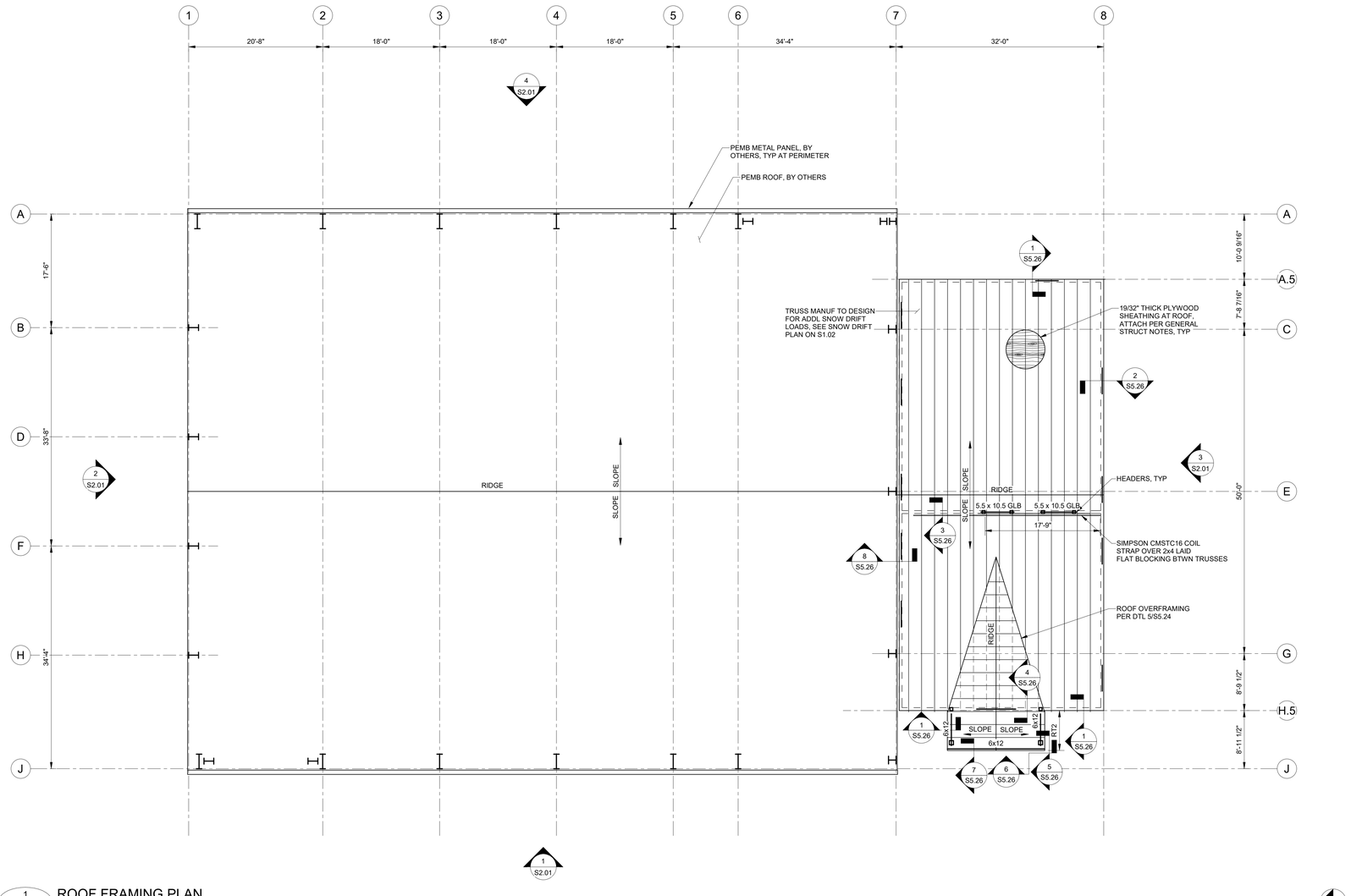
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NOTES:

1. STRUCTURAL REFERENCE ELEVATIONS ( ) = 0'-0" WHICH IS THE TOP OF FINISHED SLAB ELEVATION FOR LEVEL 1. VERIFY WITH CIVIL DRAWINGS. ALL ELEVATIONS NOTED ON PLANS ARE WITH RESPECT TO REFERENCE DATUM ELEVATIONS INFORMATION UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE SITE AND LOCAL CONDITIONS.
2. THE ARCHITECT FURNISHES ALL ELEVATIONS AND DIMENSIONS. RESOLVE ANY DISCREPANCY WITH ARCHITECT. NOTIFY EOR THROUGH ARCHITECT OF ANY VARIATIONS FROM DIMENSIONS AND CONDITIONS SHOWN BY THIS DRAWING.
3. ALL OPENINGS THROUGH FLOORS, WALLS OR ROOFS ARE NOT SHOWN ON PLANS. COORDINATE ALL OPENING LOCATIONS WITH ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS. COORDINATE ADDITIONAL FRAMING REQUIREMENTS OR REINFORCING WITH TYPICAL DETAILS.
4. SEE SHEET S1.01 THRU S1.03 FOR GENERAL STRUCTURAL NOTES AND SPECIAL INSPECTION REQUIREMENTS.
5. SEE SHEET S1.04 FOR ABBREVIATIONS AND SCHEDULES.
6. REFER TO SHEETS S_ THRU S_ FOR TYPICAL DETAILS. TYPICAL DETAILS APPLY TO SITUATIONS OCCURING ON THE PROJECT THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY REFERENCED. TYPICAL DETAILS ARE NOT NOTED AT EACH LOCATION WHICH THEY ARE APPLICABLE.
7. SEE SHEET S1.04 FOR TYPICAL HEADER SCHEDULE. CONTRACTOR SHALL COORDINATE WITH OTHER TRADES FOR EXACT SIZE AND LOCATION REQUIREMENTS.

LEGEND:

1. DENOTES ROOF SLOPE



1 S1.20 ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"

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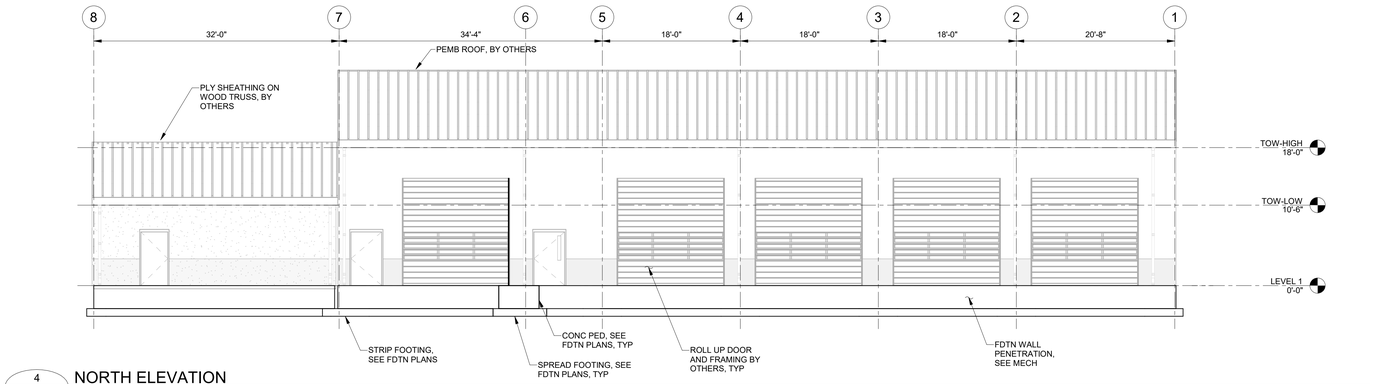
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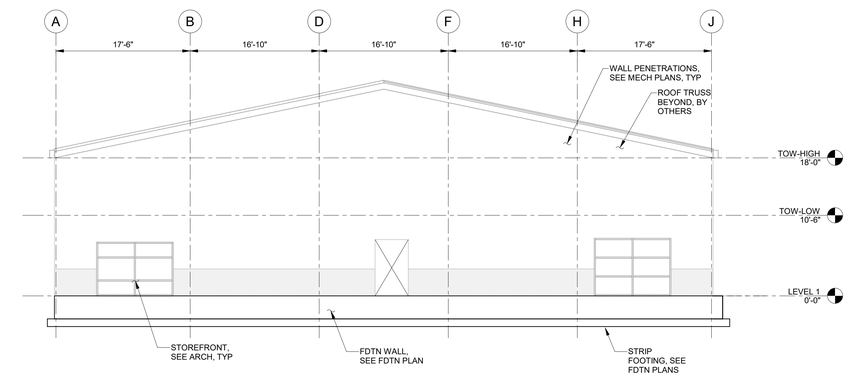
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ROOF FRAMING PLAN

Date: Issue Date
Sheet No:
S1.20



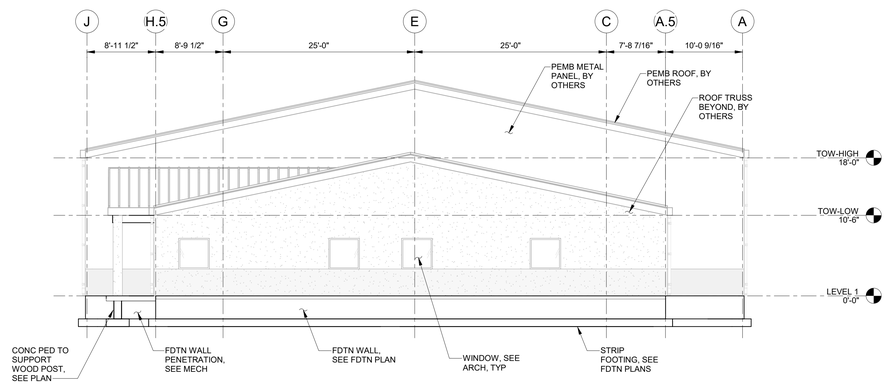
4 S2.01 NORTH ELEVATION

SCALE: 1/8" = 1'-0"



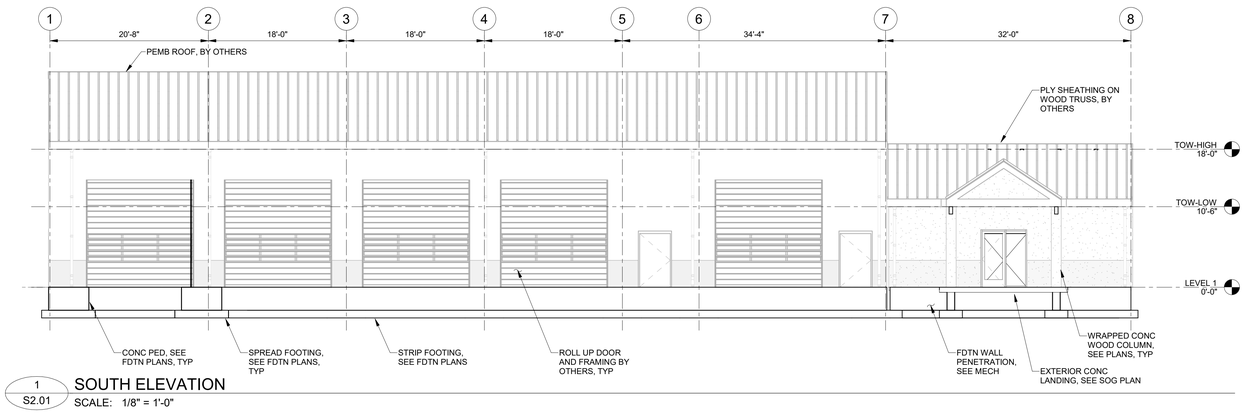
2 S2.01 WEST ELEVATION

SCALE: 1/8" = 1'-0"



3 S2.01 EAST ELEVATION

SCALE: 1/8" = 1'-0"



1 S2.01 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

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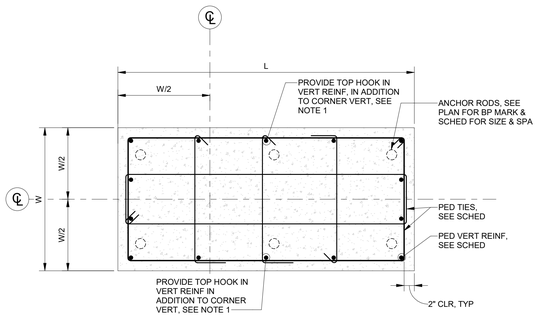
ELEVATIONS

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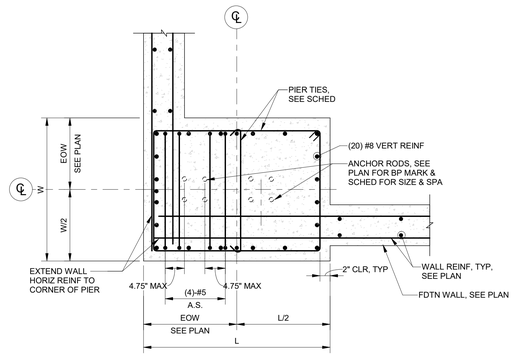
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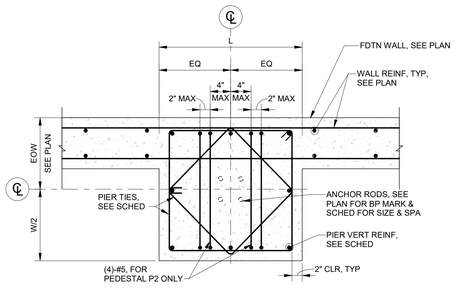
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ELONGATED PEDESTAL AT BRACED FRAME GUSSET CONNECTIONS



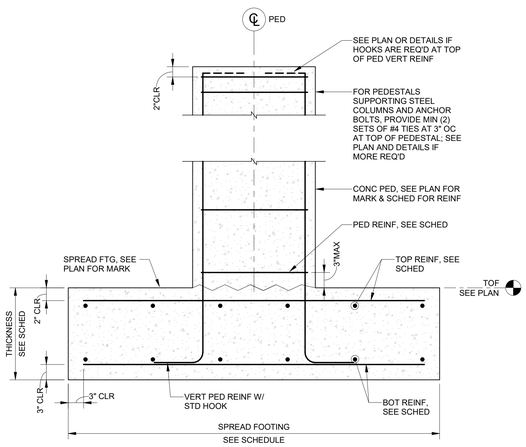
PEDESTAL P5.25



PEDESTAL P2 AND P3

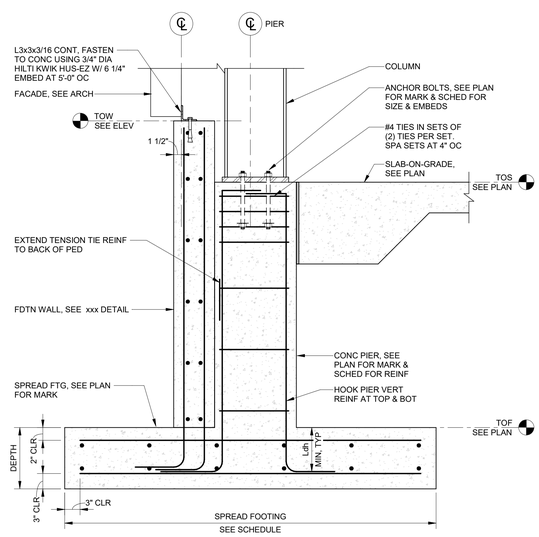
6 S5.01 CONCRETE PEDESTAL DETAILS

SCALE: 1" = 1'-0"



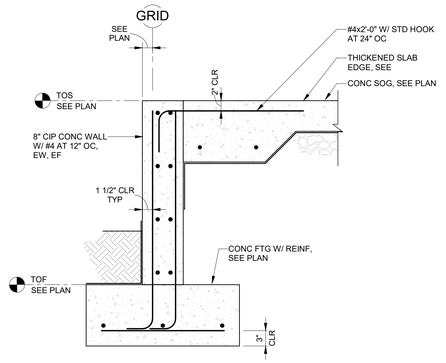
1 S5.01 CONCRETE PEDESTAL ON SPREAD FOOTING

SCALE: 1" = 1'-0"



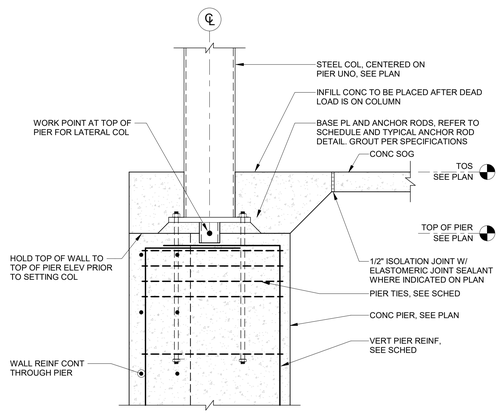
2 S5.01 SECTION THROUGH FOUNDATION AT FRAME COLUMN

SCALE: 1" = 1'-0"



3 S5.01 FOUNDATION WALL DETAIL AT DOOR OPENING

SCALE: 1" = 1'-0"



5 S5.01 WALL DETAIL AT COLUMN ON PIER WITH STEM WALL

SCALE: 1" = 1'-0"

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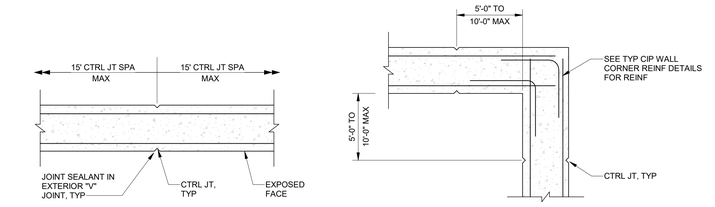
FOUNDATION DETAILS

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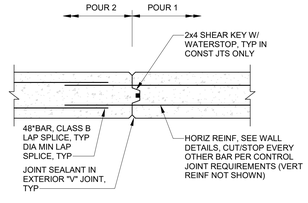
WALL LENGTH PLAN

WALL CORNER PLAN

NOTES:
1. ADDITIONAL CONTROL JOINTS MUST BE PROVIDED AT EACH FOOTING STEP.
2. WALL CONSTRUCTION JOINTS MUST BE LOCATED AT CONTROL JOINT LOCATIONS.
3. CUT EVERY OTHER HORIZONTAL BAR AT CONTROL JOINT LOCATIONS EXCEPT TOP AND BOTTOM BARS. PROVIDE A "V" JOINT ON ONE SIDE OF THE WALL (NON-FORMLINER SIDE) AT EACH CONTROL JOINT LOCATION.

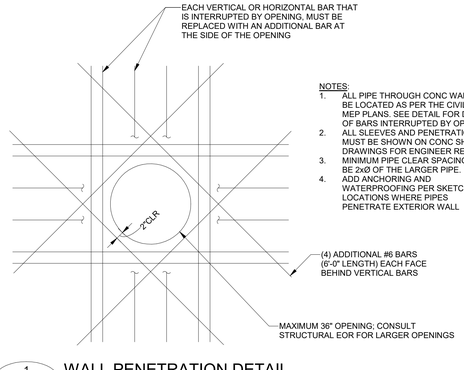
4 S5.02 TYPICAL WALL CONTROL JOINT DETAIL

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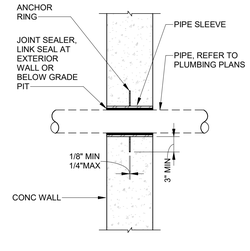


5 S5.02 TYPICAL WALL CONSTRUCTION JOINT DETAIL

NTS



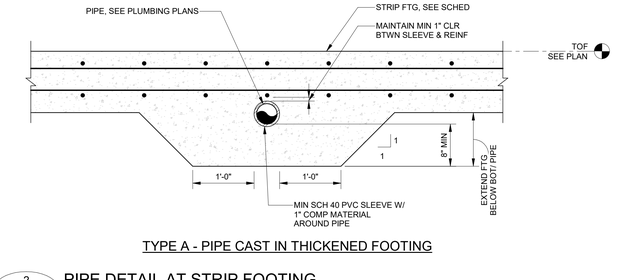
NOTES:
1. ALL PIPE THROUGH CONC WALL MUST BE LOCATED AS PER THE CIVIL OR MEP PLANS. SEE DETAIL FOR DETAILS OF BARS INTERRUPTED BY OPENING.
2. ALL SLEEVES AND PENETRATIONS MUST BE SHOWN ON CONC SHOP DRAWINGS FOR ENGINEER REVIEW.
3. MINIMUM PIPE CLEAR SPACING MUST BE 2xØ OF THE LARGER PIPE.
4. ADD ANCHORING AND WATERPROOFING PER SKETCH AT LOCATIONS WHERE PIPES PENETRATE EXTERIOR WALL



ANCHOR RING

1 S5.02 WALL PENETRATION DETAIL

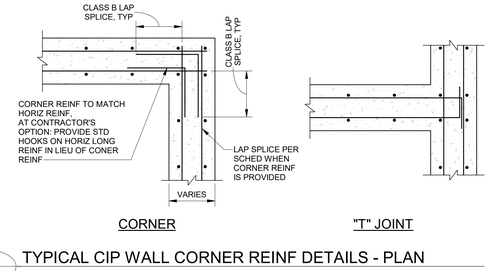
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TYPE A - PIPE CAST IN THICKENED FOOTING

2 S5.02 PIPE DETAIL AT STRIP FOOTING

NTS



CORNER "T" JOINT

3 S5.02 TYPICAL CIP WALL CORNER REINF DETAILS - PLAN

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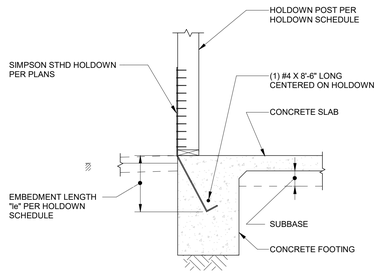
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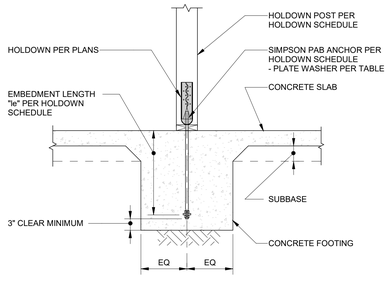
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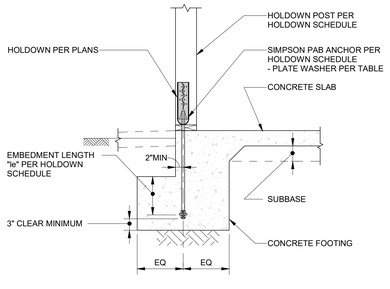


3 S5.03 TYPICAL DETAIL - STHD HOLDOWN ANCHOR AT CONCRETE FOOTING

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ANCHOR AT INTERIOR CONCRETE FOOTING



ANCHOR AT EXTERIOR CONCRETE FOOTING

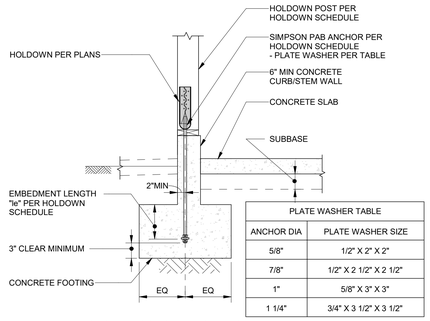
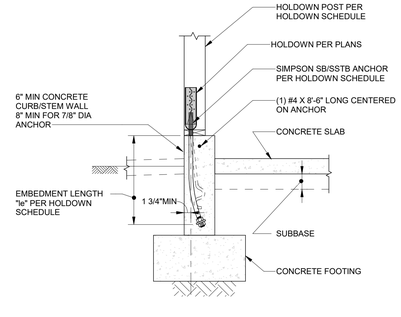


PLATE WASHER TABLE	
ANCHOR DIA	PLATE WASHER SIZE
5/8"	1/2" X 2" X 2"
7/8"	1/2" X 2 1/2" X 2 1/2"
1"	5/8" X 3" X 3"
1 1/4"	3/4" X 3 1/2" X 3 1/2"

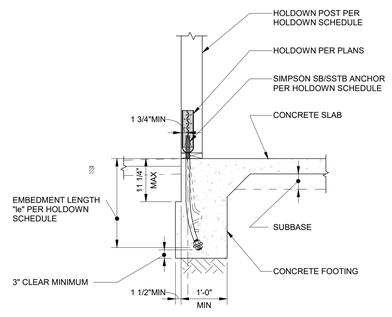
ANCHOR AT CONCRETE CURB/STEM WALL

1 S5.03 TYPICAL DETAIL - PAB HOLDOWN ANCHOR AT CONCRETE FOOTING

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ANCHOR AT STEM WALL



ANCHOR AT CONCRETE FOOTING

2 S5.03 TYPICAL DETAIL - SB AND SSTB HOLDOWN ANCHOR

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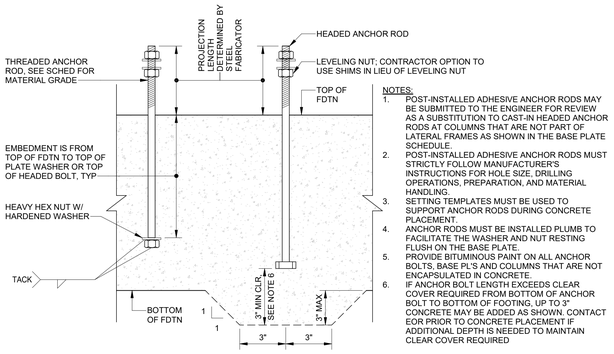
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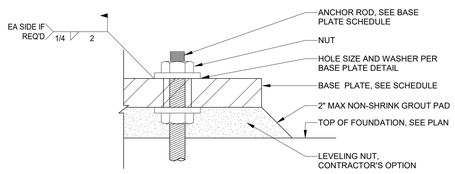
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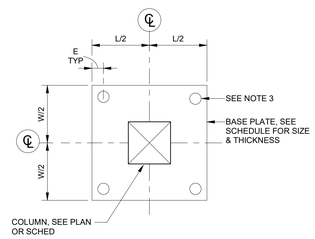


NOTES:
1. POST-INSTALLED ADHESIVE ANCHOR RODS MAY BE SUBMITTED TO THE ENGINEER FOR REVIEW AS A SUBSTITUTION TO CAST-IN HEADED ANCHOR RODS AT COLUMNS THAT ARE NOT PART OF LATERAL FRAMES AS SHOWN IN THE BASE PLATE SCHEDULE.
2. POST-INSTALLED ADHESIVE ANCHOR RODS MUST STRICTLY FOLLOW MANUFACTURER'S INSTRUCTIONS FOR HOLE SIZE, DRILLING OPERATIONS, PREPARATION, AND MATERIAL HANDLING.
3. SETTING TEMPLATES MUST BE USED TO SUPPORT ANCHOR RODS DURING CONCRETE PLACEMENT.
4. ANCHOR RODS MUST BE INSTALLED PLUMB TO FACILITATE THE WASHER AND NUT RESTING FLUSH ON THE BASE PLATE.
5. PROVIDE BITUMINOUS PAINT ON ALL ANCHOR BOLTS, BASE PL'S AND COLUMNS THAT ARE NOT ENCAPSULATED IN CONCRETE.
6. IF ANCHOR BOLT LENGTH EXCEEDS CLEAR COVER REQUIRED FROM BOTTOM OF ANCHOR BOLT TO BOTTOM OF FOOTING, UP TO 3" CONCRETE MAY BE ADDED AS SHOWN. CONTACT EOR PRIOR TO CONCRETE PLACEMENT IF ADDITIONAL DEPTH IS NEEDED TO MAINTAIN CLEAR COVER REQUIRED

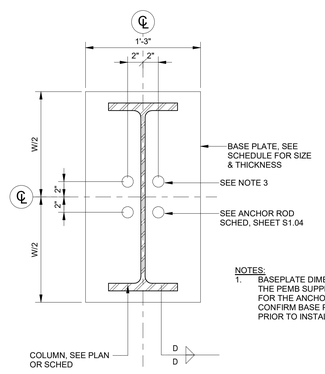
2 S5.04 TYPICAL ANCHOR ROD DETAIL
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3 S5.04 TYPICAL BASE PLATE SECTION
NTS



WOOD COLUMN



WIDE FLANGE COLUMN

NOTES:
1. BASEPLATE DIMENSIONS AND EDGE DISTANCES WERE PROVIDED BY THE PEMB SUPPLIER AND ARE NOTED AS THE THE BASIS OF DESIGN FOR THE ANCHOR SIZE AND EMBEDMENT DEPTH, CONTRACTOR TO CONFIRM BASE PLATE SIZE AND LAYOUT WITH THE PEMB SUPPLIER PRIOR TO INSTALLING ANCHORS.

AISC RECOMMENDED SIZES FOR ANCHOR-ROD HOLES IN BASE PLATES			
ANCHOR ROD DIAMETER	MAXIMUM HOLE DIAMETER, [1]	MINIMUM WASHER SIZE, [2,3]	MINIMUM WASHER THICKNESS
3/4"	1 5/16"	2"	1/4"
7/8"	1 9/16"	2 1/2"	5/16"
1"	1 13/16"	3"	3/8"
1 1/4"	2 1/16"	3"	1/2"
1 1/2"	2 5/16"	3 1/2"	1/2"
1 3/4"	2 3/4"	4"	5/8"
2"	3 1/4"	5"	3/4"
2 1/2"	3 3/4"	5 1/2"	7/8"

NOTES:
1. CIRCULAR OR SQUARE WASHERS MEETING THE WASHER SIZE ARE ACCEPTABLE.
2. IF PLATE WASHER CONFLICTS WITH COLUMN, CONTRACTOR MUST NOTIFY STRUCTURAL EOR PRIOR TO STEEL FABRICATION.
3. FOR BASE PLATES AT GRAVITY COLUMNS, WHEN BASE PLATES ARE LESS THAN 1 1/4" THICK, 1 1/16" DIA HOLES MAY BE USED FOR 3/4" DIA ANCHOR RODS WITH STANDARD WASHERS IN PLACE OF FABRICATED PLATE WASHERS.

1 S5.04 TYPICAL BASE PLATE DETAILS
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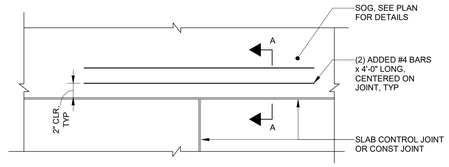
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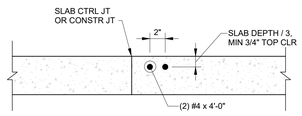
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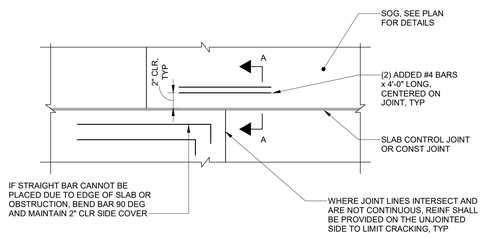


DISCONTINUOUS JOINT



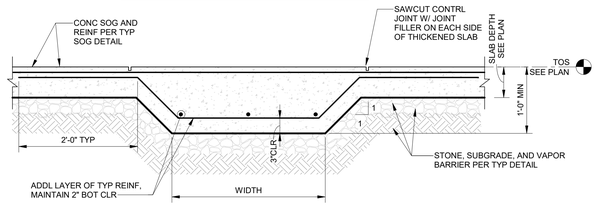
SECTION A - A

RE-ENTRANT CORNER



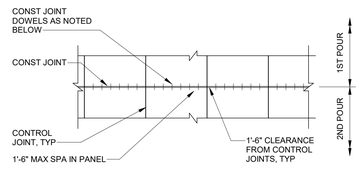
OFFSET JOINT

SUPPORTED ELEMENT	WIDTH
EQUIPMENT	8" BEYOND EQUIP FOOTPRINT
INTERIOR NON-LOAD BEARING WOOD WALL	2'-0" CENTERED ON WALL



5 S5.11 THICKENED SLAB-ON-GRADE DETAIL
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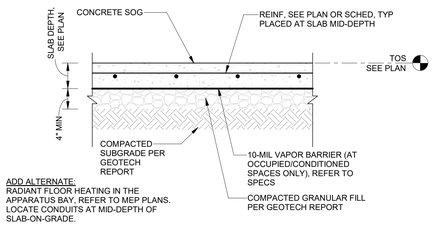
6 S5.11 ADDED REINF AT CONTROL JOINT OFFSETS AND RE-ENTRANT CORNERS
NTS



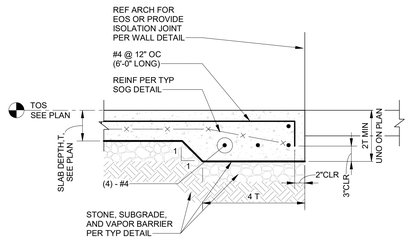
PLAN SECTION

DEPTH	REINFORCEMENT	TOP CLR	ALLOW . UNIFORM LOAD
4"	6x6-W2.1xW2.1 WWF	2"	100 PSF
8"	#4 AT 12" OC EW	2 1/2"	250 PCF

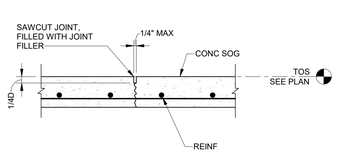
*BASED ON SUBGRADE MODULUS OF 200 PCI



1 S5.11 TYPICAL SLAB-ON-GRADE
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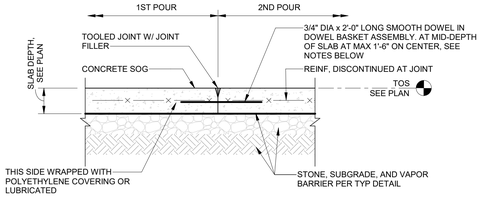


2 S5.11 TYPICAL SLAB-ON-GRADE EDGE
NTS



NOTES:
1. SAWCUT JOINT IMMEDIATELY AFTER INITIAL SET, BEFORE CONCRETE BEGINS TO COOL, AS SOON AS CONCRETE SURFACE IS FIRM ENOUGH TO NOT BE DAMAGED BY BLADE AND BEFORE RANDOM SHRINKAGE CRACKING OCCURS.

3 S5.11 TYPICAL SLAB-ON-GRADE JOINT - CTRL JT
NTS



NOTES:
1. PAINT FACE OF JOINT WITH BOND BREAKING COMPOUND PRIOR TO 2ND POUR.
2. DO NOT PLACE DOWELS WITHIN 1'-6" OF SLAB PANEL CORNERS TO ALLOW CONTROL JOINTS TO ACTIVATE. MAX SPACING OF 3'-0" ACROSS CONTROL JOINTS.

4 S5.11 TYPICAL CONSTRUCTION JOINT
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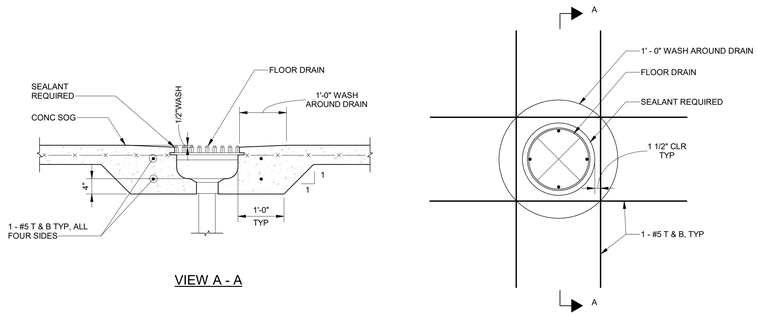
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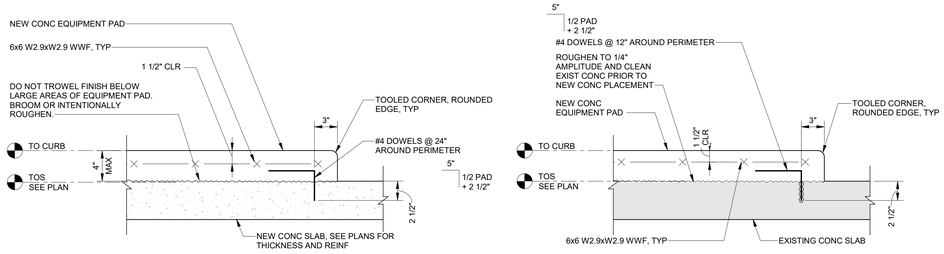
Sheet Title
SLAB-ON-GRADE DETAILS

Date: Issue Date
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S5.11



VIEW A - A

8 S5.12 FLOOR DRAIN DETAIL
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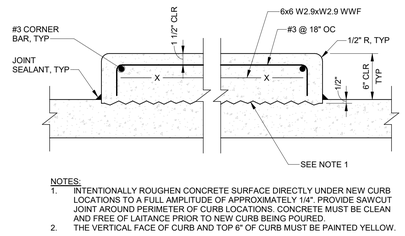


PAD ON NEW CONC SLAB

PAD ON EXISTING CONC SLAB

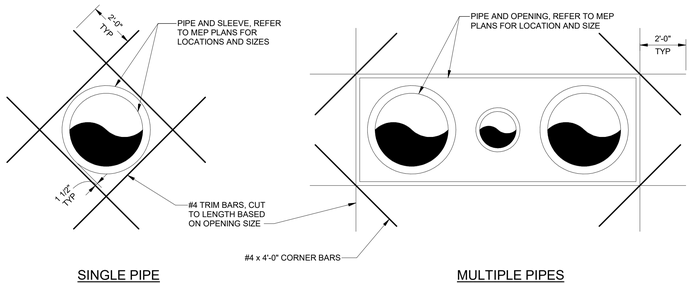
NOTES:
1. PADS ON SLAB-ON-GRADE MAY BE NORMAL-WT CONC. PADS ON ELEVATED SLABS MUST BE LIGHT-WT CONC UNLESS APPROVED BY ENGINEER.
2. PROVIDE BONDING AGENT ON CONC PRIOR TO NEW CONC PLACEMENT.
3. PAD EXTENTS MUST BE MIN 4" BEYOND FOOTPRINT OF SUPPORTED EQUIPMENT. EQUIPMENT SIZES MUST BE COORDINATED WITH MEP TRADES.
4. EQUIPMENT PROVIDER MUST BE RESPONSIBLE FOR DESIGNING AND SUPPLYING ANCHORS FOR EQUIPMENT ATTACHMENT.

6 S5.12 EQUIPMENT PAD DETAIL
NTS



NOTES:
1. INTENTIONALLY ROUGHEN CONCRETE SURFACE DIRECTLY UNDER NEW CURB LOCATIONS TO A FULL AMPLITUDE OF APPROXIMATELY 1/4". PROVIDE SAWCUT JOINT AROUND PERIMETER OF CURB LOCATIONS. CONCRETE MUST BE CLEAN AND FREE OF LAITANCE PRIOR TO NEW CURB BEING POURED.
2. THE VERTICAL FACE OF CURB AND TOP 6" OF CURB MUST BE PAINTED YELLOW.

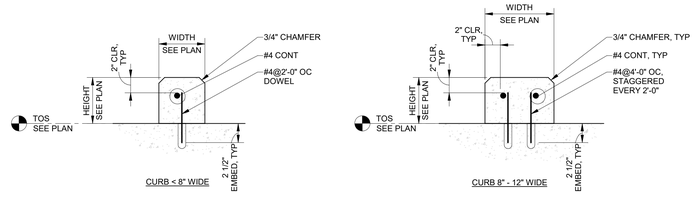
7 S5.12 SLAB EDGE/CURB REINFORCING
NTS



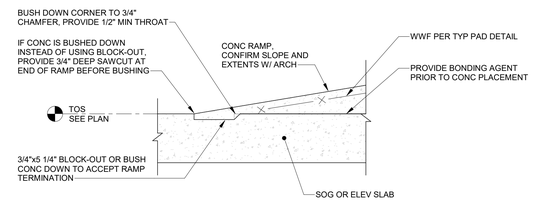
SINGLE PIPE MULTIPLE PIPES

NOTES:
1. FOR SINGLE PIPE OPENINGS, PLACE TRIM BARS AT 45-DEGREES TO PRIMARY SLAB REINF.
2. DO NOT POUR CONCRETE TIGHT TO PIPES, PROVIDE ISOLATION MATERIAL. ISOLATION NOT REQ'D WHERE SHRINKAGE COMPENSATING CONC IS USED.

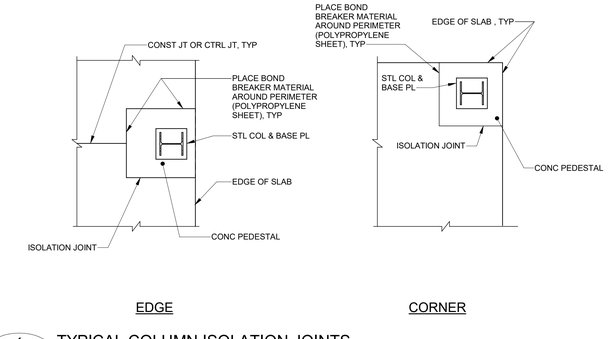
3 S5.12 SLAB-ON-GRADE OPENINGS
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4 S5.12 TYPICAL ISOLATED CURB DETAIL
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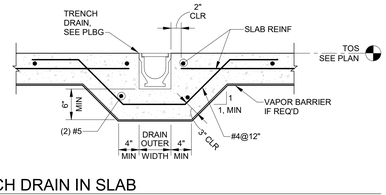


5 S5.12 TYPICAL CONCRETE RAMP DETAIL
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EDGE CORNER

1 S5.12 TYPICAL COLUMN ISOLATION JOINTS
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2 S5.12 TRENCH DRAIN IN SLAB
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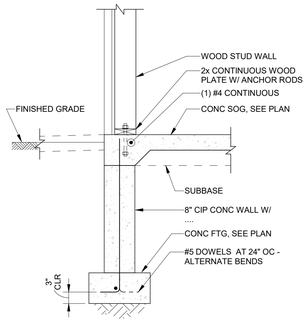
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REV	DATE	DESCRIPTION

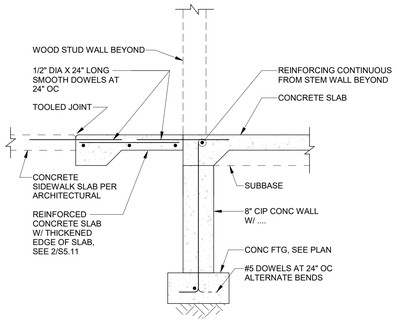
Sheet Title
SLAB-ON-GRADE DETAILS

Date: Issue Date
Sheet No:
S5.12

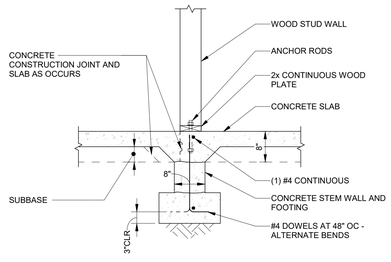
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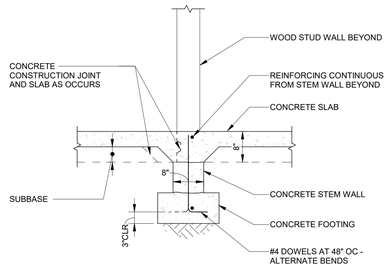
5 S5.21 EXTERIOR WOOD STUD WALL FOOTING
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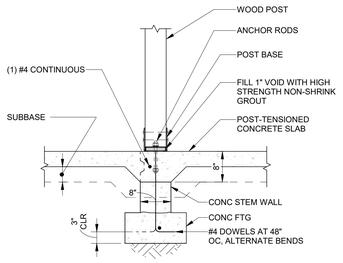
6 S5.21 EXTERIOR WOOD STUD WALL FOOTING AT WALL OPENING
NTS



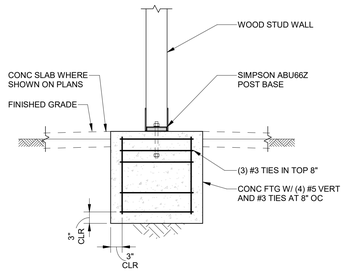
1 S5.21 INTERIOR WOOD STUD WALL FOOTING
NTS



2 S5.21 INTERIOR WOOD STUD WALL FOOTING AT WALL OPENING
NTS



3 S5.21 INTERIOR WOOD POST FOOTING
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4 S5.21 EXTERIOR WOOD POST ON PEDESTAL
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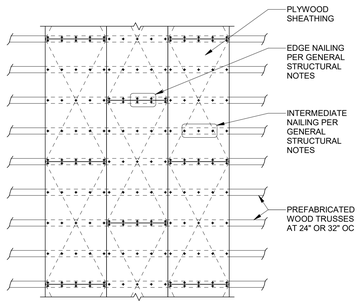
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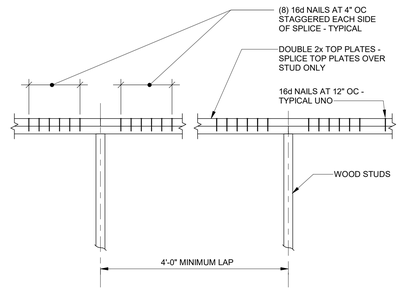
Sheet Title
WOOD DETAILS

Date: Issue Date
Sheet No:
S5.21

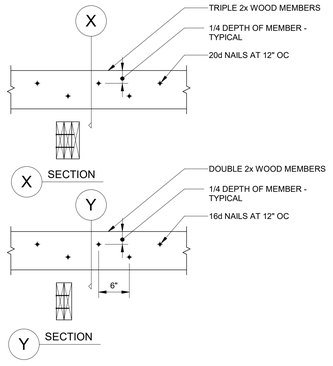
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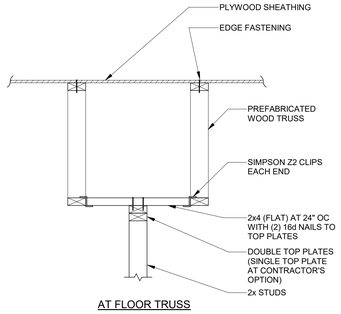
4 S5.22 TYPICAL DETAIL - ROOF PLYWOOD AT PREFABRICATED WOOD TRUSSES
NTS

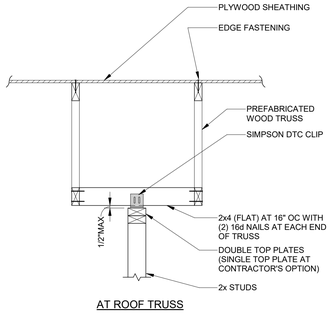


5 S5.22 TYPICAL DETAIL - DOUBLE TOP PLATE SPLICE
NTS

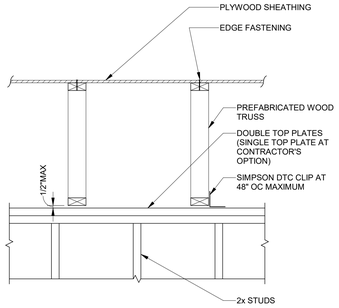


6 S5.22 TYPICAL DETAIL - BUILT-UP WOOD MEMBERS
NTS

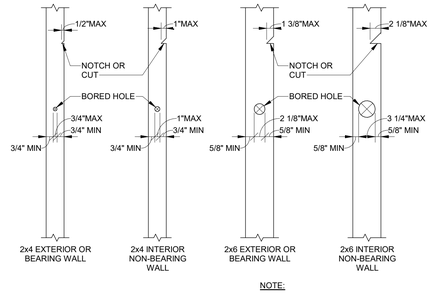




1 S5.22 TYPICAL DETAIL - NON-BEARING WALL AT WOOD TRUSS
NTS



2 S5.22 TYPICAL DETAIL - INTERIOR NON-BEARING STUD WALLS AT TRUSSES OR TJI'S
NTS



3 S5.22 TYPICAL DETAIL - TYPICAL ALLOWABLE HOLES AND NOTCHES IN WOOD STUDS
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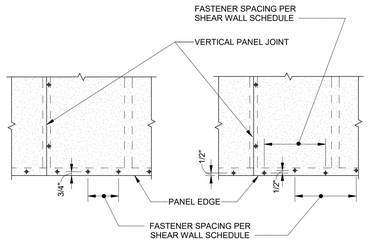
Project Status

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REV	DATE	DESCRIPTION

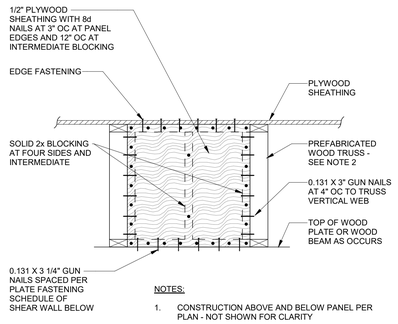
Sheet Title
WOOD DETAILS

Date: Issue Date
Sheet No:
S5.22

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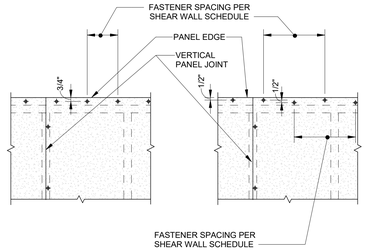


SINGLE ROW OF FASTENERS DOUBLE ROW OF FASTENERS



NOTES:

1. CONSTRUCTION ABOVE AND BELOW PANEL PER PLAN - NOT SHOWN FOR CLARITY
2. TRUSS MANUFACTURER SHALL PROVIDE VERTICAL WEB TO MATCH LOCATION OF SHEAR PANEL

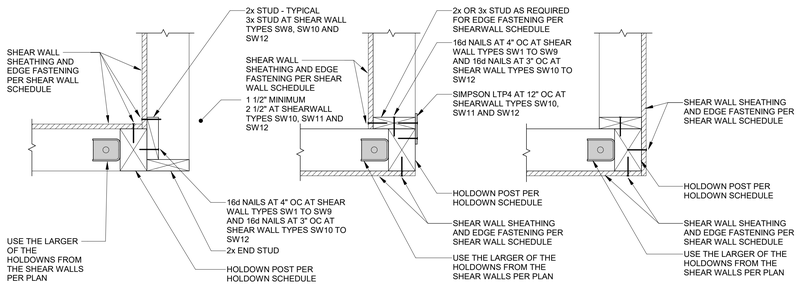


SINGLE ROW OF FASTENERS DOUBLE ROW OF FASTENERS

8 S5.23 TYPICAL DETAIL - SHEAR WALL PANEL ATTACHMENT AT SILL PLATE
NTS

9 S5.23 PLYWOOD SHEAR BLOCKING
NTS

10 S5.23 TYPICAL DETAIL - SHEAR WALL PANEL ATTACHMENT AT TOP PLATE
NTS

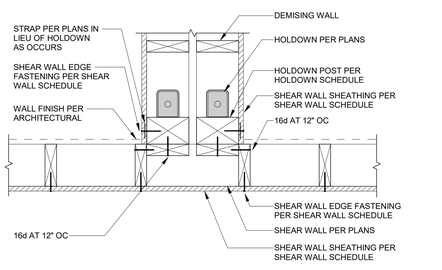


SHEATHING AT INSIDE FACE SHEATHING AT INSIDE/OUTSIDE FACE SHEATHING AT OUTSIDE FACE

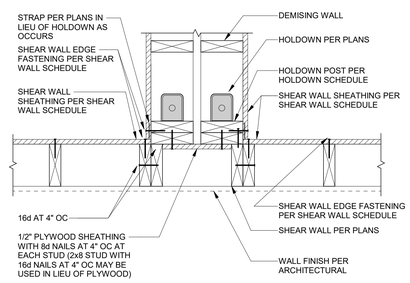
NOTE:

THIS DETAIL ONLY APPLIES WHEN SHEATHING IS PLACED ON ONE SIDE OF THE WALL ONLY

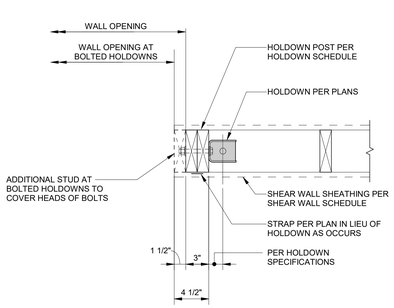
5 S5.23 TYPICAL DETAIL - PLAN VIEW - SHEARWALLS AND HOLDOWNS AT WALL CORNERS
NTS



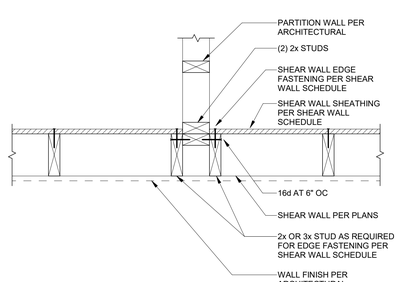
6 S5.23 TYPICAL DETAIL - PLAN VIEW - DEMISING WALL AT EXTERIOR WALL
NTS



7 S5.23 TYPICAL DETAIL - PLAN VIEW - CORRIDOR SHEAR WALL DEMISING WALL
NTS



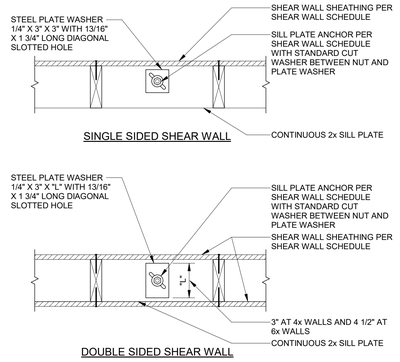
1 S5.23 TYPICAL DETAIL - PLAN VIEW - HOLDOWN AT OPENING
NTS



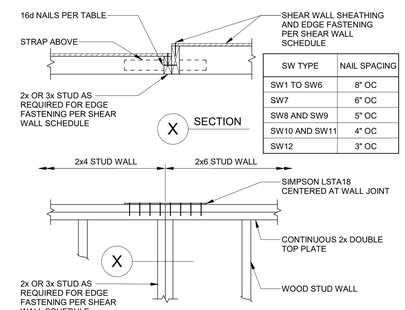
NOTE:

PLYWOOD MAY BE PLACED ON EXTERIOR FACE OR INTERIOR FACE OF SHEAR WALL

2 S5.23 TYPICAL DETAIL - PLAN VIEW - SHEAR WALL AT PARTITION WALL
NTS



3 S5.23 TYPICAL DETAIL - PLAN VIEW - PLATE WASHER AT SHEAR WALL SILL PLATE ANCHOR
NTS



SW TYPE	NAIL SPACING
SW1 TO SW6	8" OC
SW7	6" OC
SW8 AND SW9	5" OC
SW10 AND SW11	4" OC
SW12	3" OC

4 S5.23 TYPICAL DETAIL - SHEAR WALL AT TRANSITION OF 2x4 TO 2x6 WALL
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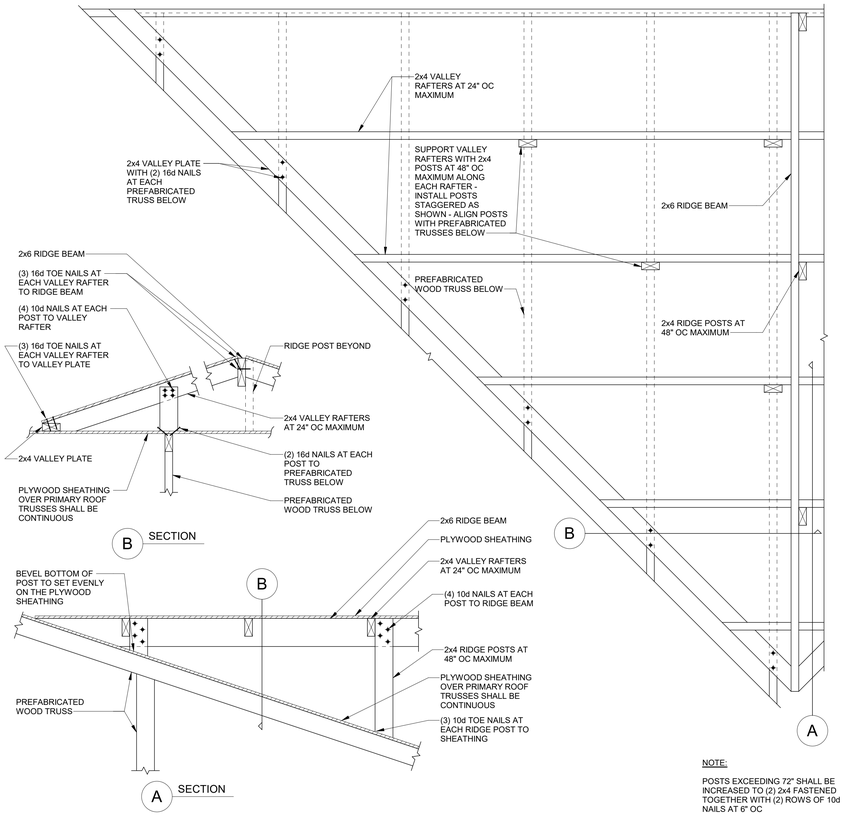
REVISIONS		
REV	DATE	DESCRIPTION

Sheet Title
WOOD DETAILS

Date: Issue Date

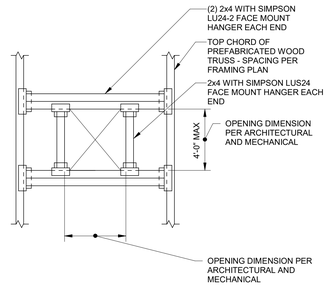
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5 S5.24 TYPICAL DETAIL - PLAN VIEW - TYPICAL OVER FRAMING AT PREFABRICATED WOOD TRUSSES

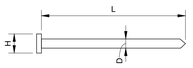
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6 S5.24 TYPICAL DETAIL - FRAMING AROUND SMALL ROOF OPENING

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NAIL DIMENSIONS



COMMON

L = LENGTH
D = DIAMETER
H = HEAD DIAMETER

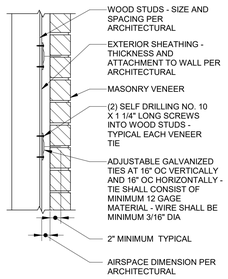
TYPE		PENNYWEIGHT						
		6d	7d	8d	10d	12d	16d	20d
COMMON	L	2"	2 1/4"	2 1/2"	3"	3 1/4"	3 1/2"	4"
	D	0.113"	0.113"	0.131"	0.148"	0.148"	0.162"	0.192"
	H	0.266"	0.266"	0.281"	0.312"	0.312"	0.344"	0.406"

NOTES:

1. WHERE PENNYWEIGHTS ARE SPECIFIED, NAIL DIMENSIONS SHALL MATCH OR EXCEED THIS SCHEDULE UNLESS NOTED OTHERWISE.
2. ALL ALTERNATES OR SUBSTITUTIONS MUST BE SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL.

1 S5.24 TYPICAL DETAIL - NAIL DIMENSIONS SCHEDULE

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2 S5.24 TYPICAL DETAIL - VENEER CONNECTION AT WOOD STUD WALL

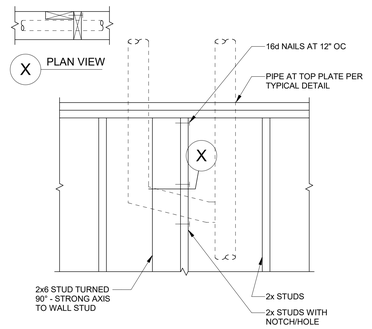
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FASTENING SCHEDULE U.N.O.

CONNECTED ELEMENTS	FASTENER SIZE AND PATTERN
JOIST TO ALL SILL OR GIRDER, TOE NAIL	(3) 8d
BRIDGING TO JOIST, TOE NAIL EACH END	(2) 8d
PLATE TO JOIST OR BLOCKING, FACE NAIL	16d AT 16" OC
TOP PLATE TO STUD, END NAIL	(2) 16d
STUD TO PLATE	(4) 8d, TOE NAIL OR (2) 16d, END NAIL
DOUBLED STUDS, FACE NAIL	16d AT 24" OC
DOUBLED TOP PLATES, FACE NAIL	16d AT 16" OC
TOP PLATE, LAPS AND INTERSECTIONS, FACE NAIL	(2) 16d
CONTINUOUS HEADER, TWO PIECES	16d AT 16" OC ALONG EACH EDGE
CEILING JOISTS TO PLATE, TOE NAIL	(3) 8d
CONTINUOUS HEADER TO STUDS, TOE NAIL	(4) 8d
CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	(3) 16d
CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	(3) 16d
RAFTER TO PLATE, TOE NAIL	(3) 8d
BUILT-UP CORNER STUDS	16d AT 24" OC

3 S5.24 TYPICAL WOOD FASTENING SCHEDULE

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4 S5.24 TYPICAL DETAIL - PIPE AT WOOD STUD WALL

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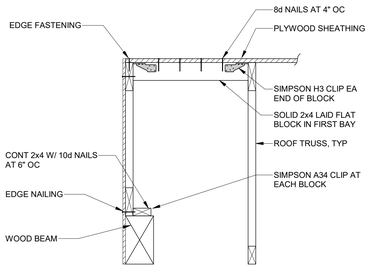
WOOD DETAILS

Date: Issue Date

Sheet No:

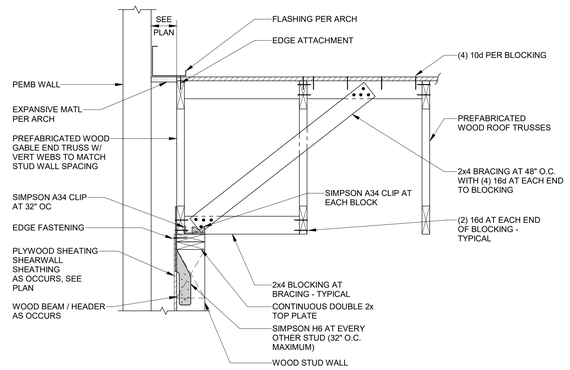
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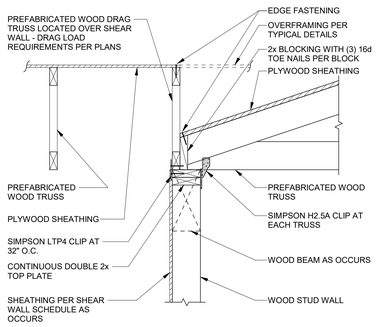
7 S5.26 WOOD TRUSS AT EXTERIOR WOOD STUD WALL

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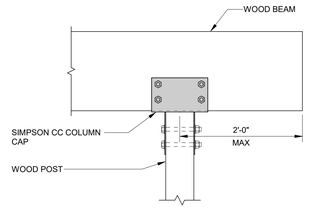
8 S5.26 WOOD TRUSS AT EXTERIOR WOOD STUD WALL

NTS



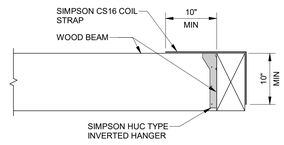
4 S5.26 WOOD TRUSS AT INTERIOR WOOD STUD WALL

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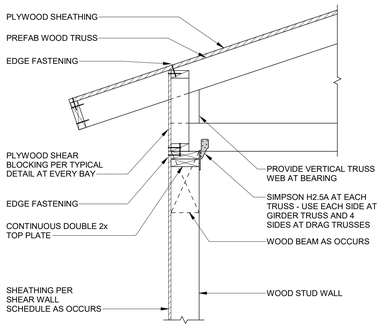
5 S5.26 WOOD BEAM TO WOOD POST CONNECTION

NTS

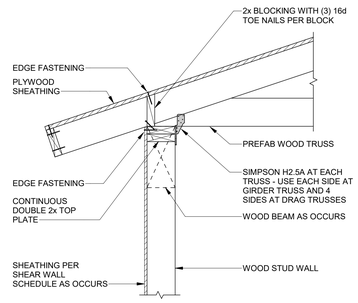


6 S5.26 INVERTED WOOD BEAM CONNECTION TO WOOD BEAM

NTS



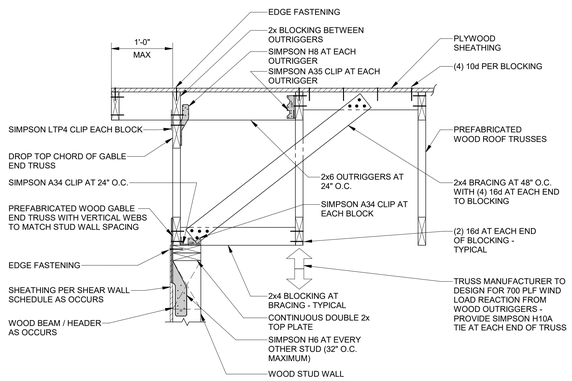
HIGH HEEL



LOW HEEL

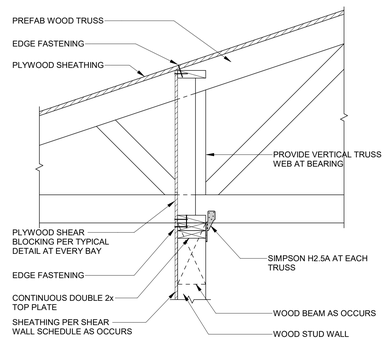
1 S5.26 WOOD TRUSS AT EXTERIOR WOOD STUD WALL

NTS



2 S5.26 WOOD TRUSS AT EXTERIOR WOOD STUD WALL

NTS



3 S5.26 WOOD TRUSS AT INTERIOR WOOD STUD WALL

NTS

BIM 360://WEST WENDOVER FIRE STATION/092767002 - WEST WENDOVER FS_STR_R21.rvt

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Consultant

Kimley»Horn

PLEASE RECYCLE

Project

WEST WENDOVER NEW FS #13

ANYWHERE BUT HERE

Job No: 092767002

Owner

CITY OF WEST WENDOVER

NOT FOR CONSTRUCTION

Project Status

REVISIONS		
REV	DATE	DESCRIPTION

Sheet Title

WOOD DETAILS

Date: Issue Date

Sheet No:

S5.26

GENERAL NEW NOTES:

1. PRIOR TO SUBMITTING BID, VISIT THE JOB SITE AND BECOME FULLY ACQUAINTED WITH THE EXISTING CONDITIONS OF THE PROJECT. REVIEW THE GENERAL NOTES, SPECIFICATIONS AND OTHER DRAWINGS FOR ADDITIONAL REQUIREMENTS WHICH MAY NOT BE SPECIFICALLY CALLED OUT IN THIS PORTION OF THE CONSTRUCTION DOCUMENTS. NOTIFY ARCHITECT, ENGINEER AND/OR OWNER OF CONFLICTS OR DISCREPANCIES PRIOR TO SUBMISSION OF BID.
2. REFER TO ARCHITECTURAL DRAWINGS FOR RELATED CONSTRUCTION DETAILS AS APPLICABLE TO THE HVAC SYSTEM. VERIFY CHASES AND PENETRATIONS SHOWN ON ARCHITECTURAL DRAWINGS THAT ARE INTENDED FOR DUCTWORK AND PIPING MEET REQUIREMENTS.
3. ALL WORK SHALL CONFORM TO THE APPLICABLE LOCAL, STATE, AND FEDERAL CODES AND REGULATIONS, INCLUDING THE FOLLOWING:
   A. 2018 INTERNATIONAL BUILDING CODE
   B. 2018 INTERNATIONAL MECHANICAL CODE
   C. 2018 INTERNATIONAL PLUMBING CODE
   D. 2018 INTERNATIONAL ENERGY CONSERVATION CODE
   E. 2018 NATIONAL FIRE PROTECTION CODE
4. COORDINATE LOCATION OF ROOF PENETRATIONS WITH THE ARCHITECTURAL AND STRUCTURAL DRAWINGS.
5. PROVIDE SEISMIC RESTRAINTS AS NEEDED FOR THE MECHANICAL SYSTEMS IN THE PROJECT BASED ON THE SEISMIC ANALYSIS REQUIRED BY THE SPECIFICATIONS.
6. COORDINATE THE INSTALLATION OF THE MECHANICAL SYSTEMS WITH OTHER TRADES TO ENSURE A NEAT AND ORDERLY INSTALLATION. INSTALL DUCTWORK AND PIPING AS TIGHT TO STRUCTURE AS POSSIBLE. COORDINATE WITH OTHER TRADES TO AVOID CONFLICTS. COORDINATE INSTALLATION OF DUCTWORK AND PIPING TO AVOID CONFLICTS WITH ELECTRICAL PANELS, LIGHTING FIXTURES, ETC. ANY MODIFICATIONS REQUIRED DUE TO LACK OF COORDINATION WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.
7. ALL MECHANICAL EQUIPMENT SHOWN ON THE MECHANICAL PLANS SHALL BE PROVIDED BY DIVISION 23 UNLESS OTHERWISE NOTED.
8. NEW MECHANICAL EQUIPMENT, DUCTWORK AND PIPING ARE SHOWN AT APPROXIMATE LOCATIONS. FIELD MEASURE FINAL DUCTWORK AND PIPING LOCATIONS PRIOR TO FABRICATION AND MAKE ADJUSTMENTS AS REQUIRED TO FIT THE DUCTWORK AND PIPING WITHIN THE AVAILABLE SPACE. VERIFY THAT FINAL EQUIPMENT LOCATIONS MEET MANUFACTURER'S RECOMMENDATIONS REGARDING SERVICE CLEARANCE AND PROPER AIRFLOW CLEARANCE AROUND EQUIPMENT.
9. INDOOR AIR QUALITY MEASURES: PROTECT INSIDE OF (INSTALLED AND DELIVERED) DUCTWORK AND HVAC UNITS FROM EXPOSURE TO DUST, DIRT, PAINT AND MOISTURE. REPLACE INSULATION THAT HAS BECOME WET AT ANY TIME DURING CONSTRUCTION, DRYING THE INSULATION IS NOT ACCEPTABLE. SEAL ANY TEARS OR JOINTS OF INTERNAL FIBERGLASS INSULATION. REMOVE DEBRIS FROM CEILING/RETURN AIR PLENUM INCLUDING DUST. AN INDEPENDENT, PROFESSIONAL DUCT CLEANING COMPANY SHALL VACUUM CLEAN ANY DUCTWORK CONNECTED TO HVAC UNITS THAT WERE OPERATED DURING THE CONSTRUCTION PERIOD AFTER NEW FILTERS ARE INSTALLED AND PRIOR TO TURNING SYSTEM OVER TO THE OWNER. THE INTERNAL SURFACES AND ASSOCIATED COILS OF ANY HVAC UNITS THAT WERE OPERATED SHALL ALSO BE CLEANED.
10. INSTALL DUCTWORK AND PIPING PARALLEL TO BUILDING COLUMN LINES UNLESS OTHERWISE SHOWN OR NOTED.
11. OVERHEAD HANGERS AND SUPPORTS FOR EQUIPMENT, DUCTWORK AND PIPING SHALL BE FASTENED TO BUILDING JOISTS OR BEAMS. DO NOT ATTACH HANGERS AND SUPPORTS TO THE ABOVE FLOOR SLAB OR ROOF EXCEPT WHERE CONCRETE INSERTS IN CONCRETE SLABS ARE ALLOWED BY THE SPECIFICATIONS.
12. COORDINATE LOCATION OF EQUIPMENT SUPPORTS WITH LOCATION OF EQUIPMENT ACCESS PANELS/DOORS TO ENABLE SERVICE OF EQUIPMENT AND/OR FILTER REPLACEMENT.
13. SEAL PENETRATIONS THROUGH THE BUILDING COMPONENTS IN ACCORDANCE WITH THE CONTRACT SPECIFICATIONS. FIREPROOF PENETRATIONS THROUGH FIRE RATED COMPONENTS IN ACCORDANCE WITH U.L. REQUIREMENTS.
14. DRAIN, FLUSH, AND REFILL ALL PIPING SYSTEMS NECESSARY TO PERFORM THE WORK. REFERENCE SPECIFICATIONS FOR FLUSHING PERFORMANCE REQUIREMENTS AND SUBMIT FLUSHING PLAN TO ENGINEER FOR REVIEW. PROVIDE CHEMICAL TREATMENT FOR ALL PIPING SYSTEMS AFTER FLUSHING AND REFILLING THE SYSTEM.
15. COORDINATE THE EXACT MOUNTING SIZE AND FRAME TYPE OF DIFFUSERS, REGISTERS AND GRILLES WITH THE SUPPLIER TO MEET THE CEILING, WALL AND DUCT INSTALLATION REQUIREMENTS.
16. ADJUST LOCATION OF CEILING DIFFUSERS, REGISTERS AND GRILLES AS REQUIRED TO ACCOMMODATE FINAL CEILING GRID AND LIGHTING LOCATIONS.
17. PAINT PORTIONS OF DUCTWORK AND INSULATION THAT ARE EXPOSED TO VIEW BY THE INSTALLATION OF DIFFUSERS, REGISTERS, AND GRILLES IN CEILINGS OR WALLS FLAT BLACK. PORTIONS INCLUDE BOTH THE INTERIOR OF UNLINED DUCTWORK AND THE EXTERIOR OF DUCTWORK AND INSULATION.
18. DUCTWORK CROSSING FIRE RATED WALLS OR OTHER FIRE RATED ASSEMBLIES SHALL BE MINIMUM 26 GAUGE SHEET METAL.
19. PROVIDE FIRE OR FIRE/SMOKE DAMPERS, AS APPLICABLE, IN DUCTWORK AT CEILINGS AND WALLS AT LOCATIONS SHOWN ON THE PLANS. FIRE AND FIRE/SMOKE DAMPERS SHALL CONFORM TO NFPA AS APPLICABLE. COORDINATE SLEEVE LENGTH WITH REQUIREMENTS OF INSTALLED LOCATION.
20. PROVIDE WALL OR DUCT ACCESS PANELS OR DOORS FOR ACCESS TO FIRE AND FIRE/SMOKE DAMPERS. ACCESS PANEL OR DOOR SHALL BE MINIMUM SIZE OF 10" BY 10" AND SHALL BE INSTALLED WITHIN 12" OF DAMPER. PROVIDE A REMOVABLE DUCT SECTION WHERE DUCT SIZE IS TOO SMALL FOR A 10" BY 10" ACCESS DOOR.
21. LOCATE AND SET THERMOSTATS AND HUMIDISTATS AT LOCATIONS SHOWN ON PLANS. VERIFY EXACT LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION. INSTALL DEVICES WITH TOP OF DEVICE AT MAXIMUM 48" AFF TO MEET ADA REQUIREMENTS UNLESS NOTED OTHERWISE ON PLANS. PROVIDE INSULATED BACKING FOR THERMOSTATS MOUNTED ON EXTERIOR BUILDING WALLS. INSTALL WIRING IN CONDUIT PROVIDED BY ELECTRICAL CONTRACTOR. AT A MINIMUM, PROVIDE CONDUIT IN THE WALL FROM THE JUNCTION BOX TO 6" ABOVE THE CEILING.
22. COORDINATE THE LOCATION AND ELEVATION OF WALL-MOUNTED DEVICES WITH PRESENTATION BOARDS, DISPLAY CABINETS, SHELVES OR OTHER COMPONENTS SHOWN ON THE ARCHITECTURAL DRAWINGS THAT ARE TO BE INSTALLED UNDER OTHER DIVISIONS. CONTRACTOR WILL NOT BE REIMBURSED FOR RELOCATION OF WALL-MOUNTED DEVICES CAUSED BY A LACK OF COORDINATION.
23. PROVIDE A MANUAL BALANCING DAMPER IN EACH DUCT TAKEOFF FROM SUPPLY, RETURN, OUTDOOR AND EXHAUST AIR DUCTS.
24. PROVIDE A PREFABRICATED 45 DEGREE, HIGH EFFICIENCY, RECTANGULAR/ROUND BRANCH DUCT TAKEOFF FITTING FOR BRANCH DUCT CONNECTIONS AND TAKE-OFFS TO INDIVIDUAL DIFFUSERS, REGISTERS AND GRILLES. PROVIDE WITH INTEGRAL MANUAL BALANCING DAMPER AND LOCKING QUADRANT WHERE INDICATED ON PLANS.
25. BRANCH DUCTWORK TO AIR OUTLETS SHALL BE SAME SIZE AS OUTLET NECK SIZE UNLESS OTHERWISE NOTED.
26. REFER TO SPECIFICATIONS FOR DUCTWORK AND PIPING INSULATION REQUIREMENTS. DUCT SIZES ON MECHANICAL PLANS INDICATE CLEAR INSIDE AIRFLOW DIMENSIONS, INCREASE SHEET METAL SIZES ACCORDINGLY TO ACCOUNT FOR THICKNESS OF DUCT LINER.
27. FLEXIBLE DUCTWORK SHALL NOT EXCEED 5'-0" IN LENGTH AND SHALL BE INSTALLED AND SUPPORTED TO AVOID SHARP BENDS AND SAGGING. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
28. RIGIDLY SUSPEND UNIT HEATER FROM STRUCTURE WITH SUPPORTING ANGLES AND ALL-THREAD HANGING RODS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
29. PROVIDE EQUIPMENT VENTS AND FLUES PER EQUIPMENT MANUFACTURERS RECOMMENDATIONS AND EQUIPMENT SPECIFICATIONS. KEEP PENETRATIONS THROUGH ROOF A MINIMUM OF 10'-0" FROM HVAC EQUIPMENT FRESH AIR INLETS AND 2'-0" FROM ROOF PARAPETS.
30. PROVIDE WALL MOUNTED LOUVERS AND DAMPERS WITH SUITABLE MOUNTING FRAME TO MATCH WALL CONSTRUCTION. COORDINATE WITH ARCHITECTURAL DRAWINGS.
31. PROVIDE A NEW SET OF AIR FILTERS IN UNITS PRIOR TO TESTING, ADJUSTING AND BALANCING AND BEFORE TURNING SYSTEM(S) OVER TO OWNER.

MECHANICAL SYMBOLS & LEGENDS

THIS IS A MASTER LEGEND, NOT ALL ABBREVIATIONS OR SYMBOLS ARE USED ON DRAWINGS.

HVAC SYMBOLS & LEGENDS

ALL DUCT DIMENSIONS SHOWN ON DRAWINGS ARE INSIDE CLEAR DIMENSIONS. REFER TO HVAC SPECIFICATIONS FOR DUCTWRAP AND LINER INFORMATION. FINAL DUCT DIMENSION SHALL ACCOUNT FOR TYPE & THICKNESS OF INSULATION (TYP).

SYMBOL	DESCRIPTION
	ROUND DIFFUSER/REGISTER ANNOTATION SD-1 (TYPE) 12"Ø / 500 (NECK SIZE) / (CFM)
	RECTANGULAR DIFFUSER/REGISTER ANNOTATION RG-1 (TYPE) 22x22" / 500 (NECK SIZE) / (CFM)
	MANUAL VOLUME/BALANCING DAMPER
	DUCT WITH ACOUSTIC LINING
	SQUARE TO ROUND DUCT TRANSITION
	HIGH EFFICIENCY TAKEOFF (45 DEGREES) RECTANGLE TO ROUND BRANCH FITTING WITH VOLUME DAMPER
	FLEXIBLE DUCT CONNECTOR AT EQUIPMENT
	ELBOW WITH TURNING VANES
	SUPPLY OR OUTSIDE AIR DUCT UP
	SUPPLY OR OUTSIDE AIR DUCT DOWN
	RETURN OR EXHAUST AIR DUCT UP
	RETURN OR EXHAUST AIR DUCT DOWN
	DUCT SMOKE DETECTOR
FD	FIRE DAMPER
SD	SMOKE DAMPER
FSD	COMBINATION FIRE/SMOKE DAMPER
VD	VOLUME/MANUAL DAMPER
MD	MOTORIZED DAMPER
BD	BACKDRAFT DAMPER

CONTROL DEVICES

THERMOSTATS (USER ADJUSTABLE) - TOP OF DEVICE 48" AFF
CONTROL DEVICES - TOP OF DEVICE 48" AFF

INSTALL ALL DEVICES AT ELEVATIONS SHOWN ABOVE UNLESS NOTES OTHERWISE IN DRAWINGS OR SPECIFICATIONS. ELEVATIONS ARE DIMENSIONED FROM AFF OR AFG TO TOP OF DEVICE. INSTALL ALL DEVICES IN COMPLIANCE WITH CURRENT ADA AND LOCAL REQUIREMENTS. REFER TO ARCHIECTURAL DRAWINGS FOR LOCATIONS & ELEVATIONS.

SYMBOL	DESCRIPTION
T	THERMOSTAT
H	HUMIDISTAT
TS	TEMPERATURE SENSOR
HS	HUMIDITY SENSOR
DP	DIFFERENTIAL PRESSURE SENSOR
SP	STATIC PRESSURE SENSOR
CO	CARBON MONOXIDE SENSOR
CO2	CARBON DIOXIDE SENSOR
FS	FLOW SWITCH
PS	PULL STATION (REFER TO KITCHEN DRAWINGS)

GENERAL ANNOTATIONS

	POINT OF CONNECTION (POC) - NEW ITEMS TO EXISTING ITEMS
	ACCESS PANEL (AP)
RTU-X	MECHANICAL EQUIPMENT. (CONTRACTOR FURNISHED & INSTALLED UNLESS NOTED OTHERWISE). REFER TO MECHANICAL SCHEDULES.
1	MECHANICAL PLAN KEYNOTE
1 / M0.00	DETAIL REFERENCE CALLOUT. UPPER VALUE = DETAIL NUMBER. LOWER VALUE = SHEET NUMBER
1 / M0.00	SECTION VIEW REFERENCE CALLOUT. UPPER VALUE = DETAIL NUMBER. LOWER VALUE = SHEET NUMBER

ABBREVIATIONS

ABBREVIATION	DESCRIPTION
AABC	AMERICAN AIR BALANCE COUNCIL
AFF	ABOVE FINISHED FLOOR
AHJ	AUTHORITY HAVING JURISDICTION
AHU	AIR HANDLING UNIT
AI	ANALOG INPUT
AO	ANALOG OUTPUT
AP	ACCESS PANEL
APD	AIR PRESSURE DROP
BAS	BUILDING AUTOMATION SYSTEM
BD	BACKDRAFT DAMPER
BFP	BACKFLOW PREVENTER DEVICE
BFF	BELOW FINISHED FLOOR
BHP	BRAKE HORSE POWER
BI	BINARY INPUT
BO	BINARY OUTPUT
BOD	BOTTOM OF DUCT
BTU/H	BRITISH THERMAL UNIT PER HOUR
CFM	CUBIC FEET PER MINUTE
CH	CHILLER
CLG	COOLING
CRAC	COMPUTER ROOM AIR CONDITIONING UNIT
CU	CONDENSING UNIT
CV	CONTROL VALVE
(D)	DEMOLISHED
dB	DECIBLES
DB	DRY BULB TEMPERATURE
DDC	DIRECT DIGITAL CONTROL
DI	DIGITAL INPUT
DIA	DIAMETER
DISC	DISCONNECT
DN	DOWN
DX	DIRECT EXPANSION
(E)	EXISTING
EA	EXHAUST AIR
EAT	ENTERING AIR TEMPERATURE
EER	ENERGY EFFICIENCY RATIO
EF	EXHAUST FAN
EFF	EFFICIENCY
ESP	EXTERNAL STATIC PRESSURE
ETR	EXISTING TO REMAIN
EWT	ENTERING WATER TEMPERATURE
°F	DEGREES FAHRENHEIT
FFA	FINISHED FLOOR ABOVE
FFB	FINISHED FLOOR BELOW
FF	FINISHED FLOOR
FPI	FINS PER INCH
FPM	FEET PER MINUTE
GA	GAGE OR GAUGE
GAL	GALLONS
GPM	GALLONS PER MINUTE
HD	HEAD
HP	HORSEPOWER
HSPF	HEATING SEASONAL PERFORMANCE FACTOR
HTG	HEATING
IBC	INTERNATIONAL BUILDING CODE
IMC	INTERNATIONAL MECHANICAL CODE
kW	KILOWATT
LAT	LEAVING AIR TEMPERATURE
LBS	POUNDS
LWT	LEAVING WATER TEMPERATURE
MAX	MAXIMUM
MBH	ONE THOUSAND BTUH
MCA	MINIMUM CIRCUIT AMPS
MFR	MANUFACTURER
MIN	MINIMUM
MOCP	MAXIMUM OVER CURRENT PROTECTION
N/A	NOT APPLICABLE
N/C	NORMALLY CLOSED
N/O	NORMALLY OPEN
NC	NOISE CRITERIA
NEBB	NATIONAL ENVIROMENTAL BALANCING BUREAU
NEC	NATIONAL ELECTRIC CODE
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
OA	OUTSIDE AIR
OAT	OUTSIDE AIR TEMPERATURE
OBD	OPPOSED BLADE DAMPER
PD	PRESSURE DROP
PRV	PRESSURE REDUCING VALVE
PROVIDE	FURNISH & INSTALL
PSI	POUNDS PER SQUARE INCH
PSIA	POUNDS PER SQUARE INCH ABSOLUTE
PSID	POUNDS PER SQUARE INCH DIFFERENTIAL
PSIG	POUNDS PER SQUARE INCH GAUGE
QTY	QUANTITY
(R)	EXISTING TO BE RELOCATED
RA	RETURN AIR
RH	RELATIVE HUMIDITY
RPM	REVOLUTIONS PER MINUTE
SA	SUPPLY AIR
SD	SMOKE DAMPER
SD	SUPPLY DUCT
SEER	SEASONAL ENERGY EFFICIENCY RATIO
SF	SUPPLY FAN
SH	SENSIBLE HEAT CAPACITY
"SP	STATIC PRESSURE (INCHES OF)
SPECS	SPECIFICATIONS
SQFT	SQUARE FEET
SS	STAINLESS STEEL
T	TEMPERATURE
TAB	TEST AND BALANCE WORK AND REPORT
TBD	TO BE DETERMINED
TFA	TO FLOOR ABOVE
TFB	TO FLOOR BELOW
TH	TOTAL HEAT CAPACITY
TSP	TOTAL STATIC PRESSURE
TYP	TYPICAL
U/G	UNDERGROUND
UBC	UNIFORM BUILDING CODE
UMC	UNIFORM MECHANICAL CODE
UNO	UNLESS NOTED OTHERWISE
V/PH/HZ	VOLTAGE/PHASE/HERTZ
VAV	VARIABLE AIR VOLUME
VFD	VARIABLE FREQUENCY DRIVE
VRF	VARIABLE REFRIGERANT FLOW
VRV	VARIABLE REFRIGERANT VOLUME
W/	WITH
W/O	WITHOUT
WB	WET BULB TEMPERATURE
WG	WATER GAUGE
WPD	WATER PRESSURE DROP
XP	EXPLOSION PROOF

PIPING SYMBOLS & LEGENDS

SYMBOL	DESCRIPTION
	DIRECTION OF FLOW
	SHUTOFF VALVE (SO)
	BALANCING VALVE WITH PRESSURE PORTS (BLV)
	BUTTERFLY VALVE (BFV)
	CHECK VALVE (CHV)
	TRIPLE DUTY VALVE (TDV)
	BACKFLOW PREVENTOR (BP)
	PRESSURE REDUCING VALVE (PRV)
	STRAINER (STR)
	STRAINER WITH 3/4" HOSE END DRAIN VALVE
	2-WAY CONTROL VALVE
	3-WAY CONTROL VALVE
	REDUCER
	WATER HAMMER ARRESTOR
	UNION
	PRESSURE GAGE WITH GAUGE COCK
	THERMOMETER
	PIPING TEE DOWN
	PIPING TEE UP
	PIPING ELBOW UP
	PIPING ELBOW DOWN
	CAP
	FLEXIBLE COUPLING
	PUMP

PIPING LINETYPES

SYMBOL	DESCRIPTION
CD	CONDENSATE DRAIN (CD)
G	NATURAL GAS (G)
RL	REFRIGERANT LIQUID (RL)
RS	REFRIGERANT SUCTION (RS)
CWS	CHILLED WATER SUPPLY (CWS)
CWR	CHILLED WATER RETURN (CWR)
CS	CONDENSER WATER SUPPLY (CS)
CR	CONDENSER WATER RETURN (CR)
HWS	HEATING HOT WATER SUPPLY (HWS)
HWR	HEATING HOT WATER RETURN (HWR)

MECHANICAL SHEET LIST

SHEET NUMBER	SHEET NAME
M000	MECHANICAL SYMBOLS, ABBREVIATIONS, AND NOTES
M002	MECHANICAL SCHEDULES
M200	MECHANICAL FLOOR PLAN
M600	MECHANICAL DETAILS

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SEALS

PRELIMINARY
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Kimley»Horn
ENGINEER _____
PE NO. _____ DATE _____

WEST WENDOVER FIRE STATION #13

1121 N. GENE L. JONES WAY

CLIENT PROJECT INFO

NO:	DATE	DRAWING ISSUE DESCRIPTION

DESIGNED BY: AS
DRAWN BY: AS
CHECKED BY: MCM
SCALE: As indicated
DATE: 5/01/2023
PROJECT NO: 092767002
FILENAME:

MECHANICAL SYMBOLS, ABBREVIATIONS, AND NOTES

M000

5/2/2023 12:45:32 PM BIM 360://092767002-Wendover Fire Station/Wendover Fire Station FS MEP.rvt

OUTDOOR CONDENSING UNIT SCHEDULE

NOTES:
1. PROVIDE LOW AMBIENT CONTROL TO 0°F.
2. EQUIPMENT SIZED FOR SUMMER AMBIENT OF 105°F AND WINTER AMBIENT OF 7°F.
3. COORDINATE WITH THE MANUFACTURER THE HORIZONTAL AND VERTICAL REFRIGERANT PIPE ROUTING TO DETERMINE PIPE SIZES FOR THE REFRIGERANT PIPING. MANUFACTURER SHALL PROVIDE DETAILED REFRIGERANT PIPING DIAGRAMS INCLUDING DIMENSIONAL DATA FOR ALL REFRIGERANT PIPING DEVICES. THE MANUFACTURER SHALL SIZE AND LOCATETHE ASSOCIATED REFRIGERANT TRAPS BASED ON THE ACTUAL ROUTING AND PROVIDE OTHER APPURTENANCES TO PROVIDE A FULLY FUNCTIONAL AND OPERATIONAL SYSTEM. COORDINATE WITH THE MANUFACTURER LOCATIONS FOR ALL REFRIGERANT PIPING DEVICES TO MAINTAIN SERVICEABILITY AND ACCESSIBILITY.
4. PROVIDE LIQUID LINE FILTER DRYER AND SIGHT GLASS.
5. PROVIDE CONCRETE HOUSEKEEPING PAD, SEE STRUCTURAL DRAWINGS.
6. PROVIDE FACTORY MOUNTED DISCONNECT INSTALLED ON SERVICE SIDE OF UNIT.
7. PROVIDE CONDENSER COIL HAIL GUARDS.
8. SELECT EQUIPMENT FOR ELEVATION OF 4500 FEET ABOVE SEA LEVEL.

	COOLING		COOLING		ELECTRICAL							
MARK	TOTAL CAP (TON)	REFRIGERANT TYPE	SUMMER AMBIENT DB (°F)	SEER	VOLTAGE	PHASE	HZ	MCA	ASSOCIATED UNIT	MANUFACTURER	MODEL	NOTES
CU-1	3.0	R-410	97.0	14	208 V	3	60 Hz	14 A	CC-1, F-1	TBD	TBD	1-12
CU-2	3.0	R-410	97.0	14	208 V	3	60 Hz	14 A	CC-2, F-1	TBD	TBD	1-12
CU-3	1.0	R-410	97.0	22	208 V	1	60 Hz	10 A	FC-1	LG	LSU120HSVS	1-12

EXHAUST FAN SCHEDULE

NOTES:
1. PROVIDE WITH 6" TO 4" ROUND REDUCER.
2. PROVIDE WALL CAP WITH INTEGRAL BACKDRAFT DAMPER.
3. FAN TO OPERATE OFF ROOMS LIGHT SWITCH, SEE ELECTRICAL DRAWING.
4. FAN SHALL BE INTEGRATED TO GAS DETECTION SYSTEM TO ACTIVATE BASED ON CO AND NO2 DETECTION.
5. PROVIDE WITH BIRDSCREEN AND GRAVITY BACKDRAFT DAMPER.
6. FAN TO OPERATE CONTINUOUSLY, SEE ELECTRICAL FOR WALL SWITCH LOCATION.

				ELECTRICAL						
MARK	MOUNTING	AIRFLOW (CFM)	ESP (IN W.C.)	VOLTAGE	PHASE	HZ	MOTOR HP	WEIGHT	MANUFACTURER	MODEL	NOTES
EF-1	CEILING	60	0.10	115 V	1	60	0.016	12 lb	GREENHECK	SP-A90	1,2,3
EF-2	CEILING	60	0.10	115 V	1	60	0.016	12 lb	GREENHECK	SP-A90	1,2,3
EF-3	CEILING	60	0.10	115 V	1	60	0.016	12 lb	GREENHECK	SP-A90	1,2,3
EF-4	CEILING	60	0.10	115 V	1	60	0.016	12 lb	GREENHECK	SP-A90	1,2,3
EF-5	CEILING	100	0.10	115 V	1	60	0.016	12 lb	GREENHECK	SP-A90	1,2,3
EF-6	WALL	275	0.15	115 V	1	60	0.1	29 lb	GREENHECK	CUE-070-VG	3,5,6
EF-7	WALL	275	0.15	115 V	1	60	0.1	29 lb	GREENHECK	CUE-070-VG	3,5,6
EF-8	WALL	6850	0.00	115 V	1	60	2	142 lb	GREENHECK	CUBE-220	4,5

LOUVER SCHEDULE

NOTES:
1. PROVIDE 3/4" MESH ALUMINUM BIRD SCREEN.
2. PROVIDE STANDARD MILL FINISH.
3. FRAME TYPE SHALL MATCH WALL CONSTRUCTION. COORDINDATE WITH ARCHITECT.
4. PROVIDE WITH MANUFACTURER'S BACKDRAFT DAMPER.
5. PROVIDE WITH OPTIONAL WELDED CONSTRUCTION PER THE LARGE MISSLE IMPACT TEST (ASTM E1996/TAS 201) AND THE CYCLIC WIND-LOADING TEST (TAS 203). QUALIFIED FOR WIND-LOADS UP TO 200 PSF.
6. PROVIDE WITH GREENHECK MODEL BR-42 BACKDRAFT DAMPER.

		SIZE		AIRFLOW	MIN. FREE	MAX	MAX APD			
MARK	SERVICE	WIDTH	HEIGHT	(CFM)	AREA	VELOCITY	(IN W.C.)	MANUFACTURER	MODEL	NOTES
L-1	EMERGENCY INTAKE	5' - 0"	5' - 0"	6890	13.8 ft²	500 FPM	0.07	GREENHECK	ESD-435X	1-6
L-2	GENERAL INTAKE	2' - 0"	2' - 0"	632	1.3 ft²	500 FPM	0.07	GREENHECK	ESD-435X	1-6

ELECTRIC FURNACE SCHEDULE

NOTES:
1. PROVIDE WITH MATCHED CASE COOLING COIL.
2. PROVIDE WALL MOUNTED THERMOSTAT BY UNIT MANUFACTURER.

				HEATING		ELECTRICAL						
MARK	AIRFLOW (CFM)	UNIT TYPE	ESP (IN W.C.)	EAT (°F)	INPUT KW	VOLTAGE	PHASE	HZ	MOTOR HP	MANUFACTURER	MODEL	NOTES
F-1	1400	ELECTRIC FURNACE	0.50	70.0	17.6	208 V	3	60	0.5	TBD	TBD	1,2
F-2	1200	ELECTRIC FURNACE	0.50	70.0	17.6	208 V	3	60	0.5	TBD	TBD	1,2

GRILLES, REGISTERS, & DIFFUSERS SCHEDULE

NOTES:
1. NECK SIZE SHOWN ON DRAWINGS. PROVIDE BRANCH DUCT TO MATCH NECK SIZE UNLESS OTHERWISE SHOWN ON DRAWINGS.
2. FRAME TO MATCH CEILING/WALL CONSTRUCTION, COORDINATE WITH ARCHITECTURAL REFLECTED CEILING/WALL PLAN.

MARK	MATERIAL	FACE TYPE	FACE SIZE	MARGIN	FINISH	MAX AIRFLOW	MAX APD (IN W.C.)	MAX NC	MANUFACTURER	MODEL	NOTES
CD-1	STEEL	LOUCERED	24"X24"	LAY-IN	WHITE	1000 CFM	0.10	30	TITUS	TMS	1,2
CD-2	STEEL	LOUCERED	12"X12"	LAY-IN	WHITE	250 CFM	0.10	30	TITUS	TMS	1,2
RG-1	STEEL	PERFORATED	24"X24"	LAY-IN	WHITE	2500 CFM	0.10	30	TITUS	PAR	1,2
TG-1	STEEL	PERFORATED	18"X18"	LAY-IN	WHITE	244 CFM	0.10	30	TITUS	PAR	1,2

COOLING COIL UNIT

NOTES:
1. CONTRACTOR SHALL VERIFY WITH EQUIPMENT SUPPLIER EXACT ROUTING AND SIZE OF INSULATED REFRIGERANT PIPING. INSTALL PER MANUFACTURERS RECOMMENDATIONS.
2. SELECT EQUIPMENT FOR ELEVATION OF 4500 FEET ABOVE SEA LEVEL.
3. ELECTRICAL CONTRACTOR TO PROVIDE DISCONNECT SWITCH FOR EVAPORATOR SECTION AND CONDENSING SECTION.
4. PROVIDE WITH FACTORY CONDENSATE PUMP. SHIPPED LOOSE, FIELD INSTALLED BY PLUMBING CONTRACTOR.

		COOLING COIL							
MARK	UNIT TYPE	AIRFLOW (CFM)	TOTAL CAP (TON)	EAT DB (°F)	EAT WB (°F)	ASSOCIATED UNIT	MANUFACTURER	MODEL	NOTES
CC-1	COOLING COIL	1400	3.0	80.0	67.0	CU-1, F-1	TBD	TBD	1-4
CC-2	COOLING COIL	1200	3.0	80.0	67.0	CU-2, F-1	TBD	TBD	1-4

MINI SPLIT - INDOOR CONDENSING UNIT

NOTES:
1. PROVIDE AND INSTALL MANUFACTURER'S PROGRAMMABLE THERMOSTAT AND REFRIGERATION LINESET.
2. SET FAN SPEED TO MEDIUM.
3. MAX 23 FEET ELEVATION ABOVE CONDENSER.

		SUPPLY FAN	COOLING COIL					
MARK	UNIT TYPE	AIRFLOW (CFM)	TOTAL CAP (MBH)	ASSOCIATED UNIT	WEIGHT	MANUFACTURER	MODEL	NOTES
FC-1	WALL MOUNT FAN COIL	400	7.0	CU-3	21.00 lbf	TBD	TBD	1-3

INFRARED TUBE HEATER SCHEDULE

NOTES:
1. MOUNT 13 FEET ABOVE FINISHED FLOOR WITHOUT OBSTRUCTING AIRFLOW.
2. PROVIDE WITH WALL MOUNTED THERMOSTAT.
3. PROVIDE NECESSARY MOUNTING BRACKET AND ACCESSORIES FOR HORIZONTAL MOUNTING.

		HEATING (GAS)	ELECTRICAL		BURNER			
MARK	LOCATION	MBH	VOLTAGE	HZ	WEIGHT	MANUFACTURER	MODEL	NOTES
H-1	APPARATUS BAY	40.0	120 V	60	19.00 lbf	ROBERTS GORDON	CORAYVAC B-4	1-3

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RENO, NV 89511
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PE NO. _____ DATE _____

WEST WENDOVER FIRE STATION #13

1121 N. GENE L. JONES WAY

CLIENT PROJECT INFO

NO:	DATE	DRAWING ISSUE DESCRIPTION

DESIGNED BY: AS
DRAWN BY: AS
CHECKED BY: MCM
SCALE:
DATE: 5/01/2023
PROJECT NO: 092767002
FILENAME:

MECHANICAL SCHEDULES

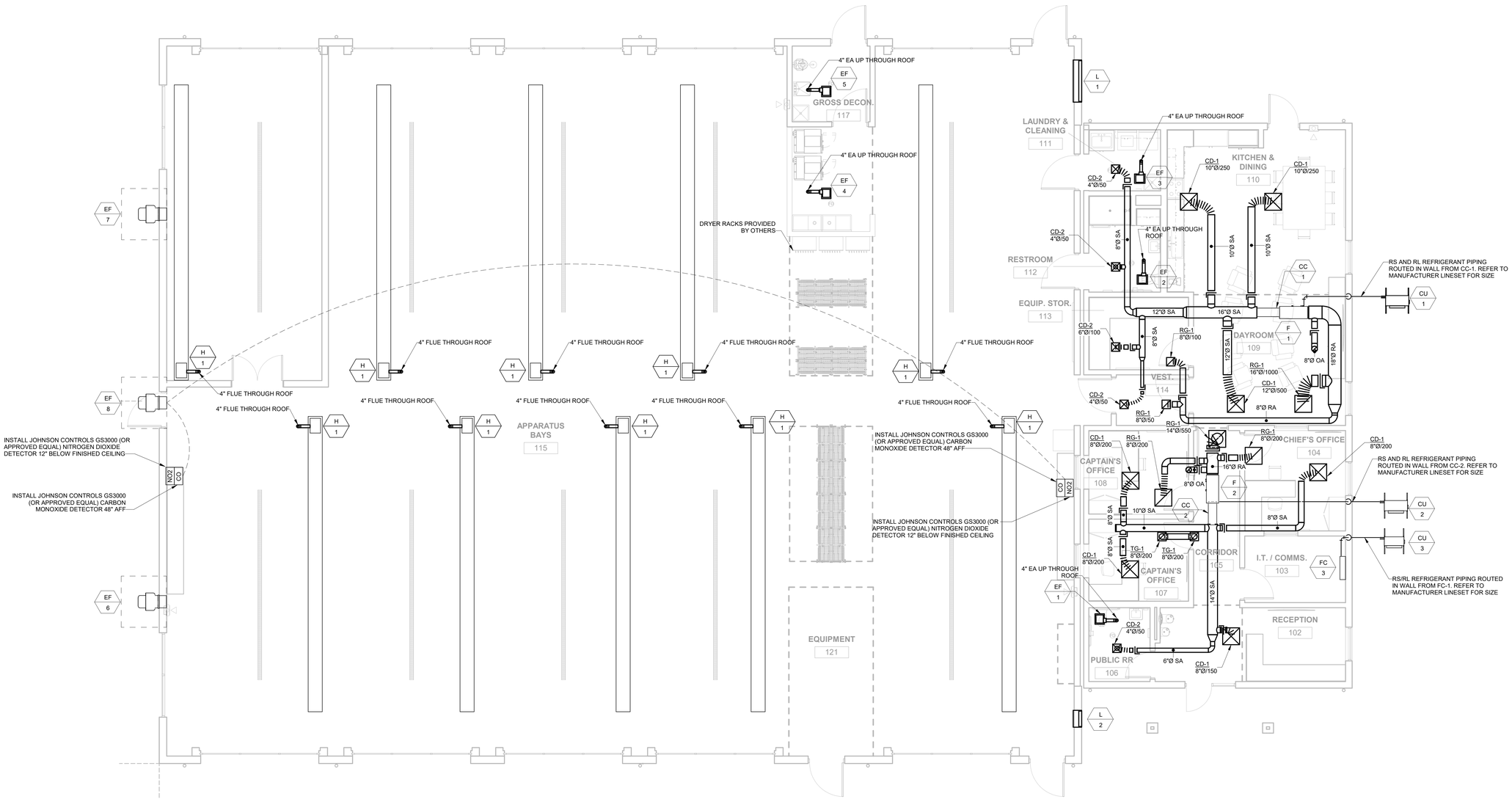
M002

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MECHANICAL VENTILATION CALCULATION

BAY AREA:	9084 FT²
EXHAUST RATE PER 2020 FBC SECTION 404.1[A]:	0.75 CFM/FT²
REQUIRED VENTILATION:	6813 CFM
PROPOSED VENTILATION:	6850 CFM
MIN. CONTINUOUS VENTILATION:	.06 CFM/FT²
REQUIRED VENTILATION:	545 CFM
PROPOSED VENTILATION:	550 CFM

A: EXHAUST RATE APPLIES UPON DETECTION OF CO OR NO_2 IN THE AREA.



1 MECHANICAL FLOOR PLAN

3/16" = 1'-0"

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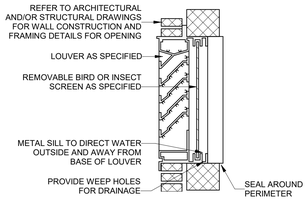
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MECHANICAL FLOOR PLAN

M200

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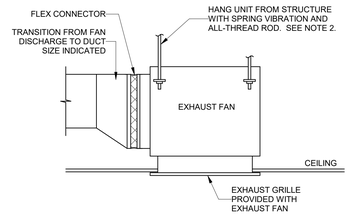


NOTES:

1. SEAL ALL JOINTS AND SEAMS OF PLENUM AND DUCT TO PROVIDE WATER TIGHT CONSTRUCTION. PROVIDE INSULATION FOR PLENUM AND DUCT PER SPECIFICATIONS.

1 LOUVER INSTALLATION DETAIL

N.T.S

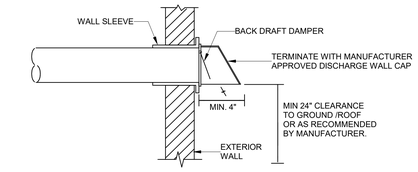


NOTES:

1. ARRANGEMENT SHOWN IS SCHEMATIC, ADJUST TO SUIT FIELD CONDITIONS AND MEET LOCAL CODE REQUIREMENTS.
2. FOR FANS 1 HP AND LESS, PROVIDE NEOPRENE RUBBER MOUNT HANGER. FOR FANS LARGER THAN 1 HP, PROVIDE SPRING VIBRATION ISOLATION HANGER.

2 CEILING MOUNTED FAN DETAIL

N.T.S

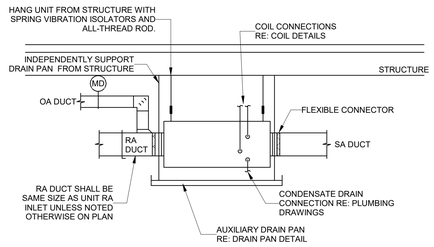


NOTES:

1. DRYER EXHAUST TERMINATIONS SHALL BE IN ACCORDANCE WITH THE APPLIANCE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
2. DAMPERS OR ANY OTHER OBSTRUCTIONS ARE NOT PERMITTED IN DRYER VENT DUCT.
3. SCREENS SHALL NOT BE INSTALLED AT THE DUCT TERMINATION.
4. ALL DRYER EXHAUST DUCTWORK SHALL BE SMOOTH INSIDE WITH NO PROJECTIONS FROM SHEET METAL SCREWS OR OTHER OBSTRUCTIONS.

3 DRYER EXHAUST VENT DETAIL

N.T.S

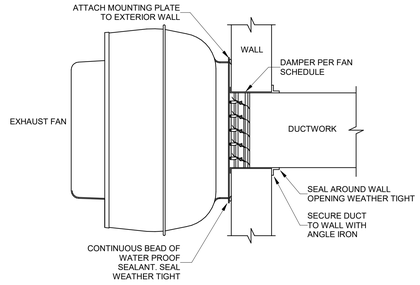


NOTES:

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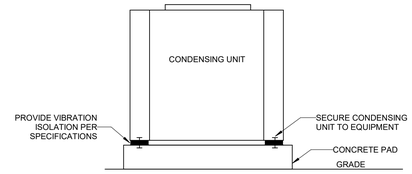
4 HORIZONTAL FCU DETAIL

N.T.S



5 SIDEWALL CENTRIFUGAL EXHAUST FAN

N.T.S



NOTES:

1. SUPPORT AND ANCHOR OUTDOOR UNITS IN COMPLIANCE WITH LOCAL SEISMIC AND WIND RESTRAINT REQUIREMENTS.
2. SEE MECHANICAL EQUIPMENT ANCHORS AND SUPPORT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

6 CONDENSING UNIT GROUND SUPPORT DETAIL

N.T.S

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MECHANICAL DETAILS

M600

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PLUMBING GENERAL NOTES:

1. DRAWINGS ARE DIAGRAMMATIC ONLY AND REPRESENT THE GENERAL SCOPE OF THE WORK. REVIEW THE GENERAL NOTES, SPECIFICATIONS AND PLANS FOR ADDITIONAL REQUIREMENTS THAT MAY NOT BE SPECIFICALLY CALLED OUT IN THIS PORTION OF THE CONSTRUCTION DOCUMENTS. NOTIFY THE ARCHITECT AND ENGINEER ON RECORD OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO SUBMISSION OF BID.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL PLUMBING CODE (IPC), 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC), 2018 INTERNATIONAL BUILDING CODE (IBS), 2018 INTERNATIONAL MECHANICAL CODE (IMC), NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS, AND ALL OTHER APPLICABLE CODES, RULES, AND CITY OF WENDOVER AMENDMENTS.
3. GUARANTEE MATERIAL, EQUIPMENT, AND INSTALLATION FOR ONE YEAR FROM SUBSTANTIAL COMPLETION DATE. ALL DEFECTS SHALL BE CONTRACTORS RESPONSIBILITY.
4. PROVIDE A CONSTRUCTION RECORD SET OF "AS-BUILT" DOCUMENTS TO THE ARCHITECT AND ENGINEER ON RECORD REFLECTING ANY VARIANCES OF INSTALLED PIPING LOCATIONS OR EQUIPMENT CONTRARY TO THE CONSTRUCTION DOCUMENTS, REFER TO SPECIFICATIONS.
5. PROVIDE TO THE ARCHITECT AND ENGINEER ON RECORD A COPY OF INSPECTION REPORTS AND APPROVAL CERTIFICATES FROM LOCAL AND STATE INSPECTIONS, REFER TO SPECIFICATIONS.
6. INSTALLATION SHALL COMPLY WITH LEGALLY CONSTITUTED CODES AND THE REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.
7. PLANS AND SPECIFICATIONS GOVERN WHERE THEY EXCEED CODE REQUIREMENTS.
8. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND MOUNTING HEIGHTS OF PLUMBING FIXTURES.
9. DO NOT SCALE FLOOR PLANS FOR EXACT HORIZONTAL LOCATION OF PIPE ROUTING.
10. INSTALL CONCEALED PIPING TIGHT TO THE STRUCTURE AND AS HIGH AS POSSIBLE. INSTALL EXPOSED PIPING TIGHT TO THE STRUCTURE, WALL OR CEILING AND AS HIGH AS POSSIBLE. COORDINATE WITH OTHER TRADES TO AVOID CONFLICTS.
11. INSTALL VALVES AND APPURTENANCES A MAXIMUM OF 24" ABOVE CEILING IN ACCESSIBLE LOCATION WITHIN 24" OF ACCESS DOORS OR ACCESSIBLE CEILING TILES. PROVIDE PIPE AND FITTINGS TO INSTALL VALVES AND APPURTENANCES AT REQUIRED HEIGHT AND WITHIN 24" OF ACCESS DOORS OR ACCESSIBLE CEILING TILES.
12. VALVES SHALL BE LINE SIZE UNLESS OTHERWISE NOTED.
13. PIPING IN FINISHED AREAS SHALL BE ROUTED CONCEALED; EXPOSED PIPING, WHERE NECESSARY, SHALL BE ROUTED AS HIGH AS POSSIBLE AND TIGHT TO WALLS.
14. VERIFY LOCATION AND DEPTH OF UTILITIES AT POINTS OF CONNECTION BEFORE START OF PIPING INSTALLATION.
15. COORDINATE ALL WORK WITH OTHER TRADES AND CONTRACTORS.
16. COORDINATE PIPING INSTALLATION WITH STRUCTURAL GRADE BEAMS, FOOTINGS, COLUMN PIERS, ETC. SLEEVE PIPING THROUGH GRADE BEAMS, FOOTING, ETC. WHERE REQUIRED AND AS NOTED ON PLANS. COORDINATE SLEEVE INSTALLATIONS WITH THE ARCHITECT, STRUCTURAL ENGINEER, STRUCTURAL CONTRACTOR AND GENERAL CONTRACTOR BEFORE CONCRETE IS INSTALLED.
17. CLEAN FAUCET AERATORS AND PIPE STRAINERS PRIOR TO TURNING BUILDING OVER TO THE OWNER.
18. COORDINATE PIPE ROUTING AWAY FROM ELECTRICAL PANELS. DO NOT INSTALL PIPING OVER ELECTRICAL PANELS.
19. PAINT ALL EXPOSED GAS AND WATER PIPING USING RUST INHIBITOR PAINT. PAINT AND COLOR SHALL BE COORDINATED WITH THE ARCHITECT AND / OR OWNER.
20. COORDINATE ALL ROOF PENETRATIONS WITH OTHER TRADES. MAINTAIN 10' MINIMUM CLEARANCE FROM ALL AIR INTAKES. MAINTAIN 2' CLEARANCE FROM ALL OTHER EQUIPMENT.
21. INSULATE PIPING ROUTED IN EXTERIOR BUILDING WALLS WITH MINIMUM 2" BATT INSULATION TO PREVENT FREEZING.
22. PROVIDE "HEAVY-DUTY" NO-HUB COUPLINGS ON SANITARY PIPING 3" AND LARGER. SEE DIVISION 22 SPECIFICATION SECTION "SANITARY DRAINAGE AND VENT AND PIPING SPECIALTIES" FOR MORE INFORMATION.
23. PROVIDE "HEAVY-DUTY" NO-HUB COUPLINGS ON STORM PIPING, INCLUDING CONNECTIONS TO ROOF DRAINS. SEE DIVISION 22 SPECIFICATION SECTION "STORM DRAINAGE PIPING AND SPECIALTIES" FOR MORE INFORMATION.
24. PROVIDE TRANSITION ADAPTER COUPLINGS FOR CONNECTION OF PVC DWV TO CAST IRON SANITARY, WASTE AND VENT PIPE AT SLAB ON GRADE. SEE DIVISION 22 SPECIFICATION SECTION "SANITARY DRAINAGE AND VENT PIPING AND SPECIALTIES" FOR MORE INFORMATION.
25. PROVIDE TRANSITION ADAPTER COUPLINGS FOR CONNECTION OF PVC DWV TO CAST IRON STORM PIPE AT SLAB ON GRADE. SEE DIVISION 22 SPECIFICATION SECTION "STORM DRAINAGE PIPING AND SPECIALTIES" FOR MORE INFORMATION.
26. FLOW CONTROL VALVES SHALL BE SIZE 1/2" AND SET AT 0.5 GPM UNLESS NOTED OTHERWISE.
27. WATER HAMMER ARRESTORS SHALL BE SIZE "A" UNLESS NOTED OTHERWISE.
28. PROVIDE CHECK VALVES IN HOT AND COLD WATER SUPPLIES FOR MOP SINK FAUCETS DOWNSTREAM OF SHUTOFF VALVES.
29. PROVIDE STACK SLEEVES AT PIPING PENETATIONS OF ELEVATED WATERPROOF FLOOR SLABS, REFER TO SPECIFICATIONS.
30. PROVIDE WALL PIPES AT PIPING PENETRATIONS OF ELEVATED WATERPROOF FLOOR SLABS, REFER TO SPECIFICATIONS.
31. PROVIDE DIELECTRIC UNIONS ON ALL CONNECTION BETWEEN DISSIMILAR METALS.
32. FLUSH AND DISINFECT ALL POTABLE WATER SYSTEMS AFTER FINAL INSTALLTION AND PRIOR TO BUILDING OCCUPANCY PER PLUMBING CODE.
33. ALL PENETRATIONS THROUGH RATED WALLS AND FLOORS SHALL BE SEALED WITH A MATERIAL CAPABLE OF PREVENTING THE PASSAGE OF FLAMES AND HOT GASES. MATERIALS SHALL BE UL LISTED AND COMPLY WITH PLUMBING CODE.
34. CALL FOR INSPECTION AND TEST FROM AUTHORITY HAVING JURISDICTION OF ALL WASTE PIPE, WATER PIPE, AND NATURAL GAS PIPE PRIOR TO BACKFILL AND COVER PER PLUMBING CODE.
35. PROVIDE THIRD PARTY TESTING AND CERTIFICATION OF ALL NATURAL GAS PIPE AND FITTINGS PER FUEL GAS CODE.
36. PROVIDE SIZE AND LENGTH OF HOT WATER FIXTURE SUPPLY PIPE FROM CIRCULATED HOT WATER BRANCH OR MAIN TO TERMINATION OF HOT WATER FIXTURE SUPPLY PIPE AT EACH FIXTURE PER 2015 INTERNATIONAL ENERGY CONSERVATION CODE, TABLE C404.3.1. FOR ½" HOT WATER FIXTURE SUPPLY PIPE SIZE TO INDIVIDUAL LAVATORIES, PROVIDE MAXIMUM LENGTH OF TWO FEET. FOR ½" HOT WATER FIXTURE SUPPLY PIPE SIZE TO INDIVIDUAL SINKS, PROVIDE MAXIMUM LENGTH OF 43 FEET. FOR 3/4" HOT WATER FIXTURE SUPPLY PIPE SIZE TO INDIVIDUAL SINKS, PROVIDE MAXIMUM LENGTH OF 21 FEET.

PLUMBING SYMBOLS & LEGENDS

THIS IS A MASTER LEGEND, NOT ALL ABBREVIATIONS OR SYMBOLS ARE USED ON DRAWINGS.

STANDARD MOUNTING ELEVATIONS

INSTALL PLUMBING FIXTURES AT ELEVATIONS IN DRAWINGS OR SPECIFICATIONS. ELEVATIONS ARE DIMENSIONED FROM AFF OR AFG. INSTALL ALL DEVICES IN COMPLIANCE WITH CURRENT ADA AND LOCAL REQUIREMENTS.

REFER TO ARCHIECTURAL DRAWINGS FOR FINAL LOCATIONS AND MOUNTING ELEVATIONS.

PIPING SYMBOLS & LEGENDS

SYMBOL	DESCRIPTION
	DIRECTION OF FLOW
	FLOOR SINK (FS) OR FLOOR DRAIN (FD), SIZE AND TYPE
	SHUTOFF VALVE (SOV)
	BALANCING VALVE WITH PRESSURE PORTS (BLV)
	CHECK VALVE (CHV)
	BACKFLOW PREVENTOR (BP)
	PRESSURE REDUCING VALVE (PRV)
	STRAINER (STR)
	STRAINER WITH 3/4" HOSE END DRAIN VALVE
	2-WAY CONTROL VALVE
	3-WAY CONTROL VALVE
	REDUCER
	WATER HAMMER ARRESTOR
	UNION
	PRESSURE GAGE WITH GAUGE COCK
	THERMOMETER
	PIPING TEE DOWN
	PIPING TEE UP
	PIPING ELBOW UP
	PIPING ELBOW DOWN
	CAP
	FLEXIBLE COUPLING
	PUMP

ABBREVIATIONS

ABBREVIATION	DESCRIPTION
ADA	AMERICANS WITH DISABILITIES ACT
AFF	ABOVE FINISHED FLOOR
AP	ACCESS PANEL
AV	ACID VENT
AW	ACID WASTE
BFP	BACKFLOW PREVENTER
BFF	BELOW FINISHED FLOOR
BHP	BRAKE HORSE POWER
BOP	BOTTOM OF PIPE
BTU/H	BRITISH THERMAL UNIT PER HOUR
CD	CONDENSATE DRAIN
CO	CLEANOUT
CP	CONDENSATE PYMP
CPVC	CHLORINATED POLYVINLY CHLORIDE
CU	COPPER
(D)	DEMOLISHED
DI	DUCTILE IRON
DIA	DIAMETER
DFU	DRAINAGE FIXTURE UNIT
DN	DOWN
(E)	EXISTING
ECO	EXTERIOR CLEANOUT
EFF	EFFICIENCY
EWC	ELECTRIC WATER COOLER
EWT	ENTERING WATER TEMPERATURE
°F	DEGREES FAHRENHEIT
FCO	FLOOR CLEANOUT
FD	FLOOR DRAIN
FPM	FEET PER MINUTE
GA	GAGE OR GAUGE
GAL	GALLONS
GI	GREASE INTERCEPTOR
GPF	GALLONS PER FLUSH
GPM	GALLONS PER MINUTE
HD	HEAD, HUB DRAIN
HP	HORSEPOWER
IBC	INTERNATIONAL BUILDING CODE
IE	INVERT ELEVATION
IPC	INTERNATIONAL PLUMBING CODE
KW	KILOWATT
L	LAVATORY OR SINK
LBS	POUNDS
LWT	LEAVING WATER TEMPERATURE
MAX	MAXIMUM
MBH	ONE THOUSAND BTUH
MCA	MINIMUM CIRCUIT AMPS
MH	MANHOLE
MIN	MINIMUM
MOCP	MAXIMUM OVER CURRENT PROTECTION
N/A	NOT APPLICABLE
N/C	NORMALLY CLOSED
N/O	NORMALLY OPEN
NEC	NATIONAL ELECTRIC CODE
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
PD	PRESSURE DROP
PRV	PRESSURE REDUCING VALVE
PSI	POUNDS PER SQUARE INCH
PVC	POLYVINYL CHLORIDE
(R)	EXISTING TO BE RELOCATED
RD	ROOF DRAIN
RPM	REVOLUTIONS PER MINUTE
SK	SINK
SOI	SAND OIL INTERCEPTOR
SP	SUMP PUMP
SS	STAINLESS STEEL
TDH	TOTAL DYNAMIC HEAD
TFA	TO FLOOR ABOVE
TFB	TO FLOOR BELOW
UBC	UNIFORM BUILDING CODE
UL	UNDERWRITERS LABORATORIES, INC.
UMC	UNIFORM MECHANICAL CODE
UNO	UNLESS NOTED OTHERWISE
UPC	UNIFORM PLUMBING CODE
V	VENT
VFD	VARIABLE FREQUENCY DRIVE
VTR	VENT THROUGH ROOF
W/	WTH
W/O	WITHOUT
WC	WATER COLUMN
WCO	WALL CLEANOUT
WG	WATER GAUGE
WSFU	WATER SUPPLY FIXTURE UNIT
WVS	WASTE VENT STACK

PIPING LINETYPES

SYMBOL	DESCRIPTION
—CD—	CONDENSATE DRAIN PIPING (CD)
—CW—	COLD WATER (CW)
—HW—	DOMESTIC HOT WATER (HW)
—HWR—	DOMESTIC HOT WATER RETURN (HWC)
—G—	GAS - LOW PRESSURE (G) (7" WC AND BELOW)
—MPG—	GAS - MEDIUM PRESSURE (MPG) (2-5 PSI)
—GW—	GREASE WASTER (ABOVE GRADE/FLOOR) (GW)
—GW—	GREASE WASTE (BELOW GRADE/FLOOR) (GW)
—W—	WASTE PIPING (ABOVE GRADE/FLOOR) (W)
—W—	WASTE PIPING (BELOW GRADE/FLOOR) (W)
—ST—	STORM/ROOF DRAIN PIPING (BELOW GRADE/ FLOOR)
—ST—	STORM/ROOF DRAIN PIPING (ABOVE GRADE/FLOOR)
—STS—	SECONDARY STORM/ROOF DRAIN PIPING (BELOW GRADE/FLOOR)
—STS—	SECONDARY STORM/ROOF DRAIN PIPING (ABOVE GRADE/FLOOR)
—TW—	TEPID WATER
—TWC—	TEPID WATER CIRCULATION
—TP—	TRAP PRIMER WATER PIPING
—V—	VENT PIPING (ABOVE GRADE/FLOOR)
—VBG—	VENT BELOW GRADE PIPING

GENERAL ANNOTATIONS

	POINT OF CONNECTION (POC) - NEW ITEMS TO EXISTING ITEMS
	ACCESS PANEL (AP)
RTU X	MECHANICAL EQUIPMENT. (CONTRACTOR FURNISHED & INSTALLED UNLESS NOTED OTHERWISE). REFER TO MECHANICAL SCHEDULES.
1	PLUMBING PLAN KEYNOTE
1	PLUMBING EQUIPMENT. (CONTRACTOR FURNISHED & INSTALLED). REFER TO PLUMBING MATERIAL LIST.
1	PLUMBING EQUIPMENT. (OWNER FURNISHED, CONTRACTOR INSTALLED).
1 P0.00	DETAIL REFERENCE CALLOUT. UPPER VALUE = DETAIL NUMBER. LOWER VALUE = SHEET NUMBER
1 P0.00	SECTION VIEW REFERENCE CALLOUT. UPPER VALUE = DETAIL NUMBER. LOWER VALUE = SHEET NUMBER

PLUMBING SHEET LIST

SHEET NUMBER	SHEET NAME
P000	PLUMBING SYMBOLS, ABBREVIATIONS, AND NOTES
P002	PLUMBING SCHEDULES
P200	PLUMBING FLOOR PLAN

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PLUMBING SYMBOLS, ABBREVIATIONS, AND NOTES

P000

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PLUMBING FIXTURE SCHEDULE

MARK	FIXTURE TYPE	DESCRIPTION	MANUFACTURER	MODEL	ROUGH-IN SIZE			
					W	V	CW	HW
EE-1	EMERGENCY EYE WASH	COMBINATION EMERGENCY SHOWER AND EYEWASH. PROVIDE WITH 11" STAINLESS STEEL BOWL, INTEGRAL 20 GPM FLOW CONTROL, MODEL SP157A SCALD BLEED VALVE, MODEL 92011E THERMOSTATIC MIXING VALVE, AND STAINLESS STEEL DUST COVER.	HAWS	8300	0"	0"	1 1/4"	1 1/4"
EWC-1	ELECTRIC WATER COOLER	BI-LEVEL, BARRIER-FREE, WALL MOUNTED REFRIGERATED WATER COOLER WITH SELF-CLOSING EASY-TOUCH CONTROLS REQUIRING LESS THAN 3 POUNDS OF FORCE TO OPERATE. UNIT SHALL PROVIDE 8.0 GPH OF 50°F WATER WITH 80°F ENTERING WATER AND 90°F AMBIENT. PROVIDE AND INSTALL MANUFACTURERS CANE SKIRT. PROVIDE COMPLETE WITH MOUNTING PLATE, STOP, SUPPLY, TRAP, CANE SKIRT, AND BOTTLE FILLER (MODEL NO. LZWSR).	ELKAY	LZSTL8WSLP - LHHS	2"	1 1/2"	1/2"	0"
FCO-1	FLOOR CLEANOUT	FLOOR CLEANOUT, REFER TO PLANS FOR SIZE. LOCATE IN ACCESSIBLE AREA. TUF-TOP NON-ADJUSTABLE CLEANOUT WITH DURA-COATED CAST IRON BODY, WITH GAS AND WATERTIGHT ABS TAPERED THREAD PLUG, AND ROUND SCORIATED CAST IRON HEAVY-DUTY SECURED COVER AND FRAME.	WATTS	CO-202-RC	2"	0"	0"	0"
FD-1	4" FLOOR DRAIN	CAST IRON BODY FLOOR DRAIN.	ZURN	Z415	4"	2"	0"	0"
HB-1	HOSE BIBB	EXPOSED HOSE BIBB, MILD CLIMATE, ANTI-SIPHON, CHROME PLATED.	WOODFORD	79	0"	0"	3/4"	0"
HB-2	HOSE BIBB	UNDER COVER WALL HYDRANT, ANIT SIPHON, CHROME PLATED. PROVIDE WITH INTEGRAL DOUBLE CHECK BACKFLOW PREVENTER AND LOOSE TEE KEY AND DOOR LOCK.	WOODFORD	68	0"	0"	3/4"	0"
L-1	LAVATORY	21"X20 1/4" SELF DRAINING DECK 4" CENTERS WALL MOUNTED LAVATORY, PROVIDE WITH AMERICAN STANDARD FAUCET MODEL 6053.204. FACUET TO BE 0.35 GPM, BATTERY OPERATED SENSOR WITH ESTIMATED LIFE CYCLES OF 480,000 AND OPTIONAL THERMOSTATIC MIXING VALVE MODEL 605TXMV1070. ADA COMPLIENT WHEN INSTALLED PER MANUFACTURERS ADA REQUIREMENTS.	AMERICAN STANDARD	DECORUM 9134004EC	1 1/2"	1 1/2"	1/2"	1/2"
MS-1	MOP SINK	FLOOR MOUNTED 24"X24"X10" DEEP MOP SINK. ONE PIECE MOLDED STRUCTURAL FIBERGLASS CONSTRUCTION WITH MARBELIZED WHITE FINISH. PROVIDE WITH FAUCET (MODEL 63.600A), 31" HOSE AND HOSE HOLDER (MODEL 830AA), MOP HANGER (889CC), BUMPER GUARDS, AND WALL GUARDS. PROVIDE MOP SINK WITH 3" INTEGRAL DRAIN WITH REMOVEABLE STAINLESS STEEL STRAINER.	FIAT	MSB-2424	2"	2"	1/2"	1/2"
MS-2	MOP SINK	FLOOR MOUNTED 23"X21-1/2 SINGLE BOWL LAUNDRY TUB WITH WHITE BAKED ENAMEL STEEL LEGS, STRAINER, AND PLUG. PROVIDE WITH CHICAGO FAUCETS 895 SERIES DECK MOUNTED SINK FAUCET.	FIAT	FL1	2"	2"	1/2"	1/2"
SK-1	SINK - SINGLE BOWL	20 GAUGE 304 STAINLESS STEEL SINGLE BOWL DROPIN SINK, 21-1/4" X 15-3/4" X 8" DEEP. BARRIER FREE ADA COMPLIANT, 27" MINIMUM CABINET SIZE. PROVIDE WITH 3-HOLE PUNCH CONFIGURATION ON 4" CENTERS. PROVIDE 1.5 GPM FAUCET, BRASS SWIVEL SPOUT (MODEL NO. 7074000.075). PROVIDE ASSE 1070 COMPLIANT THERMOSTATIC MIXING VALVE, TRUEBRO LAVGUARDS, 1-1/2" CHROME PLATED P-TRAP, GRID STRAINER, LEAD FREE QUARTER TURN VALVES, AND FLEXIBLE SUPPLY LINES.	AMERICAN STANDARD	20SB.8252283S.075	2"	1 1/2"	1/2"	1/2"
SK-2	SINK - DOUBLE BOWL	120 GAUGE STAINSS STEEL DOUBLE BOWL DROP-IN SINK, 33" X 22" X 8" DEEP. BARRIER FREE ADA COMPLIANT, 36" MINIMUM CABINET SIZE. PROVIDE WITH 3-HOLE PUNCH CONFIGURATION ON 4" CENTERS. PROVIDE 1.5 GPM FAUCET WITH 8" FIXED CENTERS, BRASS SWIVEL SPOUT (MODEL NO. 707400.075). PROVIDE ASSE 1070 COMPLIANT THERMOSTATIC MIXING VALVE, TRUEBRO LAVGUARDS, 1-1/2" CHROME PLATED P-TRAP, GRID STRAINER, LEAD FREE QUARTER TURN VALVES, AND FLEXIBLE SUPPLY LINES.	AMERICAN STANDARD	22DB.6332283S.075	2"	1 1/2"	1/2"	1/2"
SOI-1	SAND/OIL INTERCEPTOR	SAND-OIL INTERCEPTOR, 320 GALLON, 2 COMPARTMENT CONCRETE STRUCTURE. PROVIDE WITH #4 H20 TRAFFIC RATED, 26" X 26" AIR TIGHT DIAMOND FLOOR PLATE COVER, FABRICATED STEEL FRAME, AND SURFACE INLET GRATE 26" X 26" WITH FABRICATED STEEL FRAME.	JENSEN	JP320EE-SO	4"	2"	0"	0"
TD-1	TRENCH DRAINS	6-3/4" WIDE REVEAL TRENCH DRAIN SYSTEM WITH HEAVY-DUTY FRAME ASSEMBLY. DUCTILE IRON CLASS C GRATE.	ZURN	Z886-HD	4"	0"	0"	0"
TP-1	TRAP PRIMER	115V POWERED ELECTRIC TRAP PRIMER.	PRECISION PLUMBING PRODUCTS	MP-500-115V	0"	0"	1/2"	0"
UB-1	UTILITY WATER BOX	LOW LEAD SQUARE 1/4 TURN COPPER UTIITY BOX WITH OPTIONAL WATER HAMMER	OATEY COMPANY	39156	0"	0"	1/2"	0"
WC-1	WATER CLOSET - FLUSH VALVE	WALL MOUNTED WATER CLOSET, HIGH EFFICIENCY 1.28 GPF, ELONGATED BOWL, VITREOUS CHINA, TOP SPUD. PROVIDE WITH AMERICAN STANDARD 1.28 GPF BATTERY-POWERED SENSOR-OPERATED SELECTRONIC FLUSHOMETER VALVE (MODEL NO. 6065.121.002) AND HEAY DUTY OPEN FRONT SEAT (MODEL NO. 5901.100). PROVIDE WITH J. R. SMITH FLOOR MOUNTED CARRIER.	AMERICAN STANDARD	AFWALL FLOWISE 2257.101	4"	2"	1 1/2"	0"
WCO-1	WALL CLEANOUT	WALL CLEANOUT, REFER TO PLANS FOR SIZE. LOCATE IN ACCESSIBLE AREA. DURA-COATED CAST IRON BODY, WITH GAS AND WATERTIGHT ABS TAPERED THREAD PLUG, AND ROUND SMOOTH STAINLESS STEEL ACCESS COVER WITH SECURING SCREW.	WATTS	CO44	0"	0"	0"	0"

TANKLESS WATER HEATER SCHEDULE

MARK	LOCATION	EQUIPMENT TYPE	MIN GPM FOR TEMP RISE	TEMPERATURE RISE (°F)	ELECTRICAL							MANUFACTURER	MODEL	NOTES
					INPUT (W)	NUMBER OF ELEMENTS	ELEMENT WATTAGE (W)	VOLTAGE	PHASE	HZ	FLA			
WH-1	PUBLIC RR 106	TANKLESS	0.35	59 °F	3000.0	1	3000.0	208 V	1	60 Hz	15	EEMAX	SPEX3208T	

GAS WATER HEATER SCHEDULE

MARK	LOCATION	EQUIPMENT TYPE	RECOVERY CAP.	TEMPERATURE RISE (°F)	INPUT MBH	ELECTRICAL			MANUFACTURER	MODEL	NOTES
						VOLTAGE	PHASE	HZ			
WH-2	DECON	TANK TYPE - GAS	512 GPH	90 °F	399.0	208 V	1	60 Hz	STATE	SUF119 400	

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WEST WENDOVER FIRE STATION #13

1121 N. GENE L. JONES WAY

CLIENT PROJECT INFO

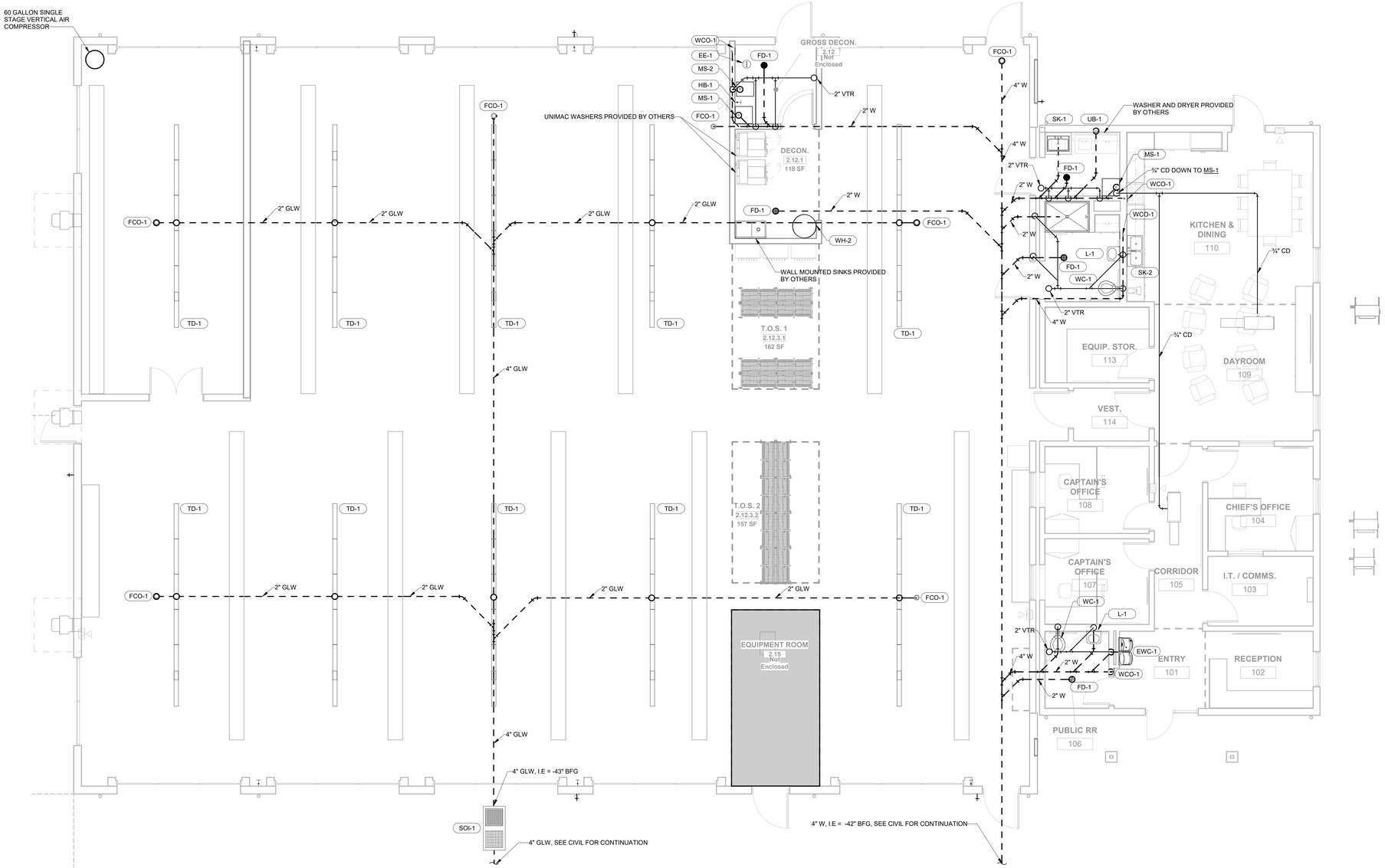
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CHECKED BY: MCM
SCALE:
DATE: 5/01/2023
PROJECT NO: 092767002
FILENAME:

PLUMBING SCHEDULES

P002

5/2/2023 12:45:57 PM BIM 360://092767002-Wendover Fire Station/Wendover FS MEP.rvt



1 PLUMBING FLOOR PLAN - WASTE AND VENT

3/16" = 1'-0"

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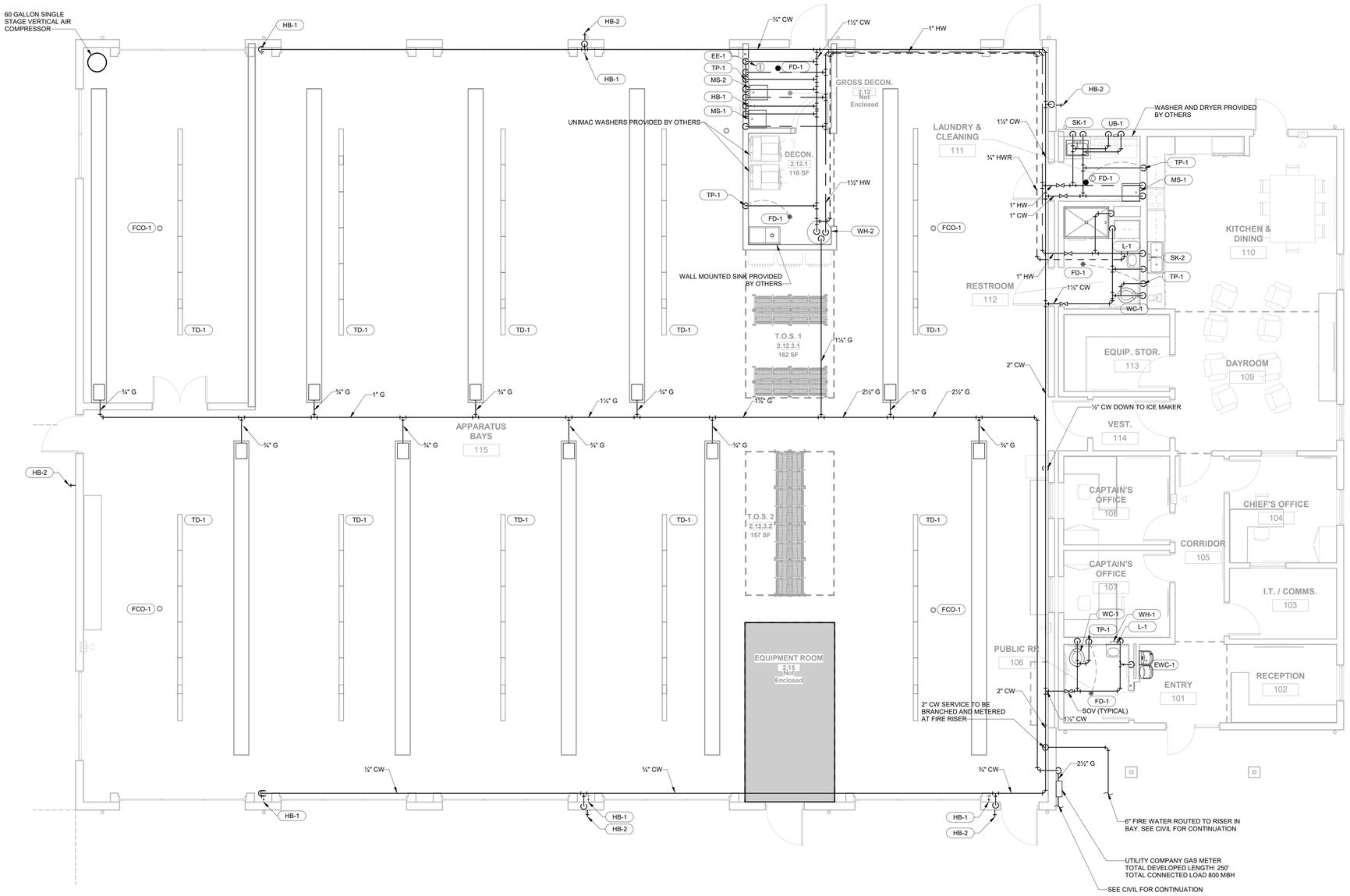
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DESIGNED BY: AS
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CHECKED BY: MCM
SCALE: 3/16" = 1'-0"
DATE: 5/01/2023
PROJECT NO: 092767002
FILENAME:

PLUMBING FLOOR PLAN - WASTE AND VENT

P200

5/2/2023 12:48:04 PM BIM 360://092767002/Wendover Fire Station/Wendover FS MEP.rvt



1 PLUMBING FLOOR PLAN - WATER

3/16" = 1'-0"

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SUITE 100
RENO, NV 89511
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1121 N. GENE L. JONES WAY

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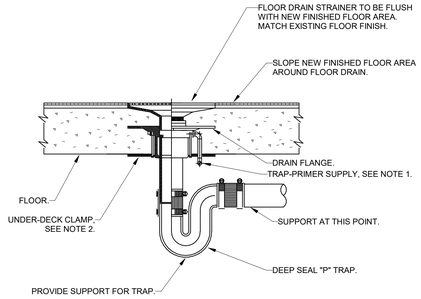
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SCALE: 3/16" = 1'-0"
DATE: 5/01/2023
PROJECT NO: 092767002
FILENAME:

PLUMBING FLOOR PLAN - DOMESTIC

P201

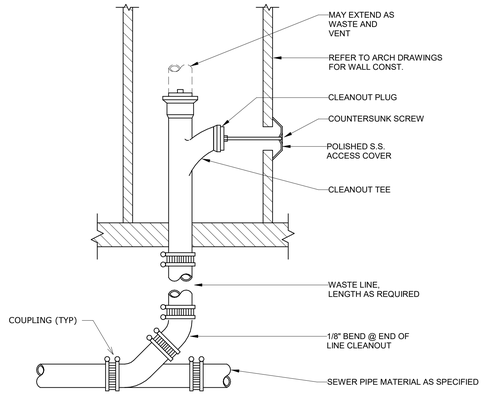
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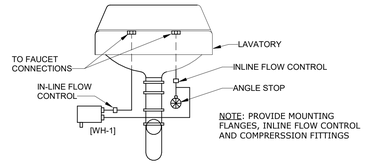
NOTES:

1. FOR TRAP-PRIMER REQUIREMENTS REF. PLAN DWG'S AND SPECIFICATIONS.
2. PROVIDE UNDER DECK CLAMP ON THIS SLAB INSTALLATIONS OF 5" OR LESS. SECURE CLAMP TO DRAIN, REF. SPECIFICATIONS.
3. NO-HUB FOR ABOVE GRADE INSTALLATION.

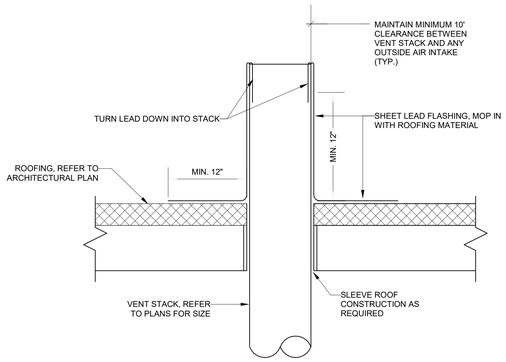
1 FLOOR DRAIN
N.T.S



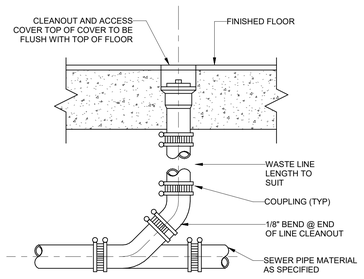
2 WALL CLEANOUT
N.T.S



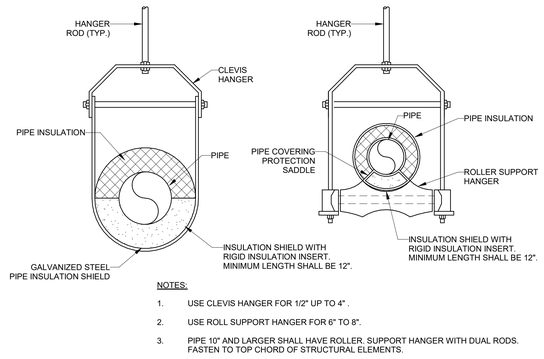
3 LAVATORY/WATER HEATER CONNECTION
N.T.S



4 VENT THROUGH ROOF
N.T.S



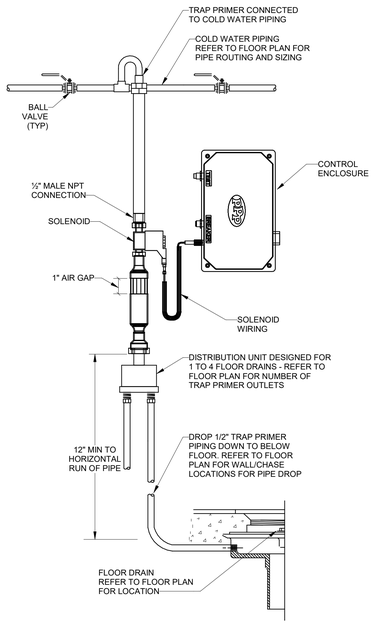
5 FLOOR CLEANOUT
N.T.S



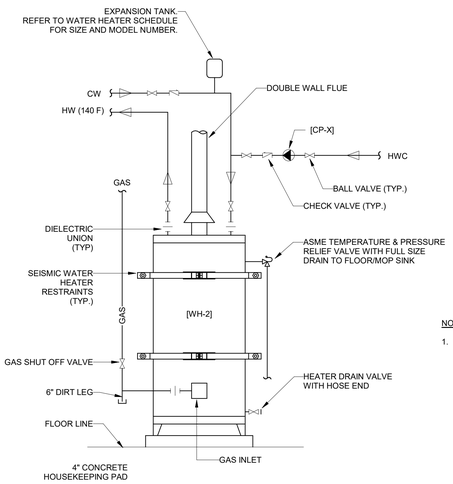
NOTES:

1. USE CLEVIS HANGER FOR 1/2" UP TO 4" .
2. USE ROLL SUPPORT HANGER FOR 6" TO 8".
3. PIPE 10" AND LARGER SHALL HAVE ROLLER. SUPPORT HANGER WITH DUAL RODS. FASTEN TO TOP CHORD OF STRUCTURAL ELEMENTS.

6 PIPE HANGER FOR INSULATED PIPE
N.T.S



7 POWERED TRAP PRIMER DETAIL
N.T.S



NOTES:

1. WATER HEATER STRAPPING SHALL BE AT POINTS WITHIN THE UPPER ONE-THIRD AND LOWER ONE-THIRD (1/3) OF ITS VERTICAL DIMENSIONS. A MINIMUM (1/3) DISTANCE OF FOUR (4) INCHES SHALL BE MAINTAINED ABOVE CONTROLS WITH THE STRAPPING.

8 GAS FIRED WATER HEATER WITH CIRCULATION PUMP
N.T.S

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WEST WENDOVER FIRE STATION #13

1121 N. GENE L. JONES WAY

CLIENT PROJECT INFO

NO:	DATE	DRAWING ISSUE DESCRIPTION

DESIGNED BY: AS
DRAWN BY: AS
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SCALE: 12" = 1'-0"
DATE: 5/01/2023
PROJECT NO: 092767002
FILENAME:

PLUMBING DETAILS

P600

BIM 360://092767002-Wendover Fire Station/Wendover FS MEP.rvt
5/2/2023 12:46:12 PM

ELECTRICAL SYMBOLS

CONDUIT AND RACEWAY		MOUNTING (UON)
	CONDUIT RUN IN OR ON CEILING OR WALL.	NA
	CONDUIT RUN IN FLOOR, UNDER FLOOR, OR UNDERGROUND.	NA
	MARKS INDICATE QTY OF CONDUCTORS IN CONDUIT EXCLUDING GROUND. NO MARKS INDICATE (2) CONDUCTORS. ADD GROUND PER NEC FOR EMT & NON-METALLIC CONDUIT.	NA
	LONG MARK INDICATES GROUND FOR ISOLATED GROUNDING SYSTEM. SIZE PER NEC.	NA
	BRANCH CIRCUIT (DIAGRAMMATIC)	NA
LA-1	HOMERUN INDICATING PANEL AND CIRCUIT NUMBER.	NA
LA-[1,3,5]	HOMERUN WITH CIRCUIT NUMBER IN BRACKETS INDICATING MULTI-PHASE LOAD.	NA
ON HA-1	"ON" INDICATES CIRCUITING SPLIT AT DIFFERENT LOCATIONS	NA
	CONDUIT DOWN.	NA
	CONDUIT UP.	NA
	CONDUIT STUB AND CAP.	NA
POWER DEVICES		MOUNTING (UON)
	DUPLEX CONVENIENCE OUTLET, +18" AFF (TYPICAL).	W, +18" AFF
	DUPLEX CONVENIENCE OUTLET, COUNTER HEIGHT +48" AFF (TYPICAL).	W, FVMH
	CONVENIENCE OUTLET W/ GFCI PROTECTION.	W, +18" AFF
WP	CONVENIENCE OUTLET W/ GFCI PROTECTION & WEATHER PROOF-IN-USE COVER.	W, +18" AFF
IG	DUPLEX CONVENIENCE OUTLET W/ DEDICATED CIRCUIT & ISOLATED GROUND.	W, +18" AFF
MON	DUPLEX CONVENIENCE OUTLET FOR MONITOR. COORDINATE WITH ARCH/OWNER.	W, +60" AFF
USB	DUPLEX CONVENIENCE OUTLET WITH INTEGRAL USB CHARGING PORTS.	W, +18" AFF
DF	DUPLEX CONVENIENCE OUTLET FOR DRINKING FOUNTAIN. COORDINATE WITH MECH.	W, +30" AFF
REF	DUPLEX CONVENIENCE OUTLET W/ DEDICATED CIRCUIT FOR REFRIGERATOR.	W, +42" AFF
DISP	DUPLEX CONVENIENCE OUTLET W/ DEDICATED CIRCUIT FOR WASTE DISPOSAL.	W, +18" AFF
	DOUBLE DUPLEX CONVENIENCE OUTLET.	W, +18" AFF
	DUPLEX CONVENIENCE OUTLET, CEILING MOUNTED, FVMH.	C, FVMH
	QUAD RECEPTACLE IN FLOOR BOX.	FL
	DUPLEX RECEPTACLE IN FLOOR BOX.	FL
	SPECIAL PURPOSE OUTLET, NEMA CONFIGURATION AND VOLTAGE AS NOTED.	W, FVMH
USE	JUNCTION BOX, SPECIFIC USE AS NOTED.	W, FVMH
TELECOMMUNICATION DEVICES		MOUNTING (UON)
#	DATA OUTLET (SINGLE DATA OUTLET UNLESS OTHERWISE NOTED ON DRAWINGS.)	W
	TELEPHONE OUTLET	W
	WIRELESS ACCESS POINT (WAP)	C
FIRE ALARM		MOUNTING (UON)
	SMOKE DETECTOR.	C
D	DUCT SMOKE DETECTOR.	FVM
CO	SMOKE/CO DETECTOR.	FVM
	HEAT DETECTOR.	C
FS	FLOW SWITCH.	W
TS	TAMPER SWITCH.	W
RM	RELAY MODULE.	FVM
MM	MONITOR MODULE	W
CO	CARBON MONOXIDE DETECTOR.	W
	FIRE STROBE, CEILING MOUNTED.	C
	FIRE HORN STROBE, CEILING MOUNTED.	C
	FIRE LOUDSPEAKER, CEILING MOUNTED.	C
	FIRE STROBE, WALL MOUNTED AT +84" AFF.	W
	FIRE HORN STROBE, WALL MOUNTED AT +84" AFF.	W
	FIRE HORN STROBE, WALL MOUNTED.	C
	FIRE HORN STROBE, WALL MOUNTED.	C
	FIRE HORN STROBE, WALL MOUNTED.	C
WALL	FIRE ALARM CONTROL PANEL, SURFACE MOUNTED.	W

ELECTRICAL SYMBOLS

LIGHTING (REFER TO LIGHTING FIXTURE SCHEDULE FOR DETAILS)		MOUNTING (UON)
L#	LIGHTING FIXTURE TAG, INDICATING FIXTURE ID.	
EM	HALF SHADING AND/OR 'EM' TAG INDICATES FIXTURE W/ 90 MIN. EMEGENCY BACKUP.	W
	RECESSED VOLUMETRIC TROFFER, 1'X4', 2'X2', 2'X4'	C
	STRIP LIGHT FIXTURE.	C
	LINEAR LIGHTING FIXTURE.	C, W, FL
	RECESSED SQUARE DOWNLIGHT FIXTURE.	C
	RECESSED AND/OR SEMI-RECESSED ROUND DOWNLIGHT FIXTURE.	C
	TRACK AND TRACK LIGHT FIXTURE.	C, W
WALL	VANITY FIXTURE.	W
	EXIT SIGN, SINGLE FACE. ARROWS INDICATE PATH OF EGRESS. REFER TO PLANS FOR MOUNTING. ON UNSWITCHED LEG ON CIRCUIT.	FVM
	EXIT SIGN, DOUBLE FACE. ARROWS INDICATE PATH OF EGRESS. REFER TO PLANS FOR MOUNTING. ON UNSWITCHED LEG ON CIRCUIT.	FVM
LIGHTING CONTROLS		MOUNTING (UON)
S	LINE VOLTAGE LIGHT SWITCH, SINGLE POLE, +48" AFF.	W, +48" AFF
S_3	THREE-WAY SWITCH, +48" AFF.	W, +48" AFF
S_4	FOUR-WAY SWITCH, +48" AFF.	W, +48" AFF
S_D	LINE VOLTAGE DIMMER SWITCH, +48" AFF.	W, +48" AFF
S_K	KEYED SWITCH, +48" AFF.	W, +48" AFF
S_L	LIGHT SWITCH, SINGLE POLE, LIGHTED HANDLE, +48" AFF.	W, +48" AFF
S_O	MOMENTARY OVERRIDE SWITCH, +48" AFF.	W, +48" AFF
S_{LV}	LOW VOLTAGE DIMMING SWITCH, +48" AFF.	W, +48" AFF
S_{OS}	LINE VOLTAGE DIMMING SWITCH, OCCUPANCY SENSOR +48" AFF.	W, +48" AFF
S_T	DIGITAL TIME SWITCH, +48" AFF.	W, +48" AFF
S_0	MOMENTARY CONTACT SWITCH, +48" AFF.	W, +48" AFF
OS	OCCUPANCY SENSOR, DUAL TECHNOLOGY.	C
PC	PHOTOELECTRIC SENSOR.	C
1M	CONTROL ETHERNET GATEWAY HUB. REFER TO LIGHTING CONTROLS RISER DIAGRAM.	FVM
PP	CONTROL POWER PACK. REFER TO LIGHTING CONTROLS RISER DIAGRAM.	FVM
S#	CONTROL DEVICE. REFER TO LIGHTING CONTROLS RISER DIAGRAM.	W, +48" AFF
ONELINE		
M	CT METER.	
	BREAKER.	
LSI	BREAKER WITH GFI PROTECTION, "LSI" INDICATES TRIP SETTINGS LONG, SHORT, & INSTANTANEOUS.	
	GROUND.	
GND	GROUND BUSBAR.	
NEUT	NEUTRAL BUSBAR.	
XFMR	TRANSFORMER PAD MOUNTED.	
ATS	ATS.	
	PANELBOARD.	
EQUIPMENT		MOUNTING (UON)
M	MOTOR RATED SWITCH.	FVM
	MOTOR RATED HAND-OFF-AUTO SWITCH.	FVM
	EMERGENCY POWER OFF SWITCH, MUSHROOM TYPE.	W, FVMH
	DISCONNECT, HEAVY DUTY, NON-FUSIBLE.	W
	DISCONNECT, HEAVY DUTY, FUSIBLE.	W, FVMH
	MAGNETIC MOTOR STARTER.	W
	COMBINATION MOTOR STARTER & DISCONNECT.	W, FVMH
	VARIABLE FREQUENCY DRIVE.	W
WALL	ELECTRICAL PANEL, SURFACE MOUNTED.	W
WALL	ELECTRICAL PANEL, FLUSH MOUNTED.	W
	TRANSFORMER.	FL
	DISTRIBUTION PANELBOARD.	W, FVMH
WALL	INVERTER.	W, FVMH
WS1-1 AC1 AC 1	EQUIPMENT CALLOUT.	
WALL	AUXILIARY SYSTEM CABINET.	W, FVMH

ELEC ABBREVIATION...

1P	ONE POLE
1PH	SINGLE PHASE
2/C	TWO-CONDUCTOR
2P	TWO POLE
3/C	THREE-CONDUCTOR
3P	THREE POLE
3PH	THREE PHASE
3W	THREE WIRE
4PDT	FOUR POLE DOUBLE THROW
4PST	FOUR POLE SINGLE THROW
4W	FOUR WIRE
A/C	AIR CONDITIONIG
AC	ALTERNATING CURRENT
ACS	ACCESS CONTROL SYSTEM
ADA	AMERICANS WITH DISABILITIES ACT
ADJ	ADJACENT
AFC	AVAILABLE FAULT CURRENT
AFF	ABOVE FINISHED FLOOR / GRADE
AIC	AMPERE INTERRUPTING CAPACITY
AL	ALUMINUM
ALCP	AREA LIGHT CONTACTOR PANEL
ALT	ALTERNATE
AMP	AMPERE
APPROX.	APPROXIMATE / APPROXIMATELY
AR	AS REQUIRED
ARCH	ARCHITECTURAL / ARCHITECT
ATS	AUTOMATIC TRANSFER SWITCH
AWG	AMERICAN WIRE GAUGE
BB	BUCK BOOST
BFB	BACK FEED BREAKER
BLDG	BUILDING
BRKR	BREAKER
BTU	BRITISH THERMAL UNIT
C	CEILING
CATV	COMMUNITY ANTENNA TELEVISION
CB	CIRCUIT BREAKER
CFBA	CUSTOM COLOR / FINISH SELECTED BY ARCHITECT
CFCI	CONTRACTOR FURNISHED CONTRACTOR INSTALLED
CFOI	CONTRACTOR FURNISHED OWNER INSTALLED
CKT	CIRCUIT
CL	CENTERLINE
CLG	CEILING
CO	CONVENIENCE OUTLET, RECEPTACLE
CU	COPPER
DA	DAMPER ACTUATOR
dB	DECIBLE, UNIT OF SOUND LEVEL
DEMO	DEMOLITION
DEPT	DEPARTMENT
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DISC	DISCONNECT
DN	DOWN
DPDT	DOUBLE POLE DOUBLE THROW
DWG	DRAWINGS
E	EAST
EA	EACH
EC	EMPTY CONDUIT WITH PULL WIRE
EJ	EXPANSION JOINT
ELEC	ELECTRICAL
ELEV	ELEVATOR
EM	EMERGENCY
EMB	EXTERNAL MAINTENANCE BYPASS
EMT	ELECTRICAL METALLIC CONDUIT
ENT	ELECTRICAL NONMETALLIC CONDUIT
EPO	EMERGENCY POWER OFF
EQUIP	EQUIPMENT

ELEC ABBREVIATION...

EXIST	EXISTING
FA	FIRE ALARM
FAA	FIRE ALARM ANNUCIATOR
FACP	FIRE ALARM CONTROL PANEL
FBO	FURNISHED BY OTHERS
FLA	FULL LOAD AMPERES
FMC	FLEXIBLE METAL CONDUIT
FPEN	FUSE PER EQUIPMENT NAMEPLATE
FSD	FIRE SMOKE DAMPER
FVM	FIELD VERIFY MOUNTING
FVMH	FIELD VERIFY MOUNTING HEIGHT
FVNR	FULL VOLTAGE NON-REVERSING
FVR	FULL VOLTAGE REVERSING
G	GROUND
GALV	GALVANIZED
GEC	GROUNDING ELECTRODE CONDUCTOR
GEN	GENERATOR
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GFP	GROUND FAULT PROTECTION
GND	GROUND
HD	HEAVY DUTY
HID	HIGH INTENSITY DISCHARGE
HOA	HAND-OFF-AUTOMATIC
HP	HORSEPOWER
HPS	HIGH-PRESSURE SODIUM
HV	HIGH VOLTAGE
HVAC	HEATING, VENTILATION & AIR CONDITIONING
Hz	HERTZ, UNIT OF FREQUENCY
I/O	INPUT / OUTPUT
IG	ISOLATED GROUND
IMC	INTERMEDIATE METAL CONDUIT
IN/IS	INSULATED / ISOLATED
IR	INFRARED
KV	KILOVOLT
KVA	KILOVOLT AMPERE
KVAR	KILOVOLT AMPERE REACTIVE
KW	KILOWATT
KWH	KILOWATT HOUR
LED	LIGHT EMITTING DIODE
LFNC	LIQUID TIGHT FLEXIBLE NONMETALLIC CONDUIT
LPS	LOW-PRESSURE SODIUM
LRA	LOCKED ROTOR AMPERES
LTG	LIGHTING
LV	LOW VOLTAGE
MAX	MAXIMUM
MBJ	MAIN BONDING JUMPER
MC	METAL CLAD
MCA	MINIMUM CIRCUIT AMPERES
MCB	MAIN CIRCUIT BREAKER
MCC	MOTOR CONTROL CENTER
MECH	MECHANICAL
MFR	MANUFACTURER
MH	MAN HOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MLO	MAIN LUGS ONLY
MOCP	MAXIMUM OVER-CURRENT PROTECTION
MON	MONITOR
N	NORTH
NA	NOT APPLICABLE
NC	NORMALLY CLOSED
NEC	NATIONAL ELECTRIC CODE
NEMA	NATIONAL ELECTRIC MANUFACTURERS ASSOCIATION
NFC	NATIONAL FIRE CODE
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NIC	NOT IN CONTRACT
NL	NIGHT LIGHT

ELEC ABBREVIATION...

NO	NORMALLY OPEN
NO.	NUMBER
NTS	NOT TO SCALE
OAE	OR APPROVED EQUAL
OC	ON CENTER
OCP	OVER-CURRENT PROTECTION
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED OWNER INSTALLED
OHD	OVERHEAD DOOR
OL	OVERLOAD
PF	POWER FACTOR
PH	PHASE
PNL	PANEL
PROJ	PROJECTOR
PVC	POLYVINYL CHLORIDE
QTY	QUANTITY
R	RELOCATED DEVICE / EQUIPMENT
RAU	REMOTE ANNUNCIATOR UNIT
RCP	REFLECTED CEILING PLAN
REF	REFRIGERATOR
REV	REVISIONS / REVISED
RMC	RIGID METAL CONDUIT
RNC	RIGID NONMETALLIC CONDUIT
RPM	REVOLUTIONS PER MINUTE
RR	REMOVE & RELOCATE
S	SOUTH
S/N	SWITCH NEUTRAL
S/S	START / STOP
SCA	SHORT CIRCUIT AMPERES
SF	SQUARE FOOT / FEET
SFBA	STANDARD FINISH / COLOR BY ARCHITECT
SPD	SURGE PROTECTION DEVICE
SPDT	SINGLE POLE DOUBLE THROW
SPEC	SPECIFICATION
SPST	SINGLE POLE SINGLE THROW
SQ	SQUARE
ST	SINGLE THROW
STRUCT	STRUCTURAL
SWBD	SWITCHBOARD
SWGR	SWITCHGEAR
TEMP	TEMPORARY
TL	TWISTLOCK
TP	TWISTED PAIR
TSP	TWISTED SHIELDED PAIR
TTB	TELEPHONE TERMINAL BOARD
TV	TELEVISION (CABLE)
TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSOR
TYP	TYPICAL
UF	UNDERFLOOR / UNDERSLAB
UGND	UNDERGROUND
UNO	UNLESS NOTED OTHERWISE
UNSW	UNSWITCHED
UPS	UNINTERRUPTIBLE POWER SOURCE
V	VOLTS / VOLTAGE
VA	VOLT AMPERE
VFD	VARIABLE FREQUENCY DRIVE
W	WEST
W/	WITH
W/O	WITHOUT
WH	WATER HEATER
WP	WEATHER PROOF (NEMA 3R)
X	REMOVE / DEMOLISH
XF	TRANSFORMER
XP	EXPLOSION PROOF
Y	WYE

ELECTRICAL SHEET LIST

SHEET NUMBER	SHEET NAME
E000	ELECTRICAL SYMBOLS, ABBREVIATIONS, AND NOTES
E001	ELECTRICAL SPECIFICATIONS
E100	SITE ELECTRICAL PLAN
E201	POWER PLAN
E202	LIGHTING PLAN
E600	SINGLE LINE DIAGRAM
E601	PANEL SCHEDULES
E602	ELECTRICAL DETAILS
E603	ELECTRICAL DETAILS
F000	FIRE ALARM RISER DIAGRAM
F101	FIRE ALARM PLAN

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SEALS

PRELIMINARY
FOR REVIEW ONLY
NOT FOR RECORDATION PURPOSES
Kimley»Horn
ENGINEER _____
PE NO. _____ DATE _____

WEST WENDOVER FIRE STATION #13

1121 N. GENE L. JONES WAY

CLIENT PROJECT INFO

NO:	DATE	DRAWING ISSUE DESCRIPTION

DESIGNED BY: JPN
DRAWN BY: JPN
CHECKED BY: JDB
SCALE: 12" = 1'-0"
DATE: 5/01/2023
PROJECT NO: 092767002
FILENAME:

ELECTRICAL SYMBOLS, ABBREVIATIONS, AND NOTES

E000

5/3/2023 10:31:57 AM BIM 360://092767002/Wendover Fire Station/Wendover FS MEP.rvt

GENERAL ELECTRICAL NOTES

1. PROVIDE ALL LABOR, MATERIALS, TOOLS, ACCESSORIES, ETC. REQUIRED FOR A COMPLETE WORKING ELECTRICAL SYSTEM.
2. ALL CONDUIT SHALL BE ROUTED UNDER FOOTINGS WHERE APPLICABLE. REFER TO STRUCTURAL DETAILS FOR MORE INFORMATION.
3. THE USE OF SERIES RATING OF UPSTREAM OR DOWNSTREAM CIRCUIT BREAKERS OR FUSES IS PROHIBITED. ONLY FULLY RATED SYSTEM COMPONENTS WILL BE ACCEPTED.
4. PULL ROPES: PROVIDE 300 POUND PULL WIRE OR NYLON EQUIVALENT IN ALL INTERIOR EMPTY CONDUIT RUNS. PROVIDE 1/4" DIA NYLON PULL ROPE IN EACH EMPTY EXTERIOR CONDUIT OR DUCT.
5. ALL MULTIPLE POLE CIRCUITS SHALL BE PROVIDED WITH HANDLE TIES AS REQUIRED BY NEC.
6. CONDUIT/CONDUCTOR RUNS SHOWN ARE DIAGRAMMATICAL ONLY. THE BEST FINAL CONDUIT ROUTING SHALL BE AS DETERMINED BY THE ELECTRICAL CONTRACTOR AT THE TIME OF CONSTRUCTION.
7. PRIOR TO PURCHASE OF ANY PANEL, PROTECTIVE DEVICES, SWITCH, STARTER, CONDUIT, WIRE, ETC., TO FEED ANY PIECE OF EQUIPMENT VERIFY THE VOLTAGE, PHASE, AND LOAD OF THAT ITEM IN THE FIELD AND/OR WITH THE PARTICULAR ENTITY INVOLVED IN THE FURNISHING THE ITEM SUCH THAT THE PROPER SIZE & RATING OF THE MATERIALS ARE PURCHASED. NO EXTRAS WILL BE ALLOWED FOR FAILURE TO COMPLY. THIS APPLIES TO ALL EQUIPMENT UNDER OTHER SECTIONS & BY THE OWNER.
8. PROVIDE ALL TRENCHING, EXCAVATION, BACK FILLING, SHORING, PUMPING, COMPACTION TEST ETC. THAT ARE REQUIRED FOR THE SCOPE OF ELECTRICAL WORK.
9. VERIFY THE EXACT LOCATION AND ELEVATION OF ALL ELECTRICAL EQUIPMENT PRIOR TO ROUGH-IN. FINAL CONNECTIONS OF EQUIPMENT SHALL BE PER MANUFACTURERS APPROVED WIRING DIAGRAMS, DETAILS AND INSTRUCTIONS. THE ELECTRICAL CONTRACTOR SHALL PROVIDE MATERIALS AND EQUIPMENT COMPATIBLE WITH EQUIPMENT ACTUALLY SUPPLIED.
10. ALL PANELBOARDS, SWITCHES, MOTOR STARTERS AND SWITCHBOARD CIRCUIT BREAKERS SHALL HAVE ENGRAVED MICARTA NAMEPLATES.
11. PROVIDE ALL PANELBOARDS WITH TYPED DIRECTORIES INSTALLED UNDER A CLEAR PLASTIC COVER. SUBMIT DIRECTORY INFORMATION TO THE OWNER FOR APPROVAL PRIOR TO FINALIZATION. PROVIDE NEW DIRECTORIES FOR ANY PANELBOARDS REQUIRING MODIFICATION.
12. COORDINATE ALL NEW OR PROPOSED WORK WITH EXISTING CONDITIONS. FIELD CONFLICTS AND/OR DISCREPANCIES IN THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD FOR RESOLUTION BEFORE PROCEEDING WITH THE WORK.
13. CONDUIT AND CONDUCTOR ROUTINGS WHERE SHOWN ON PLANS ARE DIAGRAMMATICAL. ALTERNATE ROUTES TO BE APPROVED BY CITY OF AURORA PROJECT MANAGER AND ENGINEER PRIOR TO INSTALLATION. CONTRACTOR TO FIELD COORDINATE CONDUCTOR ROUTING IN CONDUIT AND/OR IN CABLE TRAY IN THE FIELD WITH EXISTING CONDITIONS.
14. EXISTING CONDITIONS ARE INDICATED ON THE DRAWINGS WITH HALF-TONE LINE WORK AND/OR THE NOTATION "(E)". DEMOLTITION WORK IS INDICATED WITH FULL-TONE, DASHED LINE WORK, AND NEW OR PROPOSED WORK IS INDICATED WITH FULL-TONE, SOLID LINE WORK AND/OR THE NOTATION "(N)".

ELECTRICAL SPECIFICATIONS

PART ONE - GENERAL

1.1. THE WORK: ALL WORK SHALL BE NEW UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE THE WORK SHOWN ON THE DRAWINGS AND SPECIFIED FOR ITS INDIVIDUAL SECTIONS OF WORK. THE WORD "WORK" IS DEFINED AS ALL LABOR, TRANSPORTATION, MATERIAL, EQUIPMENT, TOOLS, INSTALLATION, SUPERVISION AND ANY OTHER INCIDENTAL ITEMS OR SERVICES NECESSARY FOR THE PROPER INSTALLATION AND OPERATION OF THE COMPLETE SYSTEMS, WHICH SHALL BE PROVIDED BY THIS CONTRACTOR WHETHER OR NOT SPECIFICALLY INDICATED OR NOTED.

1.2. RESPONSIBILITY: THIS CONTRACTOR IS SOLELY RESPONSIBLE FOR THE ACTIONS OF ITS PERSONNEL, SUPPLIERS, AND SUB-CONTRACTORS. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR THE PERFORMANCE OF ALL WORK AS MAY BE REQUIRED TO ACCOMMODATE THE SUPPORT OF THE ELECTRICAL WORK SAMPLES: PAINTING, STRUCTURAL SUPPORTS, CUTTING AND PATCHING, EXCAVATION AND BACKFILL, CONCRETE PADS, ROOF JACKS, ETC. REQUIRING THIS CONTRACTOR'S ENGAGEMENT OF APPROPRIATE TRADES TO PERFORM SUCH WORK FOR THE PROPER INSTALLATION AND OPERATION OF COMPLETE ELECTRICAL SYSTEMS.

1.3. MINIMUM REQUIREMENTS: THESE SPECIFICATIONS ESTABLISH THE MINIMUM REQUIREMENTS FOR THE WORK AND MATERIALS, EQUIPMENT AND METHODS TO BE PROVIDED. THE DRAWINGS MAY INDICATE REQUIREMENTS WHICH EXCEED THESE MINIMUMS.

1.4. GENERAL CONDITIONS: ALL GENERAL CONDITIONS, SPECIAL REQUIREMENTS OR GENERAL REQUIREMENTS OF THE CONSTRUCTION SPECIFICATIONS ARE MADE PART OF THIS SPECIFICATION AND HAVE THE SAME FORCE AND EFFECT AS IF COMPLETELY REPRODUCED.

1.5. DEFINITIONS:
AHJ: AUTHORITY HAVING JURISDICTION.
ASSEMBLY: AN INSTALLATION OR SYSTEM OF MULTIPLE COMPONENTS REQUIRING MULTIPLE CONNECTIONS. (EXAMPLES: TRASH COMPACTOR, MOTORIZED DOOR, HVAC SPLIT SYSTEM, ETC.).
EQUAL: ACCEPTED BY THE ENGINEER AS EQUAL.
FF&E: FURNISHINGS, FIXTURES AND EQUIPMENT - PROVIDED BY OTHERS AT JOBSITE.
RECEIVE, PROTECT, STORE, ASSEMBLE, INSTALL AND CONNECT. PROVIDE MINIMUM 5X STRUCTURAL BACKING. (EXAMPLES: CHANDELIERS, PROJECTORS, ETC.).
PROVIDE: FURNISH, INSTALL, ACTIVATE, AND COMMISSION.

1.6. CODES: ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2017 EDITION OF THE NATIONAL ELECTRICAL CODE (NEC), THE 2015 EDITION OF THE INTERNATIONAL ENERGY CONSERVATION CODE (IECC), AND ALL OTHER ADOPTED APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS.

1.7. PERMITS: PAY ALL FEES AND OBTAIN ALL PERMITS AND INSPECTIONS REQUIRED FOR THE WORK.

1.8. DRAWINGS: DRAWINGS ARE DIAGRAMMATIC AND SCHEMATIC IN NATURE, AND INDICATE THE TYPE, SIZE, ARRANGEMENT AND LOCATIONS OF MATERIALS AND EQUIPMENT. WORK INCLUDES CERTAIN COMPONENTS, APPURTENANCES, AND RELATED SPECIALTIES THAT MAY NOT BE SHOWN. PROVIDE ALL NECESSARY ITEMS FOR COMPLETE AND PROPER WORKING ACCORDING TO INDUSTRY STANDARDS. IT IS THE INTENT OF THE DRAWINGS AND SPECIFICATIONS TO REQUIRE FINISHED WORK, TESTED AND READY FOR OPERATION AND IN FIRST CLASS CONDITION. ARRANGEMENT OF EQUIPMENT AND ROUTING OF CONDUITS AND BRANCH CIRCUITING SHALL BE PLUMB AND AT RIGHT ANGLES TO BUILDING CONSTRUCTION, AND MAY REQUIRE MODIFICATIONS TO SUIT EXISTING CONDITIONS REQUIRING ONSITE REVISIONS DURING CONSTRUCTION. (SEE ALSO "BIDDING").

1.9. COORDINATION: THIS PROJECT REQUIRES A HIGH LEVEL OF COORDINATION AND COOPERATION BY OWNER, ARCHITECT, OTHER TRADES, VENDORS AND FACILITY CONTRACTORS. CAREFULLY EXAMINE ALL CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, SHOP DRAWINGS, ETC. FOR ALL GENERAL CONSTRUCTION, STRUCTURAL, MECHANICAL, PLUMBING, ARCHITECTURAL, AND SPECIALTY WORK. COORDINATE TO ROUGH-IN, COORDINATE THE WORK WITH ALL OTHER TRADES, TAKING RESPONSIBILITY FOR THE PROPER FITTING OF MATERIAL INTO THE BUILDING AS PLANNED WITHOUT INTERFERENCE WITH OTHER CONSTRUCTION. ESTABLISH AND VERIFY LOCATIONS, HEIGHTS, CONNECTIONS, ETC. WITH EQUIPMENT INSTALLER (AND OWNER, ARCHITECT, AND/OR INTERIOR DESIGNER FOR FF&E ITEMS), AND MAKE REASONABLE MODIFICATIONS IN THE LAYOUTS NEEDED TO PREVENT CONFLICTS WITH OTHER TRADES IN ORDER TO PROVIDE ACCESS FOR THE PROPER EXECUTION OF THE WORK.

1.10. IDENTICAL: ALL WORK REQUIRED FOR IDENTICAL ITEMS AND ASSEMBLIES OF THE PROJECT SHALL BE PROVIDED, ALTHOUGH EACH SPECIFIC IDENTICAL ITEM MAY NOT BE SHOWN IN DETAIL.

1.11. VERIFICATION: CHECK AND VERIFY ALL SIZES, DIMENSIONS, AND CONDITIONS BEFORE STARTING ANY WORK. ANY DEVIATION(S) OR PROBLEM(S) SHALL BE TRANSMITTED TO THE ENGINEER FOR REVIEW.

1.12. CONNECTIONS: CONNECT ALL EQUIPMENT, SYSTEMS, AND ASSEMBLIES PROVIDED BY OTHERS INCLUDING, SAFETY DEVICES AND INTERLOCKS AS REQUIRED FOR COMPLETION: DO NOT INTERCONNECT THE CONTROL SYSTEMS OF THOSE MECHANICAL AND PLUMBING SYSTEMS WHICH ARE SPECIFICALLY NOTED TO BE THE RESPONSIBILITY OF THOSE TRADES. PROVIDE FUSIBLE DISCONNECT SWITCHES AND MOTOR STARTERS FOR ALL EQUIPMENT EXCEPT THOSE ITEMS WHICH ARE SPECIFICALLY LISTED WITH INTEGRAL STARTERS/DISCONNECT SWITCHES. WHERE STARTERS AND/OR DISCONNECT SWITCHES ARE FURNISHED TOGETHER WITH EQUIPMENT, RECEIVE, INSTALL, AND CONNECT THOSE ITEMS.

1.13. SUBMITTAL: SUBMIT TO THE ENGINEER COMPLETE ELECTRONIC SETS OF SHOP DRAWINGS AND TECHNICAL DATA SHEETS FOR ALL EQUIPMENT AND MATERIALS SPECIFIED HEREIN. THE ENGINEER SHALL REVIEW SHOP DRAWINGS AND TECHNICAL DATA SHEETS FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS AND ISSUE A WRITTEN ASSESSMENT TO THE OWNER PRIOR TO COMMENCEMENT OF WORK. THE ENGINEER'S FAILURE TO CORRECT ERRORS IN THE SUBMITTAL SHALL NOT RELIEVE THE CONTRACTOR OF THE OBLIGATION TO PERFORM THE WORK AS SHOWN AND/OR SPECIFIED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ENGINEERING FEES NECESSARY TO CHANGE PROJECT DOCUMENTS BASED ON ALTERNATE SUBMITTAL PACKAGES/EQUIPMENT SUBSTITUTIONS.

1.14. OR-EQUAL SUBSTITUTIONS: ALL PROPOSED "OR EQUAL" SUBSTITUTIONS SHALL BE SUBMITTED TO THE ENGINEER FOR CONSIDERATION PRIOR TO BIDDING AND AFTER ALL REQUIREMENTS ASSOCIATED WITH SUBSTITUTED EQUIPMENT AND/OR MATERIALS HAVE BEEN COORDINATED WITH OTHER BUILDING TRADES, INCLUDING ALL MECHANICAL, STRUCTURAL, AND/OR ARCHITECTURAL ELEMENTS. THE OWNER'S REPRESENTATIVE SHALL PRE-APPROVE ANY PROPOSED SUBSTITUTION IN WRITING. IDENTIFY AND ANNOTATE ALL REVISED REQUIREMENTS PER BUILDING TRADE ON THE SHOP DRAWINGS. ALSO IDENTIFY ALL COST DEBITS OR CREDITS IN WRITING FOR THE PROPOSED CHANGES PER BUILDING TRADE AND SUMMARIZE THESE AS A TOTAL NET-TO-OWNER CHARGE OR CREDIT FOR CONSIDERATION.

1.15. AS-BUILT: UPON COMPLETION OF CONSTRUCTION, SUPPLY THE ENGINEER WITH AS-BUILT DOCUMENTS ACCURATELY SHOWING THE MATERIALS AND EQUIPMENT AS INSTALLED. PROVIDE OPERATION AND MAINTENANCE MANUAL(S) CONTAINING APPROVED SHOP DRAWINGS, OPERATING AND MAINTENANCE INSTRUCTION FOR SWITCHGEAR, LIGHTING FIXTURES, CONTROLS, AND SPECIALTY EQUIPMENT.

1.16. GUARANTEE: ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A MINIMUM OF ONE (1) YEAR FROM DATE OF ACCEPTANCE BY OWNER (LONGER IF REQUIRED BY GENERAL AND/OR SPECIAL CONDITIONS). IN ADDITION, THE INSTALLATION SHALL BE GUARANTEED TO PERFORM AS SPECIFIED AND FULFILL EACH AND EVERY REQUIREMENT OF THE DRAWINGS AND SPECIFICATIONS WHEN OPERATED IN ACCORDANCE WITH THE CONTRACTOR'S INSTRUCTIONS. SHOULD THE INSTALLATION IN ANY WAY FAIL TO DO SO, THE CONTRACTOR WILL, WITHOUT DELAY AND WITHOUT COST TO THE OWNER, PROVIDE WHATEVER ADDITIONAL EQUIPMENT, MATERIAL, AND LABOR REQUIRED TO CORRECT THE DEFICIENCY AND COMPLY WITH THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS. WHERE SPECIFIED EQUIPMENT HAS A LONGER GUARANTEE PERIOD, THE TERMS OF THAT GUARANTEE SHALL GOVERN (EXAMPLE: LED SYSTEM WITH 5 YEAR GUARANTEE). INCANDESCENT LAMPS ARE EXEMPT BUT SHALL BE NEW AND UNUSED AT THE TIME OF FINAL ACCEPTANCE.

1.17. IECC COMPLIANCE: COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE IECC COMPLIANCE CERTIFICATE INCLUDED IN THESE DOCUMENTS. HIRE A COMMISSIONING AGENT TO COMPLY WITH AND PERFORM ALL ASPECTS OF SECTION C408 OF THE 2018 IECC.

BIDDING

1.18. SITE VISIT: CONTRACT DOCUMENTS INDICATE NEW WORK TO BE PERFORMED AND DO NOT PURPORT TO SHOW ALL EXISTING CONDITIONS. VISIT THE SITE PRIOR TO SUBMITTING A BID TO BECOME FAMILIAR WITH EXISTING CONDITIONS. COMPARE THE WORK SPECIFIED IN THE CONTRACT DOCUMENTS AGAINST EXISTING CONDITIONS, AND IDENTIFY AND ANNOTATE ALL WORK OR CONDITIONS THAT ARE DIFFERENT FROM THE CONTRACT DOCUMENTS OR THEIR INTENT. UPON DISCOVERY, IMMEDIATELY NOTIFY AND REPORT IN WRITING ANY DISCREPANCIES TO THE ENGINEER. NO EXTRAS OR CHANGE ORDERS WILL BE ALLOWED FOR FAILURE TO PERFORM THE PRE-BID SITE VISIT.

1.19. BASIS OF PROPOSAL: PROPOSAL SHALL BE BASED ON MANUFACTURERS AND MODELS AS LISTED UNLESS "OR EQUAL" IS INDICATED. PROVIDE SUBSTITUTION REQUESTS A MINIMUM OF FIVE (5) BUSINESS DAYS PRIOR TO BID DATE CLOSING TO ALLOW TIME FOR DUE CONSIDERATION OF PROPOSED ALTERNATE AND SUBSEQUENT NOTIFICATION TO ALL OTHER BIDDERS IN THE EVENT SUBSTITUTION IS DEEMED ACCEPTABLE. DETERMINATION OF SUBSTITUTION EQUALITY RESTS SOLELY WITH THE ENGINEER.

1.20. VALUE ENGINEERING (V.E.) INITIATIVES: IN ADDITION TO THE "AS SPECIFIED/OR EQUAL" BASE BID, A COST REDUCTION INITIATIVE(S) MAY BE PROPOSED BASED ON SUBSTITUTIONS OF EQUIPMENT, MATERIALS, AND/OR METHODS. EACH SUCH PROPOSAL SHALL INCLUDE A DATA SHEET(S) ON THE SPECIFIED ITEM(S), THE PROPOSED SUBSTITUTE(S), AND THE NET CREDIT TO THE OWNER, INCLUDING ALL CREDITS AND CHARGES FROM ALL MEMBERS OF THE CONSTRUCTION TEAM. THE ENGINEER WILL REVIEW AND RENDER AN OPINION TO THE OWNER. IF THE V.E. INITIATIVE IS DECLINED, PROVIDE THE SPECIFIED EQUIPMENT/MATERIAL/METHOD. IF THE V.E. INITIATIVE IS ACCEPTED, AND IF SUCH ACCEPTANCE RESULTS IN A REQUIREMENT TO REVISE ANY DESIGN DOCUMENTS, THE CHARGES FOR THESE REVISIONS SHALL BE BILLED TO THE CONTRACTOR AND THE INVOICING SHALL BE SETTLED BEFORE THE PROJECT IS SIGNED OFF FOR FINAL ACCEPTANCE.

1.21. BIDDING: THE CIVIL, ARCHITECTURAL, MECHANICAL, KITCHEN, AND/OR INTERIOR DRAWINGS CONTAIN DETAILED DESCRIPTIONS, CIRCUITING, AND CONNECTION REQUIREMENTS WHICH ARE PART OF THIS CONTRACTOR'S RESPONSIBILITIES. DO NOT SUBMIT BIDS ON THIS PROJECT PRIOR TO REVIEWING ALL PROJECT DRAWINGS, SPECIFICATIONS, AND ADDENDA.

1.22. SPECIFICATIONS BOOK: THE SPECIFICATIONS CONTAIN SIGNIFICANT INFORMATION, CONDITIONS, AND PROCEDURES WHICH MAY HAVE A SUBSTANTIAL IMPACT ON THIS CONTRACTOR'S COSTS. DO NOT SUBMIT A BID ON THIS PROJECT UNLESS THE SPECIFICATIONS HAVE BEEN THOROUGHLY REVIEWED. THE GENERAL NOTES CONTAINED HEREIN ARE COMPLIMENTARY TO THE SPECIFICATIONS BOOK, AND IN COMPARISON THE MORE STRINGENT REQUIREMENT(S) SHALL GOVERN.

PART TWO - PRODUCTS

2.1. EQUIPMENT STANDARDS: ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND OF THE HIGHEST QUALITY AVAILABLE ("SPECIFICATION GRADE"). EQUIPMENT SHALL BE CONSTRUCTED TO NEMA STANDARDS AND SHALL BE LABELED FOR THEIR INTENDED PURPOSE BY A RECOGNIZED TESTING AGENCY ACCEPTABLE TO THE AHJ (I.E., CSA, ETL, ETC.).

2.2. ACCEPTABLE MANUFACTURERS AND SUPPLIERS: WHERE EQUIPMENT AND MATERIALS ARE NOT SPECIFIED BY NAME THEY ARE DEEMED TO GENERIC, SUBJECT TO THE REQUIREMENTS LISTED HEREIN. THESE MANUFACTURERS ARE CONSIDERED CAPABLE OF OFFERING EQUIVALENT PRODUCTS. MINIMUM STANDARD IN ALL INSTANCES IS COMMERCIAL GRADE.
SWITCHGEAR: EATON, GENERAL ELECTRIC, SIEMENS, SQUARE D
LIGHT FIXTURES: ACUITY, COOPER, HUBBELL, THOMAS
WIRING DEVICES: HUBBELL, LEVITON, LEGRAND, WIREMOLD

2.3. CIRCUITING: ALL WIRING SHALL BE IN CONDUIT, CONCEALED WHERE POSSIBLE EXCEPT WHERE NOTED. EMT WITH STEEL INSULATED THROAT SET SCREW FITTINGS MAY BE USED IN DRY, PROTECTED INTERIOR LOCATIONS. PVC SCHEDULE 40 SHALL BE USED BELOW GRADE AT MINIMUM -24". WRAPPED RIGID ELBOWS AND RISERS SHALL BE USED FOR ALL THROUGH-GRADE TRANSITIONS AND STUB-UPS. RGS OR IMC CONDUIT WITH THREADED FITTINGS SHALL BE USED IN ALL LOCATIONS WHERE EXPOSED TO THE ELEMENTS OR SUBJECT TO PHYSICAL DAMAGE. IMC OR RIGID CONDUIT BELOW GRADE SHALL BE HALF-LAP WRAPPED WITH 20 MIL PVC TAPE. TYPE ENT RACEWAY IS NOT ALLOWED. CONNECT RECESSED AND SUSPENDED LIGHTING FIXTURES, MOTORIZED EQUIPMENT, VIBRATION-PRONE EQUIPMENT WITH STEEL FLEX OR SEALTITE CONDUIT. ALL CONDUIT SHALL HAVE PULL CORD IF OTHERWISE EMPTY.

2.4. MC CABLE: MC CABLE MAY BE USED ONLY WITH SPECIFIC PERMISSION FROM THE ENGINEER. MC CABLE USAGE SHALL BE LIMITED TO CIRCUITING SOLUTIONS IN TIGHT CONDITIONS WHERE CONDUIT AND WIRE CIRCUITING CANNOT FIT. HOMERUNS AND FEEDERS SHALL BE CONDUIT AND WIRE.

2.5. WIRING: ALL WIRE SHALL BE COPPER UNLESS OTHERWISE NOTED. ALL WIRE SHALL BE STRANDED IN SIZES #8 AWG AND LARGER. SINGLE PHASE BRANCH CIRCUITS SHALL INCLUDE A SEPARATE NEUTRAL WIRE WITH EACH PHASE WIRE. NEUTRAL SHALL BE WHITE WITH COLOR STRIPE MATCHING COLOR OF PHASE WIRE. HOMERUNS TO PANELBOARDS SHALL BE MINIMUM #12 AWG CU IN 3/4" CONDUIT UNLESS OTHERWISE NOTED.

2.6. FUSES AND CIRCUIT BREAKERS: FUSES AND CIRCUIT BREAKERS SHALL BE SIZED PER ACTUAL RESPECTIVE CHARACTERISTICS PROTECTION (I.e., MOTOR CIRCUIT PROTECTOR, GROUND FAULT CIRCUIT INTERRUPTER, ARC FAULT CIRCUIT INTERRUPTER, ETC.). FUSES SHALL BE DUAL ELEMENT, CURRENT-LIMITING, AND SHALL BE INTERCHANGEABLE BETWEEN FRAME SIZES WITH STANDARD FUSE CLIPS AND FUSE REDUCERS. PROVIDE LOCKABLE SPARE FUSE CABINET WITH (3) SPARE FUSES OF EACH SIZE USED.

2.7. DISTRIBUTION SWITCHGEAR: SWITCHGEAR SHALL HAVE COPPER BUS AND HEAVY GAUGE HOUSINGS. SWITCHGEAR IN LOCATIONS OTHER THAN LOCKED ELECTRIC ROOMS SHALL HAVE LOCKABLE COVERS. SWITCHGEAR SHALL HAVE NO LESS THAN 20% SPARE BUSSED AND USABLE SPACE, MEASURED AS A PERCENTAGE OF THE SPACE OCCUPIED BY SPECIFIED CIRCUIT BREAKERS, SWITCHES, ETC.

2.8. SERVICE SWITCHGEAR: IN ADDITION TO THE ABOVE, SERVICE SWITCHGEAR SHALL MEET THE REQUIREMENTS OF THE SERVING UTILITY.

2.9. PANELBOARDS: PANELS SHALL HAVE COPPER BUS AND HARDWARE, BOLT-ON CIRCUIT BREAKERS, FLUSH MONO-FLAT TRIM, PIANO HINGED DOORS AND COVER (DOOR-IN-DOOR) WITH LOCKABLE MASTER-KEYED FLUSH LATCHES. FLUSH-MOUNTED PANELS SHALL HAVE EMPTY CONDUITS STUBBED TO ACCESSIBLE ATTIC SPACE: (1) 3/4" CONDUIT FOR EACH THREE (3) SPARE/SPACE CIRCUITS.

2.10. SAFETY SWITCHES: SWITCHES SHALL BE GENERAL DUTY UP TO 250 VOLTS, HEAVY DUTY ABOVE 250 VOLTS. FUSIBLE SWITCHES SHALL BE FUSED PER THE NAMEPLATE RECOMMENDATIONS OF THE EQUIPMENT BEING CONNECTED.

2.11. MOTOR STARTERS: STARTERS SHALL BE MINIMUM NEMA SIZE 1 WITH INTEGRAL CONTROL TRANSFORMER, RED MUSHROOM "RUN" PILOT LIGHT AND "ON-OFF-AUTO" SELECTOR SWITCH ON COVER. OVERLOAD DEVICES SHALL BE SIZED PER THE NAMEPLATE AMPERAGE OF THE EQUIPMENT BEING CONTROLLED.

2.12. CONTACTORS: CONTACTORS SHALL BE ELECTRICALLY HELD WITH "ON-OFF-AUTO" SELECTOR SWITCH ON COVER.

2.13. RATINGS: ALL ELECTRICAL EQUIPMENT SHALL BE FULLY RATED FOR BRACING IN EXCESS OF THE MAXIMUM AVAILABLE FAULT CURRENT CALCULATED AND SHOWN AT THE EQUIPMENT CONNECTION POINT WITHIN THE DISTRIBUTION SYSTEM. MINIMUM RATING SHALL BE 10K AIC.

2.14. WIRING DEVICES: WIRING DEVICES (SWITCHES, RECEPTACLES, ETC.) SHALL BE SPECIFICATION GRADE "DECORA" STYLE, MINIMUM 20-AMP RATED. COVER PLATES SHALL BE NYLON. DEVICE AND PLATE COLOR(S) SHALL BE AS SPECIFIED BY ARCHITECT OR INTERIOR DESIGNER - VERIFY PRIOR TO COMMENCEMENT OF WORK. WIRING DEVICES EXPOSED TO THE ELEMENTS SHALL HAVE WEATHERPROOF-IN-USE LOCKABLE COVERS. RAISED STEEL BOX COVERS MAY BE USED IN UTILITY AREAS. REFER TO FOOD SERVICE NOTES (IF APPLICABLE TO THIS PROJECT) FOR ADDITIONAL REQUIREMENTS.

2.15. TRANSFORMERS: TRANSFORMERS SHALL BE TYPE TP-1 MINIMUM, WITH ALUMINUM WINDINGS, RATED FOR 150°C RISE (UNLESS OTHERWISE NOTED), MOUNTED ON RUBBER-IN-SHEAR VIBRATION ISOLATORS, CONNECTED WITH FLEXIBLE CONDUIT. PUBLISHED AND MEASURED NOISE RATING SHALL NOT EXCEED NEMA TP-20 MAXIMUM.

2.16. LIGHTING FIXTURES: LIGHT FIXTURES SHALL BE PROVIDED WITH ALL ASSOCIATED HARDWARE (HANGER BARS, PENDANTS, STEMS, RESTRAINTS, CHAINS, CORDS, LAMPS, ETC.). LENSES SHALL BE ACRYLIC, REFLECTORS SHALL BE ANODIZED. FLUORESCENT BALLASTS SHALL BE ELECTRONIC, PROGRAM RAPID START, THD LESS THAN 10%. FLUORESCENT LAMPS SHALL HAVE MINIMUM CRI OF 80%. INCANDESCENT LAMPS SHALL BE 130 VOLT, INSIDE FROST, MINIMUM 2000 HOUR LIFE. LOW VOLTAGE INCANDESCENT LAMPS SHALL BE HIR HALOGEN, MINIMUM 3000 HOUR LIFE. EXTERIOR LIGHTING FIXTURES SHALL BE INSTALLED TO PREVENT WATER, DUST AND INSECT INTRUSION, WITH GASKETING FOR DOOR/BACKPLATE AND SEALANT AT THE WIRING ENTRY POINT. REFER TO LIGHTING FIXTURE SCHEDULE WITHIN PLAN SET FOR ADDITIONAL REQUIREMENTS (LED CRITERIA, ETC.).

2.17. TAMPERPROOF: ALL EQUIPMENT AND CIRCUITING ACCESSIBLE BY THE PUBLIC SHALL BE DEMONSTRATED TO BE TAMPERPROOF AND VANDAL RESISTANT. OPENABLE DEVICES AND EQUIPMENT SHALL BE PAD LOCKABLE.

PART THREE - EXECUTION

3.1. GROUNDING: GROUND ALL EQUIPMENT AND SYSTEM NEUTRAL IN ACCORDANCE WITH THE REQUIREMENTS OF NEC ARTICLE 250. PROVIDE CODE-SIZED EQUIPMENT GROUNDING CONDUCTOR IN ALL FEEDERS AND BRANCH CIRCUIT RACEWAYS. WHERE ISOLATED GROUNDS ARE INDICATED, PROVIDE INSULATED CONDUCTOR (GREEN WITH YELLOW STRIPE).

3.2. UTILITY SERVICES: PROVIDE POWER AND COMMUNICATIONS SYSTEM SERVICES IN ACCORDANCE WITH THE REQUIREMENTS OF THE SERVING UTILITIES. CONTRACTOR TO PROVIDE ARC FLASH STUDY AND LABELLING ON ALL NEW EQUIPMENT IN ACCORDANCE WITH NEC. PROVIDE EXCAVATION, RACEWAY, STRUCTURES, GROUNDING, ETC. AS DIRECTED. POWER SERVICES AND DISTRIBUTION SYSTEM AIC RATING SHALL EXCEED MAXIMUM AVAILABLE FAULT CURRENT THROUGH UTILITY SERVICE TRANSFORMER.

3.3. TEMPORARY CONSTRUCTION POWER: PROVIDE TEMPORARY ELECTRICAL POWER DISTRIBUTION AND LIGHTING AS REQUIRED FOR ALL TRADES THAT REQUIRE SERVICE DURING THE COURSE OF THIS PROJECT IN COMPLIANCE WITH ALL NEC AND OSHA REQUIREMENTS. OWNER SHALL NOT BE RESPONSIBLE FOR TEMPORARY POWER CHARGES.

3.4. LOCATIONS: INDICATED LOCATIONS OF ALL OUTLETS AND EQUIPMENT ARE SUBJECT TO CHANGE. SHIFT/RELOCATE/RECONFIGURE ANY OUTLET, EQUIPMENT OR CONNECTION POINT UP TO 10' AS DIRECTED BY ENGINEER AT NO ADDED COST.

3.5. WORKMANSHIP: THE WORK SHALL BE INSTALLED PARALLEL AND AT RIGHT ANGLES TO THE BUILDING LINES, LEVEL AND PLUMB. THE WORK SHALL BE WELL SUPPORTED AND SOLIDLY MOUNTED. DRESS AND TIE WIRING IN PANELBOARDS AND SWITCHGEAR. THE WORK SHALL BE LEFT CLEAN WITH NO DIRT, DENTS, ABRASIONS, PAINT SPLATTERS, OR OTHER IRREGULARITIES.

3.6. FIRE STOPPING: ALL PENETRATED FIRE RATED SURFACES SHALL BE FIRE SEALED WITH APPROVED U.L. LISTED SEALANTS AS LISTED WITHIN ARCHITECTURAL SPECIFICATIONS. DO NOT EXCEED MAXIMUM ALLOWABLE SURFACE PENETRATIONS DEPENDENT ON RATING OF SURFACES. REFER TO ARCHITECTURAL DRAWINGS FOR DETERMINATION OF PENETRATION LOCATIONS THROUGH FIRE RATED ASSEMBLIES.

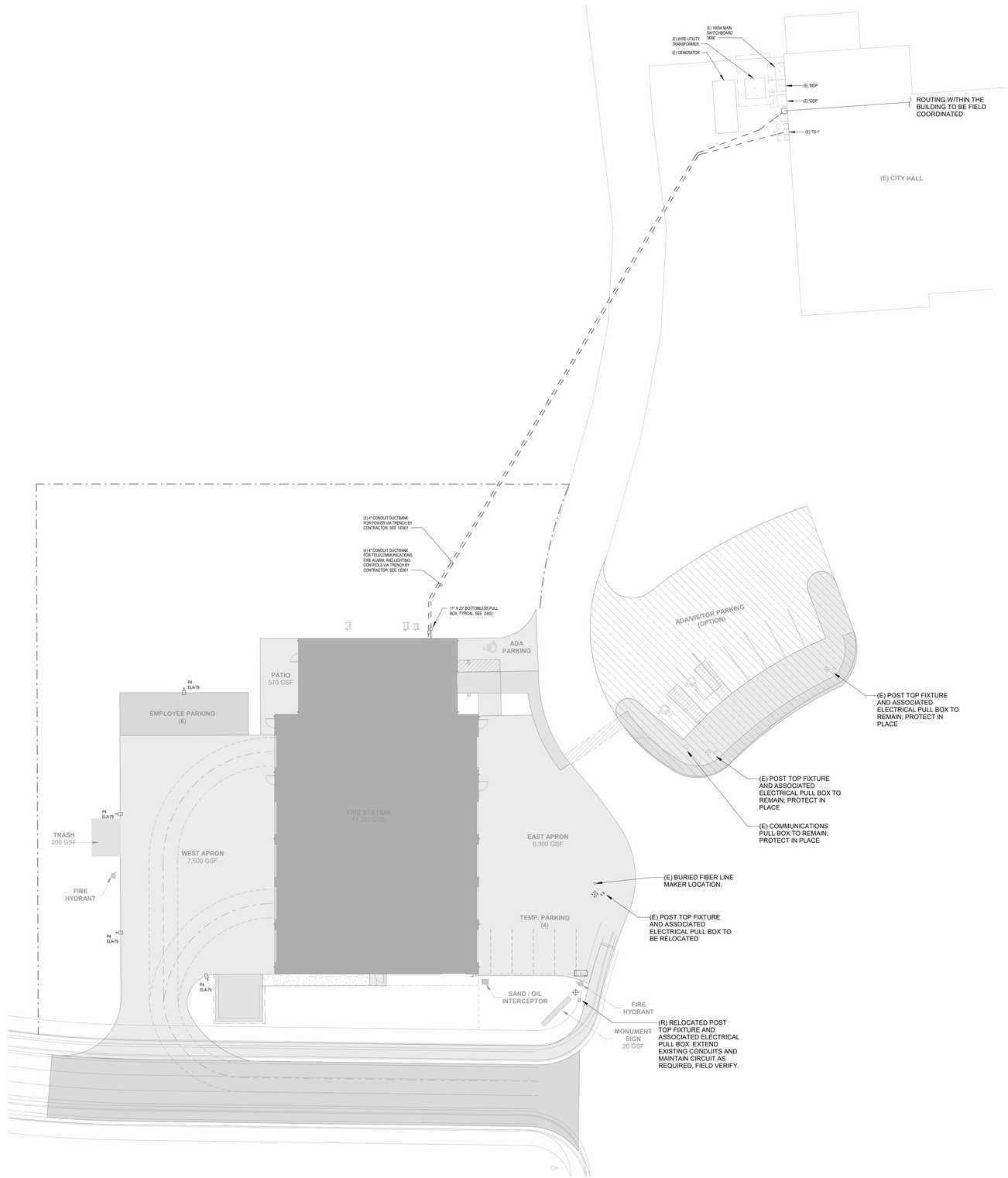
3.7. SUPPORTS AND HANGERS: PROVIDE 3" HIGH HOUSEKEEPING CONCRETE PAD BENEATH FLOOR MOUNTED EQUIPMENT, EXTENDING 3" BEYOND EQUIPMENT FOOTPRINT. SUPPORT AND ALIGN ALL RACEWAYS, CABINETS, BOXES, BACK BOXES, FIXTURES, AND EQUIPMENT FROM STRUCTURE. SECURE ALL SUPPORTING METHODS BY MEANS OF TOGGLE BOLTS IN HOLLOW MASONRY, EXPANSION BOLTS IN SOLID MASONRY, CONCRETE PRESET INSERTS OR EXPANSION BOLTS IN CONCRETE, MACHINE SCREWS OR BOLTS IN METAL, AND WOOD SCREWS IN WOOD CONSTRUCTION. ALL SUPPORTING SYSTEMS AND COMPONENTS SHALL BE RATED FOR A MINIMUM OF FIVE (5) TIMES THE ACTUAL LOAD.

3.8. SLEEVES AND PENETRATIONS: PENETRATIONS OF ALL SURFACES SHALL BE PROVIDED WITH SLEEVES THAT SHALL BE SEALED WITH LIKE MATERIALS AND SHALL BE FINISHED WITH ESCUTCHEON PLATES. PENETRATIONS BELOW GRADE LEVEL SHALL BE WATERTIGHT. PENETRATIONS AT EXTERIOR WALLS SHALL BE WEATHERPROOF. ROOF PENETRATIONS SHALL BE FLASHED AND COUNTER FLASHED.

3.9. EXPANSION AND CONTRACTION: RACEWAYS PASSING THROUGH BUILDING EXPANSION JOINTS, ON ROOF, AND IN AREAS OF TEMPERATURE VARIATIONS GREATER THAN 30°F SHALL BE INSTALLED WITH EXPANSION FITTINGS.

3.10. IDENTIFICATION: IDENTIFY ALL EQUIPMENT, SWITCHBOARD CIRCUITS AND ELECTRICALLY-CONNECTED EQUIPMENT WITH ENGRAVED NAMEPLATES. BOXES SHALL BE MARKED WITH PANEL AND CIRCUIT NUMBERS (PERMANENT PEN ACCEPTABLE ABOVE CEILING). NAMEPLATES SHALL BE FASTENED WITH A MINIMUM OF TWO (2) SCREWS. PANEL DIRECTORIES SHALL BE TYPED. CONDUCTORS SHALL BE TAGGED WITH CIRCUIT NUMBERS AT SOURCE, JUNCTION BOXES, AND ALL OUTLET BOXES WITH PERMANENT ADHESIVE MARKER STRIP. PANEL DIRECTORIES SHALL BE TYPED. IDENTIFY WIRING DEVICES WITH SELF ADHESIVE CLEAR SATIN FINISH LABELS WITH SOURCE AND CIRCUIT NUMBER.

3.11. ELECTRIC ROOM CODE COMPLIANCE: DUE TO THE DIAGRAMMATIC NATURE OF THE DESIGN DOCUMENTS (ELECTRICAL, MECHANICAL, PLUMBING, FIRE SPRINKLER, ETC.), COORDINATE WITH ALL FIXTURES, EQUIPMENT AND SYSTEMS SECTORS AT THE START OF THIS PROJECT TO INFORM AND VERIFY THAT NO FOREIGN SYSTEMS OR EQUIPMENT ARE MOUNTED ABOVE ELECTRICAL EQUIPMENT OR PASS THROUGH THE DESIGNATED ELECTRIC ROOMS, AND THAT A MINIMUM OF 7'-0" IS PROVIDED AS CLEAR HEADROOM ALONG ACCESS PATHS TO ELECTRIC ROOMS. ANY REROUTING OR RELOCATION OF SYSTEMS THAT A SU



1 SITE ELECTRICAL PLAN

1" = 20'-0"

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WEST WENDOVER FIRE STATION #13

1121 N. GENE L. JONES WAY

CLIENT PROJECT INFO

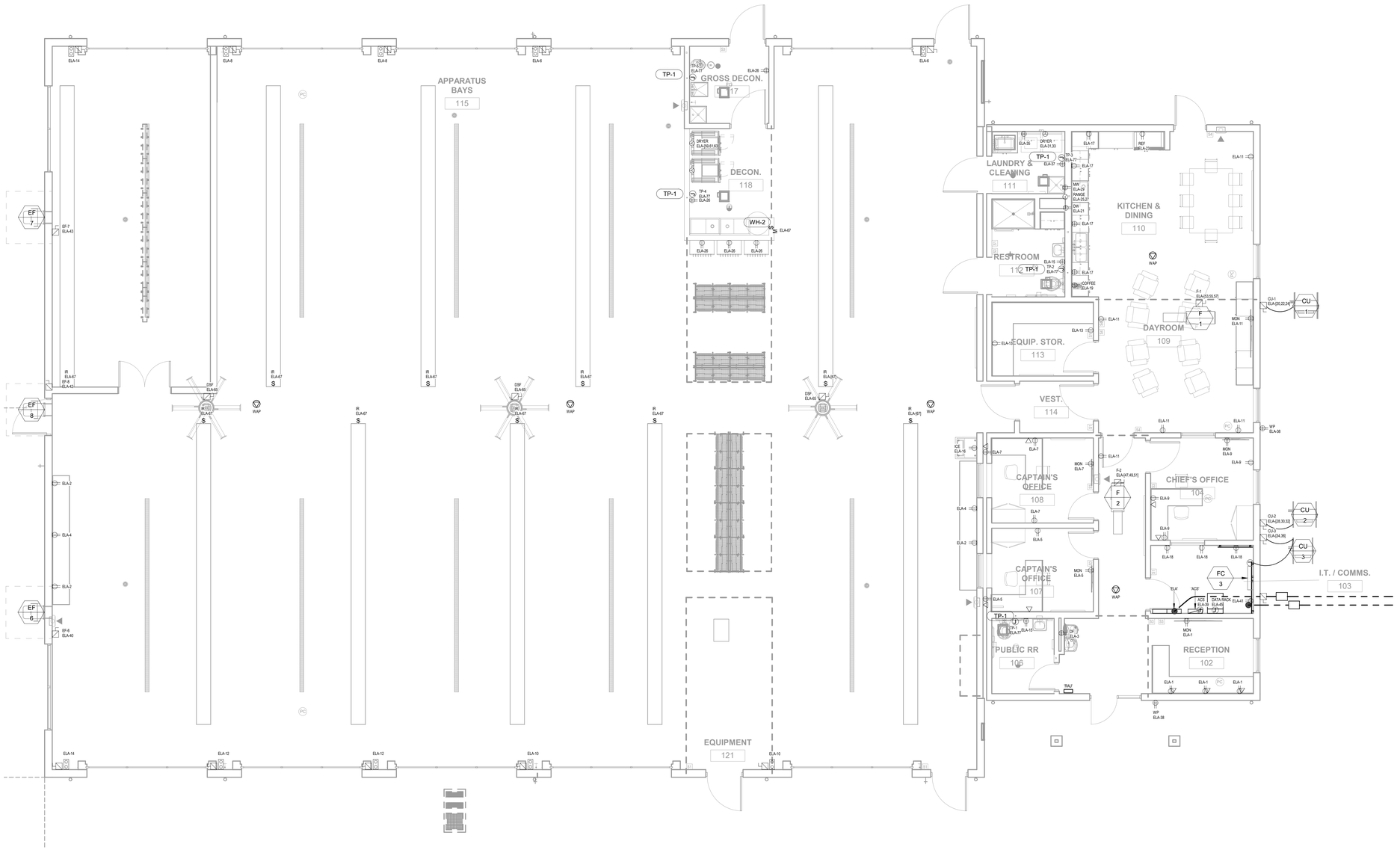
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PROJECT NO: 092767002
FILENAME:

SITE ELECTRICAL PLAN

E100

5/3/2023 10:32:00 AM BIM 360://092767002/Wendover Fire Station/Wendover FS MEP.rvt



1 POWER PLAN

3/16" = 1'-0"

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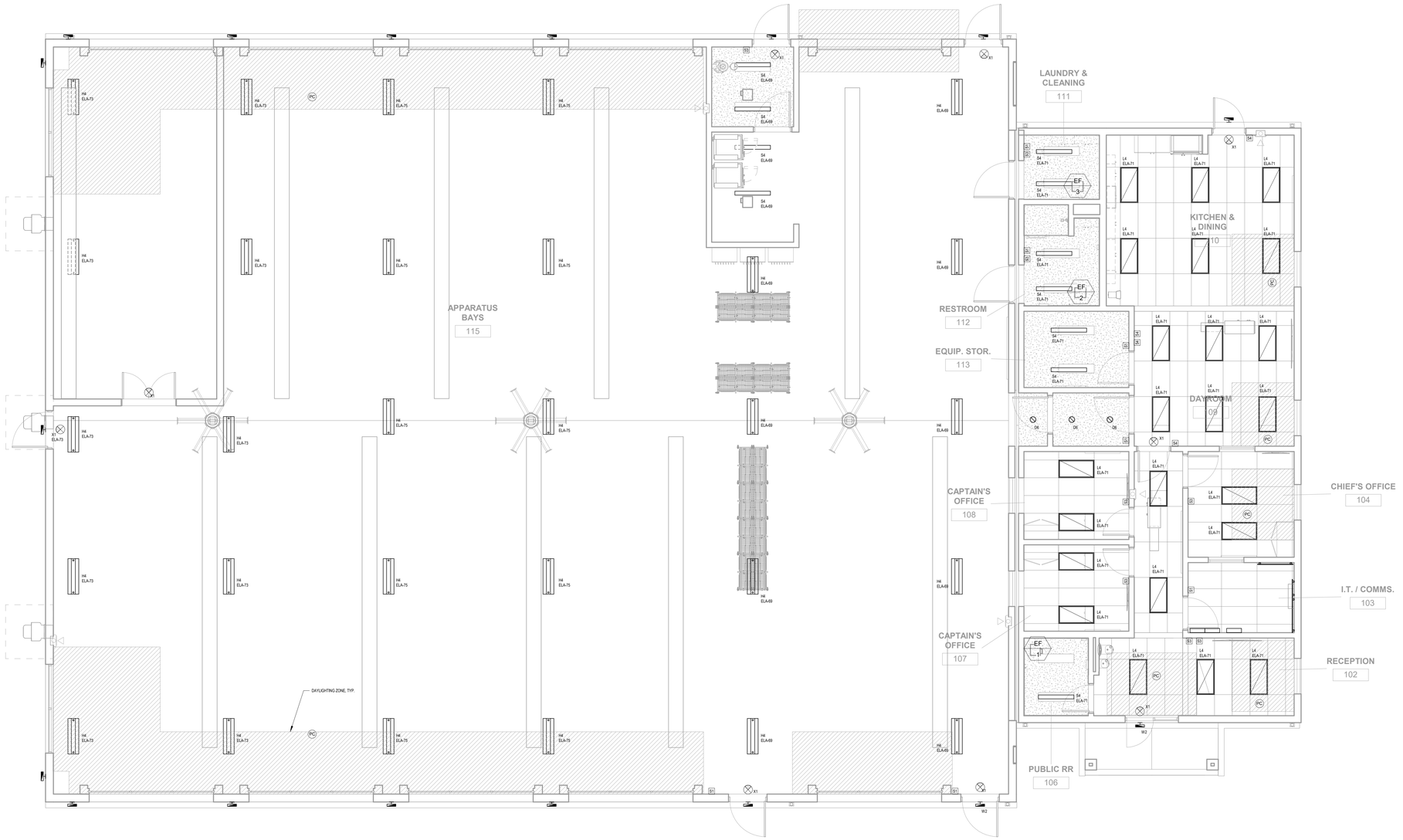
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FILENAME: _____

POWER PLAN

E201

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5/2/2023 10:32:01 AM



1 LIGHTING PLAN

3/16" = 1'-0"

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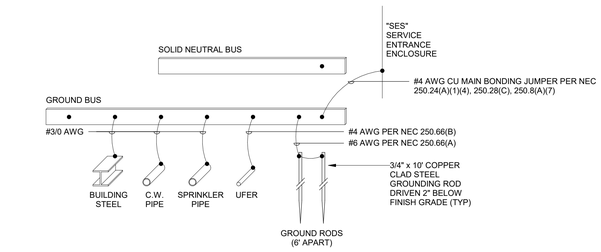
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FILENAME:

LIGHTING PLAN

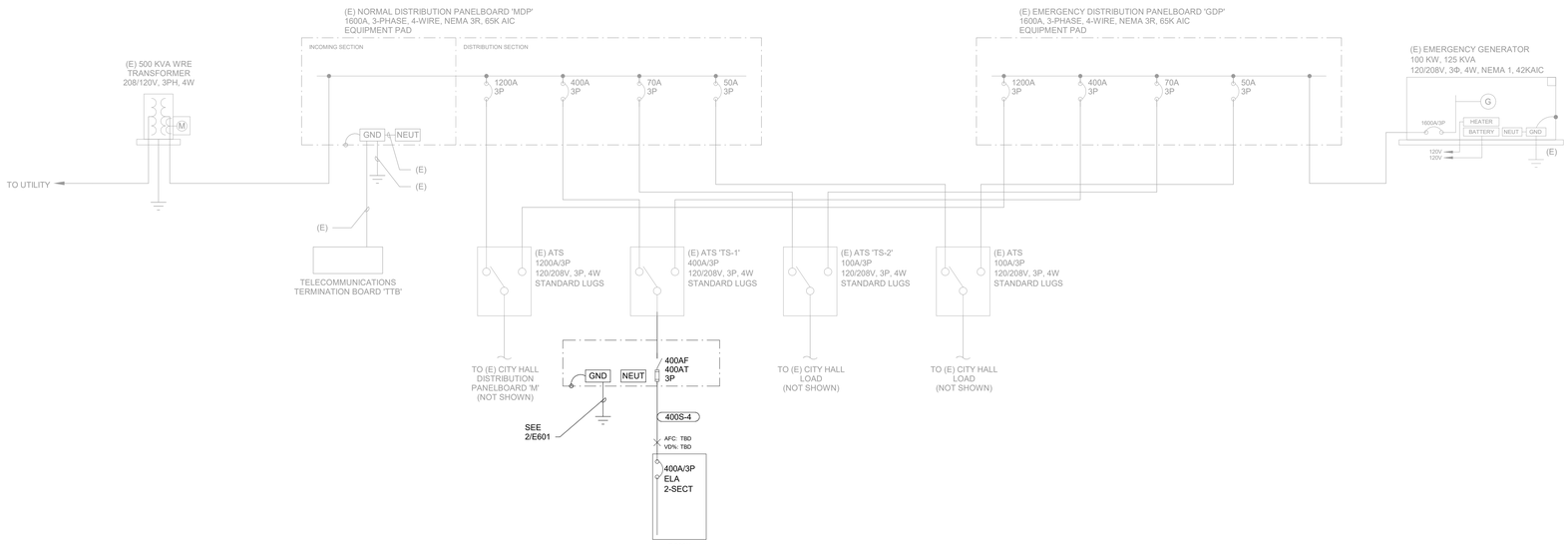
E202

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2 MAIN SERVICE ENTRANCE GROUNDING DETAIL

1/8" = 1'-0"



1 SINGLE LINE DIAGRAM

1/8" = 1'-0"

WIRE AND CONDUIT SCHEDULE

SCHEDULE NUMBER (2-4 DIGIT #)
RACEWAY TYPE (NOTE 5)
XXXXZ-# GND — ALL COPPER CONDUCTORS
(E.G.) 150E-4 SE
SUBSCRIPT (NOTE 4)
NUMBER OF CURRENT CARRYING CONDUCTORS (1-2 DIGIT#, NOTE 3)

TAG	TYPICAL OCP DEVICE	CONDUCTOR AMPACITY	CONDUIT SIZE	CONDUCTOR (NOTE 6)		IG (CU)	SE (CU)	NOTES
				SIZE (AWG)	GND (CU)			
15Z-#	15	15	3/4"	14	14	14	8	
20Z-#	20	20	3/4"	12	12	12	8	
30Z-#	30	30	3/4"	10	10	10	8	
40Z-#	40	40	3/4"	8	10	10	8	
55Z-#	50	55	3/4"	6	10	10	8	
70Z-#	60	70	1"	4	8	8	8	
70Z-#	70	70	1-1/4"	4	8	8	8	
85Z-#	80	85	1-1/4"	3	8	8	8	
85Z-#	90	85	1-1/4"	3	8	8	8	
95Z-#	100	95	1-1/4"	2	8	8	8	
130Z-#	125	130	1-1/2"	1	6	6	6	
150Z-#	150	150	2"	1/0	6	6	6	
175Z-#	175	175	2"	2/0	6	6	4	
200Z-#	200	200	2"	3/0	6	6	4	
230Z-#	225	230	3"	4/0	4	4	2	
255Z-#	250	255	3"	250	4	4	2	
285Z-#	300	285	3"	300	4	4	2	
310Z-#	300	310	4"	350	3	3	1/0	
335Z-#	350	335	4"	400	3	3	1/0	
380Z-#	400	380	4"	500	3	3	1/0	
400Z-#	400	400	(2) 3"	3/0	2	2	1/0	
460Z-#	450	460	(2) 3"	4/0	2	2	1/0	
460Z-#	500	460	(2) 3"	4/0	2	2	1/0	
510Z-#	500	510	(2) 3"	250	2	2	1/0	
570Z-#	600	570	(2) 3"	300	1	1	2/0	
620Z-#	600	620	(2) 3"	350	1	1	2/0	
670Z-#	700	670	(2) 4"	400	1/0	1/0	2/0	
760Z-#	800	760	(2) 4"	500	1/0	1/0	2/0	
840Z-#	800	840	(2) 4"	600	1/0	1/0	3/0	
930Z-#	900	930	(3) 3"	350	2/0	2/0	3/0	
1005Z-#	1000	1005	(3) 3"	400	2/0	2/0	3/0	
1240Z-#	1200	1240	(4) 3"	350	3/0	3/0	3/0	
1675Z-#	1600	1675	(5) 3"	400	4/0	4/0	3/0	
2010Z-#	2000	2010	(6) 3"	400	250	250	3/0	
2520Z-#	2500	2520	(6) 4"	600	350	350	3/0	
3040Z-#	3000	3040	(8) 4"	500	400	400	3/0	
4180Z-#	4000	4180	(11) 4"	500	500	500	3/0	
5040Z-#	5000	5040	(12) 4"	600	750	750	3/0	
XXXXZ-#								
XXXXZ-#								

WIRE AND CONDUIT SCHEDULE NOTES:

1. GROUND "GND" CONDUCTOR MAY BE DELETED ON SERVICE ENTRANCE CONDUCTORS.
2. EQUIPMENT GROUNDING CONDUCTORS SHALL BE SIZED PER TABLE 250-122 (NEC 2017) WHEN CIRCUIT BREAKERS ARE SIZED GREATER THAN AMPERE RATING SHOWN IN TABLE.
3. INDICATES THE QUANTITY OF CURRENT CARRYING CONDUCTORS (GROUND CONDUCTORS NOT INCLUDED) TO BE PULLED IN EACH RACEWAY.
4. GROUNDING SUBSCRIPTS ARE AS FOLLOWS: NO SUBSCRIPT = PROVIDE GROUND WIRE SIZE PER "GND" COLUMN, R = PROVIDE RACEWAY ONLY, CONDUCTORS FURNISHED AND INSTALLED BY OTHERS, SE = PROVIDE GROUND WIRE SIZED PER "SE" COLUMN, IG = PROVIDE AN INSULATED GROUND CONDUCTOR PER "IG" COLUMN ALONG WITH THE GROUND OR EQUIPMENT GROUND CONDUCTOR, NG = DO NOT PROVIDE GROUNDING CONDUCTOR IN RACEWAY.
5. RACEWAY SUBSCRIPTS "Z" ARE AS FOLLOWS: P = PVC SCH-40, E = EMT, R = RIGID, AF = ALUMINUM FLEX, SF = STEELE FLEX, LT = LIQUID TIGHT FLEX, S = SEE SPECIFICATIONS FOR REQUIRED TYPE BASED ON USE AND LOCATION.
6. ALL COPPER CONDUCTORS SHOWN ARE THWN UNLESS OTHERWISE NOTED.

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WEST WENDOVER FIRE STATION #13

1121 N. GENE L. JONES WAY

CLIENT PROJECT INFO

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DRAWN BY: JPN
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DATE: 5/01/2023
PROJECT NO: 092767002
FILENAME:

SINGLE LINE DIAGRAM

E600

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LIGHTING FIXTURE SCHEDULE

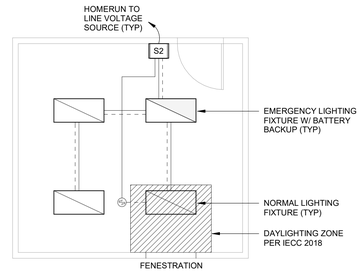
FIXTURE ID	DESCRIPTION	SOURCE	LOAD	VOLTAGE	MOUNTING	MANUFACTURER & MODEL NUMBER	NOTES
D6		LED	18 VA				
H4	4-FOOT HIGH BAY	LED	197 VA	120 V	PENDANT MOUNTED AT +30' AFF	COLUMBIA PEL4-40MV-FAW-EDU OR APPROVED EQUAL	
P4		LED	0 VA				
S4	SURFACE MOUNTED LINEAR STRIP LIGHT	LED	32 VA	120 V	SURFACE MOUNTED @ +9' AFF	LITHONIA C-2-32-MVOLT-GEB101S-WGCUN-NST	
X1	SINGLE FACE, GREEN LETTERS, LED EXIT SIGN	LED	2 VA			ISOLITE ELT-FT-EM-G-1C-BA OR APPROVED EQUAL	

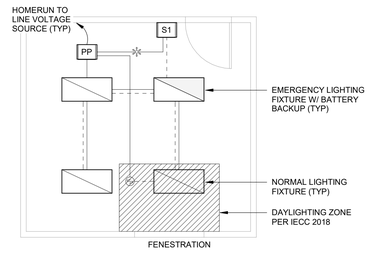
EQUIPMENT SCHEDULE

EQUIPMENT ID	EQUIPMENT DESCRIPTION	COORDINATING DISCIPLINE	VOLTAGE	POLES	LOAD	CONDUIT AND WIRE SIZE*	DISCONNECT MEANS AND SIZE	NEMA RATING	FUSE SIZE	FUSE CLASS	PANEL - CIRCUIT	NOTES
ACS	ACCESS CONTROL SYSTEM		0 V		0 VA						ELA-39	
DR	DATA RACK		0 V		0 VA						ELA-45	
FC-3	FAN COIL UNIT		0 V		0 VA							
J			0 V		0 VA						ELA-77	
TP-1	TRAP PRIMER		0 V		0 VA						ELA-77	
BD	BAY ROLL UP DOOR	ARCHITECTURAL	0 V		0 VA				FPEN		ELA-	
DSF	DESTRATIFICATION FAN	ARCHITECTURAL	0 V		0 VA				FPEN		ELA-65	
MSD	MAIN SERVICE DISCONNECT	ELECTRICAL	208 V		0 VA				FPEN	RK5		
CU-1	CONDENSING UNIT	MECHANICAL	208 V		350 VA				FPEN	RK5	ELA-20,22,24	
CU-2	CONDENSING UNIT	MECHANICAL	208 V		350 VA				FPEN	RK5	ELA-28,30,32	
CU-3	CONDENSING UNIT	MECHANICAL	208 V		350 VA				FPEN	RK5	ELA-34,36	
EF-6	EXHAUST FAN	MECHANICAL	0 V		0 VA				FPEN		ELA-40	
EF-7	EXHAUST FAN	MECHANICAL	0 V		0 VA				FPEN		ELA-43	
EF-8	EXHAUST FAN	MECHANICAL	0 V		2880 VA				FPEN		ELA-42	
F-1	ELECTRIC FURNACE	MECHANICAL	208 V		17600 VA				FPEN	RK5	ELA-53,55,57	
F-2	ELECTRIC FURNACE	MECHANICAL	208 V		17600 VA				FPEN	RK5	ELA-47,49,51	
IR	INFRARED GAS HEATER	MECHANICAL	0 V		0 VA						ELA-67	

LIGHTING CONTROLS LEGEND

- - - - - - - -	LOW VOLTAGE CONTROLS CABLING (BY OTHERS)
————	LINE VOLTAGE CONDUIT AND CONDUCTORS
PP	ROOM/ZONE CONTROL PACK (LITHONIA PP20 OR APPROVE EQUAL)
S1	DIMMING SWITCH, 0-10V DIMMING, 4-BUTTON - ON/OFF/RAISE/LOWER (LITHONIA SPODM-D-SA-WH OR APPROVE EQUAL)
S2	DIMMING SWITCH W/ INTEGRAL OCCUPANCY SENSOR (LITHONIA WSX-PDT-D-SA-WH OR APPROVED EQUAL)
PC	PHOTOCELL SENSOR (LITHONIA CM ADC OR APPROVE EQUAL)
OS	OCCUPANCY SENSOR, 360 DEGREE (LITHONIA CM-PDT-9-ADC OR APPROVE EQUAL)





LIGHTING CONTROLS SEQUENCE OF OPERATIONS

1. GENERAL
   1. ALL LIGHTING SHALL BE HIGH EFFICIENCY LED WITH DIMMING CONTROLS. OWNER SHALL HAVE THE ABILITY TO REDUCE TOTAL LUMEN OUTPUT AS DESIRED.
   2. ALL EMERGENCY LIGHTING SHALL BE EMERGENCY BATTERY BACKUP EITHER REMOTELY MOUNTED OR INTEGRAL TO THE FIXTURE. FIXTURES WITH EMERGENCY BATTERY BACKUP ARE INDICATED ON THE PLANS. PROVIDE WITH INTEGRAL TEST SWITCH.
   3. INTERIOR LIGHTING CONTROLS SHALL BE LOW VOLTAGE, 0-10V DIMMING COMPATIBLE.
   4. DAYLIGHTING
      A. FIXTURES SPECIFIED WITH DAYLIGHTING CONTROLS SHALL BE INTEGRAL TO THE FIXTURE TO BE CONTROLLED BY AUTOMATIC PHOTOCELL DIMMING AS REQUIRED IN THE 2018 IECC.
   5. OCCUPANCY
      A. ALL LIGHTING SHALL BE CONTROLLED BY AUTOMATIC OFF/MANUAL ON OCCUPANCY SENSOR CONTROLS. EXPECT WHERE PERMITTED UNDER 2018 IECC. CONTRACTOR SHALL COORDINATE WITH END USER TO SET DELAY TIMES FOR OCCUPANCY SENSORS TO A MAXIMUM OF 30 MINUTES.
      B. THE LIGHTING IN THE HALLWAYS, LOBBIES, AND OTHER EGRESS AREAS SHALL BE HAVE NO OCCUPANCY SENSOR CONTROLS AS PERMITTED BY THE 2018 IECC.

NOTES:

1. CONTROLS CABLING AS REQUIRED. COORDINATE CONTROLS CABLING REQUIREMENTS WITH CONTROLS MANUFACTURER.

1 TYPICAL LIGHTING CONTROLS RISER DIAGRAMS

SCALE: N.T.S.

BRANCH PANEL: ELA

LOCATION: I.T. / COMMS. 103
SUPPLY FROM:
MOUNTING: SURFACE
ENCLOSURE: NEMA 1

VOLTS: 120/208 Wye
PHASES: 3
WIRES: 4

A.I.C. RATING: 22K
MAINS TYPE: MCB
MAINS RATING: 400 A
MCB RATING: 400 A

CKT	CIRCUIT DESCRIPTION	TRIP	POLES	A		B		C		POLES	TRIP	CIRCUIT DESCRIPTION	CKT
1	CO RECEPTION	20 A	1	1040 VA	540 VA					1	20 A	CO WORK BENCH	2
3	EQ DRINKING FOUNTAIN	20 A	1			370 VA	360 VA			1	20 A	CO WORK BENCH	4
5	CO CAPTAIN'S OFFICE	20 A	1					540 VA	1600 VA	1	20 A	EQ BAY DOORS	6
7	CO CAPTAIN'S OFFICE	20 A	1	720 VA	1600 VA					1	20 A	EQ BAY DOORS	8
9	CO CHIEF'S OFFICE	20 A	1			720 VA	1600 VA			1	20 A	EQ BAY DOORS	10
11	CO DAYROOM	20 A	1					1080 VA	1600 VA	1	20 A	EQ BAY DOORS	12
13	CO EQUIPMENT STORAGE	20 A	1	360 VA	1600 VA					1	20 A	EQ BAY DOORS	14
15	CO RESTROOMS	20 A	1			360 VA	1200 VA			1	20 A	EQ ICE MAKER	16
17	CO KITCHEN	20 A	1					720 VA	540 VA	1	20 A	CO TTB	18
19	EQ COFFEE MACHINE	20 A	1	1500 VA	117 VA								20
21	EQ DISHWASHER	20 A	1			180 VA	117 VA			3	20 A	HVAC CU-1	22
23	EQ REFRIGERATOR	20 A	1					180 VA	117 VA				24
25	EQ RANGE OVEN	20 A	2	4500 VA	900 VA					1	20 A	CO GROSS DECON / DECON	26
27						4500 VA	117 VA						28
29	EQ MICROWAVE	20 A	1					180 VA	117 VA	3	20 A	HVAC CU-2	30
31	EQ ELECTRIC DRYER	20 A	2	180 VA	117 VA								32
33						180 VA	175 VA						34
35	RECEPTACLE	20 A	1					180 VA	175 VA	2	20 A	HVAC CU-3	36
37	CO LAUNDRY	20 A	1	180 VA	360 VA					1	20 A	CO EXTERIOR	38
39	EQ ACCESS CONTROL SYSTE...	20 A	1			0 VA	0 VA			1	20 A	HVAC EF-6	40
41	CO TTB	20 A	1					180 VA	2880 VA	1	20 A	HVAC EF-8	42
43	HVAC EF-7	20 A	1	0 VA	--					1	--	SPACE	44
45	EQ DATA RACK	20 A	1			0 VA	--			1	--	SPACE	46
47								5867 VA	--	1	--	SPACE	48
49	HVAC F-2	20 A	3	5867 VA	--					1	--	SPACE	50
51						5867 VA	--			1	--	SPACE	52
53	HVAC F-1	20 A	3					5867 VA	--	1	--	SPACE	54
55				5867 VA	--					1	--	SPACE	56
57						5867 VA	--			1	--	SPACE	58
59								120 VA	--	1	--	SPACE	60
61	EQ GEAR TURNOUT DRYER	20 A	3	120 VA	--					1	--	SPACE	62
63						120 VA	--			1	--	SPACE	64
65	HVAC DESTRAT FAN	20 A	1					0 VA	--	1	--	SPACE	66
67	EQ INFRARED HEATERS	20 A	1	0 VA	--					1	--	SPACE	68
69	LTG BAY	20 A	1			1778 VA	--			1	--	SPACE	70
71	LTG OFFICE AREA	20 A	1					769 VA	--	1	--	SPACE	72
73	LTG BAY	20 A	1	1972 VA	--					1	--	SPACE	74
75	LTG BAY	20 A	1			1970 VA	--			1	--	SPACE	76
77	EQ TRAP PRIMERS	20 A	1					0 VA	--	1	--	SPACE	78
79	LTG WEST APRON	20 A	1	0 VA	--					1	--	SPACE	80
81							--			1	--	SPACE	82
83									--	1	--	SPACE	84
			TOTAL LOAD:	27539 VA		25475 VA		22679 VA					
			TOTAL AMPS:	233 A		216 A		189 A					

LOAD CLASSIFICATION	CONNECTED LOAD	DEMAND FACTOR	EST. DEMAND	PANEL TOTALS
EQUIPMENT	22550 VA	100.00%	22550 VA	
HVAC	39130 VA	100.00%	39130 VA	TOTAL CONN. LOAD: 75692 VA
Other	0 VA	0.00%	0 VA	TOTAL EST. DEMAND: 77305 VA
RECEPTACLE	7560 VA	100.00%	7560 VA	TOTAL CONN.: 210 A
LIGHTING	6461 VA	125.00%	8076 VA	TOTAL EST. DEMAND: 215 A

NOTES:

Kimley»Horn

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Kimley»Horn
ENGINEER _____
PE NO. _____ DATE _____

WEST WENDOVER FIRE STATION #13

1121 N. GENE L. JONES WAY

CLIENT PROJECT INFO

NO:	DATE	DRAWING ISSUE DESCRIPTION

DESIGNED BY: JPN
DRAWN BY: JPN
CHECKED BY: JDB
SCALE: As indicated
DATE: 5/01/2023
PROJECT NO: 092767002
FILENAME: _____

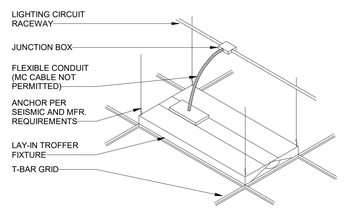
PANEL SCHEDULES

E601

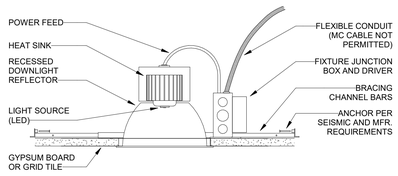
5/3/2023 10:32:05 AM BIM 360://092767002-Wendover Fire Station/Wendover FS M&P.rvt

8 TYPE S2 DIMMER SWITCH W/ INTEGRAL OCCUPANCY
SCALE: N.T.S.

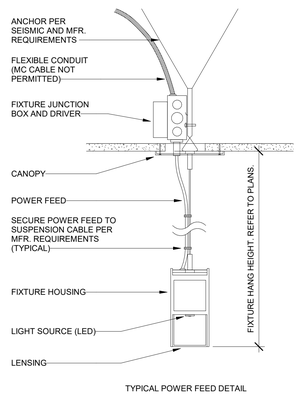
7 TYPE S1 DIMMER SWITCH
SCALE: N.T.S.



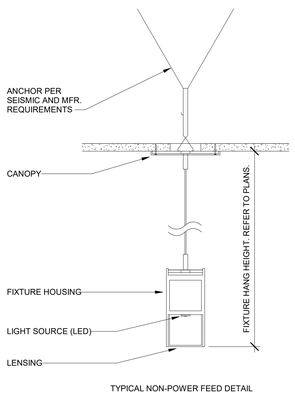
6 RECESSED TROFFER MOUNTING DETAIL
SCALE: N.T.S.



5 RECESSED DOWNLIGHT MOUNTING DETAIL
SCALE: N.T.S.

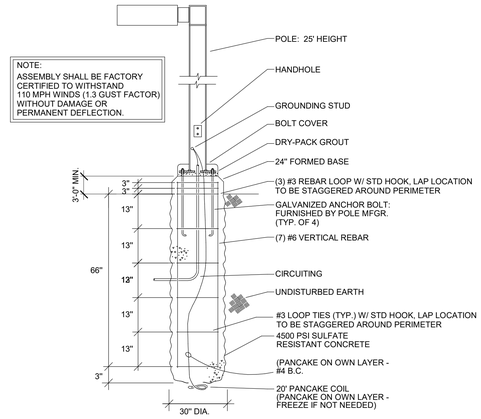


TYPICAL POWER FEED DETAIL

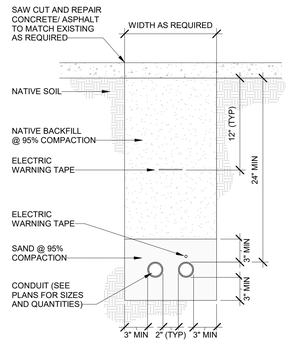


TYPICAL NON-POWER FEED DETAIL

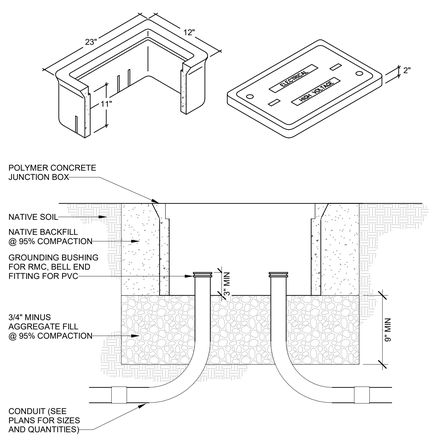
4 PENDANT MOUNTING DETAIL
SCALE: N.T.S.



3 LIGHT POLE DETAIL
SCALE: N.T.S.



2 TRENCH DETAIL
SCALE: N.T.S.



1 PULL BOX DETAIL
SCALE: N.T.S.

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WEST WENDOVER FIRE STATION #13

1121 N. GENE L. JONES WAY

CLIENT PROJECT INFO

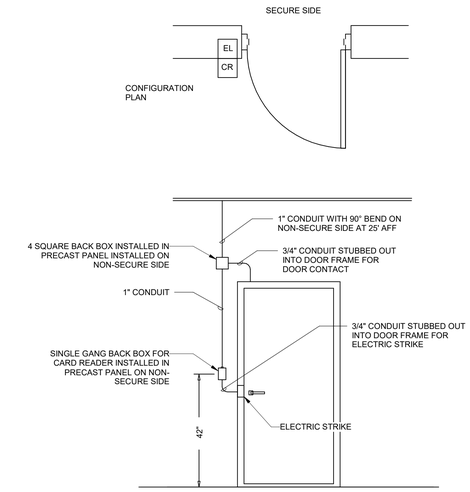
NO:	DATE	DRAWING ISSUE DESCRIPTION

DESIGNED BY: JPN
DRAWN BY: JPN
CHECKED BY: JDB
SCALE: As indicated
DATE: 5/01/2023
PROJECT NO: 092767002
FILENAME: _____

ELECTRICAL DETAILS

E602

BIM 360://092767002-Wendover Fire Station/Wendover FS MEP.rvt
5/3/2023 10:32:05 AM



NOTE: ALL CONDUITS AND BACK BOXES SHALL BE CONCEALED IN THE WALL DURING CONSTRUCTION WHERE POSSIBLE.

FUNCTIONALITY:
IN THE NORMAL STATE THE DOOR IS CLOSED, LOCKED ON THE UNSECURED SIDE AND UNLOCKED ON THE SECURED SIDE. DOOR SHALL FAIL SECURE.

1 ACCESS CONTROL - SECURE IN SINGLE DOOR DETAIL

N.T.S

Kimley»Horn

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WEST WENDOVER FIRE STATION #13

1121 N. GENE L. JONES WAY

CLIENT PROJECT INFO

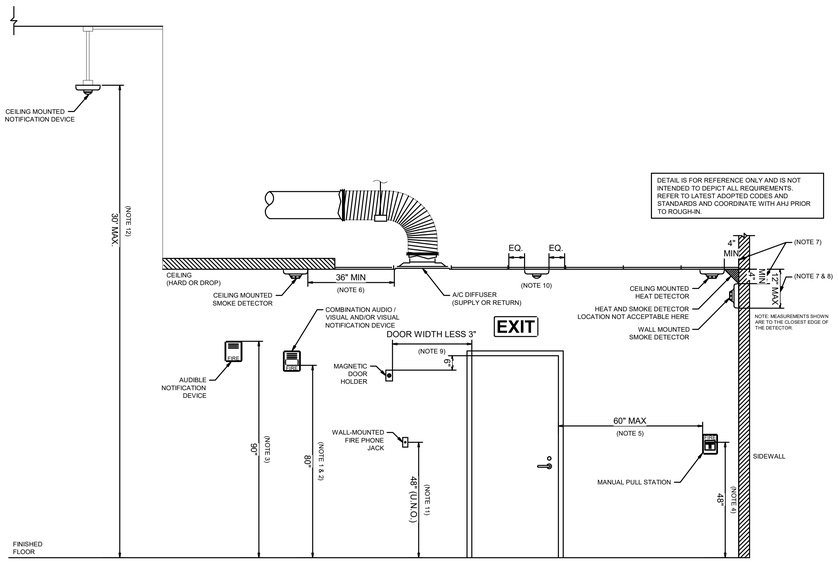
NO:	DATE	DRAWING ISSUE DESCRIPTION

DESIGNED BY: JPN
DRAWN BY: JPN
CHECKED BY: JDB
SCALE: 12" = 1'-0"
DATE: 5/01/2023
PROJECT NO: 092767002
FILENAME:

ELECTRICAL DETAILS

E603

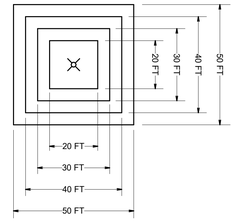
5/3/2023 10:32:06 AM BIM 360://092767002-Wendover Fire Station/Wendover FS MEP.rvt



NOTES:
1. 80" ABOVE THE HIGHEST FLOOR LEVEL WITHIN THE SPACE OR 6" BELOW THE CEILING, WHICHEVER IS LOWER.
2. 80" MIN AND 96" MAX ABOVE FINISHED FLOOR.
3. 90" MIN ABOVE FINISHED FLOOR AND 6" MIN BELOW FINISHED CEILING.
4. TOP OF OPERATING HANDLE SHALL BE 48" MAX ABOVE FINISHED FLOOR FOR FORWARD REACH, 54" MAX ABOVE FINISHED FLOOR FOR SIDE REACH, AND 15" MIN ABOVE FINISHED FLOOR.
5. WITHIN 60" OF EXIT DOORWAYS.
6. DO NOT LOCATE IN A DIRECT AIRFLOW OR CLOSER THAN 38" MIN FROM AN AIR SUPPLY DIFFUSER OR RETURN AIR OPENING.
7. HEAT DETECTORS: 4" MIN FROM THE SIDEWALL OR BETWEEN 4" AND 12" FROM CEILING.
8. SMOKE DETECTORS: 12" MAX DOWN FROM CEILING.
9. REFER TO MANUFACTURER'S INSTALLATION MANUAL FOR SPECIFIC REQUIREMENTS AND MODIFY ACCORDINGLY.
10. CENTER CEILING MOUNTED DEVICES IN CEILING TILES.
11. NOT LESS THAN 36" AND NOT MORE THAN 66" ABOVE FLOOR LEVEL WITH CLEAR ACCESS TO THE APPLIANCE THAT IS AT LEAST 30" WIDE.
12. NOTIFICATION DEVICES SHALL NOT BE MOUNTED ABOVE +30' AFF. PROVIDE MOUNTING APPARATUS AS REQUIRED.

3 FIRE ALARM DEVICE MOUNTING HEIGHTS
SCALE: N.T.S.

MAXIMUM ROOM SIZE (FT)	MAXIMUM LENS HEIGHT (FT)	MINIMUM REQUIRED LIGHT OUTPUT (CD) ONE LIGHT PER ROOM
20 X 20	10	15
30 X 30	10	30
40 X 40	10	60
50 X 50	10	95
20 X 20	20	30
30 X 30	20	45
40 X 40	20	80
50 X 50	20	115
20 X 20	30	55
30 X 30	30	75
40 X 40	30	115

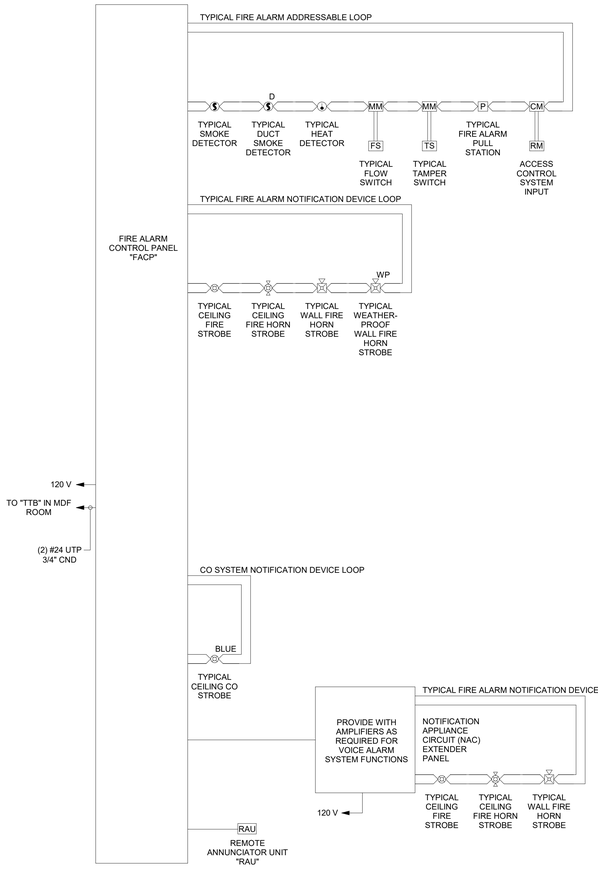


2 ROOM SPACING FOR CEILING-MOUNTED NOTIFICATION DEVICES
SCALE: N.T.S.

SYSTEM INPUTS

		ANNUNCIATION AT LOCAL PANELS				TRANSMIT SIGNALS TO FIRE DEPARTMENT				EVACUATION SIGNALS							AUXILIARY FUNCTION					
		AUDIO-VISUAL FIRE ALARM INDICATION BY ZONE	AUDIO-VISUAL FIRE ALARM INDICATION BY ZONE/MODULE	AUDIO-VISUAL COMMON TROUBLE INDICATION	AUDIO-VISUAL ALARM INDICATION BY DEVICE	COMMON TROUBLE SIGNAL PER BUILDING	COMMON SUPERVISORY SIGNAL PER BUILDING	COMMON FIRE ALARM PER GENERAL AREA	SPRINKLER WATER FLOW PER GENERAL AREA	FACILITY FIRE EVACUATION AUDIO-VISUAL SIGNAL	INDIVIDUAL DWELLING UNIT SOUNDER BASES ONLY	INDIVIDUAL DWELLING UNIT SOUNDER BASES (CARBON MONOXIDE)	ALL UNITS SOUNDER BASES (FIRE)	ADA UNIT VISUAL STROBE DEVICES	ELEVATOR LOBBY FIRE DOOR RELEASE		ELEVATOR RECALL	ELEVATOR SHUNT TRIP				
FIRE ALARMS		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U
1	MANUAL FIRE ALARM STATIONS	X						X			X			X	X							
2	SPOT-TYPE SMOKE DETECTORS (EXCLUDING DWELLING UNITS)	X						X			X			X	X							
3	FIXED TEMP & RATE-OF-RISE TYPE HEAT DETECTORS	X						X			X			X	X							
4	WATER FLOW SWITCHES - WET-PIPE	X									X			X	X							
5	NON-ADA DWELLING UNIT SMOKE DETECTOR											X										
6	NON-ADA DWELLING UNIT HEAT DETECTOR											X										
7	ADA DWELLING UNIT SMOKE DETECTOR											X			X							
8	ADA DWELLING UNIT HEAT DETECTOR											X			X		X					
9	ELEVATOR LOBBY SMOKE DETECTOR	X						X			X			X	X	X	X					
10	ELEVATOR SHAFT OR CONTROL ROOM SMOKE DETECTOR	X						X			X			X	X		X					
11	ELEVATOR SHAFT OR CONTROL ROOM HEAT DETECTOR	X						X			X			X	X			X				
12																						
13																						
14																						
SUPERVISORY SIGNALS																						
15	VALVE SUPERVISORY SWITCH - WET-PIPE SPRINKLERS		X				X															
16	VALVE SUPERVISORY SWITCH - SPRINKLERS			X			X															
17	TEMPERATURE MONITORING SYSTEM			X			X															
18	CONTROL COMPONENT COMMON TROUBLE CONDITION		X				X															
19	IN-DUCT SMOKE DETECTORS		X				X															
TROUBLE CONDITIONS																						
20	LOW BATTERY VOLTAGE			X		X																
14	CIRCUIT FAULT		X	X		X																
14	SUPERVISED COMPONENT FAILURE			X		X																
14	AC POWER FAILURE			X		X																
14	DWELLING UNIT CARBON MONOXIDE DETECTION		X	X		X							X									

FIRE ALARM MATRIX NOTES:
1. DWELLING UNIT ALARMS FOR ADA AND NON-ADA UNITS SHALL INITIATE ONLY IN THE RESPECTIVE UNIT WHEN DETECTION (SMOKE OR CO) IS PRESENT IN THAT UNIT.
2. BUILDING ALARMS SHALL ACTIVATE ALL DEVICES IN ALL UNITS.



1 EXISTING FIRE ALARM RISER DIAGRAM
SCALE: N.T.S.

FIRE ALARM SYMBOLS

FIRE ALARM		MOUNTING (UON)
S	SMOKE DETECTOR.	C
S D	DUCT SMOKE DETECTOR.	FVM
S CO	SMOKE/CO DETECTOR.	FVM
H	HEAT DETECTOR.	C
FS	FLOW SWITCH.	W
TS	TAMPER SWITCH.	W
RM	RELAY MODULE.	FVM
MM	MONITOR MODULE	W
CO	CARBON MONOXIDE DETECTOR.	W
	FIRE STROBE, CEILING MOUNTED.	C
	FIRE HORN STROBE, CEILING MOUNTED.	C
	FIRE LOUDSPEAKER, CEILING MOUNTED.	C
	FIRE STROBE, WALL MOUNTED AT +84" AFF.	W
	FIRE HORN STROBE, WALL MOUNTED AT +84" AFF.	W
	FIRE HORN STROBE, WALL MOUNTED.	C
	FIRE HORN STROBE, WALL MOUNTED.	C
	FIRE HORN STROBE, WALL MOUNTED.	C
WALL	FIRE ALARM CONTROL PANEL, SURFACE MOUNTED.	W

FIRE ALARM GENERAL NOTES

1. FIRE ALARM SYSTEM DESIGN: FIRE ALARM SYSTEM DESIGN AS SHOWN IS CONCEPTUAL. LOCATION AND QUANTITY OF LIFE SAFETY EQUIPMENT AND FIELD DEVICES DEPICTED ON DRAWINGS ARE RECOMMENDATIONS TO CONTRACTOR FOR BIDDING PURPOSES ONLY. FIRE ALARM CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE FINAL DESIGN IN ACCORDANCE WITH APPLICABLE CODES AND LOCAL REQUIREMENTS. EXACT ROUTING OF CONDUIT TO SUIT CONDITIONS. ALL CHANGES SHALL BE CLEARLY INDICATED ON THE RECORD DRAWINGS. REFER TO THE PROJECT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
2. PERMIT: FIRE ALARM CONTRACTOR IS RESPONSIBLE FOR OBTAINING A SEPARATE FIRE ALARM PERMIT AND PROVIDING A DETAILED SET OF SHOP DRAWINGS FOR APPROVAL BY ENGINEER AND LOCAL FIRE MARSHAL PRIOR TO START OF SYSTEM INSTALLATION AS REQUIRED BY THE MUNICIPALITY. SHOP DRAWINGS FOR THE FIRE ALARM SYSTEM(S) SHALL INCLUDE NOT LESS THAN THE MINIMUM REQUIRED DOCUMENTATION PER LOCAL FIRE MARSHAL AND NFPA 72.
3. SUBMITTALS: PROVIDE THE FOLLOWING DOCUMENTS FOR REVIEW AND APPROVAL:
   A. FLOOR PLAN LAYOUT INDICATING FINAL DEVICE LOCATIONS, INCLUDING CANDELA RATINGS FOR ALARM NOTIFICATION APPLIANCES, AND USE OF ALL ROOMS.
   B. BATTERY CAPACITY CALCULATIONS INDICATING REQUIRED AND SPARE CAPACITY.
   C. NOTIFICATION APPLIANCE CIRCUIT CALCULATIONS AND VOLTAGE DROP CALCULATIONS (FOR THE SYSTEM TO BE INSTALLED).
   D. EQUIPMENT CUT SHEETS WITH CATALOG NUMBERS AND DESCRIPTIONS CLEARLY HIGHLIGHTED TO SPECIFICALLY INDICATE WHICH PRODUCTS ARE PROPOSED FOR USE.
   E. RISER DIAGRAM.
   F. WRITTEN NARRATIVE PROVIDING INTENT AND SYSTEM DESCRIPTION.
   G. SEQUENCE OF OPERATION IN EITHER AN INPUT/OUTPUT MATRIX OR NARRATIVE FORM.
4. COORDINATION: COORDINATE INSTALLATION W/ OTHER TRADES. REFER TO THE ARCHITECTURAL PLANS FOR DIMENSIONS, ROOM FINISHES, FIRE WALLS, DOOR HARDWARE SCHEDULES AND LIKE ITEMS. REFER TO THE STRUCTURAL DRAWINGS FOR STRUCTURAL MEMBERS. REFER TO OTHER TRADES PLANS TO UNDERSTAND THE EXTENT OF THEIR WORK AS REQUIRED. REPORT ANY DISCREPANCIES TO THE ENGINEER FOR CLARIFICATION.
5. REGULATIONS: FIRE ALARM SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL FIRE MARSHAL REQUIREMENTS, MANUFACTURER'S WRITTEN INSTRUCTIONS, RECOGNIZED INDUSTRY PRACTICES, AND THE LATEST ADOPTED OF ALL APPLICABLE CODES AND REGULATIONS SUCH AS NFPA 72, NFPA 70, NFPA 101, AND ADA. FURNISH AND INSTALL ALL FIRE ALARM EQUIPMENT, RACEWAY SYSTEM, CONDUCTORS, DEVICES, AND ALL OTHER ACCESSORIES AS REQUIRED TO PROVIDE A COMPLETE AND FULLY FUNCTIONAL FIRE ALARM SYSTEM. SYSTEMS AND COMPONENTS SHALL BE LISTED AND APPROVED FOR THE PURPOSE FOR WHICH THEY ARE INSTALLED. FOLLOW MANUFACTURER CUT SHEET AS APPROPRIATE.
6. AUDIBLE NOTIFICATIONS: AUDIBLE ALARM NOTIFICATION APPLIANCES SHALL BE OF SUCH CHARACTER AND SO LOCATED, AS TO BE CLEARLY HEARD THROUGHOUT AND ABOVE AMBIENT NOISE LEVELS.
7. NOTIFICATION APPLIANCES: NOTIFICATION APPLIANCES MAY BE OF CONVENTIONAL OR ADDRESSABLE TYPE. FOR ADDRESSABLE APPLIANCES, PROVIDE LABELS WITH ASSIGNED ADDRESS ON BOTH THE DETECTOR HOUSING AND THE BASE WITH A BLACK ON CLEAR TYPED LABEL. THE BASE ADDRESS SHALL BE LEGIBLE WITHOUT REMOVAL OF THE DETECTOR. THE DETECTOR ADDRESS SHALL BE CONCEALED WITH PLACED INTO THE BASE.
8. POWER SUPPLY: THE PRIMARY AND SECONDARY POWER SUPPLY FOR THE FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH NFPA 72.
9. SPARE: CIRCUITS SHALL CONTAIN AT LEAST 20 PERCENT SPARE CAPACITY FOR NOTIFICATION APPLIANCES ON THE NAC AND/OR AMPLIFIER CIRCUITS AND 20 PERCENT SPARE CAPACITY FOR INITIATING DEVICES ON THE SLC.
10. MANUALS: PROVIDE THE OWNER WITH A COMPLETE FIRE ALARM SYSTEM OPERATIONS AND INSTALLATION MANUAL COVERING ALL SYSTEM EQUIPMENT INSTALLED FOR THIS PROJECT. KEEP AT THE MAIN FIRE ALARM CONTROL PANEL.
11. TERMINATIONS: CONNECTIONS AND SPLICES SHALL BE MADE USING SCREW TERMINAL BLOCKS. THE USE OF WIRE NUT TYPE CONNECTORS IS PROHIBITED IN THE SYSTEM.
12. RACEWAY AND WIRING: PATHWAY SHALL BE INSTALLED IN EMT IN THE MANUFACTURING AREAS OF THE PLANT AND WITHIN WALLS AND WHERE INACCESSIBLE WITHIN THE OFFICES AREAS. CABLING SHALL BE PROTECT FROM DAMAGE AND SECURED IN OPEN PATHWAYS USING CABLE TRAY OR J-HOOKS. EXPOSED EMT CONDUIT SHALL BE PAINTED RED ENAMEL. CONTRACTOR SHALL COORDINATE ROUTINGS WITHIN THESE EXPOSED AREAS TO PRODUCE A SYMMETRIC AND AESTHETIC LAYOUT.
13. CERTIFICATION: CERTIFY INSTALLATION WITH THE SUCCESSFUL COMPLETION OF ALL ASSOCIATED NFPA 72 TESTS AND MEASURE SOUND PRESSURE LEVELS IN ALL ROOMS (IF APPLICABLE) WITHIN THE SCOPE OF THIS PROJECT.
14. TESTING: SYSTEMS SHALL BE TESTED IN ACCORDANCE WITH NFPA REQUIREMENT. THE OWNER'S REPRESENTATIVE AND AHJ SHALL BE PRESENT FOR THE TEST. THE CONTRACTOR SHALL CARRY ALL COSTS ASSOCIATED WITH FINAL CONNECTIONS, PROGRAMMING AND TESTING AS WELL AS DISABLING CONNECTIONS TO THE MUNICIPAL LOOP DURING FINAL CONNECTIONS AND TESTING. EQUIPMENT NOT OPERATING CORRECTLY SHALL BE FIELD CORRECTED OR REPLACED.
15. WARRANTY: CONTRACTOR SHALL WARRANTY ALL WORKMANSHIP AND MATERIALS FOR ONE YEAR FROM FINAL INSPECTION.
16. KNOX BOX: THE ACCESS BOX(ES) SHALL BE OF AN APPROVED TYPE LISTED IN ACCORDANCE WITH UL 1037.
17. ACCESS CONTROL: ACCESS CONTROL SYSTEMS ALONG WITH THE PATH OF EGRESS SHALL BE DESIGNED FOR FIRE-RATED APPLICATION.
18. ELECTRIC GATES: ELECTRIC GATES SHALL BE EQUIPPED WITH A MEANS OF OPENING THE GATE BY FIRE DEPARTMENT PERSONNEL FOR EMERGENCY ACCESS. EMERGENCY OPENING DEVICES SHALL BE APPROVED BY THE FIRE CODE OFFICIAL.
19. ACCESS-CONTROLLED EGRESS DOOR: ACTIVATION OF THE BUILDING FIRE ALARM SYSTEM SHALL AUTOMATICALLY UNLOCK THE DOOR LEAVES IN THE DIRECTION OF EGRESS, AND THE DOOR LEAVES SHALL REMAIN UNLOCKED UNTIL THE FIRE ALARM CONDITION IS MANUALLY RESET.
20. SUPERVISION AND ALARMS: ALL VALVES CONTROLLING THE WATER SUPPLY FOR AUTOMATIC SPRINKLER SYSTEMS, PUMPS, TANKS, WATER LEVELS AND TEMPERATURES, CRITICAL AIR PRESSURE, AND WATERFLOW SWITCHES ON ALL SPRINKLER SYSTEMS SHALL BE ELECTRICALLY SUPERVISED BY A LISTED FIRE ALARM CONTROL UNIT.
21. MONITORING: ACTUATION OF THE AUTOMATIC SPRINKLER SYSTEM SHALL ACTUATE THE BUILDING FIRE ALARM SYSTEM.
22. DUCT SMOKE DETECTORS: DUCT SMOKE DETECTORS ARE REQUIRED TO BE CONNECTED TO THE FIRE ALARM AND SIGNALING SYSTEM AND SHALL INITIATE A SUPERVISORY SIGNAL. SMOKE DETECTORS MOUNTED IN THE AIR DUCTS OF HVAC SYSTEMS IN A FIRE ALARM SYSTEM WITHOUT A CONSTANTLY ATTENDED LOCATION OR SUPERVISING STATION SHALL BE PERMITTED TO INITIATE AN ALARM SIGNAL.

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SEALS

PRELIMINARY
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Kimley»Horn
ENGINEER _____
PE NO. _____ DATE _____

WEST WENDOVER FIRE STATION #13

1121 N. GENE L. JONES WAY

CLIENT PROJECT INFO

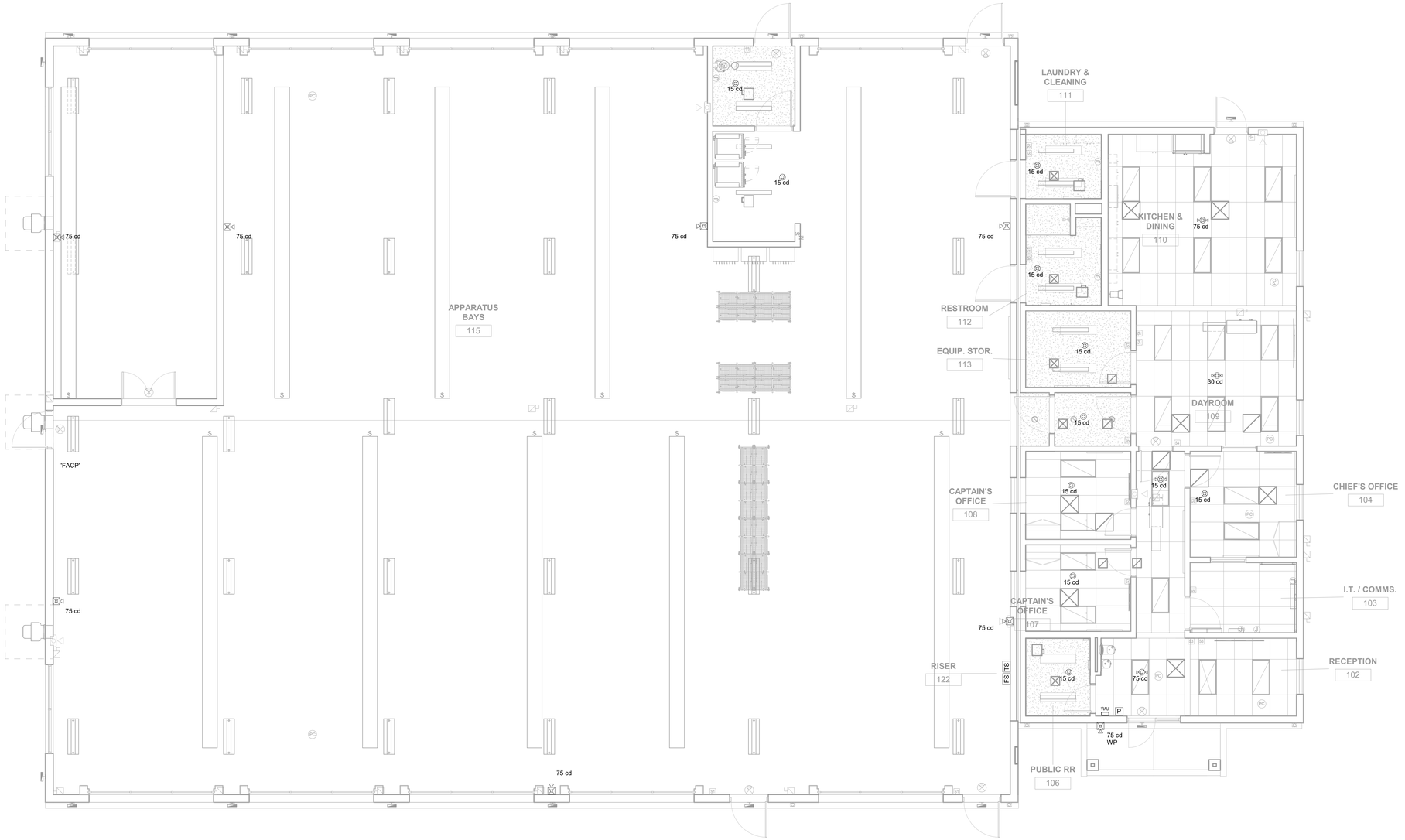
NO:	DATE	DRAWING ISSUE DESCRIPTION

DESIGNED BY: JPN
DRAWN BY: JPN
CHECKED BY: JDB
SCALE: As indicated
DATE: 5/01/2023
PROJECT NO: 092767002
FILENAME:

FIRE ALARM RISER DIAGRAM

F000

5/3/2023 13:32:06 AM
BIM 360://092767002/Wendover Fire Station/Wendover FS MEP.rvt



1 FIRE ALARM PLAN

3/16" = 1'-0"

Kimley»Horn

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PE NO. _____ DATE _____

WEST WENDOVER FIRE STATION #13

1121 N. GENE L. JONES WAY

CLIENT PROJECT INFO

NO:	DATE	DRAWING ISSUE DESCRIPTION

DESIGNED BY: JPN
DRAWN BY: JPN
CHECKED BY: JDB
SCALE: 3/16" = 1'-0"
DATE: 5/01/2023
PROJECT NO: 092767002
FILENAME:

FIRE ALARM PLAN

F101

5/3/2023 10:32:06 AM BIM 360://092767002/Wendover Fire Station/Wendover FS MEP.rvt

NUCOR
BUILDING SYSTEMS
A DIVISION OF NUCOR CORPORATION

PROJECT NUMBER: U23G0555A
PROJECT NAME: WENDOVER FS #13 REPLACEMENT
PROJECT LOCATION: WENDOVER, NV COUNTY: ELKO
CUSTOMER: MICHAEL CLAY CORPORATION

MBMA MEMBER
IAS ACCREDITED AC 472
CSSBI
CWB CERTIFIED CSA W47.1
CWB

APPROVAL ORDER

THESE DRAWINGS MUST BE RETURNED SIGNED BY YOU (ON NUCOR'S STAMP) WITH THE CORRECT STATUS OF THE DRAWINGS INDICATED. THE DRAWINGS SHOULD EITHER BE MARKED, "APPROVED WITHOUT EXCEPTION", "APPROVED AS NOTED", OR "NOT APPROVED – REVISE AND RESUBMIT". WHEN AN ARCHITECT IS INVOLVED AND HIS/HER STAMP IS REQUIRED TO SHOW THE STATUS OF THE DRAWINGS, **WE STILL REQUIRE YOUR SIGNATURE AND STATUS AS WELL.**

KEEP IN MIND THAT NBS WILL NOT PURCHASE ANY SPECIAL MATERIAL FOR THIS PROJECT UNTIL THE APPROVAL DRAWINGS ARE RETURNED AND APPROVED. ITEMS OF THIS NATURE INCLUDE (BUT ARE NOT LIMITED TO) CRANE STEEL, SPECIAL COLOR COILS, WALK DOORS, WINDOWS, CURBS, ETC. ONCE THE APPROVALS HAVE BEEN RETURNED A CHANGE ORDER WILL FOLLOW CONFIRMING ANY SCOPE CHANGES, COST CHANGES, AND A FINAL DELIVERY SCHEDULE.

THIS BOX NEEDS TO BE FILLED IN COMPLETELY BEFORE NUCOR CAN PROCEED.

THESE DRAWINGS ARE FOR APPROVAL USE ONLY. FINAL DETAILING AND FABRICATION HAVE NOT YET BEEN SCHEDULED. YOUR PRICE IS PROTECTED BASED ON THE MUST SHIP BY DATE LISTED ON THE ORDER CONTRACT. PLEASE RETURN THE APPROVED DRAWINGS NO LATER THAN **08/14/2023** SO WE CAN BEGIN FINAL DETAILING AND DETERMINE A DELIVERY SCHEDULE. FAILURE TO RETURN THE DRAWINGS BY THE DATE SHOWN ABOVE MAY VOID PRIOR SCHEDULE COMMITMENTS AND POSSIBLY RESULT IN AN INCREASE IN PRICE BASED ON THE MUST SHIP BY DATE.

- ☐ APPROVED WITHOUT EXCEPTION
- ☐ APPROVED AS NOTED
- ☐ NOT APPROVED, REVISE AND RESUBMIT

CUSTOMER'S SIGNATURE: _____

DATE: _____

PLEASE VERIFY/SUPPLY INFORMATION ON SHEETS:

STRUCTURAL/SHEETING DRAWINGS **E1 – E12**

DETAILS **D1 – D20**

ISSUE	DWN	CHK	ENG	PE	DATE
CONST. AB PLAN	NBS	EOP	CBM		7/24/2023
BUILDING DEPARTMENT REVIEW	WBS	DAN	CBM		7/31/2023

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1050 WATERY LANE, BRIGHAM CITY, UT 84302
PHONE: (435) 919-3100 FAX: (435) 919-3101

PROJECT NAME: WENDOVER FS #13 REPLACEMENT
WENDOVER, NV
CUSTOMER NAME: MICHAEL CLAY CORP
WINNEMUCCA, NV
JOB NUMBER: U23G0555A
SHEET TITLE

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SHEET: DWGCOVER2

GENERAL NOTES:

1. MATERIALS

	ASTM DESCRIPTION
STRUCTURAL STEEL PLATE	A529 / A572 / A1011
HOT ROLLED MILL SHAPES	A36 / A529 / A500
HHS ROUND	A500
HHS RECTANGULAR	A500
COLD FORM SHAPES	A653 / A1011
ROOF AND WALL SHEETING	A653 / A792
BOLTS	A307 / A325 / A490
CABLE	A475
RODS	A529 / A572

2. STRUCTURAL PRIMER NOTE:

SHOP COAT PRIMER IS INTENDED TO PROTECT THE STEEL FRAMING FOR A SHORT PERIOD OF TIME. STORAGE IN EXTREME COLD TEMPERATURES OR WINTER SNOW CONDITIONS, INCLUDING TRANSPORTATION ON SALTED OR CHEMICALLY TREATED ROADS WILL ADVERSELY AFFECT THE DURABILITY AND LONGEVITY OF THE PRIMER. THE COAT OF SHOP PRIMER DOES NOT PROVIDE THE UNIFORMITY OF APPEARANCE, OR THE DURABILITY AND CORROSION RESISTANCE OF A FIELD APPLIED FINISH COAT OF PAINT OVER A SHOP PRIMER. MINOR ABRASIONS TO THE SHOP COAT PRIMER CAUSED BY HANDLING, LOADING, SHIPPING, UNLOADING AND ERECTION ARE UNAVOIDABLE AND ARE NOT THE RESPONSIBILITY OF THE METAL BUILDING MANUFACTURER. METAL BUILDING MANUFACTURER IS NOT RESPONSIBLE FOR THE DETERIORATION OF THE PRIMER OR CORROSION THAT MAY RESULT FROM ATMOSPHERIC AND ENVIRONMENTAL CONDITIONS NOR THE COMPATIBILITY OF THE PRIMER TO ANY FIELD APPLIED COATING.

3. BUILDING ERECTION NOTES:

THE GENERAL CONTRACTOR AND/OR ERECTOR IS RESPONSIBLE TO SAFELY AND PROPERLY ERECT THE METAL BUILDING SYSTEM IN CONFORMANCE WITH THESE DRAWINGS, OSHA REQUIREMENTS, AND EITHER MBMA OR CSA S16 STANDARDS PERTAINING TO PROPER ERECTION. TEMPORARY SUPPORTS SUCH AS GUYS, BRACES, FALSEWORK, CRIBBING OR OTHER ELEMENTS FOR ERECTION ARE TO BE DETERMINED, FURNISHED AND INSTALLED BY THE ERECTOR. THESE SUPPORTS MUST SECURE THE STEEL FRAMING, OR PARTLY ASSEMBLED STEEL FRAMING, AGAINST LOADS COMPARABLE IN INTENSITY TO THOSE FOR WHICH THE STRUCTURE WAS DESIGNED IN ADDITION TO LOADS RESULTING FROM THE ERECTION OPERATION. SECONDARY WALL AND ROOF FRAMING (PURLINS, GIRTS AND/OR JOIST) ARE NOT DESIGNED TO FUNCTION AS A WORKING PLATFORM OR TO PROVIDE AS AN ANCHORAGE POINT FOR A FALL ARREST /SAFETY TIE OFF.

4. SPECIAL INSPECTION:

SPECIAL INSPECTIONS AND TESTING THAT MAY BE REQUIRED BY GOVERNMENTAL OR OTHER AUTHORITY DURING CONSTRUCTION AND/OR STEEL FABRICATION (COLLECTIVELY, "INSPECTIONS") ARE NOT THE RESPONSIBILITY OF THE PEMB MANUFACTURER, AND TO THE EXTENT REQUIRED IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTITIVE. IN THE EVENT INSPECTIONS ARE REQUIRED, THE OWNER AND/OR THE OWNER'S REPRESENTITIVE SHALL EMPLOY A THIRD PARTY QUALITY ASSURANCE TESTING AGENCY APPROVED BY THE RELEVANT AUTHORITY. IF SUCH REQUIREMENTS ARE NOT SPECIFICALLY INCLUDED IN THE PEMB MANUFACTURER'S SALES DOCUMENTS, NO INSPECTIONS BY THE PEMB MANUFACTURER OR AT THE PEMB MANUFACTURER'S FACILITY SHALL BE MADE. THE PEMB MANUFACTURER'S FACILITIES ARE ACCREDITED BY IAS AC472.

5. A325 & A490 BOLT TIGHTENING REQUIREMENTS:

IT IS THE RESPONSIBILITY OF THE ERECTOR TO ENSURE PROPER BOLT TIGHTNESS IN ACCORDANCE WITH APPLICABLE REGULATIONS. FOR PROJECTS IN THE UNITED STATES, SEE THE RCSC SPECIFICATION FOR STRUCTURAL JOINTS USING A325 OR A490 BOLTS OR FOR PROJECTS IN CANADA, SEE THE CAN/CSA S16 LIMIT STATES DESIGN OF STEEL STRUCTURES FOR MORE INFORMATION.

THE FOLLOWING CRITERIA MAY BE USED TO DETERMINE THE BOLT TIGHTNESS (I.E., "SNUG-TIGHT" OR "FULLY-PRETENSIONED"), UNLESS REQUIRED OTHERWISE BY LOCAL JURISDICTION OR CONTRACT REQUIREMENTS:

A) ALL A490 BOLTS SHALL BE "FULLY-PRETENSIONED".
B) ALL A325 BOLTS IN PRIMARY FRAMING (RIGID FRAMES AND BRACING) MAY BE "SNUG-TIGHT", EXCEPT AS FOLLOWS: "FULLY-PRETENSION" A325 BOLTS IF:
   a) BUILDING SUPPORTS A CRANE SYSTEM WITH A CAPACITY GREATER THAN 5 TONS.
   b) BUILDING SUPPORTS MACHINERY THAT CREATES VIBRATION, IMPACT, OR STRESS-REVERSALS ON THE CONNECTIONS. THE ENGINEER-OF-RECORD FOR THE PROJECT SHOULD BE CONSULTED TO EVALUATE FOR THIS CONDITION.
   c) THE PROJECT SITE IS LOCATED IN A HIGH SEISMIC AREA. FOR IBC-BASED CODES, "HIGH SEISMIC AREA" IS DEFINED AS "SEISMIC DESIGN CATEGORY" OF 'D', 'E', OR 'F'. SEE THE "BUILDING LOADS" SECTION ON THIS PAGE FOR THE DEFINED SEISMIC DESIGN CATEGORY FOR THIS PROJECT.
   d) ANY CONNECTION DESIGNATED IN THESE DRAWINGS AS "A325-SC". "SLIP-CRITICAL (SC)" CONNECTIONS MUST BE FREE OF PAINT, OIL, OR OTHER MATERIALS THAT REDUCE FRICTION AT CONTACT SURFACES. GALVANIZED OR LIGHTLY-RUSTED SURFACES ARE ACCEPTABLE.
C) IN CANADA, ALL A325 AND A490 BOLTS SHALL BE "FULLY-PRETENSIONED", EXCEPT FOR SECONDARY MEMBERS (PURLINS, GIRTS, OPENING FRAMING, ETC.) AND FLANGE BRACES.

SECONDARY MEMBERS (PURLINS, GIRTS, OPENING FRAMING, ETC.) AND FLANGE BRACE CONNECTIONS MAY ALWAYS BE "SNUG-TIGHT", UNLESS INDICATED OTHERWISE IN THESE DRAWINGS.

6. GENERAL DESIGN NOTES:

1) ALL STRUCTURAL STEEL SECTIONS AND WELDED PLATE MEMBERS ARE DESIGNED IN ACCORDANCE WITH ANSI/AISC 360 "SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS" OR THE CAN/CSA S16 "LIMIT STATES DESIGN OF STEEL STRUCTURES", AS REQUIRED BY THE SPECIFIED BUILDING CODE.
2) ALL WELDING OF STRUCTURAL STEEL IS BASED ON EITHER AWS D1.1 "STRUCTURAL WELDING CODE - STEEL" OR CAN/CSA W59 "WELDED STEEL CONSTRUCTION (METAL ARC WELDING)", AS REQUIRED BY THE SPECIFIED BUILDING CODE.
3) ALL COLD FORMED MEMBERS ARE DESIGNED IN ACCORDANCE WITH ANSI/AISI S100 OR CAN/CSA S136 "SPECIFICATIONS FOR THE DESIGN OF COLD FORMED STEEL STRUCTURAL MEMBERS", AS REQUIRED BY THE SPECIFIED BUILDING CODE.
4) ALL WELDING OF COLD FORMED STEEL IS BASED ON AWS D1.3 "STRUCTURAL WELDING CODE - SHEET STEEL" OR CAN/CSA W59 "WELDED STEEL CONSTRUCTION (METAL ARC WELDING)", AS REQUIRED BY THE SPECIFIED BUILDING CODE.
5) ALL NUCOR BUILDING GROUP FACILITIES ARE IAS AC-472 ACCREDITED FOR DESIGN AND FABRICATION OF METAL BUILDING SYSTEMS. FOR PROJECTS IN CANADA, DESIGN AND FABRICATION ARE DONE ONLY IN FACILITIES THAT ARE ALSO CAN/CSA A660 AND W47.1 CERTIFIED.
6) IF JOISTS ARE INCLUDED WITH THIS PROJECT, THEY ARE SUPPLIED AS A PART OF THE SYSTEMS ENGINEERED METAL BUILDING AND ARE FABRICATED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 1926.758 OF THE OSHA SAFETY STANDARDS FOR STEEL ERECTION, DATED JANUARY 18, 2001.
7) COLUMN BASE PLATES ARE DESIGNED NOT TO EXCEED THE ALLOWABLE BEARING STRESS OF CONCRETE THAT HAS A MINIMUM COMPRESSIVE STRENGTH OF 3000 P.S.I. AT 28 DAYS.

BUILDING INFORMATION

PRIMER COLORS
PRIMARY PRIMER COLOR: RED SECONDARY PRIMER COLOR: RED

ROOF SHEETING
TYPE: 4" IMP CFR42/LS360 GAUGE: 24 FINISH: TERRA COTTA – PVDF CLIP TYPE: SLIDING/SHORT
THERMAL BLOCKS: No EPS FOAM SPACER: YES (LS360 ONLY) ROOF LINE TRIM, PAINTED: TERRA COTTA – PVDF
YES☒ NO☐ DOWNSPOUTS PAINTED: TERRA COTTA – PVDF GUTTERS PAINTED: TERRA COTTA – PVDF
YES☐ NO☒ INSULATION _____ (NOT BY MBS)
YES☐ NO☒ PIPE JACKS, SIZE: _____ QUANTITY: _____
YES☐ NO☒ RIDGE VENTS, 10'-0" LONG X 9" THROAT. QUANTITY: _____
YES☐ NO☒ ROOF FRAMED OPENINGS, SEE ROOF FRAMING PLAN FOR SIZES
YES☐ NO☒ COMPOSITE CFR DECK, TYPE: _____ GAUGE: _____ FINISH: _____

WALL SHEETING
TYPE: 2.5" SANTA FE GAUGE: 24 FINISH: DESERT SAND – PVDF
CORNER TRIM, PAINTED: DESERT SAND – PVDF BASE TRIM, PAINTED: SURREY BEIGE – PVDF
YES☐ NO☒ WALKDOORS, QUANTITY: _____ PAINTED: _____
YES☐ NO☒ WINDOWS, QUANTITY: _____ PAINTED: _____
YES☐ NO☒ INSULATION _____ (NOT BY MBS)

WALL FRAMED OPENINGS
YES☒ NO☐ FRAMED OPENING TRIM, PAINTED: SURREY BEIGE – PVDF
SIZES: FSW: (5) 14'-0" x 14'-0"; (1) 4'-4" x 7'-2"
BSW: (2) 4'-4" x 7'-2"; (5) 14'-0" x 14'-0"
LEW: (2) 10'-0" x 7'-6"; (1) 4'-4" x 7'-2"
REW: (2) 4'-0" x 4'-0" SILL @ 3'-2"; (1) 3'-4" x 7'-2"; (1) 3'-10" x 7'-2"

BUILDING OPTIONS

YES☐ NO☒ LINER PANELS
FRAMED OPENING TRIM, PAINTED: _____
WALL: TYPE: _____ GAUGE: _____ FINISH: _____ WALL TRIM, PAINTED: _____
CEILING: TYPE: _____ GAUGE: _____ FINISH: _____

YES☐ NO☒ TRANSLUCENT PANELS
WALL: _____
ROOF: _____
INSULATED PANELS? YES☐ NO☐

YES☐ NO☒ EAVE EXTENSION
PROJ: _____ TYPE: _____ GAUGE: ___ FINISH: _____ SOFFIT TRIM AT BUILDING LINE PAINTED: _____

YES☐ NO☒ RAKE EXTENSION
PROJ: _____ TYPE: _____ GAUGE: ___ FINISH: _____ SOFFIT TRIM AT BUILDING LINE PAINTED: _____

YES☐ NO☒ CANOPY
AT EAVE LINE ☐ BELOW EAVE ☐ PROJECTION: _____ CLEAR UNDER CANOPY BEAM: _____
ROOF PANEL: TYPE: _____ GAUGE, FINISH: _____
SOFFIT PANEL: TYPE: _____ GAUGE, FINISH: _____ SOFFIT TRIM AT BUILDING LINE PAINTED: _____

YES☐ NO☒ PARTITION WALLS
WALL PANEL: TYPE: _____ GAUGE, FINISH: _____ TRIM PAINTED: _____

YES☒ NO☐ WAINSCOT
WALL PANEL: TYPE: 2.5" SANTA FE 24 GAUGE, FINISH: SURREY BEIGE – PVDF TOP TRANSITION TRIM PAINTED: DESERT SAND – PVDF
BASE TRIM PAINTED: SURREY BEIGE – PVDF JAMB TRIM PAINTED: SURREY BEIGE – PVDF BOTTOM TRANS. TRIM PAINTED: SURREY BEIGE – PVDF

YES☐ NO☒ FASCIA
PROJ: _____ TOP OF FASCIA HEIGHT: _____
FACE PANEL, TYPE: _____ GAUGE, FINISH: _____ CAP TRIM PAINTED: _____
BACK PANEL, TYPE: _____ GAUGE, FINISH: _____ BASE TRIM PAINTED: _____
☐ CLOSED SYSTEM, CLEAR UNDER SOFFIT TRIM: _____
SOFFIT PANEL, TYPE: _____ GAUGE, FINISH: _____ SOFFIT TRIM AT BUILDING LINE PAINTED: _____
☐ OPEN SYSTEM, (NO SOFFIT PANEL PROVIDED) CLEAR UNDER SOFFIT TRIM: _____

YES☐ NO☒ PARAPET
☐ STRUCTURAL PARAPET ☐ NON-STRUCTURAL PARAPET TOP OF PARAPET HEIGHT: _____
BACK PANEL, TYPE: _____ GAUGE, FINISH: _____

YES☐ NO☒ CRANES (SEE CRANE PLAN FOR ADDITIONAL INFORMATION)
YES☐ NO☒ MEZZANINE (SEE MEZZANINE PLAN FOR ADDITIONAL INFORMATION)

THE DRAWINGS AND THE METAL BUILDING THEY REPRESENT ARE THE PRODUCT OF THE METAL BUILDING MANUFACTURER. THE REGISTERED PROFESSIONAL ENGINEER'S SEAL PERTAINS ONLY TO THE REQUIREMENTS LISTED HEREIN FOR THE MATERIALS DESIGNED AND SUPPLIED BY THE METAL BUILDING MANUFACTURER. THE REGISTERED PROFESSIONAL ENGINEER WHOSE SEAL APPEARS ON THESE DRAWINGS IS EMPLOYED OR ENGAGED BY THE METAL BUILDING MANUFACTURER AND DOES NOT SERVE AS OR REPRESENT THE PROJECT ENGINEER OF RECORD AND SHALL NOT BE CONSTRUED AS SUCH.

7. GLOSSARY OF ABBREVIATIONS:

A.B. = ANCHOR BOLTS	MAX = MAXIMUM	REQ'D = REQUIRED
BS = BOTH SIDES	M.B. = MACHINE BOLTS	REV. = REVISION
B.U. = BUILT-UP	MBS = METAL BUILDING SUPPLIER	SIM = SIMILAR
DIA = DIAMETER	TBD = TO BE DETERMINED	SL = STEEL LINE
FLG = FLANGE	N/A = NOT APPLICABLE	N.S. = NEAR SIDE
F.S = FAR SIDE	NIC = NOT IN CONTRACT	MIN = MINIMUM
GA. = GAUGE	SLV = SHORT LEG VERTICAL	TYP = TYPICAL
H.S.B. = HIGH STRENGTH BOLTS	O.A.L. = OVERALL LENGTH	PL = PLATE
HT. = HEIGHT	O.C. = ON CENTER	
LLV = LONG LEG VERTICAL	U.N.O. = UNLESS NOTED OTHERWISE	
PEMB = PRE-ENGINEERED METAL BUILDING MANUFACTURER		
?? = PART MARK TO BE DETERMINED AND WILL BE UPDATED ON CONSTRUCTION DRAWINGS		

NUCOR BUILDING SYSTEMS
A DIVISION OF NUCOR CORPORATION

MBMA MEMBER IAS ACCREDITED Metal Building Systems AC 472 CSSBI CWB CERTIFIED CSA W47.1 CWB CERTIFIED CSA A660

BUILDING LOADS

DESIGN CODE: IBC 2018
ROOF LIVE LOAD: 20.00 PSF RISK CATEGORY: IV
LIVE LOAD REDUCIBLE Yes
GROUND SNOW LOAD: 30.0 PSF SNOW EXP. FACTOR, Ce: 1.00
SNOW IMPORTANCE FACTOR, Is: 1.20
RAINFALL INTENSITY (IN/HR): 4.00
WIND: 115 / 89 MPH (Vult) / (Vasd)
C & C PRESSURES (PSF): 32 / -43
EXPOSURE: C
UL 90 NO
Classic Roof-Const. No. 161 ; Classic Roof w/ Translucent Panel-Const. No. 167
CFR Roof-Const. No. 552 ; CFR Roof w/ Translucent Panel-Const. No. 590 ;
Composite CFR Roof-Const. No. 552A ; VR16 II Roof-Const. No. 332 .
SEISMIC INFORMATION Ss: 0.327 S1: 0.114
Design Sds/Sd1: 0.335 / 0.180 Site Class: D
Seismic Imp. Factor: 1.50 Seismic Design Category: D
Analysis Procedure: Equivalent Lateral Force Method
LONG SFRS: Ord. Concentrically Braced Frame
LAT SFRS: Ord. Moment Frame

NOTES:
1) COLLATERAL DEAD LOADS, UNLESS OTHERWISE NOTED, ARE ASSUMED TO BE UNIFORMLY DISTRIBUTED. WHEN SUSPENDED SPRINKLER SYSTEMS, LIGHTING, HVAC EQUIPMENT, CEILINGS, ETC., ARE SUSPENDED FROM ROOF MEMBERS, CONSULT THE M.B.S. IF THESE CONCENTRATED LOADS EXCEED 500 POUNDS (USING THE WEB MOUNT DETAIL) OR 200 POUNDS (USING THE FLANGE MOUNT DETAIL), OR IF INDIVIDUAL MEMBERS ARE LOADED SIGNIFICANTLY MORE THAN OTHERS.

2) THE DESIGN OF STRUCTURAL MEMBERS SUPPORTING GRAVITY LOADS IS CONTROLLED BY THE MORE CRITICAL EFFECT OF ROOF LIVE LOAD OR ROOF SNOW LOAD, AS DETERMINED BY THE APPLICABLE CODE.

3) Pm IS BASED ON THE MINIMUM ROOF SNOW LOAD CALCULATED PER BUILDING CODE OR THE CONTRACT SPECIFIED SNOW LOAD, WHICHEVER IS GREATER. THIS VALUE, Pm, IS ONLY APPLIED IN COMBINATION WITH THE DEAD AND COLLATERAL LOADS. ROOF SNOW IN OTHER LOADING CONDITIONS IS DETERMINED PER THE SPECIFIED BUILDING CODE.

	BUILDING		
ROOF DEAD (PSF):	4.25	ROOF SNOW Pm (PSF):	24.00
PRI. COL. (PSF):	5.00	WIND ENCLOSURE:	Enclosed
SEC. COL. (PSF):	5.00	GCpi:	+/-0.18
SNOW Ct:	1.00	SEISMIC R:	3.25
SNOW Cs:	1.00	SEISMIC Cs:	0.155
ROOF SNOW Ps (PSF):	25.20	BASE SHEAR (KIPS):	22.96

DRAWING INDEX

COVERSHEET C1, C2
ANCHOR BOLT DRAWINGS AB1, AB2
STRUCTURAL/SHEETING DRAWINGS E1 – E12
DETAILS D1 – D20

ISSUE	DWN	CHK	ENG	PE	DATE
CONST. AB PLAN	NBS	EOP	CBM		7/24/2023
BUILDING DEPARTMENT REVIEW	WBS	DAN	CBM		7/31/2023

NUCOR BUILDING SYSTEMS
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PHONE: (972) 524-2000 FAX: (972) 524-2417
1050 WATER LANE, BRIGHAM CITY, UT 84302
PHONE: (435) 919-3100 FAX: (435) 919-3101

PROJECT NAME: WENDOVER FS #13 REPLACEMENT
WENDOVER, NV
CUSTOMER NAME: MICHAEL CLAY CORP
WINNEMUCCA, NV
JOB NUMBER: U23G0555A
SHEET TITLE

RUSSELL R. SKEEN
07/31/2023
Exp. Jun 30, 2024
CIVIL/STRUCTURAL

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SHEET
C1 of 2

THE BUILDING CODE REQUIRES CONSIDERATION OF SNOW SURCHARGES FOR ANY LOWER ROOF OF A STRUCTURE LOCATED WITHIN 20 ft. OF A HIGHER STRUCTURE. INFORMATION PROVIDED TO THE METAL BUILDING MANUFACTURER DOES NOT INDICATE THE PRESENCE OF A SHADOWING STRUCTURE WITHIN THIS 20 ft. ENVELOPE, THEREFORE SNOW SURCHARGES HAVE NOT BEEN CONSIDERED IN THE DESIGN.	BCL9
ACCESSORIES (DOORS, WINDOWS, ETC.) NOT PROVIDED BY THE METAL BUILDING MANUFACTURER MUST BE DESIGNED AS "COMPONENTS AND CLADDING" IN ACCORDANCE WITH THE SPECIFIC WIND PROVISIONS OF THE REFERENCED BUILDING CODE DISPLAYED ON THE COVER PAGE OF THIS DRAWING PACKET.	MO1
FRAMED OPENINGS HAVE BEEN DESIGNED TO SUPPORT WIND LOAD NORMAL TO THE WALL BASED ON THE STANDARD BUILDING CODE CRITERIA. FRAMED OPENINGS HAVE NOT BEEN DESIGNED FOR ANY ADDITIONAL MOMENT OR CATENARY FORCES FROM THE DOOR. ANY CHANGE TO THE INFORMATION SHOWN HERE WILL REQUIRE AN ENGINEERING INVESTIGATION AND POSSIBLE BUILDING REINFORCEMENT.	MO2

THE NEW BUILDING IS IN PROXIMITY TO, AND MAY CAUSE CHANGES TO THE CODE-PRESCRIBED SNOW LOADING CONDITIONS FOR THE EXISTING ADJACENT/ADJOINING BUILDING(S). IT IS THE RESPONSIBILITY OF OTHERS (NOT THE METAL BUILDING MANUFACTURER) TO INVESTIGATE ALL SNOW LOADING CONDITIONS FOR THE ADJACENT/ADJOINING BUILDING(S), AND PERFORM ANY REQUIRED ANALYSIS.	EB1
THE EXISTING BUILDING AND THE NEW BUILDING BY THE METAL BUILDING MANUFACTURER ARE STRUCTURALLY INDEPENDENT. THE SEISMIC STORY DRIFT OF THE NEW BUILDING CALCULATED IN ACCORDANCE WITH THE APPLICABLE BUILDING CODE IS 3.00 INCHES. THE METAL BUILDING MANUFACTURER CANNOT DETERMINE THE STORY DRIFT OF THE EXISTING BUILDING. THEREFORE, IT IS THE RESPONSIBILITY OF OTHERS (NOT THE METAL BUILDING MANUFACTURER) TO ENSURE THAT ADEQUATE SEPARATION EXISTS BETWEEN THE NEW AND EXISTING BUILDING.	EB6
THE SPECIFIED HVCF IN THE CONTRACT IS NOT TO EXCEED THE 300 LBS QUOTED AND DESIGNED FOR. IF IT DOES, A REVIEW AND POSSIBLE REDESIGN WILL BE NECESSARY.	SPECIAL NOTE–1

ISSUE	DWN	CHK	ENG	PE	DATE
CONST. AB PLAN	NBS	EOP	CBM		7/24/2023
BUILDING DEPARTMENT REVIEW	WBS	DAN	CBM		7/31/2023

NUCOR BUILDING SYSTEMS
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1050 WATER LANE, BRIGHAM CITY, UT 84302
PHONE: (435) 919-3100 FAX: (435) 919-3101

PROJECT NAME
WENDOVER FS #13 REPLACEMENT
WENDOVER, NV

CUSTOMER NAME
MICHAEL CLAY CORP
WINNEMUCCA, NV

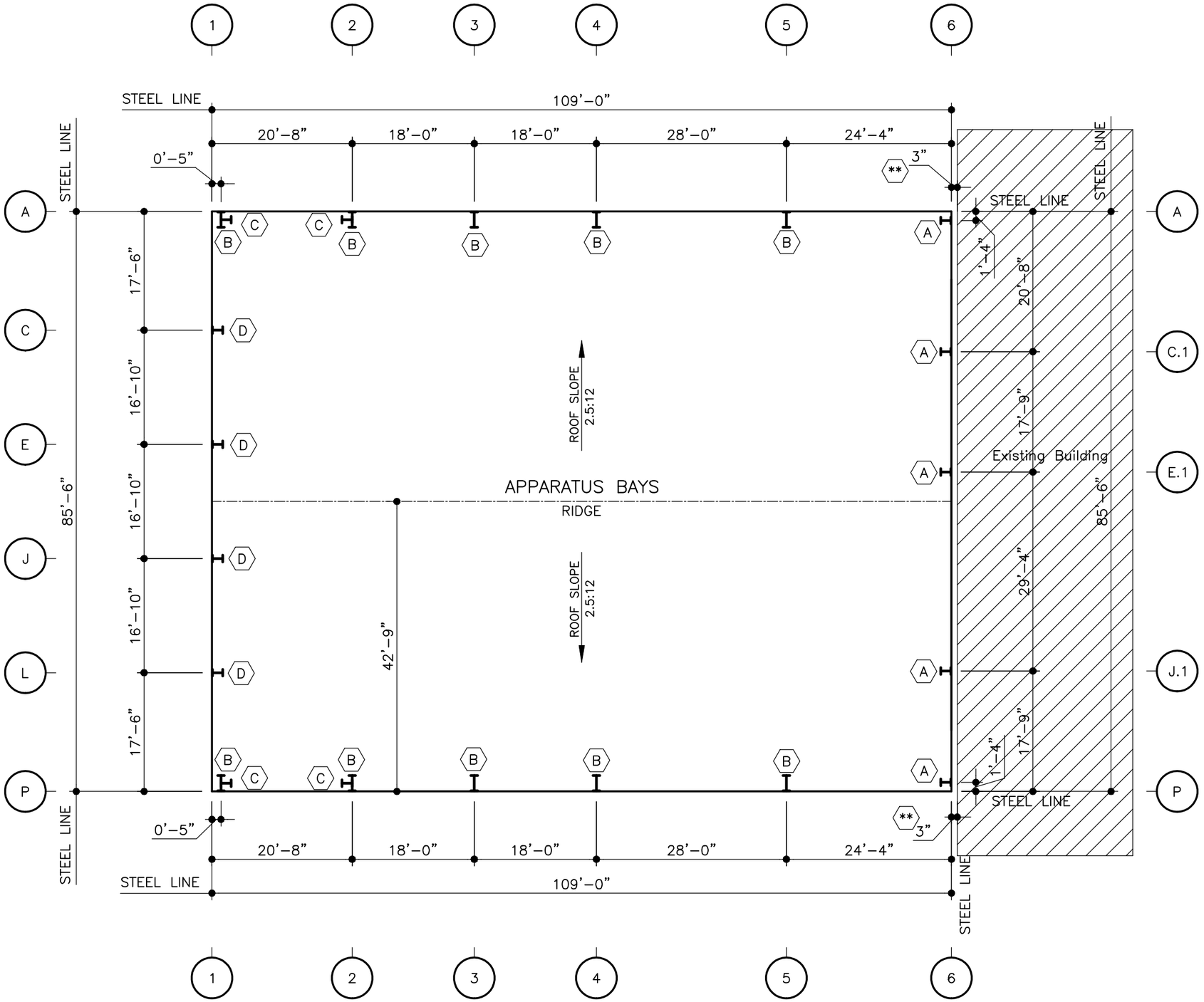
JOB NUMBER
U23G0555A

SHEET TITLE

PROFESSIONAL ENGINEER - STATE OF UTAH
RUSSELL R. SKEEM
07/31/2023
Exp. Jun 30, 2024
CIVIL/STRUCTURAL
No. 0167[illegible]

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SHEET
C2 of 2

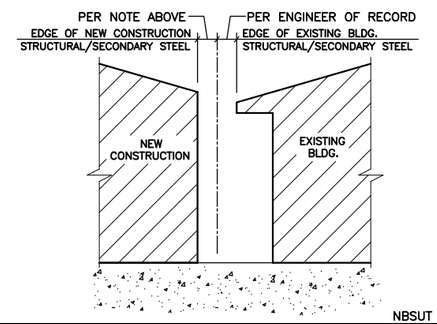


FINISH FLOOR = 100'-0"
BOTTOM OF BASE PLATE = 100'-0"
(UNLESS NOTED OTHERWISE)

ANCHOR BOLT SCHEDULE

QUANTITY	SIZE	MAT'L	PROJECTION
36	3/4"	Gr 55	3" FROM BOTTOM OF BPL
56	1"	Gr 55	3" FROM BOTTOM OF BPL
---	---	---	3" FROM BOT. OF BPL
---	---	---	3" FROM BOT. OF BPL
---	---	---	3" FROM BOT. OF BPL

THE EXISTING BUILDING AND THE NEW BUILDING BY THE METAL BUILDING MANUFACTURER ARE STRUCTURALLY INDEPENDENT. THE SEISMIC STORY DRIFT OF THE NEW BUILDING CALCULATED IN ACCORDANCE WITH THE APPLICABLE BUILDING CODE IS 3.00 INCHES. THE METAL BUILDING MANUFACTURER CANNOT DETERMINE THE STORY DRIFT OF THE EXISTING BUILDING. THEREFORE, IT IS THE RESPONSIBILITY OF OTHERS (NOT THE METAL BUILDING MANUFACTURER) TO ENSURE THAT ADEQUATE SEPARATION EXISTS BETWEEN THE NEW AND EXISTING BUILDING.



TYPICAL SEISMIC SEPARATION DETAIL (**)

ISSUE	DWN	CHK	ENG	PE	DATE
CONST. AB PLAN	NBS	EOP	CBM		7/24/2023
BUILDING DEPARTMENT REVIEW	WBS	DAN	CBM		7/31/2023

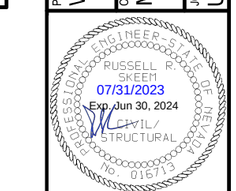
NUCOR BUILDING SYSTEMS
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PROJECT NAME
WENDOVER FS #13 REPLACEMENT
WENDOVER, NV

CUSTOMER NAME
MICHAEL CLAY CORP
WINNEMUCCA, NV

JOB NUMBER
U23G0555A

SHEET TITLE



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SHEET
AB1 of 2

ANCHOR BOLT PLAN

GENERAL NOTES

1. THE SPECIFIED ANCHOR ROD DIAMETER ASSUMES F1554 GRADE 55 UNLESS NOTED OTHERWISE. ANCHOR ROD MATERIAL OF EQUAL DIAMETER MEETING OR EXCEEDING THE STRENGTH REQUIREMENTS SET FORTH ON THESE DRAWINGS MAY BE UTILIZED AT THE DISCRETION OF THE FOUNDATION DESIGN ENGINEER. ANCHOR ROD EMBEDMENT LENGTH SHALL BE DETERMINED BY THE FOUNDATION DESIGN ENGINEER.

2. THE METAL BUILDING MFR. IS NOT RESPONSIBLE FOR PROJECT FOUNDATION DESIGN. THE FOUNDATION DESIGN IS THE RESPONSIBILITY OF A REGISTERED PROFESSIONAL ENGINEER, FAMILIAR WITH LOCAL SITE CONDITIONS.

3. ALL ANCHOR RODS, FLAT WASHERS FOR ANCHOR RODS, EXPANSION BOLTS, AS WELL AS ALL CONCRETE/MASONRY EMBED PLATES ARE NOT BY THE METAL BUILDING MFR.

4. THIS DRAWING IS NOT TO SCALE.

5. FINISHED FLOOR ELEVATION = 100'-0" UNLESS NOTED OTHERWISE.

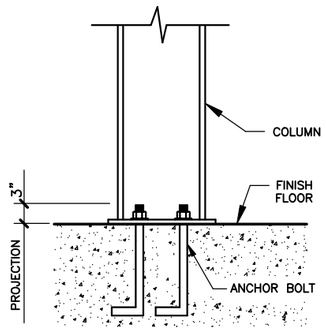
6. "SINGLE" CEE COLUMNS SHALL BE ORIENTED WITH THE "TOES" TOWARD THE LOW EAVE UNLESS NOTED OTHERWISE.

7. THE ANCHOR BOLT LOCATIONS PROVIDED BY THE METAL BUILDING MANUFACTURER SATISFY ANY PERTINENT REQUIREMENTS FOR THE DESIGN OF THE MATERIALS SUPPLIED BY THE METAL BUILDING MANUFACTURER. PLEASE NOTE THAT THESE REQUIREMENTS MAY NOT SATISFY ALL ANCHOR BOLT CONCRETE EDGE DISTANCE REQUIREMENTS DEPENDING ON THE DETAILS OF THE FOUNDATION DESIGN. BECAUSE FOUNDATION DESIGN IS NOT WITHIN THE SCOPE OF WORK OF THE METAL BUILDING MANUFACTURER, IT IS THE RESPONSIBILITY OF THE QUALIFIED PROFESSIONAL DESIGNING THE FOUNDATION TO VERIFY THAT SUFFICIENT CONCRETE EDGE DISTANCE IS PROVIDED FOR THE ANCHOR BOLTS IN THE DETAILS THEREOF.

8. THE ANCHOR BOLT SETTINGS SHOWN ON THESE DRAWINGS NOT ONLY INDICATE WHERE THE ANCHOR BOLTS ARE TO BE PLACED, BUT ALSO THE FOOTPRINT OF THE METAL BUILDING. IT IS ESSENTIAL THAT THESE BOLT PATTERNS BE FOLLOWED. IN THE EVENT THAT THESE SETTINGS DIFFER FROM THE ARCHITECTURAL FOUNDATION PLANS, THE METAL BUILDING MANUFACTURER MUST BE CONTACTED IMMEDIATELY, PREFERABLY BEFORE CONCRETE IS PLACED.

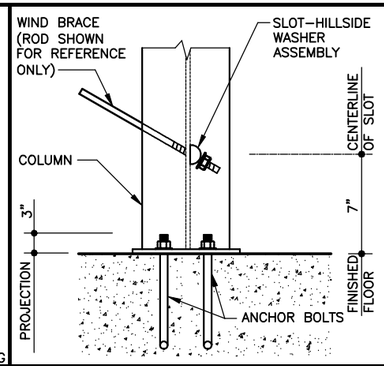
– CROSS BRACING

BERTNOTE

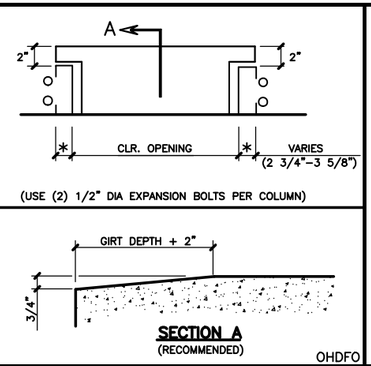


BPFFNG

TYPICAL COLUMN BASE PLATE DETAIL

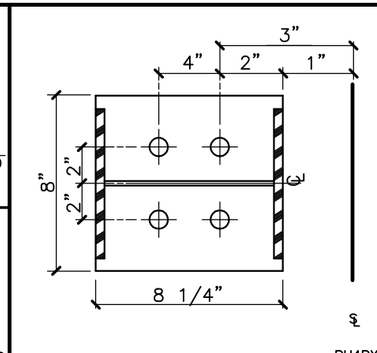


TYPICAL COLUMN BASE PLATE DETAIL AT SLOT–HILLSIDE WASHER LOCATION



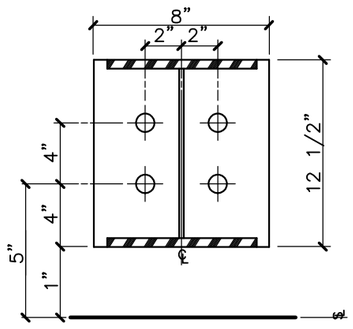
OHDFO

TYPICAL OVERHEAD DOOR FRAMED OPENING



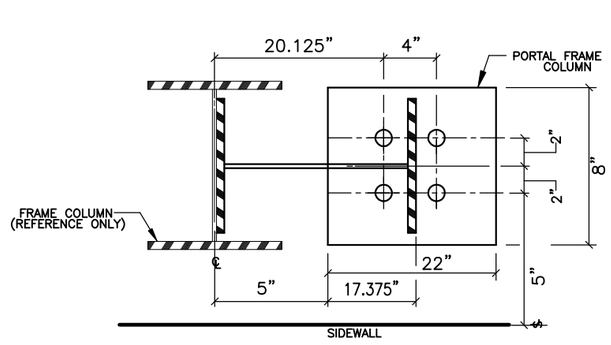
BU4RX

A | (4) 3/4" ø ANCHOR BOLTS WITH A 3" PROJECTION



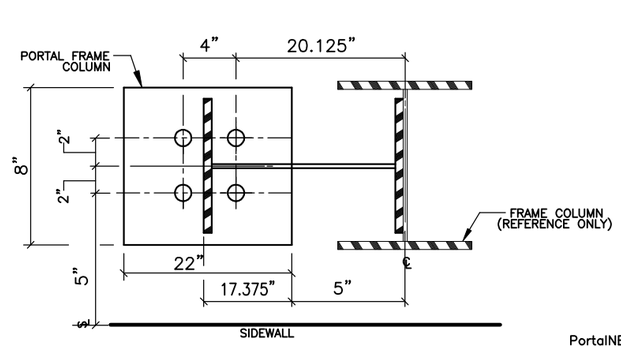
BU4BX

B | (4) 1" ø ANCHOR BOLTS WITH A 3" PROJECTION



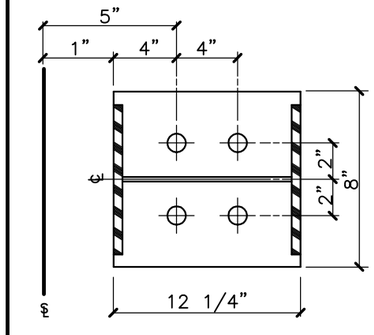
PortalNBR

C | PORTAL COLUMN | (4) 1" ø ANCHOR BOLTS WITH A 3" PROJECTION



PortalNBL

C | PORTAL COLUMN | (4) 1" ø ANCHOR BOLTS WITH A 3" PROJECTION



BU4LX

D | (4) 3/4" ø ANCHOR BOLTS WITH A 3" PROJECTION

ISSUE	DWN	CHK	ENG	PE	DATE
CONST. AB PLAN	NBS	EOP	CBM		7/24/2023
BUILDING DEPARTMENT REVIEW	NBS	DAN	CBM		7/31/2023

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PROJECT NAME
WENDOVER FS #13 REPLACEMENT
WENDOVER, NV

CUSTOMER NAME
MICHAEL CLAY CORP
WINNEMUCCA, NV

JOB NUMBER
U23G0555A

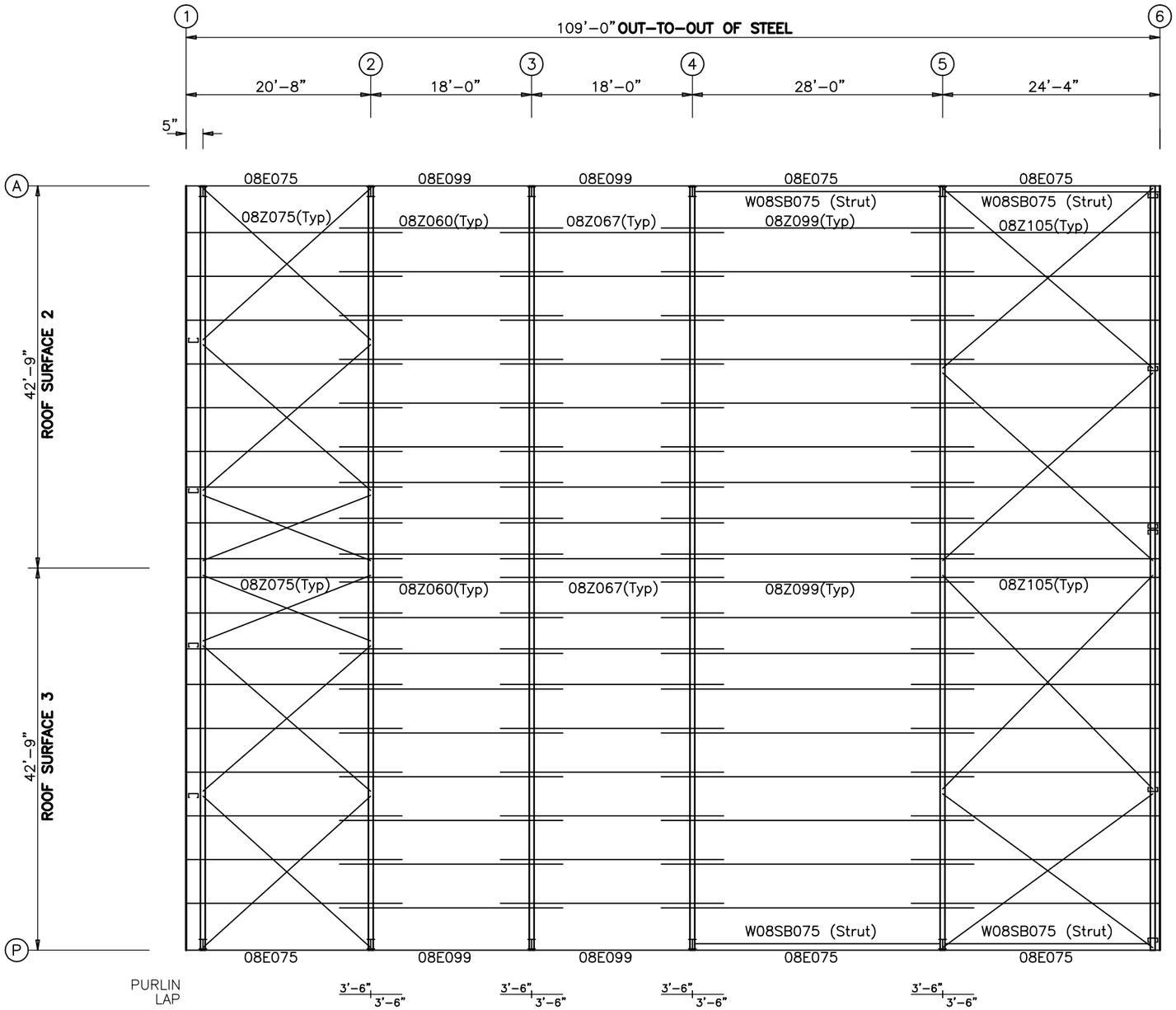
SHEET TITLE

PROFESSIONAL ENGINEER – STATE OF NEVADA
RUSSELL R. SKEEM
07/31/2023
Exp. Jun 30, 2024
CIVIL/STRUCTURAL
NO. 015713

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SHEET

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APPARATUS BAYS ROOF FRAMING PLAN
ALL ROD BRACING MATERIALS RD05– (U.N.O.)

ROOF FRAMING PLAN

GENERAL NOTES

1. PLACE TAGGED END OF RAFTERS TOWARDS THE LOW EAVE.
2. STD. ROD/CABLE SIZES PER PART PREFIX ARE:

ROD		CABLE	
RD05–	= 5/8" ROD	CA02–	= 1/4" CABLE
RD06–	= 3/4" ROD	CA03–	= 3/8" CABLE
RD07–	= 7/8" ROD	CA04–	= 1/2" CABLE
RD08–	= 1" ROD		
RD09–	= 1 1/8" ROD		
RD10–	= 1 1/4" ROD		

3. PURLIN AND EAVE STRUT CONNECTIONS UTILIZE BOTH A307 AND A325 BOLTS. REFER TO THE DETAILS FOR SPECIFIC USAGE REQUIREMENTS.
4. THIS DRAWING IS NOT TO SCALE.

ISSUE	DWN	CHK	ENG	PE	DATE
CONST. AB PLAN	NBS	EOP	CBM		7/24/2023
BUILDING DEPARTMENT REVIEW	WBS	DAN	CBM		7/31/2023

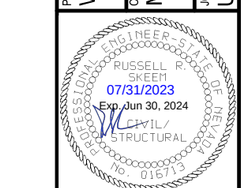
NUCOR BUILDING SYSTEMS
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1050 WATERY LANE, BRIGHAM CITY, UT 84302
PHONE: (435) 919–3100 FAX: (435) 919–3101

PROJECT NAME: WENDOVER FS #13 REPLACEMENT
WENDOVER, NV

CUSTOMER NAME: MICHAEL CLAY CORP
WINNEMUCCA, NV

JOB NUMBER: U23G0555A

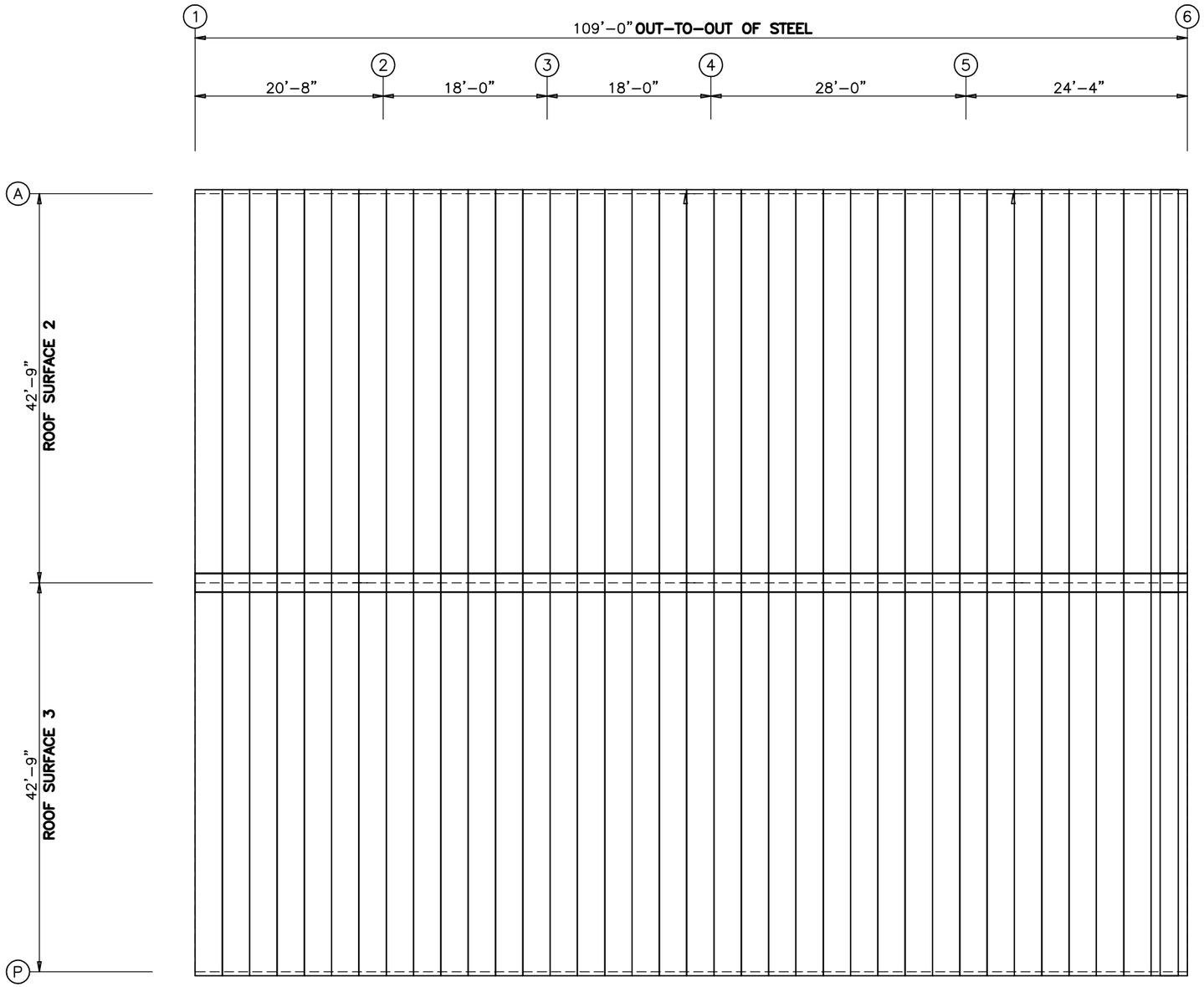
SHEET TITLE



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SHEET

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APPARATUS BAYS ROOF SHEETING PLAN

PANELS: 24Ga. 4" CFR42 – TERRA COTTA PVDF

ISSUE	DWN	CHK	ENG	PE	DATE
CONST. AB PLAN	NBS	EOP	CBM		7/24/2023
BUILDING DEPARTMENT REVIEW	WBS	DAN	CBM		7/31/2023

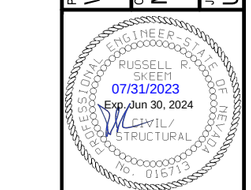
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PROJECT NAME
WENDOVER FS #13 REPLACEMENT
WENDOVER, NV

CUSTOMER NAME
MICHAEL CLAY CORP
WINNEMUCCA, NV

JOB NUMBER
U23G0555A

SHEET TITLE



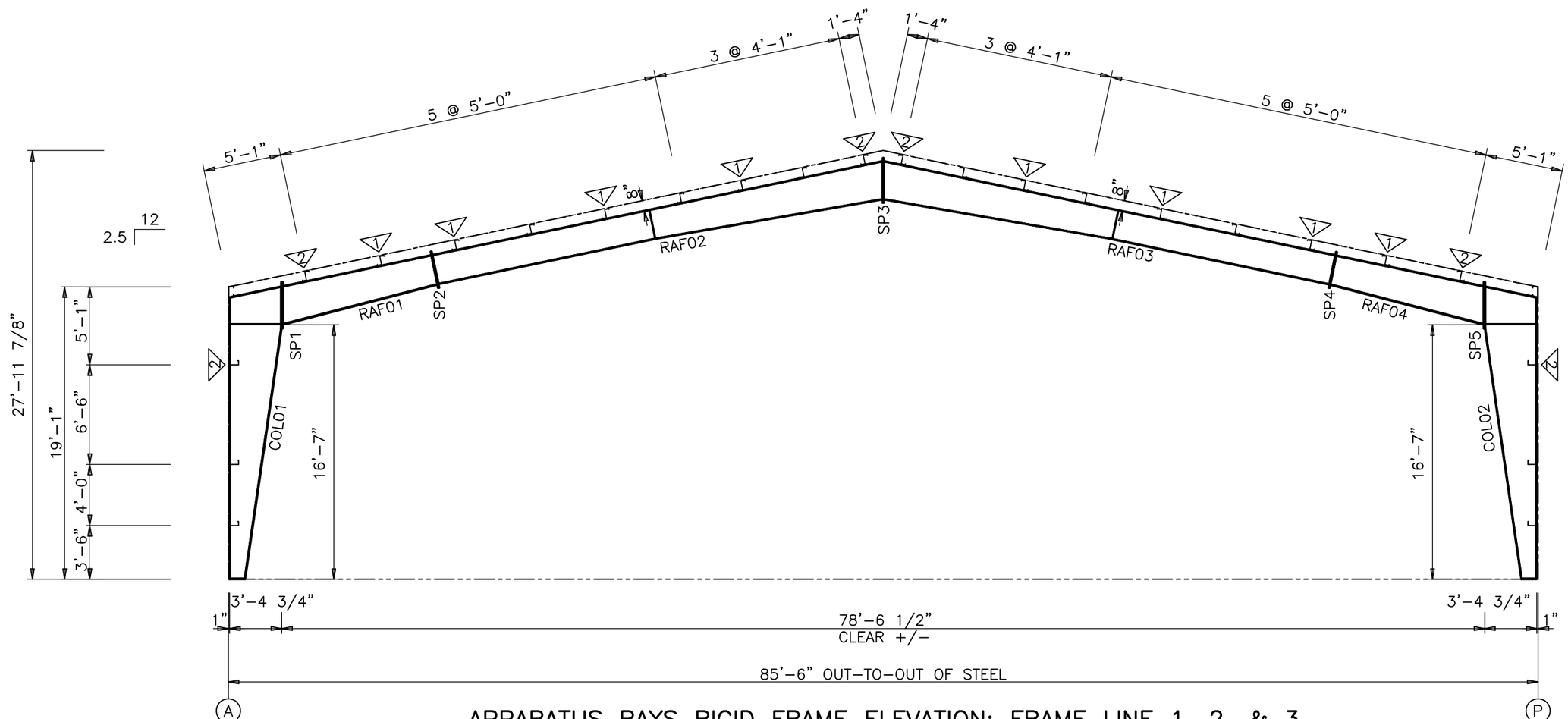
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SHEET

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SPLICE PLATE & BOLT TABLE					
Mark	Qty	Type	Dia	Width	Thick
SP1	12	A325	0.750	8	0.625
SP2	8	A325	0.750	8	0.500
SP3	8	A325	0.625	8	0.375
SP4	8	A325	0.625	8	0.500
SP5	12	A325	0.750	8	0.625

MEMBER TABLE					
	Web Depth	Web Plate		Top/Left Flange	Bottom/Right Flange
MARK	Start/End	Thick	Length	W x Thk	W x Thk
COL01	11.50/40.00	0.220	199.87	8 x 0.38	8 x 0.38
COL02	11.50/40.00	0.220	199.87	8 x 0.38	8 x 0.38
RAF01	28.88/22.88	0.164	120.00	8 x 0.31	8 x 0.50
RAF02	22.88/22.88	0.135	174.00	8 x 0.31	8 x 0.31
	22.88/28.88	0.150	188.13	8 x 0.31	8 x 0.25
RAF03	28.88/22.88	0.150	188.13	8 x 0.31	8 x 0.25
	22.88/22.88	0.135	174.00	8 x 0.31	8 x 0.31
RAF04	22.88/28.88	0.164	120.00	8 x 0.31	8 x 0.50



APPARATUS BAYS RIGID FRAME ELEVATION: FRAME LINE 1, 2, & 3

▽ FLANGE BRACES (1) ONE SIDE: (2) TWO SIDES
L2525105

ISSUE	DWN	CHK	ENG	PE	DATE
CONST. AB PLAN	NBS	EOP	CBM		7/24/2023
BUILDING DEPARTMENT REVIEW	WBS	DAN	CBM		7/31/2023

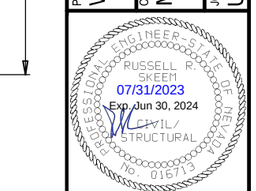
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PROJECT NAME
WENDOVER FS #13 REPLACEMENT
WENDOVER, NV

CUSTOMER NAME
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WINNEMUCCA, NV

JOB NUMBER
U23G0555A

SHEET TITLE

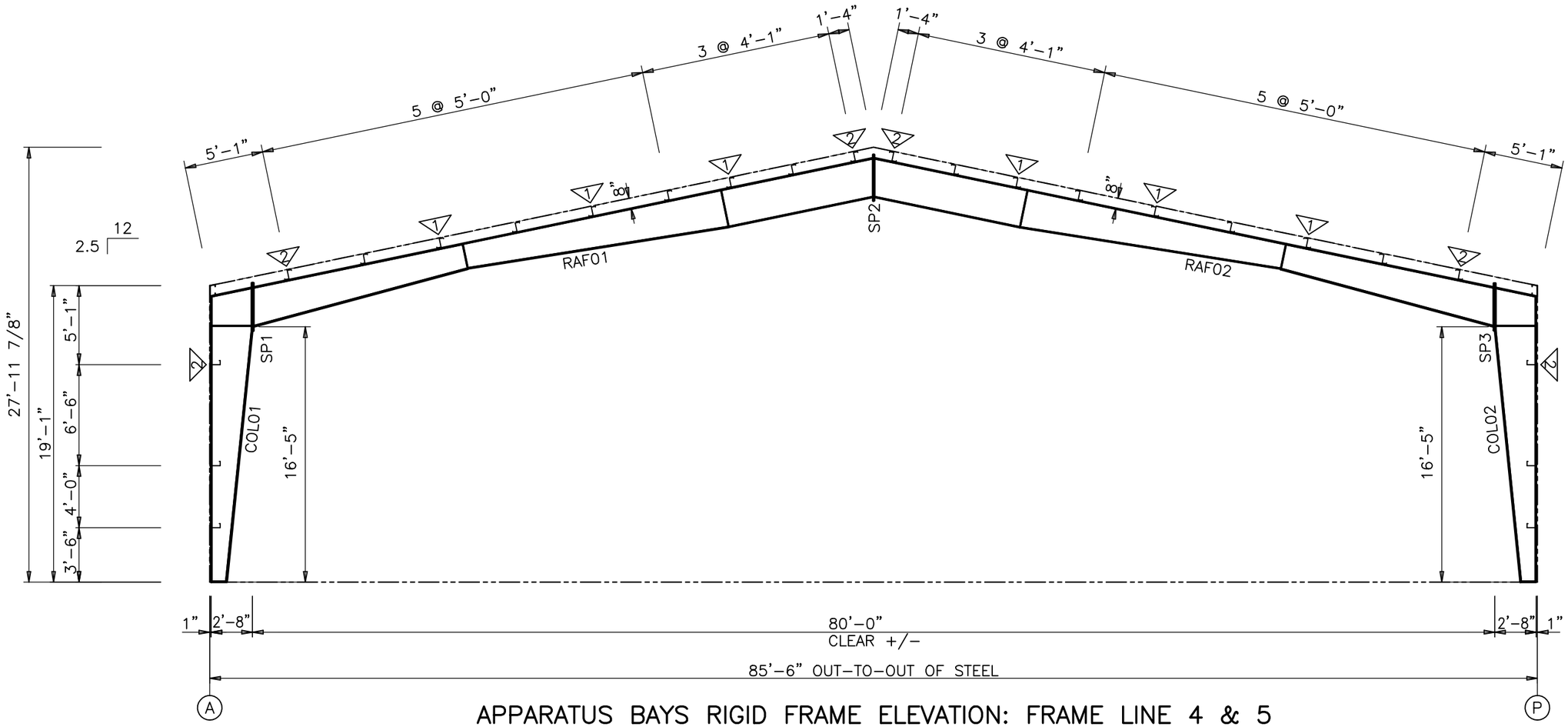


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SHEET
E3 of 12

SPLICE PLATE & BOLT TABLE					
Mark	Qty	Type	Dia	Width	Thick
SP1	12	A325	0.875	8	0.750
SP2	12	A325	0.625	8	0.500
SP3	16	A325	0.750	8	0.750

MEMBER TABLE					
	Web Depth	Web Plate		Top/Left Flange	Bottom/Right Flange
MARK	Start/End	Thick	Length	W x Thk	W x Thk
COL01	11.25/31.00	0.188	198.00	8 x 0.38	8 x 0.63
COL02	11.25/31.00	0.188	198.00	8 x 0.63	8 x 0.38
RAF01	28.88/19.06	0.188	165.83	8 x 0.50	8 x 0.63
	19.06/28.88	0.150	204.00	8 x 0.38	8 x 0.38
	28.88/28.88	0.150	121.50	8 x 0.38	8 x 0.31
RAF02	28.88/28.88	0.150	121.50	8 x 0.38	8 x 0.31
	28.88/19.06	0.150	204.00	8 x 0.38	8 x 0.38
	19.06/28.88	0.188	165.83	8 x 0.50	8 x 0.63



APPARATUS BAYS RIGID FRAME ELEVATION: FRAME LINE 4 & 5

▽ FLANGE BRACES (1) ONE SIDE: (2) TWO SIDES
L2525105

ISSUE	DWN	CHK	ENG	PE	DATE
CONST. AB PLAN	NBS	EOP	CBM		7/24/2023
BUILDING DEPARTMENT REVIEW	WBS	DAN	CBM		7/31/2023

NUCOR BUILDING SYSTEMS
300 INDUSTRIAL PARKWAY, WATERLOO, IN 46793
PHONE: (260) 837-7891 FAX: (260) 837-7384
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PHONE: (803) 568-2100 FAX: (803) 568-2121
600 APACHE TRAIL, TERRELL, TX 75160
PHONE: (972) 551-4500 FAX: (972) 524-4417
1050 WATERY LANE, BRIGHAM CITY, UT 84302
PHONE: (435) 919-3100 FAX: (435) 919-3101

PROJECT NAME
WENDOVER FS #13 REPLACEMENT
WENDOVER, NV

CUSTOMER NAME
MICHAEL CLAY CORP
WINNEMUCCA, NV

JOB NUMBER
U23G0555A

SHEET TITLE

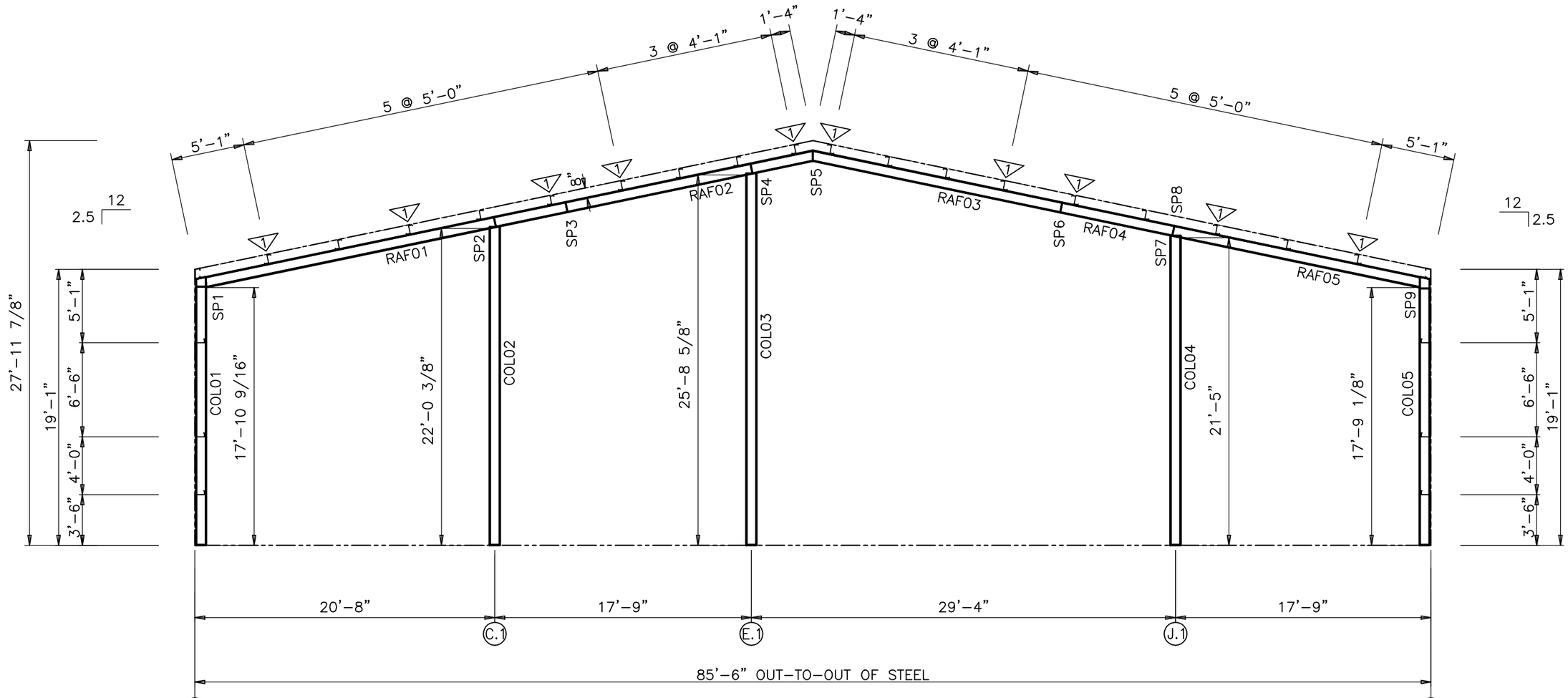
RUSSELL R. SKEEN
07/31/2023
Exp. Jun 30, 2024
CIVIL/STRUCTURAL
NO. 016713

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SHEET
E4 of 12

SPLICE PLATE & BOLT TABLE					
Mark	Qty	Type	Dia	Width	Thick
SP1	4	A325	0.500	8	0.375
SP2	4	A325	0.500	8	0.375
SP3	4	A325	0.500	6	0.375
SP4	4	A325	0.500	8	0.375
SP5	4	A325	0.500	6	0.375
SP6	8	A325	0.500	6	0.375
SP7	4	A325	0.500	8	0.375
SP8	8	A325	0.750	6	0.500
SP9	4	A325	0.500	8	0.375

MEMBER TABLE			
	Web Depth	Web Plate	
MARK	Start/End	Thick	Length
COL01		W8x10	214.56
COL02		W8x18	264.36
COL03		W8x18	308.64
COL04		W8x18	257.04
COL05		W8x10	213.12
RAF01	8.00/8.00	W8x18	260.48
	8.00/8.00	W8x18	60.69
RAF02	8.00/8.00	W8x18	156.88
	8.00/8.00	W8x18	53.12
RAF03	8.00/8.00	W8x18	211.44
RAF04	8.00/8.00	W8x18	95.00
RAF05	8.00/8.00	W8x18	224.72



APPARATUS BAYS RIGID FRAME ELEVATION: FRAME LINE 6

▽ FLANGE BRACES (1) ONE SIDE: (2) TWO SIDES
L2525105

ISSUE	DWN	CHK	ENG	PE	DATE
CONST. AB PLAN	NBS	EOP	CBM		7/24/2023
BUILDING DEPARTMENT REVIEW	WBS	DAN	CBM		7/31/2023

NUCOR BUILDING SYSTEMS
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1050 WATERY LANE, BRIGHAM CITY, UT 84302
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PROJECT NAME
WENDOVER FS #13 REPLACEMENT
WENDOVER, NV

CUSTOMER NAME
MICHAEL CLAY CORP
WINNEMUCCA, NV

JOB NUMBER
U23G0555A

SHEET TITLE

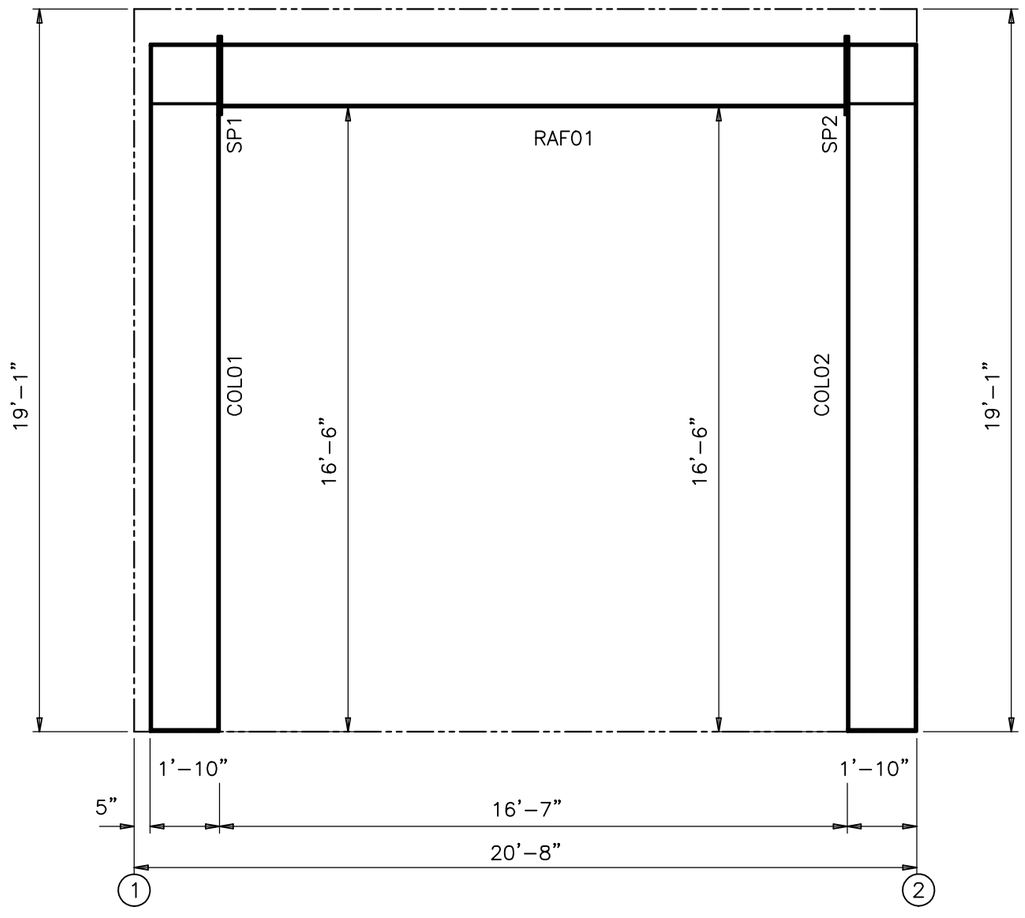
RUSSELL R. SKEEN
07/31/2023
Exp. Jun 30, 2024
CIVIL/STRUCTURAL

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SHEET
E5 of 12

SPLICE PLATE & BOLT TABLE					
Mark	Qty	Type	Dia	Width	Thick
SP1	12	A325	0.75	8	0.625
SP2	12	A325	0.75	8	0.625

MEMBER TABLE					
	Web Depth	Web Plate		Top/Left Flange	Bottom/Right Flange
MARK	Start/End	Thick	Length	W x Thk	W x Thk
COL01	21.00/21.00	0.164	199.00	8 x 0.50	8 x 0.50
COL02	21.00/21.00	0.164	199.00	8 x 0.50	8 x 0.50
RAF01	19.00/19.00	0.164	201.00	8 x 0.50	8 x 0.50



APPARATUS BAYS PORTAL FRAME ELEVATION: FRAME LINE A & P, BAY 1–2

ISSUE	DWN	CHK	ENG	PE	DATE
CONST. AB PLAN	NBS	EOP	CBM		7/24/2023
BUILDING DEPARTMENT REVIEW	WBS	DAN	CBM		7/31/2023

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PROJECT NAME
WENDOVER FS #13 REPLACEMENT
WENDOVER, NV

CUSTOMER NAME
MICHAEL CLAY CORP
WINNEMUCCA, NV

JOB NUMBER
U23G0555A

SHEET TITLE

RUSSELL R. SKEEM
PROFESSIONAL ENGINEER - STATE OF NEVADA
07/31/2023
Exp Jun 30, 2024
CIVIL/STRUCTURAL
NO. 016713

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SHEET
E6 of 12

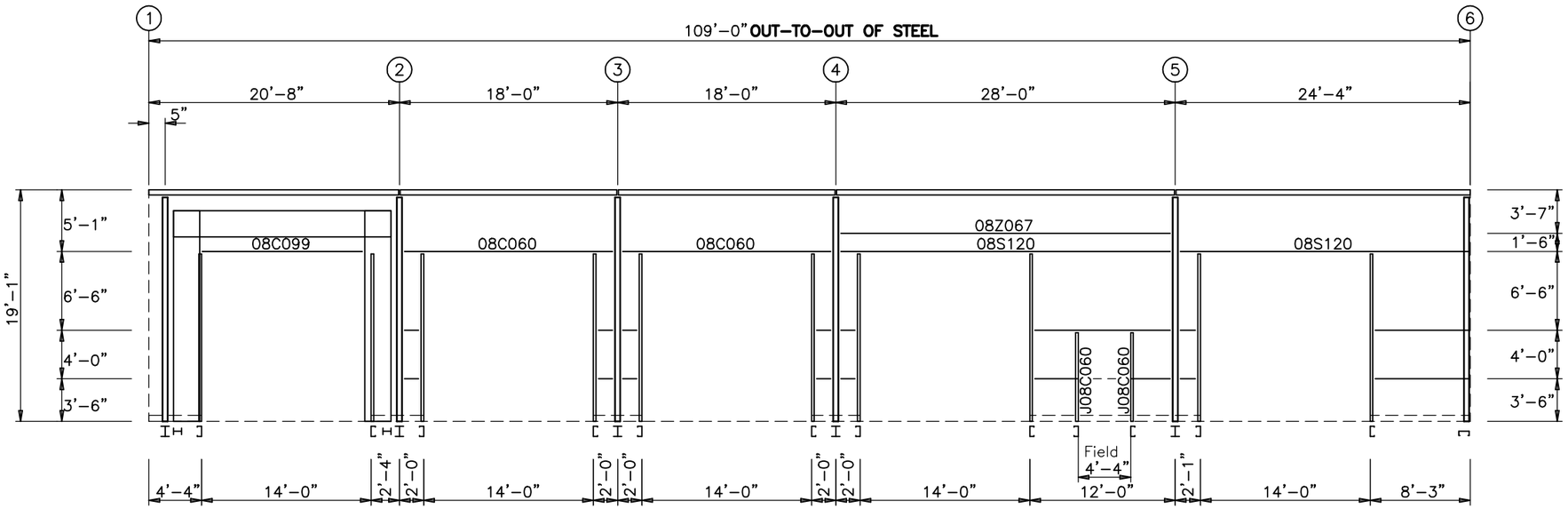
SIDEWALL FRAMING PLAN

GENERAL NOTES

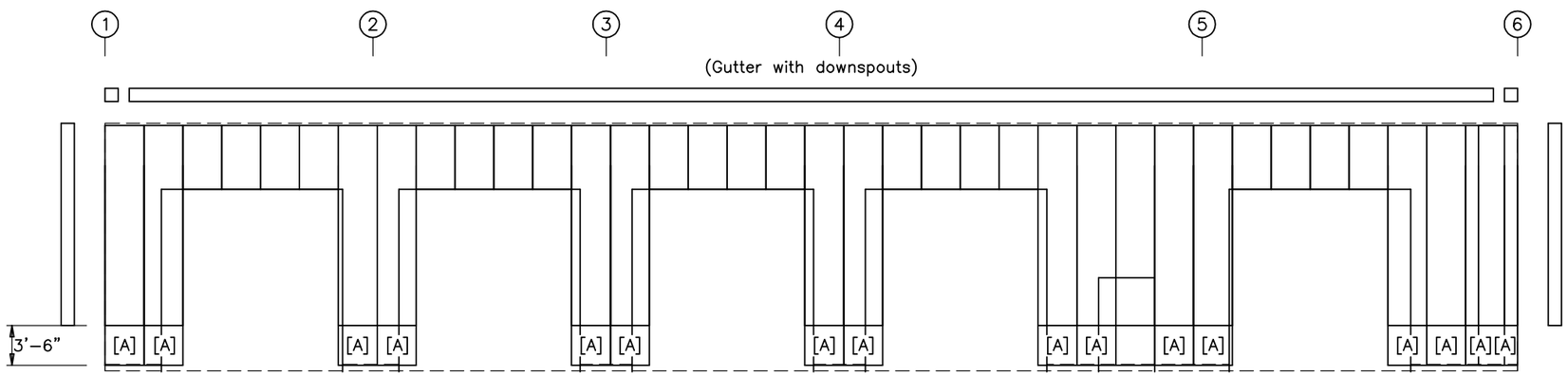
1. STD. ROD/CABLE SIZES PER PART PREFIX ARE:

ROD		CABLE	
RD05–	= 5/8" ROD	CA02–	= 1/4" CABLE
RD06–	= 3/4" ROD	CA03–	= 3/8" CABLE
RD07–	= 7/8" ROD	CA04–	= 1/2" CABLE
RD08–	= 1" ROD		
RD09–	= 1 1/8" ROD		
RD10–	= 1 1/4" ROD		

2. ROD/CABLE BRACING THAT OCCURS IN FLUSH OR INSET GIRT CONDITIONS WILL REQUIRE FIELD SLOTTING OF GIRT WEBS TO ALLOW FOR BRACING.
3. FRAMED OPENINGS WHICH ARE FIELD LOCATED WILL REQUIRE FIELD CUTTING OF GIRTS AND SHEETING.
4. THIS DRAWING IS NOT TO SCALE.



APPARATUS BAYS SIDEWALL FRAMING: FRAME LINE P
ALL GIRTS 08Z060 (U.N.O.)
ALL F.O. MATERIALS 08C075 (U.N.O.)



APPARATUS BAYS SIDEWALL SHEETING & TRIM: FRAME LINE P

PANELS: 24Ga. 2.5" Santa Fe – Desert Sand PVDF

[A] PANELS: 24Ga. 2.5" Santa Fe – Surrey Beige PVDF

6" TALL WALL BY OTHERS FROM F.F. WHOLE WALL

ISSUE	DWN	CHK	ENG	PE	DATE
CONST. AB PLAN	NBS	EOP	CBM		7/24/2023
BUILDING DEPARTMENT REVIEW	WBS	DAN	CBM		7/31/2023

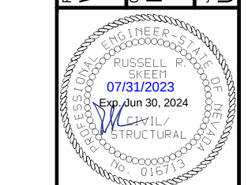
NUCOR BUILDING SYSTEMS
300 INDUSTRIAL PARKWAY, WATERLOO, IN 46793
PHONE: (260) 837–7891 FAX: (260) 837–7384
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1050 WATER LANE, BRIGHAM CITY, UT 84302
PHONE: (435) 919–3100 FAX: (435) 919–3101

PROJECT NAME
WENDOVER FS #13 REPLACEMENT
WENDOVER, NV

CUSTOMER NAME
MICHAEL CLAY CORP
WINNEMUCCA, NV

JOB NUMBER
U23G0555A

SHEET TITLE



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SHEET

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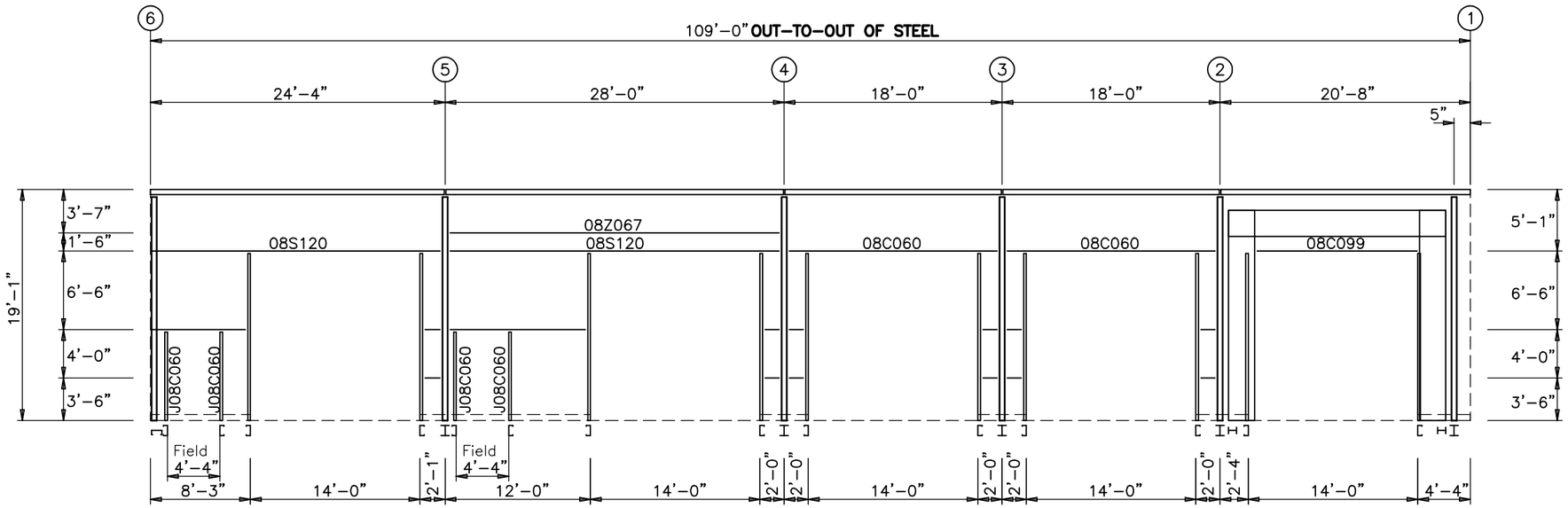
SIDEWALL FRAMING PLAN

GENERAL NOTES

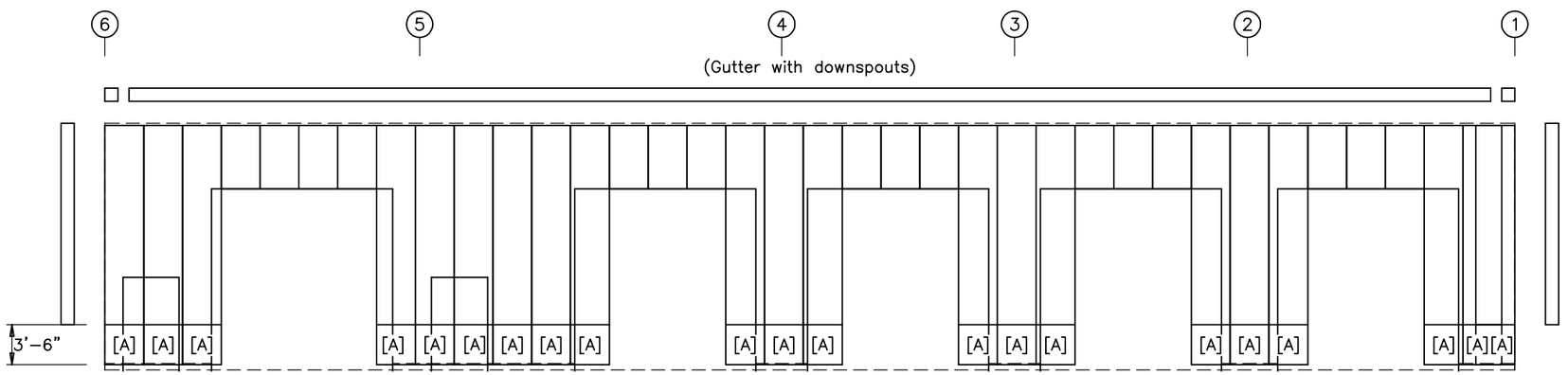
1. STD. ROD/CABLE SIZES PER PART PREFIX ARE:

ROD		CABLE	
RD05–	= 5/8" ROD	CA02–	= 1/4" CABLE
RD06–	= 3/4" ROD	CA03–	= 3/8" CABLE
RD07–	= 7/8" ROD	CA04–	= 1/2" CABLE
RD08–	= 1" ROD		
RD09–	= 1 1/8" ROD		
RD10–	= 1 1/4" ROD		

2. ROD/CABLE BRACING THAT OCCURS IN FLUSH OR INSET GIRT CONDITIONS WILL REQUIRE FIELD SLOTTING OF GIRT WEBS TO ALLOW FOR BRACING.
3. FRAMED OPENINGS WHICH ARE FIELD LOCATED WILL REQUIRE FIELD CUTTING OF GIRTS AND SHEETING.
4. THIS DRAWING IS NOT TO SCALE.



APPARATUS BAYS SIDEWALL FRAMING: FRAME LINE A
ALL GIRTS 08Z060 (U.N.O.)
ALL F.O. MATERIALS 08C075 (U.N.O.)



APPARATUS BAYS SIDEWALL SHEETING & TRIM: FRAME LINE A

PANELS: 24Ga. 2.5" Santa Fe – Desert Sand PVDF

[A] PANELS: 24Ga. 2.5" Santa Fe – Surrey Beige PVDF

6" TALL WALL BY OTHERS FROM F.F. WHOLE WALL

ISSUE	DWN	CHK	ENG	PE	DATE
CONST. AB PLAN	NBS	EOP	CBM		7/24/2023
BUILDING DEPARTMENT REVIEW	WBS	DAN	CBM		7/31/2023

NUCOR BUILDING SYSTEMS
300 INDUSTRIAL PARKWAY, WATERLOO, IN 46793
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1050 WATERY LANE, BRIGHAM CITY, UT 84302
PHONE: (435) 919–3100 FAX: (435) 919–3101

PROJECT NAME
WENDOVER FS #13 REPLACEMENT
WENDOVER, NV

CUSTOMER NAME
MICHAEL CLAY CORP
WINNEMUCCA, NV

JOB NUMBER
U23G0555A

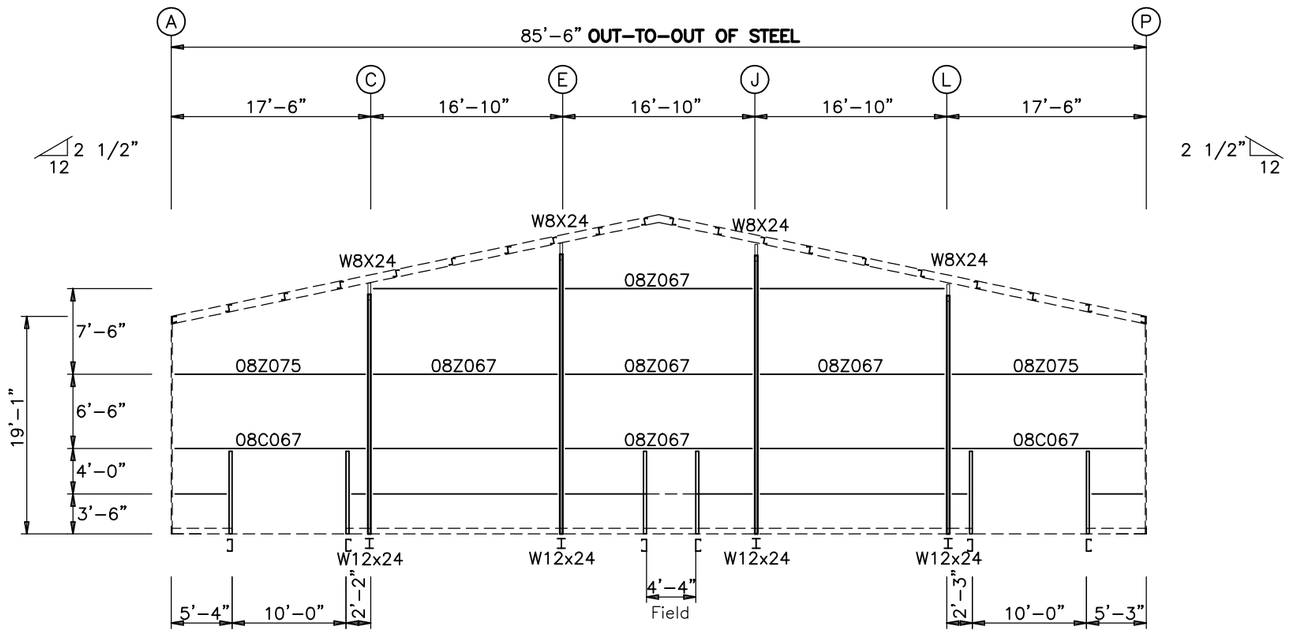
SHEET TITLE

RUSSELL R. SKEEN
07/31/2023
Exp. Jun 30, 2024
CIVIL/STRUCTURAL

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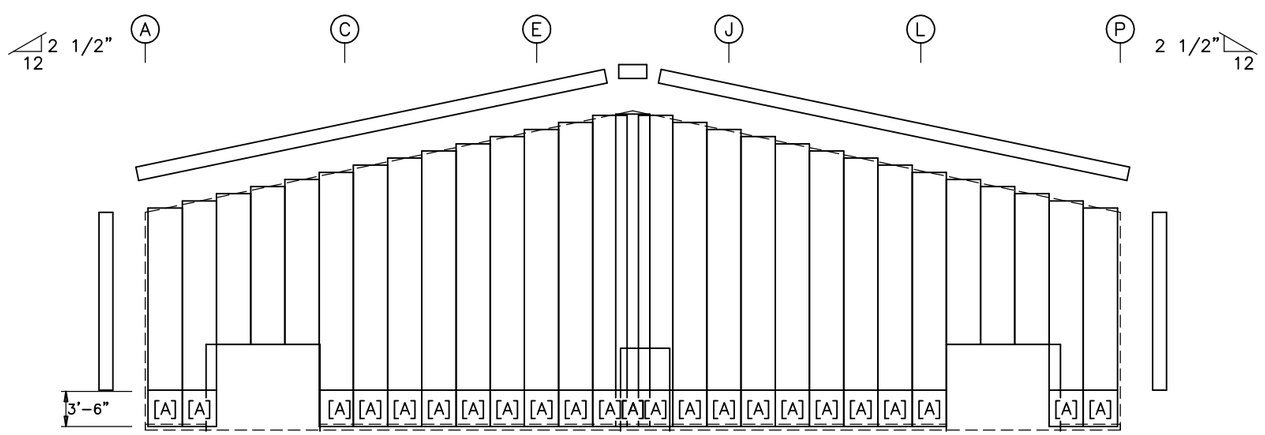
SHEET

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APPARATUS BAYS ENDWALL FRAMING: FRAME LINE 1

ALL GIRTS 08Z060 (U.N.O.)
ALL F.O. MATERIALS 08C060 (U.N.O.)



APPARATUS BAYS ENDWALL SHEETING & TRIM: FRAME LINE 1

PANELS: 24Ga. 2.5" Santa Fe – Desert Sand PVDF
[A] PANELS: 24Ga. 2.5" Santa Fe – Surrey Beige PVDF
6" TALL WALL BY OTHERS FROM F.F. WHOLE WALL

ENDWALL FRAMING PLAN

GENERAL NOTES

1. STD. ROD/CABLE SIZES PER PART PREFIX ARE:

ROD		CABLE	
RD05–	= 5/8" ROD	CA02–	= 1/4" CABLE
RD06–	= 3/4" ROD	CA03–	= 3/8" CABLE
RD07–	= 7/8" ROD	CA04–	= 1/2" CABLE
RD08–	= 1" ROD		
RD09–	= 1 1/8" ROD		
RD10–	= 1 1/4" ROD		

2. ROD/CABLE BRACING THAT OCCURS IN FLUSH OR INSET GIRT CONDITIONS WILL REQUIRE FIELD SLOTTING OF GIRT WEBS TO ALLOW FOR BRACING.
3. FRAMED OPENINGS WHICH ARE FIELD LOCATED WILL REQUIRE FIELD CUTTING OF GIRTS AND SHEETING.
4. THIS DRAWING IS NOT TO SCALE.

ISSUE	DWN	CHK	ENG	PE	DATE
CONST. AB PLAN	NBS	EOP	CBM		7/24/2023
BUILDING DEPARTMENT REVIEW	WBS	DAN	CBM		7/31/2023

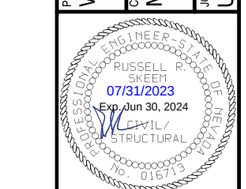
NUCOR BUILDING SYSTEMS
300 INDUSTRIAL PARKWAY, WATERLOO, IN 46793
PHONE: (260) 837-7891 FAX: (260) 837-7384
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PHONE: (972) 524-4000 FAX: (972) 524-4417
1050 WATERY LANE, BRIGHAM CITY, UT 84302
PHONE: (435) 919-3100 FAX: (435) 919-3101

PROJECT NAME
WENDOVER FS #13 REPLACEMENT
WENDOVER, NV

CUSTOMER NAME
MICHAEL CLAY CORP
WINNEMUCCA, NV

JOB NUMBER
U23G0555A

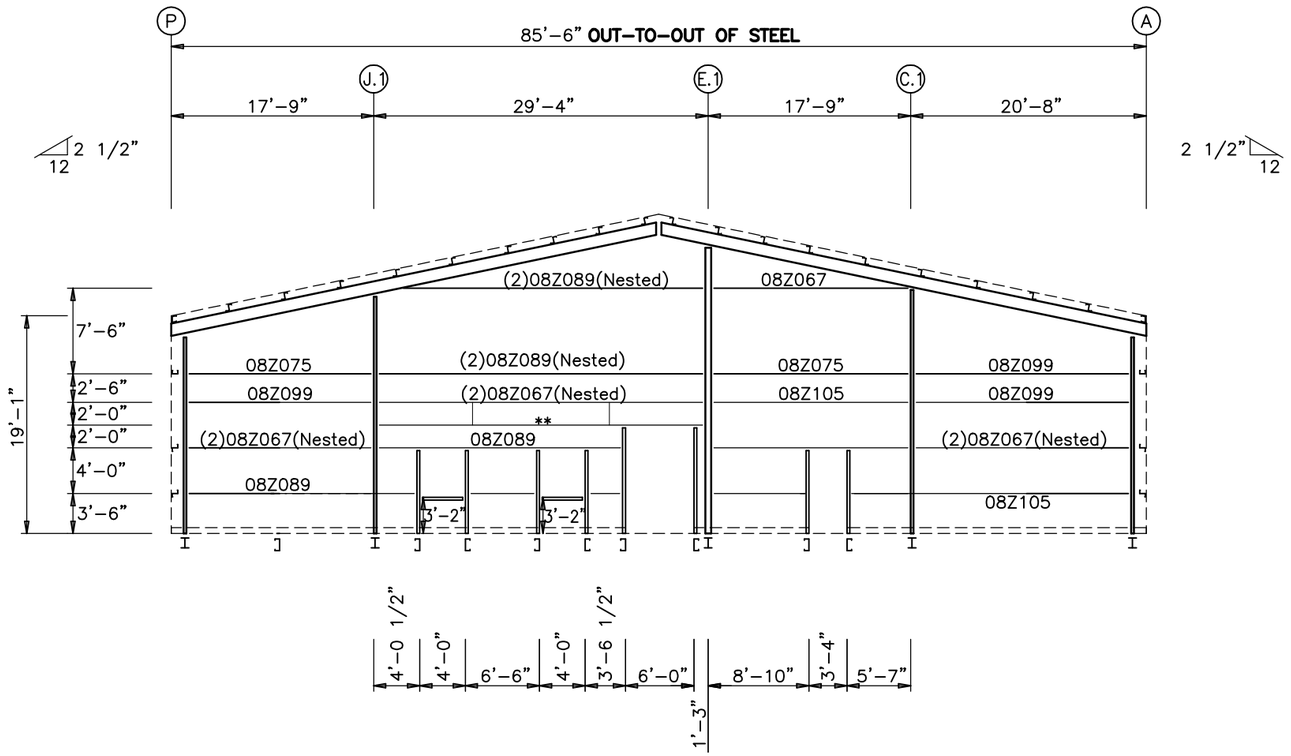
SHEET TITLE



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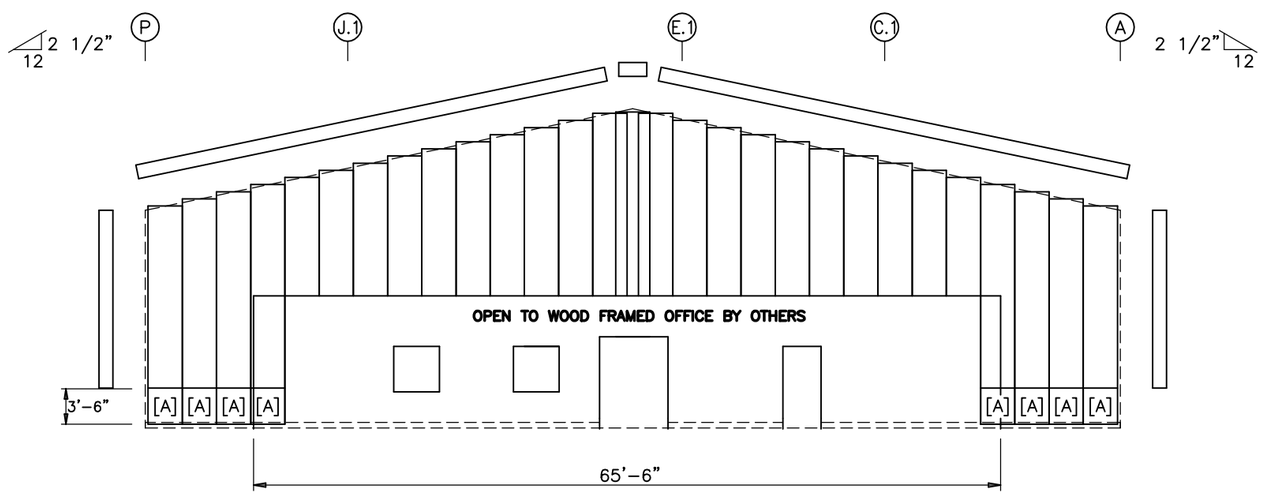
SHEET

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APPARATUS BAYS ENDWALL FRAMING: FRAME LINE 6

(2) ROWS GIRT BRACING REQUIRED IN BAY 2 @ 9'-6" TO 11'-6" , SEE PAGE D4 FOR INFORMATION
ALL GIRTS 08Z060 (U.N.O.)
ALL F.O. MATERIALS 08C060 (U.N.O.)
**** INDICATES (2)08Z105(NESTED)**



APPARATUS BAYS ENDWALL SHEETING & TRIM: FRAME LINE 6

PANELS: 24Ga. 2.5" Santa Fe – Desert Sand PVDF
[A] PANELS: 24Ga. 2.5" Santa Fe – Surrey Beige PVDF
6" TALL WALL BY OTHERS FROM F.F. WHOLE WALL

ENDWALL FRAMING PLAN

GENERAL NOTES

1. STD. ROD/CABLE SIZES PER PART PREFIX ARE:

ROD		CABLE	
RD05–	= 5/8" ROD	CA02–	= 1/4" CABLE
RD06–	= 3/4" ROD	CA03–	= 3/8" CABLE
RD07–	= 7/8" ROD	CA04–	= 1/2" CABLE
RD08–	= 1" ROD		
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CONST. AB PLAN	NBS	EOP	CBM		7/24/2023
BUILDING DEPARTMENT REVIEW	WBS	DAN	CBM		7/31/2023

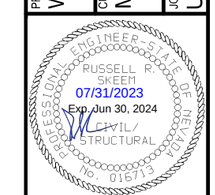
NUCOR BUILDING SYSTEMS
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PHONE: (435) 919-3100 FAX: (435) 919-3101

PROJECT NAME: WENDOVER FS #13 REPLACEMENT
WENDOVER, NV

CUSTOMER NAME: MICHAEL CLAY CORP
WINNEMUCCA, NV

JOB NUMBER: U23G0555A

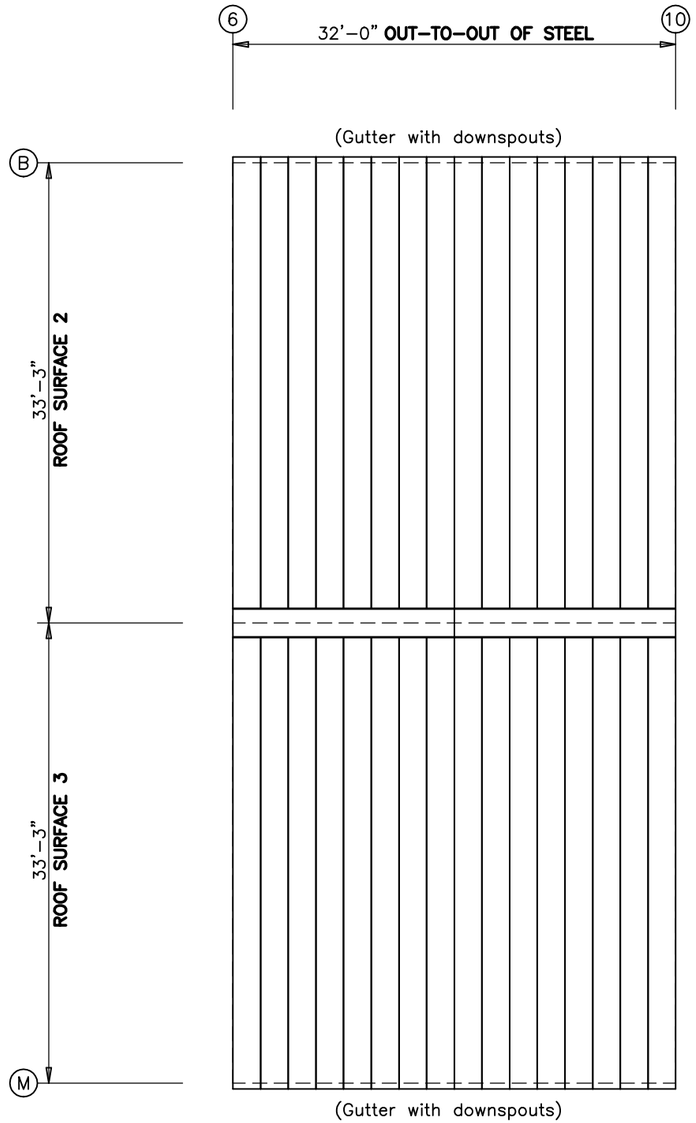
SHEET TITLE



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SHEET

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WOOD FRAMED OFFICE BY OTHERS ROOF SHEETING PLAN

PANELS: 24 Ga. LS360 – Terra Cotta PVDF

ISSUE	DWN	CHK	ENG	PE	DATE
CONST. AB PLAN	NBS	EOP	CBM		7/24/2023
BUILDING DEPARTMENT REVIEW	WBS	DAN	CBM		7/31/2023

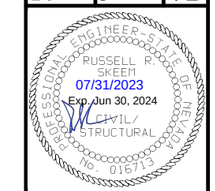
NUCOR BUILDING SYSTEMS
305 INDUSTRIAL PARKWAY, WATERLOO, IN 46793
PHONE: (260) 837-7891 FAX: (260) 837-7384
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PHONE: (435) 919-3100 FAX: (435) 919-3101

PROJECT NAME
WENDOVER FS #13 REPLACEMENT
WENDOVER, NV

CUSTOMER NAME
MICHAEL CLAY CORP
WINNEMUCCA, NV

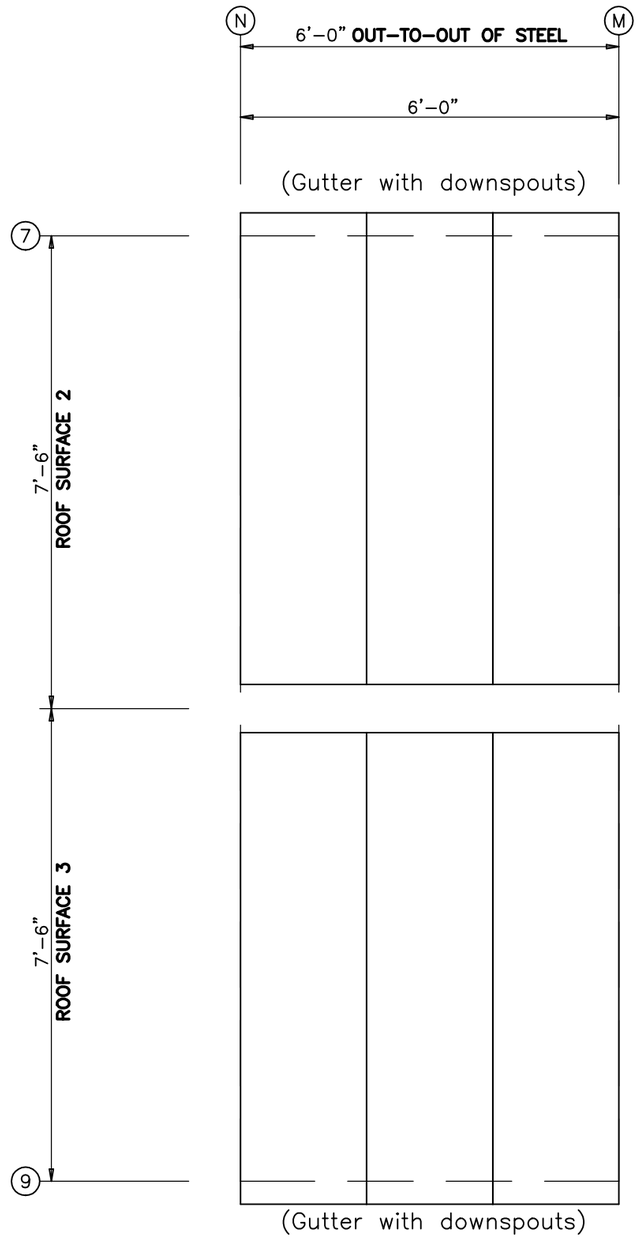
JOB NUMBER
U23G0555A

SHEET TITLE



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SHEET
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ENTRY BY OTHERS ROOF SHEETING PLAN

PANELS: 24 Ga. LS360 – Terra Cotta PVDF

ISSUE	DWN	CHK	ENG	PE	DATE
CONST. AB PLAN	NBS	EOP	CBM		7/24/2023
BUILDING DEPARTMENT REVIEW	WBS	DAN	CBM		7/31/2023

NUCOR BUILDING SYSTEMS
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1050 WATER LANE, BRIGHAM CITY, UT 84302
PHONE: (435) 919-3100 FAX: (435) 919-3101

PROJECT NAME
WENDOVER FS #13 REPLACEMENT
WENDOVER, NV

CUSTOMER NAME
MICHAEL CLAY CORP
WINNEMUCCA, NV

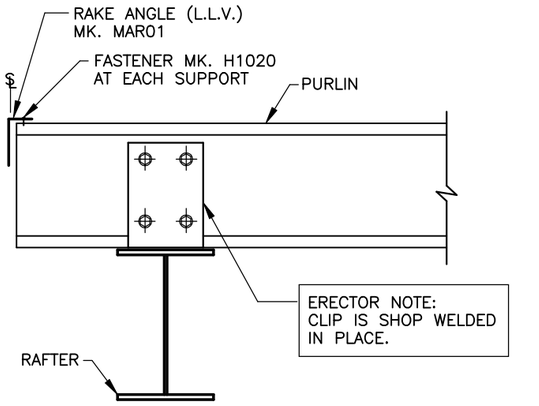
JOB NUMBER
U23G0555A

SHEET TITLE

PROFESSIONAL ENGINEER - STATE OF NEVADA
RUSSELL R. SKEEM
07/31/2023
Exp. Jun 30, 2024
CIVIL/STRUCTURAL
NO. 016713

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SHEET
E12 of 12

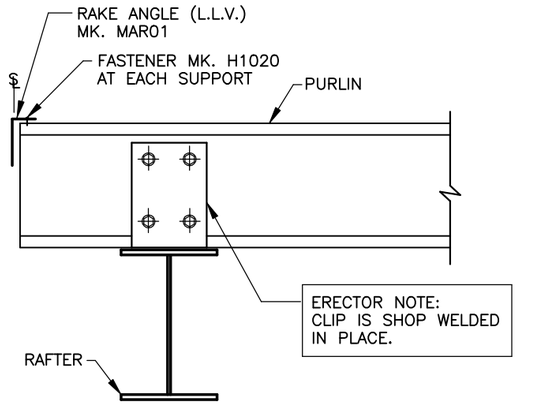


WELDED CLIP @ ENDWALL RAFTER

USE (4) 1/2" X 1 1/2" A307
BOLTS H0500/NUTS H0400
SEE ERECTOR NOTE FOR TYP. WASHER REQUIREMENTS

A7

BB0050

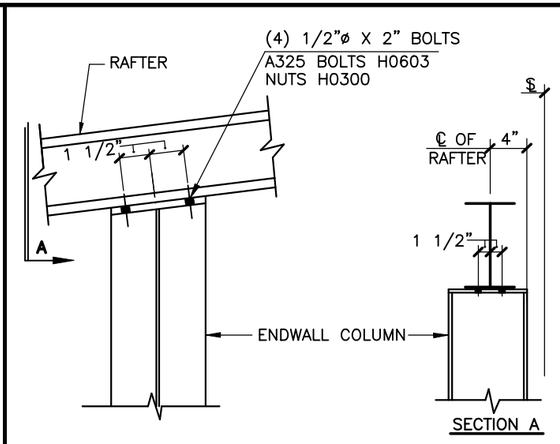


WELDED CLIP @ R/F ENDWALL

USE (4) 1/2" X 1 1/2" A307
BOLTS H0500/NUTS H0400
SEE ERECTOR NOTE FOR TYP. WASHER REQUIREMENTS

A10

BB0050

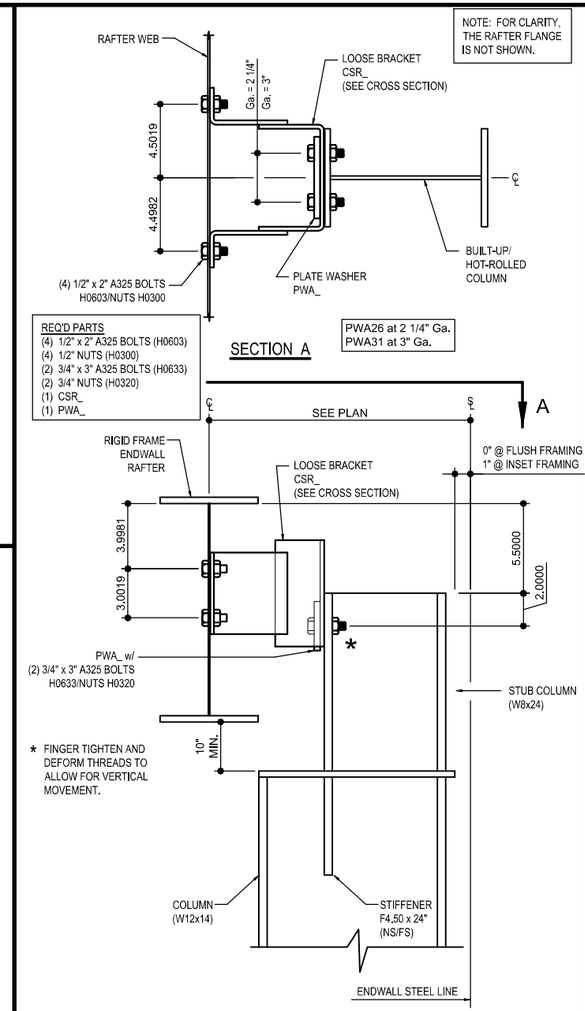


EW COLUMN TO RAFTER CONN

(CONTINUOUS RAFTER)
SEE ERECTOR NOTE FOR TYP. WASHER REQUIREMENTS

B5

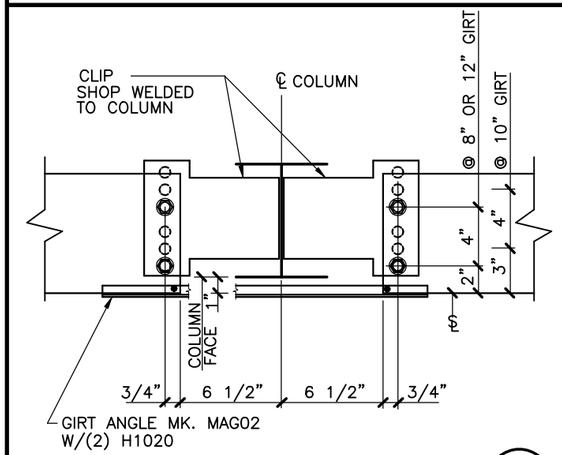
AC0045



ENDWALL COL TO EXP. EW RAFTER CONNECTION

10" DEEP (MIN.) BU/HR COLUMN AND COLUMN EXTENSION AT FLUSH/INSET GIRTS
REFERENCE ERECTOR NOTE FOR TYPICAL WASHER REQUIREMENTS

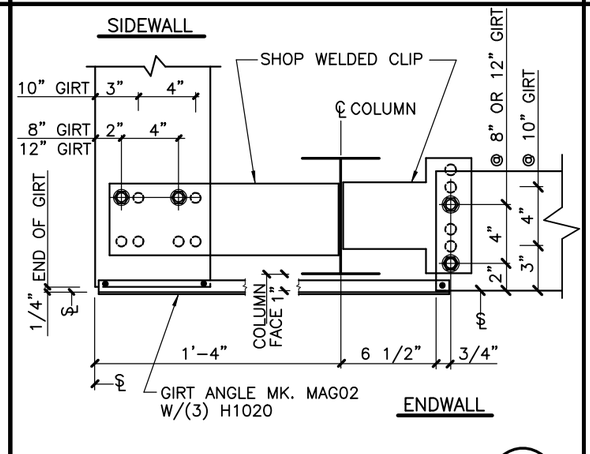
B13



INSET GIRT @ INTERIOR BAY COL.

USE (4) 1/2" X 1 1/2" A307
BOLTS H0500/NUTS H0400
SEE ERECTOR NOTE FOR TYP. WASHER REQUIREMENTS

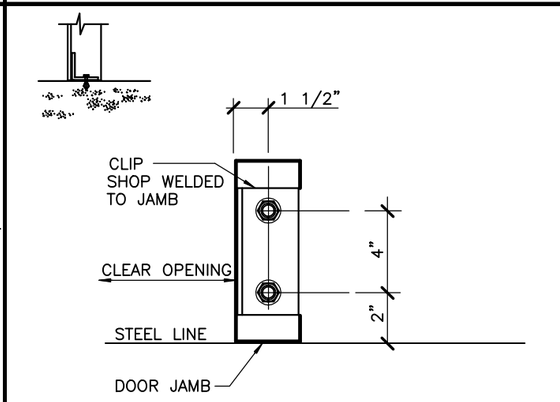
C4



CORNER GIRT DETAIL

USE (4) 1/2" X 1 1/2" A307
BOLTS H0500/NUTS H0400
SEE ERECTOR NOTE FOR TYP. WASHER REQUIREMENTS

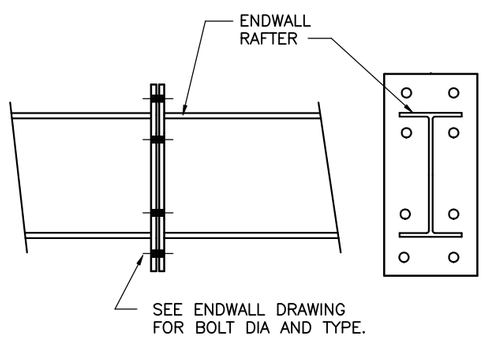
D6



JAMB TO FINISH FLOOR CONN

ATTACHMENT TO SLAB BY OTHERS

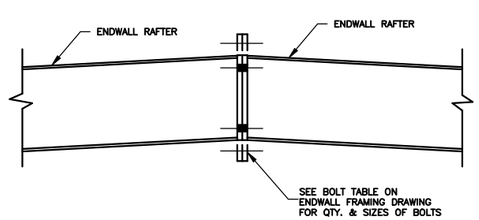
E9



ENDWALL RAFTER SPLICE

F9

AC0170

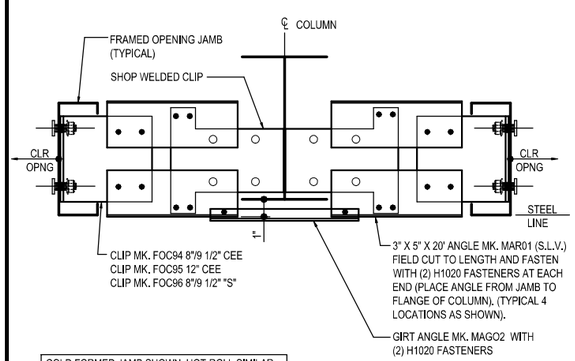


EW RAFTER RIDGE CONNECTION

W/O COLUMN

F11

AC0160



COLD FORMED JAMB SHOWN. HOT-ROLL SIMILAR

SW OR EW GIRT DETAIL

FRAMED OPENINGS AT INSET GIRT CONDITION
USE (4) 1/2" x 1 1/4" A307 BUTTON HEAD BOLTS H0510/NUTS H0400
REFERENCE ERECTOR NOTE FOR TYPICAL WASHER REQUIREMENTS

G1

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CONST. AB PLAN	NBS	EOP	CBM		7/24/2023
BUILDING DEPARTMENT REVIEW	WBS	DAN	CBM		7/31/2023

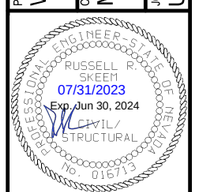
NUCOR BUILDING SYSTEMS
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PROJECT NAME: WENDOVER FS #13 REPLACEMENT
WENDOVER, NV

CUSTOMER NAME: MICHAEL CLAY CORP
WINNEMUCCA, NV

JOB NUMBER: U23G0555A

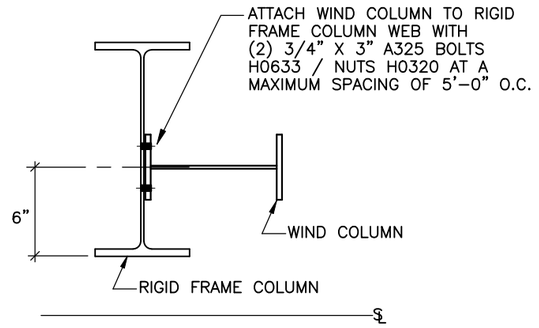
SHEET TITLE



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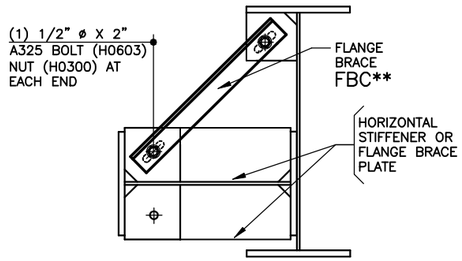
SHEET

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WIND COLUMN TO RIGID FRAME — H9

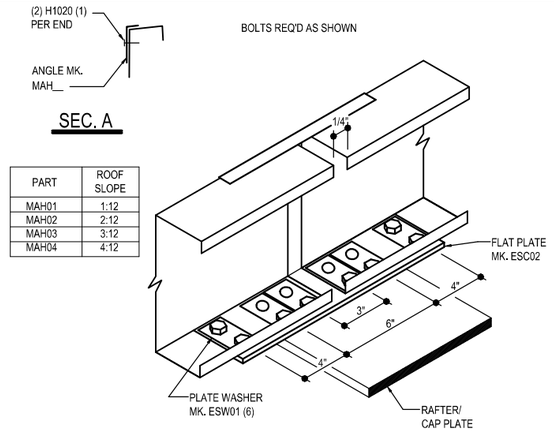
SEE ERECTOR NOTE FOR TYP. WASHER REQUIREMENTS



TYPICAL FLANGE BRACE CONNECTION AT FRAME COLUMN AND PORTAL COLUMN — H12

AJ0050

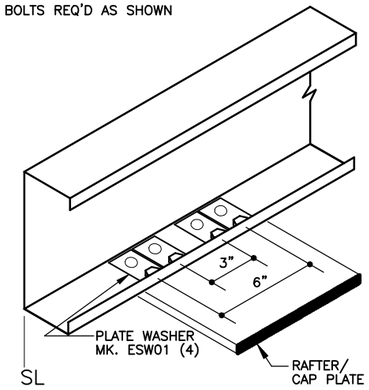
(REFER TO CROSS SECTIONS & ELEVATIONS FOR PART NUMBERS)



PART	ROOF SLOPE
MAH01	1:12
MAH02	2:12
MAH03	3:12
MAH04	4:12

EAVE STRUT WITH STRUT PLATE — I4

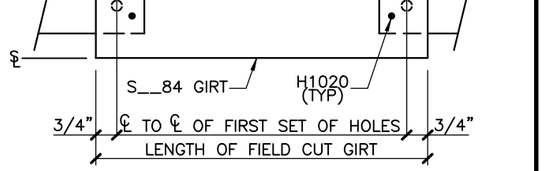
LOW EAVE FLUSH/INSET SW GIRT CONDITION
USE (8) 1/2" X 2" A325 BOLT H0603/ NUT H0300 U.N.O.



EAVE STRUT — J4

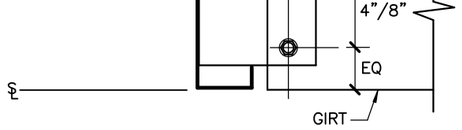
LOW EAVE FLUSH/INSET SW GIRT CONDITION
USE (4) 1/2" X 2" A325
BOLT H0603/NUT H0300 U.N.O.

PART #	MTRL SIZE	MTRL THICK.
S8Z84	8" ZEE	.060 MIN.
S8C84	8" CEE	.060 MIN.
S1Z84	10" ZEE	.060 MIN.
S1C84	10" CEE	.060 MIN.
S2Z84	12" ZEE	.075 MIN.
S2C84	12" CEE	.075 MIN.



UNPUNCHED SHORT GIRT DETAIL — K2

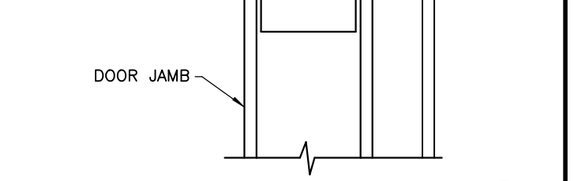
FIELD CUT TO LENGTH AND FASTEN WITH (3) H1020 AT EACH END



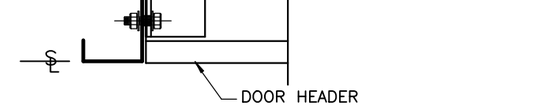
GIRT TO JAMB CONNECTION — K3

USE (2) 1/2" X 1 1/2" A307
BOLTS H0500/NUTS H0400
SEE ERECTOR NOTE FOR TYP. WASHER REQUIREMENTS

ERECTOR NOTE:
PRE-DRILL HOLES @ NESTED ZEE GIRTS & DOUBLE CEE GIRTS IF REQUIRED.

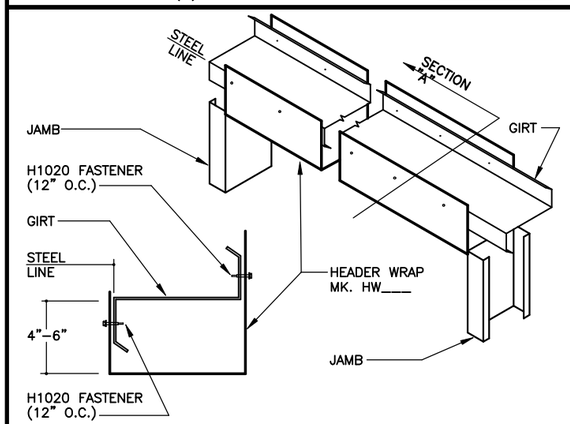


DOOR JAMB TO GIRT CONNECTION — L8



HEADER/SILL TO JAMB CONNECTION — M3

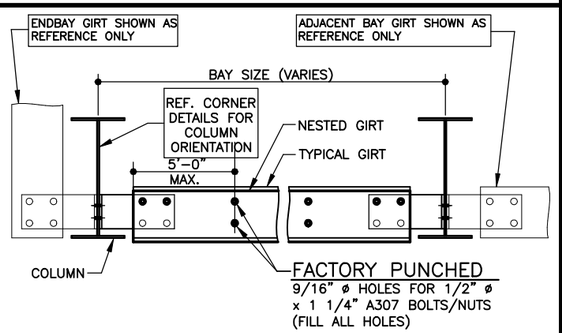
USE (2) 1/2" X 1 1/2" A307
BOLTS H0500/NUTS H0400 (U.N.O.)
SEE ERECTOR NOTE FOR TYP. WASHER REQUIREMENTS



SECTION "A"

HEADER WRAP DETAIL — M16

CG0025



REFER TO THE STANDARD FLUSH/INSET GIRT DETAIL FOR CLIP MARK NUMBERS AND BOLT QUANTITIES AT THE GIRT TO COLUMN CONNECTIONS.

THE NESTED GIRT WILL BE THE SAME LENGTH AND HAVE THE SAME PUNCHING AS THE TYPICAL GIRTS IN THE BAYS THEY ARE REQUIRED.

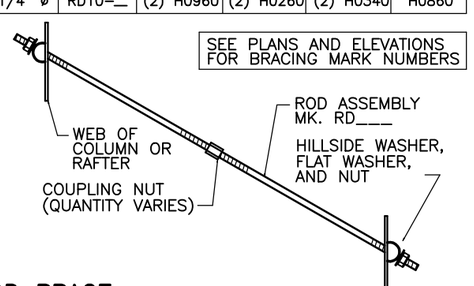
FLUSH/INSET NESTED GIRT DETAIL — N2

- REFERENCE ERECTOR NOTE FOR TYPICAL WASHER REQUIREMENTS
- THE QUANTITY OF 1/2" x 1 1/4" A307 BOLTS (MK. H0500) & NUTS (MK. H0400) VARIES DEPENDING ON THE BAY SIZE.

CM0005

ROD DIAMETER	MARK NUMBER	HILLSIDE WASHERS	FLAT WASHERS	A307/A325 NUTS	COUPLING NUTS
5/8" ø	RD05-__	(2) H0930	(2) H0210	(2) H0310	H0810
3/4" ø	RD06-__	(2) H0930	(2) H0220	(2) H0320	H0820
7/8" ø	RD07-__	(2) H0930	(2) H0230	(2) H0325	H0830
1" ø	RD08-__	(2) H0960	(2) H0240	(2) H0330	H0840
1 1/8" ø	RD09-__	(2) H0960	(2) H0250	(2) H0450	H0850
1 1/4" ø	RD10-__	(2) H0960	(2) H0260	(2) H0340	H0860

SEE PLANS AND ELEVATIONS FOR BRACING MARK NUMBERS



ROD BRACE — Q3

WEB TO WEB

AF0010

ISSUE	DWN	CHK	ENG	PE	DATE
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BUILDING DEPARTMENT REVIEW	WBS	DAN	CBM		7/31/2023

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CUSTOMER NAME: MICHAEL CLAY CORP
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JOB NUMBER: U23G0555A

SHEET TITLE

RUSSELL R. SKEEM — ENGINEER — STATE OF UTAH — PROFESSIONAL — No. 016713
07/31/2023
Exp. Jun 30, 2024
CIVIL/STRUCTURAL

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SHEET

D2 of 20

TYPICAL FIELD WELD REQUIREMENTS ERECTOR NOTE:

(UNLESS NOTED OTHERWISE ON DRAWINGS)

ALL FIELD WELDING **MUST BE PERFORMED BY AWS/CWB CERTIFIED WELDERS WHO ARE QUALIFIED** FOR THE WELDING PROCESSES AND POSITIONS INDICATED.

ALL WORK MUST BE **COMPLETED AND INSPECTED IN ACCORDANCE WITH THE APPLICABLE AWS/CWB SPECIFICATIONS.**

WELD ELECTRODES USED FOR THE SMAW (OR STICK) WELD PROCESS **MUST BE 70 KSI/483 MPa MATERIAL AND LOW HYDROGEN CONTENT.**

GALVANIZED STEEL FIELD WELDING RECOMMENDATIONS

PREPARATION OF WELD AREA

AWS D–19.0, WELDING ZINC COATED STEEL, CALLS FOR WELDS TO BE MADE ON STEEL THAT IS FREE OF ZINC IN THE AREA TO BE WELDED. FOR GALVANIZED STRUCTURAL COMPONENTS, THE ZINC COATING SHOULD BE REMOVED AT LEAST ONE TO FOUR INCHES (2.5–10 cm) FROM EITHER SIDE OF THE INTENDED WELD ZONE AND ON BOTH SIDES OF THE WORKPIECE. GRINDING BACK THE ZINC COATING IS THE PREFERRED AND MOST COMMON METHOD; BURNING THE ZINC AWAY OR PUSHING BACK THE MOLTEN ZINC FROM THE WELD AREA ARE ALSO EFFECTIVE.

TOUCH–UP OF WELD AREA

WELDING ON GALVANIZED SURFACES DESTROYS THE ZINC COATING ON AND AROUND THE WELD AREA. RESTORATION OF THE AREA WILL BE PERFORMED IN ACCORDANCE WITH ASTM A 780, STANDARD PRACTICE FOR REPAIR OF DAMAGED AND UNCOATED AREAS OF HOT–DIP GALVANIZED COATINGS, WHICH SPECIFIES THE USE OF PAINTS CONTAINING ZINC DUST, ZINC–BASED SOLDERS OR SPRAYED ZINC. ALL TOUCHUP AND REPAIR METHODS ARE CAPABLE OF BUILDING A PROTECTIVE LAYER TO THE THICKNESS REQUIRED BY ASTM A 780.

SAFETY & HEALTH

WHEN WELDING DIRECTLY ON GALVANIZED STEEL IS UNAVOIDABLE, OSHA PERMISSIBLE EXPOSURE LIMITS (PELS) MAY BE EXCEEDED AND EVERY PRECAUTION, INCLUDING HIGH–VELOCITY CIRCULATING FANS WITH FILTERS, AIR RESPIRATORS AND FUME–EXTRACTION SYSTEMS SUGGESTED BY AWS, SHOULD BE EMPLOYED. FUMES FROM WELDING GALVANIZED STEEL CAN CONTAIN ZINC, IRON, AND LEAD. FUME COMPOSITION TYPICALLY DEPENDS ON THE COMPOSITION OF THE MATERIALS USED, AS WELL AS THE HEAT APPLIED BY THE PARTICULAR WELDING PROCESS. IN ANY EVENT, GOOD VENTILATION MINIMIZES THE AMOUNT OF EXPOSURE TO FUMES.

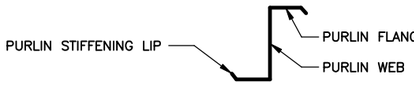
PRIOR TO WELDING ON ANY METAL, CONSULT ANSI/ASC Z–49.1, SAFETY IN WELDING, CUTTING AND ALLIED PROCESSES, WHICH CONTAINS INFORMATION ON THE PROTECTION OF PERSONNEL AND THE GENERAL AREA, VENTILATION AND FIRE PREVENTION.

INFORMATION COURTESY OF AMERICAN GALVANIZERS ASSOCIATION

TYPICAL FIELD WELD REQUIREMENTS

NAA0040

COLLATERAL DEAD LOADS, UNLESS OTHERWISE NOTED, ARE ASSUMED TO BE UNIFORMLY DISTRIBUTED. WHEN SUSPENDED SPRINKLER SYSTEMS, LIGHTING, HVAC EQUIPMENT, CEILINGS, ETC. ARE SUSPENDED FROM ROOF MEMBERS, CONSULT ENGINEER OF RECORD IF THESE CONCENTRATED LOADS EXCEED 500 POUNDS (USING THE WEB MOUNT DETAIL) OR 200 POUNDS (USING THE FLANGE MOUNT DETAIL), OR IF INDIVIDUAL MEMBERS ARE LOADED SIGNIFICANTLY MORE THAN OTHERS.



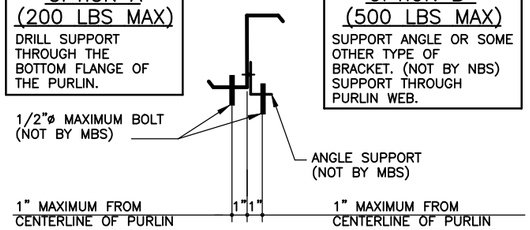
GENERAL RESTRICTION:

UNDER NO CIRCUMSTANCES CAN THE PURLIN STIFFENING LIP BE FIELD MODIFIED FROM THE FACTORY SUPPLIED CONDITION. ALSO DO NOT HANG ANYTHING FROM PURLIN STIFFENING LIP.

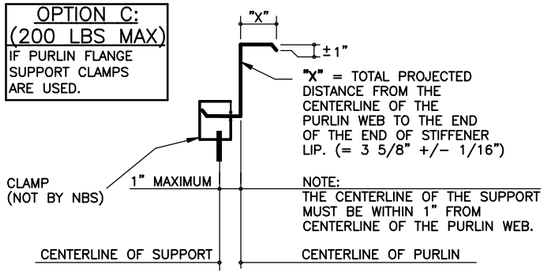
OPTIONS FOR SUPPORT ATTACHMENTS

OPTION A (200 LBS MAX)
DRILL SUPPORT THROUGH THE BOTTOM FLANGE OF THE PURLIN.

OPTION B (500 LBS MAX)
SUPPORT ANGLE OR SOME OTHER TYPE OF BRACKET. (NOT BY NBS) SUPPORT THROUGH PURLIN WEB.



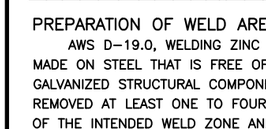
OPTION C: (200 LBS MAX)
IF PURLIN FLANGE SUPPORT CLAMPS ARE USED.



B00010

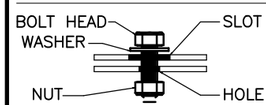
PURLIN SUPPORT METHODS

NBD0130



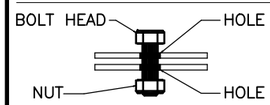
SLOT TO SLOT CONNECTIONS

WASHERS ARE REQUIRED ON BOTH SIDES OF MATERIAL IF SLOTS ARE USED ON BOTH SIDES (NOTE LAPPED ZEE MEMBER EXCEPTION).



SLOT TO HOLE CONNECTIONS

ONE WASHER REQUIRED ON SLOTTED SIDE ONLY.



HOLE TO HOLE CONNECTIONS

NO WASHERS ARE REQUIRED WHEN SLOTS ARE NOT USED.

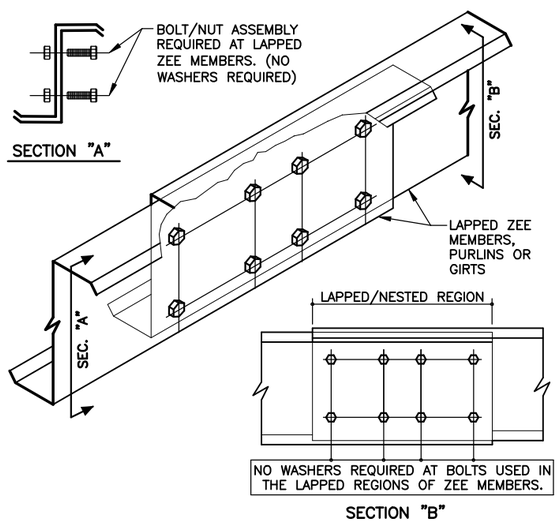
WASHER PART NUMBERS

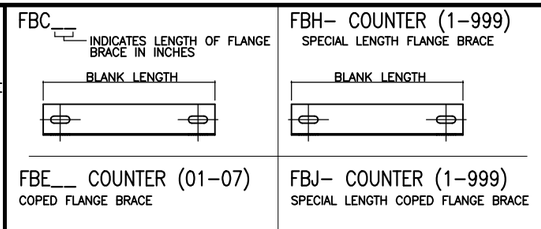
H0200 – 1/2" FLAT WASHER	H0240 – 1" FLAT WASHER
H0210 – 5/8" FLAT WASHER	H0250 – 1 1/8" FLAT WASHER
H0220 – 3/4" FLAT WASHER	H0260 – 1 1/4" FLAT WASHER
H0230 – 7/8" FLAT WASHER	

TYPICAL WASHER REQUIREMENTS ERECTOR NOTE

(UNLESS NOTED OTHERWISE ON DRAWINGS)

NAA0030

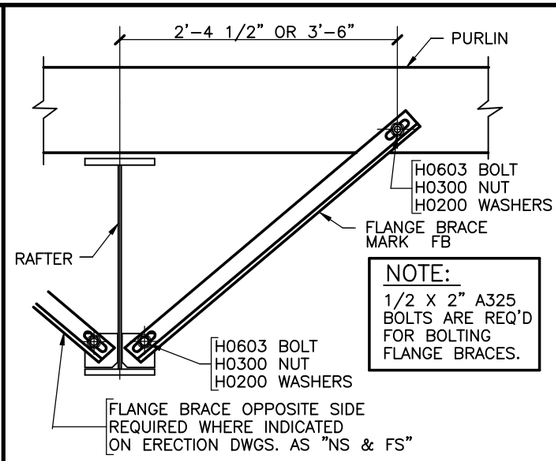




AG0003

FLANGE BRACE MARK NUMBERS

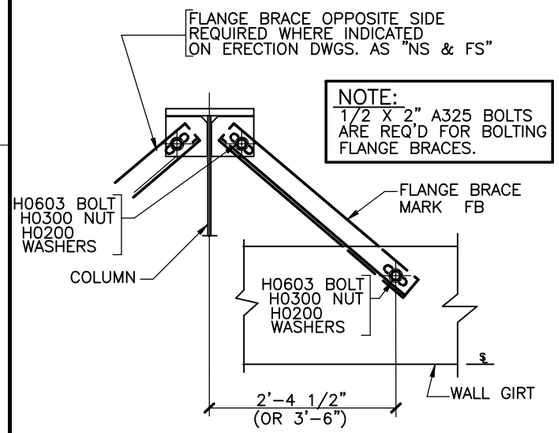
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AG0010

TYP FLANGE BRACE @ PURLIN & RAFTER

NOTE: SEE PLANS AND ELEVATIONS FOR FLANGE BRACE PART MARKS



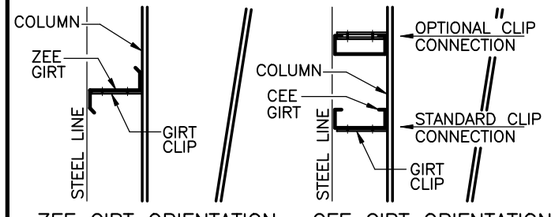
A60030

TYP FLANGE BRACE @ BU COL & GIRT

NOTE: SEE PLANS AND ELEVATIONS FOR FLANGE BRACE PART MARKS

ERECTOR NOTE: UNLESS SPECIFICALLY NOTED OTHERWISE, STANDARD ZEE GIRT ORIENTATION IS TO HAVE THE GIRT TOED DOWN AT THE STEEL LINE AS SHOWN IN THE DETAIL BELOW.

UNLESS SPECIFICALLY NOTED OTHERWISE, STANDARD CEE GIRT ORIENTATION IS TO HAVE THE GIRT TOED UP AS SHOWN IN THE DETAIL BELOW. STANDARD CLIP ATTACHMENT IS BELOW THE GIRT, HOWEVER SOME DETAILS REQUIRE THAT THE CLIP BE ABOVE THE GIRT. (REFER TO THE GIRT DETAILS ON THE ERECTION DRAWINGS FOR REQUIREMENTS) BOTH CLIP ATTACHMENTS ARE SHOWN IN THE DETAIL BELOW.



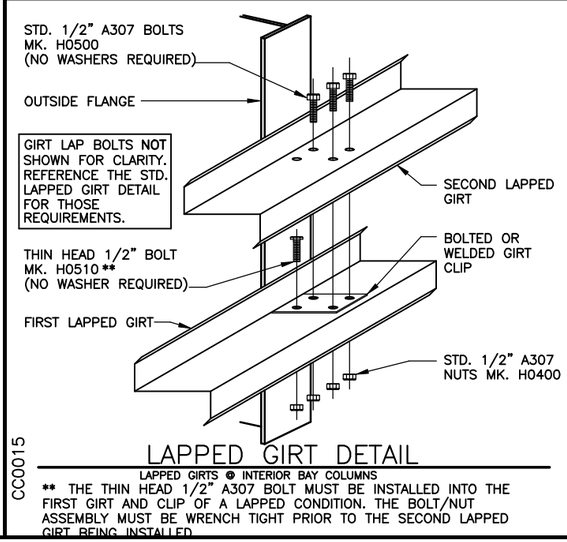
ZEE GIRT ORIENTATION

CEE GIRT ORIENTATION

STANDARD GIRT ORIENTATION DETAIL

CC0005

NOTE: BYPASS GIRT CONDITION IS SHOWN FOR REFERENCE ONLY. YOUR PROJECT MAY HAVE FLUSH OR INSET GIRTS.



CC0015

LAPPED GIRT DETAIL

LAPPED GIRTS @ INTERIOR BAY COLUMNS

** THE THIN HEAD 1/2" A307 BOLT MUST BE INSTALLED INTO THE FIRST GIRT AND CLIP OF A LAPPED CONDITION. THE BOLT/NUT ASSEMBLY MUST BE WRENCH TIGHT PRIOR TO THE SECOND LAPPED GIRT BEING INSTALLED.

ISSUE	DWN	CHK	ENG	PE	DATE
CONST. AB PLAN	NBS	EOP	CBM		7/24/2023
BUILDING DEPARTMENT REVIEW	WBS	DAN	CBM		7/31/2023

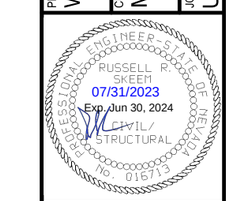
NUCOR BUILDING SYSTEMS
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PHONE: (972) 524–9001 FAX: (972) 524–9417
1050 WATERY LANE, BRIGHAM CITY, UT 84302
PHONE: (435) 919–3100 FAX: (435) 919–3101

PROJECT NAME: WENDOVER FS #13 REPLACEMENT
WENDOVER, NV

CUSTOMER NAME: MICHAEL CLAY CORP
WINNEMUCCA, NV

JOB NUMBER: U23G0555A

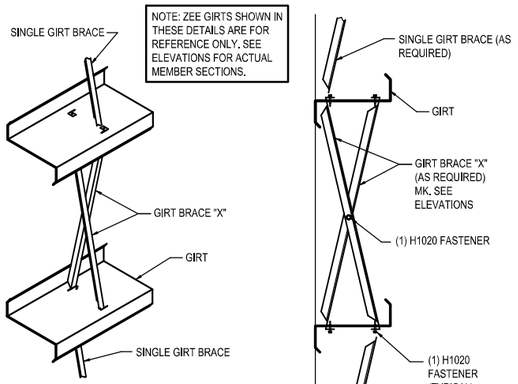
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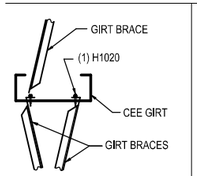


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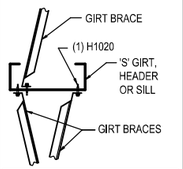
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D3 of 20

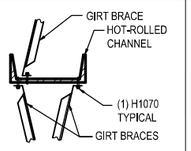




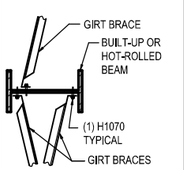
NOTE: THE 'CEE' SECTION MAY BE TOED UP OR DOWN.

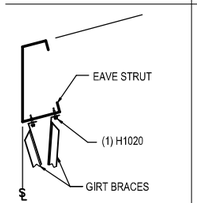


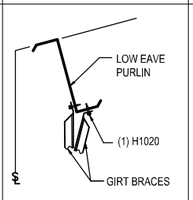
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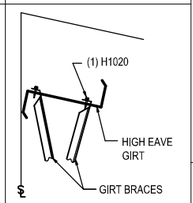


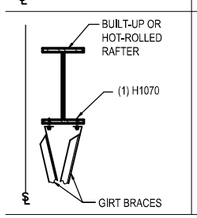
NOTE: THE CHANNEL MAY BE TOED UP OR DOWN.

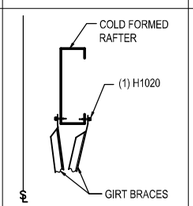


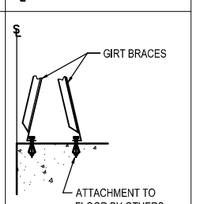


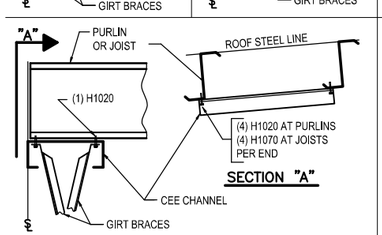


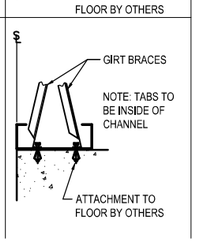












INSTALLATION INSTRUCTIONS

1) FOR SINGLE GIRT BRACE, INSERT ANGLE INTO THE FACTORY PUNCHED SLOTS. BEND TABS AS SHOWN AND FASTEN THROUGH TAB WITH (1) H1020 FASTENER PER END.

2) FOR GIRT BRACE "X", INSERT ANGLES "BACK-TO-BACK" INTO THE FACTORY PUNCHED SLOTS. BEND TABS AS SHOWN AND FASTEN THROUGH TAB WITH (1) H1020 FASTENER PER END.

3) CONNECT GIRT BRACE "X" AT THE ANGLE INTERSECTION WITH (1) H1020 FASTENER.

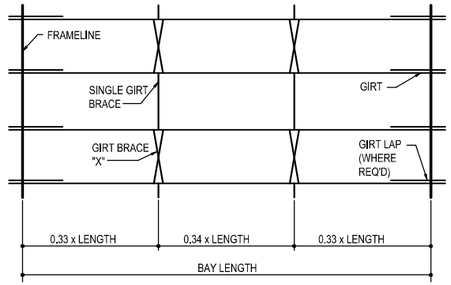
4) GIRT BRACING IS NOT TO DISTORT OR ALTER GIRTS FROM THIER INTENDED SHAPE AND LOCATION.

5) SEE DETAILS BELOW FOR ADDITIONAL INFORMATION WHEN ATTACHING TO ALTERNATE FRAMING MEMBERS.

PLAN VIEW OF (2) GIRT BRACING ROWS PER BAY

1) INSTALL (2) REQUIRED ROWS OF GIRT BRACING REGARDLESS OF THE BAY LENGTH. GIRT BRACING IS SPACED AS SHOWN IN THE DETAIL BELOW.

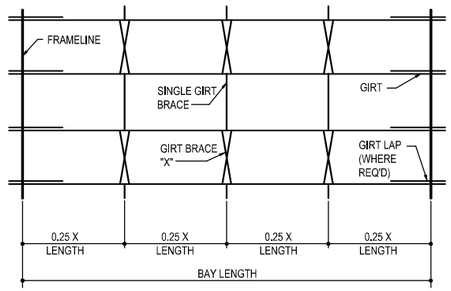
2) SEE WALL ELEVATION(S) FOR GIRT BRACING MARK NUMBERS, QUANTITIES AND LOCATIONS.



PLAN VIEW OF (3) GIRT BRACING ROWS PER BAY

1) INSTALL (3) REQUIRED ROWS OF GIRT BRACING REGARDLESS OF THE BAY LENGTH. GIRT BRACING IS SPACED AS SHOWN IN THE DETAIL BELOW.

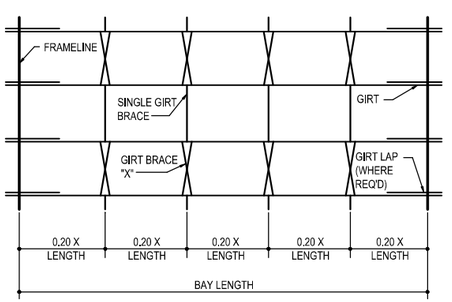
2) SEE WALL ELEVATION(S) FOR GIRT BRACING MARK NUMBERS, QUANTITIES AND LOCATIONS.



PLAN VIEW OF (4) GIRT BRACING ROWS PER BAY

1) INSTALL (4) REQUIRED ROWS OF GIRT BRACING REGARDLESS OF THE BAY LENGTH. GIRT BRACING IS SPACED AS SHOWN IN THE DETAIL BELOW.

2) SEE WALL ELEVATION(S) FOR GIRT BRACING MARK NUMBERS, QUANTITIES AND LOCATIONS.



GIRT BRACING ATTACHMENT METHODS

ISSUE	DWN	CHK	ENG	PE	DATE
CONST. AB PLAN	NBS	EOP	CBM		7/24/2023
BUILDING DEPARTMENT REVIEW	WBS	DAN	CBM		7/31/2023

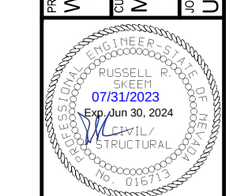
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1050 WATERY LANE, BRIGHAM CITY, UT 84302
PHONE: (435) 919-3100 FAX: (435) 919-3101

PROJECT NAME: WENDOVER FS #13 REPLACEMENT
WENDOVER, NV

CUSTOMER NAME: MICHAEL CLAY CORP
WINNEMUCCA, NV

JOB NUMBER: U23G0555A

SHEET TITLE



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SHEET
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SUGGESTED INITIAL PROCEDURES FOR INSTALLER:

1) CHECK ALL APPLICABLE FEDERAL, STAE AND LOCAL CODES TO VERIFY COMPLIANCE WITH THE CODE.

2) BE CERTAIN THAT SITE CONDITIONS ARE SUCH THAT SAFE WORKING PRACTICES ARE STRICTLY OBSERVED.

3) REVIEW ALL INSTALLATION DRAWINGS AND ASSOCIATED PROJECT DOCUMENTS.

4) CONSULT WITH THE GENERAL CONTRACTOR, DESIGN ENGINEER, ARCHITECT AND/OR OWNER TO CONFIRM THOSE RECOMMENDED.

5) COMPLY WITH ALL SAFETY REGULATIONS.

IT IS THE RESPONSIBILITY OF THE DESIGNER / CONTRACTOR / INSTALLER TO ENSURE THAT THE DETAILS AND INSTALLATION PROCEDURES ARE ADAPTED TO MEET PARTICULAR BUILDING REQUIREMENTS. THE METAL BUILDING / PANEL SUPPLIER SHALL NOT BE HELD LIABLE FOR ANY AND ALL CLAIMS ARISING FROM LACK OF PROPER INSTALLATION. THE DESIGNER / INSTALLER MUST BE AWARE OF AND ALLOW FOR EXPANSION AND CONTRACTION OF WALL PANELS WHEN DESIGNING AND/OR INSTALLING WALL PANELS.

SOME FIELD CUTTING IS PART OF NORMAL ERECTION WORK. WORKMANSHIP SHALL CONFORM TO THE HIGHEST INDUSTRY STANDARDS. A CERTAIN AMOUNT OF WAVINESS CALLED "OIL CANNING" MAY EXIST IN THE PANEL. MINOR WAVINESS IS NOT SUFFICIENT CAUSE FOR REJECTION AND DOES NOT AFFECT THE STRUCTURAL INTEGRITY OF THE PANEL. MINIMIZING OR ELIMINATION THIS EFFECT CAN BE ACCOMPLISHED BY USING SIMPLE INDUSTRY STANDARD PROCEDURES DURING SURFACE PREPARATION.

NOTES FOR HANDLING PANELS AND COMPONENTS:

INSULATED PANELS ARE CAREFULLY INSPECTED AND BUNDLED PRIOR TO LOADING FOR SHIPMENT. IT IS THE RESPONSIBILITY OF THE TRANSPORTATION COMPANY TO DELIVER THESE COMPONENTS UNDAMAGED. IT IS THE CONSIGNEE'S RESPONSIBILITY TO INSPECT THE SHIPMENT FOR DAMAGE AND SHORTAGES WHEN IT IS RECEIVED.

WHEN A SHIPMENT IS RECEIVED, CHECK EACH ITEM AGAINST THE BILL OF LADING FOR QUANTITY, LENGTH, DAMAGE, ETC. IF A SHORTAGE OR DAMAGE IS FOUND, MAKE SURE A NOTATION OF IT IS MADE ON THE BILL OF LADING AND SIGNED BY THE DRIVER. THE MANUFACTURE CANNOT BE RESPONSIBLE FOR SHORTAGES OR DAMAGED MATERIALS UNLESS THEY ARE NOTED ON THE BILL OF LADING.

IN THE CASE OF PACKAGED COMPONENTS (SUCH AS CLIPS, FASTENERS, AND SEALANTS, ECT.), THE QUANTITIES ARE MARKED ON THEIR CONTAINER AND SHOULD BE CHECKED AGAINST THE BILL OF MATERIALS.

IT IS THE CUSTOMER'S RESPONSIBILITY TO MAKE ANY DAMAGE CLAIM. IMMEDIATELY NOTIFY THE DESIGNATED CUSTOMER SERVICE COORDINATOR OF ANY SHORTAGES OR DAMAGED MATERIALS. THIS WILL HELP TO MINIMIZE ANY ERECTION DELAYS THAT MAY RESULT FROM THE SHORTAGE OR DAMAGED MATERIALS.

UPON ARRIVAL OF PANELS, FORKLIFTS OR HOISTING EQUIPMENT WILL BE REQUIRED TO UNLOAD AND POSITION THE PANEL BUNDLES AND ACCESSORY CRATES FOR JOBSITE STORAGE AND INSTALLATION.

EXTREME CARE SHOULD BE TAKEN TO AVOID BUMPING THE PANELS WHILE LIFTING AND MANEUVERING. IN ALL CASES PANELS SHOULD NOT DEFLECT SIGNIFICANTLY IN THE LIFTING PROCESS.

IN HANDLING PANELS INDIVIDUALLY, ALL PERSONNEL MUST WEAR THE PROPER CLOTHING, PROTECTIVE EYE WEAR, AND GLOVES.

TO HELP PREVENT DAMAGES TO THE SURFACES AND EDGES:
- ALWAYS LIFT THE PANELS WHEN REMOVING THEM FROM BUNDLES, NEVER DRAG THEM.
- NEVER LIFT THE PANEL FROM THE FLAT POSITION FROM THE HOOK OF THE VERTICAL SEAM.
- DO NOT CARRY PANELS IN THE FLAT POSITION.

UNLOADING:

PANELS ARE SPIRAL WRAPPED WITH STRETCH-FILM AND SHIPPED FLAT. PANEL BUNDLES ARE REINFORCED AT SPECIFIED LIFTING POINTS TO PREVENT DAMAGE WHEN LIFTING. SEE FIGURE'S 1 AND 2 IN THIS SECTION TO DETERMINE WHERE THE LIFTING POINTS ARE FOR THE PANEL BUNDLES.

UNLOADERS MUST TAKE CARE THAT FORKLIFT FORKS ARE LOCATED AT THE PARTICLE BOARD ON THE PANEL BUNDLES BEFORE LIFTING.

EXTREME CARE SHOULD BE TAKEN TO AVOID BUMPING OR DROPPING THE PANELS WHEN LIFTING AND MANEUVERING.

WHEN UNLOADING BUNDLES OF 36'-0" OR LONGER IN LENGTH, TWO OR MORE LIFTING POINTS MAY BE REQUIRED. OVER ENGAGEMENT OF FORKS WILL CAUSE DAMAGE TO THE MATERIALS LOCATED ON THE OPPOSITE SIDE OF THE BUNDLE BEING LIFTED.

WHEN AN OVERHEAD CRANE IS USED, REINFORCED NYLON SLINGS OR STRAPS SHOULD BE USED (NO CHAINS OR CABLES SHOULD COME IN CONTACT WITH THE PANELS), ALONG WITH SUITABLE STIFF INSERTS LOCATED AT TOP AND BOTTOM OF THE BUNDLES AT THE SLING POSITIONS TO PROTECT THE PANELS FROM DAMAGE. ALSO, PLACE FOAM BLOCKS ON THE SIDES OF BUNDLES AT ALL SLING LOCATIONS.

NOTES:

REINFORCED LIFTING POINTS ARE CLEARLY MARKED ON THE PANEL BUNDLE (SEE FIGURES 1 & 2)

LONG LENGTH PANELS HAVE TWO OR MORE LIFTING POINTS (SEE FIGURE 2).

USE EXTREME CARE TO AVOID BUMPING OR DROPPING THE PANELS WHILE LIFTING AND MANEUVERING.

HOIST THE PANELS TO THE ROOF WITH THE AID OF NYLON SLINGS AND A SPREADER BAR TO PREVENT ANY CHANCE OF BENDING OR BUCKLING THE PANELS.

UNLOADING WITH A FORKLIFT:

- OVER ENGAGEMENT OF FORKS WILL CAUSE DAMAGE TO THE MATERIALS LOCATED ON THE OPPOSITE SIDE OF THE BUNDLE BEING LIFTED
- PANELS SHOULD NOT DEFLECT SIGNIFICANTLY IN THE LIFTING PROCESS.
- ENSURE THE FORKS STRADDLE THE DESIGNATED LIFT POINT.
- LIFT BUNDLES ONE AT A TIME WITH THE FORKLIFT

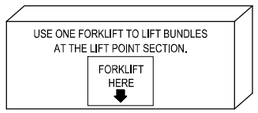


FIGURE 1
STANDARD LENGTH BUNDLES

- BE CAREFUL WHEN UNLOADING OR MOVING LONG LENGTH BUNDLES
- DO NOT POSITION YOUR LIFT AT THE CENTER OF THE BUNDLE, THIS MAY CAUSE PANEL DAMAGE.
- EACH FORKLIFT SHOULD STRADDLE ONE LIFT POINT.

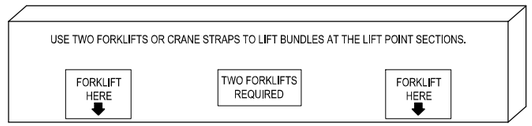


FIGURE 2
LONG LENGTH BUNDLES

UNLOADING WITH AN OVERHEAD CRANE:

- USE NYLON REINFORCED SLINGS OR STRAPS LOCATED AT A MINIMUM OF TWO POINTS ALONG THE LENGTH OF THE BUNDLE FOR CRANE LIFTING OF THE INDIVIDUAL BUNDLES.
- CHAINS OR CABLES SHOULD NOT COME IN CONTACT WITH THE PANELS.
- SUITABLY STIFF INSERTS SHOULD BE LOCATED AT TOP AND BOTTOM OF THE BUNDLES AT THE SLING POSITIONS TO PROTECT THE EDGES OF THE UPPER AND LOWER PANELS.
- PLACE FOAM BLOCKS ON THE SIDES OF BUNDLES AT ALL SLING LOCATIONS.
- WHEN BUNDLES ARE LONGER THAN 15'-0" IT IS SUGGESTED THAT A PROPERLY DESIGNED AND FABRICATED LIFTING BEAM IS USED.

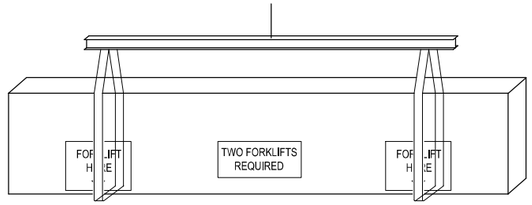


FIGURE 3
BUNDLES UNDER 4,000 LBS AND LESS THAN 44'-0"

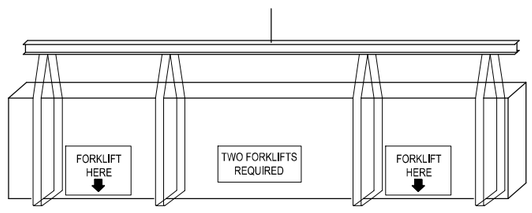


FIGURE 4
BUNDLES OVER 4,000 LBS AND LESS THAN 44'-0"

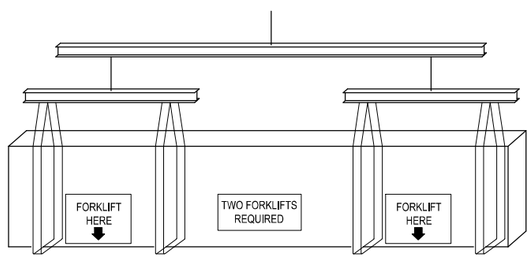


FIGURE 4
BUNDLES OVER 4,000 LBS AND MORE THAN 44'-0"

MANUALLY UNLOADING:
- ON SMALL PROJECTS UNLOADING OF THE PANELS MAY BE CARRIED OUT BY HAND.
- NOTE: SPECIAL CARE SHOULD BE TAKEN WHEN HANDLING. ALWAYS LIFT THE PANELS WHEN REMOVING FROM A BUNDLE, NEVER DRAG THEM.
- WARNING: TO PREVENT JOINT DAMAGE, NEVER LIFT THE PANEL FROM THE FLAT POSITION WITH THE HOOK OF THE VERTICAL SEAM. LIFT FROM THE BOTTOM SKIN.
- IT IS IMPORTANT THAT WHENEVER A PANEL IS HANDLED, PICKED-UP, MOVED OR CARRIED IT SHOULD BE TURNED ON EDGE FIRST. DO NOT CARRY PANEL WHILE FLAT.
- IMPORTANT NOTE: ALL PERSONNEL DOING THESE PROCEDURES MUST WEAR AT ALL TIMES THE PROPER CLOTHING, PROTECTIVE EYE WEAR AND GLOVES.

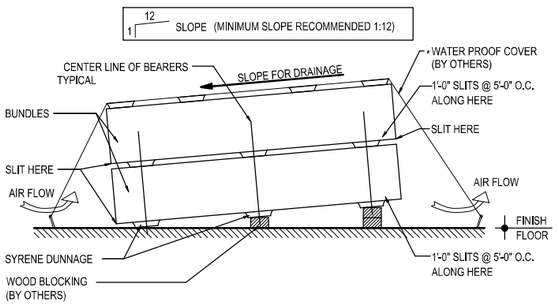


THE METAL BUILDING/PANEL SUPPLIER DOES NOT TAKE ANY RESPONSIBILITY FOR DAMAGE CAUSED FROM MISHANDLING OF PANELS. DAMAGED PANELS SHALL BE REPLACED OR CORRECTED TO APPROVAL OF THE ARCHITECT AND ANY COST INCURRED SHALL BE BORNE BY THE PARTIES RESPONSIBLE FOR THE DAMAGE.

JOBSITE STORAGE:

UPON ACCEPTANCE OF THE SHIPMENT, THE CUSTOMER IS RESPONSIBLE FOR PROPER HANDLING, STORAGE, AND SECURITY OF THE RECEIVED MATERIALS. THE MANUFACTURER IS NOT RESPONSIBLE FOR DAMAGE OR LOSS OF MATERIALS AT THE JOB SITE.

PANELS NOT REQUIRED FOR IMMEDIATE USE SHOULD BE:
- CAREFULLY UNLOAD AND PLACE DIRECTLY IN A PROTECTED STORAGE AREA ON A FIRM, LEVEL SURFACE CLEAR OF DEBRIS, PREFERABLY UNDER WATER PROOF COVER AND SLIT PLASTIC WRAP AT BASE TO ALLOW AIR FLOW, FOR NO LONGER THAN 30 DAYS.
- CUT / SLIT THE BOTTOM OF THE PLASTIC WRAP IN 1'-0" INCREMENTS AT 5'-0" O.C. ALONG THE LENGTH OF THE BUNDLES. A CONTINUOUS CUT / SLIT SHOULD BE MADE ALONG THE WIDTH OF THE BUNDLE.
- ELEVATE WITH WOOD BLOCKING, TO ALLOW AIR CIRCULATION UNDER THE BUNDLE, ON A FIRM, LEVEL SURFACE CLEAR OF DEBRIS, STANDING WATER, DIRECT SUN, AND DRIFTING SNOW.
- SEPARATE FLAT-LAID BUNDLES WITH THE STYRENE DUNNAGE PROVIDED WITH THE SHIPMENT.
- BUNDLES CAN BE STACKED, NO MORE THAN (2) BUNDLES HIGH.
- SLOPE AT A MINIMUM OF 1:12 FOR DRAINAGE OF MOISTURE FROM PANELS.
- INSPECTED DAILY FOR MOISTURE. INSURE NO SAGS ARE PRESENT. TRAPPED MOISTURE CAN DAMAGE THE PANEL FINISH AND VOID APPLICABLE FINISH WARRANTIES. IF PANEL BUNDLES CONTAIN MOISTURE OR SAGS, THE PANEL BUNDLE SHOULD BE DRIED AND RESTACKED. USE CARE IN RESTACKING TO AVOID DAMAGE TO PANELS.



PANELS FOR IMMEDIATE USE:
IF THE PANELS ARE TO BE USED IMMEDIATELY, THE BUNDLES SHOULD BE PLACED AT PRE-PLANNED STRATEGIC LOCATIONS AROUND THE PERIMETER OF THE BUILDING, AS CLOSE AS POSSIBLE TO THE PLANNED WORK AREAS, TO AVOID UNDUE SITE MANEUVERING.

WHEN MOVING PANEL BUNDLES, EXTREME CAUTION SHOULD BE TAKEN TO PREVENT DAMAGE TO THE PANEL SURFACES AND EDGES.

WHEN HANDLING PANELS INDIVIDUALLY, THEY SHOULD BE CARRIED IN A VERTICAL, NOT FLAT POSITION. NEVER DRAG PANELS WHEN REMOVING THEM FROM BUNDLES.

(SEE "HANDLING PANELS AND COMPONENTS)

INSTALLATION TOOLS:

"READ BEFORE YOU START"

- SLIDING PANELS TOGETHER WILL SCUFF, DISCOLOR OR DAMAGE THE FINISH.
- IT IS IMPORTANT TO NOTE THAT, DUE TO THE HIDDEN FASTENER SIDE LAP CONNECTIONS OF THESE PANELS, EXTRA CARE SHOULD BE TAKEN WHEN HANDLING THESE COMPONENTS.
- THE FOLLOWING IS A LIST OF COMMON TOOL REQUIREMENTS. REFER TO "FIELD CUTTING" FOR PANEL CUTTING GUIDELINES.
- WEARING CLEAN GLOVES, HANDLING THE PANELS BY EDGES AND TAKING A LITTLE EXTRA CARE WILL PAY OFF BY PRODUCING A GOOD CLEAN FINISHED ROOF.

COMMON TOOL REQUIREMENTS:

CIRCULAR SAW	POWER DRILL	CARPENTER'S SQUARE
RIVET GUN	LEVEL	CHALK LINE
TAPE MEASURE	CAULK GUN	SCREW GUN
POWER SHEARS	HAMMER DRILL	POWER NIBBLER

CAUTION: ANY METAL FILINGS OR BURRS SHOULD BE CLEANED OFF THE FACE OF THE PANELS AS SOON AS POSSIBLE TO PREVENT RUST FROM FORMING ON THE PAINT. (SEE "CLEANING PROCEDURES")

ALIGNMENT & SHIMMING
PRIOR TO INSTALLATION, ROOF SECONDARY MEMBERS SHOULD BE CHECKED FOR OVERALL DIMENSIONS AND EVENNESS OF PLANE. THE ROOF SECONDARY MEMBERS SHOULD ALSO BE CHECKED TO VERIFY THE ROOF SYSTEM CAN BE INSTALLED WITHOUT INTERFERENCE. PRIOR TO INSTALLATION OF INSULATED PANEL, INSPECT ROOF FOR COMPONENT ALIGNMENT AND PLANE FLATNESS.

MISALIGNED SECONDARY STEEL MAY REQUIRE THE ERECTOR TO SHIM THE INSULATED ROOF PANELS AT SOME LOCATIONS. SHIMS AND LABOR FOR INSTALLING SHIMS ARE BY OTHERS.

FASTENERS:

INSULATED PANEL FASTENERS VARY BASED ON LOCATION AND PANEL THICKNESS. THE FASTENERS LISTED BELOW ARE TYPICAL FASTENERS. ADDITIONAL FASTENERS, WHEN REQUIRED BY DESIGN, WILL BE INDICATED ELSE WHERE ON THE ERECTION DRAWING SET.

43L — SELF-DRILLING SCREW 1/4-14 x 1 1/4" TYPE 2



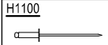
H1030 — SELF-DRILLING SCREW 1/4-14 x 1 1/4" TCP 3 W/ WASHER



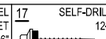
H1050 — SELF-DRILLING SCREW 1/4-14 x 7/8" TCP 1 W/ WASHER



H1100 — 1/8" STAINLESS STEEL BLIND POP RIVET GRIP RANGE: 1/8" - 3/16"



17 — SELF-DRILLING SCREW 12-14 x 1" TCP 3 W/ WASHER



4 — SELF-DRILLING SCREW 1/4-14 x 7/8" TCP 1 W/ WASHER



14 — 1/8" STAINLESS STEEL BLIND POP RIVET GRIP RANGE: 1/8" - 3/16"



H1220 — SELF-DRILLING SCREW 12-14 x 1" TCP 3 SQUARE / PHILLIPS PANCAKE HEAD



2605ANC — LOCK RIVET, 9/32 BT DOME HEAD W/ WASHER



14A — 1/8" STAINLESS STEEL BLIND POP RIVET GRIP RANGE: 5/16" - 3/8"



16__PNC / 17__PNC
#14 X _ SDHH (SELF DRILLING HEX HEAD)



STRUCTURAL FASTENING AT PANEL HIDDEN JOINT			
PANEL THICK.	HIDDEN FASTENER	(TEK 3) MARK#:	(TEK 5) MARK #:
2"	1/4 - 14 X 2 SDHH W/O WASHER	1616PNC	N/A
2 1/2" & 3"	1/4 - 14 X 3 SDHH W/O WASHER	1624PNC	1724PNC
4"	1/4 - 14 X 4 SDHH W/O WASHER	1632PNC	1732PNC

14__PNC
#14 X _ SDPH SELF DRILLING PANCAKE HEAD



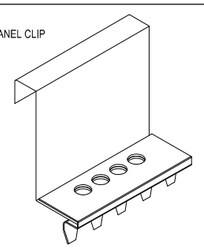
STRUCTURAL FASTENER AT PANEL FACE		
PANEL THICK.	THROUGH FASTENER	(TEK 3) MARK#:
2"	#14 X 3 SDPH	1424PNC
2 1/2" & 3"	#14 X 4 SDPH	1432PNC
4"	#14 X 5 SDPH	1440PNC

11__P999
#14 X _ SDHH (SELF DRILLING HEX HEAD)



STRUCTURAL FASTENING FOR THROUGH CONDITIONS		
PANEL THICK.	THROUGH FASTENER	(TEK 3) MARK#:
2"	1/4 - 14 X 4 SDHH W/ WASHER	1132P999
2 1/2" & 3"	1/4 - 14 X 5 SDHH W/ WASHER	1140P999
4"	1/4 - 14 X 6 SDHH W/ WASHER	1148P999
5"	1/4 - 14 X 7 SDHH W/ WASHER	1156P999
6"	1/4 - 14 X 8 SDHH W/ WASHER	1164P999

41__GNC
METL-SPAN ROOF PANEL CLIP



METL-SPAN ROOF PANEL CLIPS	
PANEL THICK.	METL-SPAN ROOF PANEL CLIP MK# 41__GNC
2"	4102GNC
2 1/2"	4125GNC
3"	4103GNC
4"	4104GNC
5"	4105GNC
6"	4106GNC

NOTES
THE USE OF A CENTER PUNCH TO SLIGHTLY DIMPLE THE PANEL FACE PRIOR TO INSTALLING THROUGH FASTENERS IS RECOMMENDED TO PREVENT "WALKING" OF THE FASTENERS. EXCESSIVE DAMAGE TO THE PANEL FINISH CAUSED DURING INSTALLATION MAY VOID THE PANEL FINISH WARRANTY.

PROJECT PREPERATION NOTES

INSULATED ROOF PANELS
INITIAL GUIDLINES, UNLOADING, HANDLING PANELS & COMPONENTS, JOBSITE STORAGE, & REQ'D TOOLING FOR INSTALLATION

TRIM_1

ISSUE	DWN	CHK	ENG	PE	DATE
CONST. AB PLAN	NBS	EOP	CBM		7/24/2023
BUILDING DEPARTMENT REVIEW	WBS	DAN	CBM		7/31/2023

NUCOR BUILDING SYSTEMS
300 INDUSTRIAL PARKWAY, WATERLOO, IN 46793
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1050 WATER LANE, BRIGHAM CITY, UT 84302
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PROJECT NAME: WENDOVER FS #13 REPLACEMENT
WENDOVER, NV
CUSTOMER NAME: MICHAEL CLAY CORP
WINNEMUCCA, NV
JOB NUMBER: U23G0555A
SHEET TITLE

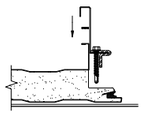
RUSSELL R. SKEEM — ENGINEER — STATE OF UTAH — PROFESSIONAL — 07/31/2023 — Exp Jun 30, 2024 — CIVIL/STRUCTURAL — NO. 016713

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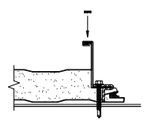
SHEET
D5 of 20

PANEL JOINT SEQUENCE

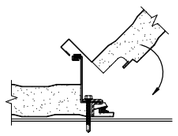
1. SET PANEL IN PLACE
2. INSTALL PANEL CLIP ON TOP OF 6" OF 1/2" TAPE MASTIC MK. H3010
3. SECURE TO PURLINS W/ ROOF CLIP FASTENERS MK. 1616PNC



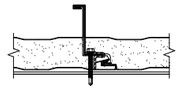
4. HAND "CRIMP" THE STANDING RIB / CLIP ASSEMBLY AT EACH CLIP LOCATION
5. INSTALL CONTINUOUS TAPE MASTIC MK. H3010 ON TOP OF MALE STANDING SEAM

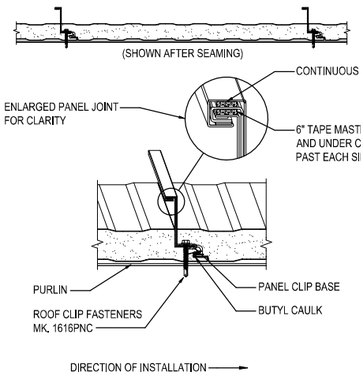


6. TILT NEXT PANEL TO BE INSTALLED AT 45 DEGREE ANGLE, ROTATE INTO POSITION



7. USE CLAMPS TO ENSURE PROPER PANEL ENGAGEMENT
8. HAND CRIMP AT RIDGE, ENDLAP AND EAVES
9. INSTALL RIDGE, RAKE AND EAVE COMPONENTS, THEN MECHANICALLY SEAM ROOF

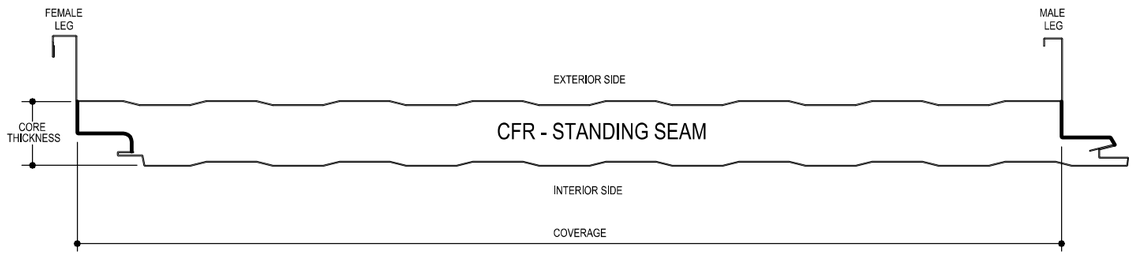




FINISHED PANEL JOINT

PANEL JOINT
INSULATED METAL PANEL ROOF INSTALLATION SEQUENCE

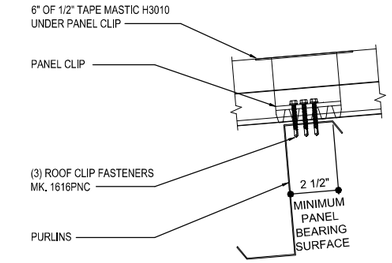
TRIM_2



PANEL TYPE	CFR - STANDING SEAM
CORE MATERIAL	POLYURETHANE
CORE THICKNESS	4"
COVERAGE	42"

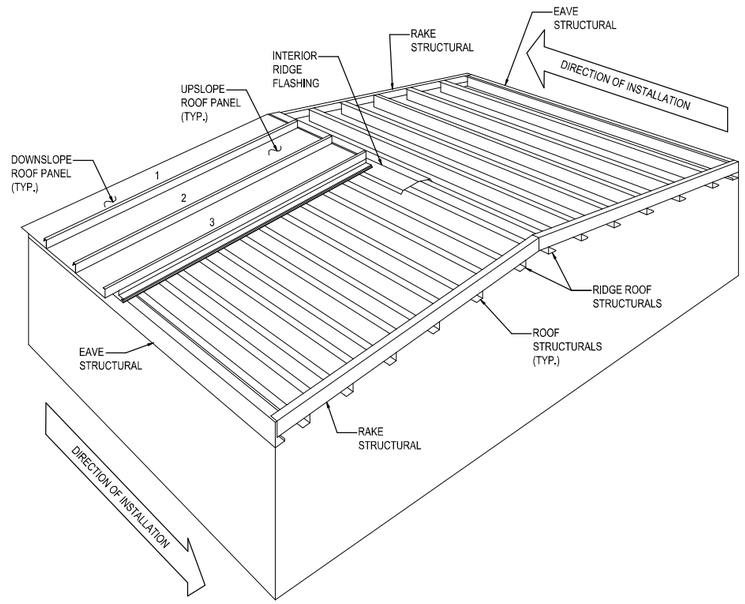
	EXTERIOR FACE	INTERIOR FACE
GAUGE	24	26
MATERIAL	G-90 GALV. or AZ50 STEEL	G-90 GALV. or AZ50 STEEL
FINISH	PVDF	POLYESTER
COLOR	TERRA COTTA	IGLOO WHITE
PATTERN	EMBOSSED	DEEP EMBOSSED

TRIM_3



CLIP FASTENER QUANTITY
INSULATED METAL PANEL ROOF CLIP ATTACHMENT

TRIM_4



ROOF PANEL LAYOUT
ROOF PANEL LAYOUT WITH NO ENDLAP

TRIM_5

ISSUE	DWN	CHK	ENG	PE	DATE
CONST. AB PLAN	NBS	EOP	CBM		7/24/2023
BUILDING DEPARTMENT REVIEW	WBS	DAN	CBM		7/31/2023

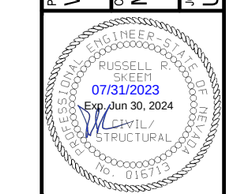
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PROJECT NAME
WENDOVER FS #13 REPLACEMENT
WENDOVER, NV

CUSTOMER NAME
MICHAEL CLAY CORP
WINNEMUCCA, NV

JOB NUMBER
U23G0555A

SHEET TITLE



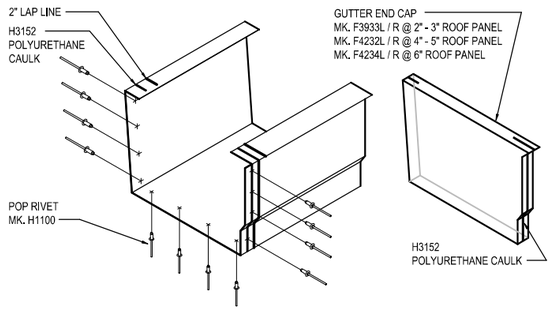
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SHEET

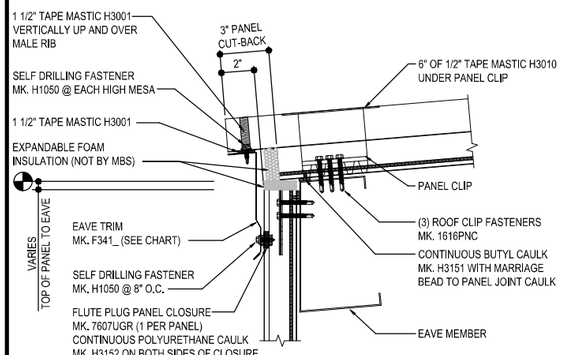
D6 of 20

GUTTER LAP & END CAP

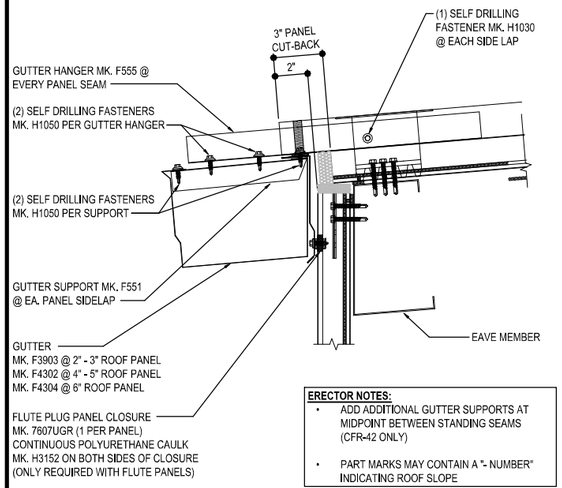
APPLY BEAD OF POLYURETHANE CAULK 1" FROM END OF TRIM AND LAP SECTIONS 2" AND FASTEN AS SHOWN. TO TERMINATE THE GUTTER APPLY POLYURETHANE CAULK TO THREE SIDES OF END CAP AND TOP RETURN AREA AS SHOWN AND INSERT INTO THE GUTTER LEAVING 1/2" EXPOSED. ATTACH WITH RIVETS SAME AS END LAP.



ERECTOR NOTE:
PART MARKS MAY CONTAIN A "- NUMBER" INDICATING ROOF SLOPE



ROOF PANEL THICKNESS	EAVE TRIM
2" / 2.5" / 3"	F3415
4" / 5"	F3416
6"	F3417



ERECTOR NOTES:
- ADD ADDITIONAL GUTTER SUPPORTS AT MIDPOINT BETWEEN STANDING SEAMS (CFR-42 ONLY)
- PART MARKS MAY CONTAIN A "- NUMBER" INDICATING ROOF SLOPE

EAVE GUTTER DETAIL

INSULATED METAL PANEL ROOF WITH GUTTER

TRIM_6

STEP 1

PREPARATION FOR RAKE TRIM INSTALLATION AT BUILDING WITH GUTTER

RAKE CLOSURE ATTACHMENT WITH GUTTER
ATTACH RAKE TRIM CLOSURE **F3444** AT A HIGH RIB OR LOW RIB FOR PROPER SEAL. EXTEND RAKE CLOSURE DOWNSLOPE FOR ATTACHMENT TO GUTTER.

WHEN BEGINNING GUTTER AND EAVE TRIM INSTALL LOCATE CORRECT POSITION OF **F341_** TRIM AND CLAMP / HOLD IN PLACE AND FASTEN TO WALL PANEL WITH FASTENER **MK. H1050.** DO NOT FASTEN TO ROOF PANEL AT THIS TIME.

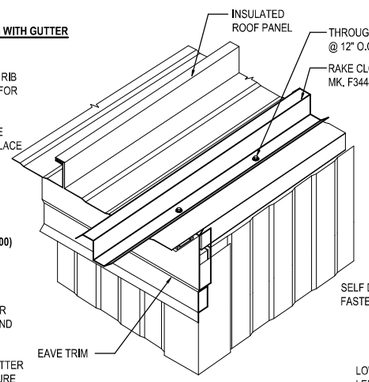
FIELD COPE EAVE TRIM
EAVE TRIM **MK. F341_** HELD LEVEL TO FACE OF PANEL AND EXTENDED OUT PAST CORNER AND FIELD COPED AROUND CORNER ALLOWING FASTENING WITH **POP RIVETS MK. (H1100)** FIELD WORK REQURED FOR WEATHER TIGHTNESS.

GUTTER INSTALLATION WITH GUTTER CAP AND RAKE TRIM

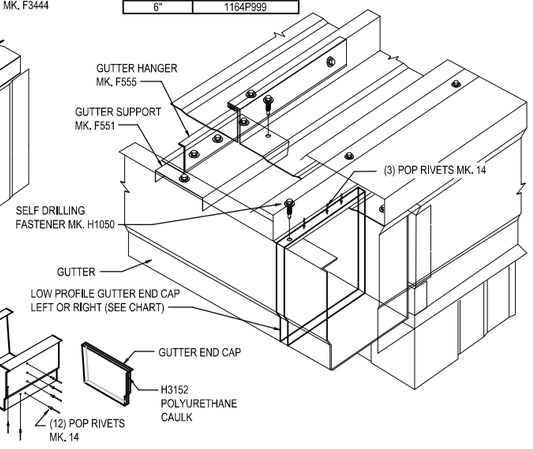
MARK LOCATION OF RAKE CLOSURE **(F3444)** ON GUTTER FOR PLACEMENT OF GUTTER END CAP. THE GUTTER WILL EXTEND OUT TO BE FLUSH WITH WALL PANEL.

APPLY BEAD OF POLYURETHANE CAULK **(H3152)** TO THE GUTTER END CAP AND INSERT INTO THE END OF THE GUTTER. ENSURE THE GUTTER CAP IS IN-LINE WITH YOUR MARK FOR THE **F3444** RAKE CLOSURE AND FASTEN AS SHOWN.

FASTEN GUTTER ONTO LOW EAVE BY FOLLOW FASTENER QUANTITY AND LOCATION PER EAVE GUTTER DETAIL.



ROOF PANEL THICKNESS	THROUGH FASTENER
2"	1132P999
2.5" / 3"	1140P999
4"	1148P999
5"	1156P999
6"	1164P999



ROOF PANEL THICKNESS	LOW EAVE GUTTER CAP(LEFT OR RIGHT)
2 / 2.5" / 3"	F3933L / R
4" / 5"	F4232L / R
6"	F4234L / R

ERECTOR NOTE:
PART MARKS MAY CONTAIN A "- NUMBER" INDICATING ROOF SLOPE

STEP 2

GUTTER CORNER CAP AND RAKE TRIM INSTALLATION

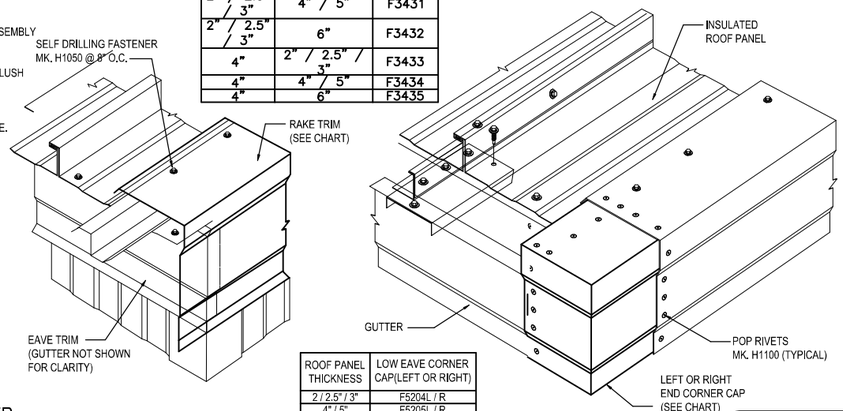
FASTEN THE RAKE TRIM TO THE ROOF PANEL AS INDICATED IN THE RAKE TRIM DETAIL.

FASTEN THE RAKE TRIM TO THE LOW EAVE CORNER ASSEMBLY USING POP RIVETS **MK. H1100** AS SHOWN.

COPE THE BOTTOM VERTICAL LEG OF THE RAKE TRIM FLUSH WITH THE OUTSIDE EDGE OF THE WALL CORNER TRIM.

ALWAYS START THE RAKE TRIM INSTALLATION AT THE LOW EAVE WORKING TOWARD THE HIGH EAVE OR RIDGE.

WALL PANEL THICKNESS	ROOF PANEL THICKNESS	RAKE TRIM
2" / 2.5" / 3"	2" / 2.5" / 3"	F3430
2" / 2.5" / 3"	4" / 5"	F3431
2" / 2.5" / 3"	6"	F3432
4"	2" / 2.5" / 3"	F3433
4"	4" / 5"	F3434
4"	6"	F3435



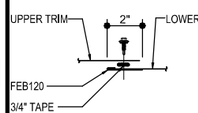
ROOF PANEL THICKNESS	LOW EAVE CORNER CAP(LEFT OR RIGHT)
2 / 2.5" / 3"	F5204L / R
4" / 5"	F5205L / R
6"	F5203L / R

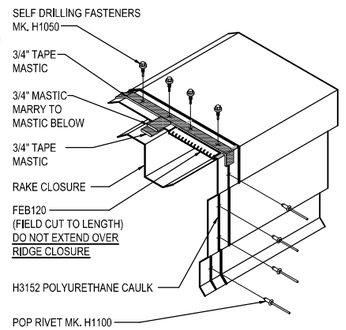
SCULPTURED RAKE TO GUTTER

TRIM_7

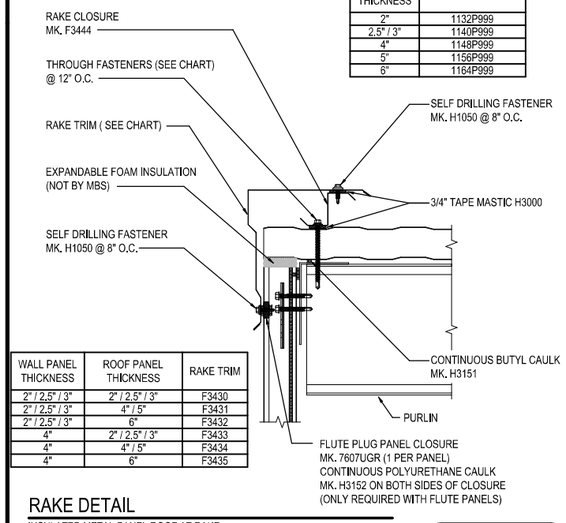
RAKE LAP & FLASHING BACKER

SLIDE FIELD CUT SECTION FLASHING ENDLAP BACKER ONTO THE LOWER TRIM PIECE. PLACE TAPE MASTIC NEXT TO HEM OF THE BACKER (NOT ON TOP OF HEM). APPLY CONTINUOUS BEAD OF CAULK 1" FROM END OF TRIM DOWN PROFILE OF TRIM. FASTEN LAP WITH STITCH FASTENERS AND POP RIVETS AS SHOWN.





ROOF PANEL THICKNESS	THROUGH FASTENER
2"	1132P999
2.5" / 3"	1140P999
4"	1148P999
5"	1156P999
6"	1164P999

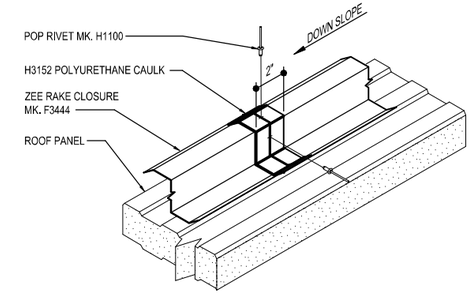


WALL PANEL THICKNESS	ROOF PANEL THICKNESS	RAKE TRIM
2" / 2.5" / 3"	2" / 2.5" / 3"	F3430
2" / 2.5" / 3"	4" / 5"	F3431
2" / 2.5" / 3"	6"	F3432
4"	2" / 2.5" / 3"	F3433
4"	4" / 5"	F3434
4"	6"	F3435

RAKE DETAIL

INSULATED METAL PANEL ROOF AT RAKE

TRIM_8



ZEE RAKE CLOSURE LAP DETAIL

TRIM_9

ISSUE	DWN	CHK	ENG	PE	DATE
CONST. AB PLAN	NBS	EOP	CBM		7/24/2023
BUILDING DEPARTMENT REVIEW	MBS	DAN	CBM		7/31/2023

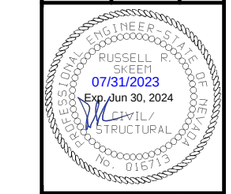
NUCOR BUILDING SYSTEMS
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1050 WATER LANE, BRIGHAM CITY, UT 84302
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PROJECT NAME: WENDOVER FS #13 REPLACEMENT
WENDOVER, NV

CUSTOMER NAME: MICHAEL CLAY CORP
WINNEMUCCA, NV

JOB NUMBER: U23G0555A

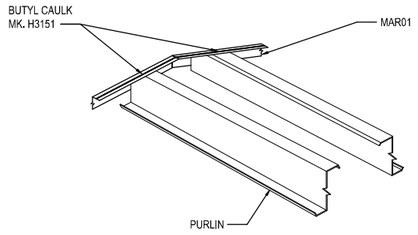
SHEET TITLE



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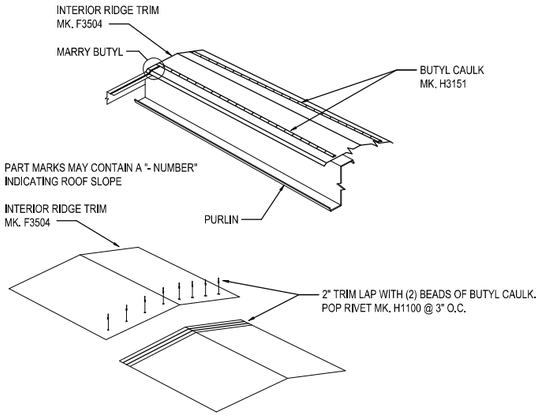
SHEET
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PRIOR TO INSTALLING THE INTERIOR RIDGE TRIM,
APPLY 3/8" BEAD OF BUTYL CAULK MK. H3151 ONTO RAKE ROOF ANGLE MK. MAR01

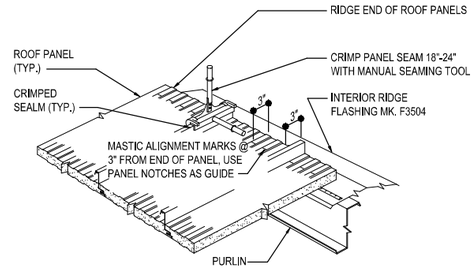


APPLY 3/8" CONTINUOUS BEAD OF BUTYL CAULK ALONG THE LENGTH OF THE INTERIOR RIDGE TRIM. MARRY TO THE BUTYL ALONG THE RAKE.

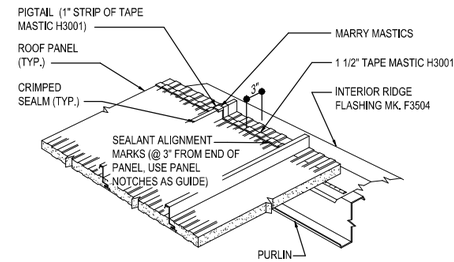
INSTALL INTERIOR RIDGE TRIM WITH POP RIVETS MK. 14 AS NEEDED INTO SECONDARY MEMBERS.



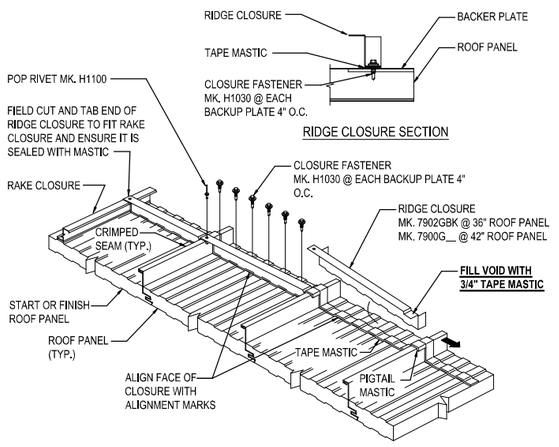
ONCE PANELS ARE INSTALLED, CRIMP PANEL SEAMS TO PREP FOR MASTIC AND RIDGE CLOSURE INSTALLATION.



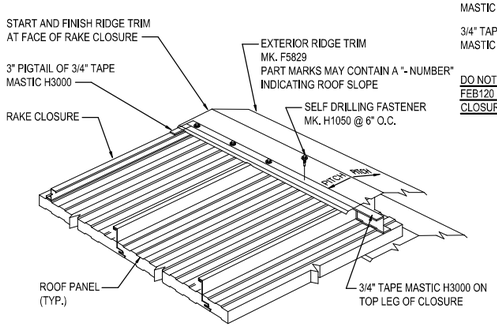
INSTALL MASTICS
ENSURE 1 1/2" MASTIC H3001 ENCOMPASSES THE ENTIRE PROFILE OF EACH VERTICAL RIB



RIDGE CLOSURE INSTALLATION

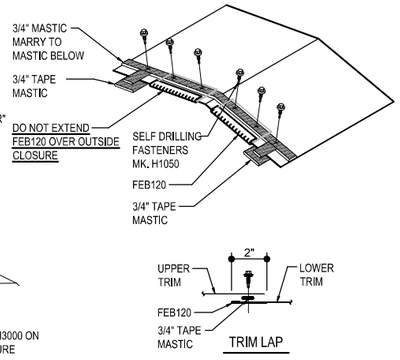


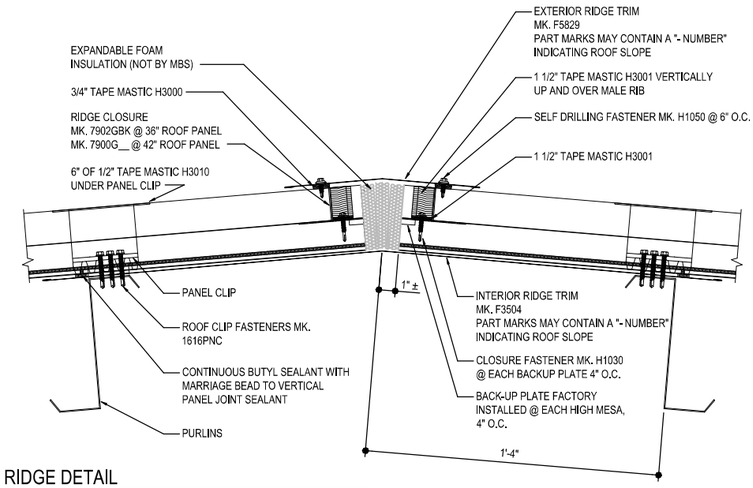
EXTERIOR RIDGE FLASHING INSTALLATION
INSTALL 3/4" TAPE MASTIC H3000 ON TOP LEG OF CLOSURE PRIOR TO EXTERIOR RIDGE FLASHING BEING INSTALLED



RIDGE CAP LAP & FLASHING BACKER

SLIDE FIELD CUT SECTION FLASHING ENDLAP BACKER ONTO THE LOWER TRIM PIECE. PLACE TAPE MASTIC NEXT TO HEM OF THE BACKER (NOT ON TOP OF HEM). MARRY LAP MASTIC WITH MASTIC BETWEEN RIDGE CAP AND PANEL CLOSURE.





RIDGE DETAIL

INSULATED METAL PANEL ROOF AT RIDGE

TRIM_10

ISSUE	DWN	CHK	ENG	PE	DATE
CONST. AB PLAN	NBS	EOP	CBM		7/24/2023
BUILDING DEPARTMENT REVIEW	MBS	DAN	CBM		7/31/2023

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PROJECT NAME
WENDOVER FS #13 REPLACEMENT
WENDOVER, NV

CUSTOMER NAME
MICHAEL CLAY CORP
WINNEMUCCA, NV

JOB NUMBER
U23G0555A

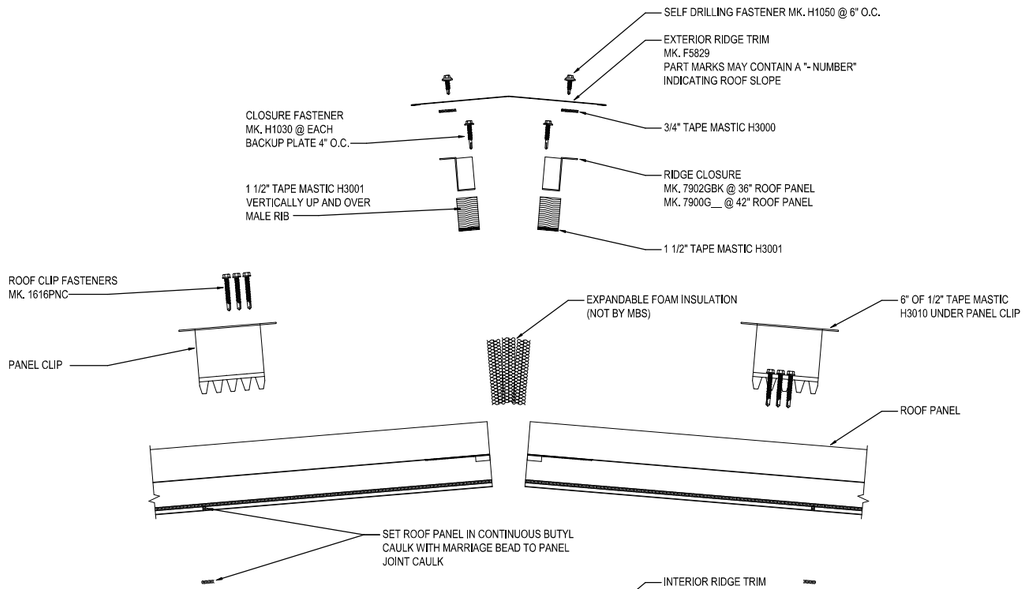
SHEET TITLE

RUSSELL R. SKEEN
07/31/2023
Exp. Jun 30, 2024
CIVIL/STRUCTURAL

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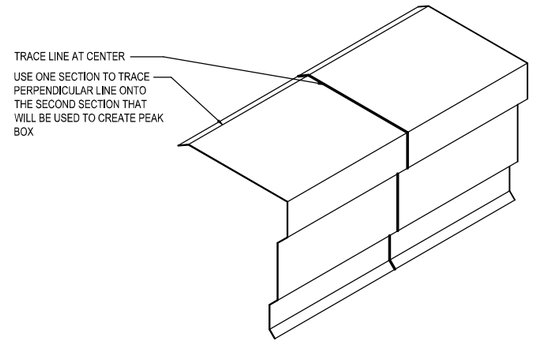
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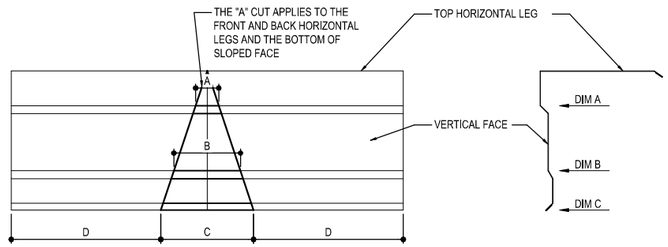
RIDGE DETAIL

EXPLODED INSULATED METAL PANEL ROOF AT RIDGE

TRIM_11

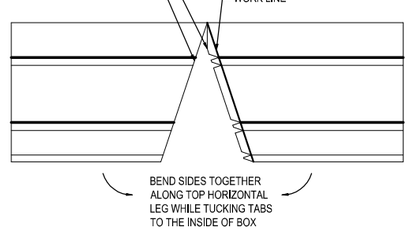


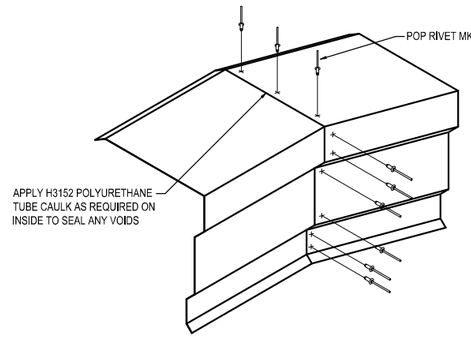
ROOF SLOPE	LAYOUT DIMENSION (INCHES			
	A	B	C	D
0.25:12	1/8"	1/4"	3/8"	11 7/8"
0.50:12	1/4"	1/2"	3/4"	11 5/8"
1:12	3/8"	1"	1 1/2"	11 3/8"
2:12	3/4"	2 1/8"	2 7/8"	10 5/8"
3:12	1 1/8"	3 1/8"	4 1/4"	9 7/8"
4:12	1 1/2"	4 1/8"	5 3/4"	9 1/4"
5:12	1 3/4"	5 1/8"	7 1/8"	8 1/2"
6:12	2 1/8"	6 1/8"	8 1/2"	7 3/4"



STEP BY STEP INSTRUCTIONS

1. CUT THE TRIM INTO (2) 2'-0" ± LENGTHS
2. LAYOUT THE WORK LINES AS SHOWN
3. OFFSET ONE OF THE WORK LINES FOR TABS LAYOUT
4. MAKE CUTS AS SHOWN
5. BEND AT THE TOP HORIZONTAL LEG OF THE TRIM
6. POP RIVET THE TWO SIDES TOGETHER WITH **MK. H1100**
7. CAULK ANY GAPS AS REQUIRED ON INSIDE WITH **H3152 POLYURETHANE TUBE CAULK**





FIELD FABRICATED PEAK BOX INSTRUCTIONS

REFERENCE PEAK BOX DETAIL FOR INSTALLATION

TRIM_12

ISSUE	DWN	CHK	ENG	PE	DATE
CONST. AB PLAN	NBS	EOP	CBM		7/24/2023
BUILDING DEPARTMENT REVIEW	MBS	DAN	CBM		7/31/2023

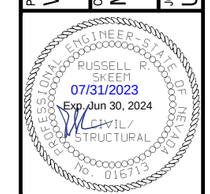
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PROJECT NAME
WENDOVER FS #13 REPLACEMENT
WENDOVER, NV

CUSTOMER NAME
MICHAEL CLAY CORP
WINNEMUCCA, NV

JOB NUMBER
U23G0555A

SHEET TITLE



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SHEET

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DESIGN AND PERFORMANCE CRITERIA

ROOF SYSTEM
THE ROOF SYSTEM CONSISTS OF 24 GAUGE PANELS WITH A NOMINAL COVERAGE OF 1'-4" AND A PANEL SEAM THAT IS 2 1/2" OR 3 1/2" HIGH DEPENDING ON CLIP TYPE USED. REFER TO THE DETAILS AND SECTIONS FOR SPECIFIC PANEL CLIP TYPE.

PANEL CLIP SPACING
THE ROOF SYSTEM USES A CLIP TO ATTACH THE PANELS TO THE ROOF SECONDARY MEMBERS. PANEL CLIP SPACING REQUIREMENTS AS A STANDARD ARE REQUIRED AT EVERY PURLIN AND/OR ROOF JOIST.

PANEL CLIP FASTENING REQUIREMENTS
STANDARD CLIP FASTENERS ARE DESIGNED TO FASTEN TO A STEEL STRUCTURAL MEMBER OF .060" MINIMUM THICKNESS (16 GA.). A MINIMUM OF TWO FASTENERS ARE REQUIRED TO ENGAGE THE STRUCTURAL MEMBER AT EVERY PANEL CLIP LOCATION. IN CERTAIN INSTANCES, THREE FASTENERS MAY BE REQUIRED PER CLIP REQUIRED. LOOK ON CHART AT RIGHT AND IN THE ERECTION DRAWINGS FOR YOUR SPECIFIC FASTENER REQUIREMENTS. FASTENER PULLOUT VALUES ARE DEPENDENT UPON PROJECT LOCATION, SIZE, BUILDING CODE AND LOADING.

ROOF TOP UNITS AND CURB SUPPORTS
THE ROOF SYSTEM IS ELEVATED ABOVE THE TOP OF THE ROOF SECONDARY STRUCTURAL MEMBERS. THE ROOF CURB SUB-FRAMING IS LEVEL WITH THE SECONDARY STRUCTURAL MEMBERS. REFER TO THE DETAILS FOR PROPER JAMB LOCATIONS AND DIMENSIONS.

THE ROOF SYSTEM IS DESIGNED AS A FLOATING SYSTEM. CURB FRAMING AND FLASHING MUST BE DESIGNED ACCORDINGLY TO ALLOW THE CURB SYSTEM TO FLOAT WITH THE ROOF DURING THERMAL EXPANSION AND CONTRACTION. ROOF CURBS SHALL NOT SPAN THE RIDGE OF A BUILDING.

INSULATION REQUIREMENTS
INSULATION IS RECOMMENDED TO BE USED IN ALL ROOF APPLICATIONS TO AVOID PROBLEMS WITH CONDENSATION FORMING ON THE UNDERSIDE OF THE SHEETING. THIS ALSO PROVIDES A BUFFER BETWEEN THE PURLINS AND THE ROOF TO ELIMINATE NOISE AND POSSIBLE DAMAGE DUE TO METAL-TO-METAL CONTACT. NOISE REDUCING FOAM TAPE CAN BE SUPPLIED FOR USE IN LIMITED APPLICATIONS (CANOPIES, ETC.) WHEN INCLUDED AS PART OF THE ROOF ORDER. REFER TO THE DETAILS FOR FOAM TAPE REQUIREMENTS.

PAINTED ROOF
PAINTED Loc Seam ROOF PANELS ARE OFTEN PROVIDED BY MBS. IN THIS CASE, GUTTER BRACKETS AND OUTSIDE CLOSURES WILL BE PAINTED TO MATCH THE ROOF COLOR AS A STANDARD.

MASTIC APPLICATION

TEMPERATURE EXTREMES
TEMPERATURE EXTREMES MUST BE CONSIDERED DURING INSTALLATION OF THE ROOF DUE TO THE SENSITIVITY OF MASTICS. THE RECOMMENDED INSTALLATION TEMPERATURE RANGE IS 20-120 DEGREES FAHRENHEIT. AT COLDER TEMPERATURES, THE MASTIC STIFFENS RESULTING IN LOSS OF ADHESION AND COMPRESSIBILITY. AT HOTTER TEMPERATURES, THE MASTIC BECOMES TOO SOFT FOR PRACTICAL HANDLING. ON COLD BUT SUNNY DAYS, THE PANEL SURFACE MAY BECOME WARM ENOUGH TO ACCEPT THE APPLICATION OF HEATED MASTIC EVEN THOUGH THE AIR TEMPERATURE IS BELOW 20 DEGREES FAHRENHEIT.

WHEN OVERNIGHT TEMPERATURES FALL BELOW FREEZING, THE MASTIC SHOULD BE STORED IN A HEATED ROOM SO IT WILL BE WARM ENOUGH TO USE THE FOLLOWING DAY. ON HOT DAYS, THE MASTIC CARTONS SHOULD BE STORED OFF THE ROOF IN A COOL AND SHADED AREA. WHILE ON THE ROOF, MASTIC ROLLS SHOULD BE KEPT SHADED UNTIL ACTUAL USE.

IN VERY COLD WEATHER, IT IS RECOMMENDED THAT THE FASTENERS BE TIGHTENED SLOWLY AND ONLY TIGHT ENOUGH THAT THE MASTIC IS IN FULL CONTACT WITH THE PANEL OR FLASHING. THEN ON THE NEXT SUNNY DAY, COMPLETE THE TIGHTENING PROCESS AFTER THE SUN WARMS THE PANEL AND FLASHING SURFACES.

CONTAMINATION
TO ASSURE PROPER ADHESION AND SEALING, THE MASTIC MUST HAVE COMPLETE CONTACT WITH ADJOINING SURFACES. CONTAMINANTS SUCH AS WATER OIL, DIRT AND DUST PREVENT SUCH CONTACT. THE PANEL AND FLASHING SURFACES MUST BE DRY AND THOROUGHLY CLEANED OF ALL CONTAMINANTS. BEFORE APPLYING TAPE MASTIC, THE MASTIC SHOULD BE CHECKED FOR CONTAMINANTS. IF THE MASTIC SURFACES ARE CONTAMINATED, IT MUST NOT BE USED.

DURING COOL WEATHER, CONDENSATION OR LIGHT MIST CAN ACCUMULATE ON THE PANEL AND FLASHING SURFACE AND NOT BE EASILY NOTICED. IT IS RECOMMENDED THAT THE MASTICS ALWAYS BE KEPT UNDER PROTECTIVE COVER AND THAT THE PANEL AND FLASHING SURFACES BE WIPED DRY IMMEDIATELY BEFORE INSTALLATION.

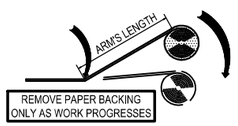
TAPE MASTIC IS PROVIDED WITH A PROTECTIVE PAPER TO REDUCE CONTAMINATION. INCOMPLETE REMOVAL OF THE PROTECTIVE PAPER WILL PREVENT THE MASTIC ADHESION TO THE PANEL OR FLASHING SURFACES. ALWAYS CHECK THAT THE PROTECTIVE PAPER IS COMPLETELY REMOVED. DO NOT REMOVE THE PROTECTIVE PAPER UNTIL IMMEDIATELY BEFORE THE PANEL OR FLASHING IS INSTALLED OVER THE MASTIC.

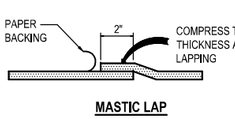
COMPRESSION
TO ASSURE PROPER COMPRESSION AND SEAL, THE TAPE MASTIC MUST BE COMPRESSED BETWEEN THE PANEL AND FLASHING SURFACES WITH FIRM AND UNIFORM PRESSURE. IN MOST CASES, THE REQUIRED PRESSURE IS APPLIED BY THE CLAMPING ACTION OF SCREWS PULLING THE ADJOINING SURFACES TOGETHER. HOWEVER, THE TAPE SEALANT'S RESISTANCE TO PRESSURE BECOMES GREATER IN COLD WEATHER.

DURING COLD WEATHER, THE FASTENERS MUST BE TIGHTENED SLOWLY TO ALLOW THE MASTIC TIME TO COMPRESS. IF THE FASTENERS ARE TIGHTENED TOO FAST, THE FASTENERS MAY STRIP OUT BEFORE THE MASTIC COMPRESSES ADEQUATELY, OR THE PANEL OR FLASHING MAY DEFORM IN THE IMMEDIATE AREA OF THE FASTENER, LEAVING THE REST OF THE MASTIC INSUFFICIENTLY COMPRESSED.

INSIDE CORNERS
AN INSIDE RADIUS, SUCH AS WHERE THE PANEL FLAT MEETS A RIB, IS USUALLY THE MOST CRITICAL AREA TO SEAL. A COMMON MISTAKE FOR THE INSTALLER IS TO BRIDGE THE MASTIC ACROSS THE INSIDE RADIUS.

WHEN THE LAPPING PANEL OR FLASHING IS PUSHED INTO PLACE, THE BRIDGED MASTIC IS STRETCHED AND THINNED. THE MASTIC MAY THEN BE TOO THIN TO ADEQUATELY SEAL THIS CRITICAL AREA. WHEN TAPE MASTIC IS APPLIED AT AN INSIDE RADIUS, IT IS RECOMMENDED THAT THE MASTIC BE FOLDED BACK, THEN PUSH THE MASTIC FOLD INTO THE RADIUS.





MASTIC LAP

ERECTORS RESPONSIBILITY

REGULATIONS
REGULATIONS SET FORTH BY THE OCCUPATIONAL SAFETY AND HEALTH ACT, LOCAL, STATE, AND/OR FEDERAL AGENCIES SHOULD BE ADHERED TO AT ALL TIMES. MBS IS NOT RESPONSIBLE FOR INJURY, DAMAGE, OR FAILURE, WHICH MAY BE THE RESULT FROM FAILING TO MEET ANY OF THESE REGULATIONS.

IN COMPLIANCE WITH THE HAZARD COMMUNICATION RULE 1910:1200, MATERIAL SAFETY DATA SHEETS (MSDS) HAVE BEEN PROVIDED FOR YOUR USE AND SAFETY. THESE DATA SHEETS SHOULD BE MADE AVAILABLE TO ALL PERSONNEL THAT COME IN CONTACT WITH THESE PRODUCTS. THESE DATA SHEETS WILL GIVE YOU THE NECESSARY INFORMATION TO PROPERLY HANDLE SUCH MATERIALS AND WHAT TO DO IN CASE OF AN EMERGENCY. (THE MSDS SHEETS ARE LOCATED ONLINE AND ARE AVAILABLE UPON REQUEST).

THE ERECTOR OF THE ROOF SYSTEM IS RESPONSIBLE FOR THE SAFE EXECUTION OF THIS DETAIL. THESE INSTRUCTIONS ARE INTENDED TO DESCRIBE THE SEQUENCE AND PROPER PLACEMENT OF PARTS. THEY ARE NOT INTENDED TO PRESCRIBE COMPREHENSIVE SAFETY PROCEDURES. THE PROCEDURES IN THIS DETAIL ARE BELIEVED TO BE RELIABLE. HOWEVER, MBS SHALL NOT BE RESPONSIBLE FOR INJURY, DAMAGE, OR FAILURE DUE TO THE MISAPPLICATION OF THESE PROCEDURES, IMPROPER ERECTION TECHNIQUES, OR NEGLIGENCE

WALKING AND WORKING ON ROOF PANELS
DO NOT PLACE BUNDLES OF PANELS ON THE ROOF STRUCTURE WITHOUT FIRST VERIFYING THE STRUCTURE WILL SAFELY SUPPORT THE CONCENTRATED WEIGHT OF THE PANELS AND THE WEIGHT OF THE INSTALLATION CREW. SOME ROOF STRUCTURES MAY NOT BE DESIGNED TO SUPPORT THE WEIGHT OF A FULL PANEL BUNDLE WITHOUT ADDITIONAL STRUCTURE SUPPORT.

DO NOT USE A ROOF PANEL AS A WORKING PLATFORM. AN UNSECURED PANEL COULD COLLAPSE UNDER THE WEIGHT OF A PERSON STANDING BETWEEN PURLINS OR AT THE PANEL END.

DO NOT WALK ON THE LAST INSTALLED PANEL RUN, AS THE UNSECURED EDGE COULD COLLAPSE UNDER A PERSON'S WEIGHT. WHEN INSTALLING CLIPS OR MAKING END LAP CONNECTIONS, ETC., STAND WHERE THE ROOF STRUCTURAL WILL SUPPORT YOUR WEIGHT.

AN APPROVED AND SAFE WALKING PLATFORM SHOULD BE USED IN HIGH TRAFFIC AREAS TO PREVENT THE ROOF PANEL FROM BEING DEFORMED, SCRATCHED, OR SCUFFED.

SAFETY EQUIPMENT
THE USE OF SAFETY EQUIPMENT FOR THE ROOF PANEL INSTALLATION IS RECOMMENDED AT ALL TIMES DURING THE INSTALLATION PROCESS. HOWEVER, WHEN USING LANYARDS, ENSURE THAT THE CLASP, BELT HOOKS AND WIRE CABLES ARE COVERED IN SUCH A MANNER THAT THEY WILL NOT SCRATCH THE PANEL SURFACE IF ACCIDENTALLY DRAGGED ALONG THE PANEL.

CREW SIZE
THE LENGTH OF THE INDIVIDUAL ROOF PANELS SHOULD BE CONSIDERED WHEN DETERMINING CREW SIZE. IT IS RECOMMENDED THAT UNDER NORMAL CONDITIONS, THERE BE ONE PERSON FOR EVERY TEN FEET OF PANEL LENGTH, PLUS ONE.

PANEL OVERHANG
DO NOT STAND ON THE END OF UNSUPPORTED (CANTILEVERED) PANELS AT THE EAVE OR RIDGE. STANDING ON THE CANTILEVER PORTION MAY RESULT IN PANEL COLLAPSE.

POINT LOADS
WHEN PROPERLY SUPPORTED BY THE STRUCTURAL STEEL, PANELS ARE DESIGNED TO SUPPORT UNIFORM LOADS, WHICH ARE EVENLY DISTRIBUTED OVER THE PANEL SURFACES. POINT LOADS THAT OCCUR IN SMALL OR CONCENTRATED AREAS, SUCH AS HEAVY EQUIPMENT, LADDER, OR PLATFORM FEET, ETC., MAY CAUSE PANEL DEFORMATION OR EVEN PANEL COLLAPSE.

SLICK SURFACES
PANEL SURFACES AND STRUCTURAL STEEL SURFACES ARE HARD, SMOOTH, AND NONABSORBENT, WHICH CAUSES THESE SURFACES TO BE VERY SLICK WHEN WET OR COVERED WITH SNOW OR ICE. EVEN BLOWING SAND OR HEAVY DUST CAN MAKE THESE SURFACES DIFFICULT TO WALK ON WITHOUT SLIPPING.

UNPAINTED PANEL SURFACES ARE OFTEN COATED WITH OIL TO ACCOMMODATE THE PANEL-FABRICATION PROCESS. ALTHOUGH DESIGNED TO WASH AWAY OR EVAPORATE DURING NORMAL WEATHER, THE OIL ON NEW PANELS CAN BE EXTREMELY SLICK, ESPECIALLY DURING PERIODS OF LIGHT RAIN AND DEW.
CAUTION MUST BE EXERCISED TO PREVENT SLIPPING AND FALLING ONTO THE ROOF SURFACE OR EVEN SLIDING OFF THE ROOF. NON-SLIP FOOTWEAR IS A NECESSITY AND NON-SLIP WORKING PLATFORMS ARE RECOMMENDED.

ELECTRICAL CONDUCTANCE
METAL PANELS ARE EXCELLENT ELECTRICAL CONDUCTORS. A COMMON CAUSE OF INJURY IS THE CONTACT OF METAL PANELS WITH POWER LINES DURING HANDLING AND INSTALLATION. THE LOCATION OF ALL POWER LINES MUST BE NOTED AND, IF POSSIBLE, FLAGGED. THE INSTALLATION PROCESS MUST BE ROUTED TO AVOID ACCIDENTAL CONTACT WITH ALL POWER LINES AND HIGH VOLTAGE SERVICES AND EQUIPMENT. ALL TOOLS AND POWER CORDS MUST BE PROPERLY INSULATED AND GROUNDED AND THE USE OF APPROVED GROUND FAULT CIRCUIT BREAKERS IS RECOMMENDED.

FALSE SECURITY OF INSULATION
BLANKET AND RIGID BOARD INSULATION BLOCK THE INSTALLER'S VIEW OF THE GROUND BELOW THE ROOF. SERIOUS INJURY CAN OCCUR WHEN THE INSTALLER GETS A FALSE SENSE OF SECURITY BECAUSE HE CANNOT SEE THE GROUND AND STEPS THROUGH THE INSULATION.

SHARP EDGES
SOME EDGES OR PANELS AND FLASHING ARE RAZOR SHARP AND CAN CAUSE SEVERE CUTS IF PROPER PROTECTIVE HAND GEAR IS NOT WORN. BE CAREFUL NOT TO INJURE OTHERS WHILE MOVING PANELS AND FLASHING.

COORDINATION WITH OTHER TRADES
SUPPORTS FOR THE ROOF SYSTEM SHALL BE PROVIDED AND ARE REQUIRED AS SHOWN IN THE SECTIONS AND AS NOTED IN THESE SPECIFICATIONS. ALL NECESSARY CLEARANCE DIMENSIONS FOR PROPER ELEVATIONS RELATIVE TO THE ROOF PANELS HAVE BEEN SHOWN. THE ERECTOR SHALL BE RESPONSIBLE FOR COORDINATING THESE DIMENSIONAL REQUIREMENTS WITH OTHER TRADES ASSOCIATED WITH THE BUILDING ROOF SYSTEM.

ERECTION CARE
THE ERECTOR MUST BE SKILLED IN THE ERECTION OF METAL BUILDING SYSTEMS AND IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, FEDERAL AND STATE CONSTRUCTION AND SAFETY REGULATIONS INCLUDING OSHA REGULATIONS AS WELL AS ANY APPLICABLE REQUIREMENTS OF LOCAL, NATIONAL OR INTERNATIONAL UNION RULES OR PRACTICES. THE ERECTOR REMAINS SOLELY RESPONSIBLE FOR THE SAFETY AND APPROPRIATENESS OF ALL TECHNIQUES AND METHODS UTILIZED BY ITS CREWS IN THE ERECTION OF THE METAL BUILDING SYSTEM AND/OR THE ROOF SYSTEM. THE ERECTOR IS ALSO RESPONSIBLE FOR SUPPLYING ANY SAFETY DEVICES SUCH AS SCAFFOLDS, RUNWAYS, NETS, ETC. WHICH MAY BE REQUIRED TO SAFELY ERECT THE METAL BUILDING SYSTEM AND/OR ROOF SYSTEM.

THE ERECTOR OF THE ROOF SYSTEM SHALL EXERCISE GREAT CARE AND ATTENTION TO THE DETAILS AS SHOWN ON THESE DRAWINGS TO INSURE A SECURE AND PROPER FIT OF ALL COMPONENTS. MBS SHALL NOT BE RESPONSIBLE FOR SUPERVISING AND/OR COORDINATING THE ERECTION OF THE ROOF SYSTEM WITH OTHER TRADES.

DUE CONSIDERATION MUST BE GIVEN BY THE ERECTOR TO THE EFFECTS OF THERMAL EXPANSION AND CONTRACTION WHEN ERECTING A ROOF TIE-IN TO AN EXISTING STRUCTURE TO INSURE A SAFE, SECURE, WEATHER TIGHT CONDITION. FLASHING FOR TIE-INS TO EXISTING BUILDINGS IS TYPICALLY NOT INCLUDED AS PART OF THE MATERIAL PROVIDED BY MBS. REFER TO THE SECTIONS/DETAILS FOR SPECIFIC MATERIALS PROVIDED BY MBS.

THERMAL BLOCKS

PURPOSE
THERMAL BLOCKS ARE USED IN BOTH INSULATED AND UN-INSULATED CONDITIONS. THEY PROVIDE IMPROVED THERMAL PERFORMANCE WERE INSULATION HAS BEEN COMPRESSED AT THE SECONDARY MEMBERS UNDER THE PANEL. THEY ALSO PROVIDE SUPPORT TO THE PANEL AND REDUCE PANEL FLUTTERING AND RUMBLE IN UN-INSULATED CONDITIONS. UN-INSULATED CONDITIONS UTILIZE THERMAL BLOCKS OR FOAM SPACERS THAT HAVE ADHESIVE TO ADHERE TO THE SECONDARY MEMBER TO PREVENT THEM FROM FALLING OUT OF PLACE.

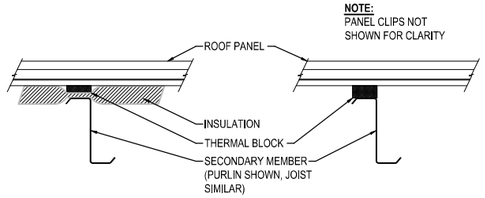
LOCATIONS
THERMAL BLOCKS OR FOAM SPACERS ARE TO BE USED OVER ANY SECONDARY MEMBER WITH THE EXCEPTION OF THE EAVE MEMBER WHERE THE EAVE PLATE IS LOCATED.

INSULATED ROOF

INSULATION		BLOCK		
R_	THICK	MK #	THICK	CLIP
R7	2"	N/A	N/A	SHORT
R10	3 3/8"	N/A	N/A	SHORT
R11	3 3/4"	N/A	N/A	SHORT
R13	4 3/8"	N/A	N/A	SHORT
R13	4 3/8"	H4400	13/16"	TALL
R16	5 1/4"	H4400	13/16"	TALL
R19	6 3/8"	H4400	13/16"	TALL
R25	8"	H4400	13/16"	TALL

UN-INSULATED ROOF

BLOCK		
MK #	THICK	CLIP
H3310	1/2"	SHORT
H3305	1 1/2"	TALL
FIELD CUT H3305 TO LENGTH FOR PROPER FITTING BETWEEN PANEL CLIPS		



ROOF SYSTEM COMPONENT WITH DETAILING

DEFINITION
COMPONENTS WITH DETAILING DEFINITION IS A CASE WHERE MBS IS PROVIDING THE ROOF SYSTEM TO BE USED IN CONJUNCTION WITH ANOTHER STRUCTURE. MBS REFERS TO THAT AS A "COMPONENTS WITH DETAILING." THIS SIMPLY MEANS THAT MBS SHALL CALCULATE THE QUANTITIES AND LENGTHS FOR THE MATERIAL REQUIRED. MBS IS PERFORMING NO ENGINEERING STUDY OF THE EXISTING STRUCTURE. THE ENGINEER OF RECORD ON THE PROJECT SHALL BE RESPONSIBLE FOR COORDINATING THE ROOF SYSTEM WITH THE OTHER TRADES OF THE PROJECT TO INSURE A SAFE, QUALITY AND PROPER APPLICATION OF THE ROOF SYSTEM.

DIAPHRAGM
THE ROOF IS DESIGNED TO ACCOMMODATE THERMAL EXPANSION AND CONTRACTION AND WILL NOT ACT AS A DIAPHRAGM FOR RESISTING LATERAL LOAD FORCES OR PROVIDING LATERAL STABILITY TO THE ROOF STRUCTURAL MEMBERS. DUE CONSIDERATION FOR THIS MUST BE ADDRESSED BY THE PROJECT ENGINEER OF RECORD. IN ADDITION, THE ROOF SYSTEM, BECAUSE IT IS DESIGNED TO FLOAT, WILL NOT SUPPORT STRUCTURAL MEMBERS LATERALLY. WHEN REPLACING AN EXISTING SCREW DOWN ROOF, ADDITIONAL BRACING MAY BE REQUIRED TO LATERALLY SUPPORT THE MEMBERS. ENGINEERING AND MATERIAL FOR THESE USES SHALL NOT BE PROVIDED BY MBS.

BUILDING & PANEL PREPARATION

STEP 1: PLUMB AND SQUARE
THE FIRST STEP IN THE SUCCESSFUL INSTALLATION OF WALL PANELS IS TO HAVE THE PRIMARY FRAMING PLUMB AND SQUARE. FOR BEST RESULTS, IT IS RECOMMENDED THAT A TRANSIT BE USED WHEN ERECTING THE STRUCTURAL STEEL. MAKE SURE THAT THE FOUNDATION AND BUILDING STRUCTURE IS SQUARE, LEVEL, AND CORRECT TO THE OUT-TO-OUT STEEL LINE DIMENSIONS.
SEE FIGURE "A"

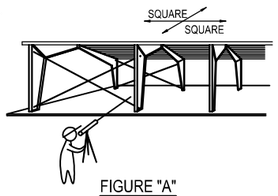


FIGURE "A"

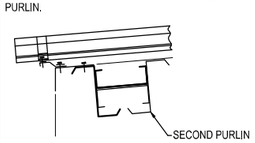
FIELD CUTTING PANELS

WHEN FIELD CUTTING OR MITERING WALL PANELS, NON-ABRASIVE CUTTING TOOLS SUCH AS NIBBLERS OR TIN-SNIPS SHALL BE USED. ABRASIVE CUTTING TOOLS SUCH AS MECHANICAL GRINDERS OR POWER SAWS CAN DAMAGE THE MATERIAL FINISH AND CREATE EXCESS METAL SHAVINGS THAT CAN CORRODE THE PANELS. THE USE OF NON-APPROVED CUTTING DEVICES MAY VOID THE FACTORY WARRANTY.

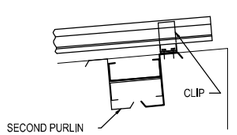
ANY METAL SHAVINGS THAT ARE CREATED NEED TO BE CLEANED FROM THE PANEL TO PREVENT SCRATCHING AND/OR CORROSION. THE MANUFACTURER WILL NOT ACCEPT CLAIMS FOR DAMAGE/DETERIORATION DUE TO USE OF UNAPPROVED TOOLS.

SPECIAL CONDITION AT A STRONG-BACK EAVE BEAM

IF THIS PROJECT HAS AN EAVE BEAM WITH (2) PURLINS, AS SHOWN, DO NOT ATTACH ROOF CLIPS TO THE "SECOND" PURLIN.



EAVE BEAM AT LOW EAVE



EAVE BEAM AT HIGH EAVE

FASTENER INSTALLATION

RECOMMENDED TOOL TYPES: SEE ALSO FASTENER SCHEDULE
4 AMP OR HIGHER RATED TOOLS (DO NOT USE IMPACTING TOOLS)
2000 - 2500 RPM SCREW GUN WITH TORQUE ADJUSTABLE CLUTCH
MANUAL OR ELECTRIC RIVET TOOL

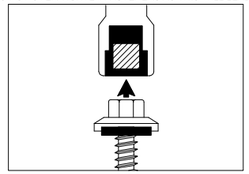
DO NOT USE IMPACTING TOOLS
TO ASSURE PROPER VOLTAGE TO THE TOOL, EXTENSION CORDS SHOULD BE CHECKED FOR PROPER WIRE SIZE/CHORD LENGTH.
16 GAGE WIRE, MAXIMUM CHORD LENGTH = 100'
14 GAGE WIRE, MAXIMUM CHORD LENGTH = 200'
12 GAGE WIRE, MAXIMUM CHORD LENGTH = 300'

DRIVING TIPS:
SET THE NUT DRIVER AS DESCRIBED BELOW PRIOR TO INSTALLING FASTENERS TO PREVENT FASTENER WOBBLE...

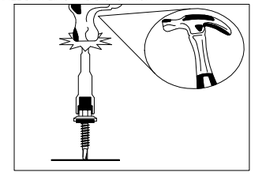
SOCKET EXTENSIONS (4" OR 6") ARE RECOMMENDED TO BE USED FOR INSTALLING PANEL CLIP FASTENERS TO MAINTAIN VERTICAL FASTENER INSTALLATION.

EXCESSIVE PRESSURE CAN CAUSE DRILL POINT FAILURE. LET THE FASTENER DO THE WORK.

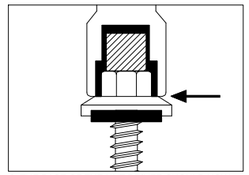
DO NOT OVER TIGHTEN FASTENERS AS THIS WILL LEAD TO PANEL DIMPLING AND DISTORTION.



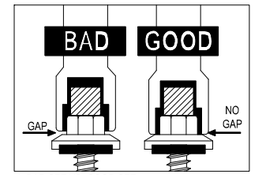
1. PUT THE TOP OF THE FASTENER INTO THE NUT DRIVER. NOTE: FOR PAINTED FASTENERS, PLACE A SINGLE OR DOUBLED LAYER OF PLASTIC BETWEEN THE FASTENER HEAD AND THE NUT DRIVER.



2. PLACE THE POINT OF THE FASTENER ONTO A HARD SURFACE AND FIRMLY HIT THE TOP OF THE NUT DRIVER 2-3 TIMES.



3. THE BASE OF THE NUT DRIVER SHOULD NOW BE CONTACTING THE TOP OF THE HEAD OF THE FASTENER WITH NO GAPS.



4. BAD SET VS. GOOD SET.

CORRECT



SEALING MATERIAL COMPRESSED UNDER CAP OF FASTENER.

TOO LOOSE



SEALING MATERIAL VISIBLE UNDER CAP OF FASTENER.

TOO TIGHT

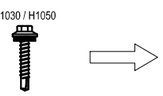


SEALING MATERIAL COMPRESSED BUT DIMPLED THE PANEL / TRIM.

STRIP A FASTENER?

IF YOU STRIP H1030 OR H1050 REPLACE IT WITH H1000

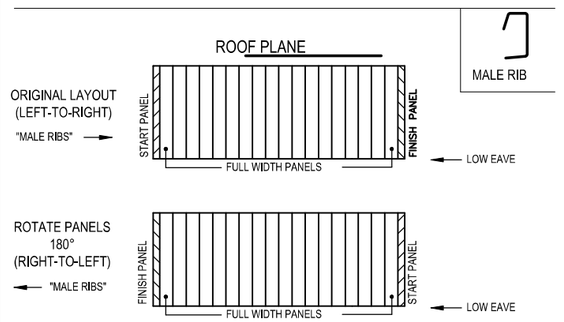
IF YOU STRIP H1000 IN ENDLAP YOU MUST REBUILD THE ENDLAP



ROOF SHEETING DIRECTION

1.) THE ROOF SHEETING PLAN IS SHOWN WITH THE ROOF PANELS BEING ERECTED FROM "LEFT-TO-RIGHT". IF THE DESIRE IS TO ERECT THE ROOF PANELS FROM "LEFT-TO-RIGHT", FOLLOW THE ROOF SHEETING PLAN AS SHOWN. IF THE DESIRE IS TO ERECT THE ROOF PANELS FROM "RIGHT-TO-LEFT", FOLLOW THE INSTRUCTIONS SHOWN BELOW.

2.) WHEN SETTING BUNDLES OF PANELS ON THE ROOF, THE "MALE RIB" MUST ALWAYS BE AWAY FROM THE END OF THE BUILDING WHERE THE SHEETING WILL BEGIN.



Loc Seam NOTES
EAVE GUTTER DETAIL w/ WALL PANELS
SEE WALL SHEETING ERECTION NOTES FOR WALL PANEL FASTENER LOCATIONS

TRIM_13

INSUE	DWN	CHK	ENG	PE	DATE
CONST. AB PLAN	NBS	EOP	CBM		7/24/2023
BUILDING DEPARTMENT REVIEW	MBS	DAN	CBM		7/31/2023

NUCOR BUILDING SYSTEMS
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PO BOX 1006, 200 WHETSTONE RD, SWANSEA, SC 29160
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600 APACHE TRAIL, TERRELL, TX 75160
PHONE: (972) 524-4444 FAX: (972) 524-4447
1050 WATER LANE, BRIGHAM CITY, UT 84302
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PROJECT NAME: WENDOVER FS #13 REPLACEMENT
WENDOVER, NV
CUSTOMER NAME: MICHAEL CLAY CORP
WINNEMUCCA, NV
JOB NUMBER: U23G0555A
SHEET TITLE:



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SHEET: D10 of 20

BASIC INSTALLATION SEQUENCE

THE FOLLOWING STEPS OUTLINE THE BASIC INSTALLATION OF THE ROOF SYSTEM. REFERENCE THE SPECIFIC DETAILS WITHIN THIS ERECTION DRAWING SET FOR CONDITIONS SPECIFIC TO THIS PROJECT.

START PANEL PREPARATION
THE ROOF SYSTEM IS DESIGNED TO BE ELEVATED AND FLOAT ABOVE THE ROOF SUPPORT MEMBERS. BEGIN AT THE LOWER RAKE CORNER BY INSTALLING THE EAVE PLATE. (REFERENCE EAVE PLATE INSTALLATION BELOW)

AFTER EAVE PLATE HAS BEEN INSTALLED, STITCH THE FIRST ROLL OF ROOF INSULATION FROM RIDGE / HIGH EAVE TO LOW EAVE.

INSTALL THE RAKE CLIPS AND RAKE ANGLE TO SUPPORT / SECURE THE START PANEL. (REFERENCE RAKE ANGLE / RAKE CLIP PREPARATION TO THE RIGHT)

FIELD CUT AND INSTALL START PANEL
THE START PANEL IS SUPPLIED AS A FULL SHEET AND WILL NEED TO BE CUT. REFER TO THE ROOF SHEETING PLAN FOR START / FINISH DIMENSIONS AND RAKE DETAILS TO DETERMINE PROPER PANEL CUT. INSTALL THE START PANEL (LOW EAVE PANEL FIRST IF PANEL RUN IS LONG ENOUGH TO REQUIRE ENDLAPS) BY SECURING THE PANEL TO THE EAVE PLATE AND RAKE ANGLE. (REFERENCE LOW EAVE AND RAKE DETAILS). INSTALL PANEL CLIPS ON LEADING EDGE OF PANEL AS SHOWN IN THE PANEL CLIP DETAIL. CONTINUE TO INSTALL UPSLOPE START PANEL IF ENDLAPS ARE REQUIRED. REFERENCE THE BACKUP PLATE DETAIL AND ENDLAP DETAIL FOR ATTACHMENT OF START PANEL(S) AT RAKE ANGLE.

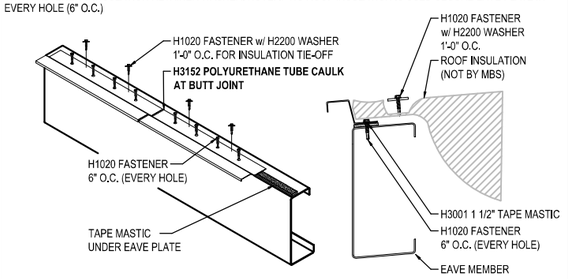
INTERMEDIATE PANEL & MODULARITY
THE INTERMEDIATE PANELS (FULL PANELS) SHOULD BE INSTALLED BY ROLLING THE PANEL INTO PLACE ENSURING THE SEAM IS FULLY ENGAGED. SECURE THE PANELS WITH PANEL CLIPS AND THE LOW EAVE ACROSS THE ROOF. IT IS RECOMMENDED TO INSTALL THE OUTSIDE CLOSURE AT THE HIGH EAVE / RIDGE AS THE ROOF PROGRESSES. THIS WILL HELP MAINTAIN MODULARITY. (REFERENCE HIGH EAVE / RIDGE DETAILS)

FINISH PANEL
THE FINISH PANEL IS SIMILAR TO THE START PANEL INSTALLATION. THE RAKE ANGLE CLIPS AND RAKE ANGLE NEEDS TO BE INSTALLED ON TOP OF THE INSULATION PRIOR TO INSTALLING THE FINISH PANEL. THE FINISH PANEL SHOULD BE FIELD CUT AND ROLLED INTO PLACE AND SECURED TO THE RAKE ANGLE SIMILAR TO THE START PANEL.

TRIM INSTALLATION
TRIM INSTALLATION CAN BE DONE AFTER THE ROOF PANELS ALL HAVE BEEN INSTALLED OR CAN BE INSTALLED AS ENOUGH PANELS HAVE BEEN INSTALLED FOR ATTACHMENT OF TRIMS. (REFERENCE TRIM DETAILS)

EAVE PLATE INSTALLATION

PLACE TAPE MASTIC ON TOP OF EAVE MEMBER PRIOR TO INSTALLING EAVE PLATE. INSTALL EAVE PLATE BY FASTENING EVERY HOLE TO EAVE MEMBER (6" O.C.) PRIOR TO INSULATION BEING INSTALLED. SECURE INSULATION WITH FASTENER & INSULATION RETAINER WASHER. NOTE: IF NO ROOF INSULATION IS USED SECURE EAVE PLATE IN EVERY HOLE (6" O.C.)

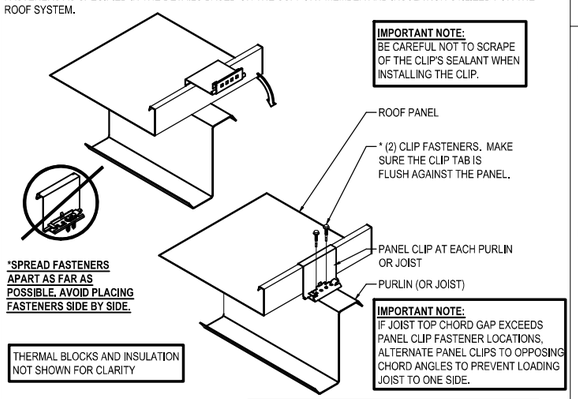


NOTE: H1020/H1070 (PURLIN/JOIST) FASTENER w/ H2200 WASHER
1'-0" O.C. FOR INSULATION TIE-OFF PROVIDED AT HIGH SIDE / RIDGE

SHORT EAVE PLATE		TALL EAVE PLATE	
EPS108	BASIC EAVE / GUTTER	EPT108	BASIC EAVE / GUTTER

PANEL CLIP INSTALLATION

BEFORE INSTALLING THE PANEL CLIP, FEEL FOR THE SUPPORT MEMBER BELOW THE INSULATION. ALIGN CLIP CENTERED OVER THE SUPPORT MEMBER AND ROLL CLIP OVER THE MALE HOOK OF THE PANEL. FASTEN CLIP WITH FASTENERS AS SPECIFIED IN THE DETAILS BASED ON THE SUPPORT MEMBER AND INSULATION UTILIZED FOR THE ROOF SYSTEM.



IMPORTANT NOTE:
BE CAREFUL NOT TO SCRAPE OF THE CLIP'S SEALANT WHEN INSTALLING THE CLIP.

IMPORTANT NOTE:
IF JOIST TOP CHORD GAP EXCEEDS PANEL CLIP FASTENER LOCATIONS, ALTERNATE PANEL CLIPS TO OPPOSING CHORD ANGLES TO PREVENT LOADING JOIST TO ONE SIDE.

***SPREAD FASTENERS APART AS FAR AS POSSIBLE, AVOID PLACING FASTENERS SIDE BY SIDE.**

THERMAL BLOCKS AND INSULATION NOT SHOWN FOR CLARITY

STANDARD CLIPS	
PART #	PART DESCRIPTION
H4550	UTILITY FIXED CLIP
LSBC-1	SHORT BEARING CLIP (USED WITH RIGID BOARD)
LSEC-1	SHORT SLIDING CLIP
LSEC-2T	TALL SLIDING CLIP

CLIP FASTENER SELECTION

PURLIN APPLICATION
H1020 FOR INSULATION ≤ R-19 (6 3/8")
H1025 FOR INSULATION = R-25 (8")
H1220 FOR UTILITY CLIP

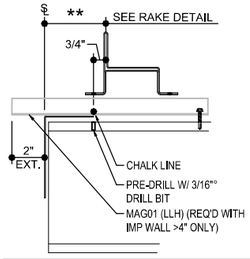
JOIST APPLICATION
H1070 FOR INSULATION ≤ R-19 (6 3/8")
H1075 FOR INSULATION = R-25 (8")

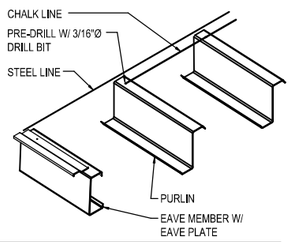
RAKE ANGLE / RAKE CLIP PREPARATION

PRIOR TO INSTALLING THE ROOF INSULATION THE SECONDARY MEMBER WILL NEED TO BE PRE-DRILLED FOR THE RAKE CLIPS. PRE-DRILLING WILL MAKE INSTALLATION OF THE RAKE AND CLIPS MUCH EASIER AFTER INSULATION IS IN PLACE. DO NOT INSTALL RAKE CLIPS UNTIL INSULATION (IF REQUIRED) IS INSTALLED. **RAKE CLIP IS INSTALLED ON TOP OF THE INSULATION.**

SNAP A CHALK LINE AS SHOWN BELOW FROM HIGH EAVE / RIDGE TO LOW EAVE. DRILL 3/16" Ø HOLE CENTERED ON SECONDARY MEMBER. THIS IS HELPS TO ALIGN THE START PANEL.

NOTE: IMP WALL PANEL >4" THICK REQUIRE ANGLES ON TOP OF SECONDARY MEMBER EXTENDED BEYOND STEEL LINE TO ALLOW FOR RAKE CLIP ATTACHMENT. ATTACH WITH (1) H1020 / H1070 TO PURLIN / JOIST PRIOR TO RAKE CLIP INSTALLATION.



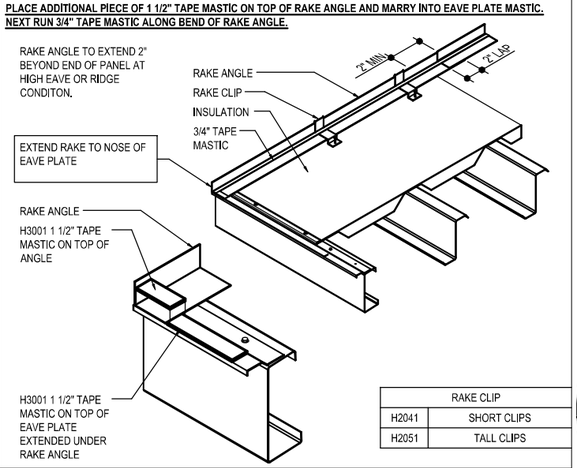


RAKE ANGLE / RAKE CLIP INSTALLATION

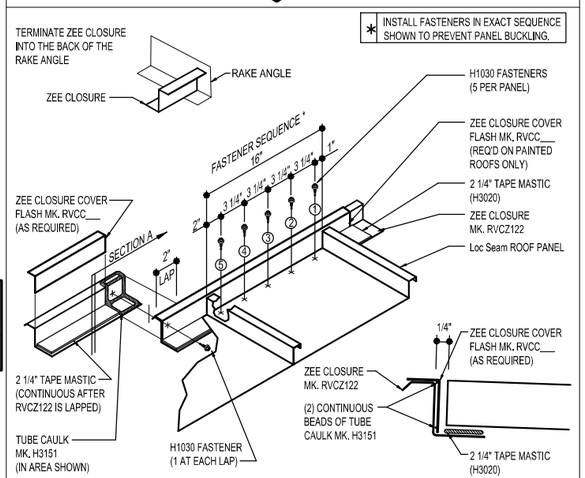
AFTER INSULATION IS IN PLACE AND PRIOR TO INSTALLING THE RAKE CLIPS AND RAKE ANGLE APPLY 1 1/2" TAPE MASTIC ON TOP OF THE EAVE PLATE BUT ONLY REMOVE PAPER BACKING WHERE THE RAKE ANGLE WILL REST. THIS WILL SEAL BETWEEN THE EAVE PLATE AND THE RAKE ANGLE.

SLIDE RAKE CLIPS ONTO RAKE ANGLE PRIOR TO SECURING THE RAKE CLIPS TO THE SECONDARY MEMBERS. PLACE THE RAKE CLIPS AND ANGLE OVER THE INSULATION USING A SMALL DRIFT PIN TO LOCATE THE PRE-DRILLED HOLE. INSTALL FASTENER THROUGH OPPOSITE CLIP HOLE INTO SECONDARY MEMBER. REMOVE DRIFT PIN AND INSTALL SECOND FASTENER TO SECURE CLIP. NOTE: (2) SCREWS ARE REQUIRED IN EVERY CLIP. DO NOT CUT INSULATION OUT FROM AROUND THE CLIP.

PLACE ADDITIONAL PIECE OF 1 1/2" TAPE MASTIC ON TOP OF RAKE ANGLE AND MARRY INTO EAVE PLATE MASTIC. NEXT RUN 3/4" TAPE MASTIC ALONG BEND OF RAKE ANGLE.



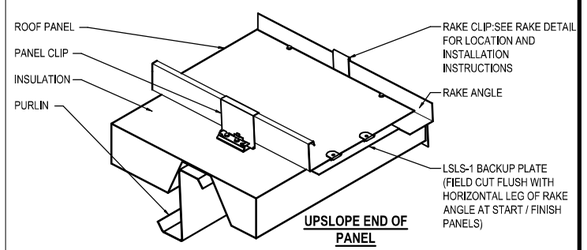
RAKE CLIP	
H2041	SHORT CLIPS
H2051	TALL CLIPS

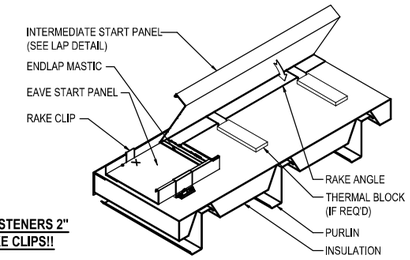


RIDGE/HIGHSIDE ZEE CLOSURE DETAIL

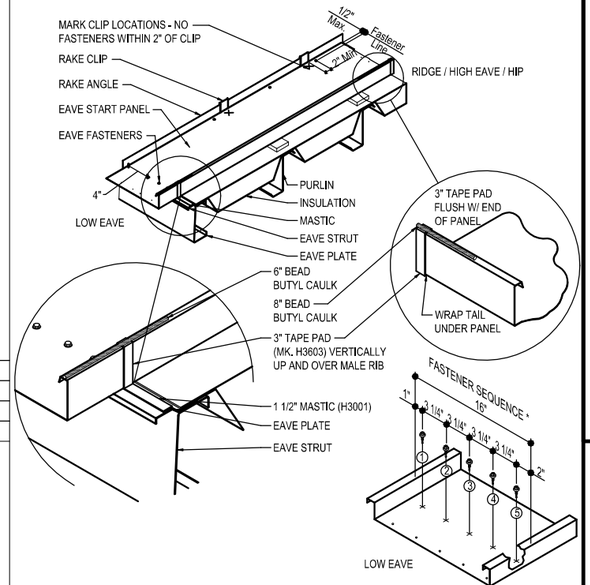
BACKUP PLATE INSTALLATION

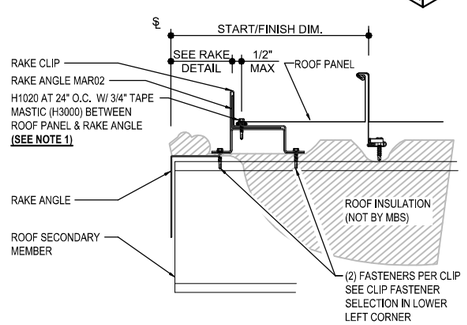
THE BACKUP PLATE PROVIDES SUPPORT AT THE ENDLAP OF THE PANEL TO ALLOW FOR COMPRESSION OF SEALANTS. THE BACK UP PLATE HAS NOTCHES THAT SLIDE ONTO THE PANEL TO LOCATE AND HOLD THE BACKUP PLATE IN PLACE. AT THE RAKE CONDITION, THE BACKUP PLATE IS TO BE FIELD CUT FLUSH WITH THE HORIZONTAL LEG OF THE RAKE ANGLE. DO NOT EXTEND BACKUP PLATE ON TOP OF RAKE ANGLE.





NOTE 1: KEEP FASTENERS 2" AWAY FROM RAKE CLIPS!!





LOC SEAM BASIC INSTALLATION DETAIL

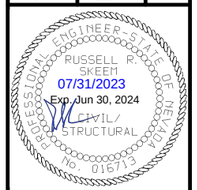
BASIC PANEL INSTALLATION INSTRUCTIONS
SEE ROOFLINE TRIM DETAILS FOR FURTHER INFORMATION

TRIM_14

ISSUE	DWN	CHK	ENG	PE	DATE
CONST. AB PLAN	NBS	EOP	CBM		7/24/2023
BUILDING DEPARTMENT REVIEW	MBS	DAN	CBM		7/31/2023

NUCOR BUILDING SYSTEMS
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PROJECT NAME: WENDOVER FS #13 REPLACEMENT
WENDOVER, NV
CUSTOMER NAME: MICHAEL CLAY CORP
WINNEMUCCA, NV
JOB NUMBER: U23G0555A
SHEET TITLE



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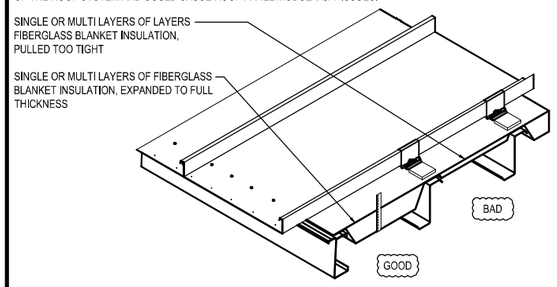
PANEL MODULARITY SEQUENCE

THE PROCEDURES AND SEQUENCE SHOWN ARE RECOMMENDED TO AID IN MAINTAINING PANEL MODULARITY.
THE TOOLS SHOWN ARE NOT REQUIRED BUT RECOMMENDED TO AID INSTALLATION.

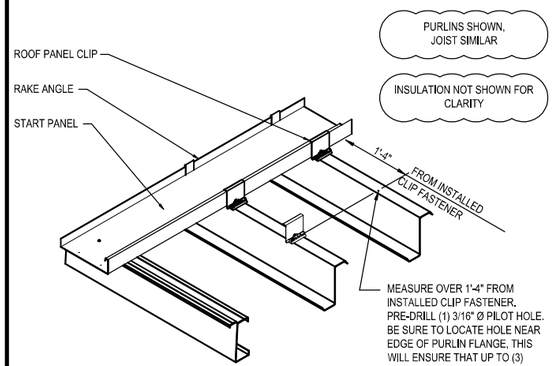
SPECIAL ATTENTION MUST BE GIVEN TO INSULATION SAG AND RECOMMEND PRE-DRILLING TO LOCATE CLIPS. MODULARITY TOOLS ARE AVAILABLE TO AID IN MODULARITY.

ENSURE THE INSULATION IS PERMITTED TO SAG AT MID-SPAN BETWEEN ROOF SECONDARY MEMBERS AND EXPANDED TO THE FULL THICKNESS WHILE STILL KEEPING CONTACT WITH BOTTOM OF PANEL.

DO NOT PULL THE INSULATION TAUT AS THIS WILL SIGNIFICANTLY REDUCE THE THERMAL PERFORMANCE OF THE ROOF SYSTEM AND COULD CAUSE ROOF PANEL MODULARITY ISSUES.



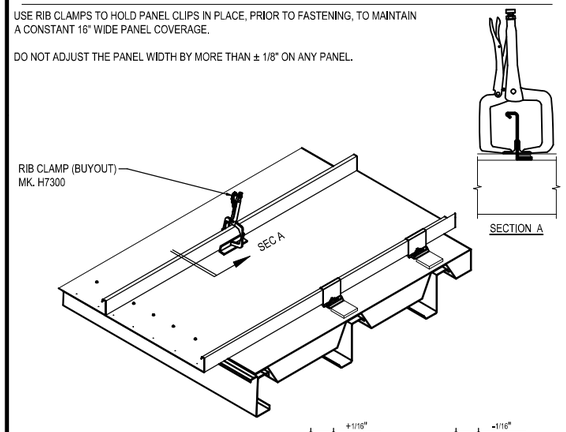
PRE-DRILL ONE PILOT HOLE FOR ROOF PANEL CLIPS AT MID-SPANS, HIGH SIDE OR RIDGE AND PANEL END LAPS, IF ANY.



MEASURE OVER 1'-4" FROM INSTALLED CLIP FASTENER. PRE-DRILL (1) 3/16" Ø PILOT HOLE. BE SURE TO LOCATE HOLE NEAR EDGE OF PURLIN FLANGE, THIS WILL ENSURE THAT UP TO (3) FASTENERS CAN BE INSTALLED IN CLIP BASE (IF REQ'D BY DESIGN. REF. ERECTION DRAWINGS FOR FASTENER REQUIREMENTS).

USE RIB CLAMPS TO HOLD PANEL CLIPS IN PLACE, PRIOR TO FASTENING, TO MAINTAIN A CONSTANT 16" WIDE PANEL COVERAGE.

DO NOT ADJUST THE PANEL WIDTH BY MORE THAN ± 1/8" ON ANY PANEL.

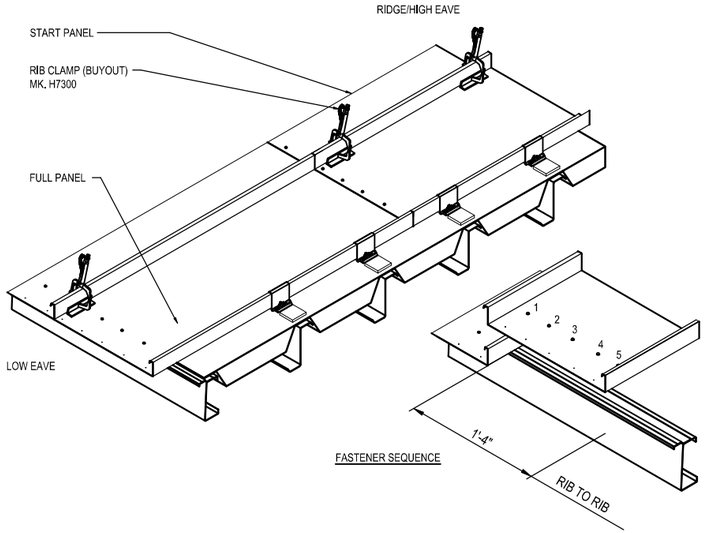


CORRECT PANEL MODULARITY

ADJUSTING PANEL MODULARITY

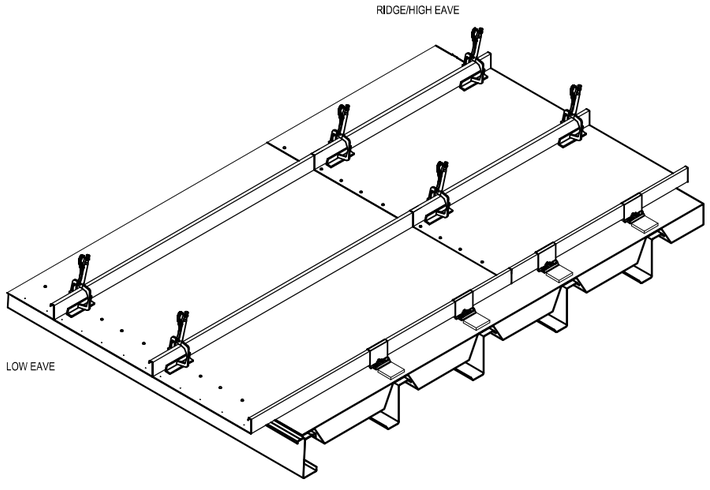
STAGE #1

1. ROLL FIRST FULL PANEL IN PLACE AND ALIGN CENTER OF PANEL FLAT TO SQUARE AS SHOWN BELOW.
2. APPLY THE LOW EAVE CLAMP AS SHOWN TO DRAW PANEL TIGHT TO CLOSURE.
3. INSTALL THE EAVE FASTENERS STARTING AT LEADING RIB.
4. AS PANEL INSTALLATION PROGRESSES, INSTALL MORE CLAMPS UPSLOPE AS SHOWN.
5. ADD, ADJUST OR LEAVE CLAMPS OFF TO MAINTAIN PANEL MODULARITY AS NECESSARY.
6. LEAVE CLAMPS ON FIRST FULL SEAM.



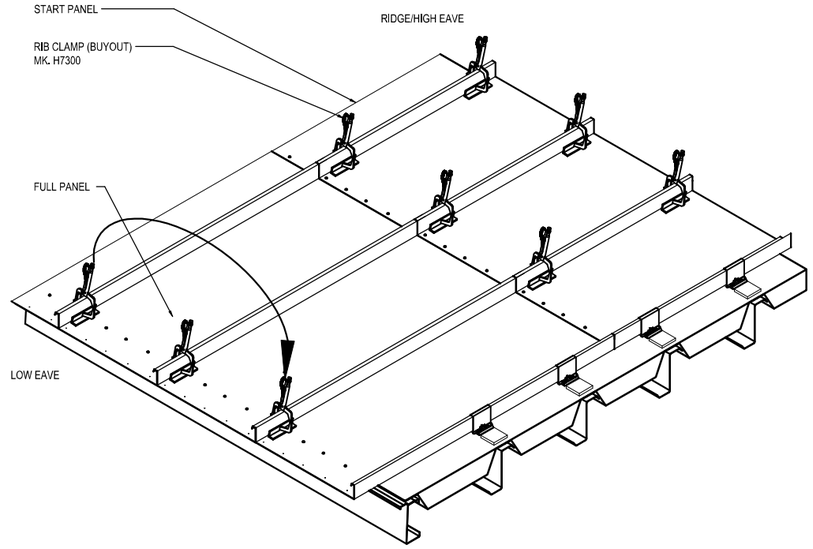
STAGE #2

1. INSTALL THE NEXT LOW EAVE PANEL AND ADD CLAMP.
2. REPEAT STEPS 2 THROUGH 6 FROM STAGE #1 NOTES.
3. LEAVE CLAMPS ON FIRST AND SECOND FULL SEAM.
4. INSTALL THE OUTSIDE CLOSURE IN THE FIRST FULL PANEL.



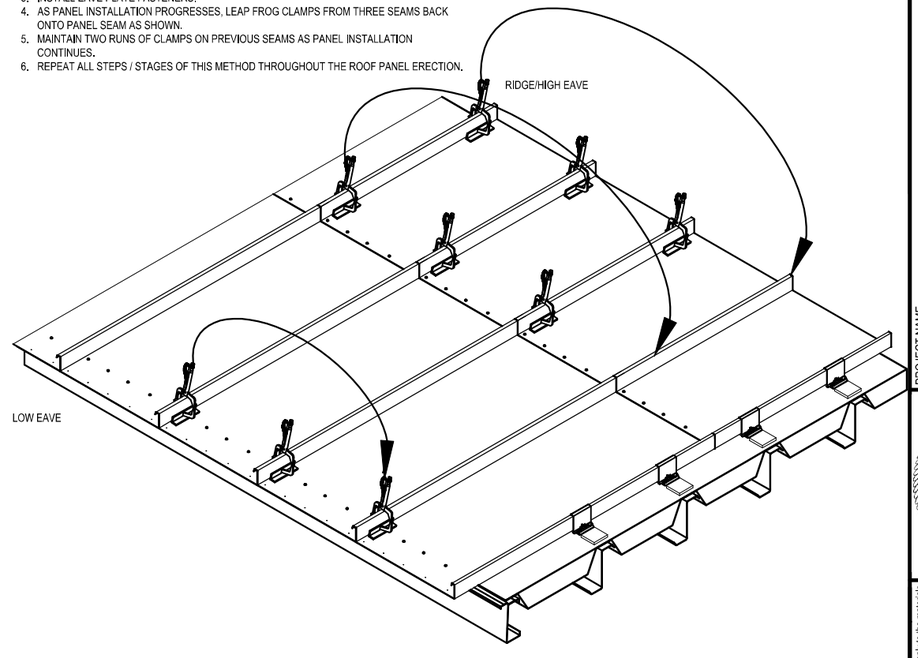
STAGE #3

1. KEEP CLAMPS IN PLACE ON THE FIRST TWO SEAMS WITH THE EXCEPTION OF THE LOW EAVE CLAMP.
2. INSTALL THE NEXT LOW EAVE PANEL AND LEAP FROG CLAMP AS SHOWN.
3. REPEAT STEPS 2 THROUGH 5 FROM STAGE #1 NOTES.



STAGE #4

1. KEEP CLAMPS IN PLACE ON THE FIRST TWO SEAMS WITH THE EXCEPTION OF THE LOW EAVE CLAMP.
2. INSTALL THE NEXT LOW EAVE PANEL AND LEAP FROG THE CLAMP AS SHOWN.
3. INSTALL EAVE PLATE FASTENERS.
4. AS PANEL INSTALLATION PROGRESSES, LEAP FROG CLAMPS FROM THREE SEAMS BACK ONTO PANEL SEAM AS SHOWN.
5. MAINTAIN TWO RUNS OF CLAMPS ON PREVIOUS SEAMS AS PANEL INSTALLATION CONTINUES.
6. REPEAT ALL STEPS / STAGES OF THIS METHOD THROUGHOUT THE ROOF PANEL ERECTION.



MODULARITY GUIDANCE

SPECIAL ATTENTION TO ABOVE STEPS TO MAINTAIN PROPER PANEL MODULARITY AND THERMAL PERFORMANCE IS CRITICAL. FAILURE TO DO SO WILL RESULT IN UNSIGHTLY PANEL APPEARANCE.

TRIM_15

ISSUE	DWN	CHK	ENG	PE	DATE
CONST. AB PLAN	NBS	EOP	CBM		7/24/2023
BUILDING DEPARTMENT REVIEW	WBS	DAN	CBM		7/31/2023

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PROJECT NAME: WENDOVER FS #13 REPLACEMENT
WENDOVER, NV

CUSTOMER NAME: MICHAEL CLAY CORP
WINNEMUCCA, NV

JOB NUMBER: U23G0555A

SHEET TITLE



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IMPORTANT NOTE:

THE INSTRUCTIONS ON THIS PAGE ONLY ADDRESS THE USE OF THE HAND CRIMPING TOOLS. INSTRUCTIONS FOR MECHANICAL SEAMING, IF REQUIRED, ARE OUTLINED IN THE SEAMING MANUAL, WHICH IS INCLUDED WITH THE MECHANICAL SEAMER KIT PROVIDED BY THE SEAMER RENTAL COMPANY.

SPECIALIZED SEAMING AND HAND CRIMPING TOOLS
THE FINISHED SEAM OF THE ROOF PANELS REQUIRES SPECIAL SEAMING TOOLS THAT ARE AVAILABLE ONLY THROUGH THE MBS. CAUTION: THE USE OF OTHER SEAMING / CRIMPING EQUIPMENT WILL RESULT IN FAULTY AND / OR DAMAGED SEAMS AND SHALL INVALIDATE ANY OF THE ROOF SYSTEM'S MATERIAL AND WEATHER TIGHTNESS WARRANTIES.

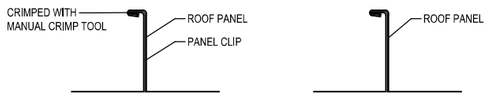
SEAMING TOOL SOURCE
THE SEAMING TOOLS ARE PROVIDED BY MBS IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE ORDER DOCUMENTS. CONTACT YOUR SERVICE REPRESENTATIVE TO PURCHASE NECESSARY CRIMPING TOOLS. CONTACT THE SEAMER RENTAL COMPANY FOR RENTAL INFORMATION OF THE MECHANICAL SEAMER IF REQUIRED.

CRIMPING & SEAMING REQUIREMENTS

THE DESIGN OF THIS STRUCTURE REQUIRES SEAMING TO MEET DESIGN AND CODE REQUIREMENTS. SEE THE SEAMING PLAN FOR ROOF PLANE SPECIFIC SEAMING REQUIREMENTS.
THERE ARE THE TWO SEAM TYPES POSSIBLE WITH THE NBG Loc Seam AS NOTED BELOW. ALL OF THESE SEAM TYPES CAN BE ACHIEVED WITH THE AVAILABLE CRIMPERS. IT IS RECOMMENDED TO RENT A MECHANICAL SEAMER TO AID IN THE SEAMING PROCESS.

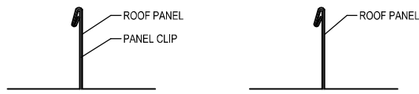
1. **NBG Loc Seam 90**
   THE Loc Seam 90 SEAM REQUIRES HAND CRIMPING THE ROOF PANEL WITH THE MANUAL SEAMING TOOL AT THE STARTING EAVE OR RIDGE END OF THE PANELS, AND AT THE END LAPS. ONCE THE HAND CRIMPING HAS BEEN COMPLETED, THEN SEAM THE FULL LENGTH OF THE ROOF PANELS WITH THE MOTORIZED SEAMING MACHINE.
2. **NBG Loc Seam 360**
   THE Loc Seam 360 SEAM IS ACHIEVED BY RUNNING THE SINGLE DIRECTIONAL SEAMER OVER THE ENTIRE ROOF. THE ERECTOR MUST FIRST HAND CRIMP ENTIRE ROOF PANEL IN THE Loc Seam 90 SEAM WITH THE MANUAL SEAMING TOOL. BEFORE THE SEAMER IS LOCKED ON, THE LOW END OF THE PANEL MUST BE HAND CRIMPED INTO A NBG Loc Seam 360 SEAM, UTILIZING THE HAND CRIMPER THAT IS SUPPLIED IN THE SEAMER KIT. THIS WILL ENABLE YOU TO LOCK THE SEAMER ONTO THE PANEL SEAM. THEN SEAM THE FULL LENGTH OF THE ROOF PANEL.

NBG Loc Seam 90 SEAM



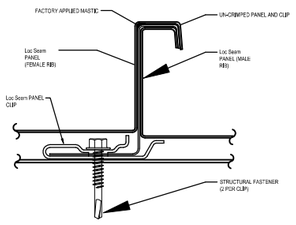
AT PANEL CLIPS — BETWEEN CLIPS

NBG Loc Seam 360 SEAM



AT PANEL CLIPS — BETWEEN CLIPS

CHECK PANEL ASSEMBLY



SIDE LAP FIT-UP
BEFORE SEAMING, INSPECT THE FULL LENGTH OF EACH ROOF PANEL SIDE LAP. CHECK THAT THE TWO PANELS ARE PROPERLY HAND CRIMPED AT ALL CLIP LOCATIONS, LOW EAVE, HIGH EAVE AND END LAPS. ANY CONDITIONS WHERE THE PANEL **IS NOT** CRIMPED PROPERLY **MUST** BE CORRECTED BEFORE ATTEMPTING TO SEAM THE ROOF PANELS. **UN-SEAMED ROOF PANELS CANNOT PROVIDE THEIR DESIGNED WIND LOAD AND WEATHER RESISTANCE.**

CLIP ALIGNMENT
BEFORE CRIMPING AND / OR SEAMING, INSPECT THAT EACH ROOF PANEL CLIP IS PROPERLY ENGAGED IN THE SIDE LAP ASSEMBLY. ANY DISPLACED CLIPS MUST BE CORRECTED BEFORE ATTEMPTING TO CRIMP / SEAM THE ROOF PANELS. PANEL CLIPS THAT ARE NOT PROPERLY ENGAGED AND ALIGNED CAN CAUSE FAULTY CRIMP / SEAM AND OBJECTIONABLE SEAM APPEARANCE. **THE MBS NOR THE SEAMER RENTAL COMPANY CAN BE HELD RESPONSIBLE FOR ANY CONCERNS RELATED TO IMPROPERLY ALIGNED CLIPS.**

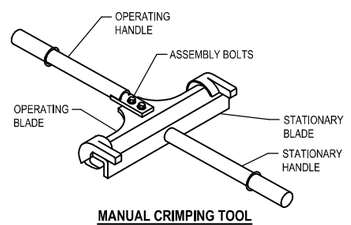
SEAM DAMAGE
BEFORE CRIMPING AND / OR SEAMING, INSPECT THAT EACH ROOF PANEL MALE AND FEMALE ARE FREE FROM DISTORTION AND KINKS WHICH CAN LEAD TO DIFFICULTY AND / OR DAMAGE TO THE PANEL WHILE ATTEMPTING TO CRIMP / SEAM THE PANEL. ANY DISTORTIONS / KINKS MUST BE CORRECTED BEFORE ATTEMPTING TO CRIMP / SEAM THE PANELS. **THE MBS NOR THE SEAMER RENTAL COMPANY CAN BE HELD RESPONSIBLE FOR ANY CONCERNS RELATED TO DAMAGE CAUSED IN THE FIELD.**

MANUAL CRIMPING TOOL OPERATION FOR Loc Seam 90 SEAM

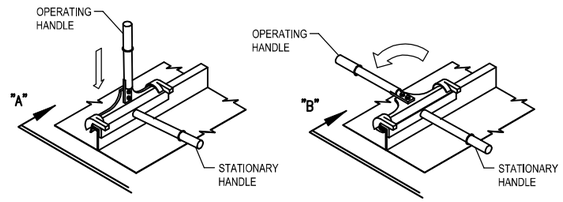
ASSEMBLE THE SEAMING TOOL
WHEN RECEIVED, THE MANUAL CRIMPING TOOL MAY BE DISASSEMBLED. ASSEMBLE THE HANDLE TO THE TOOL BODY WITH THE PROVIDED BOLTS.

TOOL ORIENTATION TO SEAM
ORIENT THE TOOL TO FIT CORRECTLY ON THE ROOF PANEL SEAM (SEE SECTION A BELOW). THE STATIONARY HANDLE MUST BE IN THE HORIZONTAL POSITION AND THE OPERATING HANDLE MUST BE ROTATED UP TO THE OPEN OR VERTICAL POSITION

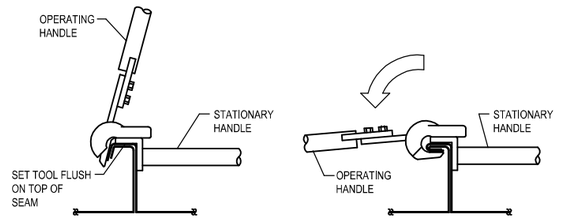
FORMING THE SEAM
WHEN THE TOOL IS CORRECTLY POSITIONED ON THE PANEL, PUSH THE STATIONARY BLADE SOLIDLY AGAINST THE TOP OF THE SEAM. WHILE HOLDING THE STATIONARY HANDLE IN THE HORIZONTAL POSITION, ROTATE THE OPERATING HANDLE DOWN TO THE HORIZONTAL POSITION. THIS WILL FORM THE SEAM (SEE SECTION B BELOW).



MANUAL CRIMPING TOOL



STEP 1 — STEP 2



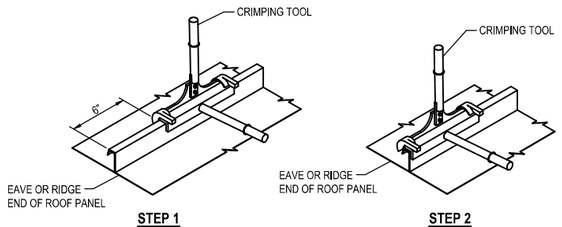
SECTION "A" — SECTION "B"

MANUAL CRIMPING TOOL OPERATION FOR Loc Seam 90 SEAM CONT.

TOOL POSITION ON THE ROOF
WHEN HAND SEAMING AT THE LOW EAVE, RIDGE END, END LAP AND **ALL** ROOF CLIP LOCATIONS. THE SEAMING MUST BE DONE IN TWO STEPS.
STEP 1: POSITION THE CRIMPING TOOL AS SHOWN BELOW IN THE VARIOUS AREAS OF THE ROOF. ROTATE THE MOVEABLE HANDLE DOWN TO FORM A Loc Seam 90 SEAM. RELEASE HANDLE.

STEP 2: RE-POSITION THE CRIMPING TOOL AS SHOWN BELOW AND REPEAT STEP 1.

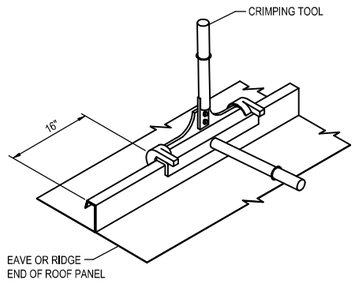
CHECKING THE FINISHED SEAM
ROTATE THE OPERATING HANDLE TO THE OPEN POSITION, REMOVE THE TOOL AND CHECK THAT THE SEAM IS CORRECTLY FORMED, AS SHOWN BELOW.



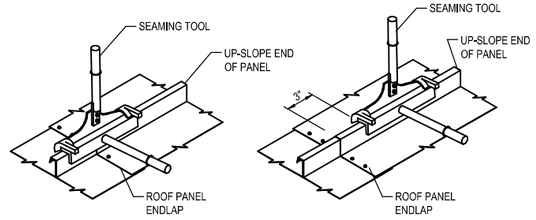
STEP 1 — STEP 2

MANUAL CRIMPING AT THE EAVE

ERECTOR NOTES:
THE ROOF SEAM PROFILE IS COMPLETE ONLY AFTER THE ENTIRE ROOF HAS BEEN MECHANICALLY SEAMED. IF BUILDING HAS LOC SEAM 360 SEAM, DO NOT SEAM / CRIMP THE PANEL INTO A LOC SEAM 360 SEAM 16" UP FROM THE LOW EAVE, OTHERWISE THE GUTTER BRACKET WILL NOT FIT UP PROPERLY.

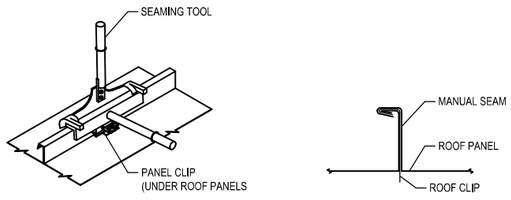


MANUAL CRIMPING AT THE EAVE



STEP 1 — STEP 2

MANUAL CRIMPING AT THE ENDLAP



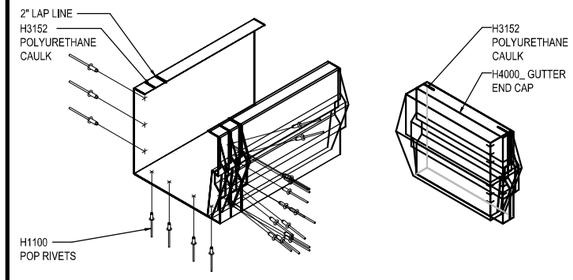
MANUAL CRIMPING AT ALL CLIPS — **FINISHED MANUAL HAND CRIMP**

LOC SEAM HAND CRIMPING NOTES
HAND CRIMING TOOLS AND PROCEDURES

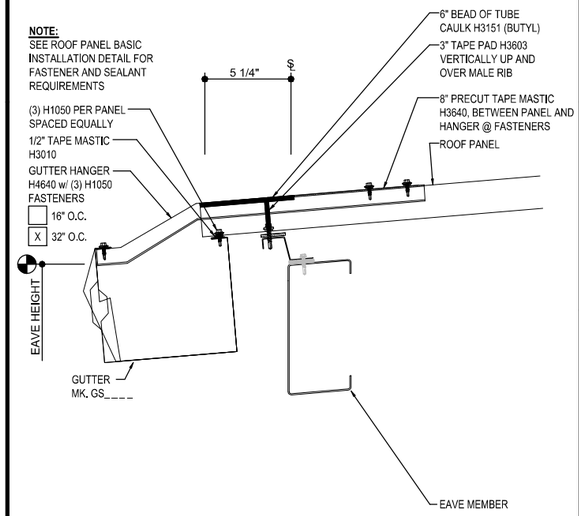
TRIM_16

GUTTER LAP & END CAP

APPLY BEAD OF POLYURETHANE CAULK 1" FROM END OF TRIM AND LAP SECTIONS 2" AND FASTEN AS SHOWN. TO TERMINATE THE GUTTER APPLY POLYURETHANE CAULK TO THREE SIDES OF END CAP AND TOP RETURN AREA AS SHOWN AND INSERT INTO THE GUTTER LEAVING 1/2" EXPOSED. ATTACH WITH RIVETS SAME AS END LAP.



NOTE 1: PANEL RIB MUST BE HAND CRIMPED 90° (NOT 360°) PRIOR TO INSTALLING GUTTER BRACKET!



ON-SLOPE GUTTER DETAIL
EAVE GUTTER DETAIL w/ NO WALL PANEL

TRIM_17

ISSUE	DWN	CHK	ENG	PE	DATE
CONST. AB PLAN	NBS	EOP	CBM		7/24/2023
BUILDING DEPARTMENT REVIEW	WBS	DAN	CBM		7/31/2023

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PROJECT NAME: WENDOVER FS #13 REPLACEMENT
WENDOVER, NV
CUSTOMER NAME: MICHAEL CLAY CORP
WINNEMUCCA, NV
JOB NUMBER: U23G0555A
SHEET TITLE

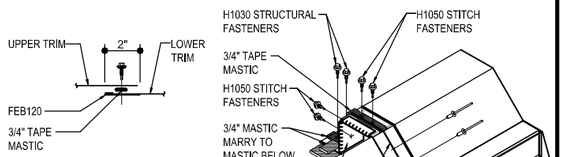
RUSSELL R. SKEEM — PROFESSIONAL ENGINEER — STATE OF NEVADA
07/31/2023
Exp. Jun 30, 2024
CIVIL/STRUCTURAL
No. 016713

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SHEET: D13 of 20

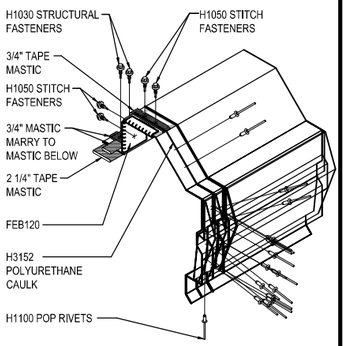
RAKE LAP & FLASHING BACKER

SLIDE FIELD CUT SECTION OF FLASHING ENDLAP BACKER ONTO THE LOWER TRIM PIECE AS SHOWN BELOW. PLACE TAPE MASTIC NEXT TO HEM OF THE BACKER (NOT ON TOP OF HEM). APPLY CONTINUOUS BEAD OF CAULK 1" FROM END OF TRIM DOWN PROFILE OF TRIM. FASTEN LAP WITH STITCH FASTENERS AND POP RIVETS AS SHOWN. ROOF STRUCTURAL FASTENERS SHOULD BE USED TO FASTEN THROUGH PANEL FLAT INTO RAKE ANGLE.

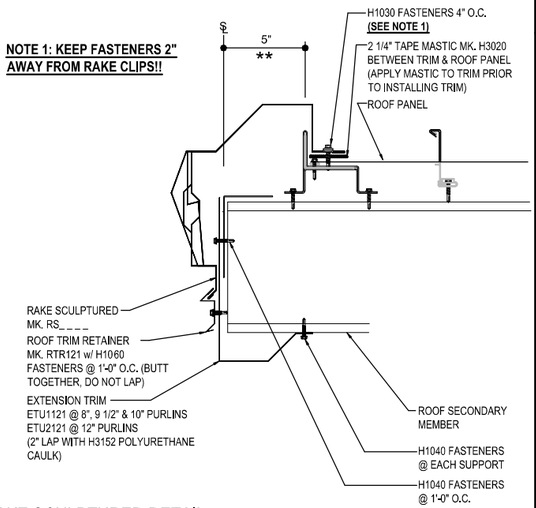


FLASHING ENDLAP BACKER

FIELD CUT FROM STANDARD FEB120



NOTE 1: KEEP FASTENERS 2" AWAY FROM RAKE CLIPS!!



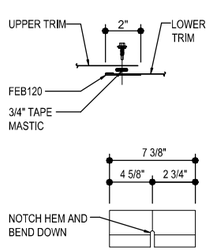
RAKE SCULPTURED DETAIL

RAKE SCULPTURED DETAIL w/ NO WALL PANEL

TRIM_18

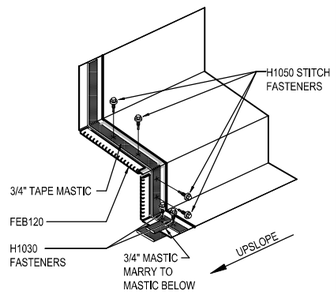
PARAPET LAP & FLASHING BACKER

SLIDE FIELD CUT SECTION OF FLASHING ENDLAP BACKER ONTO THE LOWER TRIM PIECE AS SHOWN BELOW. PLACE TAPE MASTIC NEXT TO HEM OF THE BACKER (NOT ON TOP OF HEM). FASTEN LAP WITH STITCH FASTENERS. ROOF STRUCTURAL FASTENERS SHOULD BE USED TO FASTEN THROUGH PANEL FLAT INTO RAKE ANGLE.



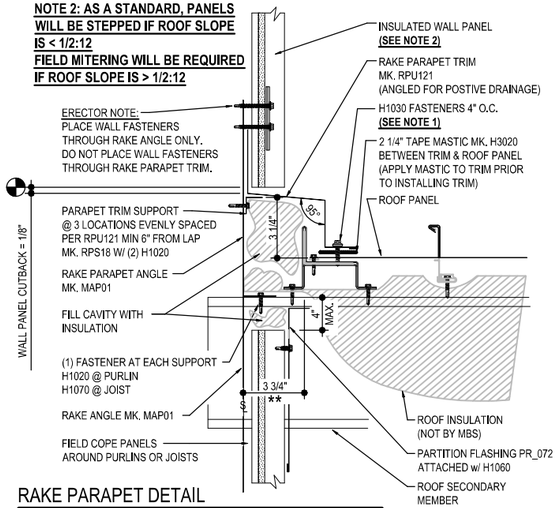
FLASHING ENDLAP BACKER

FIELD CUT FROM STANDARD FEB120



NOTE 1: KEEP FASTENERS 2" AWAY FROM RAKE CLIPS!!

NOTE 2: AS A STANDARD, PANELS WILL BE STEPPED IF ROOF SLOPE IS < 1/2:12
FIELD MITERING WILL BE REQUIRED IF ROOF SLOPE IS > 1/2:12



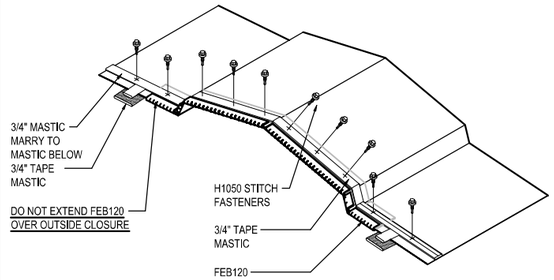
RAKE PARAPET DETAIL

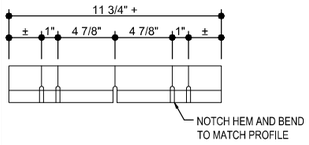
RAKE PARAPET DETAIL w/ INSULATED WALL PANELS
SEE INSULATED WALL SHEETING ERECTION DETAILS FOR INSTALLATION INSTRUCTIONS.

TRIM_19

RIDGE CAP LAP & FLASHING BACKER

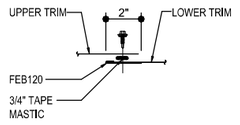
SLIDE FIELD CUT SECTION FLASHING ENDLAP BACKER ONTO THE LOWER TRIM PIECE. PLACE TAPE MASTIC NEXT TO HEM OF THE BACKER (NOT ON TOP OF HEM). MARRY LAP MASTIC WITH MASTIC BETWEEN RIDGE CAP AND RIDGE CLOSURE ZEE.

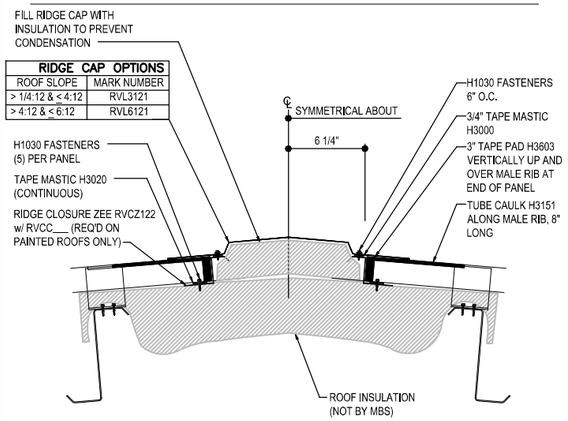




FLASHING ENDLAP BACKER

FIELD CUT FROM STANDARD FEB120





RIDGE CAP OPTIONS	
ROOF SLOPE	MARK NUMBER
> 1/4:12 & < 4:12	RVL3121
> 4:12 & < 6:12	RVL6121

RIDGE TRIM DETAIL

RIDGE TRIM DETAIL

TRIM_20

ISSUE	DWN	CHK	ENG	PE	DATE
CONST. AB PLAN	NBS	EOP	CBM		7/24/2023
BUILDING DEPARTMENT REVIEW	WBS	DAN	CBM		7/31/2023

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PROJECT NAME
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SHEET TITLE

RUSSELL R. SKEEM
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SHEET
D14 of 20

SUGGESTED INITIAL PROCEDURES FOR INSTALLER:

1) CHECK ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES TO VERIFY COMPLIANCE WITH THE CODE.

2) BE CERTAIN THAT SITE CONDITIONS ARE SUCH THAT SAFE WORKING PRACTICES ARE STRICTLY OBSERVED.

3) REVIEW ALL INSTALLATION DRAWINGS AND ASSOCIATED PROJECT DOCUMENTS.

4) CONSULT WITH THE GENERAL CONTRACTOR, DESIGN ENGINEER, ARCHITECT AND/OR OWNER TO CONFIRM THOSE RECOMMENDED.

5) COMPLY WITH ALL SAFETY REGULATIONS.

IT IS THE RESPONSIBILITY OF THE DESIGNER / CONTRACTOR / INSTALLER TO ENSURE THAT THE DETAILS AND INSTALLATION PROCEDURES ARE ADAPTED TO MEET PARTICULAR BUILDING REQUIREMENTS. THE METAL BUILDING / PANEL SUPPLIER SHALL NOT BE HELD LIABLE FOR ANY AND ALL CLAIMS ARISING FROM LACK OF PROPER INSTALLATION. THE DESIGNER / INSTALLER MUST BE AWARE OF AND ALLOW FOR EXPANSION AND CONTRACTION OF WALL PANELS WHEN DESIGNING AND/OR INSTALLING WALL PANELS.

SOME FIELD CUTTING IS PART OF NORMAL ERECTION WORK. WORKMANSHIP SHALL CONFORM TO THE HIGHEST INDUSTRY STANDARDS. A CERTAIN AMOUNT OF WAVINESS CALLED "OIL CANNING" MAY EXIST IN THE PANEL. MINOR WAVINESS IS NOT SUFFICIENT CAUSE FOR REJECTION AND DOES NOT AFFECT THE STRUCTURAL INTEGRITY OF THE PANEL. MINIMIZING OR ELIMINATION THIS EFFECT CAN BE ACCOMPLISHED BY USING SIMPLE INDUSTRY STANDARD PROCEDURES DURING SURFACE PREPARATION.

NOTES FOR HANDLING PANELS AND COMPONENTS:

INSULATED PANELS ARE CAREFULLY INSPECTED AND BUNDLED PRIOR TO LOADING FOR SHIPMENT. IT IS THE RESPONSIBILITY OF THE TRANSPORTATION COMPANY TO DELIVER THESE COMPONENTS UNDAMAGED. IT IS THE CONSIGNEE'S RESPONSIBILITY TO INSPECT THE SHIPMENT FOR DAMAGE AND SHORTAGES WHEN IT IS RECEIVED.

WHEN A SHIPMENT IS RECEIVED, CHECK EACH ITEM AGAINST THE BILL OF LADING FOR QUANTITY, LENGTH, DAMAGE, ETC. IF A SHORTAGE OR DAMAGE IS FOUND, MAKE SURE A NOTATION OF IT IS MADE ON THE BILL OF LADING AND SIGNED BY THE DRIVER. THE MANUFACTURE CANNOT BE RESPONSIBLE FOR SHORTAGES OR DAMAGED MATERIALS UNLESS THEY ARE NOTED ON THE BILL OF LADING.

IN THE CASE OF PACKAGED COMPONENTS (SUCH AS CLIPS, FASTENERS, AND SEALANTS, ECT.), THE QUANTITIES ARE MARKED ON THEIR CONTAINER AND SHOULD BE CHECKED AGAINST THE BILL OF MATERIALS.

IT IS THE CUSTOMER'S RESPONSIBILITY TO MAKE ANY DAMAGE CLAIM. IMMEDIATELY NOTIFY THE DESIGNATED CUSTOMER SERVICE COORDINATOR OF ANY SHORTAGES OR DAMAGED MATERIALS. THIS WILL HELP TO MINIMIZE ANY ERECTION DELAYS THAT MAY RESULT FROM THE SHORTAGE OR DAMAGED MATERIALS.

UPON ARRIVAL OF PANELS, FORKLIFTS OR HOISTING EQUIPMENT WILL BE REQUIRED TO UNLOAD AND POSITION THE PANEL BUNDLES AND ACCESSORY CRATES FOR JOBSITE STORAGE AND INSTALLATION.

EXTREME CARE SHOULD BE TAKEN TO AVOID BUMPING THE PANELS WHILE LIFTING AND MANEUVERING. IN ALL CASES PANELS SHOULD NOT DEFLECT SIGNIFICANTLY IN THE LIFTING PROCESS.

IN HANDLING PANELS INDIVIDUALLY, ALL PERSONNEL MUST WEAR THE PROPER CLOTHING, PROTECTIVE EYE WEAR, AND GLOVES.

TO HELP PREVENT DAMAGES TO THE SURFACES AND EDGES:
- ALWAYS LIFT THE PANELS WHEN REMOVING THEM FROM BUNDLES, NEVER DRAG THEM.
- NEVER LIFT THE PANEL FROM THE FLAT POSITION BY THE OVERLAPPING RIB.
- DO NOT CARRY PANELS IN THE FLAT POSITION.

UNLOADING:

PANELS ARE SPIRAL WRAPPED WITH STRETCH-FILM AND SHIPPED FLAT. PANEL BUNDLES ARE REINFORCED AT SPECIFIED LIFTING POINTS TO PREVENT DAMAGE WHEN LIFTING. SEE FIGURE'S 1 AND 2 IN THIS SECTION TO DETERMINE WHERE THE LIFTING POINTS ARE FOR THE PANEL BUNDLES.

UNLOADERS MUST TAKE CARE THAT FORKLIFT FORKS ARE LOCATED AT THE PARTICLE BOARD ON THE PANEL BUNDLES BEFORE LIFTING.

EXTREME CARE SHOULD BE TAKEN TO AVOID BUMPING OR DROPPING THE PANELS WHEN LIFTING AND MANEUVERING.

WHEN UNLOADING BUNDLES OF 36'-0" OR LONGER IN LENGTH, TWO OR MORE LIFTING POINTS MAY BE REQUIRED. OVER ENGAGEMENT OF FORKS WILL CAUSE DAMAGE TO THE MATERIALS LOCATED ON THE OPPOSITE SIDE OF THE BUNDLE BEING LIFTED.

WHEN AN OVERHEAD CRANE IS USED, REINFORCED NYLON SLINGS OR STRAPS SHOULD BE USED (NO CHAINS OR CABLES SHOULD COME IN CONTACT WITH THE PANELS), ALONG WITH SUITABLE STIFF INSERTS LOCATED AT TOP AND BOTTOM OF THE BUNDLES AT THE SLING POSITIONS TO PROTECT THE PANELS FROM DAMAGE. ALSO, PLACE FOAM BLOCKS ON THE SIDES OF BUNDLES AT ALL SLING LOCATIONS.

NOTES:

REINFORCED LIFTING POINTS ARE CLEARLY MARKED ON THE PANEL BUNDLE (SEE FIGURES 1 & 2)

LONG LENGTH PANELS HAVE TWO OR MORE LIFTING POINTS (SEE FIGURE 2).

USE EXTREME CARE TO AVOID BUMPING OR DROPPING THE PANELS WHILE LIFTING AND MANEUVERING.

HOIST THE PANELS TO THE ROOF WITH THE AID OF NYLON SLINGS AND A SPREADER BAR TO PREVENT ANY CHANCE OF BENDING OR BUCKLING THE PANELS.

UNLOADING WITH A FORKLIFT:

- OVER ENGAGEMENT OF FORKS WILL CAUSE DAMAGE TO THE MATERIALS LOCATED ON THE OPPOSITE SIDE OF THE BUNDLE BEING LIFTED
- PANELS SHOULD NOT DEFLECT SIGNIFICANTLY IN THE LIFTING PROCESS.
- ENSURE THE FORKS STRADDLE THE DESIGNATED LIFT POINT.
- LIFT BUNDLES ONE AT A TIME WITH THE FORKLIFT

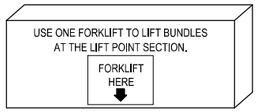


FIGURE 1
STANDARD LENGTH BUNDLES

- BE CAREFUL WHEN UNLOADING OR MOVING LONG LENGTH BUNDLES
- DO NOT POSITION YOUR LIFT AT THE CENTER OF THE BUNDLE, THIS MAY CAUSE PANEL DAMAGE.
- EACH FORKLIFT SHOULD STRADDLE ONE LIFT POINT.

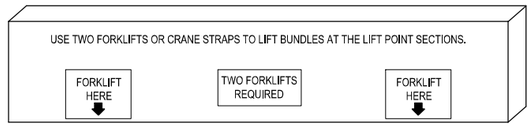


FIGURE 2
LONG LENGTH BUNDLES

UNLOADING WITH AN OVERHEAD CRANE:

- USE NYLON REINFORCED SLINGS OR STRAPS LOCATED AT A MINIMUM OF TWO POINTS ALONG THE LENGTH OF THE BUNDLE FOR CRANE LIFTING OF THE INDIVIDUAL BUNDLES.
- CHAINS OR CABLES SHOULD NOT COME IN CONTACT WITH THE PANELS.
- SUITABLY STIFF INSERTS SHOULD BE LOCATED AT TOP AND BOTTOM OF THE BUNDLES AT THE SLING POSITIONS TO PROTECT THE EDGES OF THE UPPER AND LOWER PANELS.
- PLACE FOAM BLOCKS ON THE SIDES OF BUNDLES AT ALL SLING LOCATIONS.
- WHEN BUNDLES ARE LONGER THAN 15'-0" IT IS SUGGESTED THAT A PROPERLY DESIGNED AND FABRICATED LIFTING BEAM IS USED.

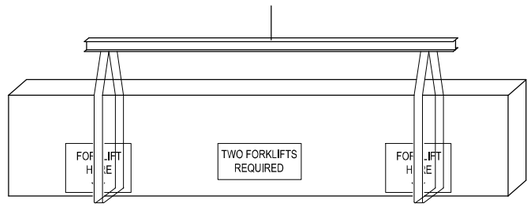


FIGURE 3
BUNDLES UNDER 4,000 LBS AND LESS THAN 44'-0"

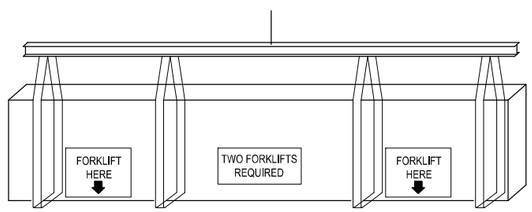


FIGURE 4
BUNDLES OVER 4,000 LBS AND LESS THAN 44'-0"

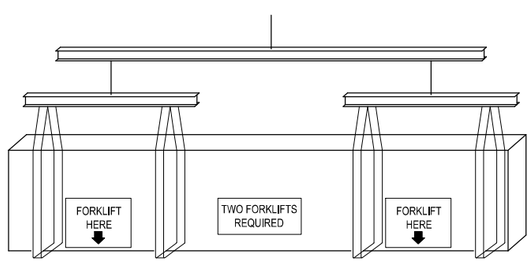
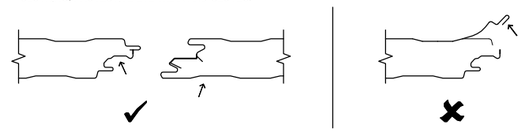


FIGURE 4
BUNDLES OVER 4,000 LBS AND MORE THAN 44'-0"

MANUALLY UNLOADING:
- ON SMALL PROJECTS UNLOADING OF THE PANELS MAY BE CARRIED OUT BY HAND.
- NOTE: SPECIAL CARE SHOULD BE TAKEN WHEN HANDLING. ALWAYS LIFT THE PANELS WHEN REMOVING FROM A BUNDLE, NEVER DRAG THEM.
- WARNING: TO PREVENT JOINT DAMAGE, NEVER LIFT THE PANEL FROM THE FLAT POSITION FROM THE OVERLAPPING RIB. LIFT PANELS FROM THE BOTTOM SKIN.
- IT IS IMPORTANT THAT WHENEVER A PANEL IS HANDLED, PICKED-UP, MOVED OR CARRIED IT SHOULD BE TURNED ON EDGE FIRST. DO NOT CARRY PANEL WHILE FLAT.
- IMPORTANT NOTE: ALL PERSONNEL DOING THESE PROCEDURES MUST WEAR AT ALL TIMES THE PROPER CLOTHING, PROTECTIVE EYE WEAR AND GLOVES.

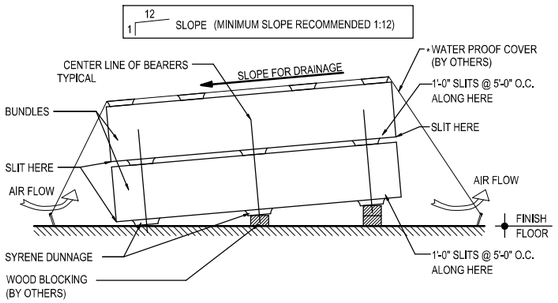


THE METAL BUILDING/PANEL SUPPLIER DOES NOT TAKE ANY RESPONSIBILITY FOR DAMAGE CAUSED FROM MISHANDLING OF PANELS. DAMAGED PANELS SHALL BE REPLACED OR CORRECTED TO APPROVAL OF THE ARCHITECT AND ANY COST INCURRED SHALL BE BORNE BY THE PARTIES RESPONSIBLE FOR THE DAMAGE.

JOBSITE STORAGE:

UPON ACCEPTANCE OF THE SHIPMENT, THE CUSTOMER IS RESPONSIBLE FOR PROPER HANDLING, STORAGE, AND SECURITY OF THE RECEIVED MATERIALS. THE MANUFACTURER IS NOT RESPONSIBLE FOR DAMAGE OR LOSS OF MATERIALS AT THE JOB SITE.

PANELS NOT REQUIRED FOR IMMEDIATE USE SHOULD BE:
- CAREFULLY UNLOAD AND PLACE DIRECTLY IN A PROTECTED STORAGE AREA ON A FIRM, LEVEL SURFACE CLEAR OF DEBRIS, PREFERABLY UNDER WATER PROOF COVER AND SLIT PLASTIC WRAP AT BASE TO ALLOW AIR FLOW, FOR NO LONGER THAN 30 DAYS.
- CUT / SLIT THE BOTTOM OF THE PLASTIC WRAP IN 1'-0" INCREMENTS AT 5'-0" O.C. ALONG THE LENGTH OF THE BUNDLES. A CONTINUOUS CUT / SLIT SHOULD BE MADE ALONG THE WIDTH OF THE BUNDLE.
- ELEVATE WITH WOOD BLOCKING, TO ALLOW AIR CIRCULATION UNDER THE BUNDLE, ON A FIRM, LEVEL SURFACE CLEAR OF DEBRIS, STANDING WATER, DIRECT SUN, AND DRIFTING SNOW.
- SEPARATE FLAT-LAID BUNDLES WITH THE STYRENE DUNNAGE PROVIDED WITH THE SHIPMENT.
- BUNDLES CAN BE STACKED, NO MORE THAN (2) BUNDLES HIGH.
- SLOPE AT A MINIMUM OF 1:12 FOR DRAINAGE OF MOISTURE FROM PANELS.
- INSPECTED DAILY FOR MOISTURE. INSURE NO SAGS ARE PRESENT. TRAPPED MOISTURE CAN DAMAGE THE PANEL FINISH AND VOID APPLICABLE FINISH WARRANTIES. IF PANEL BUNDLES CONTAIN MOISTURE OR SAGS, THE PANEL BUNDLE SHOULD BE DRIED AND RESTACKED. USE CARE IN RESTACKING TO AVOID DAMAGE TO PANELS.



PANELS FOR IMMEDIATE USE:
IF THE PANELS ARE TO BE USED IMMEDIATELY, THE BUNDLES SHOULD BE PLACED AT PRE-PLANNED STRATEGIC LOCATIONS AROUND THE PERIMETER OF THE BUILDING, AS CLOSE AS POSSIBLE TO THE PLANNED WORK AREAS, TO AVOID UNDUE SITE MANEUVERING.

WHEN MOVING PANEL BUNDLES, EXTREME CAUTION SHOULD BE TAKEN TO PREVENT DAMAGE TO THE PANEL SURFACES AND EDGES.

WHEN HANDLING PANELS INDIVIDUALLY, THEY SHOULD BE CARRIED IN A VERTICAL, NOT FLAT POSITION. NEVER DRAG PANELS WHEN REMOVING THEM FROM BUNDLES.

(SEE "HANDLING PANELS AND COMPONENTS)

INSTALLATION TOOLS:

"READ BEFORE YOU START"

- SLIDING PANELS TOGETHER WILL SCUFF, DISCOLOR OR DAMAGE THE FINISH.
- IT IS IMPORTANT TO NOTE THAT, DUE TO THE HIDDEN FASTENER SIDE LAP CONNECTIONS OF THESE PANELS, EXTRA CARE SHOULD BE TAKEN WHEN HANDLING THESE COMPONENTS.
- THE FOLLOWING IS A LIST OF COMMON TOOL REQUIREMENTS. REFER TO "FIELD CUTTING" FOR PANEL CUTTING GUIDELINES.
- WEARING CLEAN GLOVES, HANDLING THE PANELS BY EDGES AND TAKING A LITTLE EXTRA CARE WILL PAY OFF BY PRODUCING A GOOD CLEAN FINISHED WALL.

COMMON TOOL REQUIREMENTS:

CIRCULAR SAW	POWER DRILL	CARPENTER'S SQUARE
RIVET GUN	LEVEL	CHALK LINE
TAPE MEASURE	CAULK GUN	SCREW GUN
POWER SHEARS	HAMMER DRILL	POWER NIBBLER

CAUTION: ANY METAL FILINGS OR BURRS SHOULD BE CLEANED OFF THE FACE OF THE PANELS AS SOON AS POSSIBLE TO PREVENT RUST FROM FORMING ON THE PAINT. (SEE "CLEANING PROCEDURES")

ALIGNMENT & SHIMMING
PRIOR TO INSTALLATION, WALL SECONDARY MEMBERS SHOULD BE CHECKED FOR OVERALL DIMENSIONS AND EVENNESS OF PLANE. THE WALL SECONDARY MEMBERS SHOULD ALSO BE CHECKED TO VERIFY THE WALL SYSTEM CAN BE INSTALLED WITHOUT INTERFERENCE. PRIOR TO INSTALLATION OF INSULATED PANEL, INSPECT EACH WALL FOR COMPONENT ALIGNMENT AND PLANE FLATNESS.

CHECK SUPPORT ALIGNMENT AGAINST THESE TOLERANCES:
< 8'-0" SPACING: +1/8", -0"
≥ 8'-0" SP[ACING: +1/4", -0"

(ARCHITECTURAL FLAT PANELS) < 4'-0" SPACING: +1/16", -0"

MISALIGNED SECONDARY STEEL MAY REQUIRE THE ERECTOR TO SHIM THE INSULATED WALL PANELS AT SOME LOCATIONS. SHIMS AND LABOR FOR INSTALLING SHIMS ARE BY OTHERS.



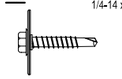
OUTWARD ALIGNMENT WITHIN TOLERANCE = ACCEPTABLE

INWARD ALIGNMENT = NOT ACCEPTABLE

FASTENERS:

INSULATED WALL PANEL FASTENERS VARY BASED ON LOCATION AND PANEL THICKNESS. THE FASTENERS LISTED BELOW ARE TYPICAL FASTENERS. ADDITIONAL FASTENERS, WHEN REQUIRED BY DESIGN, WILL BE INDICATED ELSE WHERE ON THE ERECTION DRAWING SET.

43L — SELF-DRILLING SCREW, 1/4-14 x 1 1/4" TYPE 2



H1030 — SELF-DRILLING SCREW, 1/4-14 x 1 1/4" TCP 3 W/ WASHER



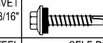
H1050 — SELF-DRILLING SCREW, 1/4-14 x 7/8" TCP 1 W/ WASHER



H1100 — 1/8" STAINLESS STEEL BLIND POP RIVET, GRIP RANGE: 1/8" - 3/16"



17 — SELF-DRILLING SCREW, 12-14 x 1" TCP 3 W/ WASHER



4 — SELF-DRILLING SCREW, 1/4-14 x 7/8" TCP 1 W/ WASHER



14 — 1/8" STAINLESS STEEL BLIND POP RIVET, GRIP RANGE: 1/8" - 3/16"



H1220 — SELF-DRILLING SCREW, 12-14 x 1" TCP 3 SQUARE / PHILLIPS PANCAKE HEAD

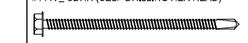


2605ANC — LOCK RIVET, 9/32 BT DOME HEAD W/ WASHER



14A — 1/8" STAINLESS STEEL BLIND POP RIVET, GRIP RANGE: 5/16" - 3/8"

16 PNC / 17 PNC
#14 X _ SDHH (SELF DRILLING HEX HEAD)



STRUCTURAL FASTENING AT PANEL HIDDEN JOINT			
PANEL THICK.	HIDDEN FASTENER	(TEK 3) MARK#:	(TEK 5) MARK #:
2"	1/4 - 14 X 2 SDHH W/O WASHER	1616PNC	N/A
2 1/2" & 3"	1/4 - 14 X 3 SDHH W/O WASHER	1624PNC	1724PNC
4"	1/4 - 14 X 4 SDHH W/O WASHER	1632PNC	1732PNC

14 PNC
#14 X _ SDPH SELF DRILLING PANCAKE HEAD



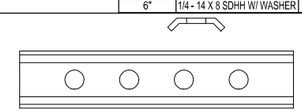
STRUCTURAL FASTENER AT PANEL FACE		
PANEL THICK.	THROUGH FASTENER	(TEK 3) MARK#:
2"	#14 X 3 SDPH	1424PNC
2 1/2" & 3"	#14 X 4 SDPH	1432PNC
4"	#14 X 5 SDPH	1440PNC

11 P999
#14 X _ SDHH (SELF DRILLING HEX HEAD)



STRUCTURAL FASTENING FOR THROUGH CONDITIONS		
PANEL THICK.	THROUGH FASTENER	(TEK 3) MARK#:
2"	1/4 - 14 X 4 SDHH W/ WASHER	1132P999
2 1/2" & 3"	1/4 - 14 X 5 SDHH W/ WASHER	1140P999
4"	1/4 - 14 X 6 SDHH W/ WASHER	1148P999
5"	1/4 - 14 X 7 SDHH W/ WASHER	1156P999
6"	1/4 - 14 X 8 SDHH W/ WASHER	1164P999

4633GNC
4 HOLE PANEL JOINT WASHER



NOTES: THE USE OF A CENTER PUNCH TO SLIGHTLY DIMPLE THE PANEL FACE PRIOR TO INSTALLING THROUGH FASTENERS IS RECOMMENDED TO PREVENT "WALKING" OF THE FASTENERS. EXCESSIVE DAMAGE TO THE PANEL FINISH CAUSED DURING INSTALLATION MAY VOID THE PANEL FINISH WARRANTY.

PROJECT PREPERATION NOTES

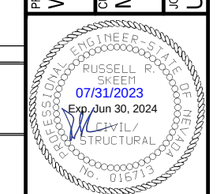
INSULATED WALL PANELS
INITIAL GUIDELINES, UNLOADING, HANDLING PANELS & COMPONENTS, JOBSITE STORAGE, & REQ'D TOOLING FOR INSTALLATION

TRIM_21

ISSUE	DWN	CHK	ENG	PE	DATE
CONST. AB PLAN	NBS	EOP	CBM		7/24/2023
BUILDING DEPARTMENT REVIEW	MBS	DAN	CBM		7/31/2023

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PROJECT NAME: WENDOVER FS #13 REPLACEMENT
WENDOVER, NV
CUSTOMER NAME: MICHAEL CLAY CORP
WINNEMUCCA, NV
JOB NUMBER: U23G0555A
SHEET TITLE:



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SHEET: D15 of 20

INSTALLATION PROCEDURES:

NOTE: INSULATED PANELS, DUE TO THEIR JOINERY, DO NOT PROVIDE DIAPHRAGM STIFFNESS FOR THE BUILDING WALL TO RESIST LATERAL FORCES INCLUDING WIND. LATERAL BRACING IS TO BE PROVIDED BY CROSS BRACING SYSTEMS CONNECTED TO THE PRIMARY BUILDING FRAMING.

PRIOR TO PANEL INSTALLATION VERIFY:

BUILDING WALLS ARE PLUMB: INSURE BUILDING WALLS TO BE SHEETED ARE PLUMB AND THAT ANY CROSS-BRACING REQUIRED IS IN PLACE AND SNUG TO PREVENT WALL MOVEMENT DURING PANEL INSTALLATION. ALL SECONDARY MEMBERS ARE IN PLACE AND PLUMB.

SAG BRACING: IF SAG BRACING IS REQUIRED FOR YOUR JOB, THEN IT NEEDS TO BE INSTALLED PRIOR TO PANEL INSTALLATION. INSULATED PANELS ARE NOT DESIGNED TO CARRY THOSE LOADS.

WALL PLANE IS FREE OF OBSTRUCTIONS - SEE "INSTALLATION GUIDELINES"

PANEL LAYOUT - REVIEW CUT DIMENSIONS FOR INSULATED PANELS AT ERECTION DRAWING PANEL LAYOUTS AND BECOME FAMILIAR WITH STARTING AND ENDING PANEL REQUIREMENTS.

WALL OPENING LOCATIONS - LOCATIONS OF OPENINGS MAY NEED TO BE ADJUSTED SLIGHTLY (INCHES) DUE TO PANEL JOINERY. TYPICALLY, PANELS ABOVE AND BELOW OPENINGS ARE TO BE INSTALLED AS WORK PROGRESSES. IF POSSIBLE, KEEP SIDE PANEL JOINTS 6" AWAY FROM FRAMED OPENINGS AS A MINIMUM.

PERSONNEL WALK DOORS – INSTALL PRIOR TO PANEL INSTALLATION. NOTIFY YOUR CUSTOMER SERVICE COORDINATOR IF YOU FIND A POTENTIAL ERECTION PROBLEM.

ONCE ALL OF THE ABOVE ITEMS HAVE BEEN VERIFIED, BEGIN INSTALLATION PROCESS:

1. TO ENSURE A PROPER VAPOR BARRIER AND WATER TIGHTNESS, APPLY A 3/8" BEAD OF BUTYL TUBE CAULK (MK. H3151 TYP.) AT MALE EDGE OF THE PANEL IF CAULK IS NOT PRESENT. ALSO, APPLY A CONTINUOUS 3/8" BEAD OF BUTYL TUBE CAULK RUN AT ALL PERIMETER SUPPORT MEMBERS; BASE, EAVE, HEADER, SILL, AND HORIZONTAL TRANSITIONS. NOTE: THIS CAULK IS NOT REQUIRED AT MID-SPAN (INTERMEDIATE) MEMBERS.
2. OBTAIN FIRST PANEL, STARTING PANEL CUT DIMENSION WILL BE SUPPLIED ON ERECTION DRAWINGS. REFER TO "FIELD CUTTING".
3. PLACE THE FIRST PANEL IN THE LOCATION AS DETAILED ON THE SHEETING DRAWINGS WITH THE BASE OF THE FIRST PANEL IN THE PROPER POSITION, PLUMB THE PANEL AND SECURE IN PLACE.
4. PREPARE ADJACENT PANEL EDGE (VERIFY/ADD BUTYL CAULK, ETC.) PLACE INTO POSITION.
5. MAINTAIN AN EVEN AND UNIFORM GAP AT THE PANEL SIDE JOINT (0.125" MAX), THEN FASTEN PANEL INTO POSITION USING ALL REQUIRED SIDE JOINT FASTENERS. REFER TO "WALL OPENINGS" FOR SPECIFIC INFORMATION AT OPENINGS.
6. REPEAT THE INSTALLATION PROCESS OCCASIONALLY CHECKING FOR PLUMB. IF ANY MINOR 'OUT-OF-PLUMB' IS DETECTED, TAKE CORRECTIVE ACTION IN MINOR STEPS WITH SUBSEQUENT PANELS TO BRING THE SHEETING PROCESS BACK TO PLUMB.

INSTALLATION GUIDELINES:

INSULATED PANELS PROVIDE INSULATION PERFORMANCE SUPERIOR TO CONVENTIONAL METAL WALL PANELS WITH FIELD ASSEMBLED INSULATION SYSTEMS. THE FULL ENERGY SAVINGS POTENTIAL CAN ONLY BE REALIZED WHEN THE INSULATED PANELS ARE INSTALLED WITH CAREFUL ATTENTION TO THE DETAILS AFFECTING THE QUALITY OF AIR AND MOISTURE SEAL.

TO ENSURE A PROPER VAPOR BARRIER AND WATER TIGHTNESS 3/8" BEAD OF BUTYL CAULK IS REQUIRED AT LOCATIONS INDICATED ON THE ERECTION DRAWINGS, SIDELAP CAULK MAY BE FACTORY OR FIELD APPLIED. IT IS HOWEVER, THE INSTALLERS RESPONSIBILITY TO FIELD APPLY CONTINUOUS BUTYL CAULK AT AREAS WITH VOIDS OR MISSING CAULK. CONTINUITY, SIZE AND PROPER BEAD PLACEMENT ARE CRITICAL IN OBTAINING A SATISFACTORY SEAL AT EACH PANEL EDGE. DETAILS FOR PLACEMENT OF CAULK AT PANEL EDGES SHOULD BE REVIEWED IN ADVANCE. APPLICATION OF CAULK SHOULD BE CONTINUOUS.

SPECIAL CARE IN HANDLING IS REQUIRED TO PREVENT DAMAGE OR CONTAMINATION BY FIELD DEBRIS WITHIN THE PANEL SIDE JOINT. ALL SECONDARY SUPPORT STEEL SHOULD BE IN PLACE FOR CONTINUOUS ATTACHMENT OF PANELS ACROSS THE SURFACE OF PRIMARY FRAMING MEMBERS, INCLUDING OUTER EXTREMES OF CORNERS, OPENINGS, GABLES, ETC.

PANEL ENGAGEMENT AT SIDE JOINTS SHOULD BE AS INDICATED ON DETAILS.

PRIOR TO INSTALLATION OF INSULATED PANEL, INSPECT EACH WALL FOR COMPONENT ALIGNMENT AND PLANE FLATNESS. WALL COMPONENTS SHOULD NOT VARY MORE THAT 1/8" OVER THE ENTIRE WALL SURFACE, INCLUDING FASTENER HEADS AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH CONTINUOUS BEARING OF THE INSULATED PANEL LINER FACE.

ALIGNMENT AT TRANSITION AREAS, SUCH AS CORNERS AND EAVE, SHALL BE WITHIN 1/8" OF THE THEORETICAL PLANE TO ACCOMMODATE CORNER PANELS AND FORMED FLASHING.

MISALIGNED SECONDARY STEEL MAY REQUIRE THE ERECTOR TO SHIM THE INSULATED WALL PANELS AT SOME LOCATIONS. SHIMS AND LABOR FOR INSTALLING SHIMS ARE NOT BY NBG.

DO NOT OVERDRIVE FASTENERS: OVERDRIVING FASTENERS CAN CAUSE DAMAGE AND DISTORTION OF THE PANEL FACE.

DO NOT SKIP ATTACHMENTS AT SECONDARY SUPPORT MEMBERS: PANELS MUST BE ATTACHED AT EACH GIRT LINE IN PROGRESSION. SECURING PANELS AT TOP AND BOTTOM ONLY CAN CAUSE PANELS TO BOW AND IT MIGHT BE IMPOSSIBLE FOR THEM TO RETURN TO THEIR NORMAL POSITION.

WEATHER TIGHTNESS REQUIREMENTS

TO PREVENT CONDENSATION ISSUES CARE MUST BE TAKEN BY THE INSULATED PANEL INSTALLER TO ENSURE PROPER SEALING OF THE BUILDING.

NOTE THE FOLLOWING:

ALL MATERIALS MUST BE INSTALLED AS SHOWN ON THE PROVIDED ERECTION DETAILS.

ALL PERIMETER CAULKING AND BUTYL SEALANT APPLICATIONS MUST BE INSTALLED AS AS SHOWN ON THE ERECTION DETAILS.

- CONTINUOUS CAULK AND TAPE MASTIC APPLICATIONS (FACTORY OR FIELD) MUST BE CAREFULLY INSPECTED AND ANY VOIDS FOUND MUST BE FIELD APPLIED.
- GAPS, VOIDS OR AIR SPACE CREATED AT PANEL TO PANEL TRANSITIONS; AS AT RAKE, LOW EAVE, RIDGE, HIGH SIDE EAVE, ROOF TO WALL OR CORNERS MUST BE FIELD FILLED WITH FOAM SPRAY IN PLACE INSULATION (BY OTHERS).

NBG WILL NOT BE RESPONSIBLE FOR ANY CONDENSATION ISSUES THAT MAY OCCUR DUE TO IMPROPER INSTALLATION.

IF THE ERECTOR IS NOT EXPERIENCED WITH THE INSULATED PANELS SUPPLIED BY NBG, IT IS STRONGLY RECOMMENDED THAT A FIELD TECHNICIAN BE ON SITE BEFORE BEGINNING PANEL INSTALLATION. PANEL INSTALLATION. CONTACT YOUR PROJECT COORDINATOR TO REQUEST AND SCHEDULE A FIELD TECHNICIAN.

FIELD CUTTING:

SOME FIELD CUTTING OF PANELS AND FLASHING WILL BE REQUIRED. IT IS THE WORKERS RESPONSIBILITY TO MAKE SURE ALL SAFETY PRECAUTIONS ARE FOLLOWED. SOME SAFETY PRECAUTIONS INCLUDE, BUT ARE NOT LIMITED TO; EYE PROTECTION, ADEQUATE VENTILATION, NO SMOKING AND AVOID EXPOSING PANELS TO HIGH HEAT.

PANELS ARE TO BE CUT ONE METAL SIDE AT A TIME AND THE INSULATION CAN BE REMOVED WITH A SERRATED KNIFE. A CIRCULAR SAW WITH AN APPROPRIATE BLADE SET TO CUT THROUGH THE METAL SKIN ONLY CAN BE USED. CIRCULAR SAWS WITH ABRASIVE BLADES ARE NOT ACCEPTABLE. BE SURE TO CUT COMPLETELY THROUGH THE METAL SKIN AT THE PANEL SIDE JOINTS. A CIRCULAR SAW WITH A **PROPER CARBIDE BLADE** MAY BE USED. **CHECK THE SAW BLADE MANUFACTUER'S SPECIFICATIONS FOR PROPER APPLICATION.**

RECOMMENDED CUTTING TOOLS INCLUDE:

(1) CIRCULAR SAW
(2) PANEL NIBBLER
(3) PANEL SAW
(4) SERRATED KNIFE
(5) BLADE OF A CARPENTER'S HAND SAW

IMP CUTTING PROCEDURES:

- MEASURE THE AREA TO CUT & MARK A LINE ON PANEL SURFACE (DO NOT USE GRAPHITE TO MARK PANEL).
- USE ADHESIVE TAPE ON BOTH SIDES OF THE CUTTING LINE TO PROTECT PANEL SURFACE.
- CONFIRM MEASUREMENT, AND PROCEED WITH CUTTING OPERATION.
- ALWAYS PROMPTLY CLEAN PANEL SURFACES TO REMOVE ANY METAL DUST OR FILINGS FROM CUTTING OPERATIONS.
- IF NECESSARY TURN PANEL OVER AND REPEAT STEPS ABOVE ON OPPOSITE SIDE.
- FILE OR SAND OFF ANY BURRS ON THE CUT EDGE OF THE PANEL. THE PANEL WILL THEN BE READY FOR INSTALLMENT. THE INSTALLER MUST CONSIDER THE APPLICATION OF THE CONTINUOUS BEAD OF SEALANT, & IF NECESSARY, THE CUTTING OF THERMAL BREAKS PRIOR TO INSTALLATION; SUCH TASKS SHALL BE DONE ON THE GROUND.
- FIELD-CUT EDGES SHOULD ALWAYS BE COVERED WITH TRIMS.

THE PANEL/BLDG MANUFACTURER **WILL NOT** BE RESPONSIBLE FOR DAMAGE TO PANELS CAUSED BY IMPROPER CUTTING METHODS.

- **NEVER** USE A RECIPROCATING SAW TO CUT INSULATED PANELS. RECIPROCATING SAWS CAN CAUSE STRUCTURAL DAMAGE TO THE INSULATED PANELS BY DELAMINATING THE PANEL FACE METAL FROM THE FOAM CORE MATERIAL.
- **NEVER** USE ANY TYPE OF TORCH TO CUT INSULATED PANEL.
- **NEVER** SUBJECT AN INSULATED PANEL TO THE HEAT OF A TORCH EVEN WHEN CUTTING NEARBY STEEL. HIGH HEAT WILL DAMAGE THE PANEL FINISH AND CAN CAUSE THE FOAM CORE TO PRODUCE FUMES WHICH MAY BE IRRITATING TO SOME INDIVIDUALS.
- **NEVER** BURN REMNANTS, DISPOSE OF INSULATED PANEL REMNANTS BY DEPOSITING IN PROPER GARBAGE FACILITIES.

ACCESSORIES:

- TRIMS LENGTHS SUPPLIED WILL VARY AND MAY REQUIRE SOME FIELD CUTTING.
- TRIM COLOR AVAILABILITY MATCHES PANEL COLOR AVAILABILITY.

TRIM ATTACHMENT:

TRIMS ARE FASTENED WITH BLIND RIVETS OR STITCH SCREWS, PAINTED TO MATCH TRIM COLOR. REFER TO THE ERECTION DETAILS AND THE ERECTION DRAWINGS FOR LOCATIONS AND FASTENING SPACING.

THERMAL WINDOW:

DUE TO THE ISOLATIVE PROPERTIES AND CONNECTION REQUIREMENTS OF THE WALL SYSTEM, THERMAL BREAK WINDOWS ARE RECOMMENDED FOR USE WITH INSULATED WALL PANELS.

SURFACE CLEANING PROCEDURES:

GENERAL:

DIRT, OIL, GREASE, FINGERPRINTS OR ANY OTHER TYPE ON CONTAMINATE MUST BE COMPLETELY REMOVED WHEN INSTALLATION IS COMPLETE IN ORDER TO MAXIMIZE COATING PERFORMANCE.

STEEL FILINGS FROM ADJACENT WORK MAY BECOME EMBEDDED IN THE PAINT SURFACE. THESE FILINGS WILL RUST AND FORM UNSIGHTLY RED SPOTS ON THE PAINTED SURFACE THAT CAN BECOME LARGER THAN THE ORIGINAL FILING. WHEN USING SAWS, DRILLS OR CUTTING DISCS, PROTECT THE PAINTED SURFACED WITH A NON-FLAMMABLE COVER AND REMOVE OR COVER ADJACENT OR NEARBY PANELS IF POSSIBLE.

BRUSH ANY FILINGS OF STEEL OFF THE PAINTED SURFACE. EMBEDDED FILINGS SHOULD BE REMOVED MECHANICALLY. CARE SHOULD BE TAKEN BY WORKMEN TO AVOID STEPPING ON OR EXERTING PRESSURE AGAINST ANY STEEL FILINGS WHICH MAY BECOME EMBEDDED IN THE PAINTED SURFACE.

THINGS TO REMEMBER WHEN CLEANING:

USE ONLY MILD DETERGENTS	(NO LEMON, ALCOHOL OR AMMONIA INGREDIENTS)
USE ONLY SOFT BRISTLE BRUSHES	(NO SCRUB TYPE OR WIRE BRISTLES)
USE ONLY LUKEWARM WATER	(NO HOT WATER)

LIGHT OR PERIODIC CLEANING MAY BE ACCOMPLISHED ON A REGULAR BASIS BY WASHING WITH PLAIN WATER USING A STANDARD GARDEN HOSE OR LOW PRESSURE SPRAYER IS USUALLY SUFFICIENT TO REMOVE MOST CONTAMINATION.

CAULKING COMPOUNDS, OIL, GREASE, TARS, WAX AND SIMILAR SUBSTANCES CAN BE REMOVED BY WIPING WITH A CLOTH SOAKED IN MINERAL SPIRITS. WIPE ONLY CONTAMINATED AREAS AND FOLLOW WITH DETERGENT AND THOROUGHLY CLEAN WITH WATER.

SURFACE REPAIR PROCEDURES:

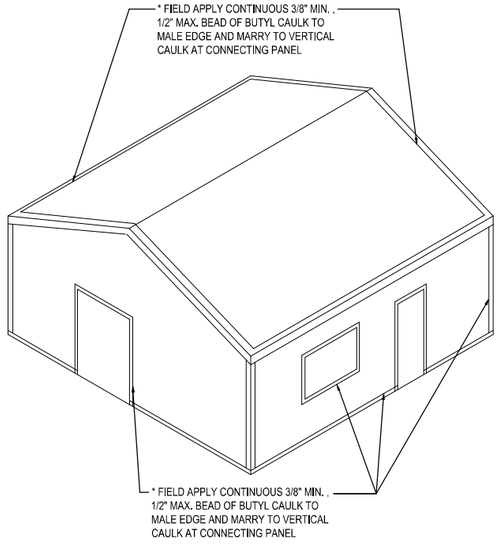
IF "TOUCH UP" PAINT IS REQUIRED CONTACT YOUR PROJECTS CUSTOMER SERVICE COORDINATOR.

PRECAUTIONS:

PROTECT EYES, FACE, AND HANDS FROM DIRECT CONTACT WITH TOUCH-UP PAINT AND/OR SOLVENTS. PROVIDE GOOD VENTILATION IN WORK AREA. ENFORCE NO SMOKING. REMOVE ALL SOURCES OF IGNITION. THESE COATINGS AND SOLVENTS ARE FLAMMABLE.

1. LIGHTLY SAND OR FEATHER EDGES OF DEEP SCRATCHES USING #400 GRIT SAND PAPER
2. WIPE SCRATCHES AND ADJACENT AREAS USING A LINT FREE CLOTH DAMPENED IN MINERAL SPIRITS.
3. ALLOW AREA TO DRY THOROUGHLY BEFORE APPLYING TOUCH-UP PAINT.
4. SHAKE / STIR PAINT TO MIX THOROUGHLY BEFORE APPLYING.
5. CHECK TOUCH-UP PAINT FOR CORRECT MATCH BEFORE APPLYING.
6. APPLY THIN LAYER OF TOUCH-UP PAINT TO DAMAGED AREA. REPEAT LAYERS AS REQUIRED.

PERIMETER CAULKING:



PERIMETER CAULKING IS A CRITICAL PART OF THE PANEL INSTALLATION. NOT INSTALLING THE PERIMETER CAULKING WILL LEAD TO AIR LEAKS, WHICH WILL LEAD TO CONDENSATION AND / OR FROST. REFERENCE THE DETAILS AND THE ERECTION MANUAL FOR PROPER CAULKING PLACEMENT.

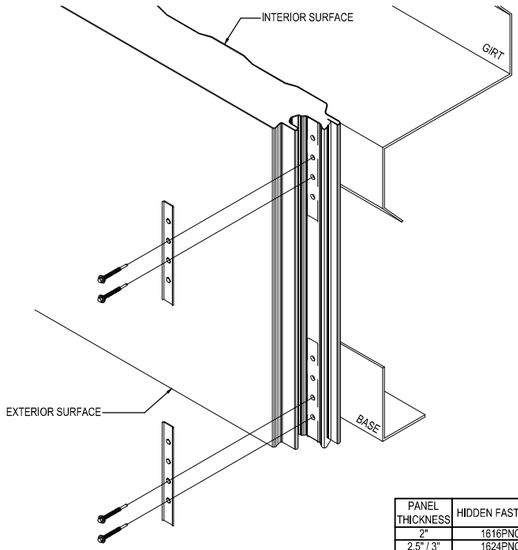
FIELD INSTALLED INSULATION NOTE

IT IS THE RESPONSIBILITY OF THE ERECTOR TO FIELD FILL ALL AIR VOIDS WITH INSULATION. UNINSULATED AREAS WILL CAUSE HOT AND COLD SPOTS THAT CAN CAUSE CONDENSATION AND/OR FROST. THESE VOIDS COMMONLY HAPPEN AROUND THE PERIMETER OF THE BUILDING. FAILURE TO DO SO WILL CAUSE FUTURE PROBLEMS.

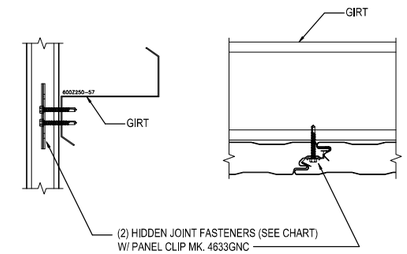
PROJECT INSTALLATION NOTES AND GUIDELINES

INSULATED WALL PANEL
INSTALLATION PROCEDURES & GUIDELINES,WEATHER TIGHTNESS REQUIREMENTS, FIELD CUTTING & ACCESSORY INFO,& SURFACE, CLEANING/REPAIR INFORMATION.

TRIM_22



PANEL THICKNESS	HIDDEN FASTENER
2"	1616PNC
2.5" / 3"	1624PNC
4"	1632PNC



PANEL ATTACHMENT DETAIL

WALL PANEL ATTACHMENT AT COLD FORM SECONDARY

TRIM_23

ISSUE	DWN	CHK	ENG	PE	DATE
CONST. AB PLAN	NBS	EOP	CBM		7/24/2023
BUILDING DEPARTMENT REVIEW	WBS	DAN	CBM		7/31/2023

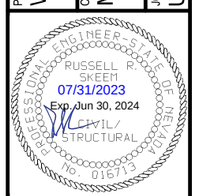
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PHONE: (435) 919-3100 FAX: (435) 919-3101

PROJECT NAME: WENDOVER FS #13 REPLACEMENT
WENDOVER, NV

CUSTOMER NAME: MICHAEL CLAY CORP
WINNEMUCCA, NV

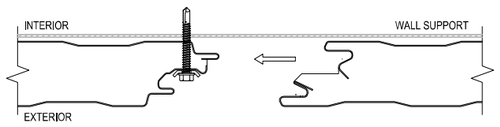
JOB NUMBER: U23G0555A

SHEET TITLE

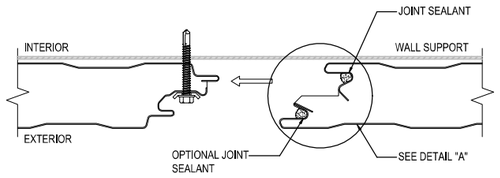


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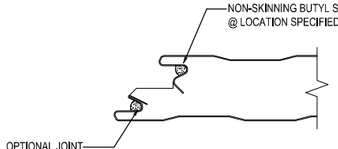
SHEET
D16 of 20



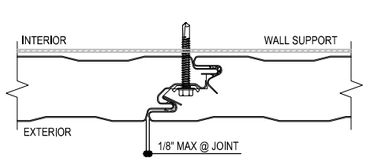
CLIP AND FASTENER ASSEMBLY



JOINT SEALANT APPLICATION



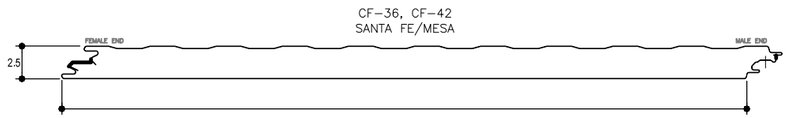
DETAIL A



PANEL JOINT DETAIL

WALL PANEL JOINT

TRIM_24



PANEL TYPE	SANTA FE	
CORE MATERIAL	POLYURETHANE	
CORE THICKNESS	2.5"	
	EXTERIOR FACE	INTERIOR FACE
GAUGE	24	26
MATERIAL	G-90 GALV. STEEL	G-90 GALV. STEEL
FINISH	PVDF	POLYESTER
COLOR	DESERT SAND/SURREY BEIGE	IGLOO WHITE
PATTERN	EMBOSSED	EMBOSSED

TRIM_25

PANEL THICKNESS	HIDDEN FASTENER
2"	1616PNC
2.5" / 3"	1624PNC
4"	1632PNC

ERECTOR NOTE:
SEE CORRESPONDING ROOF SHEETING DETAIL FOR ROOF PANEL & TRIM INFORMATION.

FIELD CUT WALL PANELS ALONG ROOF LINE AS REQUIRED

APPLY A CONTINUOUS BEAD OF BUTYL CAULK MK. H3151 AROUND THE PERIMETER SUPPORT MEMBERS AND THEN MARRY HORIZONTAL CAULK TO PANEL CAULK

ROOF ANGLE MAR01 W/ (1) PANCAKE FASTENER MK. 12A AT EACH SUPPORT

(2) HIDDEN JOINT FASTENERS (SEE CHART) W/ PANEL CLIP MK. 4633GNC

FIELD OR FACTORY APPLIED BUTYL CAULK AT VERTICAL JOINT (CONTINUOUS 3/8" BEAD)

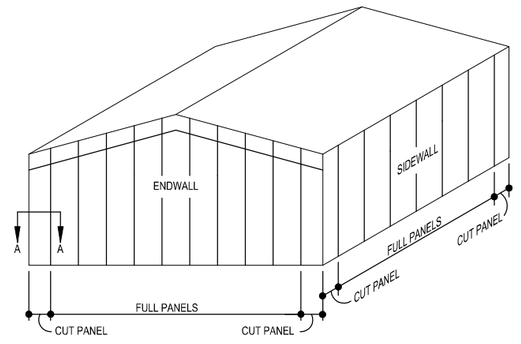
PURLIN

INSULATED WALL PANEL AT RAKE

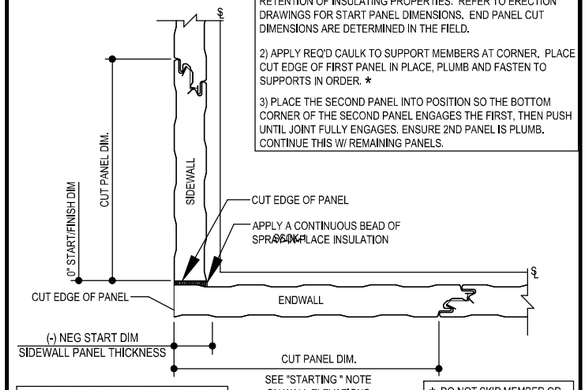
INSULATED WALL PANELS

TRIM_27

NOTE: UNLESS BUILDING PANEL LAYOUT PROHIBITS, THE ENDWALL PANELS WILL EXTEND PAST THE CORNER STEEL / GIRT LINE BY THE THICKNESS OF THE SIDEWALL PANELS.THIS IS TO ALLOW FOR A FULLY CLOSED CORNER.



OTHER THREE CORNERS ARE SIMILAR



PANEL INSTALLATION GUIDELINE STEPS:

1) FIELD CUT CORNER PANELS TO CREATE A CLOSED CORNER FOR RETENTION OF INSULATING PROPERTIES. REFER TO ERECTION DRAWINGS FOR START PANEL DIMENSIONS. END PANEL CUT DIMENSIONS ARE DETERMINED IN THE FIELD.

2) APPLY REQ'D CAULK TO SUPPORT MEMBERS AT CORNER. PLACE CUT EDGE OF FIRST PANEL IN PLACE, PLUMB AND FASTEN TO SUPPORTS IN ORDER. *

3) PLACE THE SECOND PANEL INTO POSITION SO THE BOTTOM CORNER OF THE SECOND PANEL ENGAGES THE FIRST, THEN PUSH UNTIL JOINT FULLY ENGAGES. ENSURE 2ND PANEL IS PLUMB. CONTINUE THIS W/ REMAINING PANELS.

REFER TO PANEL JOINT CONNECTION AND CORNER CONNECTION DETAILS FOR PANEL ATTACHMENT INFORMATION

SECTION AA

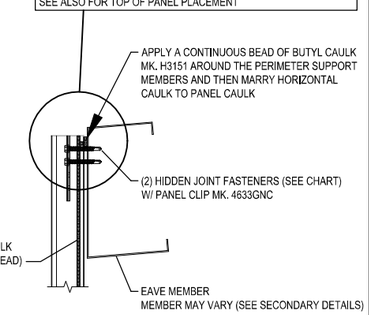
* DO NOT SKIP MEMBER OR ATTACH PANEL AT TOP THEN BOTTOM. BOWING OF PANELS MAY OCCUR IF THIS IS DONE.

WALL CORNER LAYOUT

TRIM_28

PANEL THICKNESS	HIDDEN FASTENER
2"	1616PNC
2.5" / 3"	1624PNC
4"	1632PNC

ERECTOR NOTE:
SEE CORRESPONDING ROOF SHEETING DETAIL FOR ROOF PANEL & TRIM INFORMATION.
SEE ALSO FOR TOP OF PANEL PLACEMENT



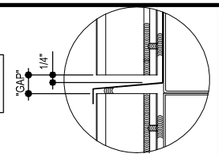
INSULATED WALL PANEL AT LOW EAVE

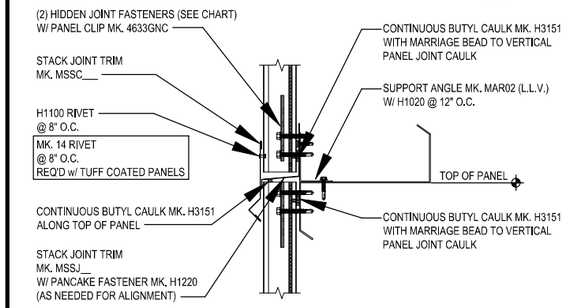
INSULATED WALL PANELS

TRIM_26

PANEL THICKNESS	HIDDEN FASTENER
2"	1616PNC
2.5" / 3"	1624PNC
4"	1632PNC

OVERALL "GAP" BETWEEN PANELS
2" / 2.5" WALL PANELS = 7/16"
3" WALL PANELS = 1/2"
4" WALL PANELS = 5/8"





STACKED JOINT

INSULATED WALL PANEL STACK JOINT TRIM

TRIM_29

ISSUE	DWN	CHK	ENG	PE	DATE
CONST. AB PLAN	NBS	EOP	CBM		7/24/2023
BUILDING DEPARTMENT REVIEW	WBS	DAN	CBM		7/31/2023

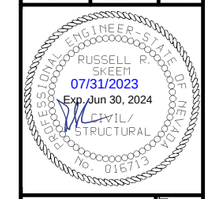
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PHONE: (260) 837-7891 FAX: (260) 837-7384
PO BOX 1006, 200 WHETSTONE RD, SWANSEA, SC 29160
PHONE: (803) 568-2100 FAX: (803) 568-2121
600 APACHE TRAIL, TERRELL, TX 75160
PHONE: (972) 524-4417 FAX: (972) 524-4447
1050 WATERY LANE, BRIGHAM CITY, UT 84302
PHONE: (435) 919-3100 FAX: (435) 919-3101

PROJECT NAME: WENDOVER FS #13 REPLACEMENT
WENDOVER, NV

CUSTOMER NAME: MICHAEL CLAY CORP
WINNEMUCCA, NV

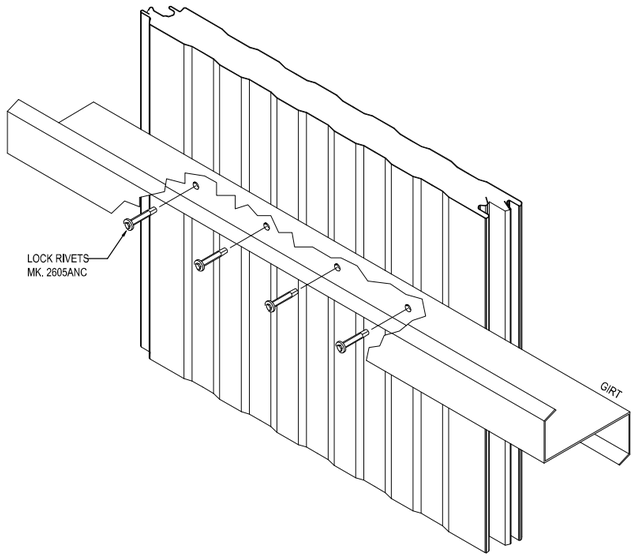
JOB NUMBER: U23G0555A

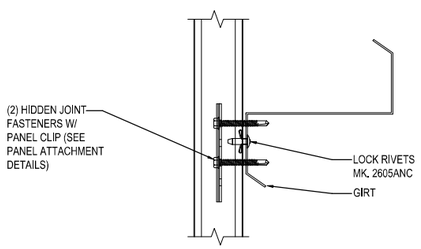
SHEET TITLE

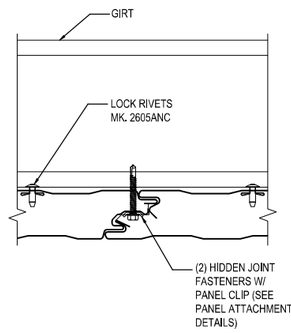


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SHEET
D17 of 20



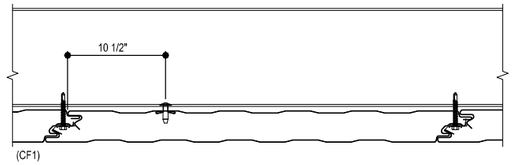




BACK FASTENING DETAILS

WALL PANEL BACK FASTENING AT COLD FORM SECONDARY

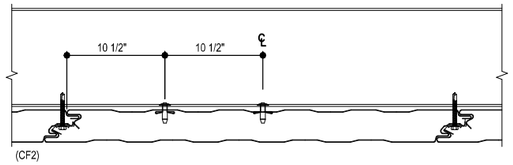
TRIM_30



COLD FORM FASTENING PATTERN 1
SIDE JOINT FASTENING AND (1) LOCK RIVET MK. 2605ANC

INSTALL LOCK RIVETS THROUGH GIRT
FLANGE INTO MESA WHERE THE SKIN
MAKES CONTACT WITH THE STEEL

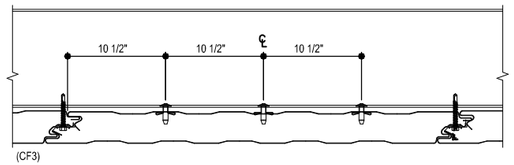
CF1



COLD FORM FASTENING PATTERN 2
SIDE JOINT FASTENING AND (2) LOCK RIVETS MK. 2605ANC

INSTALL LOCK RIVETS THROUGH GIRT
FLANGE INTO MESA WHERE THE SKIN
MAKES CONTACT WITH THE STEEL

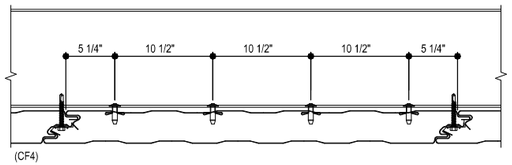
CF2



COLD FORM FASTENING PATTERN 3
SIDE JOINT FASTENING WITH (3) LOCK RIVETS MK. 2605ANC

INSTALL LOCK RIVETS THROUGH GIRT
FLANGE INTO MESA WHERE THE SKIN
MAKES CONTACT WITH THE STEEL

CF3



COLD FORM FASTENING PATTERN 4
SIDE JOINT FASTENING AND BACK FASTENING WITH (4) LOCK RIVETS MK. 2605ANC

INSTALL LOCK RIVETS THROUGH GIRT
FLANGE INTO MESA WHERE THE SKIN
MAKES CONTACT WITH THE STEEL

CF4

COLD FORM BACK FASTENING PATTERNS

INSULATED METAL PANEL BACK FASTENING PATTERNS

TRIM_31

ISSUE	DWN	CHK	ENG	PE	DATE
CONST. AB PLAN	NBS	EOP	CBM		7/24/2023
BUILDING DEPARTMENT REVIEW	WBS	DAN	CBM		7/31/2023

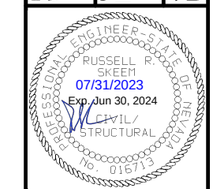
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1050 WATERY LANE, BRIGHAM CITY, UT 84302
PHONE: (435) 919-3100 FAX: (435) 919-3101

PROJECT NAME
WENDOVER FS #13 REPLACEMENT
WENDOVER, NV

CUSTOMER NAME
MICHAEL CLAY CORP
WINNEMUCCA, NV

JOB NUMBER
U23G0555A

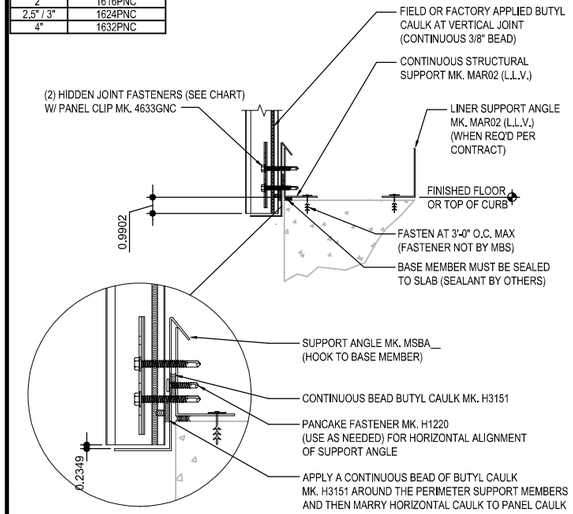
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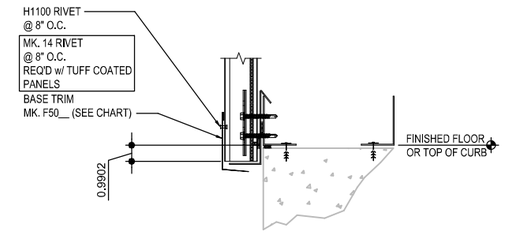
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SHEET
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PANEL THICKNESS	HIDDEN FASTENER
2"	1616PNC
2.5" / 3"	1624PNC
4"	1632PNC



PANEL THICKNESS	BASE TRIM
2"	F5076
2.5"	F5077
3"	F5079
4"	F5080



BASE TRIM DETAIL

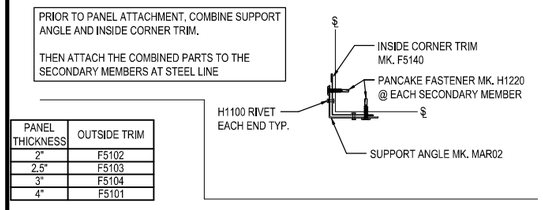
BASE TRIM WITH BASE ANGLE

TRIM_32

PRIOR TO PANEL ATTACHMENT, COMBINE SUPPORT ANGLE AND INSIDE CORNER TRIM.

THEN ATTACH THE COMBINED PARTS TO THE SECONDARY MEMBERS AT STEEL LINE

PANEL THICKNESS	OUTSIDE TRIM
2"	F5102
2.5"	F5103
3"	F5104
4"	F5101



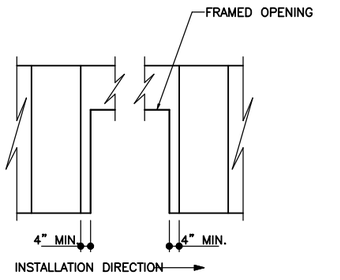
PANEL THICKNESS	THROUGH FASTENER
2"	1424PNC
2.5" / 3"	1432PNC
4"	1440PNC
PRE-DRILL REQUIRED AT HOT-ROLLED SECONDARY	

OUTSIDE CORNER

INSULATED METAL PANEL OUTSIDE CORNER

TRIM_33

ERECTOR NOTE:
4" (MINIMUM) DISTANCE FROM EDGE OF FIELD-CUT PANEL TO JAMB.

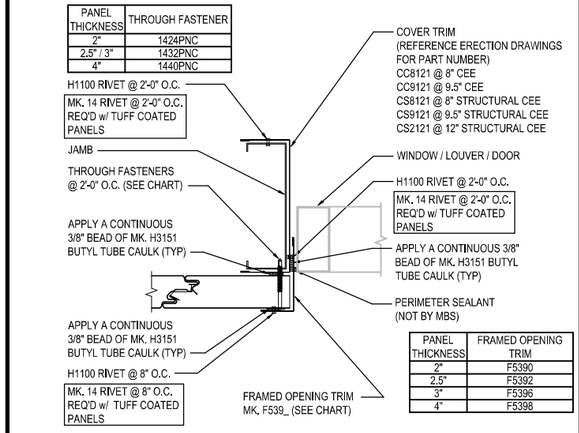


MINIMUM PANEL WIDTH AT F.O. JAMB

(ELEVATION VIEW)

TRIM_34

PANEL THICKNESS	THROUGH FASTENER
2"	1424PNC
2.5" / 3"	1432PNC
4"	1440PNC



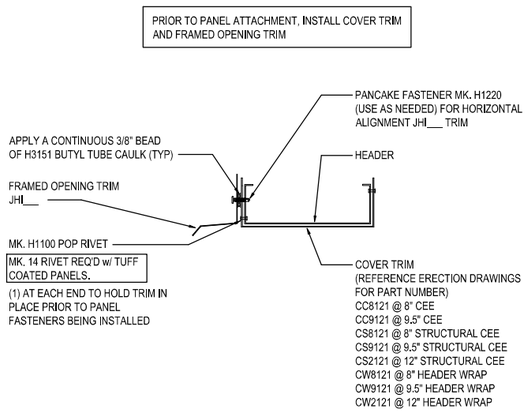
PANEL THICKNESS	FRAMED OPENING TRIM
2"	F5390
2.5"	F5392
3"	F5396
4"	F5398

JAMB TRIM

INSULATED METAL PANEL JAMB TRIM AT COLD FORMED FRAMED OPENING

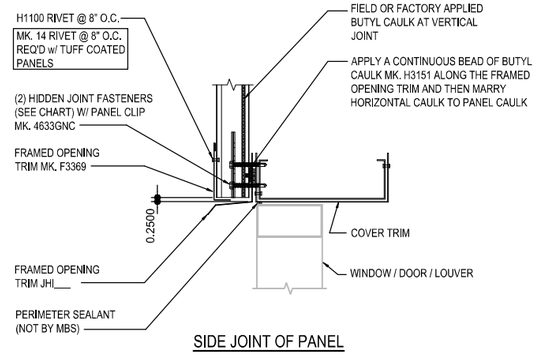
TRIM_35

PRIOR TO PANEL ATTACHMENT, INSTALL COVER TRIM AND FRAMED OPENING TRIM



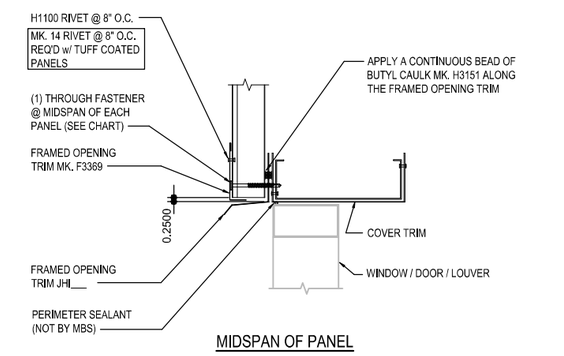
SIDE JOINT OF PANEL

PANEL THICKNESS	HIDDEN FASTENER
2"	1616PNC
2.5" / 3"	1624PNC
4"	1632PNC



SIDE JOINT OF PANEL

PANEL THICKNESS	THROUGH FASTENER
2"	1424PNC
2.5" / 3"	1432PNC
4"	1440PNC



MIDSPAN OF PANEL

HEAD TRIM WITH COLD FORM HEADER

INSULATED WALL PANEL FRAMED OPENING HEADER TRIM

TRIM_36

PRIOR TO PANEL ATTACHMENT, INSTALL COVER TRIM

PANEL THICKNESS	HIDDEN FASTENER
2"	1616PNC
2.5" / 3"	1624PNC
4"	1632PNC

PANEL THICKNESS	THROUGH FASTENER
2"	1424PNC
2.5" / 3"	1432PNC
4"	1440PNC

PANEL THICKNESS	SILL TRIM
2"	F5501
2.5"	F5503
3"	F5507
4"	F5509

SIDE JOINT OF PANEL

MIDSPAN OF PANEL

SILL TRIM

INSULATED WALL PANEL FRAMED OPENING SILL TRIM

TRIM_37

DWN	CHK	ENG	PE	DATE
NBS	EOP	CBM		7/24/2023
MBS	DAN	CBM		7/31/2023

ISSUE
CONST. AB PLAN
BUILDING DEPARTMENT REVIEW

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PROJECT NAME
WENDOVER FS #13 REPLACEMENT
WENDOVER, NV

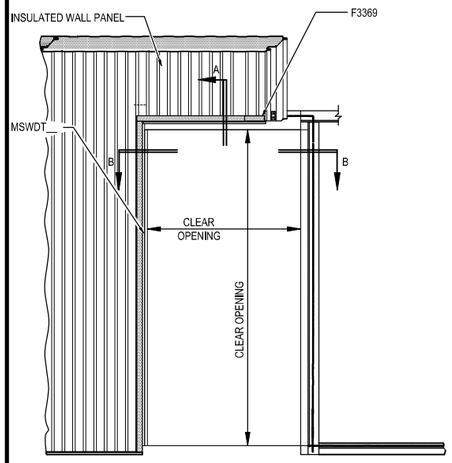
CUSTOMER NAME
MICHAEL CLAY CORP
WINNEMUCCA, NV

JOB NUMBER
U23G0555A

SHEET TITLE

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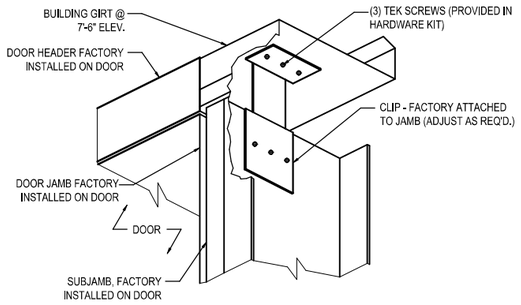


DOOR TRIM ELEVATION

ERECTOR NOTES:
1. THE USE OF A CENTER PUNCH TO SLIGHTLY DIMPLE THE PANEL FACE PRIOR TO INSTALLING THE THROUGH FASTENERS IS RECOMMENDED TO PREVENT "WALKING" OF THE FASTENERS. EXCESIVE DAMAGE OF THE PANEL FINISH CAUSED DURING INSTALLATION MAY VOID THE PANEL FINISH WARRANTY.
2. • ENSURE CAULK IS CONTINUOUS, IF NO CAULK IS PRESENT OR IF CAULK IS NOT CONTINUOUS. FIELD APPLY CONTINUOUS CAULK MK# H3151.
3. FIELD MITERING OF FRAMED OPENING TRIM(S) WILL BE REQUIRED BY THE ERECTOR. FIELD CAULK TRIMS TO ENSURE WEATHER TIGHTNESS AS REQUIRED.

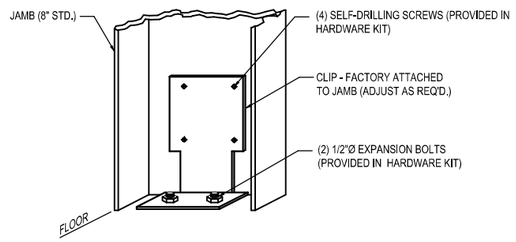
FASTENER CHART

PANEL THICKNESS	THROUGH FASTENER	HIDDEN FASTENER
2"	1424PNC	1616PNC
2 1/2" / 3"	1432PNC	1624PNC
4"	1440PNC	1632PNC



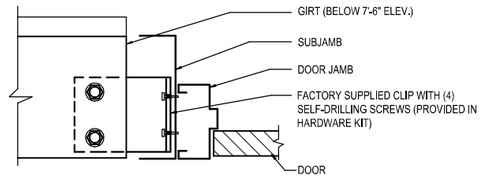
DOOR FRAME INSTALLATION AT TOP

STAND FRAME & ADJUST CLIP AT JAMB AS REQUIRED



DOOR FRAME INSTALLATION AT BASE

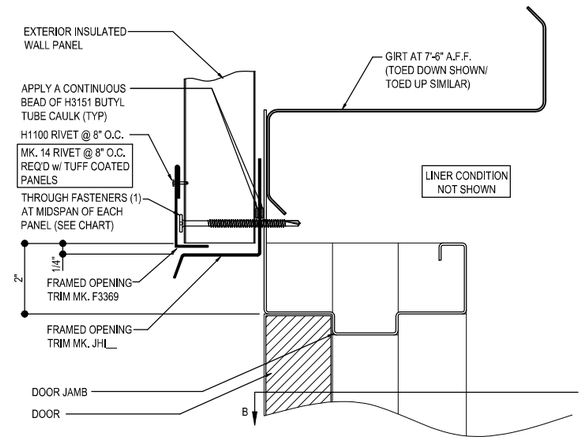
STAND FRAME & ADJUST CLIP AT JAMB AS REQ'D. ATTACH CLIP TO GIRT W/ (3) SELF-DRILLING SCREWS



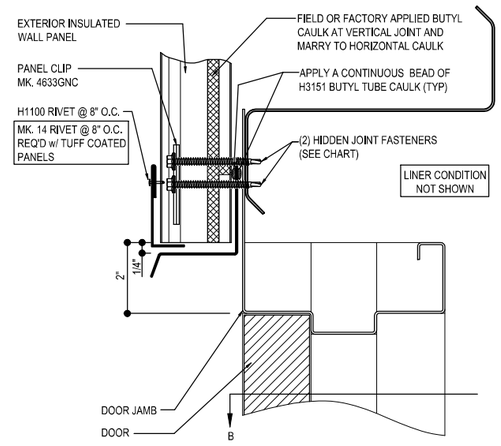
GIRT TO SUBJAMB DETAIL

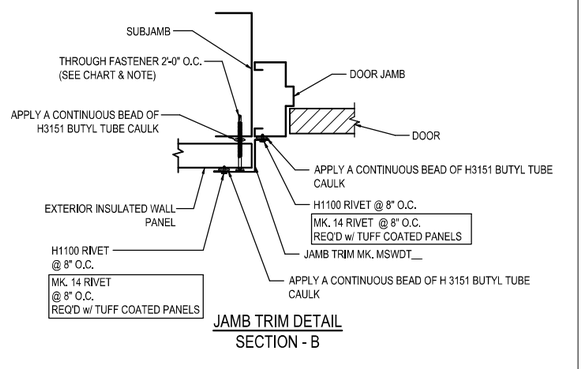
USE (2) 1/2" X 1 1/4" A307 BOLTS H0500/NUTS H0400
FIELD CUT GIRT TO LENGTH AS REQUIRED
FIELD WORK HOLES IN GIRT TO ACCEPT CLIP AS REQUIRED
REFERENCE STANDARD WASHER DETAIL FOR TYPICAL WASHER REQUIREMENTS

HEAD TRIM @ MID-POINT OF PANEL
SECTION - A

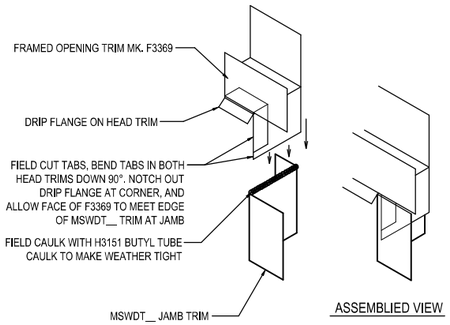


HEAD TRIM @ SIDE JOINT OF PANEL
SECTION - A





JAMB TRIM DETAIL
SECTION - B



TRIM CORNER DETAIL
TOP RIGHT CORNER SHOWN

WALKDOOR ERECTION DETAILS

USE ONLY WHERE STANDARD NBG DOORS ARE REQUIRED.
SEE BUILDING INFO COVERSHEET FOR STANDARD DOOR REQUIREMENTS.

TRIM_38

ISSUE	DWN	CHK	ENG	PE	DATE
CONST. AB PLAN	NBS	EOP	CBM		7/24/2023
BUILDING DEPARTMENT REVIEW	WBS	DAN	CBM		7/31/2023

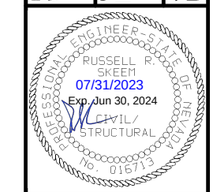
NUCOR BUILDING SYSTEMS
300 INDUSTRIAL PARKWAY, WATERLOO, IN 46793
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PHONE: (435) 919-3100 FAX: (435) 919-3101

PROJECT NAME: WENDOVER FS #13 REPLACEMENT
WENDOVER, NV

CUSTOMER NAME: MICHAEL CLAY CORP
WINNEMUCCA, NV

JOB NUMBER: U23G0555A

SHEET TITLE



This seal pertains only to the materials designed and provided by Nucor Building Systems, a division of Nucor Corporation. The drawings and the engineering calculations represented are the product of Nucor Building Systems. The register professional engineer whose seal appears on these drawings is employed by Nucor Buildings Systems and does not serve as a consultant. The seal is not a signer of record and shall not be construed as such.

SHEET: D20 of 20



CORE

5330 Reno Corporate Drive
Reno, NV 89511

EXHIBIT 7
WEST WENDOVER FIRE STATION/EOC
PROJECT USEFUL LIFE

As documented in various publications such as the March 1, 2018 Edition of *FIREHOUSE - Station Design Supplement: Planning Pitfalls* and the September 3, 2019 *NFPA Today – Just how old are U.S. fire stations? Pretty old;* publications attached hereto. Fire station facilities are generally considered to have at a minimum a 50-year useful life though often times fire station facilities serve well beyond such limitations extending 60 to 75 years and beyond. This is dependent upon on the type of original construction, the ability to incorporate modernization and/or remodel components and apparatus or future phases to a facility and finally being dependent upon the community in which the stations are located.

In the case of the new West Wendover Fire Station/EOC facility, the useful life considerations would as well be at least 50 years. The existing facility which was constructed under general temporary construction standards in 1983 is now 40 years old. With regard to the new Fire Station facility, USDA Rural Development placed a term on the financing for the facility at 38 years.

With regards to annual maintenance for the new Fire Station/EOC such costs will be covered under the existing Fire Department annual budget. Given the age of the current facility (c.1985) it is anticipated that though the new facility is much larger in size the maintenance costs will be similar or slightly higher, given the 2023 design standards including current NFPA which provides for a much more efficient building operations (i.e. utility costs).

Provided in ***Figure 1*** below is the current FY2024 operational budget of the West Wendover Fire Department for reference.

Figure 1

CITY OF WEST WENDOVER
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 01, 2023

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	FIRE DEPARTMENT					
10-55-110	SALARIES AND WAGES	.00	.00	454,399.00	454,399.00	.0
10-55-210	GROUP INSURANCE	.00	.00	53,040.00	53,040.00	.0
10-55-220	FICA CONTRIBUTION	.00	.00	8,705.00	8,705.00	.0
10-55-230	RETIREMENT CONTRIBUTION	.00	.00	202,919.00	202,919.00	.0
10-55-260	WORKERS COMPENSATION	.00	.00	45,921.00	45,921.00	.0
10-55-410	SEWER/WATER	.00	.00	6,000.00	6,000.00	.0
10-55-421	GARBAGE DISPOSAL	.00	.00	1,200.00	1,200.00	.0
10-55-430	REPAIR & MAINT - FACILITIES	.00	.00	5,000.00	5,000.00	.0
10-55-435	REPAIR & MAINT - VEHICLES	.00	.00	15,000.00	15,000.00	.0
10-55-440	REPAIR & MAINT - EQUIPMENT	.00	.00	22,000.00	22,000.00	.0
10-55-530	COMMUNICATIONS/TELEPHONE	.00	.00	6,600.00	6,600.00	.0
10-55-575	MEMBERSHIP & DUES	.00	.00	2,400.00	2,400.00	.0
10-55-580	TRAVEL/TRAINING	.00	.00	7,000.00	7,000.00	.0
10-55-610	OFFICE SUPPLIES	.00	.00	1,500.00	1,500.00	.0
10-55-612	UNIFORMS	.00	.00	4,700.00	4,700.00	.0
10-55-613	POSTAGE	.00	.00	300.00	300.00	.0
10-55-614	SPECIAL SUPPLIES	.00	.00	24,000.00	24,000.00	.0
10-55-622	ELECTRICITY	.00	.00	5,000.00	5,000.00	.0
10-55-623	PROPANE	.00	.00	6,100.00	6,100.00	.0
10-55-626	GASOLINE	.00	.00	10,000.00	10,000.00	.0
10-55-650	BOOKS/COMPUTER PROGRAMS	.00	.00	2,800.00	2,800.00	.0
10-55-746	TOOLS	.00	.00	500.00	500.00	.0
10-55-835	GRANT EXPENSES	.00	.00	10,000.00	10,000.00	.0
	TOTAL FIRE DEPARTMENT	.00	.00	895,084.00	895,084.00	.0
	TOTAL FUND EXPENDITURES	.00	.00	895,084.00	895,084.00	.0
	NET REVENUE OVER EXPENDITURES	.00	.00	(895,084.00)	(895,084.00)	.0

EXHIBIT 7A
NV CDBG Job Impact Analysis Matrix

Instructions:

Populate Yellow Cells

Project Name:	West Wendover Fire Station/EOC
City/County:	City of West Wendover

Short-term Activity

NAICS	Jobs	Hourly Wage	Industry Title
236220	90	$55.00	Fire Station Construction
922160	8	$40.77	
Total	**98**	**$53.84**	

Insert Rows Here as needed

Long-term Activity

NAICS	Jobs	Hourly Wage	Industry Title
922160	16	$40.77	Fire Department Personnel
Total	**16**	**$40.77**	

Insert Rows Here as needed

Project Name	Anticipated # of full time jobs	Anticipated average hrly. wage	Anticipated average annual wage
West Wendover Fire Station/EOC - Shor	98	$53.84	$111,984
West Wendover Fire Station/EOC - Long	16	$40.77	$84,802
	114	$52.00	$108,169

Instructions:

Populate Yellow Cells

Project Name:	West Wendover Fire Station/EOC
City/County:	City of West Wendover

Short-term Activity

NAICS	Jobs	Hourly Wage	Industry Title	
236220	90	$55.00	Fire Station Construction	
624230	8	$40.77		624230 Emergency and Other Relief Services
Total	**98**	**$53.84**		

Insert Rows Here as needed

Long-term Activity

NAICS	Jobs	Hourly Wage	Industry Title	
624230	16	$40.77	Fire Department Personnel	624230 Emergency and Other Relief Services
Total	**16**	**$40.77**		

Insert Rows Here as needed

Project Name	Anticipated # of full time jobs	Anticipated average hrly. wage	Anticipated average annual wage
West Wendover Fire Station/EOC - Short-term	98	$53.84	$111,984
West Wendover Fire Station/EOC - Long-term	16	$40.77	$84,802
	114	$52.00	$108,169

Aggregate Changes: West Wendover Fire Station

Short-Term Activity

Change in Earnings	Change in Jobs	Change in Taxes on Production and Imports (TPI)
$10,549,626.29	127.00	$594,746.90
1.18 Multiplier	1.29 Multiplier	

Aggregate Effect on Jobs

Initial	Direct	Indirect	Induced
98	11	2	15
1.00 Multiplier	0.11 Multiplier	0.02 Multiplier	0.15 Multiplier

Aggregate Effect on Earnings

Initial	Direct	Indirect	Induced
$8,954,848.2	$740,865.3	$130,765.1	$723,147.7
1.00 Multiplier	0.08 Multiplier	0.01 Multiplier	0.08 Multiplier

Aggregate Effect on Taxes on Production and Imports

Local	State	Federal
$262,246.1	$217,841.8	$114,659.0

Parameters

Industries

Code	Description	Change Type	Change Value
236220	Commercial and Institutional Building Construction	Jobs	90
624230	Emergency and Other Relief Services	Jobs	8

Region

Code	Description
32007	Elko County, NV

Aggregate Changes: West Wendover Fire Station

Long-Term Activity

Change in Earnings	Change in Jobs	Change in Taxes on Production and Imports (TPI)
$1,354,610.44	19.00	$15,504.30
1.12 Multiplier	1.20 Multiplier	

Aggregate Effect on Jobs

Initial	Direct	Indirect	Induced
16	1	0	2.4
1.00 Multiplier	0.05 Multiplier	0.01 Multiplier	0.15 Multiplier

Aggregate Effect on Earnings

Initial	Direct	Indirect	Induced
$1,205,836.4	$37,530.8	$6,993.1	$104,250.1
1.00 Multiplier	0.03 Multiplier	0.01 Multiplier	0.09 Multiplier

Aggregate Effect on Taxes on Production and Imports

Local	State	Federal
$7,626.2	$5,979.0	$1,899.1

Parameters

Industries

Code	Description	Change Type	Change Value
624230	Emergency and Other Relief Services	Jobs	16

Region

Code	Description
32007	Elko County, NV

EXHIBIT 8A-01
FY22 Audit

FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED JUNE 30, 2022

WITH REPORT OF

INDEPENDENT CERTIFIED PUBLIC ACCOUNTANTS

CITY OF WEST WENDOVER, NEVADA

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CITY OF WEST WENDOVER, NEVADA

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FINANCIAL SECTION

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HINTON BURDICK
CPAs & ADVISORS

Independent Auditors' Report

The Honorable Mayor and Board
West Wendover, Nevada

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities, business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City of West Wendover, Nevada (the City), as of and for the year ended June 30, 2022, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities, business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City, as of June 30, 2022, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Change in Accounting Principle

As discussed in Note 1 to the financial statements, in fiscal year 2022, the City implemented the provisions of GASB Statement No. 87, *Leases*. Our opinion is not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

The City's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

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In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for one year after the date that the financial statements are issued or when applicable, one year after the date that the financial statements are available to be issued.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, budgetary comparison information, and the pension and OPEB related schedules and notes, as listed in the table of contents be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The major fund budgetary comparison schedules, combining and individual non-major fund budgetary schedules, and the component unit supplementary schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the major fund budgetary comparison schedules, the combining and individual non-major fund budgetary schedules, and the component unit supplementary schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated October 27, 2022 on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

HintonBurdick, PLLC
St. George, Utah
October 27, 2022

HINTONBURDICK CPAs & ADVISORS
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CITY OF WEST WENDOVER, NEVADA
MANAGEMENT'S DISCUSSION AND ANALYSIS

As management of the City of West Wendover (City), we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City for the fiscal year ended June 30, 2022. Please read it in conjunction with the accompanying basic financial statements.

FINANCIAL HIGHLIGHTS

- Total assets plus deferred outflows exceed total liabilities plus deferred inflows (net position) by $32.5 million at the close of the fiscal year.
- Total net position increased by $4.5 million from the prior year.
- Governmental activities net position increased by $2.6 million. Business-type net position increased by $1.9 million.
- Total revenues from all governmental sources were $12.07 million and the total cost of all City programs were $9.4 million.
- The General Fund revenues exceeded expenditures, excluding transfers, by $2.76 million.
- At the end of the current fiscal year, unassigned fund balance for the General Fund was $4,442,811, or 70% of total General Fund expenditures, excluding transfers.

USING THIS ANNUAL REPORT

This annual report consists of a series of financial statements. The three components of the financial statements are: (1) Government-wide financial statements which include the Statement of Net Position and the Statement of Activities. These statements provide information about the activities of the City as a whole. (2) Fund financial statements tell how these services were financed in the short term as well as what remains for future spending. Fund financial statements also report the City's operations in more detail than the government-wide statements by providing information about the City's most significant funds. (3) Notes to the financial statements.

Reporting the City as a Whole

The Statement of Net Position and the Statement of Activities (Government-wide)

A frequently asked question regarding the City's financial health is whether the year's activities contributed positively to the overall financial well-being. The Statement of Net Position and the Statement of Activities report information about the City as a whole and about its activities in a way that helps answer this question. These statements include *all* assets and liabilities using the *accrual basis of accounting*, which is similar to the accounting used by most private-sector companies. All of the current year's revenues and expenses are taken into account regardless of when cash is received or paid.

These two statements report the City's net position and changes in them. Net position, the difference between assets and liabilities, are one way to measure the City's financial health, or financial position. Over time, increases or decreases in net position are an indicator of whether the financial health is improving or deteriorating. However, it is important to consider other non-financial factors such as changes in the City's property tax base or condition of the City's roads to accurately assess the overall health of the City.

The Statement of Net Position and the Statement of Activities, present information about the following:

- Government activities – All of the City's basic services are considered to be governmental activities, including general government, judicial, public safety, community development, health and sanitation, culture and recreation, community support, and interest on long-term debt. Consolidated tax, room tax, ad valorem tax, county gaming tax, franchise tax, right of way tolls, motor vehicle tax, and unrestricted investment earnings finance these activities.

- Proprietary activities/Business type activities – The City charges a fee to customers to cover all or most of the cost of the services provided. The City's water, sewer, and garbage / compost systems are reported in this category.

Reporting the City's Most Significant Funds

Fund Financial Statements

The fund financial statements provide detailed information about the most significant funds—not the City as a whole. Some funds are required to be established by State law and others are established by City resolution or by bond covenants. However, management establishes many other funds which aid in the management of money for particular purposes or meet legal responsibilities associated with the usage of certain taxes, grants, and other money. The City's two kinds of funds, *governmental* and *proprietary*, use different accounting approaches as explained below.

- *Governmental funds* – Most of the City's basic services are reported in governmental funds. Governmental funds focus on how resources flow in and out with the balances remaining at year-end that are available for spending. These funds are reported using an accounting method called the *modified accrual* accounting method, which measures cash and all other *financial* assets that can readily be converted to cash. The governmental fund statements provide a detailed *short-term view* of the City's general government operations and the basic services it provides. Government fund information shows whether there are more or fewer financial resources that can be spent in the near future to finance the City's programs. We describe the relationship (or differences) between governmental *activities* (reported in the Statement of Net Position and the Statement of Activities) and governmental *funds* in a reconciliation included with the Basic Financial Statements.

- *Proprietary funds* – The City maintains enterprise and internal service funds under this category. Enterprise funds are used to account for functions presented in the business-type section of the government-wide financial statements. Internal service funds are used to account for the financing of goods or services provided by one department or agency to other departments or agencies of the government.

Notes to the Financial Statements

Notes to the financial statements are included to provide information that is crucial to the full and complete understanding of the data provided in the financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

Net position may serve over time as a useful indicator of the City's financial position. The City's combined assets exceed liabilities by $32.5 million as of June 30, 2022 as shown in the following condensed statement of net position. The City has chosen to account for its water, sewer, and garbage/compost operations in enterprise funds which are shown as Business Activities.

City of West Wendover, Nevada
Statement of Net Position

	Governmental activities		Business-type activities		Combined Total	
Assets	06/30/22	06/30/21	06/30/22	06/30/21	06/30/22	06/30/21
Current and other assets	$ 7,568,537	$ 5,470,345	$ 9,101,739	$ 6,827,828	$ 16,670,276	$ 12,298,173
Net capital assets	19,864,065	18,913,646	15,775,100	16,782,256	35,639,165	35,695,902
Total assets	27,432,602	24,383,991	24,876,839	23,610,084	52,309,441	47,994,075
Deferred outflows	2,701,647	1,136,058	603,717	245,744	3,305,364	1,381,802
Liabilities						
Current liabilities	1,410,309	876,907	86,119	82,794	1,496,428	959,701
Long-term liabilities outstanding	10,184,111	11,898,054	6,600,143	7,566,728	16,784,254	19,464,782
Total liabilities	11,594,420	12,774,961	6,686,262	7,649,522	18,280,682	20,424,483
Deferred inflows	3,927,012	843,799	877,541	182,525	4,804,553	1,026,324
Net position:						
Net investment in capital assets	14,371,482	13,890,197	12,305,019	12,799,552	26,676,501	26,689,749
Restricted	334,273	231,268	894,208	786,745	1,228,481	1,018,013
Unrestricted	(92,938)	(2,220,176)	4,717,526	2,437,484	4,624,588	217,308
Total net position	$ 14,612,817	$ 11,901,289	$ 17,916,753	$ 16,023,781	$ 32,529,570	$ 27,925,070

Governmental Activities

The cost of all Governmental activities this year was $9,438,727. As shown on the statement of Changes in Net Position on the following page, $1,597,973 of this cost was paid for by those who directly benefited from the programs; $2,048,931 was subsidized by grants received from other governmental organizations for both capital and operating activities. Overall governmental program revenues, including intergovernmental aid and fees for services were $3,646,940. General taxes, asset sales, and other general revenues totaled $8,425,429.

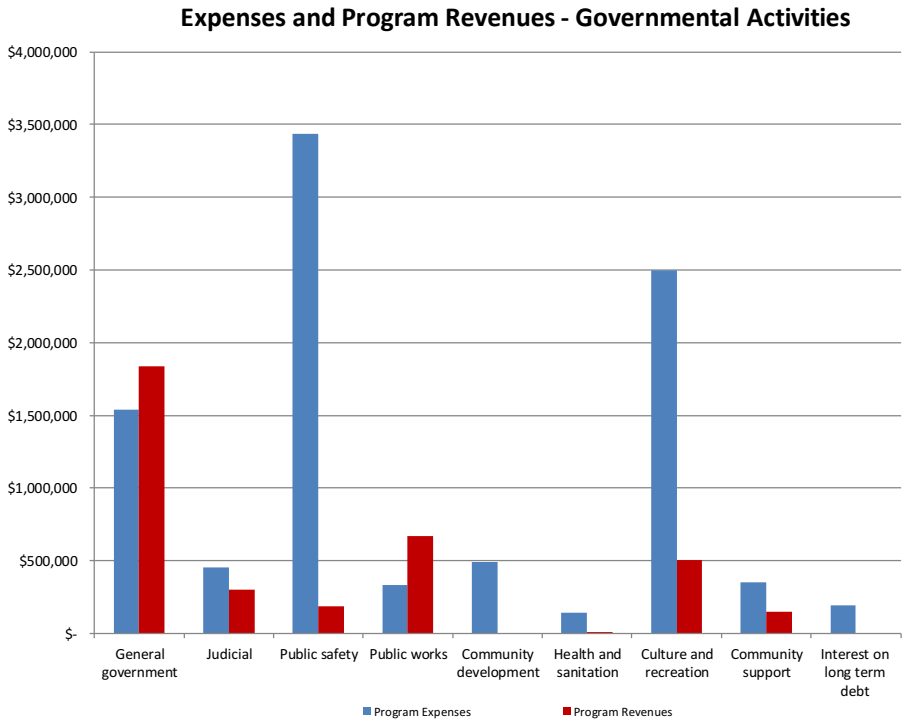
The City's programs include: general government, judicial, public safety, public works, community development, health and sanitation, culture and recreation, community support, and interest on long-term debt. Each programs' total cost is presented below.

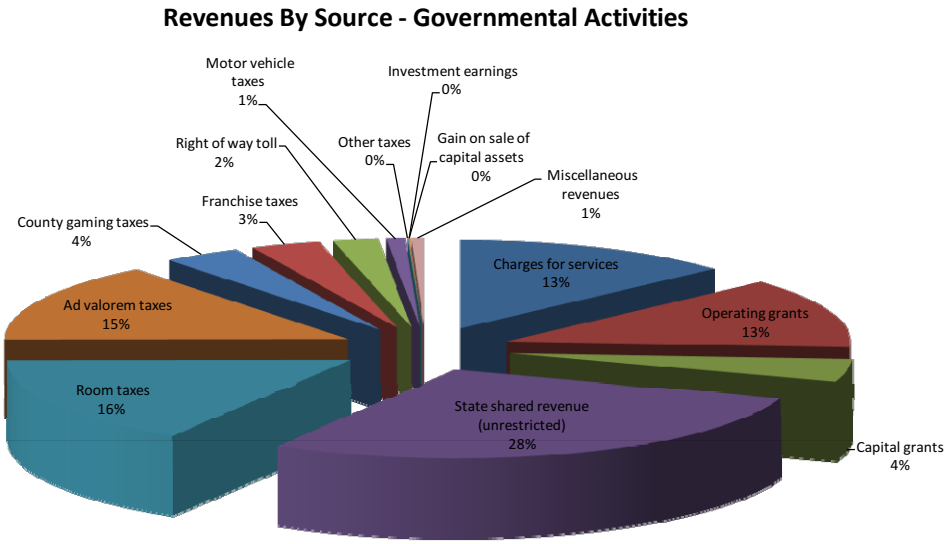
City of West Wendover, Nevada
Changes in Net Position

	Governmental activities		Business-type activities		Combined Total	
	06/30/22	06/30/21	06/30/22	06/30/21	06/30/22	06/30/21
Revenues:						
Program revenues:						
Charges for services	$ 1,597,973	$ 1,485,953	$ 4,327,971	$ 3,805,092	$ 5,925,944	$ 5,291,045
Operating grants	1,545,394	1,039,804	1,399,752	-	2,945,146	1,039,804
Capital grants	503,537	227,528	-	1,496	503,537	229,024
General revenues:						
State shared revenue (unrestricted)	3,431,645	3,174,768	-	-	3,431,645	3,174,768
Room taxes	1,967,604	1,602,940	-	-	1,967,604	1,602,940
Ad valorem taxes	1,750,136	1,711,478	-	-	1,750,136	1,711,478
County gaming taxes	438,278	513,765	-	-	438,278	513,765
Franchise taxes	393,399	380,431	-	-	393,399	380,431
Right of way toll	256,628	255,582	-	-	256,628	255,582
Motor vehicle taxes	106,163	109,155	-	-	106,163	109,155
Other taxes	4,560	5,363	-	-	4,560	5,363
Investment earnings	5,852	2,838	50,726	40,083	56,578	42,921
Gain on sale of capital assets	-	202,324	-	-	-	202,324
Miscellaneous revenues	71,164	10,551	57,096	55,705	128,260	66,256
Total revenues	12,072,333	10,722,480	5,835,545	3,902,376	17,907,878	14,624,856
Expenses:						
General government	1,538,091	1,719,931	-	-	1,538,091	1,719,931
Judicial	453,528	391,744	-	-	453,528	391,744
Public safety	3,437,837	4,057,492	-	-	3,437,837	4,057,492
Public works	332,428	705,185	-	-	332,428	705,185
Community development	490,922	430,177	-	-	490,922	430,177
Health and sanitation	140,372	153,113	-	-	140,372	153,113
Culture and recreation	2,495,841	1,635,301	-	-	2,495,841	1,635,301
Community support	354,459	314,546	-	-	354,459	314,546
Interest on long term debt	195,249	201,255	-	-	195,249	201,255
Water	-	-	1,414,249	1,424,927	1,414,249	1,424,927
Sewer	-	-	1,506,864	1,487,574	1,506,864	1,487,574
Garbage/Compost	-	-	1,021,460	1,054,003	1,021,460	1,054,003
Total expenses	9,438,727	9,608,744	3,942,573	3,966,504	13,381,300	13,575,248
Increase in net position	2,633,606	1,113,736	1,892,972	(64,128)	4,526,578	1,049,608
Net position, beginning	11,901,289	10,787,553	16,023,781	16,087,909	27,925,070	26,875,462
Prior period adjustment	77,922	-	-	-	77,922	-
Net position, ending	$ 14,612,817	$ 11,901,289	$ 17,916,753	$ 16,023,781	$ 32,529,570	$ 27,925,070

Total resources available during the year to finance governmental operations were $23,973,662 consisting of Net Position at July 1, 2021 of $11.9 million, program revenues of $3.6 million and General Revenue of $8.4 million. Total cost of Governmental Activities during the year were $9.4 million; thus, Governmental Net Position increased by $2,633,606 to $14.6 million.

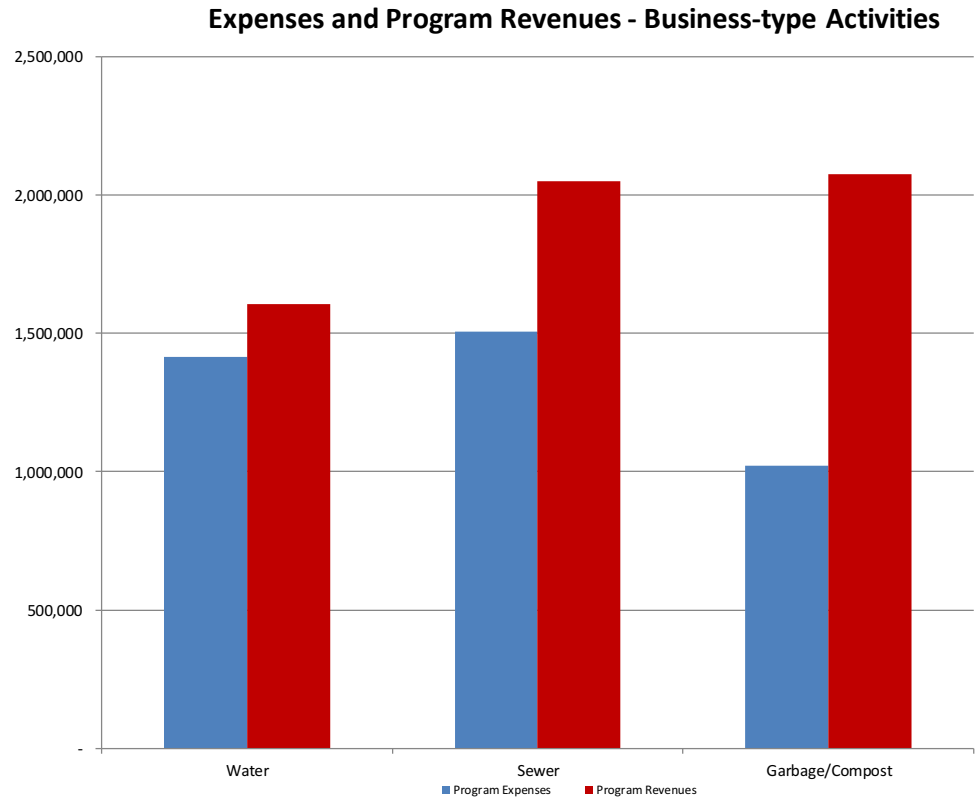
The following graphs compare program expenses to program revenues and provide a breakdown of revenues by source for all government activities. The charts below are derived from the Statement of Activities on page 15.





Business Type Activities

Net position of the Business Type activities at June 30, 2022, as reflected in the Statement of Net Position was $17.9 million. The cost of providing all Proprietary (Business Type) activities this year was $3.9 million. As shown in the Statement of Activities, the amounts paid by users of the system were $4.3 million and $1,399,752 was subsidized by capital grants and contributions. Unrestricted investment earnings totaled $50,726; other revenue totaled $57,096, thus, net position increased by $1,892,972.



Financial Analysis of the Government's Funds

As noted earlier, the City of West Wendover uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental funds: The focus of the City of West Wendover's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City of West Wendover's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

As of the end of the current fiscal year, the City of West Wendover's governmental funds reported combined ending fund balances of $6,032,212, an increase of $1,596,510 in comparison with the prior year. 88% of the total fund balance or $4,442,811 constitutes unassigned fund balance, which is available for new spending at the government's discretion.

The general fund is the chief operating fund of the City of West Wendover. At the end of the current fiscal year, unassigned fund balance in the general fund was $4,442,811, and total fund balance is $5,011,874. As a measure of liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total fund expenditures. Total unassigned fund balance represents 70% of total general fund expenditures. During the year, the City of West Wendover's general fund balance was budgeted to increase by $217,371. The total fund balance increased by $1,190,119 due primarily to increases in consolidated tax revenue and lower expenditures then budgeted.

The recreation fund has a fund balance of $260,624, all of which is restricted for culture and recreation appropriation. Change in fund balance for the year was $97,021.

Proprietary funds

The City of West Wendover's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail.

At June 30, 2022, unrestricted net position amounted to $1,080,614 for the water fund. The change in net position for fiscal year 2022 was $263,148 and the change in net position for fiscal year 2021 was ($58,263). The increase in the change in net position from the prior year was due to American Recue Plan Act grant revenues.

At June 30, 2022, unrestricted net position amounted to $745,705 for the sewer fund. The change in net position for fiscal year 2022 was $550,939 and the change in net position for fiscal year 2021 was ($363,681). The increase in the change in net position from the prior year was due to American Recue Plan Act grant revenues.

At June 30, 2022, unrestricted net position amounted to $2,891,207 for the garbage/compost fund. The change in net position for fiscal year 2022 was $1,078,885 and the change in net position for fiscal year 2021 was $357,816. The increase in the change in net position from the prior year was due to an increase in operating revenues and American Recue Plan Act grant revenues.

General Fund Budgetary Highlights

Actual expenditures for the General Fund at year-end were $727,941 less than the final budget. The favorable budget to actual variance in appropriations was principally due to overall savings in services and supplies for all departments. Actual revenues were more than the final budget by $254,038.

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets

The capital assets of the City are those assets that are used in performance of City functions including infrastructure assets. Capital Assets include equipment, buildings, land, park facilities and roads. At the end of fiscal year 2022, net capital assets of the government activities totaled $19.9 million and the net capital assets of the business-type activities totaled $15.8 million. Depreciation on governmental-type capital assets is recognized in the Government-Wide financial statements. (See note 6 to the financial statements.)

Long Term Liabilities

At year-end, the City had $10.2 million in governmental type long term liabilities, and $6.6 million in proprietary long term liabilities. The liabilities amounts to $3,928 per capita (4,273 – 2019 population US Census Bureau Website 2019). The City's net decrease in total long term liabilities was $2,680,528. (See note 7 to the financial statements for detailed descriptions.)

NEXT YEAR'S BUDGET AND ECONOMIC FACTORS

In considering the City budget for fiscal year 2022-2023, the City Council and management continue to remain cautious as to the growth of revenues and expenditures as the City moves forward from the impact of COVID-19.

The City entered into a three year Collective Bargaining Agreement with the Police Officers Association, effective July 1, 2021 through June 30, 2024, which provides for a total six percent (6%) increase in wages over three (3) years. The City also entered into a three year labor agreement with Local 4041, effective July 1, 2021 through June 30, 2024, which also provides for a total six percent (6%) increase in wages over three (3) years for all classifications with the exception of dispatchers. Dispatcher and lead dispatcher classifications shall have a total nine percent (9%) increase in wages over the next three (3) fiscal years.

Projects that are reflected in the City Budget for the fiscal year 2022-2023 are as follows:

- The acquisition of the BLM land has been completed and the City may now proceed with the downtown development project. Phase I of the City downtown development is estimated to cost $8.072M. The fire station facility is estimated to cost $8.992M.
- The City will complete street rehabilitation on Wendover Blvd for $830K, and complete pedestrian enhancement at Exit-410 for $100K

CONTACTING THE CITY'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, taxpayers, customers, investors and creditors with a general overview of the City's finances and to show the City's accountability for the money it receives. If you have questions about this report or need additional financial information, please contact the City's Chief Financial Officer at the City of West Wendover, 1111 N. Gene L. Jones Way, West Wendover, Nevada 89883 or visit us online at http://www.westwendovercity.com

BASIC FINANCIAL STATEMENTS

CITY OF WEST WENDOVER, NEVADA
Statement of Net Position
June 30, 2022

	Primary Government			Component Unit
	Governmental Activities	Business-type Activities	Total	Johnson Springs
Assets				
Cash and temporary investments	$ 5,858,363	$ 5,762,391	$ 11,620,754	$ 559,602
Accounts receivable, net	1,161,996	445,533	1,607,529	69,090
Due from component unit	-	1,949,463	1,949,463	-
Inventory	47,324	39,515	86,839	15,053
Prepaid items	186,914	10,629	197,543	-
Restricted cash	313,940	894,208	1,208,148	-
Lease receivable	59,276	-	59,276	-
Capital assets not being depreciated:				
Land	1,416,475	111,000	1,527,475	18,000
Construction in progress	1,987,818	-	1,987,818	-
Capital assets, net of accumulated depreciation:				
Buildings, net	7,137,500	3,148,366	10,285,866	1,792,934
Improvements other than buildings, net	8,863,201	1,915,794	10,778,995	194,058
Machinery and equipment, net	459,071	722,896	1,181,967	124,407
Utility systems	-	9,877,044	9,877,044	3,027,082
Total assets	27,491,878	24,876,839	52,368,717	5,800,226
Deferred Outflows of Resources				
Deferred outflows related to pensions	2,701,647	603,717	3,305,364	45,602
Liabilities				
Accounts payable	1,100,715	34,853	1,135,568	27,846
Accrued interest payable	22,427	46,954	69,381	-
Accrued expenses	233,029	-	233,029	1,687
Due to primary government	-	-	-	1,949,463
Unearned revenue	54,138	-	54,138	-
Deposits payable	-	4,312	4,312	-
Noncurrent liabilities				
Due within one year	645,597	621,492	1,267,089	10,144
Due in more than one year	5,193,153	5,007,625	10,200,778	-
Net pension liability	4,345,361	971,026	5,316,387	73,348
Total liabilities	11,594,420	6,686,262	18,280,682	2,062,488
Deferred Inflows of Resources				
Deferred inflows related to leases	59,276	-	59,276	-
Deferred inflows related to pensions	3,927,012	877,541	4,804,553	66,286
Total deferred inflows of resources	3,986,288	877,541	4,863,829	66,286
Net Position				
Net investment in capital assets	14,371,482	12,305,019	26,676,501	3,207,018
Restricted for:				
Judicial	73,649	-	73,649	-
Culture and recreation	260,624	-	260,624	-
Debt service	-	749,208	749,208	-
Restricted for closure/post closure		145,000	145,000	
Unrestricted	(92,938)	4,717,526	4,624,588	510,036
Total net position	$ 14,612,817	$ 17,916,753	$ 32,529,570	$ 3,717,054

The accompanying notes are an integral part of the financial statements.

CITY OF WEST WENDOVER, NEVADA
Statement of Activities
For the Year Ended June 30, 2022

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants & Contributions	Program Revenues: Capital Grants & Contributions	Net (Expense) Revenue and Changes in Net Position: Governmental Activities	Net (Expense) Revenue and Changes in Net Position: Business-Type Activities	Net (Expense) Revenue and Changes in Net Position: Total	Component Unit Johnson Springs
Governmental:								
General government	$ 1,538,091	$ 1,202,290	$ 621,866	$ 11,308	$ 297,373	$ -	$ 297,373	$ -
Judicial	453,528	234,578	66,914	-	(152,036)	-	(152,036)	-
Public safety	3,437,837	34,012	54,969	99,718	(3,249,138)	-	(3,249,138)	-
Public works	332,428	121,404	155,000	390,011	333,987	-	333,987	-
Community development	490,922	-	-	-	(490,922)	-	(490,922)	-
Health and sanitation	140,372	3,812	-	-	(136,560)	-	(136,560)	-
Culture and recreation	2,495,841	-	503,730	-	(1,992,111)	-	(1,992,111)	-
Community support	354,459	1,877	142,915	2,500	(207,167)	-	(207,167)	-
Interest on long term debt	195,249	-	-	-	(195,249)	-	(195,249)	-
Total governmental activities	9,438,727	1,597,973	1,545,394	503,537	(5,791,823)	-	(5,791,823)	-
Business-type:								
Water	1,414,249	1,340,630	263,207	-	-	189,588	189,588	-
Sewer	1,506,864	1,220,332	829,342	-	-	542,810	542,810	-
Garbage/Compost	1,021,460	1,767,009	307,203	-	-	1,052,752	1,052,752	-
Total business-type activities	3,942,573	4,327,971	1,399,752	-	-	1,785,150	1,785,150	-
Total primary government	$ 13,381,300	$ 5,925,944	$ 2,945,146	$ 503,537				
Component Unit:								
Johnson Springs	$ 896,305	$ 716,382	$ 154,315	$ -				(25,608)
General Revenues:								
State Shared Revenue (Unrestricted)					3,431,645	-	3,431,645	-
Room taxes					1,967,604	-	1,967,604	-
Ad valorem taxes					1,750,136	-	1,750,136	-
County gaming taxes					438,278	-	438,278	-
Franchise taxes					393,399	-	393,399	-
Right of way toll					256,628	-	256,628	-
Motor vehicle taxes					106,163	-	106,163	-
Other taxes					4,560	-	4,560	-
Investment earnings					5,852	50,726	56,578	4,022
Miscellaneous revenues					71,164	57,096	128,260	60,000
Total general revenues and transfers					8,425,429	107,822	8,533,251	64,022
Change in net position					2,633,606	1,892,972	4,526,578	38,414
Net position - beginning					11,901,289	16,023,781	27,925,070	3,678,640
Prior period adjustment					77,922	-	77,922	-
Net position - ending					$ 14,612,817	$ 17,916,753	$ 32,529,570	$ 3,717,054

The accompanying notes are an integral part of the financial statements.

CITY OF WEST WENDOVER, NEVADA
Balance Sheet
Governmental Funds
June 30, 2022

	General Fund	Recreation Fund	Capital Projects Fund	Nonmajor Governmental Funds	Total Governmental Funds
Assets					
Cash and temporary investments	$ 4,413,720	$ 249,059	$ 873,025	$ 171,877	$ 5,707,681
Accounts receivable, net	7,909	185,059	-	-	192,968
Due from other governments	945,135	-	-	23,893	969,028
Lease receivable	59,276	-	-	-	59,276
Inventory	46,175	-	-	1,149	47,324
Prepaid and other items	116,559	-	-	-	116,559
Restricted cash	440	-	313,500	-	313,940
Total assets	5,589,214	434,118	$ 1,186,525	$ 196,919	$ 7,406,776
Liabilities					
Accounts payable	$ 230,897	$ 173,494	$ 603,251	$ 20,479	$ 1,028,121
Accrued liabilities	233,029	-	-	-	233,029
Unearned revenue	54,138	-	-	-	54,138
Total liabilities	518,064	173,494	603,251	20,479	1,315,288
Deferred Inflows of Resources					
Deferred inflows related to leases	59,276	-	-	-	59,276
Fund Balances					
Nonspendable			-		
Inventories	46,175	-		1,149	47,324
Prepaid items	116,559	-		-	116,559
Restricted					
Recreation district	-	260,624		-	260,624
Capital improvement projects	-	-	583,274	54,124	637,398
Courts and other judicial programs	-	-		73,649	73,649
Parks and other cultural and recreation programs	-	-		29,796	29,796
Other purposes	440	-		-	440
Committed			-		
Parks and other cultural and recreation programs	405,889	-		17,722	423,611
Unassigned	4,442,811	-	-	-	4,442,811
Total fund balances	5,011,874	260,624	583,274	176,440	6,032,212
Total liabilities and fund balances	$ 5,529,938	$ 434,118	$ 1,186,525	$ 196,919	$ 7,347,500

The accompanying notes are an integral part of the financial statements.

CITY OF WEST WENDOVER, NEVADA
Reconciliation of the Balance Sheets of Governmental Funds
To the Statement of Net Position
June 30, 2022

Total fund balances - governmental funds		$ 6,032,212
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds.		
Governmental capital assets	$ 32,378,479	
Accumulated depreciation	(12,514,414)	
		19,864,065
Long-term liabilities are not due and payable in the current period and therefore are not reported in the funds.		
Net pension liabilities	$ (4,345,361)	
Bonds payable	(5,492,583)	
Compensated absences	(346,167)	
Interest payable	(22,427)	
		(10,206,538)
The internal service fund is used by management to charge the cost of insurance to individual funds. The assets and liabilities of the internal service funds are included in the governmental activities in the statement of net position.		148,443
Deferred outflows and inflows of resources related to pensions are applicable to future reporting periods and, therefore, are not reported in the funds.		
Deferred outflows	$ 2,701,647	
Deferred inflows	(3,927,012)	
		(1,225,365)
Total net position - governmental activities		$ 14,612,817

The accompanying notes are an integral part of the financial statements.

CITY OF WEST WENDOVER, NEVADA
Statement of Revenues, Expenditures and Changes in Fund Balances
Governmental Funds
For the Year Ended June 30, 2022

	General Fund	Recreation Fund	Capital Projects Fund	Nonmajor Governmental Funds	Total Governmental Funds
Revenues					
Taxes	$ 1,614,981	$ 1,967,604	$ -	$ 59,564	$ 3,642,149
Licenses and permits	1,935,265	-	-	-	1,935,265
Intergovernmental	5,263,677	503,730	205,511	138,275	6,111,193
Charges for services	48,446	-	-	5,733	54,179
Fines and forfeits	49,720	-	-	-	49,720
Miscellaneous revenues	205,270	-	72,431	2,325	280,026
Total revenues	9,117,359	2,471,334	277,942	205,897	12,072,532
Expenditures					
Current					
General government	1,170,081	-	-	-	1,170,081
Judicial	482,724	-	-	1,930	484,654
Public safety	3,599,715	-	-	-	3,599,715
Public works	571,395	-	-	-	571,395
Community development	294,600	-	-	-	294,600
Health	126,199	-	-	-	126,199
Culture and recreation	15,522	2,374,313	-	-	2,389,835
Community support	39,148	-	-	311,836	350,984
Capital outlay	-	-	1,844,895	-	1,844,895
Debt service	55,853	-	520,987	-	576,840
Total expenditures	6,355,237	2,374,313	2,365,882	313,766	11,409,198
Excess (deficiency) of revenues over (under) expenditures	2,762,122	97,021	(2,087,940)	(107,869)	663,334
Other Financing Sources (Uses)					
Debt proceeds	-	-	855,253	-	855,253
Transfers in	-	-	1,432,000	201,311	1,633,311
Transfers out	(1,572,003)	-	-	(61,308)	(1,633,311)
Total other financing sources and uses	(1,572,003)	-	2,287,253	140,003	855,253
Net change in fund balances	1,190,119	97,021	199,313	32,134	1,518,587
Fund balances, beginning of year	3,743,833	163,603	383,961	144,306	4,435,703
Prior period adjustment	77,922	-	-	-	77,922
Fund balances, end of year	$ 5,011,874	$ 260,624	$ 583,274	$ 176,440	$ 6,032,212

The accompanying notes are an integral part of the financial statements.

CITY OF WEST WENDOVER, NEVADA
Reconciliation of the Statement of Revenues,
Expenditures, and Changes in Fund Balances of Governmental Funds
To the Statement of Activities
For the Year Ended June 30, 2022

Amounts reported for governmental activities in the statement of activities are different because:		
Net change in fund balances - total governmental funds		$ 1,518,587
Governmental funds report capital outlays as expenditures. However, in the statement of activities, the costs of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlay exceeded depreciation in the current period.		
Capital outlay	$ 1,868,889	
Depreciation expense	(918,470)	950,419
Payments on long term receivables recorded as revenue in the governmental funds are reported as a reduction of receivables in the statement of net position.		(199)
The issuance of long-term debt (e.g., bond, leases) provides current financial resources in the governmental funds but increases long-term liabilities in the statement of net position.		(855,253)
Repayment of bond principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net position.		386,119
Accrued interest for long-term debt is not reported as an expenditure for the current period while it is recorded in the statement of activities. The adjustment reflects the change in interest payable		(4,528)
Pension contributions are reported as expenditures in the governmental funds when made. However, they are reported as deferred outflows of resources in the Statement of Net Position because the net pension liability is measured a year before the City's report date. Pension expense, which is the change in the net pension liability adjusted for changes in deferred outflows and inflows of resources related to pension, is reported in the Statement of Activities.		
Pension contributions	$ 539,945	
Pension expense	161,745	701,690
Compensated absences expenses reported in the statement of activities do not require the use of current financial resources and therefore are not reported as expenditures in the governmental funds. This adjustment reflects the change in compensated absences payable.		(36,237)
The internal service fund is used by management to charge the cost of insurance to the various funds. The net revenue (loss) of the internal service fund is reported with governmental activities.		(26,992)
Change in net position of governmental activities		$ 2,633,606

The accompanying notes are an integral part of the financial statements.

CITY OF WEST WENDOVER, NEVADA
Statement of Net Position
Proprietary Funds
June 30, 2022

	Water Fund	Sewer Fund	Garbage/ Compost Fund	Total Proprietary Funds	Health Insurance Internal Service Fund
Assets					
Current assets					
Cash and investments	$ 1,470,364	$ 1,100,922	$ 3,191,105	$ 5,762,391	$ 150,682
Accounts receivable, net	160,065	136,140	149,328	445,533	-
Inventory	34,761	4,754	-	39,515	-
Prepaid expenses	2,324	6,105	2,200	10,629	70,355
Total current assets	1,667,514	1,247,921	3,342,633	6,258,068	221,037
Noncurrent assets					
Restricted cash	628,424	120,784	145,000	894,208	-
Due from component unit	1,949,463	-	-	1,949,463	-
Capital assets:					
Land	111,000	-	-	111,000	-
Buildings	1,277,649	1,173,762	1,535,458	3,986,869	-
Improvements other than buildings	974,603	76,600	5,164,633	6,215,836	-
Machinery and equipment	925,345	1,348,542	2,411,636	4,685,523	-
Utility system	2,232,105	15,820,916	-	18,053,021	-
Less accumulated depreciation	(2,721,912)	(8,290,733)	(6,264,504)	(17,277,149)	-
Total noncurrent assets	5,376,677	10,249,871	2,992,223	18,618,771	-
Total assets	7,044,191	11,497,792	6,334,856	24,876,839	221,037
Deferred Outflows of Resources					
Deferred outflows related to pensions	172,949	226,412	204,356	603,717	-
Liabilities					
Current liabilities					
Accounts payable	8,142	14,568	12,143	34,853	72,594
Accrued interest payable	24,806	10,518	11,630	46,954	-
Compensated absences	6,758	10,274	6,275	23,307	-
Customer deposits	4,312	-	-	4,312	-
Current portion of noncurrent liabilities	192,277	130,117	275,791	598,185	-
Total current liabilities	236,295	165,477	305,839	707,611	72,594
Noncurrent liabilities:					
Notes payable	-	-	118,099	118,099	-
Net pension liability	278,173	364,164	328,689	971,026	-
Bonds payable	2,575,742	2,229,451	84,333	4,889,526	-
Total noncurrent liabilities	2,853,915	2,593,615	531,121	5,978,651	-
Total liabilities	3,090,210	2,759,092	836,960	6,686,262	72,594
Deferred Inflows of Resources					
Deferred inflows related to pensions	251,392	329,104	297,045	877,541	-
Net Position					
Net investment in capital assets	2,166,500	7,769,519	2,369,000	12,305,019	-
Restricted for debt service	628,424	120,784	-	749,208	-
Restricted for closure/post closure	-	-	145,000	145,000	
Unrestricted	1,080,614	745,705	2,891,207	4,717,526	148,443
Total net position	$ 3,875,538	$ 8,636,008	$ 5,405,207	$ 17,916,753	$ 148,443

The accompanying notes are an integral part of the financial statements.

CITY OF WEST WENDOVER, NEVADA
Statement of Revenues, Expenses, and Changes in Net Position
Proprietary Funds
For the Year Ended June 30, 2022

	Water Fund	Sewer Fund	Garbage/ Compost Fund	Total Proprietary Funds	Health Insurance Internal Service Fund
Operating revenues					
Charges for services	$ 1,340,630	$ 1,220,332	$ 1,767,009	$ 4,327,971	$ 1,015,257
Operating expenses					
Water purchases	567,230	-	-	567,230	-
Salaries and wages	83,386	332,126	291,040	706,552	-
Employee benefits	240,323	130,003	119,985	490,311	1,202,168
Services and supplies	316,598	433,843	240,628	991,069	-
Depreciation and amortization	138,038	544,653	353,041	1,035,732	-
Total operating expenses	1,345,575	1,440,625	1,004,694	3,790,894	1,202,168
Operating income (loss)	(4,945)	(220,293)	762,315	537,077	(186,911)
Nonoperating revenues (expenses)					
Interest income	49,145	365	1,216	50,726	-
Impact fees	25,159	12,851	-	38,010	-
Grant revenue	238,048	816,491	307,203	1,361,742	159,918
Miscellaneous income	13,831	7,764	24,917	46,512	-
Contributions from component unit for debt payments	10,584	-	-	10,584	-
Interest expense	(68,674)	(66,239)	(16,766)	(151,679)	-
Total nonoperating revenues (expenses)	268,093	771,232	316,570	1,355,895	159,918
Change in net position	263,148	550,939	1,078,885	1,892,972	(26,993)
Total net position, beginning	3,612,390	8,085,069	4,326,322	16,023,781	175,436
Total net position, end of year	$ 3,875,538	$ 8,636,008	$ 5,405,207	$ 17,916,753	$ 148,443

The accompanying notes are an integral part of the financial statements.

CITY OF WEST WENDOVER, NEVADA
Statement of Cash Flows
Proprietary Funds
For the Year Ended June 30, 2022

	Water Fund	Sewer Fund	Garbage/ Compost Fund	Total Proprietary Funds	Health Insurance Internal Service Fund
Cash Flows From Operating Activities:					
Cash received from customers, service fees	$ 1,384,294	$ 1,262,298	$ 1,758,171	$ 4,404,763	$ 1,015,257
Cash paid to suppliers	(870,814)	(445,036)	(232,625)	(1,548,475)	(1,202,655)
Cash paid to employees	(360,246)	(500,749)	(452,788)	(1,313,783)	-
Net cash flows from operating activities	153,234	316,513	1,072,758	1,542,505	(187,398)
Cash Flows From Noncapital Financing Activities:					
Net component unit receipts/(payments)	110,735	-	-	110,735	-
Cash received from miscellaneous sources	13,831	7,766	24,917	46,514	-
Net cash flows from noncapital financing activities	124,566	7,766	24,917	157,249	-
Cash Flows From Capital and Related Financing Activities:					
Impact fees	25,159	12,851	-	38,010	-
Grant revenue	238,048	816,491	307,203	1,361,742	159,918
Principal paid on capital debt	(186,187)	(125,124)	(77,334)	(388,645)	-
Interest paid on capital debt	(68,674)	(66,239)	(16,766)	(151,679)	-
Acquisition and construction of capital assets	(9,526)	(9,524)	(9,525)	(28,575)	-
Net cash flows from capital and related financing activities	(1,180)	628,455	203,578	830,853	159,918
Cash Flows From Investing Activities:					
Interest income	49,145	365	1,216	50,726	-
Net change in cash and cash equivalents	325,765	953,099	1,302,469	2,581,333	(27,480)
Cash and investments, including restricted cash, beginning of year as restated	1,773,023	268,607	2,157,615	4,199,245	178,162
Cash and Cash Equivalents, Including Restricted Cash , End of Year	$ 2,098,788	$ 1,221,706	$ 3,460,084	$ 6,780,578	$ 150,682
Reconciliation of operating income to net cash flows from operating activities:					
Operating income (loss)	$ (4,945)	$ (220,293)	$ 762,315	$ 537,077	$ (186,911)
Adjustments to reconcile net income (loss) to net cash from operating activities					
Depreciation/amortization	138,038	544,653	353,041	1,035,732	-
Pension expense	(612)	7,221	2,091	8,700	-
Employer pension contributions	(34,565)	(45,250)	(40,842)	(120,657)	-
Changes in operating assets and liabilities:					
(Increase) decrease in receivables	43,064	41,966	(8,838)	76,192	-
(Increase) decrease in inventory	7,631	-	-	7,631	-
(Increase) decrease in prepaid expenses	20	-	(552)	(532)	(3,351)
Increase (decrease) in accounts payable	5,363	(11,193)	8,555	2,725	2,864
Increase (decrease) in due from deposits	600	-	-	600	-
Increase (decrease) in compensated absences	(1,360)	(591)	(3,012)	(4,963)	-
Net cash flows from operating activities	$ 153,234	$ 316,513	$ 1,072,758	$ 1,542,505	$ (187,398)

The accompanying notes are an integral part of the financial statements.

NOTE 1. Summary of Significant Accounting Policies

Description of government-wide financial statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the primary government and its component units. All fiduciary activities are reported only in the fund financial statements. *Governmental activities*, which normally are supported by taxes, intergovernmental revenues, and other nonexchange transactions, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges to external customers for support. Likewise, the *primary government* is reported separately from certain legally separate *component units* for which the primary government is financially accountable.

Reporting Entity

The City of West Wendover (government) is a municipal corporation governed by an elected mayor and five-member governing council (council). The accompanying financial statements present the government and its component units, entities for which the government is considered to be financially accountable. Blended component units are, in substance, part of the primary government's operations, even though they are legally separate entities. Thus, blended component units are appropriately presented as funds of the primary government. Each discretely presented component unit is reported in a separate column in the government-wide financial statements to emphasize that it is legally separate from the government.

Discretely presented component units - The Johnson Springs Water System Enterprise Fund (Johnson Springs) was formed by a settlement agreement between the City of West Wendover, Nevada and the City of Wendover, Utah to replace Administrative Authority upon its dissolution (dissolved on December 31, 2008). Johnson Springs has no board. The net assets of the Administrative Authority were transferred to Johnson Springs on January 1, 2009, including the debt of the Administrative Authority that is in the name of the City. It is a separate enterprise fund and is considered a component unit due to the City's responsibility to perform all management, maintenance and accounting duties for the fund.

Basis of presentation – government-wide financial statements

While separate government-wide and fund financial statements are presented, they are interrelated. The governmental activities column incorporates data from governmental funds and internal service funds, while business-type activities incorporate data from the government's enterprise funds. Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements.

As discussed earlier, the city has one discretely presented component units, Johnson Springs, which is considered a major component unit and is shown in separate columns in the government-wide financial statements.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

NOTE 1. Summary of Significant Accounting Policies, Continued

Basis of presentation – fund financial statements

The fund financial statements provide information about the government's funds, including its fiduciary funds and blended component units if any. Separate statements for each fund category—governmental, proprietary, and fiduciary—are presented. The emphasis of fund financial statements is on major governmental and enterprise funds, each displayed in a separate column. All remaining governmental and enterprise funds are aggregated and reported as nonmajor funds. Major individual governmental and enterprise funds are reported as separate columns in the fund financial statements.

The government reports the following major governmental funds:

The **General Fund** is the government's primary operating fund. It accounts for all financial resources of the general government, except those accounted for in another fund.

The **Recreation Fund** is used to account for the City's share of room tax proceeds and the distribution of those funds to the recreation district.

The **Capital Projects Fund** is used to account for the acquisition or construction of capital facilities as outlined in Resolution 1997-14.

The government reports the following major enterprise funds:

The **Water Fund** accounts for the provision of water services to the residents of the City. All activities necessary to provide such services are accounted for in this fund, including, but not limited to, administration, operation, maintenance, financing and related debt service and billing and collection.

The **Sewer Fund** accounts for the provision of sewer services to the residents of the City. All activities necessary to provide such services are accounted for in this fund, including, but not limited to, administration, operation, maintenance, financing and related debt service and billing and collection.

The **Garbage/Compost Fund** is used to account for the provision of sanitation services to residents of the City. All activities necessary to provide such services are accounted for in this fund, including, but not limited to, administration, operation, maintenance, financing and related debt service and billing and collection.

Additionally, the City reports the following fund types:

Health Insurance Internal Service Fund – Internal Service Funds are used to account for the financing of goods and services provided by one department or agency to other departments or agencies of the government and to other government units, on a cost reimbursement basis.

NOTE 1. Summary of Significant Accounting Policies, Continued

During the course of operations the government has activity between funds for various purposes. Any residual balances outstanding at year end are reported as due from/to other funds and advances to/from other funds. While these balances are reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Balances between the funds included in governmental activities (i.e., the governmental funds) are eliminated so that only the net amount is included as internal balances in the governmental activities column. Similarly, balances between the funds included in business-type activities (i.e., the enterprise funds) are eliminated so that only the net amount is included as internal balances in the business-type activities column.

Further, certain activity occurs during the year involving transfers of resources between funds. In fund financial statements these amounts are reported at gross amounts as transfers in/out. While reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Transfers between the funds included in governmental activities are eliminated so that only the net amount is included as transfers in the governmental activities column. Similarly, balances between the funds included in business-type activities are eliminated so that only the net amount is included as internal balances in the business-type activities column.

Measurement focus and basis of accounting

The accounting and financial reporting treatment is determined by the applicable measurement focus and basis of accounting. Measurement focus indicates the type of resources being measured such *as current financial resources* or *economic resources*. The basis of accounting indicates the timing of transactions or events for recognition in the financial statements.

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

The governmental fund financial statements are reported using the *current financial resources measurement* focus and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service principal and interest expenditures on general long-term debt, including lease liabilities as well as expenditures related to compensated absences, and claims and judgments, postemployment benefits and environmental obligations are recognized later based on specific accounting rules applicable to each, generally when payment is due. General capital asset acquisitions, including entering into contract giving the City the right to use leased assets, are reported as expenditures in governmental funds. Issuance of long-term debt and acquisitions under leases are reported as other financing sources.

NOTE 1. Summary of Significant Accounting Policies, Continued

Property taxes, franchise taxes, licenses, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Entitlements are recorded as revenues when all eligibility requirements are met, including any time requirements, and the amount is received during the period or within the availability period for this revenue source (within 60 days of yearend). Expenditure-driven grants are recognized as revenue when the qualifying expenditures have been incurred and all other eligibility requirements have been met, and the amount is received during the period or within the availability period for this revenue source (within 60 days of yearend). All other revenue items are considered to be measurable and available only when cash is received by the government.

The proprietary funds are reported using the *economic resources measurement* focus and the *accrual basis of accounting*.

Assets, liabilities, deferred outflows/inflows of resources, and net position/fund balance

Cash and cash equivalents

The government's cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition.

Investments

Investments for the government are reported at fair value (generally based on quoted market prices). The City of West Wendover invests in the State of Nevada Local Government Investment Pool, which has regulatory oversight from the Board of Finance for the State of Nevada.

State statues authorize the City to invest in obligations of the U.S. Treasury; certain farm loan bonds; certain securities issued by Nevada local governments and other state and local governments; certain repurchase agreements; certain bankers acceptances; certain commercial paper; and certain negotiable certificates of deposits and money market mutual funds, as well as the State of Nevada Local Government Investment Pool.

Inventories and prepaid items

Inventories for the general and proprietary funds are valued at cost using the first-in/first-out (FIFO) method and consist of expendable office supplies, pipe, fittings and miscellaneous automobile parts. The cost of such inventories is recorded as expenditures/expenses when consumed rather than when purchased.

For all other funds, the City of West Wendover charges consumable supplies against appropriations at the time of purchase. Any inventories of such supplies at June 30 are not material to the individual funds and are not recognized in the financial statements.

NOTE 1. Summary of Significant Accounting Policies, Continued

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both the government-wide and fund financial statements. The cost of prepaid items is recorded as expenditures/expenses when consumed rather than when purchased

Capital assets

Capital assets are tangible and intangible assets, which include property, plant, equipment, and infrastructure assets (e.g. roads, bridges, sidewalks, and similar items), are reported in the applicable governmental or business-type activities column in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than $5,000 and an estimated useful life in excess of two years.

The City has elected not to record infrastructure assets prior to July 1, 2003 as allowed by Governmental Accounting Statement number 34 for phase 3 governments.

As the government constructs or acquires additional capital assets each period, including infrastructure assets, they are capitalized and reported at historical cost (except for intangible right-to-use assets, the measurement of which is discussed in note 8). The reported value excludes normal maintenance and repairs which are essentially amounts spent in relation to capital assets that do not increase the capacity or efficiency of the item or increase its estimated useful life. Donated capital assets are recorded at their estimated acquisition value at the date of donation.

Interest incurred during the construction phase of capital assets of enterprise funds is included as part of the capitalized value of the assets constructed. The amount of interest capitalized depends on the specific circumstances.

Land and construction in progress are not depreciated. The other property, plant, equipment, and infrastructure of the primary government are depreciated using the straight line method over the following estimated useful lives:

Building	35 to 50 years
Improvements other than buildings	20 to 30 years
Machinery, equipment, and vehicles	3 to 10 years
Utility systems	10 to 50 years

Deferred outflows/inflows of resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/ expenditure) until then. The City has one item that qualifies for reporting in this category which is pension related items reported on the government-wide financial statements. See footnote 17 for more information.

NOTE 1. Summary of Significant Accounting Policies, Continued

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The City has two types of items that qualify for reporting in this category which are pension and lease related items reported on the government-wide financial statements. See footnote 17 and 8 for more information, respectively. The governmental funds report unearned revenues from two sources: advance payments for business licenses and advance payments for gaming licenses. These amounts are deferred and recognized as an inflow of resources in the period that the amounts available. In the government-wide financial statements the City reports deferred amounts related to leases and deferred amounts related to pension and OPEB.

Net position flow assumption

Sometimes the government will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted – net position and unrestricted – net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the government's policy to consider restricted – net position to have been depleted before unrestricted – net position is applied.

Fund balance flow assumptions

Sometimes the government will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the government's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

Fund balance policies

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The government itself can establish limitations on the use of resources through either a commitment (committed fund balance) or an assignment (assigned fund balance).

The committed fund balance classification includes amounts that can be used only for the specific purposes determined by a formal action of the government's highest level of decision-making authority. The governing council is the highest level of decision-making authority for the government that can, by adoption of an ordinance prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance remains in place until a similar action is taken (the adoption of another ordinance) to remove or revise the limitation.

NOTE 1. Summary of Significant Accounting Policies, Continued

Amounts in the assigned fund balance classification are intended to be used by the government for specific purposes but do not meet the criteria to be classified as committed. The city council (council) has by resolution authorized the Mayor, City Manager, and Chief Financial Officer to assign fund balance. The council may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above, an additional action is essential to either remove or revise a commitment.

Leases

The City is a lessor for a noncancellable lease of a building. The City recognizes a lease receivable and a deferred inflow of resources in the government-wide and governmental fund financial statements. At the commencement of a lease, the City initially measures the lease receivable at the present value of payments expected to be received during the lease term.

Subsequently, the lease receivable is reduced by the principal portion of lease payments received. The deferred inflow of resources is initially measured as the initial amount of the lease receivable, adjusted for lease payments received at or before the lease commencement date.

Subsequently, the deferred inflow of resources is recognized as revenue over the life of the lease term.
Key estimates and judgments include how the City determines (1) the discount rate it uses to discount the expected lease receipts to present value, (2) lease term, and (3) lease receipts.

- The City uses its estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the noncancellable period of the lease. Lease receipts included in the measurement of the lease receivable is composed of fixed payments from the lessee.

The City monitors changes in circumstances that would require a remeasurement of its lease, and will remeasure the lease receivable and deferred inflows of resources if certain changes occur that are expected to significantly affect the amount of the lease receivable.

Revenues and Expenditures/Expenses

Program revenues

Amounts reported as program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions (including special assessments) that are restricted to meeting the operational or capital requirements of a particular function or segment. All taxes, including those dedicated for specific purposes, and other internally dedicated resources are reported as general revenues rather than as program revenues.

NOTE 1. Summary of Significant Accounting Policies, Continued

Property taxes

All real property within the City of West Wendover is assigned a parcel number by the Elko County Assessor in accordance with state law, with each parcel being subject to physical reappraisal every five years. A factoring system is used to adjust the appraised value during the years between physical appraisals. The property and its improvements are assessed at 35% of "taxable value" as defined by statute. The amount of tax levied is developed by multiplying the assessed value by the tax rate applicable to the area in which the property is located. The maximum tax rate was established in the State Constitution at $5 per $100 of assessed valuation; however, as a result of legislative action, the tax rate was further limited to $3.64 per $100 as assessed valuation, except in cases of severe financial emergency as defined by NRS 354.705. Taxes on real property are a lien on the property and attach on July 1 of the year for which the taxes are levied.

Taxes may be paid in four installments, the first installment is due on the third Monday of August and the remaining three installments are payable on the first Monday in October, January and March to the Treasurer of Elko County in which the City of West Wendover is located. Penalties are assessed if a taxpayer fails to pay an installment within ten days of the installment due date. After a two year waiting period, if the taxes remain unpaid, a tax deed is issued conveying the property to the County with a lien for back taxes and accumulated charges. Redemption may be made by the owner or such persons as described by statute by paying all back taxes and accumulated penalties, interest and costs before sale.

Taxes on personal property are collected currently. Personal property declarations are mailed out annually by the County and the tax is computed using percentages of taxable values established by the Department of Taxation and the tax rates described above.

Compensated absences

Vacation and Sick-leave

The city's policy permits employees to accumulate earned but unused vacation benefits, which are eligible for payment upon separation from government service. The liability for such leave is reported as incurred in the government-wide and proprietary fund financial statements. A liability for those amounts is recorded in the governmental funds only if the liability has matured as a result of employee resignations or retirements.

Per City Policy and Collective Bargaining Agreements, employees earn (accrue) sick leave benefits which they are eligible to receive upon separation of service at a determined percentage based upon total years of service and based upon the required notice of separation.

NOTE 1. Summary of Significant Accounting Policies, Continued

Proprietary funds operating and non-operating revenues and expenses

Proprietary funds distinguish *operating* revenues and expenses from *non-operating* items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the water fund, sewer fund, and garbage/compost facility fund are charges to customers for sales and services. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures/expenses during the reporting period. Actual results could differ from those estimates.

Pensions

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the pension plan's fiduciary net position of the Public Employees' Retirement System of Nevada (PERS) and additions to/deductions from the plan's fiduciary net position have been determined on the same basis as they are reported by PERS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Comparative Data

Comparative data shown for the prior year has been extracted from the 2020-2021 financial statements and reclassified where necessary. It has been provided to add comparability but is not considered full disclosure of transactions for 2020-2021. Such information can only be obtained by referring to the audited financial statements for that year.

New Pronouncements

For the year ended June 30, 2022, the City implemented the provisions of GASB Statement No. 87, Leases. GASB Statement No. 87 improves accounting and financial reporting for leases by governments. This Statement requires recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. The Statement also establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset.

NOTE 2. Reconciliation of Government-Wide and Fund Financial Statements

The governmental fund balance sheet includes reconciliation between total governmental fund balances and net position of governmental activities as reported in the government-wide statement of net position. This difference primarily results from the long-term economic focus of the statement of net position versus the current financial resources focus of the governmental fund balance sheets. The details of these differences are reported in the reconciliation on as listed in the table of contents.

The governmental fund statement of revenues, expenditures, and changes in fund balance includes a reconciliation between net changes in fund balances-total governmental funds and changes in net position of governmental activities as reported in the government-wide statement of activities. These differences are the result of converting from the current resources measurement focus and modified accrual basis for governmental fund statements to the economic resources measurement focus and full accrual basis used for government-wide statements. The details of these differences are reported in the reconciliation as listed in the table of contents.

NOTE 3. Stewardship, Compliance, and Accountability

Budgets and Budgetary Accounting

The City adheres to the Local Government Budget Act incorporated in Section 354 of the Nevada Revised Statutes. The provision of the Act included the following major procedures to establish the budgetary data which is reflected in these financial statements.

a. On or before April 15, the City Council files a tentative budget with the Nevada Department of Taxation for all funds.

b. Public budget hearings on the tentative budget are held on the third Tuesday of May.

c. On or before June 1, at a public hearing, the City Council indicates changes, if any, to be made to the tentative budget must then be forwarded to the Nevada Department of Taxation for the final review and approval.

d. Formal budgetary integration in the financial records of all funds is employed to enhance management control during the year.

e. Budgets for all funds are adopted on a basis consistent with generally accepted accounting principles (GAAP). All appropriations lapse at year end.

f. Budget amounts within funds, and between funds, may be transferred if amounts do not exceed the original budget. Such transfers must be approved by the budget officer and/or City Council, depending on established criteria. Budget augmentations in excess of original budgetary amounts may only be made with prior approval of the City Council, following a scheduled and noticed public hearing for those funds which have ad valorem taxes allocated as a source of revenue. For all other funds, the City Council must approve the budget augmentation with a majority vote and adopt a resolution providing therefore.

g. The above dates may be adjusted as necessary during legislative years.

h. The budget amounts reflected in the financial statements have been amended from the original amounts in accordance with the approved procedures.

i. In accordance with state statute, actual expenditures may not exceed budgeted appropriations of the various governmental functions (excluding the debt services functions) in the General Fund and total expenditures in other governmental funds. Per NRS 354.626, expenditures over budgeted appropriations are allowed for bond repayments, medium term obligation repayments and long-term contracts expressly authorized by law.

NOTE 4. Cash and Investments

A reconciliation of cash deposits and investments to the government-wide statement of net position as follows:

	Primary Government	Component Unit
Deposits:		
Cash on hand	$ 1,575	$ -
Cash in bank	11,306,380	(836,451)
Investments:		
Nevada local government investment pool	1,520,947	1,396,053
Total deposits and investments	$ 12,828,903	$ 559,602
Cash and cash equivalents	$ 11,620,755	$ 559,602
Restricted cash	1,208,148	-
	$ 12,828,903	$ 559,602

Deposits

Custodial Credit Risk

For deposits this is the risk that in the event of a bank failure, the government's deposit may not be returned. The City does not have a formal policy for custodial credit risk. As of June 30, 2022, $0 of the primary government and component unit's combined bank balance of $10,655,181 was exposed to custodial credit risk because it was either fully insured by FDIC insurance or collateralized by a pledging financial institution.

Investments

The Nevada State Treasurer's Office operates the Local Government Investment Pool (LGIP). The LGIP is an external investment pool operated by the Nevada Public Treasurer.

The LGIP is not registered with the SEC as an investment company. Deposits in the LGIP are not insured or otherwise guaranteed by the State of Nevada, and participants share proportionally in any realized gain or losses on investments.

The provisions of State Law (NRS 355.170) govern the investment of public funds as noted in Footnote 1.

NOTE 4. Cash and Investments, Continued

As of June 30, 2022 the government had the following investments:

Investment Type	Primary Government Fair Value	Component Unit Fair Value	Rating (1)	Weighted Average Maturity (2)
Nevada Local Government Pooled Investment Fund	$ 1,520,947	$ 1,396,053	N/A	125
Total Fair Value	$ 1,520,947	$ 1,396,053		

(1) Ratings are provided where applicable to indicate associated Credit Risk. N/A indicates not applicable.

(2) Interest Rate Risk is estimated using the weighted average days to maturity.

The City categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

The City has the following recurring fair value measurements as of June 30, 2022:

- Nevada Local Government's Investment Pool (LGIP):

	Primary Government	Component Unit
Level 1 inputs	$ 449,592	$ 412,673
Level 2 inputs	1,071,355	983,380
Total LGIP investment	$ 1,520,947	$ 1,396,053

Interest Rate Risk

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The City's policy for managing its exposure to fair value loss arising from increasing interest rates is to comply with the provisions of State law (NRS 355.170).

Credit Risk

Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. The primary government and component unit's policy for reducing its exposure to credit risk is to limit its investments to the Nevada Local Government Investment Pool and to comply with State Law (NRS 355.170). The Nevada Local Government Investment Pool is unrated.

Concentration of Credit Risk

The Primary Government and the Component Unit place no limit on the amount the Primary Government or the Component Unit may invest in any one issue.

NOTE 4. Cash and Investments, Continued

Cash Restricted for Special Uses

The primary government and the component unit maintain restricted cash to comply with various legal and contractual requirements. Amounts restricted are as follows at June 30, 2022:

Restricted cash footnote

Medium Term Sales Tax Revenue Bond Reserves	$	313,500
Closure / post closure trust funds		145,000
Waste Water Treatment Plant Revenue Bond Reserves		120,784
Water Revenue Bonds, Series 2015 Bond Reserves		21,168
Water Rev Bonds Series 2015 - Asset Replacement		143,170
AB198 Capital Replacement Projects Fund		464,086
Unutilized Regional Transportation Commission Funds		440
Total restricted cash - primary government	$	1,208,148

NOTE 5. Receivables / Due from other Governments

Receivables in the governmental funds consist principally of room and franchise taxes due various businesses. Amounts due from other governments consist primarily of taxes due from the State of Nevada and grant revenues due from various granting agencies. All receivables and amounts due from other governments are considered by management to be fully collectible and therefore, no allowance for doubtful accounts is necessary.

Receivables in the proprietary funds represent service billings to customers and are shown net of an allowance for doubtful accounts. The allowance for doubtful accounts is estimated based on professional judgement and historical information. The allowances for doubtful accounts at June 30, 2022 were as follows:

Water Fund	$	-
Sewer Fund		-
Garbage/Compost Fund		-
Johnson Springs		-
	$	-

NOTE 6. Capital Assets

Governmental capital asset activity for the year ended June 30, 2022 was as follows:

Governmental Activities:	Balance 6/30/21	Additions	Deletions	Balance 6/30/22
Capital assets, not being depreciated:				
Land	$ 1,416,475	$ -	$ -	$ 1,416,475
Construction in progress	357,046	1,950,927	(320,155)	1,987,818
Total capital assets, not being depreciated	1,773,521	1,950,927	(320,155)	3,404,293
Capital assets, being depreciated:				
Buildings	11,215,109	-	-	11,215,109
Other improvements	14,315,356	-	-	14,315,356
Machinery and equipment	3,205,604	238,117	-	3,443,721
Total capital assets, being depreciated	28,736,069	238,117	-	28,974,186
Less accumulated depreciation for:				
Buildings	(3,798,936)	(278,673)	-	(4,077,609)
Other improvements	(4,939,866)	(512,289)	-	(5,452,155)
Machinery and equipment	(2,857,142)	(127,508)	-	(2,984,650)
Total accumulated depreciation	(11,595,944)	(918,470)	-	(12,514,414)
Total capital assets, being depreciated, net	17,140,125	(680,353)	-	16,459,772
Governmental activities capital assets, net	$ 18,913,646	$ 1,270,574	$ (320,155)	$ 19,864,065

Depreciation expense was charged to the functions/programs of the City as follows:

Governmental Activities:	
General government	$ 530,503
Judicial	9,861
Public safety	95,575
Public works	2,023
Health and sanitation	25,339
Culture and recreation	96,371
Community support	1,126
Streets and highways	157,672
Total depreciation expense - governmental activities	$ 918,470

NOTE 6. Capital Assets, Continued

Business-type capital asset activity for the year ended June 30, 2022 was as follows:

Business-Type Activities:	Balance 6/30/21	Additions	Deletions	Balance 6/30/22
Capital assets not being depreciated:				
Land	$ 111,000	$ -	$ -	$ 111,000
Total capital assets, not being depreciated	111,000	-	-	111,000
Capital assets being depreciated:				
Buildings	3,986,869	-	-	3,986,869
Other improvements	6,215,836	-	-	6,215,836
Machinery and equipment	4,656,948	28,575	-	4,685,523
Utility systems	18,053,021	-	-	18,053,021
Total capital assets, being depreciated	32,912,674	28,575	-	32,941,249
Less accumulated depreciation for:				
Buildings	(738,660)	(99,843)	-	(838,503)
Other improvements	(4,078,303)	(221,739)	-	(4,300,042)
Machinery and equipment	(3,785,076)	(177,551)	-	(3,962,627)
Utility systems	(7,639,379)	(536,598)	-	(8,175,977)
Total accumulated depreciation	(16,241,418)	(1,035,731)	-	(17,277,149)
Total capital assets, being depreciated, net	16,671,256	(1,007,156)	-	15,664,100
Business-type activities capital asset, net	$ 16,782,256	$ (1,007,156)	$ -	$ 15,775,100

Depreciation expense was charged to the functions/programs of the City as follows:

Business-Type Activities:	
Water Fund	$ 138,038
Sewer Fund	544,652
Combined Garbage / Compost Facility Fund	353,041
Total depreciation expense - business-type activities	$ 1,035,731

NOTE 6. Capital Assets, Continued

Component unit capital asset activity for the year ended June 30, 2022 was as follows:

Component Unit - Johnson Springs	Balance 06/30/21	Additions	Deletions	Balance 06/30/22
Capital assets not being depreciated:				
Land	$ 18,000	$ -	$ -	$ 18,000
Total capital assets, not being depreciated	18,000	-	-	18,000
Capital assets being depreciated:				
Buildings	6,836,936	-	-	6,836,936
Other improvements	411,632	-	-	411,632
Machinery and equipment	571,254	9,525	-	580,779
Utility system	5,316,197	-	-	5,316,197
Total capital assets, being depreciated	13,136,019	9,525	-	13,145,544
Less accumulated depreciation for:				
Buildings	(4,826,857)	(217,145)	-	(5,044,002)
Other improvements	(198,161)	(19,413)	-	(217,574)
Machinery and equipment	(433,640)	(22,732)	-	(456,372)
Water utility system	(2,155,902)	(133,213)	-	(2,289,115)
Total accumulated depreciation	(7,614,560)	(392,503)	-	(8,007,063)
Total capital assets, being depreciated, net	5,521,459	(382,978)	-	5,138,481
Johnson Springs component unit fund activities capital assets, net	$ 5,539,459	$ (382,978)	$ -	$ 5,156,481

NOTE 7. Long-Term Liabilities

The following is a summary of long-term liabilities for the year ended June 30, 2022:

Long-Term Debt	Date of Issue	Interest Rate	Orriginal Amount of Issue	June 30, 2021	Additions	Retirements	June 30, 2022	Current Portion
Governmental Activities								
Direct Placement Bonds Payable:								
Medium Term Sales Tax Revenue Bond, Series 2009 (City Hall)	8/18/2009	4.38%	5,225,000	$ 3,914,449	$ -	$ (145,119)	$ 3,769,330	$ 151,597
General Obligation Medium-Term Bonds, Series 2015	7/14/2015	2.26%	2,200,000	1,109,000	-	(241,000)	868,000	250,000
Consolidated Tax Revenue Interim Debenture Bond, Series 2022	3/30/2022	3.48%	8,906,800	-	855,253	-	855,253	-
Total direct placement bonds payable				5,023,449	855,253	(386,119)	5,492,583	401,597
Total Bonds Payable				5,023,449	855,253	(386,119)	5,492,583	401,597
Other Liabilities								
Compensated absences				309,930	279,340	(243,103)	346,167	244,000
Net pension liability				6,564,675	-	(2,219,044)	4,345,631	-
Total governmental long-term liabilities				$ 11,898,054	$ 1,134,593	$ (2,848,266)	$ 10,184,381	$ 645,597

For governmental activities, compensated absences and net position liabilities are generally liquidated through the General Fund.

NOTE 7. Long-Term Liabilities, continued

Long-Term Debt	Date of Issue	Interest Rate	Orriginal Amount of Issue	June 30, 2021	Additions	Retirements	June 30, 2022	Current Portion
Business-Type Activities								
Public Offerings Bonds:								
Waste Water Treatment Plant Revenue Bond	6/1/2012	2.75%	2,637,000	2,242,024	-	(47,789)	2,194,235	49,117
Total business-type public offering bonds payable				2,242,024	-	(47,789)	2,194,235	49,117
Direct Placement Bonds Payable:								
General Obligation Limited Tax Water Bonds, Series 2019	8/15/2019	2.16%	2,173,729	2,027,196		(96,457)	1,930,739	98,552
General Obligation Limited Tax Medium-Term, Series 2014	6/17/2017	2.43%	2,100,000	728,000	-	(232,000)	496,000	243,000
Water Revenue Bonds, Series 2015	10/8/2015	2.63%	747,000	684,343	-	(12,397)	671,946	12,725
Total business-type direct placement bonds payable				3,439,539	-	(340,854)	3,098,685	354,277
Total business-type long-term debt				5,681,563	-	(388,643)	5,292,920	403,394
Direct Placement Notes payable:								
2019 Hook Lift - Compost/Garbage	9/19/2019	2.36%	464,990	330,788		(91,756)	239,032	120,933
2018 Caterpillar Wheel Loader Compost	1/18/2018	4.20%	231,738	106,081	-	(32,223)	73,858	73,858
Total notes payable				436,869	-	(123,979)	312,890	194,791
Other Liabilities								
Net pension liability				1,420,026	-	(449,001)	971,025	-
Compensated absences				28,269	17,212	(22,174)	23,307	23,307
Total business-type long-term liabilities				$ 7,566,727	$ 17,212	$ (983,797)	$ 6,600,142	$ 621,492
Component Unit								
Johnson Springs								
Other Liabilities								
Net pension liability				121,309	-	(47,961)	73,348	-
Compensated absences				9,848	7,428	(7,132)	10,144	10,144
Total Component Unit long-term liabilities				$ 131,157	$ 7,428	$ (55,093)	$ 83,492	$ 10,144

NOTE 7. Long-Term Liabilities, Continued

Revenue Bonds

The City has pledged future net revenues from the City's Municipal Water System to repay $2,173,729 and $747,000 in water revenue bonds issued in November 1998 and 2019, respectively, with interest rates of 2.16% and 2.63%, respectively. Proceeds from the bonds provided financing to pay for the cost to acquire, improve, construct, equip, operate, and maintain a water project for the City. The bonds are payable solely from net revenues from the Municipal Water System and are payable through 2039 and 2056.

The City has pledged future net revenues from the City's Sewer Facility to repay $2,637,000 in sewer revenue bonds issued in June 2012 with an interest rate of 2.75%. Proceeds from the bonds provided financing for the construction of a new sewer facility. The bonds are payable solely from future net revenues from the Sewer Facility and are payable through 2052.

The following schedules reflect debt service requirements to maturity of the City's debt as of June 30, 2022:

Year Ending June 30,	Governmental Activities		Business-Type Activities					
	Direct Placement Bonds		Public Offering Bonds		Direct Placement Bonds		Direct Placement Notes	
	Principle	Interest	Principle	Interest	Principle	Interest	Principle	Interest
2023	$ 1,256,850	$ 178,695	$ 49,117	$ 59,847	354,277	70,742	194,791	8,192
2024	356,938	167,280	50,323	58,641	366,708	62,406	96,164	2,860
2025	371,414	155,228	51,880	57,084	116,287	53,680	21,935	577
2026	385,798	143,109	53,321	55,643	118,876	51,091	-	-
2027	180,511	132,989	54,803	54,161	121,524	48,443	-	-
2028-2032	1,030,120	537,289	297,437	247,384	649,367	200,467	-	-
2033-2037	1,261,150	280,225	341,293	203,527	725,072	124,762	-	-
2038-2042	649,802	30,539	391,438	153,382	304,420	56,370	-	-
2043-2047	-	-	448,950	97,093	113,159	38,041	-	-
2048-2052	-	-	455,673	30,151	128,974	22,226	-	-
2053-2057	-	-	-	-	100,021	4,958	-	-
Total Principal	$ 5,492,583	$ 1,625,354	$ 2,194,235	$ 1,016,913	$ 3,098,685	$ 733,186	$ 312,890	$ 11,629

The City's outstanding bonds from direct placements of $8,591,268 are secured with pledged revenues. The outstanding issues from direct placement contain provisions that in an event of default, the bonds become taxable and the interest rate on the bonds increases.

The City has no unused lines of credit at June 30, 2022.

NOTE 8. Leases

Lease Receivable

During the current fiscal year, the City began leasing industrial land to a third party. The lease is for three years and the City will receive monthly payments of $2,406. The City recognized $18,022 in lease revenue and $3,634 in interest revenue during the current fiscal year related to this lease. As of June 30, 2022, the City's receivable for lease payments was $59,276. Also, the City has a deferred inflow of resources associated with this lease that will be recognized as revenue over the lease term. As of June 30, 2022, the balance of the deferred inflow of resources was $59,276.

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NOTE 9. Segment Information

In previous years, the component unit, Johnson Springs, issued separate revenue bonds to finance its operations. Segment information for Johnson Springs is disclosed below and also in the supplementary information. Segment information for the other proprietary funds is disclosed in the basic financial statements.

	06/30/22
Operating revenues	$ 716,382
Depreciation and amortization	(392,503)
Operating expenses	(444,631)
Nonoperating revenues and (expenses)	159,166
Beginning net position	3,678,640
Ending net position	3,717,054
Total assets	5,800,226
Total deferred outflows	45,602
Due to primary government	1,949,463
Bonds and other long term debt obligations	73,348
Total deferred inflows	66,286
Net Position	
Net investment in capital assets	3,207,018
Unrestricted	510,036
Total Net Position	$ 3,717,054
Condensed Statement of Cash Flows	
Net cash flows from:	
Operating activities	$ 227,629
Noncapital financing activities	103,580
Capital and related financing activities	(58,112)
Investing activities	4,022
Net Increase (decrease)	$ 277,119
Beginning cash and cash equivalents	282,483
Ending cash and cash equivalents	$ 559,602

NOTE 10. Interfund Receivables, Payables, and Transfers

As of June 30, 2022, interfund receivables and payables that resulted from transactions between the primary government and the component unit were as follows:

	Due from Component Unit	Due to Primary Government
Water Fund:		
Interest receivable	$ 22,418	$ -
Debt repayment receivable	1,927,045	-
Component Unit		
Interest payable	-	22,418
Debt repayment payable	-	1,927,045
Total	$ 1,949,463	$ 1,949,463

In 1998, the City of West Wendover issued long term debt obligations to complete a water project in behalf of its constituents. The component unit, which benefited from the project, is assisting with the repayment of the revenues bonds issued in the water fund. Hence, there is an interfund balance between the water fund and the component unit, Johnson Springs as shown above.

Interfund transfers for the fiscal year ended June 30, 2022 are as follows:

	Transfers out:		
Transfer in:	General	Non-major Ad Valorem Capital Projects	Total Transfers in
Nonmajor Governmental Funds			
Community Service & Local School Fund	$ 29,211	$ -	$ 29,211
Welcome Center Fund	154,000	-	154,000
Wendover Will Landmark Fund	18,100	-	18,100
Capital Projects Fund	1,370,692	61,308	1,432,000
Total transfers out	$ 1,572,003	$ 61,308	$ 1,633,311

Transfers are used to (1) move revenues from the fund that statute or budget requires to collect them to the fund that statute or budget requires to expend them and (2) use unrestricted revenues collected in the general fund to finance various programs accounted for in other funds in accordance with budgetary authorizations.

NOTE 11. Deferred Compensation Plan

The City offers its employees a deferred compensation plan created in accordance with Internal Revenue Code Section 457. The plan, available to all full-time employees at their option, permits participants until termination, retirement, death, or unforeseeable emergency.

Plan assets are held and administered by The Hartford. The plan does not meet the definition of a fiduciary fund as defined in GASB 32 and GASB 97, and therefore, is not reported in this financial statement.

NOTE 12. Room Taxes

On October 16, 2001, Ordinance 01-20 was passed, increasing room taxes from 10% to 16%. Of this rate, 14% is allocated to the West Wendover Recreation District. Additionally, the Ordinance allows for 1% to be paid to a non-profit entity to promote tourism and recreation throughout the City of West Wendover. At June 30, 2022 this amount was held as restricted in the Recreation Fund.

NOTE 13. Commitments and Contingent Liabilities

Amounts received or receivable from grantor agencies are subject to audit and adjustment by grantor agencies, principally the federal government. Any disallowed claims, including amounts already collected may constitute a liability of the applicable funds. The amount, if any, of expenditures which may be disallowed by the grantor cannot be determined at this time although the City expects such amounts, if any, to be immaterial.

The City is party to legal proceedings which normally occur in governmental operations. City officials believe these legal proceedings are not likely to have a material adverse impact on the financial position of the City.

NOTE 14. Available Borrowing Capacity

The lawful general obligation debt limit for city governments is established by State statute not to exceed thirty percent of the total last assessed valuation of the taxable property of the City. At June 30, 2022, the general obligation debt limit and available borrowing capacity of the City of West Wendover was $43,080,520.

NOTE 15. Closure and Post-Closure Care Cost

State and Federal laws and regulations require that the City place a final cover on its landfill sites and perform certain maintenance and monitoring functions at the landfill sites for a minimum of thirty years after closure. In addition to operating expenses related to current activities of the landfill sites, an expense provision and related liability should be recognized based on the future closure and post-closure care costs that will be incurred near or after the date the landfills no longer accepts waste. GASB Statement 18 requires the recognition of these landfill closure and post-closure care costs based on the amount of the landfill used during the year. The City does not report a liability for the estimated closure and post-closure care costs because it has passed a resolution that authorizes participation in the landfill assurance program established through the Nevada Public Agency Insurance Pool as a mechanism to demonstrate financial responsibility for the closure and post-closure care costs. Because the City has, in effect, transferred its responsibility for closure and post-closure care costs to another entity through the purchase of the insurance policy, the liabilities are not reported on the City's financial statements as per GASB 18.

The estimated liability for landfill closure and post-closure care costs under GASB Statement 18 requirements is $673,439 as of June 30, 2022. The City had two cells in operation during fiscal year 2022. The Class I cell has used 100% of available capacity and a new Class I cell was constructed in fiscal year 2016 according to the 2014 Volumetric Survey. The City constructed new cells for operation since 2016, which includes Class III cell, Cell C, Cell B (once fully excavated), and Cell E to be sufficient for an additional 149 months of operation. The estimated closure and post-closure costs are based on the amount that would be paid if all equipment, facilities, and services required to close, monitor, and maintain landfill modules currently in use for all cells in operation during 2022. The City maintained an insurance policy with a face amount of $529,422 at June 30, 2022. Additional financial assurance for closure and post-closure costs is accomplished by the City restricting $145,000 in cash in the garbage and compost fund. See the statement of net position and restricted cash footnote.

NOTE 16. Risk Management

The City is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets, errors and omissions; injuries to employees; and natural disasters. These risks are covered by commercial insurance purchased from independent third parties. Settled claims from these risks have not exceeded commercial insurance coverage for the past three years.

The City has chosen to establish a risk financing fund for risks associated with the employee's health insurance plan. The risk financing fund is accounted for as an internal service fund where assets are set aside for claim settlement. A premium is charged to each function which accounts for full-time employees.

Liabilities of funds are reported when it is probable that a loss has occurred and the amount of the loss can be reasonably estimated. There were no liabilities that met these criteria at June 30, 2022. Liabilities include an amount for claims that have been incurred but not reported (IBNR). Claim liabilities are calculated considering the effects of inflation, recent claim settlement trends including frequency and amount of pay-outs and other economic and social factors.

Changes in the balances of claims liabilities during the past three fiscal years are as follows:

Fiscal Year Ended June 30	Unpaid Claims Beginning of Fiscal Year	Incurred Claims	Claim Payments	Unpaid Claims End of Fiscal Year
2022	$ -	$ 840,018	$ 840,018	$ -
2021	$ -	$ 671,729	$ 671,729	$ -
2020	$ -	$ 418,723	$ 418,723	$ -

NOTE 17. Retirement and Pension Plans

Public Employees' Retirement System of Nevada (PERS)

Plan description

PERS administers a cost-sharing, multiple-employer, defined benefit public employees' retirement system which includes both Regular and Police/Fire members. The System was established by the Nevada Legislature in 1947, effective July 1, 1948. The System is administered to provide a reasonable base income to qualified employees who have been employed by a public employer and whose earnings capacities have been removed or substantially impaired by age or disability. The report is available on the website at https://www.nvpers.org/.

NOTE 17. Retirement and Pension Plans, Continued

Benefits provided

Benefits, as required by the Nevada Revised Statutes (NRS or statute), are determined by the number of years of accredited service at time of retirement and the member's highest average compensation in any 36 consecutive months with special provisions for members entering the System on or after January 1, 2010. Benefit payments to which participants or their beneficiaries may be entitled under the plan include pension benefits, disability benefits, and survivor benefits.

Monthly benefit allowances for members are computed as 2.5% of average compensation for each accredited year of service prior to July 1, 2001. For service earned on and after July 1, 2001, this multiplier is 2.67% of average compensation. For members entering the System on or after January 1, 2010, there is a 2.5% service time factor and for regular members entering the System on or after July 1, 2015, there is a 2.25% factor. The System offers several alternatives to the unmodified service retirement allowance which, in general, allow the retired employee to accept a reduced service retirement allowance payable monthly during his or her lifetime and various optional monthly payments to a named beneficiary after his or her death.

Post-retirement increases are provided by authority of NRS 286.575 - .579.

Vesting

Regular members entering the System prior to January 1, 2010, are eligible for retirement at age 65 with five years of service, at age 60 with 10 years of service, or at any age with thirty years of service. Regular members entering the System on or after January 1, 2010, are eligible for retirement at age 65 with five years of service, or age 62 with 10 years of service, or any age with thirty years of service. Regular members who entered the System on or after July 1, 2015, are eligible for retirement at age 65 with 5 years of service, or at age 62 with 10 years of service or at age 55 with 30 years of service or any age with 33 1/3 years of service.

Police/Fire members entering the System prior to January 1, 2010, are eligible for retirement at age 65 with five years of service, at age 55 with ten years of service, at age 50 with twenty years of service, or at any age with twenty-five years of service. Police/Fire members entering the System on or after January 1, 2010, are eligible for retirement at 65 with five years of service, or age 60 with ten years of service, or age 50 with twenty years of service, or at any age with thirty years of service. Only service performed in a position as a police officer or firefighter may be counted towards eligibility for retirement as Police/Fire accredited service.

The normal ceiling limitation on monthly benefits allowances is 75% of average compensation. However, a member who has an effective date of membership before July 1, 1985, is entitled to a benefit of up to 90% of average compensation. Both Regular and Police/Fire members become fully vested as to benefits upon completion of five years of service.

NOTE 17. Retirement and Pension Plans, Continued

Contributions

The authority for establishing and amending the obligation to make contributions and member contribution rates is set by statute. New hires, in agencies which did not elect the Employer-Pay Contribution (EPC) plan prior to July 1, 1983, have the option of selecting one of two contribution plans. In one plan, contributions are shared equally by employer and employee. In the other plan, employees can take a reduced salary and have contributions made by the employer (EPC).

The System's basic funding policy provides for periodic contributions at a level pattern of cost as a percentage of salary throughout an employee's working lifetime in order to accumulate sufficient assets to pay benefits when due.

The System receives an actuarial valuation on an annual basis indicating the contribution rates required to fund the System on an actuarial reserve basis. Contributions actually made are in accordance with the required rates established by the Nevada Legislature. These statutory rates are increased/decreased pursuant to NRS 286.421 and 286.450.

The actuary funding method used is the Entry Age Normal Cost Method. It is intended to meet the funding objective and results in a relatively level long-term contributions requirement as a percentage of salary.

For fiscal years ended June 30, 2021, and 2022, the Statutory Employer/employee matching rate was 15.25% and 15.50% for Regular and 22.00% and 22.75% for Police/Fire.

For the fiscal year ended June 30, 2021, and 2022, the Employer-Pay Contribution (EPC) rate was 29.25% and 29.75% for Regular and 42.50% and 44.00% for Police/Fire.

The City's contributions for the current and two preceding fiscal years, all of which were equal to the required contributions, were as follows:

Year Ended June 30,	Regular Fund	Police/Fire Fund
2020	249,082	361,914
2021	252,184	366,421
2022	270,157	399,560

NOTE 17. Retirement and Pension Plans, Continued

Investment policy

The System's policies which determine the investment portfolio target asset allocation are established by the Board. The asset allocation is reviewed annually and is designed to meet the future risk and return needs of the System. The following was the Board adopted policy target asset allocation as of June 30, 2021:

Asset Class	Target Allocation	Long-term Geometric Expected Real Rate of Return*
U.S. stocks	42%	5.50%
International stocks	18%	5.50%
U.S. bonds	28%	0.75%
Private markets	12%	6.65%

*As of June 30, 2021, PERS' long-term inflation assumption was 2.50%.

Pension liability

Net pension liability

At June 30, 2022, the City reported a liability of $5,389,734 for its proportionate share of the PERS' net pension liability. The net pension liability was measured as of June 30, 2021, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The employer allocation percentage of the net pension liability was based on the total contributions due on wages paid during the measurement period. Each employer's proportion of the net pension liability is based on their combined employer and member contributions relative to the total combined employer and member contributions for all employers for the period ended June 30, 2021. The City's proportion measured as of June 30, 2021, was 0.05910 percent, which was a increase of 0.00090 percent from its proportion measured as of June 30, 2020 .

Pension liability discount rate sensitivity

The following presents the net pension liability of the PERS as of June 30, 2022, calculated using the discount rate of 7.50%, as well as what the PERS net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (6.50%) or 1-percentage-point higher (8.50%) than the current discount rate:

	1% Decrease (6.25%)	Discount Rate (7.25%)	1% Increase (8.25%)
Proportionate share of Net pension (asset) / liability	$ 10,730,788	$ 5,389,734	$ 983,802

NOTE 17. Retirement and Pension Plans, Continued

Pension plan fiduciary net position

Detailed information about the pension plan's fiduciary net position is available in the PERS Comprehensive Annual Financial Report, available on the PERS website www.nvpers.org.

Actuarial assumptions

The City's net pension liability was measured as of June 30, 2021, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The total pension liability was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation rate	2.75%
Investment rate of return	7.50%
Productivity pay increase	0.50%
Projected salary increases	Regular: 4.25% to 9.15%, depending on service Police/Fire: 4.55% to 13.90%, depending on service Rates include inflation and productivity increases
Other assumptions	Same as those used in the June 30, 2019 funding actuarial valuation

Actuarial assumptions used in the June 30, 2021 valuation were based on the results of the experience study for the period July 1, 2016 through June 30, 2020.

The discount rate used to measure the total pension liability was 7.25% as of June 30, 2021. The projection of cash flows used to determine the discount rate assumed plan contributions will be made in amounts consistent with statutory provisions and recognizing the plan's current funding policy and cost-sharing mechanism between employers and members. For this purpose, all contributions that are intended to fund benefits for all plan members and their beneficiaries are included, except that projected contributions that are intended to fund the service costs for future plan members and their beneficiaries are not included.

Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments for current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability as of June 30, 2021.

Pension expense and deferred outflows/inflows of resources related to pensions

For the year ended June 30, 2022, the City recognized pension expense for PERS of $(165,809). At June 30, 2022, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

NOTE 17. Retirement and Pension Plans, Continued

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 597,019	$ 37,931
Changes in assumptions	1,789,484	-
Net difference between projected and actual earnings on pension plan investments	-	4,397,851
Subtotal	2,386,503	4,435,782
Changes in proportion and differences between contributions and proportional share of contributions	294,747	435,057
Contributions subsequent to the measurement date	669,716	-
Total	$ 3,350,966	$ 4,870,839
Governmental activities	$ 2,701,647	$ 3,927,012
Business-type activities	603,717	877,541
Component unit	45,602	66,286
	$ 3,350,966	$ 4,870,839

Average expected remaining service lives 6.14 years

The $669,716 reported as deferred outflows of resources related to PERS pensions resulting from City contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the subsequent fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to PERS pensions, excluding the changes in proportion and differences between actual contributions and proportionate share of contributions will be recognized in pension expense as follows:

Year Ending June 30,	Deferred Outflows (Inflows) of Resources
2023	$ (612,173)
2024	(602,143)
2025	(624,608)
2026	(669,464)
2027	402,792
2028	56,317
Thereafter	-

NOTE 18. Prior Period Adjustment

A prior period adjustment was recorded in the General Fund for marijuana tax revenues receipted in 2022 which were actually 2021 revenues. Beginning fund balance in the General Fund was increased by $77,922.

REQUIRED SUPPLEMENTARY INFORMATION

BUDGETARY COMPARISON SCHEDULES
FOR THE FOLLOWING MAJOR FUNDS:

The **General Fund** is the City's primary operating fund. It accounts for all financial resources of the general government, except for those required to be accounted for in another fund.

The **Recreation Fund** is used to account for the City's share of room tax proceeds and the distribution of those funds to the recreation district.

PUBLIC EMPLOYEES' RETIREMENT SYSTEM OF NEVADA SCHEDULES

CITY OF WEST WENDOVER, NEVADA
General Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual
For the Year Ended June 30, 2022
(With Comparative Actual Amounts for the Year Ended June 30, 2021)

	Original Budget	Final Budget	Actual	Variance with Final Budget	2021
Revenues					
Property taxes					
Ad valorem	$ 1,323,176	$ 1,323,176	$ 1,335,220	$ 12,044	$ 1,301,208
Personal property	236,987	236,987	256,913	19,926	254,551
Central assessments	19,749	19,749	22,848	3,099	22,476
Total property taxes	1,579,912	1,579,912	1,614,981	35,069	1,578,235
Licenses and permits					
Liquor licenses	150	150	240	90	240
City gaming licenses	207,000	207,000	212,598	5,598	206,304
Animal licenses	685	685	936	251	730
Business licenses	16,800	16,800	17,500	700	17,325
Right of way toll	250,300	250,300	256,628	6,328	255,582
Building permits	22,000	125,000	109,846	(15,154)	20,501
Special permits and fees	832,700	1,001,500	944,032	(57,468)	856,445
Franchise fees	367,821	367,821	393,399	25,578	380,431
Carlines taxes	100	100	86	(14)	101
Total licenses and permits	1,697,556	1,969,356	1,935,265	(34,091)	1,737,659
Intergovernmental revenue					
State consolidated revenue	3,223,610	3,223,610	3,431,645	208,035	3,174,768
1.75 cent gas tax	31,380	31,380	31,561	181	34,748
2.35 cent gas tax	49,480	49,480	48,116	(1,364)	49,167
County road tax	26,060	26,060	26,487	427	25,240
County transportation funds	187,000	187,000	187,000	-	180,000
County gaming tax	426,971	394,000	438,278	44,278	513,765
Federal/state grants	208,417	830,283	841,314	11,031	125,748
Infrastructure tax	75,000	75,000	75,591	591	75,243
Marijuana revenue disbursement	5,363	4,560	4,560	-	5,363
Reimbursement from Elko County	179,140	179,140	179,125	(15)	197,367
Total intergovernmental revenue	4,412,421	5,000,513	5,263,677	263,164	4,381,409
Charges for services					
Special police services	1,500	1,500	926	(574)	1,360
Work cards	19,000	19,000	15,629	(3,371)	24,339
Special fire protection services	10,000	10,000	9,873	(127)	14,625
Dispatch fees	7,584	7,584	7,584	-	7,584
Animal shelter fees	1,000	1,000	2,876	1,876	1,394
Pipeline administrative services	1,900	1,900	-	(1,900)	1,900
Miscellaneous	15,506	15,506	11,558	(3,948)	55,206
Total general	56,490	56,490	48,446	(8,044)	106,408
Fines and forfeitures					
Fines and fees	52,550	52,550	49,720	(2,830)	52,097
Total fines and forfeitures	52,550	52,550	49,720	(2,830)	52,097
Miscellaneous					
Interest	3,000	3,000	5,700	2,700	2,627
Donations	166,000	166,000	173,100	7,100	166,000
Rents and royalties	29,500	29,500	27,920	(1,580)	19,698
Miscellaneous	6,000	6,000	(1,450)	(7,450)	9,983
Total miscellaneous	204,500	204,500	205,270	770	198,308
Total revenues	8,003,429	8,863,321	9,117,359	254,038	8,054,116

(continued)

CITY OF WEST WENDOVER, NEVADA
General Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual
For the Year Ended June 30, 2022
(With Comparative Actual Amounts for the Year Ended June 30, 2021), Continued

	Original Budget	Final Budget	Actual	Variance with Final Budget	2021
Expenditures					
General government					
Administration and finance					
Salaries and wages	453,621	524,091	474,327	49,764	456,885
Employee benefits	221,568	253,022	218,751	34,271	293,049
Services and supplies	448,460	554,700	477,003	77,697	437,039
Total administration and finance	1,123,649	1,331,813	1,170,081	161,732	1,186,973
Elections					
Services and supplies	-	-	-	-	919
Total general government	1,123,649	1,331,813	1,170,081	161,732	1,187,892
Judicial					
Municipal court					
Salaries and wages	246,462	237,680	233,909	3,771	226,397
Employee benefits	145,294	133,994	123,750	10,244	121,809
Services and supplies	73,450	64,145	60,303	3,842	42,985
Capital outlay	-	64,762	64,762	-	-
Total judicial	465,206	500,581	482,724	17,857	391,191
Public safety					
Police					
Salaries and wages	1,368,215	1,229,358	1,236,980	(7,622)	1,159,065
Employee benefits	860,209	796,651	764,521	32,130	711,738
Services and supplies	398,800	318,600	300,112	18,488	268,834
Capital outlay	27,000	157,500	18,919	138,581	149,804
Total police department	2,654,224	2,502,109	2,320,532	181,577	2,289,441
Fire					
Salaries and wages	443,233	443,233	420,742	22,491	424,929
Employee benefits	262,678	270,961	249,232	21,729	249,194
Services and supplies	117,800	128,800	114,324	14,476	62,460
Total fire department	823,711	842,994	784,298	58,696	736,583
Dispatch center					
Salaries and wages	341,029	298,499	300,138	(1,639)	294,573
Employee benefits	187,727	189,398	166,281	23,117	160,053
Services and supplies	46,000	34,100	28,466	5,634	32,400
Total dispatch center	574,756	521,997	494,885	27,112	487,026
Total public safety	4,052,691	3,867,100	3,599,715	267,385	3,513,050
Public works					
Paved streets					
Salaries and wages	64,049	39,631	35,186	4,445	16,783
Employee benefits	33,739	33,739	17,978	15,761	8,064
Services and supplies	167,300	164,000	156,016	7,984	291,180
Total paved streets	265,088	237,370	209,180	28,190	316,027

(continued)

CITY OF WEST WENDOVER, NEVADA
General Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual
For the Year Ended June 30, 2022
(With Comparative Actual Amounts for the Year Ended June 30, 2021), Continued

	Original Budget	Final Budget	Actual	Variance with Final Budget	2021
General					
Salaries and wages	230,577	316,824	214,480	102,344	235,389
Employee benefits	121,461	180,890	113,187	67,703	132,572
Services and supplies	31,000	39,450	34,548	4,902	26,089
Total general	383,038	537,164	362,215	174,949	394,050
Total public works	648,126	774,534	571,395	203,139	710,077
Community development					
Salaries and wages	190,723	143,834	143,992	(158)	140,607
Employee benefits	86,204	71,891	64,874	7,017	63,209
Services and supplies	164,200	127,700	85,734	41,966	71,812
Capital outlay	50,000	-	-	-	-
Total community development	491,127	343,425	294,600	48,825	275,628
Health					
Public health services					
Services and supplies	34,400	19,500	10,269	9,231	42,767
Animal control					
Salaries and wages	64,136	66,546	64,249	2,297	63,523
Employee benefits	37,645	38,495	32,668	5,827	31,858
Services and supplies	23,200	26,000	19,013	6,987	18,870
Total animal control	124,981	131,041	115,930	24,342	114,251
Total health	159,381	150,541	126,199	33,573	157,018
Culture and recreation					
Library service					
Services and supplies	17,600	19,100	15,522	3,578	13,598
Total culture and recreation	17,600	19,100	15,522	3,578	13,598
Community support					
Miscellaneous					
Services and supplies	31,000	31,000	39,148	(8,148)	17,019
Total community support	31,000	31,000	39,148	(8,148)	17,019
Debt services	55,853	55,853	55,853	-	56,062
Total expenditures	7,044,633	7,073,947	6,355,237	727,941	6,321,535
Excess (deficiency) of revenues over (under) expenditures	958,796	1,789,374	2,762,122	(972,748)	1,732,581
Other financing sources (uses)					
Transfers out	(1,860,909)	(1,572,003)	(1,572,003)	-	(695,940)
Total other financing sources and uses	(1,860,909)	(1,572,003)	(1,572,003)	-	(695,940)
Net change in fund balance	(902,113)	217,371	1,190,119	972,748	1,036,641
Fund balance, beginning of year	3,743,833	3,743,833	3,743,833	-	2,707,192
Restatement adjustment	-	-	77,922	77,922	-
Fund balance, end of year	$ 2,841,720	$ 3,961,204	$ 5,011,874	$ 1,050,670	$ 3,743,833

CITY OF WEST WENDOVER, NEVADA
Recreation Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual
For the Year Ended June 30, 2022
(With Comparative Actual Amounts for the Year Ended June 30, 2021)

	Original Budget	Final Budget	Actual	Variance with Final Budget	2021
Revenues					
Taxes					
Room taxes	$ 1,530,700	$ 1,610,000	$ 1,967,604	$ 357,604	$ 1,602,940
Total taxes	1,530,700	1,610,000	1,967,604	357,604	1,602,940
Intergovernmental					
Grant revenue	-	503,730	503,730	-	-
Total intergovernmental	-	503,730	503,730	-	-
Total revenues	1,530,700	2,113,730	2,471,334	357,604	1,602,940
Expenditures					
Culture and recreation					
Room tax distribution	1,530,400	2,050,763	2,374,313	(323,550)	1,557,451
Total culture and recreation	1,530,400	2,050,763	2,374,313	(323,550)	1,557,451
Total expenditures	1,530,400	2,050,763	2,374,313	(323,550)	1,557,451
Net change in fund balance	300	62,967	97,021	34,054	45,489
Fund balance, beginning of year	163,603	163,603	163,603	-	118,114
Fund balance, end of year	$ 163,903	$ 226,570	$ 260,624	$ 34,054	$ 163,603

CITY OF WEST WENDOVER, NEVADA
Schedule of the Proportionate Share of the Net Pension Liability
Public Employees' Retirement System of Nevada
June 30, 2022
Last 10 Fiscal Years

	Reporting Fiscal Year (Measurement Date)							
	2022 (2021)	2021 (2020)	2020 (2019)	2019 (2018)	2018 (2017)	2017 (2016)	2016 (2015)	2015 (2014)
Proportion of the net pension liability (asset)	0.059100%	0.058200%	0.056610%	0.062480%	0.062300%	0.063600%	0.059820%	0.068384%
Proportionate share of the net pension liability (asset)	$ 5,389,734	$ 8,106,010	$ 7,719,816	$ 8,521,101	$ 8,286,307	$ 8,558,081	$ 6,854,700	$ 6,653,165
Covered payroll	$ 3,650,188	$ 3,604,289	$ 3,394,178	$ 3,327,353	$ 3,429,997	$ 3,355,482	$ 2,961,477	$ 3,113,721
Proportionate share of the net pension liability (asset) as a percentage of its covered payroll	147.66%	224.90%	227.44%	256.09%	241.58%	255.05%	231.46%	213.67%
Plan fiduciary net position as a percentage of the total pension liability	86.5%	77.0%	76.5%	75.2%	74.4%	72.2%	75.1%	76.30%

Note: The District implemented GASB 68 in fiscal year 2015. Prior year information is not available.

CITY OF WEST WENDOVER, NEVADA
Schedule of Contributions
Public Employees' Retirement System of Nevada
June 30, 2022
Last 10 Fiscal Years

	Reporting Fiscal Year								
	2022	2021	2020	2019	2018	2017	2016	2015	2014
Contractually required contribution	$ 669,716	$ 618,605	$ 610,996	0 $ 545,004	$ 579,653	$ 559,234	$ 539,193	$ 461,652	$ 483,635
Contributions in relation to the contractually required contribution	$ (669,716)	$ (618,605)	$ (610,996)	$ (545,004)	$ (579,653)	$ (559,234)	$ (539,193)	$ (461,652)	$ (483,635)
Contribution deficiency (excess)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Covered payroll	$ 3,853,857	$ 3,650,188	$ 3,604,289	$ 3,394,178	$ 3,327,353	$ 3,429,997	$ 3,355,482	$ 2,961,477	$ 3,113,721
Contributions as a percentage of covered-employee payroll	17.38%	16.95%	16.95%	16.06%	17.42%	16.30%	16.07%	15.59%	15.53%

Note: The entity implemented GASB 68 in fiscal year 2015. Prior year information is not available.

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SUPPLEMENTARY INFORMATION

MAJOR GOVERNMENTAL FUNDS

Capital project funds are used to account for the acquisition and construction of major capital facilities other than those financed by proprietary funds.

The **Capital Projects Fund** is used to account for the acquisition or construction of capital facilities as outlined in Resolution 1997-14.

NONMAJOR GOVERNMENTAL FUNDS

Special revenue funds are used to account for specific revenues that are legally restricted to expenditure for particular purposes.

The **Seizure and Forfeiture Fund** is used to account for seizures and forfeitures received by the City under City Resolution 1992-09, as provided for in NRS 179.1187

The **Court Administrative Assessment Fund** is used to account for fees collected by the court as required by Nevada Revised Statues Section 176.059, which are used to improve the operations of the court.

The **Welcome Center Fund** is used to account for the merchandise sales and operations of the Welcome Center as established under City Resolution 2001-04.

The **Wendover Will Landmark Fund** is used to account for the construction, maintenance, and related revenues and expenditures associated with the Wendover Will Landmark as established by City Resolution 2005-01.

The **Grant Fund** is used to account for various grants receipts and expenditures as outlined in Resolution 1996-14.

The **Community Services & Local School Fund** is used to account for certain programs and activities related to the West Wendover Schools and further provide funds for other local programs as outlined in Resolution 2020-03.

Capital project funds are used to account for the acquisition and construction of major capital facilities other than those financed by proprietary funds.

The **Ad Valorem Capital Projects Fund** is used to account for revenue received from a special ad valorem tax that must be recorded in a capital projects fund and dedicated to capital project needs within the City, as established under NRS 268.045.

CITY OF WEST WENDOVER, NEVADA
Capital Project Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual
For the Year Ended June 30, 2022
(With Comparative Actual Amounts for the Year Ended June 30, 2021)

	Original Budget	Final Budget	Actual	Variance with Final Budget	2021
Revenues					
Intergovernmental					
Federal grants	$ 1,695,425	$ 1,679,971	$ 205,511	$ (1,474,460)	$ 22,528
Total intergovernmental	1,695,425	1,679,971	205,511	(1,474,460)	22,528
Miscellaneous					
Interest income	500	55	124	69	160
Donations	-	200,000	-	(200,000)	25,000
Miscellaneous	2,500	32,507	30,007	(2,500)	-
Sale of capital assets	-	42,300	42,300	-	253,280
Total miscellaneous	3,000	274,862	72,431	(202,431)	278,440
Total revenues	1,698,425	1,954,833	277,942	(1,676,891)	300,968
Expenditures					
General government					
Capital outlay	14,640,605	14,682,535	1,844,895	12,837,640	256,959
Total general government	14,640,605	14,682,535	1,844,895	12,837,640	256,959
Debt service					
Debt service - principal	332,119	332,119	332,119	-	318,918
Debt service - interest	188,867	188,867	188,868	(1)	199,216
Total debt service	520,986	520,986	520,987	(1)	518,134
Total expenditures	15,161,591	15,203,521	2,365,882	12,837,639	775,093
Excess of revenues over (under) expenditures	(13,463,166)	(13,248,688)	(2,087,940)	11,160,748	(474,125)
Other financing sources (uses)					
Debt proceeds	11,846,800	11,796,800	855,253	(10,941,547)	-
Transfers in	1,616,366	1,432,000	1,432,000	-	543,305
Total other financing sources	13,463,166	13,228,800	2,287,253	(10,941,547)	543,305
Net change in fund balance	-	(19,888)	199,313	219,201	69,180
Fund balance, beginning of year	383,961	383,961	383,961	-	314,781
Fund balance, end of year	$ 383,961	$ 364,073	$ 583,274	$ 219,201	$ 383,961

CITY OF WEST WENDOVER, NEVADA
Combining Balance Sheet
Nonmajor Governmental Funds
June 30, 2022

	Special Revenue						Capital Project	Total
	Seizure Forfeiture Fund	Court Administrative Assessment Fund	Welcome Center Fund	Wendover Will Landmark Fund	Community Services and Local School Fund	Grant Fund	Ad Valorem Capital Projects Fund	Nonmajor Governmental Funds
Assets								
Cash and investments	$ 22,960	$ 70,745	$ 30,035	$ 17,896	$ 10	$ -	$ 30,231	$ 171,877
Due from other governments	-	-	-	-	-	-	23,893	23,893
Inventory	-	-	1,149	-	-	-	-	1,149
Restricted cash	-	-	-	-	-	-	-	-
Total assets	$ 22,960	$ 70,745	$ 31,184	$ 17,896	$ 10	$ -	$ 54,124	$ 196,919
Liabilities								
Accounts payable	$ 19,173	$ 883	$ 239	$ 184	$ -	$ -	$ -	$ 20,479
Total liabilities	19,173	883	239	184	-	-	-	20,479
Fund Balances								
Nonspendable	-	-	1,149	-	-	-	-	1,149
Restricted	3,787	69,862	29,796	-	-	-	54,124	157,569
Committed	-	-	-	17,712	10	-	-	17,722
Total fund balances	3,787	69,862	30,945	17,712	10	-	54,124	176,440
Total liabilities and fund balances	$ 22,960	$ 70,745	$ 31,184	$ 17,896	$ 10	$ -	$ 54,124	$ 196,919

CITY OF WEST WENDOVER, NEVADA
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances
Nonmajor Governmental Funds
For the Year Ended June 30, 2022

	Special Revenue						Capital Project	
	Seizure Forfeiture Fund	Court Administrative Assessment Fund	Welcome Center Fund	Wendover Will Landmark Fund	Community Services and Local School Fund	Grant Fund	Ad Valorem Capital Projects Fund	Total Nonmajor Governmental Funds
Revenues								
Other taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ 59,564	$ 59,564
Intergovernmental	-	2,152	120,012	4,803	-	-	11,308	138,275
Charges for services	-	5,733	-	-	-	-	-	5,733
Miscellaneous	-	28	1,860	437	-	-	-	2,325
Total revenues	-	7,913	121,872	5,240	-	-	70,872	205,897
Expenditures								
Judicial	-	1,930	-	-	-	-	-	1,930
Community support	-	-	262,557	20,078	29,201	-	-	311,836
Total expenditures	-	1,930	262,557	20,078	29,201	-	-	313,766
Excess (deficiency) of revenues over (under) expenditures	-	5,983	(140,685)	(14,838)	(29,201)	-	70,872	(107,869)
Other financing sources (uses)								
Transfers in	-	-	154,000	18,100	29,211	-	-	201,311
Transfers out	-	-	-	-	-	-	(61,308)	(61,308)
Total other financing sources (uses)	-	-	154,000	18,100	29,211	-	(61,308)	140,003
Net change in fund balances	-	5,983	13,315	3,262	10	-	9,564	32,134
Fund balances, beginning of year	3,787	63,879	17,630	14,450	-	-	44,560	144,306
Fund balances, end of year	$ 3,787	$ 69,862	$ 30,945	$ 17,712	$ 10	$ -	$ 54,124	$ 176,440

CITY OF WEST WENDOVER, NEVADA
Seizure Forfeiture Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual
For the Year Ended June 30, 2022
(With Comparative Actual Amounts for the Year Ended June 30, 2021)

	Original Budget	Final Budget	Actual	Variance with Final Budget	2021
Revenues					
Total revenues	$ -	$ -	$ -	$ -	$ -
Total expenditures	-	-	-	-	-
Net change in fund balance	-	-	-	-	-
Fund balance, beginning of year	3,787	3,787	3,787	-	3,787
Fund balance, end of year	$ 3,787	$ 3,787	$ 3,787	$ -	$ 3,787

CITY OF WEST WENDOVER, NEVADA
Court Administrative Assessments Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual
For the Year Ended June 30, 2022
(With Comparative Actual Amounts for the Year Ended June 30, 2021)

	Original Budget	Final Budget	Actual	Variance with Final Budget	2021
Revenues					
Charges for services					
Court assessments	$ 8,500	$ 5,000	$ 5,733	$ 733	$ 6,900
Total charges for services	8,500	5,000	5,733	733	6,900
Intergovernmental					
Grant revenue	-	2,152	2,152	-	-
Total intergovernmental	-	2,152	2,152	-	-
Miscellaneous					
Interest	300	25	28	3	51
Total miscellaneous	300	25	28	3	51
Total revenues	8,800	7,177	7,913	736	6,951
Expenditures					
Judicial					
Services and supplies	4,000	1,050	1,930	(880)	383
Capital outlay	-	4,025	-	4,025	3,232
Total expenditures	4,000	5,075	1,930	3,145	3,615
Net change in fund balance	4,800	2,102	5,983	(2,409)	3,336
Fund balance, beginning of year	63,879	63,879	63,879	-	60,543
Fund balance, end of year	$ 68,679	$ 65,981	$ 69,862	$ 3,881	$ 63,879

CITY OF WEST WENDOVER, NEVADA
Welcome Center Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual
For the Year Ended June 30, 2022
(With Comparative Actual Amounts for the Year Ended June 30, 2021)

	Original Budget	Final Budget	Actual	Variance with Final Budget	2021
Revenues					
Intergovernmental					
Operating grants	$ 10,000	$ 22,000	$ 22,000	$ -	$ 9,750
Elko county recreation board	50,000	50,000	50,000	-	75,700
Grant Revenue	-	48,012	48,012	-	-
Total intergovernmental	60,000	120,012	120,012	-	85,450
Miscellaneous					
Merchandise sales	2,500	2,500	1,860	(640)	1,838
Total miscellaneous	2,500	2,500	1,860	(640)	1,838
Total revenues	62,500	122,512	121,872	(640)	87,288
Expenditures					
Community support					
Salaries and wages	109,811	110,637	110,351	286	106,593
Employee benefits	61,220	63,209	60,858	2,351	59,978
Services and supplies	69,500	37,500	27,854	9,646	52,662
Capital outlay	65,000	65,000	63,494	1,506	58,421
Total expenditures	305,531	276,346	262,557	13,789	277,654
Excess of revenues over (under) expenditures	(243,031)	(153,834)	(140,685)	13,149	(190,366)
Other financing sources					
Transfers in	243,031	154,000	154,000	-	171,120
Net change in fund balance	-	166	13,315	13,149	(19,246)
Fund balance, beginning of year	17,630	17,630	17,630	-	36,876
Fund balance, end of year	$ 17,630	$ 17,796	$ 30,945	$ 13,149	$ 17,630

CITY OF WEST WENDOVER, NEVADA
Wendover Will Landmark Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual
For the Year Ended June 30, 2022
(With Comparative Actual Amounts for the Year Ended June 30, 2021)

	Original Budget	Final Budget	Actual	Variance with Final Budget	2021
Revenues					
Intergovernmental					
Grant Revenue	$ -	$ 4,803	$ 4,803	$ -	$ -
Total intergovernmental	-	4,803	4,803	-	-
Miscellaneous					
Merchandise sales	200	150	17	(133)	150
Interest revenue	-	450	420	(30)	417
Total miscellaneous	200	600	437	(163)	567
Total revenues	200	5,403	5,240	(163)	567
Expenditures					
Community Support					
Services and supplies	22,500	23,500	20,078	3,422	20,246
Total expenditures	22,500	23,500	20,078	3,422	20,246
Excess of revenues over (under) expenditures	(22,300)	(18,097)	(14,838)	3,259	(19,679)
Other financing sources					
Transfers in	22,300	18,100	18,100	-	22,100
Net change in fund balance	-	3	3,262	3,259	2,421
Fund balance, beginning of year	14,450	14,450	14,450	-	12,029
Fund balance, end of year	$ 14,450	$ 14,453	$ 17,712	$ 3,259	$ 14,450

CITY OF WEST WENDOVER, NEVADA
Grant Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual
For the Year Ended June 30, 2022
(With Comparative Actual Amounts for the Year Ended June 30, 2021)

	Original Budget	Final Budget	Actual	Variance with Final Budget	2021
Revenues					
Intergovernmental					
Grant revenue	$ -	$ 2,870,346	$ -	$ (2,870,346)	$ 662,607
Other grant revenue	-	-	-	-	-
Total intergovernmental	-	2,870,346	-	(2,870,346)	662,607
Total revenues	-	2,870,346	-	(2,870,346)	662,607
Expenditures					
Public saftey					
Salaries and wages	-	-	-	-	172,996
Employee benefits	-	-	-	-	278,155
Services and supplies	-	2,870,346	-	2,870,346	211,456
Total public safey	-	2,870,346	-	2,870,346	662,607
Total expenditures	-	2,870,346	-	2,870,346	662,607
Net change in fund balance	-	-	-	-	-
Fund balance, beginning of year	-	-	-	-	-
Fund balance, end of year	$ -	$ -	$ -	$ -	$ -

CITY OF WEST WENDOVER, NEVADA
Community Services and Local School Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual
For the Year Ended June 30, 2022
(With Comparative Actual Amounts for the Year Ended June 30, 2021)

	Original Budget	Final Budget	Actual	Variance with Final Budget	2021
Revenues					
Total revenues	$ -	$ -	$ -	$ -	$ -
Expenditures					
Community Support					
Services and supplies	-	29,211	29,201	10	-
Total expenditures	-	29,211	29,201	10	-
Excess of revenues over (under) expenditures	-	(29,211)	(29,201)	10	-
Other financing sources					
Transfers in	-	29,211	29,211	-	-
Transfers out	-	-	-	-	-
Net change in fund balance	-	-	10	10	-
Fund balance, beginning of year	-	-	-	-	-
Fund balance, end of year	$ -	$ -	$ 10	$ 10	$ -

CITY OF WEST WENDOVER, NEVADA
Ad Valorem Capital Projects Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual
For the Year Ended June 30, 2022
(With Comparative Actual Amounts for the Year Ended June 30, 2021)

	Original Budget	Final Budget	Actual	Variance with Final Budget	2021
Revenues					
Intergovernmental					
Grant Revenue	$ -	$ 11,308	$ 11,308	$ -	$ -
Total intergovernmental	-	11,308	11,308	-	-
Other taxes					
Ad valorem tax	50,000	50,000	59,564	9,564	57,999
Total other taxes	50,000	50,000	59,564	9,564	57,999
Total revenues	50,000	61,308	70,872	9,564	57,999
Expenditures					
Total expenditures	-	-	-	-	-
Excess of revenues over (under) expenditures	50,000	61,308	70,872	9,564	57,999
Other financing sources (uses)					
Transfers out	(50,000)	(61,308)	(61,308)	-	(40,585)
Net change in fund balance	-	-	9,564	9,564	17,414
Fund balance, beginning of year	44,560	44,560	44,560	-	27,146
Fund balance, end of year	$ 44,560	$ 44,560	$ 54,124	$ 9,564	$ 44,560

MAJOR BUSINESS-TYPE FUNDS

CITY OF WEST WENDOVER, NEVADA
Water Fund
Schedule of Revenues, Expenditures, and Changes in Net Position
Budget and Actual
For the Year Ended June 30, 2022
(With Comparative Actual Amounts for the Year Ended June 30, 2021)

	Original Budget	Final Budget	Actual	Variance with Final Budget	2021
Operating revenues					
Charges for services	$ 1,344,500	$ 1,344,500	$ 1,340,630	$ (3,870)	$ 1,300,479
Total operating revenues	1,344,500	1,344,500	1,340,630	(3,870)	1,300,479
Operating expenses					
Water purchases	619,000	619,000	567,230	51,770	578,326
Salaries and wages	228,590	228,590	240,323	(11,733)	220,864
Employee benefits	130,340	130,340	83,386	46,954	118,910
Services and supplies	337,723	337,723	315,645	22,078	307,444
Depreciation and amortization	143,000	143,000	138,038	4,962	140,220
Total operating expenses	1,458,653	1,458,653	1,344,622	114,031	1,365,764
Operating income	(114,153)	(114,153)	(3,992)	110,161	(65,285)
Nonoperating revenues (expenses)					
Interest income	48,987	48,987	49,145	158	38,280
Impact fees	25,000	25,000	25,159	159	1,496
Grant revenue	238,048	238,048	238,048	-	-
Miscellaneous income	13,000	13,000	13,831	831	15,826
Contributions from component unit for debt payments	110,735	110,735	10,584	(100,151)	10,584
Capital outlay	(10,825)	(10,825)	(953)	9,872	(788)
Interest expense	(67,128)	(67,128)	(68,674)	(1,546)	(58,375)
Total nonoperating revenues (expenses)	357,817	357,817	267,140	(90,677)	7,023
Change in net position	243,664	243,664	263,148	19,484	(58,262)
Total net position, beginning of year	3,612,390	3,612,390	3,612,390	-	3,670,652
Total net position, end of year	$ 3,856,054	$ 3,856,054	$ 3,875,538	$ 19,484	$ 3,612,390

CITY OF WEST WENDOVER, NEVADA
Sewer Fund
Schedule of Revenues, Expenditures, and Changes in Net Position
Budget and Actual
For the Year Ended June 30, 2022
(With Comparative Actual Amounts for the Year Ended June 30, 2021)

	Original Budget	Final Budget	Actual	Variance with Final Budget	2021
Operating revenues					
Charges for services:					
Charges for services	$ 1,233,600	$ 1,233,600	$ 1,220,332	$ (13,268)	$ 1,115,614
Total operating revenues	1,233,600	1,233,600	1,220,332	(13,268)	1,115,614
Operating expenses					
Salaries and wages	337,037	337,037	332,126	4,911	287,898
Employee benefits	193,302	193,302	130,003	63,299	174,699
Services and supplies	435,600	435,600	433,843	1,757	408,089
Capital outlay	9,825	9,825	-	9,825	-
Depreciation and amortization	555,500	555,500	544,653	10,847	546,726
Total operating expenses	1,531,264	1,531,264	1,440,625	90,639	1,417,412
Operating loss	(297,664)	(297,664)	(220,293)	77,371	(301,798)
Nonoperating revenues (expenses)					
Interest income	270	270	365	95	223
Impact fees	10,000	10,000	12,851	2,851	-
Grant revenue	816,491	816,491	816,491	-	-
Miscellaneous income	6,500	6,500	7,764	1,264	8,056
Interest expense	(67,013)	(67,013)	(66,239)	774	(70,162)
Total nonoperating revenues	766,248	766,248	771,232	4,984	(61,883)
Change in net position	468,584	468,584	550,939	82,355	(363,681)
Total net position, beginning of year	8,085,069	8,085,069	8,085,069	-	8,448,750
Total net position, end of year	$ 8,085,069	$ 8,085,069	$ 8,636,008	$ 550,939	$ 8,085,069

CITY OF WEST WENDOVER, NEVADA
Garbage / Compost Facility Fund
Schedule of Revenues, Expenditures, and Changes in Net Position
Budget and Actual
For the Year Ended June 30, 2022
(With Comparative Actual Amounts for the Year Ended June 30, 2021)

	Original Budget	Final Budget	Actual	Variance with Final Budget	2021
Operating revenues					
Charges for services	$ 1,472,600	$ 1,472,600	$ 1,767,009	$ 294,409	$ 1,388,999
Total operating revenues	1,472,600	1,472,600	1,767,009	294,409	1,388,999
Operating expenses					
Salaries and wages	356,243	356,243	291,040	65,203	282,584
Employee benefits	196,977	196,977	119,985	76,992	158,556
Services and supplies	273,802	273,802	240,628	33,174	207,719
Capital outlay	20,000	20,000	-	20,000	-
Depreciation and amortization	338,200	338,200	353,041	(14,841)	382,278
Total operating expenses	1,185,222	1,185,222	1,004,694	180,528	1,031,137
Operating income	287,378	287,378	762,315	474,937	357,862
Nonoperating revenues (expenses)					
Interest income	600	600	1,216	616	1,580
Grant revenue	307,203	307,203	307,203	-	-
Miscellaneous income	3,000	3,000	24,917	21,917	21,240
Interest expense	(17,561)	(17,561)	(16,766)	795	(22,867)
Total nonoperating expenses	293,242	293,242	316,570	23,328	(47)
Change in net position	580,620	580,620	1,078,885	498,265	357,815
Total net position, beginning of year	4,326,322	4,326,322	4,326,322	-	3,968,507
Total net position, end of year	$ 4,906,942	$ 4,906,942	$ 5,405,207	$ 498,265	$ 4,326,322

COMPONENT UNIT SUPPLEMENTARY SCHEDULES

CITY OF WEST WENDOVER, NEVADA
Component Unit – Johnson Springs
Statement of Net Position
For the Year Ended June 30, 2022

	Component Unit Johnson Springs
Assets	
Current assets	
Cash and investments	$ 559,602
Accounts receivable, net	69,090
Inventory	15,053
Total current assets	643,745
Noncurrent assets	
Land	18,000
Buildings	6,836,936
Improvements other than buildings	411,632
Machinery and equipment	580,779
Utility system	5,316,197
Less accumulated depreciation	(8,007,063)
Total noncurrent assets	5,156,481
Total assets	5,800,226
Deferred Outflows of Resources	
Deferred outflows related to pensions	45,602
Liabilities	
Current liabilities	
Accounts payable	27,846
Accrued liabilities	1,687
Due to primary government	1,949,463
Compensated absences	10,144
Total current liabilities	1,989,140
Noncurrent liabilities:	
Net pension liability	73,348
Total noncurrent liabilities	73,348
Total liabilities	2,062,488
Deferred Inflows of Resources	
Deferred inflows related to pensions	66,286
Net Position	
Net investment in capital assets	3,207,018
Unrestricted	510,036
Total net position	$ 3,717,054

CITY OF WEST WENDOVER, NEVADA
Component Unit – Johnson Springs
Schedule of Revenues, Expenditures, and Changes in Net Position
Budget and Actual
For the Year Ended June 30, 2022
(With Comparative Actual Amounts for the Year Ended June 30, 2021)

	Original Budget	Final Budget	Actual	Variance with Final Budget	2021
Operating revenues					
Charges for services	$ 715,000	$ 715,000	$ 716,382	$ 1,382	$ 721,512
Total operating revenues	715,000	715,000	716,382	1,382	721,512
Operating expenses					
Water purchases	113,000	113,000	111,534	1,466	112,866
Salaries and wages	57,000	57,000	57,450	(450)	62,414
Employee benefits	44,300	44,300	2,452	41,848	10,284
Services and supplies	296,556	296,556	273,195	23,361	236,155
Depreciation and amortization	392,700	392,700	392,503	197	392,004
Total operating expenses	903,556	903,556	837,134	66,422	813,723
Operating loss	(188,556)	(188,556)	(120,752)	67,804	(92,211)
Nonoperating revenues (expenses)					
Interest income	1,750	1,750	4,022	2,272	5,188
Grant revenue	154,315	154,315	154,315	-	-
Miscellaneous income	60,000	60,000	60,000	-	12,000
Debt paid through primary government	(10,584)	(10,584)	(10,584)	-	(10,584)
Interest expense	(48,587)	(48,587)	(48,587)	-	(36,607)
Total nonoperating revenues (expenses)	156,894	156,894	159,166	2,272	(30,003)
Change in net position	(31,662)	(31,662)	38,414	70,076	(122,214)
Total net position, beginning of year	3,678,640	3,678,640	3,678,640	-	3,800,854
Total net position, end of year	$ 3,646,978	$ 3,646,978	$ 3,717,054	$ 70,076	$ 3,678,640

CITY OF WEST WENDOVER, NEVADA
Component Unit – Johnson Springs
Statement of Cash Flows
June 30, 2022

	Component Unit Johnson Springs
Cash Flows From Operating Activities:	
Cash received from customers, service fees	$ 725,081
Cash paid to suppliers	(415,969)
Cash paid to employees	(81,483)
Net cash flows from operating activities	227,629
Cash Flows From Noncapital Financing Activities:	
Net component unit receipts/(payments)	(110,735)
Cash received from miscellaneous sources	60,000
Grant proceeds	154,315
Net cash flows from noncapital financing activities	103,580
Cash Flows From Capital and Related Financing Activities:	
Interest paid on capital debt	(48,587)
Acquisition and construction of capital assets	(9,525)
Net cash flows from capital and related financing activities	(58,112)
Cash Flows From Investing Activities:	
Interest income	4,022
Net change in cash and cash equivalents	277,119
Cash and investments, including restricted cash, beginning of year	282,483
Cash and Cash Equivalents, Including Restricted Cash , End of Year	$ 559,602
Reconciliation of operating income to net cash flows from operating activities:	
Operating income (loss)	$ (120,752)
Adjustments to reconcile net income (loss) to net cash from operating activities	
Depreciation/amortization	392,503
Pension expense	(12,763)
Employer pension contributions	(9,114)
Changes in operating assets and liabilities:	
(Increase) decrease in receivables	8,699
(Increase) decrease in inventory	(832)
Increase (decrease) in accounts payable	(30,408)
Increase (decrease) in compensated absences	296
Net cash flows from operating activities	$ 227,629

OTHER COMMUNICATIONS FROM INDEPENDENT AUDITORS

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Independent Auditors' Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*

The Honorable Mayor and City Council
West Wendover, Nevada

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of City of West Wendover, Nevada, as of and for the year ended June 30, 2022, and the related notes to the financial statements, which collectively comprise City of West Wendover, Nevada 's basic financial statements and have issued our report thereon dated October 27, 2022.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered City of West Wendover, Nevada's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of City of West Wendover, Nevada's internal control. Accordingly, we do not express an opinion on the effectiveness of City of West Wendover, Nevada's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

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Compliance and Other Matters

As part of obtaining reasonable assurance about whether City of West Wendover, Nevada's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements including on whether the funds established by the City, as listed in Nevada Revised Statutes (NRS) 354.624 (5)(a)(1 to 5), complied with the express purposes required by NRS 354.6241. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

HintonBurdick, PLLC
St. George, Utah
October 27, 2022

CITY OF WEST WENDOVER, NEVADA
Schedule of Fees Imposed Subject to the Provision of NRS 354.5989
Limitation on Fees for Business Licenses
For the Year ended June 30, 2022

Flat Fixed Fees:

Business license revenue adjusted base at June 30, 2021		$ 22,162
Adjustment to Base:		
1. Percentage change in population of the local government	1.2%	
2. Percentage increase in the Consumer Price Index for the year ending on December 31, next preceding the year for which the limit is being calculated	7.0%	8.2%
Increase in base		1,817
Adjusted base at June 30, 2022		23,979
Actual revenue		17,500
Amount over (under) allowable amount		$ (6,479)

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CITY OF WEST WENDOVER, NEVADA

SINGLE AUDIT ACT REPORT

FOR THE YEAR ENDED JUNE 30, 2022

CITY OF WEST WENDOVER, NEVADA

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Independent Auditors' Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*

The Honorable Mayor and
City Council
City of West Wendover, Nevada

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of West Wendover, Nevada, as of and for the year ended June 30, 2022, and the related notes to the financial statements, which collectively comprise the City of West Wendover, Nevada's basic financial statements and have issued our report thereon dated October 28, 2022.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City of West Wendover, Nevada's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City of West Wendover, Nevada's internal control. Accordingly, we do not express an opinion on the effectiveness of the City of West Wendover, Nevada's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

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Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City of West Wendover, Nevada's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under Government Auditing Standards.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

HintonBurdick, PLLC
St. George, Utah
October 28, 2022

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Independent Auditor's Report on
Compliance for Each Major Federal Program and
Report on Internal Control over Compliance
in Accordance with the Uniform Guidance

The Honorable Mayor and
City Council
City of West Wendover, Nevada

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited the City of West Wendover, Nevada's compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on each of the City of West Wendover, Nevada's major federal programs for the year ended June 30, 2022. The City of West Wendover, Nevada's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, the City of West Wendover, Nevada complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2022.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America (GAAS); the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*); and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the City of West Wendover, Nevada and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of the City of West Wendover, Nevada's compliance with the compliance requirements referred to above.

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Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules and provisions of contracts or grant agreements applicable to the City of West Wendover, Nevada's federal programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the City of West Wendover, Nevada's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material, if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the City of West Wendover, Nevada's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the City of West Wendover, Nevada's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the City of West Wendover, Nevada's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the City of West Wendover, Nevada's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control Over Compliance

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type

of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Report on Schedule of Expenditures of Federal Awards Required by the Uniform Guidance

We have audited the financial statements of the City of West Wendover, Nevada as of and for the year ended June 30, 2022, and have issued our report thereon dated October 28, 2022, which contained an unmodified opinion on those financial statements. Our audit was performed for the purpose of forming an opinion on the financial statements as a whole. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by the Uniform Guidance and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards is fairly stated in all material respects in relation to the financial statements as a whole.

HintonBurdick, PLLC
St. George, Utah
October 28, 2022

HINTONBURDICK CPAs & ADVISORS
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CITY OF WEST WENDOVER, NEVADA
Schedule of Findings and Questioned Costs
For the Year Ended June 30, 2022

Section I - Summary of Auditors' Results

Financial Statements

Type of auditor's report issued:	Unmodified
Internal control over financial reporting:	
• Material weakness (es) identified?	_____ yes __X__ no
• Significant deficiency (ies) identified that are not considered to be material weaknesses?	_____ yes __X__ none reported
Noncompliance material to financial statements noted?	____ yes __X__ no

Federal Awards

Internal Control over major programs:	
• Material weakness (es) identified?	____ yes __X__ no
• Significant deficiency (ies) identified that are not considered to be material weaknesses?	____ yes __X__ none reported
Type of auditor's report issued on compliance for major programs:	Unmodified
Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a)?	____ yes __X__ no

Identification of major programs.

CFDA Number(s)	Name of Federal Program or Cluster
10.766	Community Facilities Loans and Grants
21.027	State and Local Fiscal Recovery Funds

Dollar threshold used to distinguish between type A and type B programs:	$ 750,000
Auditee qualified as low-risk auditee?	____ yes __X__ no

CITY OF WEST WENDOVER, NEVADA
Schedule of Findings and Questioned Costs
For the Year Ended June 30, 2022

Section II - Financial Statement Findings

INTERNAL CONTROL OVER FINANCIAL REPORTING:

Material Weaknesses:

None noted

Significant Deficiencies:

None noted

COMPLIANCE AND OTHER MATTERS:

Compliance:

None noted

Other Matters:

None noted

CITY OF WEST WENDOVER, NEVADA
Schedule of Findings and Questioned Costs
For the Year Ended June 30, 2022

Section III - Federal Award Findings and Questioned Costs

None noted

Section IV – Summary Schedule of Prior Audit Findings

None noted

CITY OF WEST WENDOVER, NEVADA
Schedule of Expenditures of Federal Awards
For the Year Ended June 30, 2022

Federal Grantor/Pass-Through Grantor/Program or Cluster Title	Federal CFDA Number	Pass-through Entity Identifying Number	Pass-Through to Subrecipients	Expenditures
US Department of Agriculture				
Community Facilities Loans and Grants	10.766		-	$ 855,253
US Department of Housing and Urban Development				
CDBG Grant - Downtown Development	14.228		-	203,011
US Department of Transportation				
Passed through the Nevada Department of Public Safety				
Joining Forces Grant	20.600	69A37520300004020NV0	-	6,972
Joining Forces Grant	20.600	69A37521300004020NV0	-	822
Joining Forces Grant	20.608	69A37520300001640NVA	-	3,368
			-	11,162
US Department of Justice				
Passed through the Nevada Office of Criminal Justice				
2020 COVID Emergency Funding Program (CESF)	16.034	20-CESF-42	-	64,420
COPS JUST GRANT	16.710		-	130,475
			-	194,895
US Department of Treasury				
SLFRF Recovery Grant	21.027		-	2,870,346
Dept of Public Safety - Nevada DPS-OTS				
Emergency Management Performance Grant (EMPG)	97.042	20 R-1	-	24,208
Emergency Management Performance Grant (EMPG)	97.042	20 R-1S, R-2S, R-3S, R-4S	-	14,272
Emergency Management Performance Grant (EMPG)	97.042	20 R-2	-	209
Emergency Management Performance Grant (EMPG)	97.042	21 R-1, R-2 R-3	-	29,531
			-	68,220
Total expenditure of federal awards			$ -	$ 4,202,887

The accompanying notes are an integral part of this schedule.

CITY OF WEST WENDOVER, NEVADA
Notes to the Schedule of Expenditures of Federal Awards
For the Year Ended June 30, 2022

Reporting Entity:

The accompanying schedule of expenditures of federal awards (schedule) presents all activity or expenditure or all federal award programs of the City of West Wendover, Nevada (City) for the year ended June 30, 2022. The City's reporting entity is defined in note 1 of the basic financial statements. All expenditure of federal awards received directly from federal agencies as well as federal awards passed through other government agencies are included in the schedule.

Basis of Accounting:

This accompanying schedule has been prepared on the modified accrual basis of accounting. The information in this schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance).

Relationship to the Basic Financial Statements:

Expenditures of federal awards have been reported in the following funds.

Governmental-Type Activities:		
Major Funds:		
General Fund	$	896,143
Recreation Fund		503,730
Capital Projects Fund		1,060,764
		2,460,637
Non-major funds:		
Court Admin		2,152
Welcom Center		48,012
Wendover Will		4,803
Ad Valorem		11,308
Johnson Springs		154,316
Health Fund		159,917
		380,508
Business-Type Activities:		
Major Funds:		
Water Fund		238,048
Sewer Fund		816,491
Compost Fund		307,203
		1,361,742
	$	4,202,887

Indirect Cost Rate:

The City did not elect to use the 10% de minimis indirect cost rate for fiscal year 2022.

CITY OF WEST WENDOVER, NEVADA
Notes to the Schedule of Expenditures of Federal Awards
For the Year Ended June 30, 2022

Federal Loans and Loan Guarantee Programs Outstanding:

The City is planning to receive funding in a future fiscal year from the United States Department of Agriculture under CFDA #10.766 Community and Facilities Loans and Grants program. In fiscal year 2022, the City issued Consolidated Tax Revenue Interim Debenture Series 2022 to begin the federally funded project and received loan proceeds of $855,253 as shown on the schedule of federal awards. This interim debenture will be replaced with a USDA loan in the future.

Subrecipients:

The City did not have any subrecipents for the fiscal year 2022.

FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED JUNE 30, 2021

WITH REPORT OF

INDEPENDENT CERTIFIED PUBLIC ACCOUNTANTS

CITY OF WEST WENDOVER, NEVADA

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CITY OF WEST WENDOVER, NEVADA

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FINANCIAL SECTION

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HINTON BURDICK
CPAs & ADVISORS

Independent Auditors' Report

The Honorable Mayor and City Council
West Wendover, Nevada

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of City of West Wendover, Nevada as of and for the year ended June 30, 2021, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City of West Wendover, Nevada, as of June 30, 2021, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, budgetary comparison information, the schedule of proportionate share of the net pension liability and the schedule of contributions, as listed in the table of contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of West Wendover, Nevada's basic financial statements. The major fund budgetary comparison schedules, the combining and individual non-major fund budgetary schedules and component unit supplementary schedules, as listed in the table of contents, are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The major fund budgetary comparison schedules, the combining and individual non-major fund budgetary schedules, and the component unit supplementary schedules as listed in the table of contents, are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the major fund budgetary comparison schedules, the combining and individual non-major fund budgetary schedules, and the component unit supplementary schedules as listed in the table of contents, are fairly stated in all material respects in relation to the basic financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated September 30, 2021, on our consideration of the City of West Wendover, Nevada's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering City of West Wendover, Nevada's internal control over financial reporting and compliance.

HintonBurdick, PLLC
St. George, Utah
September 30, 2021

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CITY OF WEST WENDOVER, NEVADA
MANAGEMENT'S DISCUSSION AND ANALYSIS

As management of the City of West Wendover (City), we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City for the fiscal year ended June 30, 2021. Please read it in conjunction with the accompanying basic financial statements.

FINANCIAL HIGHLIGHTS

- Total assets plus deferred outflows exceed total liabilities plus deferred inflows (net position) by $27.9 million at the close of the fiscal year.
- Total net position increased by $1.1 million from the prior year.
- Governmental activities net position increased by $1.2 million. Business-type net position decreased by $53 thousand.
- Total revenues from all governmental sources were $10.8 million and the total cost of all City programs were $9.6 million.
- The General Fund revenues exceeded expenditures, excluding transfers, by $1.7 million.
- At the end of the current fiscal year, unassigned fund balance for the General Fund was $3,519,523, or 56% of total General Fund expenditures, excluding transfers.

USING THIS ANNUAL REPORT

This annual report consists of a series of financial statements. The three components of the financial statements are: (1) Government-wide financial statements which include the Statement of Net Position and the Statement of Activities. These statements provide information about the activities of the City as a whole. (2) Fund financial statements tell how these services were financed in the short term as well as what remains for future spending. Fund financial statements also report the City's operations in more detail than the government-wide statements by providing information about the City's most significant funds. (3) Notes to the financial statements.

Reporting the City as a Whole

The Statement of Net Position and the Statement of Activities (Government-wide)

A frequently asked question regarding the City's financial health is whether the year's activities contributed positively to the overall financial well-being. The Statement of Net Position and the Statement of Activities report information about the City as a whole and about its activities in a way that helps answer this question. These statements include *all* assets and liabilities using the *accrual basis of accounting*, which is similar to the accounting used by most private-sector companies. All of the current year's revenues and expenses are taken into account regardless of when cash is received or paid.

These two statements report the City's net position and changes in them. Net position, the difference between assets and liabilities, are one way to measure the City's financial health, or financial position. Over time, increases or decreases in net position are an indicator of whether the financial health is improving or deteriorating. However, it is important to consider other non-financial factors such as changes in the City's property tax base or condition of the City's roads to accurately assess the overall health of the City.

The Statement of Net Position and the Statement of Activities, present information about the following:

- Government activities – All of the City's basic services are considered to be governmental activities, including general government, judicial, public safety, community development, health and sanitation, culture and recreation, community support, and interest on long-term debt. Consolidated tax, room tax, ad valorem tax, county gaming tax, franchise tax, right of way tolls, motor vehicle tax, and unrestricted investment earnings finance these activities.

- Proprietary activities/Business type activities – The City charges a fee to customers to cover all or most of the cost of the services provided. The City's water, sewer, and garbage / compost systems are reported in this category.

Reporting the City's Most Significant Funds

Fund Financial Statements

The fund financial statements provide detailed information about the most significant funds—not the City as a whole. Some funds are required to be established by State law and others are established by City resolution or by bond covenants. However, management establishes many other funds which aid in the management of money for particular purposes or meet legal responsibilities associated with the usage of certain taxes, grants, and other money. The City's two kinds of funds, *governmental* and *proprietary*, use different accounting approaches as explained below.

- *Governmental funds* – Most of the City's basic services are reported in governmental funds. Governmental funds focus on how resources flow in and out with the balances remaining at year-end that are available for spending. These funds are reported using an accounting method called the *modified accrual* accounting method, which measures cash and all other *financial* assets that can readily be converted to cash. The governmental fund statements provide a detailed *short-term view* of the City's general government operations and the basic services it provides. Government fund information shows whether there are more or fewer financial resources that can be spent in the near future to finance the City's programs. We describe the relationship (or differences) between governmental *activities* (reported in the Statement of Net Position and the Statement of Activities) and governmental *funds* in a reconciliation included with the Basic Financial Statements.

- *Proprietary funds* – The City maintains enterprise and internal service funds under this category. Enterprise funds are used to account for functions presented in the business-type section of the government-wide financial statements. Internal service funds are used to account for the financing of goods or services provided by one department or agency to other departments or agencies of the government.

Notes to the Financial Statements

Notes to the financial statements are included to provide information that is crucial to the full and complete understanding of the data provided in the financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

Net position may serve over time as a useful indicator of the City's financial position. The City's combined assets exceed liabilities by $27.9 million as of June 30, 2021 as shown in the following condensed statement of net position. The City has chosen to account for its water, sewer, and garbage/compost operations in enterprise funds which are shown as Business Activities.

City of West Wendover, Nevada
Statement of Net Position

	Governmental activities		Business-type activities		Combined Total	
Assets	06/30/21	06/30/20	06/30/21	06/30/20	06/30/21	06/30/20
Current and other assets	$ 5,470,345	$ 3,883,394	$ 6,827,828	$ 6,360,349	$ 12,298,173	$ 10,243,743
Net capital assets	18,913,646	19,423,684	16,782,256	17,817,362	35,695,902	37,241,046
Total assets	24,383,991	23,307,078	23,610,084	24,177,711	47,994,075	47,484,789
Deferred outflows	1,136,058	1,152,807	245,744	241,216	1,381,802	1,394,023
Liabilities						
Current liabilities	876,907	489,749	82,794	107,171	959,701	596,920
Long-term liabilities outstanding	11,898,054	11,987,315	7,566,728	7,973,746	19,464,782	19,961,061
Total liabilities	12,774,961	12,477,064	7,649,522	8,080,917	20,424,483	20,557,981
Deferred inflows	843,799	1,195,268	182,525	250,101	1,026,324	1,445,369
Net position:						
Net investment in capital assets	13,890,197	14,030,140	12,799,552	13,325,707	26,689,749	27,355,847
Restricted	231,268	182,444	786,745	607,722	1,018,013	790,166
Unrestricted	(2,220,176)	(3,425,031)	2,437,484	2,154,480	217,308	(1,270,551)
Total net position	$ 11,901,289	$ 10,787,553	$ 16,023,781	$ 16,087,909	$ 27,925,070	$ 26,875,462

Governmental Activities

The cost of all Governmental activities this year was $9,608,743. As shown on the statement of Changes in Net Position on the following page, $1,500,773 of this cost was paid for by those who directly benefited from the programs; $1,267,333 was subsidized by grants received from other governmental organizations for both capital and operating activities. Overall governmental program revenues, including intergovernmental aid and fees for services were $2,768,106. General taxes, asset sales, and other general revenues totaled $7,991,505.

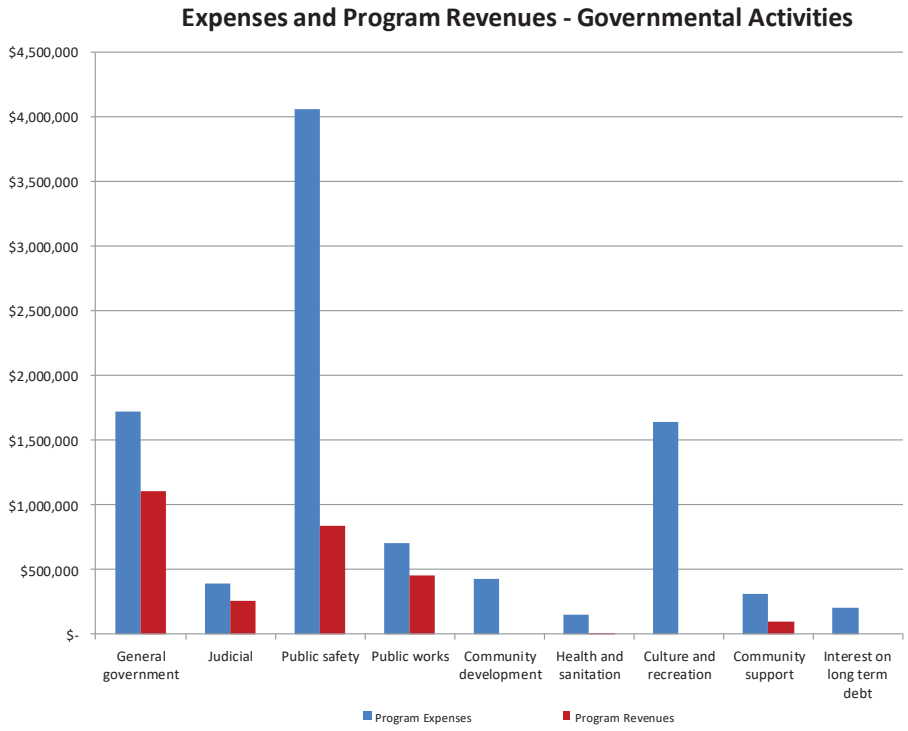
The City's programs include: general government, judicial, public safety, public works, community development, health and sanitation, culture and recreation, community support, and interest on long-term debt. Each programs' total cost is presented below.

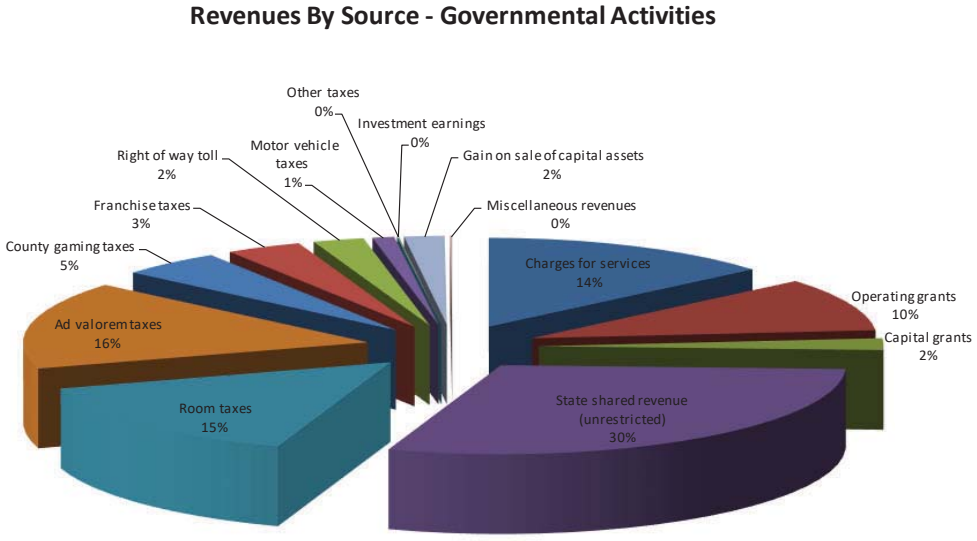
City of West Wendover, Nevada
Changes in Net Position

	Governmental activities		Business-type activities		Combined Total	
	06/30/21	06/30/20	06/30/21	06/30/20	06/30/21	06/30/20
Revenues:						
Program revenues:						
Charges for services	$ 1,485,953	$ 1,163,954	$ 3,805,092	$ 3,752,329	$ 5,291,045	$ 4,916,283
Operating grants	1,039,804	320,332	-	-	1,039,804	320,332
Capital grants	227,528	193,400	1,496	15,664	229,024	209,064
General revenues:						
State shared revenue (unrestricted)	3,174,768	3,011,445	-	-	3,174,768	3,011,445
Room taxes	1,602,940	1,599,360	-	-	1,602,940	1,599,360
Ad valorem taxes	1,711,478	1,606,885	-	-	1,711,478	1,606,885
County gaming taxes	513,765	385,985	-	-	513,765	385,985
Franchise taxes	380,431	372,852	-	-	380,431	372,852
Right of way toll	255,582	295,900	-	-	255,582	295,900
Motor vehicle taxes	109,155	104,460	-	-	109,155	104,460
Other taxes	5,363	5,411	-	-	5,363	5,411
Investment earnings	2,838	11,619	40,083	84,103	42,921	95,722
Gain on sale of capital assets	202,324	-	-	-	202,324	-
Miscellaneous revenues	10,551	2,001	55,705	31,493	66,256	33,494
Total revenues	10,722,480	9,073,604	3,902,376	3,883,589	14,624,856	12,957,193
Expenses:						
General government	1,719,931	1,599,406	-	-	1,719,931	1,599,406
Judicial	391,744	382,670	-	-	391,744	382,670
Public safety	4,057,492	3,361,832	-	-	4,057,492	3,361,832
Public works	705,185	564,862	-	-	705,185	564,862
Community development	430,177	438,666	-	-	430,177	438,666
Health and sanitation	153,113	180,751	-	-	153,113	180,751
Culture and recreation	1,635,301	1,724,156	-	-	1,635,301	1,724,156
Community support	314,546	303,713	-	-	314,546	303,713
Interest on long term debt	201,255	210,068	-	-	201,255	210,068
Water	-	-	1,424,927	1,544,529	1,424,927	1,544,529
Sewer	-	-	1,487,574	1,548,631	1,487,574	1,548,631
Garbage/Compost	-	-	1,054,003	1,032,851	1,054,003	1,032,851
Total expenses	9,608,744	8,766,124	3,966,504	4,126,011	13,575,248	12,892,135
Increase in net position	1,113,736	307,480	(64,128)	(242,422)	1,049,608	65,058
Net position, beginning	10,787,553	10,480,073	16,087,909	16,330,331	26,875,462	26,810,404
Net position, ending	$ 11,901,289	$ 10,787,553	$ 16,023,781	$ 16,087,909	$ 27,925,070	$ 26,875,462

Total resources available during the year to finance governmental operations were $21,510,033 consisting of Net Position at July 1, 2020 of $10.7 million, program revenues of $2.7 million and General Revenue of $8.0 million. Total cost of Governmental Activities during the year were $9.6 million; thus, Governmental Net Position increased by $1,113,736 to $11.9 million.

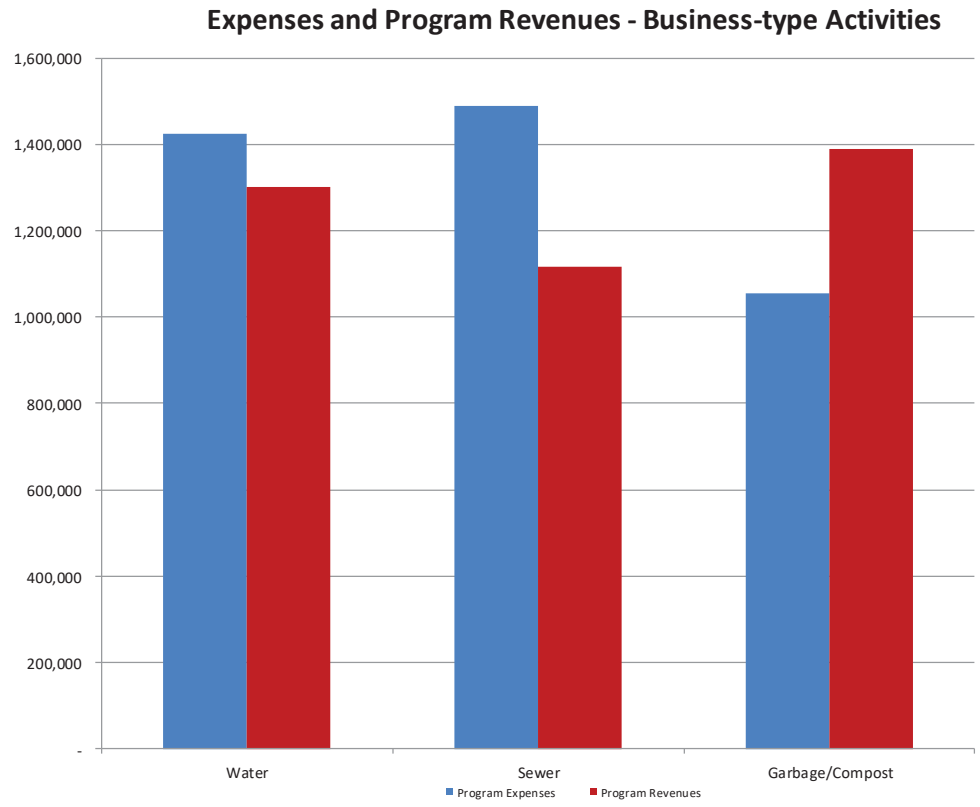
The following graphs compare program expenses to program revenues and provide a breakdown of revenues by source for all government activities. The charts below are derived from the Statement of Activities on page 15.





Business Type Activities

Net position of the Business Type activities at June 30, 2021, as reflected in the Statement of Net Position was $16 million. The cost of providing all Proprietary (Business Type) activities this year was $4.0 million. As shown in the Statement of Activities, the amounts paid by users of the system were $3.8 million and $1,496 was subsidized by capital grants and contributions. Unrestricted investment earnings totaled $40,083; other revenue totaled $55,705, thus, net position decreased by ($64,128).



Financial Analysis of the Government's Funds

As noted earlier, the City of West Wendover uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental funds: The focus of the City of West Wendover's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City of West Wendover's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

As of the end of the current fiscal year, the City of West Wendover's governmental funds reported combined ending fund balances of $4,435,702, an increase of $1,155,234 in comparison with the prior year. 79% of the total fund balance or $3,399,557 constitutes unassigned fund balance, which is available for new spending at the government's discretion.

The general fund is the chief operating fund of the City of West Wendover. At the end of the current fiscal year, unassigned fund balance in the general fund was $3,399,557, and total fund balance is $3,743,833. As a measure of liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total fund expenditures. Total unassigned fund balance represents 56% of total general fund expenditures. During the year, the City of West Wendover's general fund balance was budgeted to decrease by $33,182. The total fund balance increased by $1,036,641 due primarily to increases in consolidated tax revenue and marijuana related revenues.

The recreation fund has a fund balance of $163,602, all of which is restricted for culture and recreation appropriation. Change in fund balance for the year was $45,488. Revenues were down in this fund due to the effect of the COVID 19 pandemic on room taxes.

Proprietary funds

The City of West Wendover's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail.

At June 30, 2021, unrestricted net position amounted to $921,706 for the water fund. The change in net position for fiscal year 2021 was ($58,263) and the change in net position for fiscal year 2020 was ($179,568). The increase in the change in net position was due to an increase in operating revenues and a decrease in operating expenses.

At June 30, 2021, unrestricted net position amounted to ($204,342) for the sewer fund. The change in net position for fiscal year 2021 was ($363,681) and the change in net position for fiscal year 2020 was ($426,630). The increase in the change in net position was due to a slight increase in operating revenues and a decrease operating expenses.

At June 30, 2021, unrestricted net position amounted to $1,720,120 for the garbage/compost fund. The change in net position for fiscal year 2021 was $357,816 and the change in net position for fiscal year 2020 was $363,776. Operating revenues and operating expenses had little change from the prior year.

General Fund Budgetary Highlights

Actual expenditures for the General Fund at year-end were $606,420 less than the final budget. The favorable budget to actual variance in appropriations was principally due to overall savings in services and supplies for all departments. Actual revenues were more than the final budget by $475,036.

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets

The capital assets of the City are those assets that are used in performance of City functions including infrastructure assets. Capital Assets include equipment, buildings, land, park facilities and roads. At the end of fiscal year 2021, net capital assets of the government activities totaled $18.9 million and the net capital assets of the business-type activities totaled $16.7 million. Depreciation on governmental-type capital assets is recognized in the Government-Wide financial statements. (See note 6 to the financial statements.)

Long Term Liabilities

At year-end, the City had $12 million in governmental type long term liabilities, and $8 million in proprietary long term liabilities. The liabilities amounts to $4,555 per capita (4,273 – 2019 population US Census Bureau Website 2019). The City's net decrease in total long term liabilities was $496,280. (See note 7 to the financial statements for detailed descriptions.)

NEXT YEAR'S BUDGET AND ECONOMIC FACTORS

In considering the City budget for fiscal year 2021-2022, the City Council and management continue to remain cautious as to the growth of revenues and expenditures as the City moves forward from the impact of COVID-19.

The City entered into a three year Collective Bargaining Agreement with the Police Officers Association, effective July 1, 2021 through June 30, 2024, which provides for a total six percent (6%) increase in wages over three (3) years. The City also entered into a three year labor agreement with Local 4041, effective July 1, 2021 through June 30, 2024, which also provides for a total six percent (6%) increase in wages over three (3) years for all classifications with the exception of dispatchers. Dispatcher and lead dispatcher classifications shall have a total nine percent (9%) increase in wages over the next three (3) fiscal years.

Projects that are reflected in the City Budget for the fiscal year 2021-2022 are as follows:

- As a carry-over from last year, the City of West Wendover anticipates the issuance of new debt during the 2021-2022 fiscal year. The debt will be issued in the form of two interim construction loans, to start the downtown development project and to build a new Fire Station facility. When construction is complete, the construction loans will be retired with Rural Development loans from USDA which have been obligated by USDA-RD.
- The acquisition of the BLM land has been completed and the City may now proceed with the downtown development project. Phase I of the City downtown development is estimated to cost $8.072M. The fire station facility is estimated to cost $8.992M.
- The City will complete street rehabilitation on Wendover Blvd for $830K, and complete pedestrian enhancement at Exit-410 for $100K

CONTACTING THE CITY'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, taxpayers, customers, investors and creditors with a general overview of the City's finances and to show the City's accountability for the money it receives. If you have questions about this report or need additional financial information, please contact the City's Chief Financial Officer at the City of West Wendover, 1111 N. Gene L. Jones Way, West Wendover, Nevada 89883 or visit us online at http://www.westwendovercity.com

BASIC FINANCIAL STATEMENTS

CITY OF WEST WENDOVER, NEVADA
Statement of Net Position
June 30, 2021

	Primary Government			Component Unit
	Governmental Activities	Business-type Activities	Total	Johnson Springs
Assets				
Cash and temporary investments	$ 4,061,407	$ 3,412,501	$ 7,473,908	$ 282,483
Accounts receivable, net	969,729	521,725	1,491,454	77,787
Due from component unit	-	2,049,614	2,049,614	-
Inventory	37,572	47,146	84,718	14,221
Prepaid items	87,697	10,097	97,794	-
Restricted cash	313,940	786,745	1,100,685	-
Capital assets not being depreciated:				
Land	1,416,475	111,000	1,527,475	18,000
Construction in progress	357,046	-	357,046	-
Capital assets, net of accumulated depreciation:				
Buildings, net	7,416,173	3,248,208	10,664,381	2,010,078
Improvements other than buildings, net	9,375,490	2,137,532	11,513,022	213,471
Machinery and equipment, net	348,462	871,872	1,220,334	137,614
Utility systems	-	10,413,644	10,413,644	3,160,296
Total assets	24,383,991	23,610,084	47,994,075	5,913,950
Deferred Outflows of Resources				
Deferred outflows related to pensions	1,136,058	245,744	1,381,802	20,993
Liabilities				
Accounts payable	560,570	32,128	592,698	58,252
Accrued interest payable	17,899	46,954	64,853	-
Accrued expenses	248,332	-	248,332	1,687
Due to primary government	-	-	-	2,049,614
Unearned revenue	50,106	-	50,106	-
Deposits payable	-	3,712	3,712	-
Noncurrent liabilities				
Due within one year	541,119	539,572	1,080,691	9,848
Due in more than one year	4,792,260	5,607,130	10,399,390	-
Net pension liability	6,564,675	1,420,026	7,984,701	121,309
Total liabilities	12,774,961	7,649,522	20,424,483	2,240,710
Deferred Inflows of Resources				
Deferred inflows related to pensions	843,799	182,525	1,026,324	15,593
Net Position				
Net investment in capital assets	13,890,197	12,799,552	26,689,749	3,489,845
Restricted for:				
Judicial	67,666	-	67,666	-
Culture and recreation	163,602	-	163,602	-
Debt service	-	691,745	691,745	-
Restricted for closure/postclosure		95,000	95,000	
Unrestricted	(2,220,176)	2,437,484	217,308	188,795
Total net position	$ 11,901,289	$ 16,023,781	$ 27,925,070	$ 3,678,640

The accompanying notes are an integral part of the financial statements.

CITY OF WEST WENDOVER, NEVADA
Statement of Activities
For the Year Ended June 30, 2021

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants & Contributions	Program Revenues: Capital Grants & Contributions	Net (Expense) Revenue and Changes in Net Position: Governmental Activities	Net (Expense) Revenue and Changes in Net Position: Business-Type Activities	Net (Expense) Revenue and Changes in Net Position: Total	Component Unit: Johnson Springs
Governmental:								
General government	$ 1,719,931	$ 1,101,862	$ -	$ -	$ (618,069)	$ -	$ (618,069)	$ -
Judicial	391,744	256,364	-	-	(135,380)	-	(135,380)	-
Public safety	4,057,492	48,607	788,354	-	(3,220,531)	-	(3,220,531)	-
Public works	705,185	75,008	155,000	227,528	(247,649)	-	(247,649)	-
Community development	430,177	-	-	-	(430,177)	-	(430,177)	-
Health and sanitation	153,113	2,124	-	-	(150,989)	-	(150,989)	-
Culture and recreation	1,635,301	-	-	-	(1,635,301)	-	(1,635,301)	-
Community support	314,546	1,988	96,450	-	(216,108)	-	(216,108)	-
Interest on long term debt	201,255	-	-	-	(201,255)	-	(201,255)	-
Total governmental activities	9,608,744	1,485,953	1,039,804	227,528	(6,855,459)	-	(6,855,459)	-
Business-type:								
Water	1,424,927	1,300,479	-	1,496	-	(122,952)	(122,952)	-
Sewer	1,487,574	1,115,614	-	-	-	(371,960)	(371,960)	-
Garbage/Compost	1,054,003	1,388,999	-	-	-	334,996	334,996	-
Total business-type activities	3,966,504	3,805,092	-	1,496	-	(159,916)	(159,916)	-
Total primary government	$ 13,575,248	$ 5,291,045	$ 1,039,804	$ 229,024				
Component Unit:								
Johnson Springs	$ 860,914	$ 721,512	$ -	$ -				(139,402)
General Revenues:								
State Shared Revenue (Unrestricted)					3,174,768	-	3,174,768	-
Room taxes					1,602,940	-	1,602,940	-
Ad valorem taxes					1,711,478	-	1,711,478	-
County gaming taxes					513,765	-	513,765	-
Franchise taxes					380,431	-	380,431	-
Right of way toll					255,582	-	255,582	-
Motor vehicle taxes					109,155	-	109,155	-
Other taxes					5,363	-	5,363	-
Investment earnings					2,838	40,083	42,921	5,188
Gain on sale of capital assets					202,324	-	202,324	-
Miscellaneous revenues					10,551	55,705	66,256	12,000
Total general revenues and transfers					7,969,195	95,788	8,064,983	17,188
Change in net position					1,113,736	(64,128)	1,049,608	(122,214)
Net position - beginning					10,787,553	16,087,909	26,875,462	3,800,854
Net position - ending					$ 11,901,289	$ 16,023,781	$ 27,925,070	$ 3,678,640

The accompanying notes are an integral part of the financial statements.

CITY OF WEST WENDOVER, NEVADA
Balance Sheet
Governmental Funds
June 30, 2021

	General Fund	Recreation Fund	Nonmajor Governmental Funds	Total Governmental Funds
Assets				
Cash and temporary investments	$ 3,372,100	$ 151,596	$ 359,549	$ 3,883,245
Accounts receivable, net	638	193,541	-	194,179
Due from other funds	34,440	-	-	34,440
Due from other governments	757,883	-	17,468	775,351
Inventory	36,265	-	1,307	37,572
Prepaid and other items	20,694	-	-	20,694
Restricted cash	440	-	313,500	313,940
Total assets	4,222,460	345,137	$ 691,824	$ 5,259,421
Liabilities				
Accounts payable	$ 180,189	$ 181,535	$ 129,117	$ 490,841
Accrued liabilities	248,332	-	-	248,332
Due to other funds	-	-	34,440	34,440
Unearned revenue	50,106	-	-	50,106
Total liabilities	478,627	181,535	163,557	823,719
Fund Balances				
Nonspendable				
Inventories	36,265	-	1,307	37,572
Prepaid items	20,694	-	-	20,694
Restricted				
Recreation district	-	163,602	-	163,602
Capital improvement projects	-	-	428,521	428,521
Courts and other judicial programs	-	-	67,666	67,666
Parks and other cultural and recreation programs	-	-	16,323	16,323
Other purposes	440	-	-	440
Committed				
Parks and other cultural and recreation programs	286,877	-	14,450	301,327
Unassigned	3,399,557	-	-	3,399,557
Total fund balances	3,743,833	163,602	528,267	4,435,702
Total liabilities and fund balances	$ 4,222,460	$ 345,137	$ 691,824	$ 5,259,421

The accompanying notes are an integral part of the financial statements.

CITY OF WEST WENDOVER, NEVADA
Reconciliation of the Balance Sheets of Governmental Funds
To the Statement of Net Position
June 30, 2021

Total fund balances - governmental funds		$ 4,435,702
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds.		
Governmental capital assets	$ 30,509,590	
Accumulated depreciation	(11,595,944)	
		18,913,646
Long-term receivables in the governmental activities are not reported in the funds.		199
Long-term liabilities are not due and payable in the current period and therefore are not reported in the funds.		
Net pension liabilities	$ (6,564,675)	
Bonds payable	(5,023,449)	
Compensated absences	(309,930)	
Interest payable	(17,899)	
		(11,915,953)
The internal service fund is used by management to charge the cost of insurance to individual funds. The assets and liabilities of the internal service funds are included in the governmental activities in the statement of net position.		175,436
Deferred outflows and inflows of resources related to pensions are applicable to future reporting periods and, therefore, are not reported in the funds.		
Deferred outflows	$ 1,136,058	
Deferred inflows	(843,799)	
		292,259
Total net position - governmental activities		$ 11,901,289

The accompanying notes are an integral part of the financial statements.

CITY OF WEST WENDOVER, NEVADA
Statement of Revenues, Expenditures and Changes in Fund Balances
Governmental Funds
For the Year Ended June 30, 2021

	General Fund	Recreation Fund	Nonmajor Governmental Funds	Total Governmental Funds
Revenues				
Taxes	$ 1,578,235	$ 1,602,940	$ 57,999	$ 3,239,174
Licenses and permits	1,737,659	-	-	1,737,659
Intergovernmental	4,381,409	-	770,585	5,151,994
Charges for services	106,408	-	6,900	113,308
Fines and forfeits	52,097	-	-	52,097
Miscellaneous revenues	198,308	-	280,896	479,204
Total revenues	8,054,116	1,602,940	1,116,380	10,773,436
Expenditures				
Current				
General government	1,187,892	-	-	1,187,892
Judicial	391,191	-	3,615	394,806
Public safety	3,513,050	-	662,607	4,175,657
Public works	710,077	-	-	710,077
Community development	275,628	-	-	275,628
Health	157,018	-	-	157,018
Culture and recreation	13,598	1,557,452	-	1,571,050
Community support	17,019	-	297,900	314,919
Capital outlay	-	-	256,959	256,959
Debt service	56,062	-	518,134	574,196
Total expenditures	6,321,535	1,557,452	1,739,215	9,618,202
Excess (deficiency) of revenues over (under) expenditures	1,732,581	45,488	(622,835)	1,155,234
Other Financing Sources (Uses)				
Transfers in	-	-	736,525	736,525
Transfers out	(695,940)	-	(40,585)	(736,525)
Total other financing sources and uses	(695,940)	-	695,940	-
Net change in fund balances	1,036,641	45,488	73,105	1,155,234
Fund balances, beginning of year	2,707,192	118,114	455,162	3,280,468
Fund balances, end of year	$ 3,743,833	$ 163,602	$ 528,267	$ 4,435,702

The accompanying notes are an integral part of the financial statements.

CITY OF WEST WENDOVER, NEVADA
Reconciliation of the Statement of Revenues,
Expenditures, and Changes in Fund Balances of Governmental Funds
To the Statement of Activities
For the Year Ended June 30, 2021

Amounts reported for governmental activities in the statement of activities are different because:		
Net change in fund balances - total governmental funds		$ 1,155,234
Governmental funds report capital outlays as expenditures. However, in the statement of activities, the costs of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlay exceeded depreciation in the current period.		
Capital outlay	$ 444,036	
Depreciation expense	(903,118)	(459,082)
Governmental funds report the gross proceeds from the sale of capital assets as revenue. However, in the statement of activities, the gain/(loss) on the sale of capital assets is reported net of its net book value.		(50,956)
Repayment of bond principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net position.		370,095
Accrued interest for long-term debt is not reported as an expenditure for the current period while it is recorded in the statement of activities. The adjustment reflects the change in interest payable		2,846
Pension contributions are reported as expenditures in the governmental funds when made. However, they are reported as deferred outflows of resources in the Statement of Net Position because the net pension liability is measured a year before the City's report date. Pension expense, which is the change in the net pension liability adjusted for changes in deferred outflows and inflows of resources related to pension, is reported in the Statement of Activities.		
Pension contributions	$ 500,979	
Pension expense	(453,644)	47,335
Compensated absences expenses reported in the statement of activities do not require the use of current financial resources and therefore are not reported as expenditures in the governmental funds. This adjustment reflects the change in compensated absences payable.		6,550
The internal service fund is used by management to charge the cost of insurance to the various funds. The net revenue (loss) of the internal service fund is reported with governmental activities.		41,714
Change in net position of governmental activities		$ 1,113,736

The accompanying notes are an integral part of the financial statements.

CITY OF WEST WENDOVER, NEVADA
Statement of Net Position
Proprietary Funds
June 30, 2021

	Water Fund	Sewer Fund	Garbage/ Compost Fund	Total Proprietary Funds	Health Insurance Internal Service Fund
Assets					
Current assets					
Cash and investments	$ 1,191,165	$ 158,721	$ 2,062,615	$ 3,412,501	$ 178,162
Accounts receivable, net	203,129	178,106	140,490	521,725	-
Inventory	42,392	4,754	-	47,146	-
Prepaid expenses	2,344	6,105	1,648	10,097	67,003
Total current assets	1,439,030	347,686	2,204,753	3,991,469	245,165
Noncurrent assets					
Restricted cash	581,858	109,887	95,000	786,745	-
Due from component unit	2,049,614	-	-	2,049,614	-
Capital assets:					
Land	111,000	-	-	111,000	-
Buildings	1,277,649	1,173,762	1,535,458	3,986,869	-
Improvements other than buildings	974,603	76,600	5,164,633	6,215,836	-
Machinery and equipment	915,820	1,339,017	2,402,111	4,656,948	-
Utility system	2,232,105	15,820,916	-	18,053,021	-
Less accumulated depreciation	(2,583,874)	(7,746,080)	(5,911,464)	(16,241,418)	-
Total noncurrent assets	5,558,775	10,774,102	3,285,738	19,618,615	-
Total assets	6,997,805	11,121,788	5,490,491	23,610,084	245,165
Deferred Outflows of Resources					
Deferred outflows related to pensions	70,961	91,445	83,338	245,744	-
Liabilities					
Current liabilities					
Accounts payable	2,781	25,760	3,587	32,128	69,729
Accrued interest payable	24,806	10,518	11,630	46,954	-
Compensated absences	8,117	10,865	9,287	28,269	-
Customer deposits	3,712	-	-	3,712	-
Current portion of noncurrent liabilities	186,187	125,123	199,993	511,303	-
Total current liabilities	225,603	172,266	224,497	622,366	69,729
Noncurrent liabilities:					
Capital leases payable	-	-	436,869	436,869	-
Net pension liability	410,048	528,410	481,568	1,420,026	-
Bonds payable	2,768,019	2,359,568	42,674	5,170,261	-
Total noncurrent liabilities	3,178,067	2,887,978	961,111	7,027,156	-
Total liabilities	3,403,670	3,060,244	1,185,608	7,649,522	69,729
Deferred Inflows of Resources					
Deferred inflows related to pensions	52,706	67,920	61,899	182,525	-
Net Position					
Net investment in capital assets	2,108,826	8,179,524	2,511,202	12,799,552	-
Restricted for debt service	581,858	109,887	-	691,745	-
Restricted for closure/postclosure	-	-	95,000	95,000	
Unrestricted	921,706	(204,342)	1,720,120	2,437,484	175,436
Total net position	$ 3,612,390	$ 8,085,069	$ 4,326,322	$ 16,023,781	$ 175,436

The accompanying notes are an integral part of the financial statements.

CITY OF WEST WENDOVER, NEVADA
Statement of Revenues, Expenses, and Changes in Net Position
Proprietary Funds
For the Year Ended June 30, 2021

	Water Fund	Sewer Fund	Garbage/ Compost Fund	Total Proprietary Funds	Health Insurance Internal Service Fund
Operating revenues					
Charges for services	$ 1,300,479	$ 1,115,614	$ 1,388,999	$ 3,805,092	$ 1,054,568
Operating expenses					
Water purchases	578,326	-	-	578,326	-
Salaries and wages	118,910	287,898	282,584	689,392	-
Employee benefits	220,864	174,699	158,556	554,119	1,012,855
Services and supplies	307,444	408,089	207,718	923,251	-
Capital outlay	788	-	-	788	-
Depreciation and amortization	140,220	546,726	382,278	1,069,224	-
Total operating expenses	1,366,552	1,417,412	1,031,136	3,815,100	1,012,855
Operating income (loss)	(66,073)	(301,798)	357,863	(10,008)	41,713
Nonoperating revenues (expenses)					
Interest income	38,280	223	1,580	40,083	-
Impact fees	1,496	-	-	1,496	-
Miscellaneous income	15,825	8,056	21,240	45,121	-
Contributions from component unit for debt payments	10,584	-	-	10,584	-
Interest expense	(58,375)	(70,162)	(22,867)	(151,404)	-
Total nonoperating revenues (expenses)	7,810	(61,883)	(47)	(54,120)	-
Change in net position	(58,263)	(363,681)	357,816	(64,128)	41,713
Total net position, beginning	3,670,653	8,448,750	3,968,506	16,087,909	133,723
Total net position, end of year	$ 3,612,390	$ 8,085,069	$ 4,326,322	$ 16,023,781	$ 175,436

The accompanying notes are an integral part of the financial statements.

CITY OF WEST WENDOVER, NEVADA
Statement of Cash Flows
Proprietary Funds
For the Year Ended June 30, 2021

	Water Fund	Sewer Fund	Garbage/ Compost Fund	Total Proprietary Funds	Health Insurance Internal Service Fund
Cash Flows From Operating Activities:					
Cash received from customers, service fees	$ 1,272,022	$ 1,084,859	$ 1,384,034	$ 3,740,915	$ 1,054,568
Cash paid to suppliers	(897,648)	(423,204)	(209,497)	(1,530,349)	(974,360)
Cash paid to employees	(335,083)	(447,726)	(430,873)	(1,213,682)	-
Net cash flows from operating activities	39,291	213,929	743,664	996,884	80,208
Cash Flows From Noncapital Financing Activities:					
Net interfund receipts/(payments)	-	-	-	-	(80,000)
Net component unit receipts/(payments)	119,117	-	-	119,117	-
Cash received from miscellaneous sources	15,825	8,058	21,240	45,123	-
Net cash flows from noncapital financing activities	134,942	8,058	21,240	164,240	(80,000)
Cash Flows From Capital and Related Financing Activities:					
Impact fees	1,496	-	-	1,496	-
Principal paid on capital debt	(193,947)	(120,498)	(194,508)	(508,953)	-
Interest paid on capital debt	(58,375)	(70,162)	(22,867)	(151,404)	-
Acquisition and construction of capital assets	(12,077)	(22,039)	-	(34,116)	-
Net cash flows from capital and related financing activities	(262,903)	(212,699)	(217,375)	(692,977)	-
Cash Flows From Investing Activities:					
Interest income	38,280	223	1,580	40,083	-
Net change in cash and cash equivalents	(50,390)	9,511	549,109	508,230	208
Cash and investments, including restricted cash, beginning of year as restated	1,823,413	259,097	1,608,506	3,691,016	177,954
Cash and Cash Equivalents, Including Restricted Cash , End of Year	$ 1,773,023	$ 268,608	$ 2,157,615	$ 4,199,246	$ 178,162
Reconciliation of operating income to net cash flows from operating activities:					
Operating income (loss)	$ (66,073)	$ (301,798)	$ 357,863	$ (10,008)	$ 41,713
Adjustments to reconcile net income (loss) to net cash from operating activities					
Depreciation/amortization	140,220	546,726	382,278	1,069,224	-
Pension expense	37,522	53,872	47,009	138,403	-
Employer pension contributions	(30,227)	(38,482)	(35,248)	(103,957)	-
Changes in operating assets and liabilities:					
(Increase) decrease in receivables	(27,293)	(30,755)	(4,965)	(63,013)	-
(Increase) decrease in inventory	(3,430)	(561)	-	(3,991)	-
(Increase) decrease in prepaid expenses	(368)	-	(410)	(778)	(1,358)
Increase (decrease) in accounts payable	(7,292)	(14,554)	(1,369)	(23,215)	39,853
Increase (decrease) in due from deposits	(1,164)	-	-	(1,164)	-
Increase (decrease) in compensated absences	(2,604)	(519)	(1,494)	(4,617)	-
Net cash flows from operating activities	$ 39,291	$ 213,929	$ 743,664	$ 996,884	$ 80,208

The accompanying notes are an integral part of the financial statements.

NOTE 1. Summary of Significant Accounting Policies

Description of government-wide financial statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the primary government and its component units. All fiduciary activities are reported only in the fund financial statements. *Governmental activities*, which normally are supported by taxes, intergovernmental revenues, and other nonexchange transactions, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges to external customers for support. Likewise, the *primary government* is reported separately from certain legally separate *component units* for which the primary government is financially accountable.

Reporting Entity

The City of West Wendover (government) is a municipal corporation governed by an elected mayor and five-member governing council (council). The accompanying financial statements present the government and its component units, entities for which the government is considered to be financially accountable. Blended component units are, in substance, part of the primary government's operations, even though they are legally separate entities. Thus, blended component units are appropriately presented as funds of the primary government. Each discretely presented component unit is reported in a separate column in the government-wide financial statements to emphasize that it is legally separate from the government.

Discretely presented component units - The Johnson Springs Water System Enterprise Fund (Johnson Springs) was formed by a settlement agreement between the City of West Wendover, Nevada and the City of Wendover, Utah to replace Administrative Authority upon its dissolution (dissolved on December 31, 2008). Johnson Springs has no board. The net assets of the Administrative Authority were transferred to Johnson Springs on January 1, 2009, including the debt of the Administrative Authority that is in the name of the City. It is a separate enterprise fund and is considered a component unit due to the City's responsibility to perform all management, maintenance and accounting duties for the fund.

Basis of presentation – government-wide financial statements

While separate government-wide and fund financial statements are presented, they are interrelated. The governmental activities column incorporates data from governmental funds and internal service funds, while business-type activities incorporate data from the government's enterprise funds. Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements.

As discussed earlier, the city has one discretely presented component units, Johnson Springs, which is considered a major component unit and is shown in separate columns in the government-wide financial statements.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

NOTE 1. Summary of Significant Accounting Policies, Continued

Basis of presentation – fund financial statements

The fund financial statements provide information about the government's funds, including its fiduciary funds and blended component units if any. Separate statements for each fund category—governmental, proprietary, and fiduciary—are presented. The emphasis of fund financial statements is on major governmental and enterprise funds, each displayed in a separate column. All remaining governmental and enterprise funds are aggregated and reported as nonmajor funds. Major individual governmental and enterprise funds are reported as separate columns in the fund financial statements.

The government reports the following major governmental funds:

The **General Fund** is the government's primary operating fund. It accounts for all financial resources of the general government, except those accounted for in another fund.

The **Recreation Fund** is used to account for the City's share of room tax proceeds and the distribution of those funds to the recreation district.

The government reports the following major enterprise funds:

The **Water Fund** accounts for the provision of water services to the residents of the City. All activities necessary to provide such services are accounted for in this fund, including, but not limited to, administration, operation, maintenance, financing and related debt service and billing and collection.

The **Sewer Fund** accounts for the provision of sewer services to the residents of the City. All activities necessary to provide such services are accounted for in this fund, including, but not limited to, administration, operation, maintenance, financing and related debt service and billing and collection.

The **Garbage/Compost Fund** is used to account for the provision of sanitation services to residents of the City. All activities necessary to provide such services are accounted for in this fund, including, but not limited to, administration, operation, maintenance, financing and related debt service and billing and collection.

Additionally, the City reports the following fund types:

Health Insurance Internal Service Fund – Internal Service Funds are used to account for the financing of goods and services provided by one department or agency to other departments or agencies of the government and to other government units, on a cost reimbursement basis.

NOTE 1. Summary of Significant Accounting Policies, Continued

During the course of operations the government has activity between funds for various purposes. Any residual balances outstanding at year end are reported as due from/to other funds and advances to/from other funds. While these balances are reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Balances between the funds included in governmental activities (i.e., the governmental funds) are eliminated so that only the net amount is included as internal balances in the governmental activities column. Similarly, balances between the funds included in business-type activities (i.e., the enterprise funds) are eliminated so that only the net amount is included as internal balances in the business-type activities column.

Further, certain activity occurs during the year involving transfers of resources between funds. In fund financial statements these amounts are reported at gross amounts as transfers in/out. While reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Transfers between the funds included in governmental activities are eliminated so that only the net amount is included as transfers in the governmental activities column. Similarly, balances between the funds included in business-type activities are eliminated so that only the net amount is included as internal balances in the business-type activities column.

Measurement focus and basis of accounting

The accounting and financial reporting treatment is determined by the applicable measurement focus and basis of accounting. Measurement focus indicates the type of resources being measured such *as current financial resources* or *economic resources*. The basis of accounting indicates the timing of transactions or events for recognition in the financial statements.

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

The governmental fund financial statements are reported using the *current financial resources measurement* focus and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences, and claims and judgments, are recorded only when payment is due. General capital asset acquisitions are reported as expenditures in governmental funds. Issuance of long-term debt and acquisitions under capital leases are reported as other financing sources.

NOTE 1. Summary of Significant Accounting Policies, Continued

Property taxes, franchise taxes, licenses, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Entitlements are recorded as revenues when all eligibility requirements are met, including any time requirements, and the amount is received during the period or within the availability period for this revenue source (within 60 days of yearend). Expenditure-driven grants are recognized as revenue when the qualifying expenditures have been incurred and all other eligibility requirements have been met, and the amount is received during the period or within the availability period for this revenue source (within 60 days of yearend). All other revenue items are considered to be measurable and available only when cash is received by the government.

The proprietary funds are reported using the *economic resources measurement* focus and the *accrual basis of accounting*.

Assets, liabilities, deferred outflows/inflows of resources, and net position/fund balance

Cash and cash equivalents

The government's cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition.

Investments

Investments for the government are reported at fair value (generally based on quoted market prices). The City of West Wendover invests in the State of Nevada Local Government Investment Pool, which has regulatory oversight from the Board of Finance for the State of Nevada.

State statues authorize the City to invest in obligations of the U.S. Treasury; certain farm loan bonds; certain securities issued by Nevada local governments and other state and local governments; certain repurchase agreements; certain bankers acceptances; certain commercial paper; and certain negotiable certificates of deposits and money market mutual funds, as well as the State of Nevada Local Government Investment Pool.

Inventories and prepaid items

Inventories for the general and proprietary funds are valued at cost using the first-in/first-out (FIFO) method and consist of expendable office supplies, pipe, fittings and miscellaneous automobile parts. The cost of such inventories is recorded as expenditures/expenses when consumed rather than when purchased.

For all other funds, the City of West Wendover charges consumable supplies against appropriations at the time of purchase. Any inventories of such supplies at June 30 are not material to the individual funds and are not recognized in the financial statements.

NOTE 1. Summary of Significant Accounting Policies, Continued

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both the government-wide and fund financial statements. The cost of prepaid items is recorded as expenditures/expenses when consumed rather than when purchased

Capital assets

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g. roads, bridges, sidewalks, and similar items), are reported in the applicable governmental or business-type activities column in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than $5,000 and an estimated useful life in excess of two years.

The City has elected not to record infrastructure assets prior to July 1, 2003 as allowed by Governmental Accounting Statement number 34 for phase 3 governments.

As the government constructs or acquires additional capital assets each period, including infrastructure assets, they are capitalized and reported at historical cost. The reported value excludes normal maintenance and repairs which are essentially amounts spent in relation to capital assets that do not increase the capacity or efficiency of the item or increase its estimated useful life. Donated capital assets are recorded at their estimated acquisition value at the date of donation.

Interest incurred during the construction phase of capital assets of enterprise funds is included as part of the capitalized value of the assets constructed. The amount of interest capitalized depends on the specific circumstances.

Land and construction in progress are not depreciated. The other property, plant, equipment, and infrastructure of the primary government are depreciated using the straight line method over the following estimated useful lives:

Building	35 to 50 years
Improvements other than buildings	20 to 30 years
Machinery, equipment, and vehicles	3 to 10 years
Utility systems	10 to 50 years

Deferred outflows/inflows of resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/ expenditure) until then. The City has one type of item that qualifies for reporting for reporting in this category which is pension related items reported on the government-wide financial statements. See footnote 17 for more information.

NOTE 1. Summary of Significant Accounting Policies, Continued

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The City has one type of item that qualifies for reporting in this category which is pension related items reported on the government-wide financial statements. See footnote 17 for more information. The governmental funds report unearned revenues from two sources: advance payments for business licenses and advance payments for gaming licenses. These amounts are deferred and recognized as an inflow of resources in the period that the amounts are earned.

Net position flow assumption

Sometimes the government will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted – net position and unrestricted – net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the government's policy to consider restricted – net position to have been depleted before unrestricted – net position is applied.

Fund balance flow assumptions

Sometimes the government will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the government's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

Fund balance policies

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The government itself can establish limitations on the use of resources through either a commitment (committed fund balance) or an assignment (assigned fund balance).

The committed fund balance classification includes amounts that can be used only for the specific purposes determined by a formal action of the government's highest level of decision-making authority. The governing council is the highest level of decision-making authority for the government that can, by adoption of an ordinance prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance remains in place until a similar action is taken (the adoption of another ordinance) to remove or revise the limitation.

NOTE 1. Summary of Significant Accounting Policies, Continued

Amounts in the assigned fund balance classification are intended to be used by the government for specific purposes but do not meet the criteria to be classified as committed. The city council (council) has by resolution authorized the Mayor, City Manager, and Chief Financial Officer to assign fund balance. The council may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above, an additional action is essential to either remove or revise a commitment.

Revenues and Expenditures/Expenses

Program revenues

Amounts reported as program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions (including special assessments) that are restricted to meeting the operational or capital requirements of a particular function or segment. All taxes, including those dedicated for specific purposes, and other internally dedicated resources are reported as general revenues rather than as program revenues.

Property taxes

All real property within the City of West Wendover is assigned a parcel number by the Elko County Assessor in accordance with state law, with each parcel being subject to physical reappraisal every five years. A factoring system is used to adjust the appraised value during the years between physical appraisals. The property and its improvements are assessed at 35% of "taxable value" as defined by statute. The amount of tax levied is developed by multiplying the assessed value by the tax rate applicable to the area in which the property is located. The maximum tax rate was established in the State Constitution at $5 per $100 of assessed valuation; however, as a result of legislative action, the tax rate was further limited to $3.64 per $100 as assessed valuation, except in cases of severe financial emergency as defined by NRS 354.705. Taxes on real property are a lien on the property and attach on July 1 of the year for which the taxes are levied.

Taxes may be paid in four installments, the first installment is due on the third Monday of August and the remaining three installments are payable on the first Monday in October, January and March to the Treasurer of Elko County in which the City of West Wendover is located. Penalties are assessed if a taxpayer fails to pay an installment within ten days of the installment due date. After a two year waiting period, if the taxes remain unpaid, a tax deed is issued conveying the property to the County with a lien for back taxes and accumulated charges. Redemption may be made by the owner or such persons as described by statute by paying all back taxes and accumulated penalties, interest and costs before sale.

Taxes on personal property are collected currently. Personal property declarations are mailed out annually by the County and the tax is computed using percentages of taxable values established by the Department of Taxation and the tax rates described above.

NOTE 1. Summary of Significant Accounting Policies, Continued

Compensated absences

Vacation and Sick-leave

The city's policy permits employees to accumulate earned but unused vacation benefits, which are eligible for payment upon separation from government service. The liability for such leave is reported as incurred in the government-wide and proprietary fund financial statements. A liability for those amounts is recorded in the governmental funds only if the liability has matured as a result of employee resignations or retirements.

Per City Policy and Collective Bargaining Agreements, employees earn (accrue) sick leave benefits which they are eligible to receive upon separation of service at a determined percentage based upon total years of service and based upon the required notice of separation.

Proprietary funds operating and non-operating revenues and expenses

Proprietary funds distinguish *operating* revenues and expenses from *non-operating* items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the water fund, sewer fund, and garbage/compost facility fund are charges to customers for sales and services. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures/expenses during the reporting period. Actual results could differ from those estimates.

Pensions

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the pension plan's fiduciary net position of the Public Employees' Retirement System of Nevada (PERS) and additions to/deductions from the plan's fiduciary net position have been determined on the same basis as they are reported by PERS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

NOTE 1. Summary of Significant Accounting Policies, Continued

Comparative Data

Comparative data shown for the prior year has been extracted from the 2019-2020 financial statements and reclassified where necessary. It has been provided to add comparability but is not considered full disclosure of transactions for 2019-2020. Such information can only be obtained by referring to the audited financial statements for that year.

NOTE 2. Reconciliation of Government-Wide and Fund Financial Statements

The governmental fund balance sheet includes reconciliation between total governmental fund balances and net position of governmental activities as reported in the government-wide statement of net position. This difference primarily results from the long-term economic focus of the statement of net position versus the current financial resources focus of the governmental fund balance sheets. The details of these differences are reported in the reconciliation on as listed in the table of contents.

The governmental fund statement of revenues, expenditures, and changes in fund balance includes a reconciliation between net changes in fund balances-total governmental funds and changes in net position of governmental activities as reported in the government-wide statement of activities. These differences are the result of converting from the current resources measurement focus and modified accrual basis for governmental fund statements to the economic resources measurement focus and full accrual basis used for government-wide statements. The details of these differences are reported in the reconciliation as listed in the table of contents.

NOTE 3. Stewardship, Compliance, and Accountability

Budgets and Budgetary Accounting

The City adheres to the Local Government Budget Act incorporated in Section 354 of the Nevada Revised Statutes. The provision of the Act included the following major procedures to establish the budgetary data which is reflected in these financial statements.

a. On or before April 15, the City Council files a tentative budget with the Nevada Department of Taxation for all funds.

b. Public budget hearings on the tentative budget are held on the third Tuesday of May.

c. On or before June 1, at a public hearing, the City Council indicates changes, if any, to be made to the tentative budget must then be forwarded to the Nevada Department of Taxation for the final review and approval.

d. Formal budgetary integration in the financial records of all funds is employed to enhance management control during the year.

e. Budgets for all funds are adopted on a basis consistent with generally accepted accounting principles (GAAP). All appropriations lapse at year end.

f. Budget amounts within funds, and between funds, may be transferred if amounts do not exceed the original budget. Such transfers must be approved by the budget officer and/or City Council, depending on established criteria. Budget augmentations in excess of original budgetary amounts may only be made with prior approval of the City Council, following a scheduled and noticed public hearing for those funds which have ad valorem taxes allocated as a source of revenue. For all other funds, the City Council must approve the budget augmentation with a majority vote and adopt a resolution providing therefore.

g. The above dates may be adjusted as necessary during legislative years.

h. The budget amounts reflected in the financial statements have been amended from the original amounts in accordance with the approved procedures.

i. In accordance with state statute, actual expenditures may not exceed budgeted appropriations of the various governmental functions (excluding the debt services functions) in the General Fund and total expenditures in other governmental funds. Per NRS 354.626, expenditures over budgeted appropriations are allowed for bond repayments, medium term obligation repayments and long-term contracts expressly authorized by law.

NOTE 4. Cash and Investments

A reconciliation of cash deposits and investments to the government-wide statement of net position as follows:

	Primary Government	Component Unit
Deposits:		
Cash on hand	$ 1,575	$ -
Cash in bank	7,056,453	(1,109,548)
Investments:		
Nevada local government investment pool	1,516,565	1,392,031
Total deposits and investments	$ 8,574,593	$ 282,483
Cash and cash equivalents	$ 7,473,908	$ 282,483
Restricted cash	1,100,685	-
	$ 8,574,593	$ 282,483

Deposits

Custodial Credit Risk

For deposits this is the risk that in the event of a bank failure, the government's deposit may not be returned. The City does not have a formal policy for custodial credit risk. As of June 30, 2021, $0 of the primary government and component unit's combined bank balance of $6,021,139 was exposed to custodial credit risk because it was either fully insured by FDIC insurance or collateralized by a pledging financial institution.

Investments

The Nevada State Treasurer's Office operates the Local Government Investment Pool (LGIP). The LGIP is an external investment pool operated by the Nevada Public Treasurer.

The LGIP is not registered with the SEC as an investment company. Deposits in the LGIP are not insured or otherwise guaranteed by the State of Nevada, and participants share proportionally in any realized gain or losses on investments.

The provisions of State Law (NRS 355.170) govern the investment of public funds as noted in Footnote 1.

NOTE 4. Cash and Investments, Continued

As of June 30, 2021 the government had the following investments:

Investment Type	Primary Government Fair Value	Component Unit Fair Value	Rating (1)	Weighted Average Maturity (2)
Nevada Local Government Pooled Investment Fund	$ 1,516,565	$ 1,392,031	N/A	143
Total Fair Value	$ 1,516,565	$ 1,392,031		

(1) Ratings are provided where applicable to indicate associated Credit Risk. N/A indicates not applicable.

(2) Interest Rate Risk is estimated using the weighted average days to maturity.

The City categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

The City has the following recurring fair value measurements as of June 30, 2021:

- Nevada Local Government's Investment Pool (LGIP):

	Primary Government	Component Unit
Level 1 inputs	$ 495,613	$ 454,916
Level 2 inputs	1,020,952	937,115
Total LGIP investment	$ 1,516,565	$ 1,392,031

Interest Rate Risk

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The City's policy for managing its exposure to fair value loss arising from increasing interest rates is to comply with the provisions of State law (NRS 355.170).

Credit Risk

Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. The primary government and component unit's policy for reducing its exposure to credit risk is to limit its investments to the Nevada Local Government Investment Pool and to comply with State Law (NRS 355.170). The Nevada Local Government Investment Pool is unrated.

Concentration of Credit Risk

The Primary Government and the Component Unit place no limit on the amount the Primary Government or the Component Unit may invest in any one issue.

NOTE 4. Cash and Investments, Continued

Cash Restricted for Special Uses

The primary government and the component unit maintain restricted cash to comply with various legal and contractual requirements. Amounts restricted are as follows at June 30, 2021:

Restricted cash footnote

Medium Term Sales Tax Revenue Bond Reserves	$	313,500
Closure / post closure trust funds		95,000
Waste Water Treatment Plant Revenue Bond Reserves		109,888
Water Revenue Bonds, Series 2015 Bond Reserves		18,144
Water Rev Bonds Series 2015 - Asset Replacement		143,170
AB198 Capital Replacement Projects Fund		420,543
Unutilized Regional Transportation Commission Funds		440
Total restricted cash - primary government	$	1,100,685

NOTE 5. Receivables / Due from other Governments

Receivables in the governmental funds consist principally of room and franchise taxes due various businesses. Amounts due from other governments consist primarily of taxes due from the State of Nevada and grant revenues due from various granting agencies. All receivables and amounts due from other governments are considered by management to be fully collectible and therefore, no allowance for doubtful accounts is necessary.

Receivables in the proprietary funds represent service billings to customers and are shown net of an allowance for doubtful accounts. The allowance for doubtful accounts is estimated based on professional judgement and historical information. The allowances for doubtful accounts at June 30, 2021 were as follows:

Water Fund	$	-
Sewer Fund		-
Garbage/Compost Fund		-
Johnson Springs		-
	$	-

NOTE 6. Capital Assets

Governmental capital asset activity for the year ended June 30, 2021 was as follows:

Governmental Activities:	Balance 6/30/20	Additions	Deletions	Balance 6/30/21
Capital assets, not being depreciated:				
Land	$ 1,467,431	$ -	$ (50,956)	$ 1,416,475
Construction in progress	187,320	169,726	-	357,046
Total capital assets, not being depreciated	1,654,751	169,726	(50,956)	1,773,521
Capital assets, being depreciated:				
Buildings	11,159,570	55,539	-	11,215,109
Other improvements	14,315,356	-	-	14,315,356
Machinery and equipment	2,993,599	218,770	(6,765)	3,205,604
Total capital assets, being depreciated	28,468,525	274,309	(6,765)	28,736,069
Less accumulated depreciation for:				
Buildings	(3,523,134)	(275,802)	-	(3,798,936)
Other improvements	(4,412,951)	(526,915)	-	(4,939,866)
Machinery and equipment	(2,763,506)	(100,401)	6,765	(2,857,142)
Total accumulated depreciation	(10,699,591)	(903,118)	6,765	(11,595,944)
Total capital assets, being depreciated, net	17,768,934	(628,809)	-	17,140,125
Governmental activities capital assets, net	$ 19,423,685	$ (459,083)	$ (50,956)	$ 18,913,646

Depreciation expense was charged to the functions/programs of the City as follows:

Governmental Activities:	
General government	$ 557,286
Judicial	2,837
Public safety	63,446
Public works	2,023
Health and sanitation	23,053
Culture and recreation	95,606
Community support	1,194
Streets and highways	157,673
Total depreciation expense - governmental activities	$ 903,118

NOTE 6. Capital Assets, Continued

Business-type capital asset activity for the year ended June 30, 2021 was as follows:

Business-Type Activities:	Balance 6/30/20	Additions	Deletions	Balance 6/30/21
Capital assets not being depreciated:				
Land	$ 111,000	$ -	$ -	$ 111,000
Total capital assets, not being depreciated	111,000	-	-	111,000
Capital assets being depreciated:				
Buildings	3,979,994	6,875	-	3,986,869
Other improvements	6,215,836	-	-	6,215,836
Machinery and equipment	4,636,466	20,482	-	4,656,948
Utility systems	18,046,261	6,760	-	18,053,021
Total capital assets, being depreciated	32,878,557	34,117	-	32,912,674
Less accumulated depreciation for:				
Buildings	(639,145)	(99,515)	-	(738,660)
Other improvements	(3,856,563)	(221,741)	-	(4,078,304)
Machinery and equipment	(3,575,602)	(209,474)	-	(3,785,076)
Utility systems	(7,100,885)	(538,493)	-	(7,639,378)
Total accumulated depreciation	(15,172,195)	(1,069,223)	-	(16,241,418)
Total capital assets, being depreciated, net	17,706,362	(1,035,106)	-	16,671,256
Business-type activities capital asset, net	$ 17,817,362	$ (1,035,106)	$ -	$ 16,782,256

Depreciation expense was charged to the functions/programs of the City as follows:

Business-Type Activities:	
Water Fund	$ 140,220
Sewer Fund	546,725
Combined Garbage / Compost Facility Fund	382,278
Total depreciation expense - business-type activities	$ 1,069,223

NOTE 6. Capital Assets, Continued

Component unit capital asset activity for the year ended June 30, 2021 was as follows:

Component Unit - Johnson Springs	Balance 06/30/20	Additions	Deletions	Balance 06/30/21
Capital assets not being depreciated:				
Land	$ 18,000	$ -	$ -	$ 18,000
Total capital assets, not being depreciated	18,000	-	-	18,000
Capital assets being depreciated:				
Buildings	6,836,936	-	-	6,836,936
Other improvements	411,632	-	-	411,632
Machinery and equipment	571,254	-	-	571,254
Utility system	5,316,197	-	-	5,316,197
Total capital assets, being depreciated	13,136,019	-	-	13,136,019
Less accumulated depreciation for:				
Buildings	(4,609,455)	(217,403)	-	(4,826,858)
Other improvements	(178,748)	(19,413)	-	(198,161)
Machinery and equipment	(411,665)	(21,975)	-	(433,640)
Water utility system	(2,022,689)	(133,213)	-	(2,155,902)
Total accumulated depreciation	(7,222,557)	(392,004)	-	(7,614,561)
Total capital assets, being depreciated, net	5,913,462	(392,004)	-	5,521,458
Johnson Springs component unit fund activities capital assets, net	$ 5,931,462	$ (392,004)	$ -	$ 5,539,458

NOTE 7. Long-Term Liabilities

The following is a summary of long-term liabilities for the year ended June 30, 2021:

Long-Term Debt	Date of Issue	Interest Rate	Orriginal Amount of Issue	June 30, 2020	Additions	Retirements	June 30, 2021	Current Portion
Governmental Activities								
Direct Placement Bonds Payable:								
Medium Term Sales Tax Revenue Bond, Seriers 2009 (City Hall)	8/18/2009	4.38%	5,225,000	$ 4,051,544	$ -	$ (137,095)	$ 3,914,449	$ 145,119
General Obligation Medium-Term Bonds, Series 2015	7/14/2015	2.26%	2,200,000	1,342,000	-	(233,000)	1,109,000	241,000
Total direct placement bonds payable				5,393,544	-	(370,095)	5,023,449	386,119
Total Bonds Payable				5,393,544	-	(370,095)	5,023,449	386,119
Other Liabilities								
Compensated absences				316,480	200,132	(206,682)	309,930	155,000
Net pension liability				6,277,291	788,363	(500,979)	6,564,675	-
Total governmental long-term liabilities				$ 11,987,315	$ 988,495	$ (1,077,756)	$ 11,898,054	$ 541,119

For governmental activities, compensated absences and net position liabilities are generally liquidated through the General Fund.

NOTE 7. Long-Term Liabilities, continued

Long-Term Debt	Date of Issue	Interest Rate	Orriginal Amount of Issue	June 30, 2020	Additions	Retirements	June 30, 2021	Current Portion
Business-Type Activities								
Public Offerings Bonds:								
Waste Water Treatment Plant Revenue Bond	6/1/2012	2.75%	2,637,000	2,288,521	-	(46,497)	2,242,024	47,789
Total business-type public offering bonds payable				2,288,521	-	(46,497)	2,242,024	47,789
Direct Placement Bonds Payable:								
General Obligation Limited Tax Water Bonds, Series 2019	8/15/2019	2.16%	2,173,729	2,135,729		(108,533)	2,027,196	96,457
General Obligation Limited Tax Medium-Term, Series 2014	6/17/2017	2.43%	2,100,000	950,000	-	(222,000)	728,000	232,000
Water Revenue Bonds, Series 2015	10/8/2015	2.63%	747,000	695,755	-	(11,412)	684,343	12,397
Total business-type direct placement bonds payable				3,781,484	-	(341,945)	3,439,539	340,854
Total business-type long-term debt				6,070,005	-	(388,442)	5,681,563	388,643
Capital leases payable:								
2019 Hook Lift - Compost/Garbage Lease	9/19/2019	2.36%	464,990	420,416		(89,628)	330,788	91,756
2018 Caterpillar Wheel Loader Compost Lease	1/18/2018	4.20%	231,738	136,963	-	(30,882)	106,081	30,904
Total Capital Lease Payable				557,379	-	(120,510)	436,869	122,660
Other Liabilities								
Net pension liability				1,313,476	214,919	(108,369)	1,420,026	-
Compensated absences				32,886	16,860	(21,477)	28,269	28,269
Total business-type long-term liabilities				$ 7,973,746	$ 231,779	$ (638,798)	$ 7,566,727	$ 539,572
Component Unit								
Johnson Springs								
Other Liabilities								
Net pension liability				129,051	1,516	(9,258)	121,309	-
Compensated absences				5,718	7,864	(3,734)	9,848	9,848
Total Component Unit long-term liabilities				$ 134,769	$ 9,380	$ (12,992)	$ 131,157	$ 9,848

NOTE 7. Long-Term Liabilities, Continued

Revenue Bonds

The City has pledged future net revenues from the City's Municipal Water System to repay $2,173,729 and $747,000 in water revenue bonds issued in November 1998 and 2019, respectively, with interest rates of 2.16% and 2.63%, respectively. Proceeds from the bonds provided financing to pay for the cost to acquire, improve, construct, equip, operate, and maintain a water project for the City. The bonds are payable solely from net revenues from the Municipal Water System and are payable through 2039 and 2056.

The City has pledged future net revenues from the City's Sewer Facility to repay $2,637,000 in sewer revenue bonds issued in June 2012 with an interest rate of 2.75%. Proceeds from the bonds provided financing for the construction of a new sewer facility. The bonds are payable solely from future net revenues from the Sewer Facility and are payable through 2052.

The following schedules reflect debt service requirements to maturity of the City's debt as of June 30, 2021:

Year Ending June 30,	Governmental Activities		Business-Type Activities			
	Direct Placement Bonds		Public Offering Bonds		Direct Placement Bonds	
	Principle	Interest	Principle	Interest	Principle	Interest
2022	$ 386,119	$ 190,721	$ 47,789	$ 61,175	$ 340,854	$ 78,802
2023	401,597	178,695	49,117	59,847	354,277	70,742
2024	356,938	167,280	50,323	58,641	366,708	62,406
2025	371,414	155,228	51,880	57,084	116,287	53,680
2026	385,798	143,109	53,321	55,643	118,876	51,091
2027-2031	986,329	581,080	289,517	255,304	635,253	214,581
2032-2036	1,206,133	335,242	331,946	212,874	709,225	140,609
2037-2041	929,121	64,720	380,856	163,964	434,992	65,525
2042-2046	-	-	436,813	109,230	110,236	40,964
2047-2051	-	-	500,993	43,827	125,651	25,549
2052-2056	-	-	49,469	499	127,180	8,039
2057-2061	-	-	-	-	-	-
Total Principal	$ 5,023,449	$ 1,816,075	$ 2,242,024	$ 1,078,088	$ 3,439,539	$ 811,988

The City's outstanding bonds from direct placements of $8,462,988 are secured with pledged revenues. The outstanding issues from direct placement contain provisions that in an event of default, the bonds become taxable and the interest rate on the bonds increases.

The City has no unused lines of credit at June 30, 2021.

NOTE 8. Capital Leases Payable

The government has entered into two lease agreements, which are considered capital leases in accordance with Financial Accounting Standard Board ASC 840-30-25. The two leases are shown in the combined garbage/compost fund. The total amount of equipment capitalized under the leases is $696,378 for the business-type activities. Amortization on capital leases is included in depreciation expense.

The following is an annual schedule of future minimum lease payments with interest rates ranging from 2.36% to 4.2% under the capital leases, together with the present value of the net minimum lease payments:

Year Ending June 30	Business-type Activities
2022	$ 140,135
2023	198,550
2024	99,024
2025	22,512
2026	-
Total remaining minimum lease payments	460,221
Less amount representing interest	(23,352)
Present value of net remaining minimum lease payments	$ 436,869

NOTE 9. Segment Information

In previous years, the component unit, Johnson Springs, issued separate revenue bonds to finance its operations. Segment information for Johnson Springs is disclosed below and also in the supplementary information. Segment information for the other proprietary funds is disclosed in the basic financial statements.

	06/30/21
Operating revenues	$ 721,512
Depreciation and amortization	(392,004)
Operating expenses	(421,719)
Operating income/(loss)	(92,211)
Nonoperating revenues and (expenses)	(30,003)
Change in net position	(122,214)
Beginning net position	3,800,854
Ending net position	3,678,640
Net working capital	(1,744,910)
Total assets	5,913,950
Total deferred outflows	20,993
Current liabilities	69,787
Due to primary government	2,049,614
Bonds and other long term debt obligations	121,309
Total deferred inflows	15,593
Net Position	
Net investment in capital assets	3,489,845
Unrestricted	188,795
Total Net Position	$ 3,678,640
Condensed Statement of Cash Flows	
Net cash flows from:	
Operating activities	$ 311,806
Noncapital financing activities	(107,117)
Capital and related financing activities	(36,607)
Investing activities	5,188
Net Increase (decrease)	$ 173,270
Beginning cash and cash equivalents	109,213
Ending cash and cash equivalents	$ 282,483

NOTE 10. Interfund Receivables, Payables, and Transfers

As of June 30, 2021 interfund receivables and payables that resulted from various interfund transactions for the primary government were as follows:

	Due from Other Funds	Due to Other Funds
General Fund	$ 34,440	$ -
Nonmajor funds:		
Grant Fund	-	34,440
Total	$ 34,440	$ 34,440

As of June 30, 2021, interfund receivables and payables that resulted from transactions between the primary government and the component unit were as follows:

	Due from Component Unit	Due to Primary Government
Water Fund:		
Interest receivable	$ 22,418	$ -
Debt repayment receivable	2,027,196	-
Component Unit		
Interest payable	-	22,418
Debt repayment payable	-	2,027,196
Total	$ 2,049,614	$ 2,049,614

In 1998, the City of West Wendover issued long term debt obligations to complete a water project in behalf of its constituents. The component unit, which benefited from the project, is assisting with the repayment of the revenues bonds issued in the water fund. Hence, there is an interfund balance between the water fund and the component unit, Johnson Springs as shown above.

Interfund transfers for the fiscal year ended June 30, 2021 are as follows:

	Transfers out:		
Transfer in:	General	Non-major Ad Valorem Capital Projects	Total Transfers in
Nonmajor Governmental Funds			
Welcome Center Fund	$ 171,120	$ -	$ 171,120
Wendover Will Landmark Fund	22,100	-	22,100
Capital Projects Fund	502,720	40,585	543,305
Total transfers out	$ 695,940	$ 40,585	$ 736,525

NOTE 10. Interfund Receivables, Payables, and Transfers, Continued

Transfers are used to (1) move revenues from the fund that statute or budget requires to collect them to the fund that statute or budget requires to expend them and (2) use unrestricted revenues collected in the general fund to finance various programs accounted for in other funds in accordance with budgetary authorizations.

NOTE 11. Deferred Compensation Plan

The City offers its employees a deferred compensation plan created in accordance with Internal Revenue Code Section 457. The plan, available to all full-time employees at their option, permits participants until termination, retirement, death, or unforeseeable emergency.

Plan assets are held and administered by The Hartford. The plan does not meet the definition of a fiduciary fund as defined in GASB 32, and therefore, is not reported in this financial statement.

NOTE 12. Room Taxes

On October 16, 2001, Ordinance 01-20 was passed, increasing room taxes from 10% to 16%. Of this rate, 14% is allocated to the West Wendover Recreation District. Additionally, the Ordinance allows for 1% to be paid to a non-profit entity to promote tourism and recreation throughout the City of West Wendover. At June 30, 2021 this amount was held as restricted in the Recreation Fund.

NOTE 13. Commitments and Contingent Liabilities

Amounts received or receivable from grantor agencies are subject to audit and adjustment by grantor agencies, principally the federal government. Any disallowed claims, including amounts already collected may constitute a liability of the applicable funds. The amount, if any, of expenditures which may be disallowed by the grantor cannot be determined at this time although the City expects such amounts, if any, to be immaterial.

The City is party to legal proceedings which normally occur in governmental operations. City officials believe these legal proceedings are not likely to have a material adverse impact on the financial position of the City.

NOTE 14. Available Borrowing Capacity

The lawful general obligation debt limit for city governments is established by State statute not to exceed thirty percent of the total last assessed valuation of the taxable property of the City. At June 30, 2021, the general obligation debt limit and available borrowing capacity of the City of West Wendover was $44,197,808.

NOTE 15. Closure and Post-Closure Care Cost

State and Federal laws and regulations require that the City place a final cover on its landfill sites and perform certain maintenance and monitoring functions at the landfill sites for a minimum of thirty years after closure. In addition to operating expenses related to current activities of the landfill sites, an expense provision and related liability should be recognized based on the future closure and post-closure care costs that will be incurred near or after the date the landfills no longer accepts waste. GASB Statement 18 requires the recognition of these landfill closure and post-closure care costs based on the amount of the landfill used during the year. The City does not report a liability for the estimated closure and post-closure care costs because it has passed a resolution that authorizes participation in the landfill assurance program established through the Nevada Public Agency Insurance Pool as a mechanism to demonstrate financial responsibility for the closure and post-closure care costs. Because the City has, in effect, transferred its responsibility for closure and post-closure care costs to another entity through the purchase of the insurance policy, the liabilities are not reported on the City's financial statements as per GASB 18.

The estimated liability for landfill closure and post-closure care costs under GASB Statement 18 requirements is $623,255 as of June 30, 2021. The City had two cells in operation during fiscal year 2021. The Class I cell has used 100% of available capacity and a new Class I cell was constructed in fiscal year 2016 according to the 2014 Volumetric Survey. The City constructed new cells for operation since 2016, which includes Class III cell, Cell C, Cell B (once fully excavated), and Cell E to be sufficient for an additional 149 months of operation. The estimated closure and post-closure costs are based on the amount that would be paid if all equipment, facilities, and services required to close, monitor, and maintain landfill modules currently in use for all cells in operation during 2021. The City maintained an insurance policy with a face amount of $529,422 at June 30, 2021. Additional financial assurance for closure and post-closure costs is accomplished by the City restricting $95,000 in cash in the garbage and compost fund. See the statement of net position and restricted cash footnote.

NOTE 16. Risk Management

The City is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets, errors and omissions; injuries to employees; and natural disasters. These risks are covered by commercial insurance purchased from independent third parties. Settled claims from these risks have not exceeded commercial insurance coverage for the past three years.

The City has chosen to establish a risk financing fund for risks associated with the employee's health insurance plan. The risk financing fund is accounted for as an internal service fund where assets are set aside for claim settlement. A premium is charged to each function which accounts for full-time employees.

Liabilities of funds are reported when it is probable that a loss has occurred and the amount of the loss can be reasonably estimated. There were no liabilities that met these criteria at June 30, 2021. Liabilities include an amount for claims that have been incurred but not reported (IBNR). Claim liabilities are calculated considering the effects of inflation, recent claim settlement trends including frequency and amount of pay-outs and other economic and social factors.

Changes in the balances of claims liabilities during the past three fiscal years are as follows:

Fiscal Year Ended June 30	Unpaid Claims Beginning of Fiscal Year	Incurred Claims	Claim Payments	Unpaid Claims End of Fiscal Year
2021	$ -	$ 671,729	$ 671,729	$ -
2020	$ -	$ 418,723	$ 418,723	$ -
2019	$ -	$ 626,197	$ 626,197	$ -

NOTE 17. Retirement and Pension Plans

Public Employees' Retirement System of Nevada (PERS)

Plan description

PERS administers a cost-sharing, multiple-employer, defined benefit public employees' retirement system which includes both Regular and Police/Fire members. The System was established by the Nevada Legislature in 1947, effective July 1, 1948. The System is administered to provide a reasonable base income to qualified employees who have been employed by a public employer and whose earnings capacities have been removed or substantially impaired by age or disability. The report is available on the website at https://www.nvpers.org/.

NOTE 17. Retirement and Pension Plans, Continued

Benefits provided

Benefits, as required by the Nevada Revised Statutes (NRS or statute), are determined by the number of years of accredited service at time of retirement and the member's highest average compensation in any 36 consecutive months with special provisions for members entering the System on or after January 1, 2010. Benefit payments to which participants or their beneficiaries may be entitled under the plan include pension benefits, disability benefits, and survivor benefits.

Monthly benefit allowances for members are computed as 2.5% of average compensation for each accredited year of service prior to July 1, 2001. For service earned on and after July 1, 2001, this multiplier is 2.67% of average compensation. For members entering the System on or after January 1, 2010, there is a 2.5% service time factor and for regular members entering the System on or after July 1, 2015, there is a 2.25% factor. The System offers several alternatives to the unmodified service retirement allowance which, in general, allow the retired employee to accept a reduced service retirement allowance payable monthly during his or her lifetime and various optional monthly payments to a named beneficiary after his or her death.

Post-retirement increases are provided by authority of NRS 286.575 - .579.

Vesting

Regular members entering the System prior to January 1, 2010, are eligible for retirement at age 65 with five years of service, at age 60 with 10 years of service, or at any age with thirty years of service. Regular members entering the System on or after January 1, 2010, are eligible for retirement at age 65 with five years of service, or age 62 with 10 years of service, or any age with thirty years of service. Regular members who entered the System on or after July 1, 2015, are eligible for retirement at age 65 with 5 years of service, or at age 62 with 10 years of service or at age 55 with 30 years of service or any age with 33 1/3 years of service.

Police/Fire members entering the System prior to January 1, 2010, are eligible for retirement at age 65 with five years of service, at age 55 with ten years of service, at age 50 with twenty years of service, or at any age with twenty-five years of service. Police/Fire members entering the System on or after January 1, 2010, are eligible for retirement at 65 with five years of service, or age 60 with ten years of service, or age 50 with twenty years of service, or at any age with thirty years of service. Only service performed in a position as a police officer or firefighter may be counted towards eligibility for retirement as Police/Fire accredited service.

The normal ceiling limitation on monthly benefits allowances is 75% of average compensation. However, a member who has an effective date of membership before July 1, 1985, is entitled to a benefit of up to 90% of average compensation. Both Regular and Police/Fire members become fully vested as to benefits upon completion of five years of service.

NOTE 17. Retirement and Pension Plans, Continued

Contributions

The authority for establishing and amending the obligation to make contributions and member contribution rates is set by statute. New hires, in agencies which did not elect the Employer-Pay Contribution (EPC) plan prior to July 1, 1983, have the option of selecting one of two contribution plans. In one plan, contributions are shared equally by employer and employee. In the other plan, employees can take a reduced salary and have contributions made by the employer (EPC).

The System's basic funding policy provides for periodic contributions at a level pattern of cost as a percentage of salary throughout an employee's working lifetime in order to accumulate sufficient assets to pay benefits when due.

The System receives an actuarial valuation on an annual basis indicating the contribution rates required to fund the System on an actuarial reserve basis. Contributions actually made are in accordance with the required rates established by the Nevada Legislature. These statutory rates are increased/decreased pursuant to NRS 286.421 and 286.450.

The actuary funding method used is the Entry Age Normal Cost Method. It is intended to meet the funding objective and results in a relatively level long-term contributions requirement as a percentage of salary.

For fiscal years ended June 30, 2020, and 2021, the Statutory Employer/employee matching rate was 15.25% and 15.25% for Regular and 22.00% and 22.00% for Police/Fire.

For the fiscal year ended June 30, 2020, and 2021, the Employer-Pay Contribution (EPC) rate was 29.25% and 29.25% for Regular and 42.50% and 42.50% for Police/Fire.

The City's contributions for the current and two preceding fiscal years, all of which were equal to the required contributions, were as follows:

Year Ended June 30,	Regular Fund	Police/Fire Fund
2019	222,775	322,229
2020	247,247	359,249
2021	252,184	366,421

NOTE 17. Retirement and Pension Plans, Continued

Investment policy

The System's policies which determine the investment portfolio target asset allocation are established by the Board. The asset allocation is reviewed annually and is designed to meet the future risk and return needs of the System. The following was the Board adopted policy target asset allocation as of June 30, 2020:

Asset Class	Target Allocation	Long-term Geometric Expected Real Rate of Return*
U.S. stocks	42%	5.50%
International stocks	18%	5.50%
U.S. bonds	28%	0.75%
Private markets	12%	6.65%

*As of June 30, 2020, PERS' long-term inflation assumption was 2.75%.

Pension liability

Net pension liability

At June 30, 2021, the City reported a liability of $8,106,010 for its proportionate share of the PERS' net pension liability. The net pension liability was measured as of June 30, 2020, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The employer allocation percentage of the net pension liability was based on the total contributions due on wages paid during the measurement period. Each employer's proportion of the net pension liability is based on their combined employer and member contributions relative to the total combined employer and member contributions for all employers for the period ended June 30, 2020. The City's proportion measured as of June 30, 2020, was 0.05820 percent, which was a increase of 0.00159 percent from its proportion measured as of June 30, 2019.

Pension liability discount rate sensitivity

The following presents the net pension liability of the PERS as of June 30, 2021, calculated using the discount rate of 7.50%, as well as what the PERS net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (6.50%) or 1-percentage-point higher (8.50%) than the current discount rate:

	1% Decrease (6.50%)	Discount Rate (7.50%)	1% Increase (8.50%)
Proportionate share of Net pension (asset) / liability	$ 12,642,244	$ 8,106,010	$ 4,334,469

NOTE 17. Retirement and Pension Plans, Continued

Pension plan fiduciary net position

Detailed information about the pension plan's fiduciary net position is available in the PERS Comprehensive Annual Financial Report, available on the PERS website www.nvpers.org.

Actuarial assumptions

The City's net pension liability was measured as of June 30, 2020, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The total pension liability was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation rate	2.75%
Investment rate of return	7.50%
Productivity pay increase	0.50%
Projected salary increases	Regular: 4.25% to 9.15%, depending on service Police/Fire: 4.55% to 13.90%, depending on service Rates include inflation and productivity increases
Other assumptions	Same as those used in the June 30, 2019 funding actuarial valuation

Actuarial assumptions used in the June 30, 2020 valuation were based on the results of the experience study for the period July 1, 2012 through June 30, 2016.

The discount rate used to measure the total pension liability was 7.50% as of June 30, 2020. The projection of cash flows used to determine the discount rate assumed plan contributions will be made in amounts consistent with statutory provisions and recognizing the plan's current funding policy and cost-sharing mechanism between employers and members. For this purpose, all contributions that are intended to fund benefits for all plan members and their beneficiaries are included, except that projected contributions that are intended to fund the service costs for future plan members and their beneficiaries are not included.

Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments for current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability as of June 30, 2020.

Pension expense and deferred outflows/inflows of resources related to pensions

For the year ended June 30, 2021, the City recognized pension expense for PERS of $587,142. At June 30, 2021, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

NOTE 17. Retirement and Pension Plans, Continued

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 251,848	$ 104,668
Changes in assumptions	227,689	-
Net difference between projected and actual earnings on pension plan investments	-	306,211
Subtotal	479,537	410,879
Changes in proportion and differences between contributions and proportional share of contributions	304,654	631,039
Contributions subsequent to the measurement date	618,605	-
Total	$ 1,402,796	$ 1,041,918
Governmental activities	$ 1,136,058	$ 843,800
Business-type activities	245,744	182,525
Component unit	20,993	15,593
	$ 1,402,796	$ 1,041,918

Average expected remaining service lives 6.13 years

The $618,605 reported as deferred outflows of resources related to PERS pensions resulting from City contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the subsequent fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to PERS pensions, excluding the changes in proportion and differences between actual contributions and proportionate share of contributions will be recognized in pension expense as follows:

Year Ending June 30,	Deferred Outflows (Inflows) of Resources
2022	$ (128,174)
2023	63,773
2024	73,650
2025	51,529
2026	7,360
2027	521
Thereafter	-

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REQUIRED SUPPLEMENTARY INFORMATION

BUDGETARY COMPARISON SCHEDULES FOR THE FOLLOWING MAJOR FUNDS:

The **General Fund** is the City's primary operating fund. It accounts for all financial resources of the general government, except for those required to be accounted for in another fund.

The **Recreation Fund** is used to account for the City's share of room tax proceeds and the distribution of those funds to the recreation district.

PUBLIC EMPLOYEES' RETIREMENT SYSTEM OF NEVADA SCHEDULES

CITY OF WEST WENDOVER, NEVADA
General Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual
For the Year Ended June 30, 2021
(With Comparative Actual Amounts for the Year Ended June 30, 2020)

	Original Budget	Final Budget	Actual	Variance with Final Budget	2020
Revenues					
Property taxes					
Ad valorem	$ 1,352,955	$ 1,300,300	$ 1,301,208	$ 908	$ 1,280,236
Personal property	242,321	242,321	254,551	12,230	183,309
Central assessments	20,193	20,193	22,476	2,283	20,609
Total property taxes	1,615,469	1,562,814	1,578,235	15,421	1,484,154
Licenses and permits					
Liquor licenses	1,200	150	240	90	120
City gaming licenses	211,300	207,000	206,304	(696)	206,232
Animal licenses	1,000	685	730	45	1,344
Business licenses	16,500	17,100	17,325	225	16,825
Right of way toll	306,800	284,600	255,582	(29,018)	295,900
Building permits	22,000	22,000	20,501	(1,499)	100,569
Special permits and fees	698,400	783,100	856,445	73,345	484,215
Franchise fees	398,000	367,821	380,431	12,610	372,852
Carlines taxes	100	100	101	1	101
Total licenses and permits	1,655,300	1,682,556	1,737,659	55,103	1,478,158
Intergovernmental revenue					
State consolidated revenue	3,026,700	2,971,600	3,174,768	203,168	3,011,445
1.75 cent gas tax	34,100	31,700	34,748	3,048	33,895
2.35 cent gas tax	49,500	48,600	49,167	567	46,835
County road tax	24,900	23,300	25,240	1,940	23,729
County transportation funds	188,288	180,000	180,000	-	193,400
County gaming tax	405,000	426,000	513,765	87,765	385,985
Federal/state grants	374,000	34,000	125,748	91,748	14,043
Infrastructure tax	75,000	75,000	75,243	243	74,572
Marijuana revenue disbursement	6,000	6,000	5,363	(637)	5,411
Reimbursement from Elko County	178,670	179,270	197,367	18,097	179,270
Total intergovernmental revenue	4,362,158	3,975,470	4,381,409	405,939	3,968,585
Charges for services					
Special police services	2,000	1,200	1,360	160	1,795
Work cards	2,000	21,700	24,339	2,639	20,301
Special fire protection services	10,000	14,000	14,625	625	7,804
Dispatch fees	10,000	7,584	7,584	-	5,852
Animal shelter fees	3,000	1,300	1,394	94	1,985
Pipeline administrative services	1,900	1,900	1,900	-	1,900
Miscellaneous	50,106	51,606	55,206	3,600	19,243
Total general	79,006	99,290	106,408	7,118	58,880
Fines and forfeitures					
Fines and fees	70,600	52,350	52,097	(253)	72,274
Total fines and forfeitures	70,600	52,350	52,097	(253)	72,274
Miscellaneous					
Interest	12,000	3,000	2,627	(373)	10,461
Donations	168,000	168,000	166,000	(2,000)	165,000
Rents and royalties	31,200	29,500	19,698	(9,802)	31,197
Miscellaneous	6,000	6,100	9,983	3,883	1,800
Total miscellaneous	217,200	206,600	198,308	(8,292)	208,458
Total revenues	7,999,733	7,579,080	8,054,116	475,036	7,270,509

(continued)

CITY OF WEST WENDOVER, NEVADA
General Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual
For the Year Ended June 30, 2021
(With Comparative Actual Amounts for the Year Ended June 30, 2020), Continued

	Original Budget	Final Budget	Actual	Variance with Final Budget	2020
Expenditures					
General government					
Administration and finance					
Salaries and wages	441,340	441,340	456,885	(15,545)	472,631
Employee benefits	215,175	295,175	293,049	2,126	214,318
Services and supplies	458,400	457,450	437,039	20,411	398,758
Total administration and finance	1,114,915	1,193,965	1,186,973	6,992	1,085,707
Elections					
Services and supplies	2,000	2,000	919	1,081	-
Total general government	1,116,915	1,195,965	1,187,892	8,073	1,085,707
Judicial					
Municipal court					
Salaries and wages	234,897	234,897	226,397	8,500	218,465
Employee benefits	139,139	139,139	121,809	17,330	122,193
Services and supplies	58,450	57,950	42,985	14,965	40,441
Total judicial	432,486	431,986	391,191	40,795	381,099
Public safety					
Police					
Salaries and wages	1,190,225	1,194,925	1,159,065	35,860	1,139,237
Employee benefits	738,293	739,993	711,738	28,255	660,288
Services and supplies	285,800	296,400	268,834	27,566	239,197
Capital outlay	156,400	151,000	149,804	1,196	25,017
Total police department	2,370,718	2,382,318	2,289,441	92,877	2,063,739
Fire					
Salaries and wages	423,949	429,949	424,929	5,020	386,878
Employee benefits	249,097	255,597	249,194	6,403	221,513
Services and supplies	104,600	100,600	62,460	38,140	89,133
Total fire department	777,646	786,146	736,583	49,563	697,524
Dispatch center					
Salaries and wages	341,949	341,949	294,573	47,376	295,807
Employee benefits	186,610	186,610	160,053	26,557	165,527
Services and supplies	47,200	39,450	32,400	7,050	33,401
Total dispatch center	575,759	568,009	487,026	80,983	494,735
Total public safety	3,724,123	3,736,473	3,513,050	223,423	3,255,998
Public works					
Paved streets					
Salaries and wages	70,422	70,422	16,783	53,639	17,575
Employee benefits	38,185	38,185	8,064	30,121	8,778
Services and supplies	250,800	297,700	291,180	6,520	138,425
Total paved streets	359,407	406,307	316,027	90,280	164,778

(continued)

CITY OF WEST WENDOVER, NEVADA
General Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual
For the Year Ended June 30, 2021
(With Comparative Actual Amounts for the Year Ended June 30, 2020), Continued

	Original Budget	Final Budget	Actual	Variance with Final Budget	2020
General					
Salaries and wages	253,521	253,521	235,389	18,132	249,262
Employee benefits	137,467	137,467	132,572	4,895	134,924
Services and supplies	29,700	30,650	26,089	4,561	37,280
Total general	420,688	421,638	394,050	27,588	421,466
Total public works	780,095	827,945	710,077	117,868	586,244
Community development					
Salaries and wages	157,799	175,699	140,607	35,092	137,500
Employee benefits	69,715	80,615	63,209	17,406	60,390
Services and supplies	214,200	185,200	71,812	113,388	88,186
Total community development	441,714	441,514	275,628	165,886	286,076
Health					
Public health services					
Services and supplies	34,400	54,400	42,767	11,633	6,066
Animal control					
Salaries and wages	63,323	63,323	63,523	(200)	61,981
Employee benefits	37,104	37,104	31,858	5,246	30,387
Services and supplies	25,400	21,950	18,870	3,080	16,574
Capital outlay	-	-	-	-	45,552
Total animal control	125,827	122,377	114,251	19,759	154,494
Total health	160,227	176,777	157,018	31,392	160,560
Culture and recreation					
Library service					
Services and supplies	17,600	18,600	13,598	5,002	14,755
Total culture and recreation	17,600	18,600	13,598	5,002	14,755
Community support					
Miscellaneous					
Services and supplies	31,000	31,000	17,019	13,981	48,890
Total community support	31,000	31,000	17,019	13,981	48,890
Debt services	56,062	56,062	56,062	-	56,249
Total expenditures	6,760,222	6,916,322	6,321,535	606,420	5,875,578
Excess (deficiency) of revenues over (under) expenditures	1,239,511	662,758	1,732,581	(1,069,823)	1,394,931
Other financing sources (uses)					
Transfers out	(990,000)	(695,940)	(695,940)	-	(589,000)
Total other financing sources and uses	(990,000)	(695,940)	(695,940)	-	(589,000)
Net change in fund balance	249,511	(33,182)	1,036,641	1,069,823	805,931
Fund balance, beginning of year	2,707,192	2,707,192	2,707,192	-	1,901,261
Fund balance, end of year	$ 2,956,703	$ 2,674,010	$ 3,743,833	$ 1,069,823	$ 2,707,192

CITY OF WEST WENDOVER, NEVADA
Recreation Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual
For the Year Ended June 30, 2021
(With Comparative Actual Amounts for the Year Ended June 30, 2020)

	Original Budget	Final Budget	Actual	Variance with Final Budget	2020
Revenues					
Taxes					
Room taxes	$ 1,864,170	$ 1,510,700	$ 1,602,940	$ 92,240	$ 1,599,360
Total revenues	1,864,170	1,510,700	1,602,940	92,240	1,599,360
Expenditures					
Culture and recreation					
Room tax distribution	1,869,862	1,503,900	1,557,452	(53,552)	1,615,810
Total culture and recreation	1,869,862	1,503,900	1,557,452	(53,552)	1,615,810
Total expenditures	1,869,862	1,503,900	1,557,452	(53,552)	1,615,810
Net change in fund balance	(5,692)	6,800	45,488	38,688	(16,450)
Fund balance, beginning of year	118,114	118,114	118,114	-	134,564
Fund balance, end of year	$ 112,422	$ 124,914	$ 163,602	$ 38,688	$ 118,114

CITY OF WEST WENDOVER, NEVADA
Schedule of the Proportionate Share of the Net Pension Liability
Public Employees' Retirement System of Nevada
June 30, 2021
Last 10 Fiscal Years

	Reporting Fiscal Year (Measurement Date)						
	2021 (2020)	2020 (2019)	2019 (2018)	2018 (2017)	2017 (2016)	2016 (2015)	2015 (2014)
Proportion of the net pension liability (asset)	0.058200%	0.056610%	0.062480%	0.062300%	0.063600%	0.059820%	0.068384%
Proportionate share of the net pension liability (asset)	$ 8,106,010	$ 7,719,816	$ 8,521,101	$ 8,286,307	$ 8,558,081	$ 6,854,700	$ 6,653,165
Covered payroll	$ 3,604,289	$ 3,394,178	$ 3,327,353	$ 3,429,997	$ 3,355,482	$ 2,961,477	$ 3,113,721
Proportionate share of the net pension liability (asset) as a percentage of its covered payroll	224.90%	227.44%	256.09%	241.58%	255.05%	231.46%	213.67%
Plan fiduciary net position as a percentage of the total pension liability	77.0%	76.5%	74.4%	72.2%	75.1%	76.30%	76.30%

The City implemented GASB 68 in fiscal year 2015. Prior year information is not available.

CITY OF WEST WENDOVER, NEVADA
Schedule of Contributions
Public Employees' Retirement System of Nevada
June 30, 2021
Last 10 Fiscal Years

	Reporting Fiscal Year						
	2021	**2020**	**2019**	**2018**	**2017**	**2016**	**2015**
Contractually required contribution	$ 618,605	$ 610,996 0	$ 545,004	$ 579,653	$ 559,234	$ 539,193	$ 461,652
Contributions in relation to the contractually required contribution	$ (618,605)	$ (610,996)	$ (545,004)	$ (579,653)	$ (559,234)	$ (539,193)	$ (461,652)
Contribution deficiency (excess)	$ -	$ -	$ -	$ -	$ -	$ - 1	$ -
Covered payroll	$ 3,650,188	$ 3,604,289	$ 3,394,178	$ 3,327,353	$ 3,429,997	$ 3,355,482	$ 2,961,477
Contributions as a percentage of covered-employee payroll	16.95%	16.95%	16.06%	16.30%	16.07%	15.59%	15.53%

The City implemented GASB 68 in fiscal year 2015. Prior year information is not available.

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SUPPLEMENTARY INFORMATION

NONMAJOR GOVERNMENTAL FUNDS

Special revenue funds are used to account for specific revenues that are legally restricted to expenditure for particular purposes.

The **Seizure and Forfeiture Fund** is used to account for seizures and forfeitures received by the City under City Resolution 1992-09, as provided for in NRS 179.1187

The **Court Administrative Assessment Fund** is used to account for fees collected by the court as required by Nevada Revised Statues Section 176.059, which are used to improve the operations of the court.

The **Welcome Center Fund** is used to account for the merchandise sales and operations of the Welcome Center as established under City Resolution 2001-04.

The **Wendover Will Landmark Fund** is used to account for the construction, maintenance, and related revenues and expenditures associated with the Wendover Will Landmark as established by City Resolution 2005-01.

The **Grant Fund** is used to account for various grants receipts and expenditures as outlined in Resolution 1996-14.

Capital project funds are used to account for the acquisition and construction of major capital facilities other than those financed by proprietary funds.

The **Capital Projects Fund** is used to account for the acquisition or construction of capital facilities as outlined in Resolution 1997-14.

The **Ad Valorem Capital Projects Fund** is used to account for revenue received from a special ad valorem tax that must be recorded in a capital projects fund and dedicated to capital project needs within the City, as established under NRS 268.045.

CITY OF WEST WENDOVER, NEVADA
Combining Balance Sheet
Nonmajor Governmental Funds
June 30, 2021

	Special Revenue					Capital Project		Total
	Seizure Forfeiture Fund	Court Administrative Assessment Fund	Welcome Center Fund	Wendover Will Landmark Fund	Grant Fund	Capital Projects Fund	Ad Valorem Capital Projects Fund	Nonmajor Governmental Funds
Assets								
Cash and investments	$ 22,960	$ 63,879	$ 17,238	$ 14,640	$ 34,440	$ 179,300	$ 27,092	$ 359,549
Due from other governments	-	-	-	-	-	-	17,468	17,468
Inventory	-	-	1,307	-	-	-	-	1,307
Restricted cash	-	-	-	-	-	313,500	-	313,500
Total assets	$ 22,960	$ 63,879	$ 18,545	$ 14,640	$ 34,440	$ 492,800	$ 44,560	$ 691,824
Liabilities								
Accounts payable	$ 19,173	$ -	$ 915	$ 190	$ -	$ 108,839	$ -	$ 129,117
Due to other funds	-	-	-	-	34,440	-	-	34,440
Total liabilities	19,173	-	915	190	34,440	108,839	-	163,557
Fund Balances								
Nonspendable	-	-	1,307	-	-	-	-	1,307
Restricted	3,787	63,879	16,323	-	-	383,961	44,560	512,510
Committed	-	-	-	14,450	-	-	-	14,450
Total fund balances	3,787	63,879	17,630	14,450	-	383,961	44,560	528,267
Total liabilities and fund balances	$ 22,960	$ 63,879	$ 18,545	$ 14,640	$ 34,440	$ 492,800	$ 44,560	$ 691,824

CITY OF WEST WENDOVER, NEVADA
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances
Nonmajor Governmental Funds
For the Year Ended June 30, 2021

	Special Revenue					Capital Project		
	Seizure Forfeiture Fund	Court Administrative Assessment Fund	Welcome Center Fund	Wendover Will Landmark Fund	Grant Fund	Capital Projects Fund	Ad Valorem Capital Projects Fund	Total Nonmajor Governmental Funds
Revenues								
Other taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ 57,999	$ 57,999
Intergovernmental	-	-	85,450	-	662,607	22,528	-	770,585
Charges for services	-	6,900	-	-	-	-	-	6,900
Miscellaneous	-	51	1,838	567	-	278,440	-	280,896
Total revenues	-	6,951	87,288	567	662,607	300,968	57,999	1,116,380
Expenditures								
Judicial	-	3,615	-	-	-	-	-	3,615
Public safety	-	-	-	-	662,607	-	-	662,607
Community support	-	-	277,654	20,246	-	-	-	297,900
Capital outlay	-	-	-	-	-	256,959	-	256,959
Debt service	-	-	-	-	-	518,134	-	518,134
Total expenditures	-	3,615	277,654	20,246	662,607	775,093	-	1,739,215
Excess (deficiency) of revenues over (under) expenditures	-	3,336	(190,366)	(19,679)	-	(474,125)	57,999	(622,835)
Other financing sources (uses)								
Transfers in	-	-	171,120	22,100	-	543,305	-	736,525
Transfers out	-	-	-	-	-	-	(40,585)	(40,585)
Total other financing sources (uses)	-	-	171,120	22,100	-	543,305	(40,585)	695,940
Net change in fund balances	-	3,336	(19,246)	2,421	-	69,180	17,414	73,105
Fund balances, beginning of year	3,787	60,543	36,876	12,029	-	314,781	27,146	455,162
Fund balances, end of year	$ 3,787	$ 63,879	$ 17,630	$ 14,450	$ -	$ 383,961	$ 44,560	$ 528,267

CITY OF WEST WENDOVER, NEVADA
Seizure Forfeiture Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual
For the Year Ended June 30, 2021
(With Comparative Actual Amounts for the Year Ended June 30, 2020)

	Original Budget	Final Budget	Actual	Variance with Final Budget	2020
Revenues					
Miscellaneous					
Interest income	$ -	$ -	$ -	$ -	$ -
Total revenues	-	-	-	-	-
Expenditures					
Public Safety					
Services and supplies	-	-	-	-	-
Total expenditures	-	-	-	-	-
Excess of revenues over (under) expenditures	-	-	-	-	-
Other financing sources					
Transfers in	-	-	-	-	-
Transfers out	-	-	-	-	-
Net change in fund balance	-	-	-	-	-
Fund balance, beginning of year	3,787	3,787	3,787	-	3,787
Fund balance, end of year	$ 3,787	$ 3,787	$ 3,787	$ -	$ 3,787

CITY OF WEST WENDOVER, NEVADA
Court Administrative Assessments Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual
For the Year Ended June 30, 2021
(With Comparative Actual Amounts for the Year Ended June 30, 2020)

	Original Budget	Final Budget	Actual	Variance with Final Budget	2020
Revenues					
Charges for services					
Court assessments	$ 8,500	$ 7,200	$ 6,900	$ (300)	$ 9,679
Miscellaneous					
Interest	400	50	51	1	297
Total revenues	8,900	7,250	6,951	(299)	9,976
Expenditures					
Judicial					
Services and supplies	1,000	400	383	17	570
Capital outlay	3,000	6,850	3,232	3,618	6,839
Total expenditures	4,000	7,250	3,615	3,635	7,409
Excess of revenue and other sources over (under) expenditures	4,900	-	3,336	(3,934)	2,567
Other financing sources					
Transfers in	-	-	-	-	9,000
Net change in fund balance	4,900	-	3,336	(3,934)	11,567
Fund balance, beginning of year	60,543	60,543	60,543	-	48,976
Fund balance, end of year	$ 65,443	$ 60,543	$ 63,879	$ 3,336	$ 60,543

CITY OF WEST WENDOVER, NEVADA
Welcome Center Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual
For the Year Ended June 30, 2021
(With Comparative Actual Amounts for the Year Ended June 30, 2020)

	Original Budget	Final Budget	Actual	Variance with Final Budget	2020
Revenues					
Intergovernmental					
Operating grants	$ 40,000	$ 32,000	$ 9,750	$ (22,250)	$ 31,150
Elko county recreation board	83,000	75,700	75,700	-	75,700
Total intergovernmental	123,000	107,700	85,450	(22,250)	106,850
Miscellaneous					
Merchandise sales	2,500	1,500	1,838	338	3,050
Total miscellaneous	2,500	1,500	1,838	338	3,050
Total revenues	125,500	109,200	87,288	(21,912)	109,900
Expenditures					
Community support					
Salaries and wages	106,168	106,168	106,593	(425)	102,286
Employee benefits	59,552	59,552	59,978	(426)	54,876
Services and supplies	69,100	49,600	52,662	(3,062)	29,506
Capital outlay	80,000	65,000	58,421	6,579	54,961
Total expenditures	314,820	280,320	277,654	2,666	241,629
Excess of revenues over (under) expenditures	(189,320)	(171,120)	(190,366)	(19,246)	(131,729)
Other financing sources					
Transfers in	175,000	171,120	171,120	-	110,000
Net change in fund balance	(14,320)	-	(19,246)	(19,246)	(21,729)
Fund balance, beginning of year	36,876	36,876	36,876	-	58,605
Fund balance, end of year	$ 22,556	$ 36,876	$ 17,630	$ (19,246)	$ 36,876

CITY OF WEST WENDOVER, NEVADA
Wendover Will Landmark Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual
For the Year Ended June 30, 2021
(With Comparative Actual Amounts for the Year Ended June 30, 2020)

	Original Budget	Final Budget	Actual	Variance with Final Budget	2020
Revenues					
Miscellaneous					
Donations from private sources	$ 1,000	$ -	$ -	$ -	$ -
Merchandise sales	-	150	150	-	321
Interest revenue	200	450	417	(33)	77
Total revenues	1,200	600	567	(33)	398
Expenditures					
Community Support					
Services and supplies	20,500	22,700	20,246	2,454	17,891
Total expenditures	20,500	22,700	20,246	2,454	17,891
Excess of revenues over (under) expenditures	(19,300)	(22,100)	(19,679)	2,421	(17,493)
Other financing sources					
Transfers in	15,000	22,100	22,100	-	20,000
Net change in fund balance	(4,300)	-	2,421	2,421	2,507
Fund balance, beginning of year	12,029	12,029	12,029	-	9,522
Fund balance, end of year	$ 7,729	$ 12,029	$ 14,450	$ 2,421	$ 12,029

CITY OF WEST WENDOVER, NEVADA
Grant Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual
For the Year Ended June 30, 2021
(With Comparative Actual Amounts for the Year Ended June 30, 2020)

	Original Budget	Final Budget	Actual	Variance with Final Budget	2020
Revenues					
Intergovernmental					
Grant revenue	$ -	$ 745,898	$ 662,607	$ (83,291)	$ 34,440
Other grant revenue	-	-	-	-	-
Total intergovernmental	-	745,898	662,607	(83,291)	34,440
Total revenues	-	745,898	662,607	(83,291)	34,440
Expenditures					
Public saftey					
Salaries and wages	-	173,000	172,996	4	25,889
Employee benefits	-	197,237	278,155	(80,918)	8,551
Services and supplies	-	211,456	211,456	-	-
Total public safey	-	581,693	662,607	(80,914)	34,440
Total expenditures	-	581,693	662,607	(80,914)	34,440
Net change in fund balance	-	164,205	-	(164,205)	-
Fund balance, beginning of year	-	-	-	-	
Fund balance, end of year	$ -	$ 164,205	$ -	$ (164,205)	$ -

CITY OF WEST WENDOVER, NEVADA
Capital Projects Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual
For the Year Ended June 30, 2021
(With Comparative Actual Amounts for the Year Ended June 30, 2020)

	Original Budget	Final Budget	Actual	Variance with Final Budget	2020
Revenues					
Intergovernmental					
Federal grants	$ 525,000	$ 4,575	$ 22,528	$ 17,953	$ -
Total intergovernmental	525,000	4,575	22,528	17,953	-
Miscellaneous					
Interest income	-	170	160	(10)	861
Donations	-	25,000	25,000	-	-
Miscellaneous	2,500	-	-	-	4,898
Sale of capital assets	-	253,280	253,280	-	-
Total miscellaneous	2,500	278,450	278,440	(10)	5,759
Total revenues	527,500	283,025	300,968	17,943	5,759
Expenditures					
General government					
Capital outlay	22,231,800	348,620	256,959	91,661	121,505
Total general government	22,231,800	348,620	256,959	91,661	121,505
Debt service					
Debt service - principal	318,918	318,918	318,918	-	305,507
Debt service - interest	199,216	199,216	199,216	-	209,617
Total debt service	518,134	518,134	518,134	-	515,124
Total expenditures	22,749,934	866,754	775,093	91,661	636,629
Excess of revenues over (under) expenditures	(22,222,434)	(583,729)	(474,125)	109,604	(630,870)
Other financing sources (uses)					
Debt proceeds	21,346,800	20,425	-	(20,425)	-
Transfers in	850,000	543,305	543,305	-	499,575
Total other financing sources	22,196,800	563,730	543,305	(20,425)	499,575
Net change in fund balance	(25,634)	(19,999)	69,180	89,179	(131,295)
Fund balance, beginning of year	314,781	314,781	314,781	-	446,076
Fund balance, end of year	$ 289,147	$ 294,782	$ 383,961	$ 89,179	$ 314,781

CITY OF WEST WENDOVER, NEVADA
Ad Valorem Capital Projects Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual
For the Year Ended June 30, 2021
(With Comparative Actual Amounts for the Year Ended June 30, 2020)

	Original Budget	Final Budget	Actual	Variance with Final Budget	2020
Revenues					
Other taxes					
Ad valorem tax	$ 50,000	$ 42,000	$ 57,999	$ 15,999	$ 48,160
Total revenues	50,000	42,000	57,999	15,999	48,160
Expenditures					
	-	-	-	-	-
Total expenditures	-	-	-	-	-
Excess of revenues over (under) expenditures	50,000	42,000	57,999	15,999	48,160
Other financing sources (uses)					
Transfers out	(50,000)	(40,585)	(40,585)	-	(49,575)
Net change in fund balance	-	1,415	17,414	15,999	(1,415)
Fund balance, beginning of year	27,146	27,146	27,146	-	28,561
Fund balance, end of year	$ 27,146	$ 28,561	$ 44,560	$ 15,999	$ 27,146

MAJOR BUSINESS-TYPE FUNDS

CITY OF WEST WENDOVER, NEVADA
Water Fund
Schedule of Revenues, Expenditures, and Changes in Net Position
Budget and Actual
For the Year Ended June 30, 2021
(With Comparative Actual Amounts for the Year Ended June 30, 2020)

	Original Budget	Final Budget	Actual	Variance with Final Budget	2020
Operating revenues					
Charges for services	$ 1,353,300	$ 1,203,000	$ 1,300,479	$ 97,479	$ 1,262,586
Total operating revenues	1,353,300	1,203,000	1,300,479	97,479	1,262,586
Operating expenses					
Water purchases	622,100	570,000	578,326	(8,326)	508,677
Salaries and wages	196,901	196,901	220,864	(23,963)	274,927
Employee benefits	116,481	116,481	118,910	(2,429)	137,238
Services and supplies	339,916	333,116	307,444	25,672	399,073
Depreciation and amortization	138,001	143,000	140,220	2,780	142,684
Total operating expenses	1,413,399	1,359,498	1,365,764	(6,266)	1,462,599
Operating income	(60,099)	(156,498)	(65,285)	91,213	(200,013)
Nonoperating revenues (expenses)					
Interest income	56,732	51,732	38,280	(13,452)	75,950
Impact fees	12,000	1,500	1,496	(4)	8,973
Miscellaneous income	10,000	13,000	15,825	2,825	6,870
Contributions from component unit for debt payments	10,584	10,584	10,584	-	10,584
Capital outlay	(1,000)	(1,000)	(788)	212	17
Interest expense	(71,332)	(71,332)	(58,375)	12,957	(81,947)
Total nonoperating revenues (expenses)	16,984	4,484	7,022	2,538	20,447
Change in net position	(43,115)	(152,014)	(58,263)	93,751	(179,566)
Total net position, beginning of year	3,670,653	3,670,653	3,670,653	-	3,850,219
Total net position, end of year	$ 3,627,538	$ 3,518,639	$ 3,612,390	$ 93,751	$ 3,670,653

CITY OF WEST WENDOVER, NEVADA
Sewer Fund
Schedule of Revenues, Expenditures, and Changes in Net Position
Budget and Actual
For the Year Ended June 30, 2021
(With Comparative Actual Amounts for the Year Ended June 30, 2020)

	Original Budget	Final Budget	Actual	Variance with Final Budget	2020
Operating revenues					
Charges for services:					
Charges for services	$ 1,264,700	$ 1,035,200	$ 1,115,614	$ 80,414	$ 1,111,355
Total operating revenues	1,264,700	1,035,200	1,115,614	80,414	1,111,355
Operating expenses					
Salaries and wages	296,049	296,049	287,898	8,151	285,967
Employee benefits	180,788	180,788	174,699	6,089	160,130
Services and supplies	493,400	426,600	408,089	18,511	465,548
Capital outlay	12,000	-	-	-	12,142
Depreciation and amortization	555,500	555,500	546,726	8,774	550,569
Total operating expenses	1,537,737	1,458,937	1,417,412	41,525	1,474,356
Operating loss	(273,037)	(423,737)	(301,798)	121,939	(363,001)
Nonoperating revenues (expenses)					
Interest income	1,000	270	223	(47)	1,338
Impact fees	12,000	-	-	-	6,691
Miscellaneous income	700	6,000	8,056	2,056	2,617
Interest expense	(70,085)	(70,085)	(70,162)	(77)	(74,275)
Total nonoperating revenues	(56,385)	(63,815)	(61,883)	1,932	(63,629)
Change in net position	(329,422)	(487,552)	(363,681)	123,871	(426,630)
Total net position, beginning of year	8,448,750	8,448,750	8,448,750	-	8,875,380
Total net position, end of year	$ 8,448,750	$ 8,448,750	$ 8,085,069	$ (363,681)	$ 8,448,750

CITY OF WEST WENDOVER, NEVADA
Garbage / Compost Facility Fund
Schedule of Revenues, Expenditures, and Changes in Net Position
Budget and Actual
For the Year Ended June 30, 2021
(With Comparative Actual Amounts for the Year Ended June 30, 2020)

	Original Budget	Final Budget	Actual	Variance with Final Budget	2020
Operating revenues					
Charges for services	$ 1,535,100	$ 1,360,700	$ 1,388,999	$ 28,299	$ 1,378,388
Total operating revenues	1,535,100	1,360,700	1,388,999	28,299	1,378,388
Operating expenses					
Salaries and wages	369,920	369,920	282,584	87,336	253,578
Employee benefits	206,645	206,645	158,556	48,089	142,435
Services and supplies	251,598	238,098	207,718	30,380	213,201
Capital outlay	20,000	20,000	-	20,000	9,632
Depreciation and amortization	344,000	338,200	382,278	(44,078)	381,259
Total operating expenses	1,192,163	1,172,863	1,031,136	141,727	1,000,105
Operating income	342,937	187,837	357,863	170,026	378,283
Nonoperating revenues (expenses)					
Interest income	6,000	1,500	1,580	80	6,815
Miscellaneous income	3,000	20,000	21,240	1,240	11,423
Interest expense	(22,766)	(22,766)	(22,867)	(101)	(32,746)
Total nonoperating expenses	(13,766)	(1,266)	(47)	1,219	(14,508)
Change in net position	329,171	186,571	357,816	171,245	363,775
Total net position, beginning of year	3,968,506	3,968,506	3,968,506	-	3,604,731
Total net position, end of year	$ 4,297,677	$ 4,155,077	$ 4,326,322	$ 171,245	$ 3,968,506

COMPONENT UNIT SUPPLEMENTARY SCHEDULES

CITY OF WEST WENDOVER, NEVADA
Component Unit – Johnson Springs
Statement of Net Position
For the Year Ended June 30, 2021

	Component Unit Johnson Springs
Assets	
Current assets	
Cash and investments	$ 282,483
Accounts receivable, net	77,787
Inventory	14,221
Total current assets	374,491
Noncurrent assets	
Land	18,000
Buildings	6,836,936
Improvements other than buildings	411,632
Machinery and equipment	571,254
Utility system	5,316,197
Less accumulated depreciation	(7,614,560)
Total noncurrent assets	5,539,459
Total assets	5,913,950
Deferred Outflows of Resources	
Deferred outflows related to pensions	20,993
Liabilities	
Current liabilities	
Accounts payable	58,252
Accrued liabilities	1,687
Due to primary government	2,049,614
Compensated absences	9,848
Total current liabilities	2,119,401
Noncurrent liabilities:	
Net pension liability	121,309
Total noncurrent liabilities	121,309
Total liabilities	2,240,710
Deferred Inflows of Resources	
Deferred inflows related to pensions	15,593
Net Position	
Net investment in capital assets	3,489,845
Unrestricted	188,795
Total net position	$ 3,678,640

CITY OF WEST WENDOVER, NEVADA
Component Unit – Johnson Springs
Schedule of Revenues, Expenditures, and Changes in Net Position
Budget and Actual
For the Year Ended June 30, 2021
(With Comparative Actual Amounts for the Year Ended June 30, 2020)

	Original Budget	Final Budget	Actual	Variance with Final Budget	2020
Operating revenues					
Charges for services	$ 700,000	$ 694,000	$ 721,512	$ 27,512	$ 580,555
Total operating revenues	700,000	694,000	721,512	27,512	580,555
Operating expenses					
Water purchases	112,000	112,500	112,866	(366)	112,211
Salaries and wages	57,000	57,000	62,414	(5,414)	47,186
Employee benefits	44,300	44,300	10,284	34,016	(198)
Services and supplies	271,900	252,700	236,155	16,545	257,005
Depreciation and amortization	392,300	392,300	392,004	296	392,587
Total operating expenses	877,500	858,800	813,723	45,077	808,791
Operating loss	(177,500)	(164,800)	(92,211)	72,589	(228,236)
Nonoperating revenues (expenses)					
Interest income	30,000	5,250	5,188	(62)	25,241
Miscellaneous income	12,000	-	12,000	12,000	14,921
Debt paid through primary government	(10,584)	(10,584)	(10,584)	-	(10,584)
Interest expense	(50,732)	(50,732)	(36,607)	14,125	(66,606)
Total nonoperating revenues (expenses)	(19,316)	(56,066)	(30,003)	26,063	(37,028)
Change in net position	(196,816)	(220,866)	(122,214)	98,652	(265,264)
Total net position, beginning of year	3,800,854	3,800,854	3,800,854	-	4,066,118
Total net position, end of year	$ 3,604,038	$ 3,579,988	$ 3,678,640	$ 98,652	$ 3,800,854

CITY OF WEST WENDOVER, NEVADA
Component Unit – Johnson Springs
Statement of Cash Flows
June 30, 2021

	Component Unit Johnson Springs
Cash Flows From Operating Activities:	
Cash received from customers, service fees	$ 707,999
Cash paid to suppliers	(313,610)
Cash paid to employees	(82,583)
Net cash flows from operating activities	311,806
Cash Flows From Noncapital Financing Activities:	
Net component unit receipts/(payments)	(119,117)
Cash received from miscellaneous sources	12,000
Net cash flows from noncapital financing activities	(107,117)
Cash Flows From Capital and Related Financing Activities:	
Interest paid on capital debt	(36,607)
Acquisition and construction of capital assets	-
Net cash flows from capital and related financing activities	(36,607)
Cash Flows From Investing Activities:	
Interest income	5,188
Net change in cash and cash equivalents	173,270
Cash and investments, including restricted cash, beginning of year	109,213
Cash and Cash Equivalents, Including Restricted Cash , End of Year	$ 282,483
Reconciliation of operating income to net cash flows from operating activities:	
Operating income (loss)	$ (92,211)
Adjustments to reconcile net income (loss) to net cash from operating activities	
Depreciation/amortization	392,004
Pension expense	(3,801)
Employer pension contributions	(10,214)
Changes in operating assets and liabilities:	
(Increase) decrease in receivables	(13,513)
(Increase) decrease in inventory	(2,930)
Increase (decrease) in accounts payable	38,341
Increase (decrease) in compensated absences	4,130
Net cash flows from operating activities	$ 311,806

OTHER COMMUNICATIONS FROM INDEPENDENT AUDITORS

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HINTON BURDICK
CPAs & ADVISORS

Independent Auditors' Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*

The Honorable Mayor and City Council
West Wendover, Nevada

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of City of West Wendover, Nevada, as of and for the year ended June 30, 2021, and the related notes to the financial statements, which collectively comprise City of West Wendover, Nevada 's basic financial statements and have issued our report thereon dated September 30, 2021.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered City of West Wendover, Nevada's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of City of West Wendover, Nevada's internal control. Accordingly, we do not express an opinion on the effectiveness of City of West Wendover, Nevada's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether City of West Wendover, Nevada's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



HintonBurdick, PLLC
St. George, Utah
September 30, 2021

HINTON BURDICK
CPAs & ADVISORS

Independent Auditor's Report on Compliance
With Statutes and Administrative Code in Accordance
With NRS 354.624(4) and 354.6241

The Honorable Mayor and City Council
West Wendover, NV

We have audited the basic financial statements of the City of West Wendover, Nevada for the year ended June 30, 2021, and have issued our report thereon dated September 30, 2021. Our audit also included test work on the City of West Wendover's compliance with selected requirements identified in the State of Nevada Revised Statutes (NRS) including, but not limited to, NRS section 354.624 and section 354.6241.

The management of the City of West Wendover is responsible for the City's compliance with all requirements identified above. Our responsibility is to express an opinion on compliance with those requirements based on our audit and make specific statements regarding funds established and the status of prior year findings and recommendations; accordingly, we make the following statements:

The City of West Wendover had one prior year compliance finding that was resolved during fiscal year 2021. We noted one new instance of noncompliance during fiscal year 2021. See the accompanying schedule of findings and recommendations.

The City of West Wendover has established several funds in accordance with NRS 354.624 as follows:

Enterprise Funds:
- Water Fund
- Sewer Fund
- Garbage / Compost Facility Fund

Funds whose balance is required to be used only for a specific purpose or carried forward to the succeeding fiscal year in any designated amount:

Special Revenue Funds:
- Seizure Forfeiture Fund
- Recreation Fund
- Court Administrative Assessment Fund
- Medical Clinic Facilities Fund (combined with the General Fund for reporting)
- Grants Fund
- Welcome Center Fund
- Wendover Will Landmark Fund

Capital Projects Funds:
- Capital Projects Fund
- Ad Valorem Capital Projects Fund

The City of West Wendover appears to be using the above listed funds expressly for the purposes for which they were created and in accordance with NRS 354.624. The funds are being administered in accordance with Generally Accepted Accounting Principles and the reserves, as applicable, appear reasonable and necessary to carry out the purposes of the funds. Sources of revenues available and fund balances and net position are reflected in the individual fund financial statements.

The statutory and regulatory requirements of the funds are as follows:

Water Fund:	NRS 354.517
Sewer Fund:	NRS 354.517
Garbage / Compost Facility Fund:	NRS 354.517
Seizure Forfeiture Fund:	Resolution 1992-09
Recreation Fund:	NRS 268.798
Court Administrative Assessment Fund:	NRS 176.059
Grant Fund:	Resolution 1996-14
Welcome Center Fund:	Resolution 2001-04
Wendover Will Landmark Fund	Resolution 2005-01
Capital Projects Fund	Resolution 1997-14
Ad Valorem Capital Projects Fund	NRS 268.045

NRS 354.624 requires that a schedule of all fees imposed by the City which were subject to the provisions of NRS 354.5989 be provided. The City has not increased any fees subject to the limitations provided by NRS 354.5989; however the schedule for these fees immediately follows this report.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether material noncompliance with the requirements referred to above occurred. An audit includes examining, on a test basis, evidence about the City's compliance with those requirements. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, The City of West Wendover, Nevada complied, in all material respects, with the requirements identified above for the year ended June 30, 2021.

The purpose of this report is solely to describe the scope of our testing of the applicable compliance requirements identified in the Nevada Revised Statutes (NRS) and the results of that testing based on the state requirements. Accordingly, this report is not suitable for any other purpose.



HintonBurdick, PLLC
St. George, Utah
September 30, 2021

CITY OF WEST WENDOVER, NEVADA
Schedule of Fees Imposed Subject to the Provision of NRS 354.5989
Limitation on Fees for Business Licenses
For the Year ended June 30, 2021

Flat Fixed Fees:

Business license revenue adjusted base at June 30, 2020		$ 21,856
Adjustment to Base:		
1. Percentage change in population of the local government	0.0%	
2. Percentage increase in the Consumer Price Index for the year ending on December 31, next preceding the year for which the limit is being calculated	1.4%	1.4%
Increase in base		306
Adjusted base at June 30, 2020		22,162
Actual revenue		17,325
Amount over (under) allowable amount		$ (4,837)

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HINTON BURDICK
CPAs & ADVISORS

Findings and Recommendations
For the Fiscal Year Ended June 30, 2021

The Honorable Mayor and
City Council
City of West Wendover, Nevada

Professional standards require that we communicate, in writing; deficiencies in internal control over financial reporting that are considered significant deficiencies or material weaknesses that are identified during the audit of the financial statements. Nevada Revised Statutes (NRS) require us to report instances of noncompliance with laws and regulations. During our audit of the City of West Wendover, Nevada for the fiscal year ended June 30, 2021, we noted several improvements in the City's accounting and budgeting system and we wish to commend the City for their achievements. We also observed a few areas needing corrective action in order for the City to be in compliance with laws and regulations as well as a few areas that, if improved, would strengthen the City's accounting system and control over its assets. These items are discussed below for your consideration.

INTERNAL CONTROL OVER FINANCIAL REPORTING:

Material Weakness:

No items noted

Significant Deficiencies:

No items noted

COMPLIANCE AND OTHER MATTERS:

Compliance:

2021-001 Budgetary Compliance

Criteria: NRS 354.626 states, "No governing body or member thereof, officer, office, department or agency may, during any fiscal year, expend or contract to expend any money or incur any liability, or enter into any contract which by its terms involves the expenditure of money, in excess of the amounts appropriated for that function,"

Condition: Expenditures in the Recreation Fund exceeded final budget appropriations by $53,552 for fiscal year 2021.

Cause: The City's budgetary controls did not prevent the City from over expending the approved budget in the recreation fund.

Effect: The Recreation Fund expenditures exceed the final approved budget for fiscal year 2021.

Recommendation: We recommend the City reevaluate the budgetary controls that are designed to ensure compliance with NRS 354.626 and make adjustments as needed.

Responses

Please respond to the above Findings and Recommendations in letter form.

This report is intended solely for the information and use of the City Council, management, and various federal and state agencies and is not intended to be and should not be used by anyone other than these specified parties. However, this report is a matter of public record and its distribution is not limited.

It has been a pleasure to be of service to the City this past year. We would like to express special thanks to all those who assisted us so efficiently in this year's audit. We invite you to ask questions of us throughout the year as you feel necessary. We look forward to a continued professional relationship.

Sincerely,

Hinton Burdick, PLLC

HintonBurdick, PLLC
September 30, 2021

CITY OF WEST WENDOVER

P.O. Box 2825 • 1111 N. Gene L. Jones Way • West Wendover, NV 89883
Office (775) 664-3081 Fax (775) 664-3720

October 28, 2021

State of Nevada
Department of Taxation
1550 College Parkway, Suite 115
Attn: Keri Gransbery
Carson City NV 89706-7937

RE: Annual Audit Report – Fiscal Year 2021 - Corrective Action Plan

Dear Keri,

As requested by the State of Nevada - Department of Taxation, and in an effort to correct Compliance and Other Matters, per pages 89-90 of the City of West Wendover Financial Statements, the City submits the following:

On November 16, 2021, the audit firm of Hinton Burdick will present the annual audit for fiscal year 2021, and make the Council aware of one finding. As required, staff will present a corrective action plan for the finding to the Council for its approval at that same meeting. The finding and the plan of corrective action are outlined below.

Finding number 2021-001, addresses a compliance issue in violation of NRS 354.626 which states that, "No governing body or member thereof, officer, office, department or agency may, during any fiscal year, expend or contract to expend any money or incur any liability, or enter into any contract which by its terms involves the expenditure of money, in excess of the amounts appropriated for that function." Expenditures in the Recreation Fund exceeded final budget appropriations by $53,552 for fiscal year 2021. The report states that the City's budgetary controls did not prevent the City from over expending the approved budget in that fund.

The City recognizes that expenditures in the Recreation Fund exceeded final budget appropriations but does not agree that it was related to budgetary controls. The non-compliance occurred because the Recreation Fund's expenditures are based solely on the amount of room tax revenue it receives. That revenue is allocated to several different entities each month on a percentage basis. Due to the ongoing COVID pandemic, in preparing the augmented budget, it was anticipated that room tax revenues would come in significantly lower than originally budgeted and, accordingly, would also decrease the expenditure allocations associated with it. Therefore, both the revenue and the expenditures were reduced. Although the room tax revenue did come in approximately 14% lower than the original budget, it also came in 5% higher than anticipated in the augmented budget. As such the City had to pay the allocations based on a percentage of that revenue, resulting in the over expenditure.

Corrective Action Plan – Where expenditures are based on percentage of revenues the City will not reduce the budget and will augment if necessary.

Thank you,

Debbie Sanchez

Debbie Sanchez
Chief Financial Officer

CVFG@GR 6A
DW0. ?sbgr



FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED JUNE 30, 2020

WITH REPORT OF

INDEPENDENT CERTIFIED PUBLIC ACCOUNTANTS

CITY OF WEST WENDOVER, NEVADA

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CITY OF WEST WENDOVER, NEVADA

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FINANCIAL SECTION

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HINTON BURDICK
CPAs & ADVISORS

Independent Auditors' Report

The Honorable Mayor and City Council
West Wendover, Nevada

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of City of West Wendover, Nevada as of and for the year ended June 30, 2020, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City of West Wendover, Nevada, as of June 30, 2020, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, budgetary comparison information, the schedule of proportionate share of the net pension liability and the schedule of contributions, as listed in the table of contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of West Wendover, Nevada's basic financial statements. The major fund budgetary comparison schedules, the combining and individual non-major fund budgetary schedules and component unit supplementary schedules, as listed in the table of contents, are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The major fund budgetary comparison schedules, the combining and individual non-major fund budgetary schedules, and the component unit supplementary schedules as listed in the table of contents, are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the major fund budgetary comparison schedules, the combining and individual non-major fund budgetary schedules, and the component unit supplementary schedules as listed in the table of contents, are fairly stated in all material respects in relation to the basic financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated November 2, 2020, on our consideration of the City of West Wendover, Nevada's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering City of West Wendover, Nevada's internal control over financial reporting and compliance.

HintonBurdick, PLLC
St. George, Utah
November 2, 2020

HINTONBURDICK CPAs & ADVISORS
HintonBurdick.com 888-566-1277

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CITY OF WEST WENDOVER, NEVADA
MANAGEMENT'S DISCUSSION AND ANALYSIS

As management of the City of West Wendover (City), we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City for the fiscal year ended June 30, 2020. Please read it in conjunction with the accompanying basic financial statements.

FINANCIAL HIGHLIGHTS

- Total assets plus deferred outflows exceed total liabilities plus deferred inflows (net position) by $26.9 million at the close of the fiscal year.
- Total net position increased by $65 thousand from the prior year.
- Governmental activities net position increased by $307 thousand. Business-type net position decreased by $242 thousand.
- Total revenues from all governmental sources were $9.1 million and the total cost of all City programs were $8.8 million.
- The General Fund revenues exceeded expenditures, excluding transfers, by $1.4 million.
- At the end of the current fiscal year, unassigned fund balance for the General Fund was $2,479,837, or 42% of total General Fund expenditures, excluding transfers.

USING THIS ANNUAL REPORT

This annual report consists of a series of financial statements. The three components of the financial statements are: (1) Government-wide financial statements which include the Statement of Net Position and the Statement of Activities. These statements provide information about the activities of the City as a whole. (2) Fund financial statements tell how these services were financed in the short term as well as what remains for future spending. Fund financial statements also report the City's operations in more detail than the government-wide statements by providing information about the City's most significant funds. (3) Notes to the financial statements.

Reporting the City as a Whole

The Statement of Net Position and the Statement of Activities (Government-wide)

A frequently asked question regarding the City's financial health is whether the year's activities contributed positively to the overall financial well-being. The Statement of Net Position and the Statement of Activities report information about the City as a whole and about its activities in a way that helps answer this question. These statements include *all* assets and liabilities using the *accrual basis of accounting*, which is similar to the accounting used by most private-sector companies. All of the current year's revenues and expenses are taken into account regardless of when cash is received or paid.

These two statements report the City's net position and changes in them. Net position, the difference between assets and liabilities, are one way to measure the City's financial health, or financial position. Over time, increases or decreases in net position are an indicator of whether the financial health is improving or deteriorating. However, it is important to consider other non-financial factors such as changes in the City's property tax base or condition of the City's roads to accurately assess the overall health of the City.

The Statement of Net Position and the Statement of Activities, present information about the following:

- Government activities – All of the City's basic services are considered to be governmental activities, including general government, judicial, public safety, community development, health and sanitation, culture and recreation, community support, and interest on long-term debt. Consolidated tax, room tax, ad valorem tax, county gaming tax, franchise tax, right of way tolls, motor vehicle tax, and unrestricted investment earnings finance these activities.

- Proprietary activities/Business type activities – The City charges a fee to customers to cover all or most of the cost of the services provided. The City's water, sewer, and garbage / compost systems are reported in this category.

Reporting the City's Most Significant Funds

Fund Financial Statements

The fund financial statements provide detailed information about the most significant funds—not the City as a whole. Some funds are required to be established by State law and others are established by City resolution or by bond covenants. However, management establishes many other funds which aid in the management of money for particular purposes or meet legal responsibilities associated with the usage of certain taxes, grants, and other money. The City's two kinds of funds, *governmental* and *proprietary*, use different accounting approaches as explained below.

- *Governmental funds* – Most of the City's basic services are reported in governmental funds. Governmental funds focus on how resources flow in and out with the balances remaining at year-end that are available for spending. These funds are reported using an accounting method called the *modified accrual* accounting method, which measures cash and all other *financial* assets that can readily be converted to cash. The governmental fund statements provide a detailed *short-term view* of the City's general government operations and the basic services it provides. Government fund information shows whether there are more or fewer financial resources that can be spent in the near future to finance the City's programs. We describe the relationship (or differences) between governmental *activities* (reported in the Statement of Net Position and the Statement of Activities) and governmental *funds* in a reconciliation included with the Basic Financial Statements.

- *Proprietary funds* – The City maintains enterprise and internal service funds under this category. Enterprise funds are used to account for functions presented in the business-type section of the government-wide financial statements. Internal service funds are used to account for the financing of goods or services provided by one department or agency to other departments or agencies of the government.

Notes to the Financial Statements

Notes to the financial statements are included to provide information that is crucial to the full and complete understanding of the data provided in the financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

Net position may serve over time as a useful indicator of the City's financial position. The City's combined assets exceed liabilities by $26.9 million as of June 30, 2020 as shown in the following condensed statement of net position. The City has chosen to account for its water, sewer, and garbage/compost operations in enterprise funds which are shown as Business Activities.

City of West Wendover, Nevada
Statement of Net Position

	Governmental activities		Business-type activities		Combined Total	
Assets	06/30/20	06/30/19	06/30/20	06/30/19	06/30/20	06/30/19
Current and other assets	$ 3,883,394	$ 3,150,117	$ 6,360,349	$ 6,200,377	$ 10,243,743	$ 9,350,494
Net capital assets	19,423,684	20,271,396	17,817,362	18,290,392	37,241,046	38,561,788
Total assets	23,307,078	23,421,513	24,177,711	24,490,769	47,484,789	47,912,282
Deferred outflows	1,152,807	1,256,937	241,216	255,908	1,394,023	1,512,845
Liabilities						
Current liabilities	489,749	566,897	107,171	139,589	596,920	706,486
Long-term liabilities outstanding	11,987,315	13,014,448	7,973,746	8,151,132	19,961,061	21,165,580
Total liabilities	12,477,064	13,581,345	8,080,917	8,290,721	20,557,981	21,872,066
Deferred inflows	1,195,268	617,032	250,101	125,625	1,445,369	742,657
Net position:						
Net investment in capital assets	14,030,140	14,520,364	13,325,707	13,776,382	27,355,847	28,296,746
Restricted	182,444	187,326	607,722	952,807	790,166	1,140,133
Unrestricted	(3,425,031)	(4,227,617)	2,154,480	1,601,142	(1,270,551)	(2,626,475)
Total net position	$ 10,787,553	$ 10,480,073	$ 16,087,909	$ 16,330,331	$ 26,875,462	$ 26,810,404

Governmental Activities

The cost of all Governmental activities this year was $8,766,124. As shown on the statement of Changes in Net Position on the following page, $1,163,954 of this cost was paid for by those who directly benefited from the programs; $513,732 was subsidized by grants received from other governmental organizations for both capital and operating activities. Overall governmental program revenues, including intergovernmental aid and fees for services were $1,677,686. General taxes, asset sales, and other general revenues totaled $7,395,918.

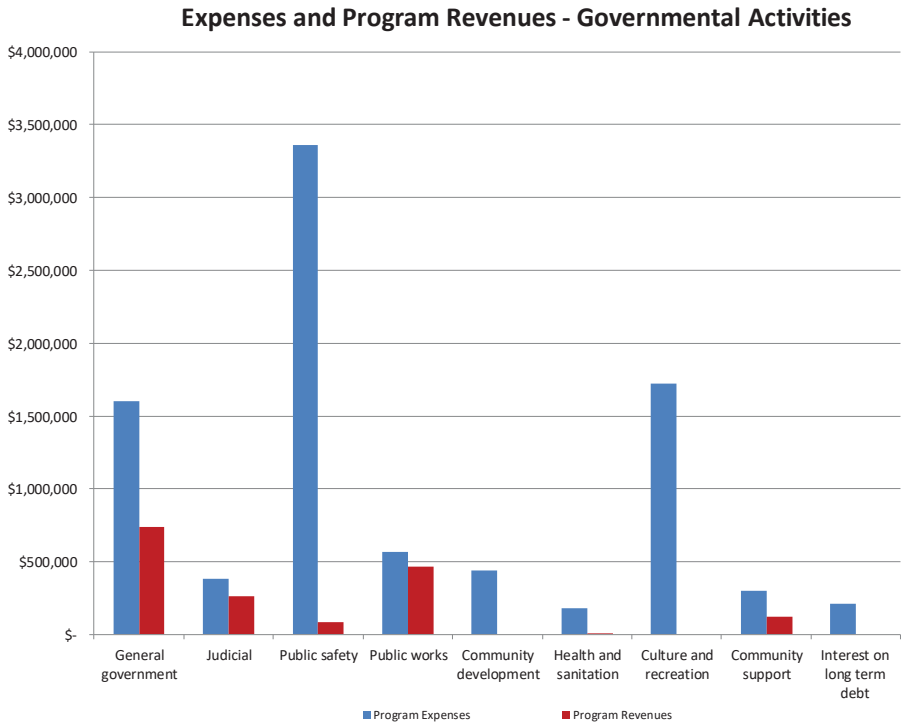
The City's programs include: general government, judicial, public safety, public works, community development, health and sanitation, culture and recreation, community support, and interest on long-term debt. Each programs' total cost is presented below.

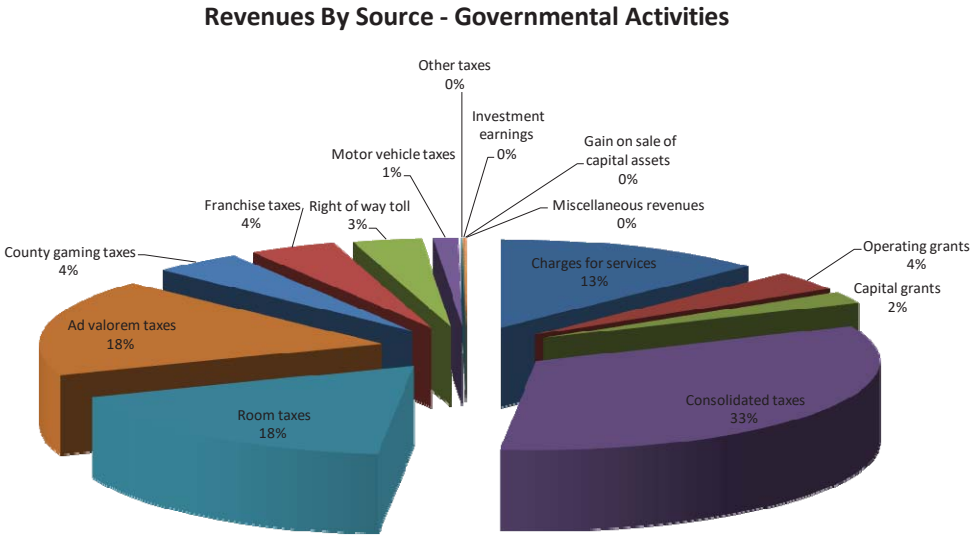
City of West Wendover, Nevada
Changes in Net Position

	Governmental activities		Business-type activities		Combined Total	
	06/30/20	06/30/19	06/30/20	06/30/19	06/30/20	06/30/19
Revenues:						
Program revenues:						
Charges for services	$ 1,163,954	$ 635,428	$ 3,752,329	$ 3,961,674	$ 4,916,283	$ 4,597,102
Operating grants	320,332	442,032	-	-	320,332	442,032
Capital grants	193,400	188,289	15,664	118,910	209,064	307,199
General revenues:						
Consolidated taxes	3,011,445	2,844,516	-	-	3,011,445	2,844,516
Room taxes	1,599,360	2,242,802	-	-	1,599,360	2,242,802
Ad valorem taxes	1,606,885	1,657,933	-	-	1,606,885	1,657,933
County gaming taxes	385,985	429,278	-	-	385,985	429,278
Franchise taxes	372,852	397,860	-	-	372,852	397,860
Right of way toll	295,900	316,050	-	-	295,900	316,050
Motor vehicle taxes	104,460	107,775	-	-	104,460	107,775
Other taxes	5,411	-	-	-	5,411	-
Investment earnings	11,619	13,580	84,103	131,644	95,722	145,224
Gain on sale of capital assets	-	543,253	-	-	-	543,253
Miscellaneous revenues	2,001	6,684	31,493	25,375	33,494	32,059
Total revenues	9,073,604	9,825,480	3,883,589	4,237,603	12,957,193	14,063,083
Expenses:						
General government	1,599,406	1,708,015	-	-	1,599,406	1,708,015
Judicial	382,670	393,422	-	-	382,670	393,422
Public safety	3,361,832	3,192,139	-	-	3,361,832	3,192,139
Public works	564,862	555,232	-	-	564,862	555,232
Community development	438,666	404,510	-	-	438,666	404,510
Health and sanitation	180,751	142,372	-	-	180,751	142,372
Culture and recreation	1,724,156	2,384,928	-	-	1,724,156	2,384,928
Community support	303,713	332,535	-	-	303,713	332,535
Interest on long term debt	210,068	229,140	-	-	210,068	229,140
Water	-	-	1,544,529	1,414,509	1,544,529	1,414,509
Sewer	-	-	1,548,631	1,625,719	1,548,631	1,625,719
Garbage/Compost	-	-	1,032,851	1,012,056	1,032,851	1,012,056
Total expenses	8,766,124	9,342,293	4,126,011	4,052,284	12,892,135	13,394,577
Increase in net position before transfers	307,480	483,187	(242,422)	185,319	65,058	668,506
Transfers	-	-	-	-	-	-
Increase in net position	307,480	483,187	(242,422)	185,319	65,058	668,506
Net position, beginning	10,480,073	9,996,886	16,330,331	16,145,012	26,810,404	26,141,898
Restatement adjustment	-	-	-	-	-	-
Net position, ending	$ 10,787,553	$ 10,480,073	$ 16,087,909	$ 16,330,331	$ 26,875,462	$ 26,810,404

Total resources available during the year to finance governmental operations were $19,553,677 consisting of Net Position at July 1, 2019 of $10.5 million, program revenues of $1.7 million and General Revenue of $7.4 million. Total cost of Governmental Activities during the year were $8.8 million; thus, Governmental Net Position increased by $307,480 to $10.8 million.

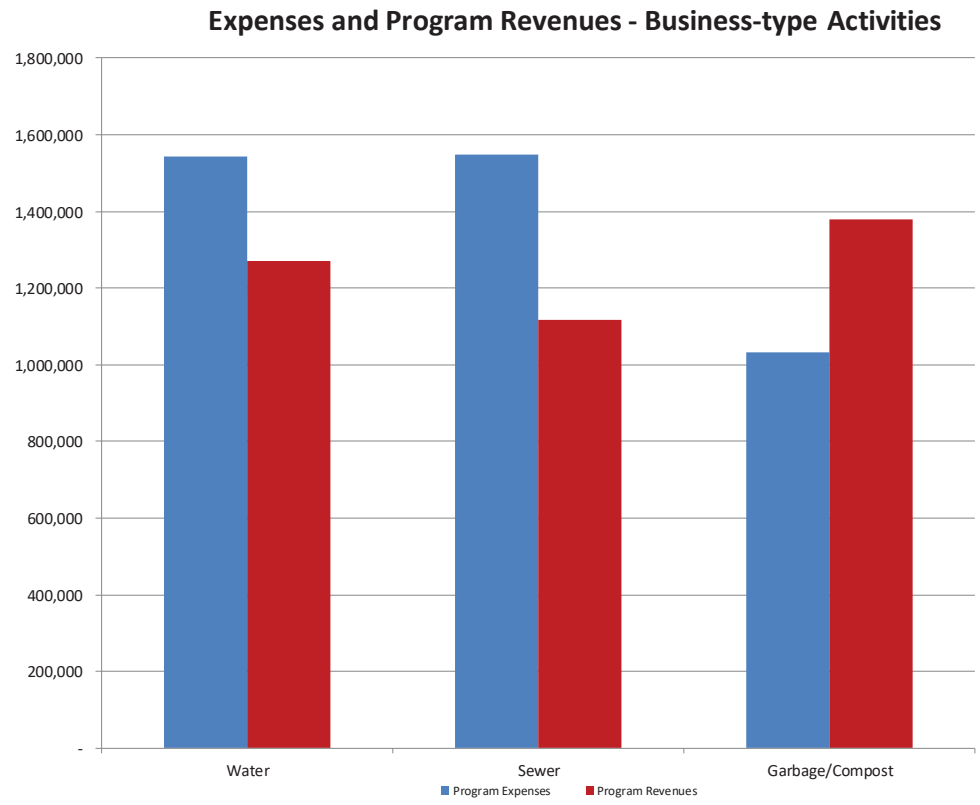
The following graphs compare program expenses to program revenues and provide a breakdown of revenues by source for all government activities. The charts below are derived from the Statement of Activities on page 15.





Business Type Activities

Net position of the Business Type activities at June 30, 2020, as reflected in the Statement of Net Position was $16.1 million. The cost of providing all Proprietary (Business Type) activities this year was $4.1 million. As shown in the Statement of Activities, the amounts paid by users of the system were $3.8 million and $15,664 was subsidized by capital grants and contributions. Unrestricted investment earnings totaled $84,103; other revenue totaled $31,493, thus, net position decreased by $242,422.



Financial Analysis of the Government's Funds

As noted earlier, the City of West Wendover uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental funds: The focus of the City of West Wendover's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City of West Wendover's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

As of the end of the current fiscal year, the City of West Wendover's governmental funds reported combined ending fund balances of $3,280,468, an increase of $649,118 in comparison with the prior year. 76% of the total fund balance or $2,479,837 constitutes unassigned fund balance, which is available for new spending at the government's discretion.

The general fund is the chief operating fund of the City of West Wendover. At the end of the current fiscal year, unassigned fund balance in the general fund was $2,479,837, and total fund balance is $2,707,192. As a measure of liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total fund expenditures. Total unassigned fund balance represents 42% of total general fund expenditures. During the year, the City of West Wendover's general fund balance was budgeted to increase by $451,090. The total fund balance increased by $805,931 due primarily to increases in consolidated tax revenue and marijuana related revenues.

The recreation fund has a fund balance of $118,114, all of which is restricted for culture and recreation appropriation. Change in fund balance for the year was ($16,449). Revenues were down in this fund due to the effect of the COVID 19 pandemic on room taxes.

Proprietary funds

The City of West Wendover's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail.

At June 30, 2020, unrestricted net position amounted to $1,118,900 for the water fund. The change in net position for fiscal year 2020 was ($179,568) and the change in net position for fiscal year 2019 was $107,184. The decrease in the change in net position was due to a slight decrease in operating revenues and an increase in operating expenses.

At June 30, 2020, unrestricted net position amounted to ($233,953) for the sewer fund. The change in net position for fiscal year 2020 was ($426,630) and the change in net position for fiscal year 2019 was ($345,895). The decrease in the change in net position was due to a slight decrease in operating revenues and a decrease in impact fee revenues as compared with the previous year.

At June 30, 2020, unrestricted net position amounted to $1,269,533 for the garbage/compost fund. The change in net position for fiscal year 2020 was $363,776 and the change in net position for fiscal year 2019 was $424,030. The decrease in the change in net position was due to a slight decrease in operating revenues and an increase in operating expenses.

General Fund Budgetary Highlights

Actual expenditures for the General Fund at year-end were $543,302 less than the final budget. The favorable budget to actual variance in appropriations was principally due to overall savings in services and supplies for all departments. Actual revenues were less than the final budget by $182,027.

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets

The capital assets of the City are those assets that are used in performance of City functions including infrastructure assets. Capital Assets include equipment, buildings, land, park facilities and roads. At the end of fiscal year 2020, net capital assets of the government activities totaled $19.4 million and the net capital assets of the business-type activities totaled $17.8 million. Depreciation on governmental-type capital assets is recognized in the Government-Wide financial statements. (See note 6 to the financial statements.)

Long Term Liabilities

At year-end, the City had $12 million in governmental type long term liabilities, and $8 million in proprietary long term liabilities. The liabilities amounts to $4,438 per capita (4,498 – 2013 population US Census Bureau Website 2013). The City's net decrease in total long term liabilities was $1.2 million. (See note 7 and 18 to the financial statements for detailed descriptions.)

NEXT YEAR'S BUDGET AND ECONOMIC FACTORS

In considering the City Budget for fiscal year 2020-2021, the City Council and management continue to remain cautious as to the growth of revenues and expenditures especially room tax revenue which has been impacted the most by COVID-19.

The City is in the third year of its Collective Bargaining Agreement with the Police Officers Association, effective July 1, 2018 thru June 30, 2021, which provides for an annual, fiscal-year Merit Bonus of up to two percent (2%) in wages, based on performance evaluations. A two year labor agreement was negotiated with Local 4041, effective July 1, 2019 thru June 30, 2021. It provides for an annual, fiscal-year increase in wages of two percent (2%) for all classifications, with the exception of dispatchers and the lead dispatcher. Dispatcher and lead dispatcher classifications shall have an annual fiscal-year increase of four percent (4%). Renegotiations will begin in early 2021 for fiscal years beginning July 1, 2021.

Projects that are reflected in the City Budget for the fiscal year 2020-2021 are as follows:

- As a carry-over from last year, the City of West Wendover anticipates the issuance of new debt during the 2020-2021fiscal year. This new debt will be issued in the form of two interim construction loans, to start the downtown development and to build a new Fire Station facility. When construction is complete, the construction loans will be retired with Rural Development loans from USDA which have been obligated by USDA-RD.
- The acquisition of BLM land for the downtown development is estimated to cost $840K while Phase I of the City Downtown Development Area infrastructure is estimated to cost $3.415M. The fire station facility is estimated to cost $7.206M.
- The City is refurbishing a fire truck budgeted at $250K.
- The City will continue ongoing Street Rehabilitation and Storm Drainage Improvement Projects

Debt Service

- The City paid off a 1999, $1.5M, USDA Compost Revenue Bond in August, 2019
- The City paid off a 1999, $540K, USDA Compost Revenue Bond in August, 2019
- The City also refinanced the 1998, $3.058M, Water Revenue Bond. The refinance gave the City a net present value cash flow savings of $656,760.

CONTACTING THE CITY'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, taxpayers, customers, investors and creditors with a general overview of the City's finances and to show the City's accountability for the money it receives. If you have questions about this report or need additional financial information, please contact the City's Chief Financial Officer at the City of West Wendover, 1111 N. Gene L. Jones Way, West Wendover, Nevada 89883 or visit us online at http://www.westwendovercity.com

BASIC FINANCIAL STATEMENTS

CITY OF WEST WENDOVER, NEVADA
Statement of Net Position
For the Year Ended June 30, 2020

	Primary Government			Component Unit
	Governmental Activities	Business-type Activities	Total	Johnson Springs
Assets				
Cash and temporary investments	$ 2,562,139	$ 3,083,294	$ 5,645,433	$ 109,213
Accounts receivable, net	895,702	458,712	1,354,414	64,273
Due from component unit	-	2,158,147	2,158,147	-
Inventory	24,565	43,155	67,720	11,291
Prepaid items	87,048	9,319	96,367	-
Restricted cash	313,940	607,722	921,662	-
Capital assets not being depreciated:				
Land	1,467,431	111,000	1,578,431	18,000
Construction in progress	187,320	-	187,320	-
Capital assets, net of accumulated depreciation:				
Buildings, net	7,636,435	3,340,849	10,977,284	2,227,481
Improvements other than buildings, net	9,902,405	2,359,273	12,261,678	232,884
Machinery and equipment, net	230,093	1,060,864	1,290,957	159,590
Utility systems	-	10,945,376	10,945,376	3,293,508
Total assets	23,307,078	24,177,711	47,484,789	6,116,240
Deferred Outflows of Resources				
Deferred outflows related to pensions	1,152,807	241,216	1,394,023	23,700
Liabilities				
Accounts payable	240,085	55,341	295,426	19,910
Accrued interest payable	20,745	46,954	67,699	-
Accrued expenses	187,609	-	187,609	1,687
Due to primary government	-	-	-	2,158,147
Unearned revenue	41,310	-	41,310	-
Deposits payable	-	4,876	4,876	-
Noncurrent liabilities				
Due within one year	529,918	528,397	1,058,315	5,718
Due in more than one year	5,180,106	6,131,873	11,311,979	-
Net pension liability	6,277,291	1,313,476	7,590,767	129,051
Total liabilities	12,477,064	8,080,917	20,557,981	2,314,513
Deferred Inflows of Resources				
Deferred inflows related to pensions	1,195,268	250,101	1,445,369	24,573
Net Position				
Net investment in capital assets	14,030,140	13,325,707	27,355,847	3,773,316
Restricted for:				
Judicial	64,330	-	64,330	-
Culture and recreation	118,114	-	118,114	-
Debt service	-	607,722	607,722	-
Unrestricted	(3,425,031)	2,154,480	(1,270,551)	27,538
Total net position	$ 10,787,553	$ 16,087,909	$ 26,875,462	$ 3,800,854

The accompanying notes are an integral part of the financial statements.

CITY OF WEST WENDOVER, NEVADA
Statement of Activities
For the Year Ended June 30, 2020

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants & Contributions	Program Revenues: Capital Grants & Contributions	Net (Expense) Revenue and Changes in Net Position: Governmental Activities	Net (Expense) Revenue and Changes in Net Position: Business-Type Activities	Net (Expense) Revenue and Changes in Net Position: Total	Component Unit: Johnson Springs
Governmental:								
General government	$ 1,599,406	$ 740,468	$ -	$ -	$ (858,938)	$ -	$ (858,938)	$ -
Judicial	382,670	261,223	-	-	(121,447)	-	(121,447)	-
Public safety	3,361,832	36,147	48,482	-	(3,277,203)	-	(3,277,203)	-
Public works	564,862	119,416	155,000	193,400	(97,046)	-	(97,046)	-
Community development	438,666	-	-	-	(438,666)	-	(438,666)	-
Health and sanitation	180,751	3,329	-	-	(177,422)	-	(177,422)	-
Culture and recreation	1,724,156	-	-	-	(1,724,156)	-	(1,724,156)	-
Community support	303,713	3,371	116,850	-	(183,492)	-	(183,492)	-
Interest on long term debt	210,068	-	-	-	(210,068)	-	(210,068)	-
Total governmental activities	8,766,124	1,163,954	320,332	193,400	(7,088,438)	-	(7,088,438)	-
Business-type:								
Water	1,544,529	1,262,586	-	8,973	-	(272,970)	(272,970)	-
Sewer	1,548,631	1,111,355	-	6,691	-	(430,585)	(430,585)	-
Garbage/Compost	1,032,851	1,378,388	-	-	-	345,537	345,537	-
Total business-type activities	4,126,011	3,752,329	-	15,664	-	(358,018)	(358,018)	-
Total primary government	$ 12,892,135	$ 4,916,283	$ 320,332	$ 209,064				
Component Unit:								
Johnson Springs	$ 885,981	$ 580,555	$ -	$ -				(305,426)
		General Revenues:						
		Consolidated taxes			3,011,445	-	3,011,445	-
		Room taxes			1,599,360	-	1,599,360	-
		Ad valorem taxes			1,606,885	-	1,606,885	-
		County gaming taxes			385,985	-	385,985	-
		Franchise taxes			372,852	-	372,852	-
		Right of way toll			295,900	-	295,900	-
		Motor vehicle taxes			104,460	-	104,460	-
		Other taxes			5,411	-	5,411	-
		Investment earnings			11,619	84,103	95,722	25,241
		Miscellaneous revenues			2,001	31,493	33,494	14,927
		Total general revenues and transfers			7,395,918	115,596	7,478,020	40,168
		Change in net position			307,480	(242,422)	65,058	(265,258)
		Net position - beginning			10,480,073	16,330,331	26,810,404	4,066,112
		Net position - ending			$ 10,787,553	$ 16,087,909	$ 26,875,462	$ 3,800,854

The accompanying notes are an integral part of the financial statements.

CITY OF WEST WENDOVER, NEVADA
Balance Sheet
Governmental Funds
June 30, 2020

	General Fund	Recreation Fund	Nonmajor Governmental Funds	Total Governmental Funds
Assets				
Cash and temporary investments	$ 2,115,512	$ 114,645	$ 154,028	$ 2,384,185
Accounts receivable, net	61,906	108,422	-	170,328
Due from other funds	114,440	-	-	114,440
Due from other governments	681,515	-	43,660	725,175
Inventory	23,780	-	785	24,565
Prepaid and other items	21,404	-	-	21,404
Restricted cash	440	-	313,500	313,940
Total assets	3,018,997	223,067	$ 511,973	$ 3,754,037
Liabilities				
Accounts payable	$ 82,886	$ 104,953	$ 22,371	$ 210,210
Accrued liabilities	187,609	-	-	187,609
Due to other funds	-	-	34,440	34,440
Unearned revenue	41,310	-	-	41,310
Total liabilities	311,805	104,953	56,811	473,569
Fund Balances				
Nonspendable	45,184	-	785	45,969
Restricted	440	118,114	442,348	560,902
Committed	181,731	-	12,029	193,760
Unassigned	2,479,837	-	-	2,479,837
Total fund balances	2,707,192	118,114	455,162	3,280,468
Total liabilities and fund balances	$ 3,018,997	$ 223,067	$ 511,973	$ 3,754,037

The accompanying notes are an integral part of the financial statements.

CITY OF WEST WENDOVER, NEVADA
Reconciliation of the Balance Sheets of Governmental Funds
To the Statement of Net Position
For the Year Ended June 30, 2020

Total fund balances - governmental funds		$ 3,280,468
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds.		
Governmental capital assets	$ 30,123,276	
Accumulated depreciation	(10,699,592)	
		19,423,684
Long-term receivables in the governmental activities are not reported in the funds.		199
Long-term liabilities are not due and payable in the current period and therefore are not reported in the funds.		
Net pension liabilities	$ (6,277,291)	
Bonds payable	(5,393,544)	
Compensated absences	(316,480)	
Interest payable	(20,745)	
		(12,008,060)
The internal service fund is used by management to charge the cost of insurance to individual funds. The assets and liabilities of the internal service funds are included in the governmental activities in the statement of net position.		133,723
Deferred outflows and inflows of resources related to pensions are applicable to future reporting periods and, therefore, are not reported in the funds.		
Deferred outflows	$ 1,152,807	
Deferred inflows	(1,195,268)	
		(42,461)
Total net position - governmental activities		$ 10,787,553

The accompanying notes are an integral part of the financial statements.

CITY OF WEST WENDOVER, NEVADA
Statement of Revenues, Expenditures and Changes in Fund Balances
Governmental Funds
For the Year Ended June 30, 2020

	General Fund	Recreation Fund	Nonmajor Governmental Funds	Total Governmental Funds
Revenues				
Taxes	$ 1,484,154	$ 1,599,360	$ 48,160	$ 3,131,674
Licenses and permits	1,478,158	-	-	1,478,158
Intergovernmental	3,968,585	-	141,290	4,109,875
Charges for services	58,880	-	9,679	68,559
Fines and forfeits	72,274	-	-	72,274
Miscellaneous revenues	208,458	-	9,504	217,962
Total revenues	7,270,509	1,599,360	208,633	9,078,502
Expenditures				
Current				
General government	1,085,707	-	-	1,085,707
Judicial	381,099	-	7,409	388,508
Public safety	3,255,998	-	34,440	3,290,438
Public works	586,244	-	-	586,244
Community development	286,076	-	-	286,076
Health	160,560	-	-	160,560
Culture and recreation	14,755	1,615,809	-	1,630,564
Community support	48,890	-	259,520	308,410
Capital outlay	-	-	121,505	121,505
Debt service	56,249	-	515,123	571,372
Total expenditures	5,875,578	1,615,809	937,997	8,429,384
Excess (deficiency) of revenues over (under) expenditures	1,394,931	(16,449)	(729,364)	649,118
Other Financing Sources (Uses)				
Transfers in	-	-	638,575	638,575
Transfers out	(589,000)	-	(49,575)	(638,575)
Total other financing sources and uses	(589,000)	-	589,000	-
Net change in fund balances	805,931	(16,449)	(140,364)	649,118
Fund balances, beginning of year	1,901,261	134,563	595,526	2,631,350
Fund balances, end of year	$ 2,707,192	$ 118,114	$ 455,162	$ 3,280,468

The accompanying notes are an integral part of the financial statements.

CITY OF WEST WENDOVER, NEVADA
Reconciliation of the Statement of Revenues,
Expenditures, and Changes in Fund Balances of Governmental Funds
To the Statement of Activities
For the Year Ended June 30, 2020

Amounts reported for governmental activities in the statement of activities are different because:		
Net change in fund balances - total governmental funds		$ 649,118
Governmental funds report capital outlays as expenditures. However, in the statement of activities, the costs of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlay exceeded depreciation in the current period.		
Capital outlay	$ 195,779	
Depreciation expense	(1,005,711)	(809,932)
Governmental funds report the gross proceeds from the sale of capital assets as revenue. However, in the statement of activities, the gain/(loss) on the sale of capital assets is reported net of its net book value.		(37,780)
Payments on long term receivables recorded as revenue in the governmental funds are reported as a reduction of receivables in the statement of net position.		(4,898)
Repayment of bond principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net position.		358,239
Accrued interest for long-term debt is not reported as an expenditure for the current period while it is recorded in the statement of activities. The adjustment reflects the change in interest payable		3,065
Pension contributions are reported as expenditures in the governmental funds when made. However, they are reported as deferred outflows of resources in the Statement of Net Position because the net pension liability is measured a year before the City's report date. Pension expense, which is the change in the net pension liability adjusted for changes in deferred outflows and inflows of resources related to pension, is reported in the Statement of Activities.		
Pension contributions	$ 496,825	
Pension expense	(516,322)	(19,497)
Compensated absences expenses reported in the statement of activities do not require the use of current financial resources and therefore are not reported as expenditures in the governmental funds. This adjustment reflects the change in compensated absences payable.		6,025
The internal service fund is used by management to charge the cost of insurance to the various funds. The net revenue (loss) of the internal service fund is reported with governmental activities.		163,140
Change in net position of governmental activities		$ 307,480

The accompanying notes are an integral part of the financial statements.

CITY OF WEST WENDOVER, NEVADA
Statement of Net Position
Proprietary Funds
For the Year Ended June 30, 2020

	Water Fund	Sewer Fund	Garbage/ Compost Fund	Total Proprietary Funds	Health Insurance Internal Service Fund
Assets					
Current assets					
Cash and investments	$ 1,314,682	$ 160,106	$ 1,608,506	$ 3,083,294	$ 177,954
Accounts receivable, net	175,836	147,351	135,525	458,712	-
Inventory	38,962	4,193	-	43,155	-
Prepaid expenses	1,976	6,105	1,238	9,319	65,644
Total current assets	1,531,456	317,755	1,745,269	3,594,480	243,598
Noncurrent assets					
Restricted cash	508,731	98,991	-	607,722	-
Due from component unit	2,158,147	-	-	2,158,147	-
Capital assets:					
Land	111,000	-	-	111,000	-
Buildings	1,277,649	1,166,887	1,535,458	3,979,994	-
Improvements other than buildings	974,603	76,600	5,164,633	6,215,836	-
Machinery and equipment	910,503	1,323,852	2,402,111	4,636,466	-
Utility system	2,225,345	15,820,916	-	18,046,261	-
Less accumulated depreciation	(2,443,654)	(7,199,355)	(5,529,186)	(15,172,195)	-
Total noncurrent assets	5,722,324	11,287,891	3,573,016	20,583,231	-
Total assets	7,253,780	11,605,646	5,318,285	24,177,711	243,598
Deferred Outflows of Resources					
Deferred outflows related to pensions	70,137	89,291	81,788	241,216	-
Liabilities					
Current liabilities					
Accounts payable	10,073	40,311	4,957	55,341	29,875
Accrued interest payable	24,806	10,518	11,630	46,954	-
Due to other funds	-	-	-	-	80,000
Compensated absences	10,721	11,384	10,781	32,886	-
Customer deposits	4,876	-	-	4,876	-
Current portion of noncurrent liabilities	180,483	120,497	194,531	495,511	-
Total current liabilities	230,959	182,710	221,899	635,568	109,875
Noncurrent liabilities:					
Capital leases payable	-	-	436,847	436,847	-
Net pension liability	381,914	486,207	445,355	1,313,476	-
Bonds payable	2,967,670	2,484,691	242,665	5,695,026	-
Total noncurrent liabilities	3,349,584	2,970,898	1,124,867	7,445,349	-
Total liabilities	3,580,543	3,153,608	1,346,766	8,080,917	109,875
Deferred Inflows of Resources					
Deferred inflows related to pensions	72,721	92,579	84,801	250,101	-
Net Position					
Net investment in capital assets	2,043,022	8,583,712	2,698,973	13,325,707	-
Restricted for debt service	508,731	98,991	-	607,722	-
Unrestricted	1,118,900	(233,953)	1,269,533	2,154,480	133,723
Total net position	$ 3,670,653	$ 8,448,750	$ 3,968,506	$ 16,087,909	$ 133,723

The accompanying notes are an integral part of the financial statements.

CITY OF WEST WENDOVER, NEVADA
Statement of Revenues, Expenses, and Changes in Net Position
Proprietary Funds
For the Year Ended June 30, 2020

	Water Fund	Sewer Fund	Garbage/ Compost Fund	Total Proprietary Funds	Health Insurance Internal Service Fund
Operating revenues					
Charges for services	$ 1,262,586	$ 1,111,355	$ 1,378,388	$ 3,752,329	$ 926,009
Operating expenses					
Water purchases	508,677	-	-	508,677	-
Salaries and wages	137,238	285,967	253,578	676,783	-
Employee benefits	274,927	160,130	142,435	577,492	762,869
Services and supplies	399,073	465,622	213,201	1,077,896	-
Capital outlay	(17)	12,142	9,632	21,757	-
Depreciation and amortization	142,684	550,495	381,259	1,074,438	-
Total operating expenses	1,462,582	1,474,356	1,000,105	3,937,043	762,869
Operating income (loss)	(199,996)	(363,001)	378,283	(184,714)	163,140
Nonoperating revenues (expenses)					
Interest income	75,950	1,338	6,815	84,103	-
Impact fees	8,973	6,691	-	15,664	-
Miscellaneous income	6,868	2,617	11,424	20,909	-
Contributions from component unit for debt payments	10,584	-	-	10,584	-
Interest expense	(81,947)	(74,275)	(32,746)	(188,968)	-
Total nonoperating revenues (expenses)	20,428	(63,629)	(14,507)	(57,708)	-
Income before contributions and transfers	(179,568)	(426,630)	363,776	(242,422)	163,140
Change in net position	(179,568)	(426,630)	363,776	(242,422)	163,140
Total net position, beginning	3,850,221	8,875,380	3,604,730	16,330,331	(29,417)
Total net position, end of year	$ 3,670,653	$ 8,448,750	$ 3,968,506	$ 16,087,909	$ 133,723

The accompanying notes are an integral part of the financial statements.

CITY OF WEST WENDOVER, NEVADA
Statement of Cash Flows
Proprietary Funds
June 30, 2020

	Water Fund	Sewer Fund	Garbage/ Compost Fund	Total Proprietary Funds	Health Insurance Internal Service Fund
Cash Flows From Operating Activities:					
Cash received from customers, service fees	$ 1,225,403	$ 1,093,245	$ 1,388,127	$ 3,706,775	$ 941,614
Cash paid to suppliers	(883,995)	(443,270)	(238,024)	(1,565,289)	(808,513)
Cash paid to employees	(394,207)	(430,968)	(381,875)	(1,207,050)	-
Net cash flows from operating activities	(52,799)	219,007	768,228	934,436	133,101
Cash Flows From Noncapital Financing Activities:					
Net interfund receipts/(payments)	-	-	-	-	(80,000)
Net component unit receipts/(payments)	120,597	-	-	120,597	-
Cash received from miscellaneous sources	6,868	2,856	11,774	21,498	-
Net cash flows from noncapital financing activities	127,465	2,856	11,774	142,095	(80,000)
Cash Flows From Capital and Related Financing Activities:					
Impact fees	8,973	6,691	-	15,664	-
Proceeds from long term debt	2,173,729	-	464,990	2,638,719	-
Principal paid on capital debt	(2,320,251)	(116,735)	(287,175)	(2,724,161)	-
Interest paid on capital debt	(133,035)	(74,481)	(36,197)	(243,713)	-
Acquisition and construction of capital assets	(60,498)	(17,994)	(523,504)	(601,996)	-
Net cash flows from capital and related financing activities	(331,082)	(202,519)	(381,886)	(915,487)	-
Cash Flows From Investing Activities:					
Interest income	75,950	1,338	6,815	84,103	-
Net change in cash and cash equivalents	(180,466)	20,682	404,931	245,147	53,101
Cash and investments, including restricted cash, beginning of year as restated	2,003,879	238,415	1,203,575	3,445,869	124,853
Cash and Cash Equivalents, Including Restricted Cash , End of Year	$ 1,823,413	$ 259,097	$ 1,608,506	$ 3,691,016	$ 177,954
Reconciliation of operating income to net cash flows from operating activities:					
Operating income (loss)	$ (199,996)	$ (363,001)	$ 378,283	$ (184,714)	$ 163,140
Adjustments to reconcile net income (loss) to net cash from operating activities					
Depreciation/amortization	142,684	550,495	381,259	1,074,438	-
Pension expense	45,316	52,725	45,567	143,608	-
Employer pension contributions	(30,227)	(38,482)	(35,248)	(103,957)	-
Changes in operating assets and liabilities:					
(Increase) decrease in receivables	(37,967)	(18,110)	9,739	(46,338)	15,605
(Increase) decrease in inventory	20,159	(72)	-	20,087	-
(Increase) decrease in prepaid expenses	-	1,600	(187)	1,413	(141)
Increase (decrease) in accounts payable	3,579	32,966	(15,004)	21,541	(45,503)
Increase (decrease) in due from deposits	784	-	-	784	-
Increase (decrease) in compensated absences	2,869	886	3,819	7,574	-
Net cash flows from operating activities	$ (52,799)	$ 219,007	$ 768,228	$ 934,436	$ 133,101

The accompanying notes are an integral part of the financial statements.

NOTE 1. Summary of Significant Accounting Policies

Description of government-wide financial statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the primary government and its component units. All fiduciary activities are reported only in the fund financial statements. *Governmental activities*, which normally are supported by taxes, intergovernmental revenues, and other nonexchange transactions, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges to external customers for support. Likewise, the *primary government* is reported separately from certain legally separate *component units* for which the primary government is financially accountable.

Reporting Entity

The City of West Wendover (government) is a municipal corporation governed by an elected mayor and five-member governing council (council). The accompanying financial statements present the government and its component units, entities for which the government is considered to be financially accountable. Blended component units are, in substance, part of the primary government's operations, even though they are legally separate entities. Thus, blended component units are appropriately presented as funds of the primary government. Each discretely presented component unit is reported in a separate column in the government-wide financial statements to emphasize that it is legally separate from the government.

Discretely presented component units - The Johnson Springs Water System Enterprise Fund (Johnson Springs) was formed by a settlement agreement between the City of West Wendover, Nevada and the City of Wendover, Utah to replace Administrative Authority upon its dissolution (dissolved on December 31, 2008). Johnson Springs has no board. The net assets of the Administrative Authority were transferred to Johnson Springs on January 1, 2009, including the debt of the Administrative Authority that is in the name of the City. It is a separate enterprise fund and is considered a component unit due to the City's responsibility to perform all management, maintenance and accounting duties for the fund.

Basis of presentation – government-wide financial statements

While separate government-wide and fund financial statements are presented, they are interrelated. The governmental activities column incorporates data from governmental funds and internal service funds, while business-type activities incorporate data from the government's enterprise funds. Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements.

As discussed earlier, the city has one discretely presented component units, Johnson Springs, which is considered a major component unit and is shown in separate columns in the government-wide financial statements.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

NOTE 1. Summary of Significant Accounting Policies, Continued

Basis of presentation – fund financial statements

The fund financial statements provide information about the government's funds, including its fiduciary funds and blended component units if any. Separate statements for each fund category—governmental, proprietary, and fiduciary—are presented. The emphasis of fund financial statements is on major governmental and enterprise funds, each displayed in a separate column. All remaining governmental and enterprise funds are aggregated and reported as nonmajor funds. Major individual governmental and enterprise funds are reported as separate columns in the fund financial statements.

The government reports the following major governmental funds:

The **General Fund** is the government's primary operating fund. It accounts for all financial resources of the general government, except those accounted for in another fund.

The **Recreation Fund** is used to account for the City's share of room tax proceeds and the distribution of those funds to the recreation district.

The government reports the following major enterprise funds:

The **Water Fund** accounts for the provision of water services to the residents of the City. All activities necessary to provide such services are accounted for in this fund, including, but not limited to, administration, operation, maintenance, financing and related debt service and billing and collection.

The **Sewer Fund** accounts for the provision of sewer services to the residents of the City. All activities necessary to provide such services are accounted for in this fund, including, but not limited to, administration, operation, maintenance, financing and related debt service and billing and collection.

The **Garbage/Compost Fund** is used to account for the provision of sanitation services to residents of the City. All activities necessary to provide such services are accounted for in this fund, including, but not limited to, administration, operation, maintenance, financing and related debt service and billing and collection.

Additionally, the City reports the following fund types:

Health Insurance Internal Service Fund – Internal Service Funds are used to account for the financing of goods and services provided by one department or agency to other departments or agencies of the government and to other government units, on a cost reimbursement basis.

NOTE 1. Summary of Significant Accounting Policies, Continued

During the course of operations the government has activity between funds for various purposes. Any residual balances outstanding at year end are reported as due from/to other funds and advances to/from other funds. While these balances are reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Balances between the funds included in governmental activities (i.e., the governmental funds) are eliminated so that only the net amount is included as internal balances in the governmental activities column. Similarly, balances between the funds included in business-type activities (i.e., the enterprise funds) are eliminated so that only the net amount is included as internal balances in the business-type activities column.

Further, certain activity occurs during the year involving transfers of resources between funds. In fund financial statements these amounts are reported at gross amounts as transfers in/out. While reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Transfers between the funds included in governmental activities are eliminated so that only the net amount is included as transfers in the governmental activities column. Similarly, balances between the funds included in business-type activities are eliminated so that only the net amount is included as internal balances in the business-type activities column.

Measurement focus and basis of accounting

The accounting and financial reporting treatment is determined by the applicable measurement focus and basis of accounting. Measurement focus indicates the type of resources being measured such *as current financial resources* or *economic resources*. The basis of accounting indicates the timing of transactions or events for recognition in the financial statements.

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

The governmental fund financial statements are reported using the *current financial resources measurement* focus and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences, and claims and judgments, are recorded only when payment is due. General capital asset acquisitions are reported as expenditures in governmental funds. Issuance of long-term debt and acquisitions under capital leases are reported as other financing sources.

NOTE 1. Summary of Significant Accounting Policies, Continued

Property taxes, franchise taxes, licenses, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Entitlements are recorded as revenues when all eligibility requirements are met, including any time requirements, and the amount is received during the period or within the availability period for this revenue source (within 60 days of yearend). Expenditure-driven grants are recognized as revenue when the qualifying expenditures have been incurred and all other eligibility requirements have been met, and the amount is received during the period or within the availability period for this revenue source (within 60 days of yearend). All other revenue items are considered to be measurable and available only when cash is received by the government.

The proprietary funds are reported using the *economic resources measurement* focus and the *accrual basis of accounting*.

Assets, liabilities, deferred outflows/inflows of resources, and net position/fund balance

Cash and cash equivalents

The government's cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition.

Investments

Investments for the government are reported at fair value (generally based on quoted market prices). The City of West Wendover invests in the State of Nevada Local Government Investment Pool, which has regulatory oversight from the Board of Finance for the State of Nevada.

State statues authorize the City to invest in obligations of the U.S. Treasury; certain farm loan bonds; certain securities issued by Nevada local governments and other state and local governments; certain repurchase agreements; certain bankers acceptances; certain commercial paper; and certain negotiable certificates of deposits and money market mutual funds, as well as the State of Nevada Local Government Investment Pool.

Inventories and prepaid items

Inventories for the general and proprietary funds are valued at cost using the first-in/first-out (FIFO) method and consist of expendable office supplies, pipe, fittings and miscellaneous automobile parts. The cost of such inventories is recorded as expenditures/expenses when consumed rather than when purchased.

For all other funds, the City of West Wendover charges consumable supplies against appropriations at the time of purchase. Any inventories of such supplies at June 30 are not material to the individual funds and are not recognized in the financial statements.

NOTE 1. Summary of Significant Accounting Policies, Continued

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both the government-wide and fund financial statements. The cost of prepaid items is recorded as expenditures/expenses when consumed rather than when purchased

Capital assets

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g. roads, bridges, sidewalks, and similar items), are reported in the applicable governmental or business-type activities column in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than $5,000 and an estimated useful life in excess of two years.

The City has elected not to record infrastructure assets prior to July 1, 2003 as allowed by Governmental Accounting Statement number 34 for phase 3 governments.

As the government constructs or acquires additional capital assets each period, including infrastructure assets, they are capitalized and reported at historical cost. The reported value excludes normal maintenance and repairs which are essentially amounts spent in relation to capital assets that do not increase the capacity or efficiency of the item or increase its estimated useful life. Donated capital assets are recorded at their estimated acquisition value at the date of donation.

Interest incurred during the construction phase of capital assets of enterprise funds is included as part of the capitalized value of the assets constructed. The amount of interest capitalized depends on the specific circumstances.

Land and construction in progress are not depreciated. The other property, plant, equipment, and infrastructure of the primary government are depreciated using the straight line method over the following estimated useful lives:

Building	35 to 50 years
Improvements other than buildings	20 to 30 years
Machinery, equipment, and vehicles	3 to 10 years
Utility systems	10 to 50 years

Deferred outflows/inflows of resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/ expenditure) until then. The City has one type of item that qualifies for reporting for reporting in this category which is pension related items reported on the government-wide financial statements. See footnote 17 for more information.

NOTE 1. Summary of Significant Accounting Policies, Continued

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The City has one type of item that qualifies for reporting in this category which is pension related items reported on the government-wide financial statements. See footnote 17 for more information. The governmental funds report unearned revenues from two sources: advance payments for business licenses and advance payments for gaming licenses. These amounts are deferred and recognized as an inflow of resources in the period that the amounts are earned.

Net position flow assumption

Sometimes the government will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted – net position and unrestricted – net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the government's policy to consider restricted – net position to have been depleted before unrestricted – net position is applied.

Fund balance flow assumptions

Sometimes the government will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the government's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

Fund balance policies

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The government itself can establish limitations on the use of resources through either a commitment (committed fund balance) or an assignment (assigned fund balance).

The committed fund balance classification includes amounts that can be used only for the specific purposes determined by a formal action of the government's highest level of decision-making authority. The governing council is the highest level of decision-making authority for the government that can, by adoption of an ordinance prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance remains in place until a similar action is taken (the adoption of another ordinance) to remove or revise the limitation.

NOTE 1. Summary of Significant Accounting Policies, Continued

Amounts in the assigned fund balance classification are intended to be used by the government for specific purposes but do not meet the criteria to be classified as committed. The city council (council) has by resolution authorized the Mayor, City Manager, and Chief Financial Officer to assign fund balance. The council may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above, an additional action is essential to either remove or revise a commitment.

Revenues and Expenditures/Expenses

Program revenues

Amounts reported as program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions (including special assessments) that are restricted to meeting the operational or capital requirements of a particular function or segment. All taxes, including those dedicated for specific purposes, and other internally dedicated resources are reported as general revenues rather than as program revenues.

Property taxes

All real property within the City of West Wendover is assigned a parcel number by the Elko County Assessor in accordance with state law, with each parcel being subject to physical reappraisal every five years. A factoring system is used to adjust the appraised value during the years between physical appraisals. The property and its improvements are assessed at 35% of "taxable value" as defined by statute. The amount of tax levied is developed by multiplying the assessed value by the tax rate applicable to the area in which the property is located. The maximum tax rate was established in the State Constitution at $5 per $100 of assessed valuation; however, as a result of legislative action, the tax rate was further limited to $3.64 per $100 as assessed valuation, except in cases of severe financial emergency as defined by NRS 354.705. Taxes on real property are a lien on the property and attach on July 1 of the year for which the taxes are levied.

Taxes may be paid in four installments, the first installment is due on the third Monday of August and the remaining three installments are payable on the first Monday in October, January and March to the Treasurer of Elko County in which the City of West Wendover is located. Penalties are assessed if a taxpayer fails to pay an installment within ten days of the installment due date. After a two year waiting period, if the taxes remain unpaid, a tax deed is issued conveying the property to the County with a lien for back taxes and accumulated charges. Redemption may be made by the owner or such persons as described by statute by paying all back taxes and accumulated penalties, interest and costs before sale.

Taxes on personal property are collected currently. Personal property declarations are mailed out annually by the County and the tax is computed using percentages of taxable values established by the Department of Taxation and the tax rates described above.

NOTE 1. Summary of Significant Accounting Policies, Continued

Compensated absences

Vacation and Sick-leave

The city's policy permits employees to accumulate earned but unused vacation benefits, which are eligible for payment upon separation from government service. The liability for such leave is reported as incurred in the government-wide and proprietary fund financial statements. A liability for those amounts is recorded in the governmental funds only if the liability has matured as a result of employee resignations or retirements.

Per City Policy and Collective Bargaining Agreements, employees earn (accrue) sick leave benefits which they are eligible to receive upon separation of service at a determined percentage based upon total years of service and based upon the required notice of separation.

Proprietary funds operating and non-operating revenues and expenses

Proprietary funds distinguish *operating* revenues and expenses from *non-operating* items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the water fund, sewer fund, and garbage/compost facility fund are charges to customers for sales and services. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures/expenses during the reporting period. Actual results could differ from those estimates.

Pensions

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the pension plan's fiduciary net position of the Public Employees' Retirement System of Nevada (PERS) and additions to/deductions from the plan's fiduciary net position have been determined on the same basis as they are reported by PERS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

NOTE 1. Summary of Significant Accounting Policies, Continued

Comparative Data

Comparative data shown for the prior year has been extracted from the 2018-2019 financial statements and reclassified where necessary. It has been provided to add comparability but is not considered full disclosure of transactions for 2018-2019. Such information can only be obtained by referring to the audited financial statements for that year.

NOTE 2. Reconciliation of Government-Wide and Fund Financial Statements

The governmental fund balance sheet includes reconciliation between total governmental fund balances and net position of governmental activities as reported in the government-wide statement of net position. This difference primarily results from the long-term economic focus of the statement of net position versus the current financial resources focus of the governmental fund balance sheets. The details of these differences are reported in the reconciliation on as listed in the table of contents.

The governmental fund statement of revenues, expenditures, and changes in fund balance includes a reconciliation between net changes in fund balances-total governmental funds and changes in net position of governmental activities as reported in the government-wide statement of activities. These differences are the result of converting from the current resources measurement focus and modified accrual basis for governmental fund statements to the economic resources measurement focus and full accrual basis used for government-wide statements. The details of these differences are reported in the reconciliation as listed in the table of contents.

NOTE 3. Stewardship, Compliance, and Accountability

Budgets and Budgetary Accounting

The City adheres to the Local Government Budget Act incorporated in Section 354 of the Nevada Revised Statutes. The provision of the Act included the following major procedures to establish the budgetary data which is reflected in these financial statements.

a. On or before April 15, the City Council files a tentative budget with the Nevada Department of Taxation for all funds.

b. Public budget hearings on the tentative budget are held on the third Tuesday of May.

c. On or before June 1, at a public hearing, the City Council indicates changes, if any, to be made to the tentative budget must then be forwarded to the Nevada Department of Taxation for the final review and approval.

d. Formal budgetary integration in the financial records of all funds is employed to enhance management control during the year.

e. Budgets for all funds are adopted on a basis consistent with generally accepted accounting principles (GAAP). All appropriations lapse at year end.

f. Budget amounts within funds, and between funds, may be transferred if amounts do not exceed the original budget. Such transfers must be approved by the budget officer and/or City Council, depending on established criteria. Budget augmentations in excess of original budgetary amounts may only be made with prior approval of the City Council, following a scheduled and noticed public hearing for those funds which have ad valorem taxes allocated as a source of revenue. For all other funds, the City Council must approve the budget augmentation with a majority vote and adopt a resolution providing therefore.

g. The above dates may be adjusted as necessary during legislative years.

h. The budget amounts reflected in the financial statements have been amended from the original amounts in accordance with the approved procedures.

i. In accordance with state statute, actual expenditures may not exceed budgeted appropriations of the various governmental functions (excluding the debt services functions) in the General Fund and total expenditures in other governmental funds. Per NRS 354.626, expenditures over budgeted appropriations are allowed for bond repayments, medium term obligation repayments and long-term contracts expressly authorized by law.

NOTE 4. Cash and Investments

A reconciliation of cash deposits and investments to the government-wide statement of net position as follows:

	Primary Government	Component Unit
Deposits:		
Cash on hand	$ 1,575	$ -
Cash in bank	5,054,608	(1,277,630)
Investments:		
Nevada local government investment pool	1,510,913	1,386,843
Total deposits and investments	$ 6,567,095	$ 109,213
Cash and cash equivalents	$ 5,645,433	$ 109,213
Restricted cash	921,662	-
	$ 6,567,095	$ 109,213

Deposits

Custodial Credit Risk

For deposits this is the risk that in the event of a bank failure, the government's deposit may not be returned. The City does not have a formal policy for custodial credit risk. As of June 30, 2020, $0 of the primary government and component unit's combined bank balance of $3,796,753 was exposed to custodial credit risk because it was either fully insured by FDIC insurance or collateralized by a pledging financial institution.

Investments

The Nevada State Treasurer's Office operates the Local Government Investment Pool (LGIP). The LGIP is an external investment pool operated by the Nevada Public Treasurer.

The LGIP is not registered with the SEC as an investment company. Deposits in the LGIP are not insured or otherwise guaranteed by the State of Nevada, and participants share proportionally in any realized gain or losses on investments.

The provisions of State Law (NRS 355.170) govern the investment of public funds as noted in Footnote 1.

NOTE 4. Cash and Investments, Continued

As of June 30, 2020 the government had the following investments:

Investment Type	Primary Government Fair Value	Component Unit Fair Value	Rating (1)	Weighted Average Maturity (2)
Nevada Local Government Pooled Investment Fund	$ 1,510,913	$ 1,386,843	N/A	130
Total Fair Value	$ 1,510,913	$ 1,386,843		

(1) Ratings are provided where applicable to indicate associated Credit Risk. N/A indicates not applicable.

(2) Interest Rate Risk is estimated using the weighted average days to maturity.

The City categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

The City has the following recurring fair value measurements as of June 30, 2020:

- Nevada Local Government's Investment Pool (LGIP):

	Primary Government	Component Unit
Level 1 inputs	$ 376,368	$ 345,463
Level 2 inputs	1,134,545	1,041,380
Total LGIP investment	$ 1,510,913	$ 1,386,843

Interest Rate Risk

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The City's policy for managing its exposure to fair value loss arising from increasing interest rates is to comply with the provisions of State law (NRS 355.170).

Credit Risk

Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. The primary government and component unit's policy for reducing its exposure to credit risk is to limit its investments to the Nevada Local Government Investment Pool and to comply with State Law (NRS 355.170). The Nevada Local Government Investment Pool is unrated.

Concentration of Credit Risk

The Primary Government and the Component Unit place no limit on the amount the Primary Government or the Component Unit may invest in any one issue.

NOTE 4. Cash and Investments, Continued

Cash Restricted for Special Uses

The primary government and the component unit maintain restricted cash to comply with various legal and contractual requirements. Amounts restricted are as follows at June 30, 2020:

Restricted cash footnote

Medium Term Sales Tax Revenue Bond Reserves	$	313,500
Waste Water Treatment Plant Revenue Bond Reserves		98,991
Water Revenue Bonds, Series 2015 Bond Reserves		15,120
Water Rev Bonds Series 2015 - Asset Replacement		114,536
AB198 Capital Replacement Projects Fund		379,075
Unutilized Regional Transportation Commission Funds		440
Total restricted cash - primary government	$	921,662

NOTE 5. Receivables / Due from other Governments

Receivables in the governmental funds consist principally of room and franchise taxes due various businesses. Amounts due from other governments consist primarily of taxes due from the State of Nevada and grant revenues due from various granting agencies. All receivables and amounts due from other governments are considered by management to be fully collectible and therefore, no allowance for doubtful accounts is necessary.

Receivables in the proprietary funds represent service billings to customers and are shown net of an allowance for doubtful accounts. The allowance for doubtful accounts is estimated based on professional judgement and historical information. The allowances for doubtful accounts at June 30, 2020 were as follows:

Water Fund	$	-
Sewer Fund		-
Garbage/Compost Fund		-
Johnson Springs		-
	$	-

NOTE 6. Capital Assets

Governmental capital asset activity for the year ended June 30, 2020 was as follows:

Governmental Activities:	Balance 6/30/19	Additions	Deletions	Balance 6/30/20
Capital assets, not being depreciated:				
Land	$ 1,467,431	$ -	$ -	$ 1,467,431
Construction in progress	64,815	122,505	-	187,320
Total capital assets, not being depreciated	1,532,246	122,505	-	1,654,751
Capital assets, being depreciated:				
Buildings	11,271,605	-	(112,035)	11,159,570
Other improvements	14,321,856	-	(6,500)	14,315,356
Machinery and equipment	3,724,319	73,274	(803,994)	2,993,599
Total capital assets, being depreciated	29,317,780	73,274	(922,529)	28,468,525
Less accumulated depreciation for:				
Buildings	(3,323,177)	(274,808)	74,850	(3,523,135)
Other improvements	(3,892,518)	(526,915)	6,482	(4,412,951)
Machinery and equipment	(3,362,935)	(203,988)	803,417	(2,763,506)
Total accumulated depreciation	(10,578,630)	(1,005,711)	884,749	(10,699,592)
Total capital assets, being depreciated, net	18,739,150	(932,437)	(37,780)	17,768,933
Governmental activities capital assets, net	$ 20,271,396	$ (809,932)	$ (37,780)	$ 19,423,684

Depreciation expense was charged to the functions/programs of the City as follows:

Governmental Activities:	
General government	$ 561,622
Judicial	6,690
Public safety	159,285
Public works	1,581
Health and sanitation	22,803
Culture and recreation	94,862
Community support	1,194
Streets and highways	157,674
Total depreciation expense - governmental activities	$ 1,005,711

NOTE 6. Capital Assets, Continued

Business-type capital asset activity for the year ended June 30, 2020 was as follows:

Business-Type Activities:	Balance 6/30/19	Additions	Deletions	Balance 6/30/20
Capital assets not being depreciated:				
Land	$ 111,000	$ -	$ -	$ 111,000
Total capital assets, not being depreciated	111,000	-	-	111,000
Capital assets being depreciated:				
Buildings	3,979,994	-	-	3,979,994
Other improvements	6,207,454	8,382	-	6,215,836
Machinery and equipment	4,453,176	582,938	(399,648)	4,636,466
Utility systems	18,035,585	10,676	-	18,046,261
Total capital assets, being depreciated	32,676,209	601,996	(399,648)	32,878,557
Less accumulated depreciation for:				
Buildings	(539,646)	(99,499)	-	(639,145)
Other improvements	(3,634,941)	(221,622)	-	(3,856,563)
Machinery and equipment	(3,759,800)	(214,862)	399,060	(3,575,602)
Utility systems	(6,562,430)	(538,455)	-	(7,100,885)
Total accumulated depreciation	(14,496,817)	(1,074,438)	399,060	(15,172,195)
Total capital assets, being depreciated, net	18,179,392	(472,442)	(588)	17,706,362
Business-type activities capital asset, net	$ 18,290,392	$ (472,442)	$ (588)	$ 17,817,362

Depreciation expense was charged to the functions/programs of the City as follows:

Business-Type Activities:	
Water Fund	$ 142,684
Sewer Fund	550,495
Combined Garbage / Compost Facility Fund	381,259
Total depreciation expense - business-type activities	$ 1,074,438

NOTE 6. Capital Assets, Continued

Component unit capital asset activity for the year ended June 30, 2020 was as follows:

Component Unit - Johnson Springs	Balance 06/30/19	Additions	Deletions	Balance 06/30/20
Capital assets not being depreciated:				
Land	$ 18,000	$ -	$ -	$ 18,000
Total capital assets, not being depreciated	18,000	-	-	18,000
Capital assets being depreciated:				
Buildings	6,836,936	-	-	6,836,936
Other improvements	411,632	-	-	411,632
Machinery and equipment	571,254	-	-	571,254
Utility system	5,305,132	11,065	-	5,316,197
Total capital assets, being depreciated	13,124,954	11,065	-	13,136,019
Less accumulated depreciation for:				
Buildings	(4,391,923)	(217,532)	-	(4,609,455)
Other improvements	(159,335)	(19,413)	-	(178,748)
Machinery and equipment	(389,051)	(22,613)	-	(411,664)
Water utility system	(1,889,660)	(133,029)	-	(2,022,689)
Total accumulated depreciation	(6,829,969)	(392,587)	-	(7,222,556)
Total capital assets, being depreciated, net	6,294,985	(381,522)	-	5,913,463
Johnson Springs component unit fund activities capital assets, net	$ 6,312,985	$ (381,522)	$ -	$ 5,931,463

NOTE 7. Long-Term Liabilities

The following is a summary of long-term liabilities for the year ended June 30, 2020:

Long-Term Debt	Date of Issue	Interest Rate	Orriginal Amount of Issue	June 30, 2019	Additions	Retirements	June 30, 2020	Current Portion
Governmental Activities								
Direct Placement Bonds Payable:								
Medium Term Sales Tax Revenue Bond, Seriers 2009 (City Hall)	8/18/2009	4.38%	5,225,000	$ 4,184,783	$ -	$ (133,239)	$ 4,051,544	$ 138,918
General Obligation Medium-Term Bonds, Series 2015	7/14/2015	2.26%	2,200,000	1,567,000	-	(225,000)	1,342,000	233,000
Total direct placement bonds payable				5,751,783	-	(358,239)	5,393,544	371,918
Total Bonds Payable				5,751,783	-	(358,239)	5,393,544	371,918
Other Liabilities								
Compensated absences				322,505	208,694	(214,719)	316,480	158,000
Net pension liability				6,940,160	-	(662,869)	6,277,291	-
Total governmental long-term liabilities				$ 13,014,448	$ 208,694	$ (1,235,827)	$ 11,987,315	$ 529,918

For governmental activities, compensated absences and net position liabilities are generally liquidated through the General Fund.

NOTE 7. Long-Term Liabilities, continued

Long-Term Debt	Date of Issue	Interest Rate	Orriginal Amount of Issue	June 30, 2019	Additions	Retirements	June 30, 2020	Current Portion
Business-Type Activities								
Public Offerings Bonds:								
Sewer/Compost Revenue Bonds Series 1999B	8/18/1999	4.50%	1,500,000	$ 102,764	$ -	$ (102,764)	$ -	$ -
Sewer/Compost Revenue Bonds Series 1999A	8/18/1999	4.50%	540,000	36,995	-	(36,995)	-	-
Waste Water Treatment Plant Revenue Bond	6/1/2012	2.75%	2,637,000	2,334,256	-	(45,735)	2,288,521	46,497
Total business-type public offering bonds payable				2,474,015	-	(185,494)	2,288,521	46,497
Direct Placement Bonds Payable:								
1998 Water Revenue Bonds	11/17/1998	4.75%	3,058,300	2,198,814	-	(2,198,814)	-	-
General Obligation Limited Tax Water Bonds, Series 2019	8/15/2019	2.16%	2,173,729	-	2,173,729	(38,000)	2,135,729	95,069
General Obligation Limited Tax Medium-Term, Series 2014	6/17/2017	2.43%	2,100,000	1,163,000	-	(213,000)	950,000	222,000
Water Revenue Bonds, Series 2015	10/8/2015	2.63%	747,000	708,192	-	(12,437)	695,755	11,413
Total business-type direct placement bonds payable				4,070,006	2,173,729	(2,462,251)	3,781,484	328,482
Total business-type long-term debt				6,544,021	2,173,729	(2,647,745)	6,070,005	374,979
Capital leases payable:								
2019 Hook Lift - Compost/Garbage Lease	9/19/2019	2.36%	464,990	-	464,990	(44,574)	420,416	89,628
2018 Caterpillar Wheel Loader Compost Lease	1/18/2018	4.20%	231,738	168,806	-	(31,843)	136,963	30,904
Total Capital Lease Payable				168,806	464,990	(76,417)	557,379	120,532
Other Liabilities								
Net pension liability				1,412,993	-	(99,517)	1,313,476	-
Compensated absences				25,313	24,424	(16,851)	32,886	32,886
Total business-type long-term liabilities				$ 8,151,133	$ 2,663,143	$ (2,840,530)	$ 7,973,746	$ 528,397
Component Unit								
Johnson Springs								
Other Liabilities								
Net pension liability				167,949	-	(38,898)	129,051	-
Compensated absences				11,155	1,988	(7,425)	5,718	5,718
Total Component Unit long-term liabilities				$ 179,104	$ 1,988	$ (46,323)	$ 134,769	$ 5,718

NOTE 7. Long-Term Liabilities, Continued

Revenue Bonds

The City has pledged future net revenues from the City's Municipal Water System to repay $2,173,729 and $747,000 in water revenue bonds issued in November 1998 and 2019, respectively, with interest rates of 2.16% and 2.63%, respectively. Proceeds from the bonds provided financing to pay for the cost to acquire, improve, construct, equip, operate, and maintain a water project for the City. The bonds are payable solely from net revenues from the Municipal Water System and are payable through 2039 and 2056.

The City has pledged future net revenues from the City's Sewer Facility to repay $2,637,000 in sewer revenue bonds issued in June 2012 with an interest rate of 2.75%. Proceeds from the bonds provided financing for the construction of a new sewer facility. The bonds are payable solely from future net revenues from the Sewer Facility and are payable through 2052.

The following schedules reflect debt service requirements to maturity of the City's debt as of June 30, 2020:

Year Ending June 30,	Governmental Activities		Business-Type Activities			
	Direct Placement Bonds		Public Offering Bonds		Direct Placement Bonds	
	Principle	Interest	Principle	Interest	Principle	Interest
2021	$ 371,918	$ 202,278	$ 46,497	$ 62,467	$ 328,482	$ 86,792
2022	386,119	190,721	47,789	61,175	341,527	79,014
2023	401,597	178,695	49,117	59,847	354,960	70,942
2024	356,938	167,280	50,323	58,641	367,403	62,596
2025	371,414	155,228	51,880	57,084	116,992	53,858
2026-2030	1,157,270	625,637	281,689	263,131	625,112	229,140
2031-2034	1,153,723	387,561	323,075	221,746	697,803	156,451
2035-2040	1,194,565	110,953	370,458	174,362	565,765	77,571
2041-2045	-	-	425,004	121,039	107,389	43,811
2046-2050	-	-	487,450	57,370	122,406	28,794
2051-2055	-	-	155,239	3,693	139,522	11,678
2056-2060	-	-	-	-	14,123	136
Total Principal	$ 5,393,544	$ 2,018,353	$ 2,288,521	$ 1,140,555	$ 3,781,484	$ 900,783

The City's outstanding bonds from direct placements of $9,175,028 are secured with pledged revenues. The outstanding issues from direct placement contain provisions that in an event of default, the bonds become taxable and the interest rate on the bonds increases.

The City has no unused lines of credit at June 30, 2020.

NOTE 8. Capital Leases Payable

The government has entered into two lease agreements, which are considered capital leases in accordance with Financial Accounting Standard Board ASC 840-30-25. The two leases are shown in the combined garbage/compost fund. The total amount of equipment capitalized under the leases is $696,378 for the business-type activities. Amortization on capital leases is included in depreciation expense.

The following is an annual schedule of future minimum lease payments with interest rates ranging from 2.36% to 4.2% under the capital leases, together with the present value of the net minimum lease payments:

Year Ending June 30	Business-type Activities
2021	$ 141,432
2022	140,135
2023	192,776
2024	99,024
2025	22,512
Total remaining minimum lease payments	595,879
Less amount representing interest	(38,500)
Present value of net remaining minimum lease payments	$ 557,379

NOTE 9. Segment Information

In previous years, the component unit, Johnson Springs, issued separate revenue bonds to finance its operations. Segment information for Johnson Springs is disclosed below and also in the supplementary information. Segment information for the other proprietary funds is disclosed in the basic financial statements.

	06/30/20
Operating revenues	$ 580,555
Depreciation and amortization	(392,587)
Operating expenses	(416,204)
Operating income/(loss)	(228,236)
Nonoperating revenues and (expenses)	(37,022)
Change in net position	(265,258)
Beginning net position	4,066,112
Ending net position	3,800,854
Net working capital	(2,000,685)
Total assets	6,116,240
Total deferred outflows	23,700
Current liabilities	27,315
Due to primary government	2,158,147
Bonds and other long term debt obligations	129,051
Total deferred inflows	24,573
Net Position	
Net investment in capital assets	3,773,316
Unrestricted	27,538
Total Net Position	$ 3,800,854
Condensed Statement of Cash Flows	
Net cash flows from:	
Operating activities	$ 100,242
Noncapital financing activities	(105,670)
Capital and related financing activities	(77,671)
Investing activities	25,241
Net Increase (decrease)	$ (57,858)
Beginning cash and cash equivalents	167,071
Ending cash and cash equivalents	$ 109,213

NOTE 10. Interfund Receivables, Payables, and Transfers

As of June 30, 2020 interfund receivables and payables that resulted from various interfund transactions for the primary government were as follows:

	Due from Other Funds	Due to Other Funds
General Fund	$ 114,440	$ -
Health Insurance Internal Service Fund	-	80,000
Nonmajor funds:		
Grant Fund	-	34,440
Total	$ 114,440	$ 114,440

As of June 30, 2020, interfund receivables and payables that resulted from transactions between the primary government and the component unit were as follows:

	Due from Component Unit	Due to Primary Government
Water Fund:		
Interest receivable	$ 22,418	$ -
Debt repayment receivable	2,135,729	-
Component Unit		
Interest payable	-	22,418
Debt repayment payable	-	2,135,729
Total	$ 2,158,147	$ 2,158,147

In 1998, the City of West Wendover issued long term debt obligations to complete a water project in behalf of its constituents. The component unit, which benefited from the project, is assisting with the repayment of the revenues bonds issued in the water fund. Hence, there is an interfund balance between the water fund and the component unit, Johnson Springs as shown above.

Interfund transfers for the fiscal year ended June 30, 2020 are as follows:

	Transfers out:		
Transfer in:	General	Non-major Ad Valorem Capital Projects	Total Transfers in
Nonmajor Governmental Funds			
Court Admin Assessment Fund	$ 9,000	$ -	$ 9,000
Welcome Center Fund	110,000	-	110,000
Wendover Will Landmark Fund	20,000	-	20,000
Capital Projects Fund	450,000	49,575	499,575
Total transfers out	$ 589,000	$ 49,575	$ 638,575

NOTE 10. Interfund Receivables, Payables, and Transfers, Continued

Transfers are used to (1) move revenues from the fund that statute or budget requires to collect them to the fund that statute or budget requires to expend them and (2) use unrestricted revenues collected in the general fund to finance various programs accounted for in other funds in accordance with budgetary authorizations.

NOTE 11. Deferred Compensation Plan

The City offers its employees a deferred compensation plan created in accordance with Internal Revenue Code Section 457. The plan, available to all full-time employees at their option, permits participants until termination, retirement, death, or unforeseeable emergency.

Plan assets are held and administered by The Hartford. The plan does not meet the definition of a fiduciary fund as defined in GASB 32, and therefore, is not reported in this financial statement.

NOTE 12. Room Taxes

On October 16, 2001, Ordinance 01-20 was passed, increasing room taxes from 10% to 16%. Of this rate, 14% is allocated to the West Wendover Recreation District. Additionally, the Ordinance allows for 1% to be paid to a non-profit entity to promote tourism and recreation throughout the City of West Wendover. At June 30, 2020 this amount was held as restricted in the Recreation Fund.

NOTE 13. Commitments and Contingent Liabilities

Amounts received or receivable from grantor agencies are subject to audit and adjustment by grantor agencies, principally the federal government. Any disallowed claims, including amounts already collected may constitute a liability of the applicable funds. The amount, if any, of expenditures which may be disallowed by the grantor cannot be determined at this time although the City expects such amounts, if any, to be immaterial.

The City is party to legal proceedings which normally occur in governmental operations. City officials believe these legal proceedings are not likely to have a material adverse impact on the financial position of the City.

NOTE 14. Available Borrowing Capacity

The lawful general obligation debt limit for city governments is established by State statute not to exceed thirty percent of the total last assessed valuation of the taxable property of the City. At June 30, 2020, the general obligation debt limit and available borrowing capacity of the City of West Wendover was $43,546,411.

NOTE 15. Closure and Post-Closure Care Cost

State and Federal laws and regulations require that the City place a final cover on its landfill sites and perform certain maintenance and monitoring functions at the landfill sites for a minimum of thirty years after closure. In addition to operating expenses related to current activities of the landfill sites, an expense provision and related liability should be recognized based on the future closure and post-closure care costs that will be incurred near or after the date the landfills no longer accepts waste. GASB Statement 18 requires the recognition of these landfill closure and post-closure care costs based on the amount of the landfill used during the year. The City does not report a liability for the estimated closure and post-closure care costs because it has passed a resolution that authorizes participation in the landfill assurance program established through the Nevada Public Agency Insurance Pool as a mechanism to demonstrate financial responsibility for the closure and post-closure care costs. Because the City has, in effect, transferred its responsibility for closure and post-closure care costs to another entity through the purchase of the insurance policy, the liabilities are not reported on the City's financial statements as per GASB 18.

The estimated liability for landfill closure and post-closure care costs under GASB Statement 18 requirements is $602,089 as of June 30, 2020. The City had two cells in operation during fiscal year 2020. The Class I cell has used 100% of available capacity and a new Class I cell was constructed in fiscal year 2016 according to the 2014 Volumetric Survey. The City constructed new cells for operation since 2016, which includes Class III cell, Cell C, Cell B (once fully excavated), and Cell E to be sufficient for an additional 149 months of operation. The estimated closure and post-closure costs are based on the amount that would be paid if all equipment, facilities, and services required to close, monitor, and maintain landfill modules currently in use for all cells in operation during 2020. The City maintained an insurance policy with a face amount of $814,511 at June 30, 2020.

NOTE 16. Risk Management

The City is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets, errors and omissions; injuries to employees; and natural disasters. These risks are covered by commercial insurance purchased from independent third parties. Settled claims from these risks have not exceeded commercial insurance coverage for the past three years.

The City has chosen to establish a risk financing fund for risks associated with the employee's health insurance plan. The risk financing fund is accounted for as an internal service fund where assets are set aside for claim settlement. A premium is charged to each function which accounts for full-time employees.

Liabilities of funds are reported when it is probable that a loss has occurred and the amount of the loss can be reasonably estimated. There were no liabilities that met these criteria at June 30, 2020. Liabilities include an amount for claims that have been incurred but not reported (IBNR). Claim liabilities are calculated considering the effects of inflation, recent claim settlement trends including frequency and amount of pay-outs and other economic and social factors.

Changes in the balances of claims liabilities during the past three fiscal years are as follows:

Fiscal Year Ended June 30	Unpaid Claims Beginning of Fiscal Year	Incurred Claims	Claim Payments	Unpaid Claims End of Fiscal Year
2020	$ -	$ 418,723	$ 418,723	$ -
2019	$ -	$ 626,197	$ 626,197	$ -
2018	$ -	$ 651,673	$ 651,673	$ -

NOTE 17. Retirement and Pension Plans

Public Employees' Retirement System of Nevada (PERS)

Plan description

PERS administers a cost-sharing, multiple-employer, defined benefit public employees' retirement system which includes both Regular and Police/Fire members. The System was established by the Nevada Legislature in 1947, effective July 1, 1948. The System is administered to provide a reasonable base income to qualified employees who have been employed by a public employer and whose earnings capacities have been removed or substantially impaired by age or disability. The report is available on the website at https://www.nvpers.org/.

NOTE 17. Retirement and Pension Plans, Continued

Benefits provided

Benefits, as required by the Nevada Revised Statutes (NRS or statute), are determined by the number of years of accredited service at time of retirement and the member's highest average compensation in any 36 consecutive months with special provisions for members entering the System on or after January 1, 2010. Benefit payments to which participants or their beneficiaries may be entitled under the plan include pension benefits, disability benefits, and survivor benefits.

Monthly benefit allowances for members are computed as 2.5% of average compensation for each accredited year of service prior to July 1, 2001. For service earned on and after July 1, 2001, this multiplier is 2.67% of average compensation. For members entering the System on or after January 1, 2010, there is a 2.5% service time factor and for regular members entering the System on or after July 1, 2015, there is a 2.25% factor. The System offers several alternatives to the unmodified service retirement allowance which, in general, allow the retired employee to accept a reduced service retirement allowance payable monthly during his or her lifetime and various optional monthly payments to a named beneficiary after his or her death.

Post-retirement increases are provided by authority of NRS 286.575 - .579.

Vesting

Regular members entering the System prior to January 1, 2010, are eligible for retirement at age 65 with five years of service, at age 60 with 10 years of service, or at any age with thirty years of service. Regular members entering the System on or after January 1, 2010, are eligible for retirement at age 65 with five years of service, or age 62 with 10 years of service, or any age with thirty years of service. Regular members who entered the System on or after July 1, 2015, are eligible for retirement at age 65 with 5 years of service, or at age 62 with 10 years of service or at age 55 with 30 years of service or any age with 33 1/3 years of service.

Police/Fire members entering the System prior to January 1, 2010, are eligible for retirement at age 65 with five years of service, at age 55 with ten years of service, at age 50 with twenty years of service, or at any age with twenty-five years of service. Police/Fire members entering the System on or after January 1, 2010, are eligible for retirement at 65 with five years of service, or age 60 with ten years of service, or age 50 with twenty years of service, or at any age with thirty years of service. Only service performed in a position as a police officer or firefighter may be counted towards eligibility for retirement as Police/Fire accredited service.

The normal ceiling limitation on monthly benefits allowances is 75% of average compensation. However, a member who has an effective date of membership before July 1, 1985, is entitled to a benefit of up to 90% of average compensation. Both Regular and Police/Fire members become fully vested as to benefits upon completion of five years of service.

NOTE 17. Retirement and Pension Plans, Continued

Contributions

The authority for establishing and amending the obligation to make contributions and member contribution rates is set by statute. New hires, in agencies which did not elect the Employer-Pay Contribution (EPC) plan prior to July 1, 1983, have the option of selecting one of two contribution plans. In one plan, contributions are shared equally by employer and employee. In the other plan, employees can take a reduced salary and have contributions made by the employer (EPC).

The System's basic funding policy provides for periodic contributions at a level pattern of cost as a percentage of salary throughout an employee's working lifetime in order to accumulate sufficient assets to pay benefits when due.

The System receives an actuarial valuation on an annual basis indicating the contribution rates required to fund the System on an actuarial reserve basis. Contributions actually made are in accordance with the required rates established by the Nevada Legislature. These statutory rates are increased/decreased pursuant to NRS 286.421 and 286.450.

The actuary funding method used is the Entry Age Normal Cost Method. It is intended to meet the funding objective and results in a relatively level long-term contributions requirement as a percentage of salary.

For fiscal years ended June 30, 2019, and 2020, the Statutory Employer/employee matching rate was 14.50% and 15.25% for Regular and 20.75% and 22.00% for Police/Fire.

For the fiscal year ended June 30, 2019, and 2020, the Employer-Pay Contribution (EPC) rate was 28.00% and 29.25% for Regular and 40.50% and 42.50% for Police/Fire.

The City's contributions for the current and two preceding fiscal years, all of which were equal to the required contributions, were as follows:

Year Ended June 30,	Regular Fund	Police/Fire Fund
2018	$ 236,938	$ 342,714
2019	222,775	322,229
2020	249,082	361,914

NOTE 17. Retirement and Pension Plans, Continued

Investment policy

The System's policies which determine the investment portfolio target asset allocation are established by the Board. The asset allocation is reviewed annually and is designed to meet the future risk and return needs of the System. The following was the Board adopted policy target asset allocation as of June 30, 2020:

Asset Class	Target Allocation	Long-term Geometric Expected Real Rate of Return*
U.S. stocks	42%	5.50%
International stocks	18%	5.50%
U.S. bonds	28%	0.75%
Private markets	12%	6.65%

*As of June 30, 2019, PERS' long-term inflation assumption was 2.75%.

Pension liability

Net pension liability

At June 30, 2020, the City reported a liability of $7,719,816 for its proportionate share of the PERS' net pension liability. The net pension liability was measured as of June 30, 2019, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The employer allocation percentage of the net pension liability was based on the total contributions due on wages paid during the measurement period. Each employer's proportion of the net pension liability is based on their combined employer and member contributions relative to the total combined employer and member contributions for all employers for the period ended June 30, 2019. The City's proportion measured as of June 30, 2019, was 0.05661 percent, which was a decrease of 0.00587 percent from its proportion measured as of June 30, 2018.

Pension liability discount rate sensitivity

The following presents the net pension liability of the PERS as of June 30, 2020, calculated using the discount rate of 7.50%, as well as what the PERS net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (6.50%) or 1-percentage-point higher (8.50%) than the current discount rate:

	1% Decrease (6.50%)	Discount Rate (7.50%)	1% Increase (8.50%)
Proportionate share of Net pension (asset) / liability	$ 11,953,201	$ 7,719,816	$ 4,200,799

NOTE 17. Retirement and Pension Plans, Continued

Pension plan fiduciary net position

Detailed information about the pension plan's fiduciary net position is available in the PERS Comprehensive Annual Financial Report, available on the PERS website www.nvpers.org.

Actuarial assumptions

The City's net pension liability was measured as of June 30, 2019, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The total pension liability was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation rate	2.75%
Investment rate of return	7.50%
Productivity pay increase	0.50%
Projected salary increases	Regular: 4.25% to 9.15%, depending on service Police/Fire: 4.55% to 13.90%, depending on service Rates include inflation and productivity increases
Other assumptions	Same as those used in the June 30, 2019 funding actuarial valuation

Actuarial assumptions used in the June 30, 2019 valuation were based on the results of the experience study for the period July 1, 2012 through June 30, 2016.

The discount rate used to measure the total pension liability was 7.50% as of June 30, 2019. The projection of cash flows used to determine the discount rate assumed plan contributions will be made in amounts consistent with statutory provisions and recognizing the plan's current funding policy and cost-sharing mechanism between employers and members. For this purpose, all contributions that are intended to fund benefits for all plan members and their beneficiaries are included, except that projected contributions that are intended to fund the service costs for future plan members and their beneficiaries are not included.

Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments for current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability as of June 30, 2019.

Pension expense and deferred outflows/inflows of resources related to pensions

For the year ended June 30, 2020, the City recognized pension expense for PERS of $647,664. At June 30, 2020, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

NOTE 17. Retirement and Pension Plans, Continued

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 289,487	$ 222,670
Changes in assumptions	314,167	-
Net difference between projected and actual earnings on pension plan investments	-	384,036
Subtotal	603,654	606,706
Changes in proportion and differences between contributions and proportional share of contributions	203,073	863,235
Contributions subsequent to the measurement date	610,996	-
Total	$ 1,417,723	$ 1,469,941
Governmental activities	$ 1,152,807	$ 1,195,268
Business-type activities	241,216	250,101
Component unit	23,700	24,573
	$ 1,417,723	$ 1,469,941

Average expected remaining service lives 6.18 years

The $610,996 reported as deferred outflows of resources related to PERS pensions resulting from City contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the subsequent fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to PERS pensions, excluding the changes in proportion and differences between actual contributions and proportionate share of contributions will be recognized in pension expense as follows:

Year Ending June 30,	Deferred Outflows (Inflows) of Resources
2021	$ 21,737
2022	(146,454)
2023	40,235
2024	49,841
2025	28,325
2026	3,264
Thereafter	-

NOTE 18. Bond Refunding

In August 2019, the City issued $2,173,729 of General Obligation (Limited Tax) Water Revenue Bonds Series 2019. The proceeds were used to refund $2,198,816 of outstanding Water Revenue Bonds Series 1998 which had an interest rate of 4.75%. As a result, the Water Revenue Bonds Series 1998 are considered defeased and the liabilities for those bonds have been removed from the statement of net position. The District refunded Water Revenue Bonds Series 1998 to reduce its future debt service payments by $844,399 and to obtain an economic gain (difference between the present values of the debt service payments on the old and new debt) of $679,532.

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REQUIRED SUPPLEMENTARY INFORMATION

BUDGETARY COMPARISON SCHEDULES FOR THE FOLLOWING MAJOR FUNDS:

The **General Fund** is the City's primary operating fund. It accounts for all financial resources of the general government, except for those required to be accounted for in another fund.

The **Recreation Fund** is used to account for the City's share of room tax proceeds and the distribution of those funds to the recreation district.

PUBLIC EMPLOYEES' RETIREMENT SYSTEM OF NEVADA SCHEDULES

CITY OF WEST WENDOVER, NEVADA
General Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual
For the Year Ended June 30, 2020
(With Comparative Actual Amounts for the Year Ended June 30, 2019)

	Original Budget	Final Budget	Actual	Variance with Final Budget	2019
Revenues					
Property taxes					
Ad valorem	$ 1,327,000	$ 1,327,000	$ 1,280,236	$ (46,764)	$ 1,288,164
Personal property	237,700	237,700	183,309	(54,391)	222,668
Central assessments	19,800	19,800	20,609	809	23,536
Total property taxes	1,584,500	1,584,500	1,484,154	(100,346)	1,534,368
Licenses and permits					
Liquor licenses	1,200	1,200	120	(1,080)	-
City gaming licenses	191,316	191,316	206,232	14,916	216,084
Animal licenses	1,000	1,000	1,344	344	1,574
Business licenses	16,000	16,000	16,825	825	17,005
Right of way toll	270,000	270,000	295,900	25,900	316,050
Building permits	97,000	97,000	100,569	3,569	72,297
Special permits and fees	377,950	377,950	484,215	106,265	2,190
Franchise fees	398,000	398,000	372,852	(25,148)	397,860
Carlines taxes	100	100	101	1	95
Total licenses and permits	1,352,566	1,352,566	1,478,158	125,592	1,023,155
Intergovernmental revenue					
State consolidated revenue	3,006,500	3,006,500	3,011,445	4,945	2,844,516
1.75 cent gas tax	36,200	36,200	33,895	(2,305)	34,084
2.35 cent gas tax	49,500	49,500	46,835	(2,665)	49,476
County road tax	25,400	25,400	23,729	(1,671)	24,215
County transportation funds	193,400	193,400	193,400	-	188,289
County gaming tax	405,000	405,000	385,985	(19,015)	429,278
Federal/state grants	374,000	204,000	14,043	(189,957)	123,892
Infrastructure tax	75,000	75,000	74,572	(428)	75,101
Marijuana revenue disbursement	6,000	6,000	5,411	(589)	-
Reimbursement from Elko County	178,670	179,270	179,270	-	180,300
Total intergovernmental revenue	4,349,670	4,180,270	3,968,585	(211,685)	3,949,151
Charges for services					
Special police services	2,000	2,000	1,795	(205)	1,800
Work cards	6,500	6,500	20,301	13,801	6,070
Special fire protection services	10,000	10,000	7,804	(2,196)	9,717
Dispatch fees	10,000	10,000	5,852	(4,148)	5,716
Animal shelter fees	3,000	3,000	1,985	(1,015)	1,888
Pipeline administrative services	1,900	1,900	1,900	-	1,900
Miscellaneous	15,500	15,500	19,243	3,743	12,309
Total general	48,900	48,900	58,880	9,980	39,400
Fines and forfeitures					
Fines and fees	70,600	70,600	72,274	1,674	67,938
Total fines and forfeitures	70,600	70,600	72,274	1,674	67,938
Miscellaneous					
Interest	10,500	10,500	10,461	(39)	11,595
Donations	168,000	168,000	165,000	(3,000)	173,136
Rents and royalties	31,200	31,200	31,197	(3)	26,232
Miscellaneous	6,000	6,000	1,800	(4,200)	6,225
Total miscellaneous	215,700	215,700	208,458	(7,242)	217,188
Total revenues	7,621,936	7,452,536	7,270,509	(182,027)	6,831,200

(continued)

CITY OF WEST WENDOVER, NEVADA
General Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual
For the Year Ended June 30, 2020
(With Comparative Actual Amounts for the Year Ended June 30, 2019), Continued

	Original Budget	Final Budget	Actual	Variance with Final Budget	2019
Expenditures					
General government					
Administration and finance					
Salaries and wages	470,429	470,429	472,631	(2,202)	424,317
Employee benefits	218,595	218,595	214,318	4,277	184,186
Services and supplies	457,900	436,700	398,758	37,942	496,895
Total administration and finance	1,146,924	1,125,724	1,085,707	40,017	1,105,398
Elections					
Services and supplies	-	-	-	-	1,316
Total general government	1,146,924	1,125,724	1,085,707	40,017	1,106,714
Judicial					
Municipal court					
Salaries and wages	218,805	218,805	218,465	340	202,798
Employee benefits	127,535	127,535	122,193	5,342	114,968
Services and supplies	52,120	52,120	40,441	11,679	52,884
Total judicial	398,460	398,460	381,099	17,361	370,650
Public safety					
Police					
Salaries and wages	1,275,750	1,280,450	1,139,237	141,213	1,038,308
Employee benefits	699,934	701,634	660,288	41,346	563,232
Services and supplies	256,800	252,800	239,197	13,603	286,286
Capital outlay	21,700	25,700	25,017	683	78,595
Total police department	2,254,184	2,260,584	2,063,739	196,845	1,966,421
Fire					
Salaries and wages	402,670	408,670	386,878	21,792	391,512
Employee benefits	237,625	240,125	221,513	18,612	202,542
Services and supplies	99,800	99,800	89,133	10,667	86,315
Total fire department	740,095	748,595	697,524	51,071	680,369
Dispatch center					
Salaries and wages	314,690	314,690	295,807	18,883	246,102
Employee benefits	170,525	170,525	165,527	4,998	135,415
Services and supplies	39,600	39,600	33,401	6,199	46,063
Total dispatch center	524,815	524,815	494,735	30,080	427,580
Total public safety	3,519,094	3,533,994	3,255,998	277,996	3,074,370
Public works					
Paved streets					
Salaries and wages	65,310	65,310	17,575	47,735	23,853
Employee benefits	11,260	11,260	8,778	2,482	11,176
Services and supplies	150,600	150,600	138,425	12,175	147,754
Total paved streets	227,170	227,170	164,778	62,392	182,783

(continued)

CITY OF WEST WENDOVER, NEVADA
General Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual
For the Year Ended June 30, 2020
(With Comparative Actual Amounts for the Year Ended June 30, 2019), Continued

	Original Budget	Final Budget	Actual	Variance with Final Budget	2019
General					
Salaries and wages	240,145	240,145	249,262	(9,117)	216,950
Employee benefits	139,245	139,245	134,924	4,321	111,622
Services and supplies	32,600	32,600	37,280	(4,680)	34,080
Total general	411,990	411,990	421,466	(9,476)	362,652
Total public works	639,160	639,160	586,244	52,916	545,435
Community development					
Salaries and wages	154,990	172,890	137,500	35,390	134,319
Employee benefits	65,860	76,760	60,390	16,370	56,126
Services and supplies	160,486	160,486	88,186	72,300	72,717
Total community development	381,336	410,136	286,076	124,060	263,162
Health					
Public health services					
Services and supplies	12,500	12,500	6,066	6,434	6,025
Animal control					
Salaries and wages	63,883	63,883	61,981	1,902	60,699
Employee benefits	31,030	31,030	30,387	643	28,278
Services and supplies	22,100	20,500	16,574	3,926	22,472
Capital outlay	50,000	50,000	45,552	4,448	-
Total animal control	167,013	165,413	154,494	17,353	111,449
Total health	179,513	177,913	160,560	23,787	117,474
Culture and recreation					
Library service					
Services and supplies	18,310	18,310	14,755	3,555	14,474
Total culture and recreation	18,310	18,310	14,755	3,555	14,474
Community support					
Miscellaneous					
Services and supplies	52,500	52,500	48,890	3,610	35,269
Total community support	52,500	52,500	48,890	3,610	35,269
Debt services	56,249	56,249	56,249	-	55,401
Total expenditures	6,391,546	6,412,446	5,875,578	543,302	5,582,949
Excess (deficiency) of revenues over (under) expenditures	1,230,390	1,040,090	1,394,931	(354,841)	1,248,251
Other financing sources (uses)					
Transfers out	(584,000)	(589,000)	(589,000)	-	(401,500)
Total other financing sources and uses	(584,000)	(589,000)	(589,000)	-	(401,500)
Net change in fund balance	646,390	451,090	805,931	354,841	846,751
Fund balance, beginning of year	1,901,261	1,901,261	1,901,261	-	1,054,510
Fund balance, end of year	$ 2,547,651	$ 2,352,351	$ 2,707,192	$ 354,841	$ 1,901,261

CITY OF WEST WENDOVER, NEVADA
Recreation Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual
For the Year Ended June 30, 2020
(With Comparative Actual Amounts for the Year Ended June 30, 2019)

	Original Budget	Final Budget	Actual	Variance with Final Budget	2019
Revenues					
Taxes					
Room taxes	$ 1,674,000	$ 1,674,000	$ 1,599,360	$ (74,640)	$ 2,242,802
Total revenues	1,674,000	1,674,000	1,599,360	(74,640)	2,242,802
Expenditures					
Culture and recreation					
Room tax distribution	1,697,273	1,697,273	1,615,809	81,464	2,265,856
Total culture and recreation	1,697,273	1,697,273	1,615,809	81,464	2,265,856
Total expenditures	1,697,273	1,697,273	1,615,809	81,464	2,265,856
Net change in fund balance	(23,273)	(23,273)	(16,449)	6,824	(23,054)
Fund balance, beginning of year	134,563	134,563	134,563	-	157,617
Fund balance, end of year	$ 111,290	$ 111,290	$ 118,114	$ 6,824	$ 134,563

CITY OF WEST WENDOVER, NEVADA
Schedule of the Proportionate Share of the Net Pension Liability
Public Employees' Retirement System of Nevada
June 30, 2020
Last 10 Fiscal Years

	Reporting Fiscal Year (Measurement Date)					
	2020 (2019)	**2019 (2018)**	**2018 (2017)**	**2017 (2016)**	**2016 (2015)**	**2015 (2014)**
Proportion of the net pension liability (asset)	0.056610%	0.062480%	0.062300%	0.063600%	0.059820%	0.068384%
Proportionate share of the net pension liability (asset)	$ 7,719,816	$ 8,521,101	$ 8,286,307	$ 8,558,081	$ 6,854,700	$ 6,653,165
Covered payroll	$ 3,394,178	$ 3,327,353	$ 3,429,997	$ 3,355,482	$ 2,961,477	$ 3,113,721
Proportionate share of the net pension liability (asset) as a percentage of its covered payroll	227.44%	256.09%	241.58%	255.05%	231.46%	213.67%
Plan fiduciary net position as a percentage of the total pension liability	76.5%	75.2%	74.4%	72.2%	75.1%	76.30%

The City implemented GASB 68 in fiscal year 2015. Prior year information is not available.

CITY OF WEST WENDOVER, NEVADA
Schedule of Contributions
Public Employees' Retirement System of Nevada
June 30, 2020
Last 10 Fiscal Years

	Reporting Fiscal Year						
	2020	**2019**	**2018**	**2017**	**2016**	**2015**	**2014**
Contractually required contribution	$ 610,996	$ 545,004	$ 579,653	$ 559,234	$ 539,193	$ 461,652	$ 483,635
Contributions in relation to the contractually required contribution	$ (610,996)	$ (545,004)	$ (579,653)	$ (559,234)	$ (539,193)	$ (461,652)	$ (483,635)
Contribution deficiency (excess)	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Covered payroll	$ 3,604,289	$ 3,394,178	$ 3,327,353	$ 3,429,997	$ 3,355,482	$ 2,961,477	$ 3,113,721
Contributions as a percentage of covered-employee payroll	16.95%	16.06%	17.42%	16.30%	16.07%	15.59%	15.53%

The City implemented GASB 68 in fiscal year 2015. Prior year information is not available.

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SUPPLEMENTARY INFORMATION

NONMAJOR GOVERNMENTAL FUNDS

Special revenue funds are used to account for specific revenues that are legally restricted to expenditure for particular purposes.

The **Seizure and Forfeiture Fund** is used to account for seizures and forfeitures received by the City under City Resolution 1992-09, as provided for in NRS 179.1187

The **Court Administrative Assessment Fund** is used to account for fees collected by the court as required by Nevada Revised Statues Section 176.059, which are used to improve the operations of the court.

The **Welcome Center Fund** is used to account for the merchandise sales and operations of the Welcome Center as established under City Resolution 2001-04.

The **Wendover Will Landmark Fund** is used to account for the construction, maintenance, and related revenues and expenditures associated with the Wendover Will Landmark as established by City Resolution 2005-01.

The **Grant Fund** is used to account for various grants receipts and expenditures as outlined in Resolution 1996-14.

Capital project funds are used to account for the acquisition and construction of major capital facilities other than those financed by proprietary funds.

The **Capital Projects Fund** is used to account for the acquisition or construction of capital facilities as outlined in Resolution 1997-14.

The **Ad Valorem Capital Projects Fund** is used to account for revenue received from a special ad valorem tax that must be recorded in a capital projects fund and dedicated to capital project needs within the City, as established under NRS 268.045.

CITY OF WEST WENDOVER, NEVADA
Combining Balance Sheet
Nonmajor Governmental Funds
June 30, 2020

	Special Revenue					Capital Project		Total
	Seizure Forfeiture Fund	Court Administrative Assessment Fund	Welcome Center Fund	Wendover Will Landmark Fund	Grant Fund	Capital Projects Fund	Ad Valorem Capital Projects Fund	Nonmajor Governmental Funds
Assets								
Cash and investments	$ 22,960	$ 60,543	$ 37,903	$ 12,201	$ -	$ 2,495	$ 17,926	$ 154,028
Due from other governments	-	-	-	-	34,440	-	9,220	43,660
Inventory	-	-	785	-	-	-	-	785
Restricted cash	-	-	-	-	-	313,500	-	313,500
Total assets	$ 22,960	$ 60,543	$ 38,688	$ 12,201	$ 34,440	$ 315,995	$ 27,146	$ 511,973
Liabilities								
Accounts payable	$ 19,173	$ -	$ 1,812	$ 172	$ -	$ 1,214	$ -	$ 22,371
Due to other funds	-	-	-	-	34,440	-	-	34,440
Total liabilities	19,173	-	1,812	172	34,440	1,214	-	56,811
Fund Balances								
Nonspendable	-	-	785	-	-	-	-	785
Restricted	3,787	60,543	36,091	-	-	314,781	27,146	442,348
Committed	-	-	-	12,029	-	-	-	12,029
Total fund balances	3,787	60,543	36,876	12,029	-	314,781	27,146	455,162
Total liabilities and fund balances	$ 22,960	$ 60,543	$ 38,688	$ 12,201	$ 34,440	$ 315,995	$ 27,146	$ 511,973

CITY OF WEST WENDOVER, NEVADA
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances
Nonmajor Governmental Funds
For the Year Ended June 30, 2020

	Special Revenue					Capital Project		
	Seizure Forfeiture Fund	Court Administrative Assessment Fund	Welcome Center Fund	Wendover Will Landmark Fund	Grant Fund	Capital Projects Fund	Ad Valorem Capital Projects Fund	Total Nonmajor Governmental Funds
Revenues								
Other taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ 48,160	$ 48,160
Intergovernmental	-	-	106,850	-	34,440	-	-	141,290
Charges for services	-	9,679	-	-	-	-	-	9,679
Miscellaneous	-	297	3,050	398	-	5,759	-	9,504
Total revenues	-	9,976	109,900	398	34,440	5,759	48,160	208,633
Expenditures								
Judicial	-	7,409	-	-	-	-	-	7,409
Public safety	-	-	-	-	34,440	-	-	34,440
Community support	-	-	241,629	17,891	-	-	-	259,520
Capital outlay	-	-	-	-	-	121,505	-	121,505
Debt service	-	-	-	-	-	515,123	-	515,123
Total expenditures	-	7,409	241,629	17,891	34,440	636,628	-	937,997
Excess (deficiency) of revenues over (under) expenditures	-	2,567	(131,729)	(17,493)	-	(630,869)	48,160	(729,364)
Other financing sources (uses)								
Transfers in	-	9,000	110,000	20,000	-	499,575	-	638,575
Transfers out	-	-	-	-	-	-	(49,575)	(49,575)
Total other financing sources (uses)	-	9,000	110,000	20,000	-	499,575	(49,575)	589,000
Net change in fund balances	-	11,567	(21,729)	2,507	-	(131,294)	(1,415)	(140,364)
Fund balances, beginning of year	3,787	48,976	58,605	9,522	-	446,075	28,561	595,526
Fund balances, end of year	$ 3,787	$ 60,543	$ 36,876	$ 12,029	$ -	$ 314,781	$ 27,146	$ 455,162

CITY OF WEST WENDOVER, NEVADA
Seizure Forfeiture Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual
For the Year Ended June 30, 2020
(With Comparative Actual Amounts for the Year Ended June 30, 2019)

	Original Budget	Final Budget	Actual	Variance with Final Budget	2019
Revenues					
Miscellaneous					
Interest income	$ -	$ -	$ -	$ -	$ -
Total revenues	-	-	-	-	-
Expenditures					
Public Safety					
Services and supplies	-	-	-	-	-
Total expenditures	-	-	-	-	-
Excess of revenues over (under) expenditures	-	-	-	-	-
Other financing sources					
Transfers in	-	-	-	-	-
Transfers out	-	-	-	-	-
Net change in fund balance	-	-	-	-	-
Fund balance, beginning of year	3,787	3,787	3,787	-	3,787
Fund balance, end of year	$ 3,787	$ 3,787	$ 3,787	$ -	$ 3,787

CITY OF WEST WENDOVER, NEVADA
Court Administrative Assessments Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual
For the Year Ended June 30, 2020
(With Comparative Actual Amounts for the Year Ended June 30, 2019)

	Original Budget	Final Budget	Actual	Variance with Final Budget	2019
Revenues					
Charges for services					
Court assessments	$ 9,400	$ 9,400	$ 9,679	$ 279	$ 8,633
Miscellaneous					
Interest	400	400	297	(103)	453
Total revenues	9,800	9,800	9,976	176	9,086
Expenditures					
Judicial					
Services and supplies	600	600	570	30	3,184
Capital outlay	6,850	6,850	6,839	11	2,653
Total expenditures	7,450	7,450	7,409	41	5,837
Excess of revenue and other sources over (under) expenditures	2,350	2,350	2,567	135	3,249
Other financing sources					
Transfers in	9,000	9,000	9,000	-	-
Net change in fund balance	11,350	11,350	11,567	135	3,249
Fund balance, beginning of year	48,976	48,976	48,976	-	45,727
Fund balance, end of year	$ 60,326	$ 60,326	$ 60,543	$ 217	$ 48,976

CITY OF WEST WENDOVER, NEVADA
Welcome Center Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual
For the Year Ended June 30, 2020
(With Comparative Actual Amounts for the Year Ended June 30, 2019)

	Original Budget	Final Budget	Actual	Variance with Final Budget	2019
Revenues					
Intergovernmental					
Operating grants	$ 31,200	$ 31,200	$ 31,150	$ (50)	$ 57,000
Elko county recreation board	75,700	75,700	75,700	-	88,000
Total intergovernmental	106,900	106,900	106,850	(50)	145,000
Miscellaneous					
Merchandise sales	2,600	2,600	3,050	450	2,835
Total miscellaneous	2,600	2,600	3,050	450	2,835
Total revenues	109,500	109,500	109,900	400	147,835
Expenditures					
Community support					
Salaries and wages	102,550	102,550	102,286	264	97,135
Employee benefits	57,109	57,109	54,876	2,233	45,877
Services and supplies	46,310	46,310	29,506	16,804	48,618
Capital outlay	58,500	58,500	54,961	3,539	81,691
Total expenditures	264,469	264,469	241,629	22,840	273,321
Excess of revenues over (under) expenditures	(154,969)	(154,969)	(131,729)	23,240	(125,486)
Other financing sources					
Transfers in	110,000	110,000	110,000	-	177,000
Net change in fund balance	(44,969)	(44,969)	(21,729)	23,240	51,514
Fund balance, beginning of year	58,605	58,605	58,605	-	7,091
Fund balance, end of year	$ 13,636	$ 13,636	$ 36,876	$ 23,240	$ 58,605

CITY OF WEST WENDOVER, NEVADA
Wendover Will Landmark Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual
For the Year Ended June 30, 2020
(With Comparative Actual Amounts for the Year Ended June 30, 2019)

	Original Budget	Final Budget	Actual	Variance with Final Budget	2019
Revenues					
Miscellaneous					
Donations from private sources	$ -	$ -	$ -	$ -	$ -
Merchandise sales	500	500	321	(179)	945
Interest revenue	100	100	77	(23)	363
Total revenues	600	600	398	(202)	1,308
Expenditures					
Community Support					
Services and supplies	20,300	22,300	17,891	4,409	18,411
Total expenditures	20,300	22,300	17,891	4,409	18,411
Excess of revenues over (under) expenditures	(19,700)	(21,700)	(17,493)	4,207	(17,103)
Other financing sources					
Transfers in	15,000	20,000	20,000	-	24,500
Net change in fund balance	(4,700)	(1,700)	2,507	4,207	7,397
Fund balance, beginning of year	9,522	9,522	9,522	-	2,125
Fund balance, end of year	$ 4,822	$ 7,822	$ 12,029	$ 4,207	$ 9,522

CITY OF WEST WENDOVER, NEVADA
Grant Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual
For the Year Ended June 30, 2020
(With Comparative Actual Amounts for the Year Ended June 30, 2019)

	Original Budget	Final Budget	Actual	Variance with Final Budget	2019
Revenues					
Intergovernmental					
Grant revenue	$ -	$ 34,440	$ 34,440	$ -	$ -
Total intergovernmental	-	34,440	34,440	-	-
Total revenues	-	34,440	34,440	-	-
Expenditures					
Public saftey					
Salaries and wages	-	25,889	25,889	-	-
Employee benefits	-	8,551	8,551	-	-
Total public safey	-	34,440	34,440	-	-
Total expenditures	-	34,440	34,440	-	-
Net change in fund balance	-	-	-	-	-
Fund balance, beginning of year	-	-	-	-	
Fund balance, end of year	$ -	$ -	$ -	$ -	$ -

CITY OF WEST WENDOVER, NEVADA
Capital Projects Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual
For the Year Ended June 30, 2020
(With Comparative Actual Amounts for the Year Ended June 30, 2019)

	Original Budget	Final Budget	Actual	Variance with Final Budget	2019
Revenues					
Intergovernmental					
Federal grants	$ 525,000	$ 525,000	$ -	$ (525,000)	$ -
Total intergovernmental	525,000	525,000	-	(525,000)	-
Miscellaneous					
Interest income	900	900	861	(39)	1,532
Miscellaneous	5,000	5,000	4,898	(102)	3,471
Sale of capital assets	-	-	-	-	713,104
Total miscellaneous	5,900	5,900	5,759	(141)	718,107
Total revenues	530,900	530,900	5,759	(525,141)	718,107
Expenditures					
General government					
Capital outlay	12,482,800	12,502,800	121,505	12,381,295	45,015
Total general government	12,482,800	12,502,800	121,505	12,381,295	45,015
Debt service					
Debt service - principal	305,507	305,507	305,507	-	562,583
Debt service - interest	209,656	209,656	209,616	40	232,424
Total debt service	515,163	515,163	515,123	40	795,007
Total expenditures	12,997,963	13,017,963	636,628	12,381,335	840,022
Excess of revenues over (under) expenditures	(12,467,063)	(12,487,063)	(630,869)	11,856,194	(121,915)
Other financing sources (uses)					
Transfers in	499,575	499,575	499,575	-	250,000
Total other financing sources	12,346,375	12,346,375	499,575	(11,846,800)	250,000
Net change in fund balance	(120,688)	(140,688)	(131,294)	9,394	128,085
Fund balance, beginning of year	446,075	446,075	446,075	-	317,990
Fund balance, end of year	$ 325,387	$ 305,387	$ 314,781	$ 9,394	$ 446,075

CITY OF WEST WENDOVER, NEVADA
Ad Valorem Capital Projects Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual
For the Year Ended June 30, 2020
(With Comparative Actual Amounts for the Year Ended June 30, 2019)

	Original Budget	Final Budget	Actual	Variance with Final Budget	2019
Revenues					
Other taxes					
Ad valorem tax	$ 51,113	$ 51,113	$ 48,160	$ (2,953)	$ 48,464
Total revenues	51,113	51,113	48,160	(2,953)	48,464
Expenditures					
	-	-	-	-	-
Total expenditures	-	-	-	-	-
Excess of revenues over (under) expenditures	51,113	51,113	48,160	(2,953)	48,464
Other financing sources (uses)					
Transfers out	(51,113)	(49,575)	(49,575)	-	(50,000)
Net change in fund balance	-	1,538	(1,415)	(2,953)	(1,536)
Fund balance, beginning of year	28,561	28,561	28,561	-	30,097
Fund balance, end of year	$ 28,561	$ 30,099	$ 27,146	$ (2,953)	$ 28,561

MAJOR BUSINESS-TYPE FUNDS

CITY OF WEST WENDOVER, NEVADA
Water Fund
Schedule of Revenues, Expenditures, and Changes in Net Position
Budget and Actual
For the Year Ended June 30, 2020
(With Comparative Actual Amounts for the Year Ended June 30, 2019)

	Original Budget	Final Budget	Actual	Variance with Final Budget	2019
Operating revenues					
Charges for services	$ 1,262,500	$ 1,262,500	$ 1,262,586	$ 86	$ 1,311,566
Total operating revenues	1,262,500	1,262,500	1,262,586	86	1,311,566
Operating expenses					
Water purchases	530,000	530,000	508,677	21,323	528,129
Salaries and wages	272,054	272,054	274,927	(2,873)	213,542
Employee benefits	129,720	129,720	137,238	(7,518)	114,733
Services and supplies	403,210	403,210	399,073	4,137	287,440
Depreciation and amortization	138,001	138,001	142,684	(4,683)	138,001
Total operating expenses	1,472,985	1,472,985	1,462,599	10,386	1,281,845
Operating income	(210,485)	(210,485)	(200,013)	10,472	29,721
Nonoperating revenues (expenses)					
Interest income	53,000	53,000	75,950	22,950	123,037
Impact fees	10,000	10,000	8,973	(1,027)	66,586
Miscellaneous income	7,000	7,000	6,868	(132)	9,920
Contributions from component unit for debt payments	10,584	10,584	10,584	-	10,584
Capital outlay	(1,600)	(1,600)	17	1,617	(124)
Interest expense	(110,088)	(110,088)	(81,947)	28,141	(132,540)
Total nonoperating revenues (expenses)	(31,104)	(31,104)	20,445	51,549	77,463
Change in net position	(241,589)	(241,589)	(179,568)	62,021	107,184
Total net position, beginning of year	3,850,221	3,850,221	3,850,221	-	3,743,037
Total net position, end of year	$ 3,608,632	$ 3,608,632	$ 3,670,653	$ 62,021	$ 3,850,221

CITY OF WEST WENDOVER, NEVADA
Sewer Fund
Schedule of Revenues, Expenditures, and Changes in Net Position
Budget and Actual
For the Year Ended June 30, 2020
(With Comparative Actual Amounts for the Year Ended June 30, 2019)

	Original Budget	Final Budget	Actual	Variance with Final Budget	2019
Operating revenues					
Charges for services:					
Charges for services	$ 1,073,710	$ 1,073,710	$ 1,111,355	$ 37,645	$ 1,223,089
Total operating revenues	1,073,710	1,073,710	1,111,355	37,645	1,223,089
Operating expenses					
Salaries and wages	341,330	341,330	285,967	55,363	335,705
Employee benefits	192,582	192,582	160,130	32,452	183,735
Services and supplies	497,500	497,500	465,622	31,878	475,062
Capital outlay	23,000	23,000	12,142	10,858	-
Depreciation and amortization	555,500	555,500	550,495	5,005	554,965
Total operating expenses	1,609,912	1,609,912	1,474,356	135,556	1,549,467
Operating loss	(536,202)	(536,202)	(363,001)	173,201	(326,378)
Nonoperating revenues (expenses)					
Interest income	1,300	1,300	1,338	38	2,062
Impact fees	7,000	(7,000)	6,691	13,691	52,324
Miscellaneous income	3,600	3,600	2,617	(983)	2,349
Interest expense	(73,303)	(73,303)	(74,275)	(972)	(76,252)
Total nonoperating revenues	(61,403)	(75,403)	(63,629)	11,774	(19,517)
Change in net position	(597,605)	(611,605)	(426,630)	184,975	(345,895)
Total net position, beginning of year	8,875,380	8,875,380	8,875,380	-	9,221,275
Total net position, end of year	$ 8,875,380	$ 8,875,380	$ 8,448,750	$ (426,630)	$ 8,875,380

CITY OF WEST WENDOVER, NEVADA
Garbage / Compost Facility Fund
Schedule of Revenues, Expenditures, and Changes in Net Position
Budget and Actual
For the Year Ended June 30, 2020
(With Comparative Actual Amounts for the Year Ended June 30, 2019)

	Original Budget	Final Budget	Actual	Variance with Final Budget	2019
Operating revenues					
Charges for services	$ 1,312,492	$ 1,312,492	$ 1,378,388	$ 65,896	$ 1,427,019
Total operating revenues	1,312,492	1,312,492	1,378,388	65,896	1,427,019
Operating expenses					
Salaries and wages	355,659	355,659	253,578	102,081	277,179
Employee benefits	200,578	200,578	142,435	58,143	143,187
Services and supplies	316,400	316,400	213,201	103,199	223,840
Capital outlay	20,000	20,000	9,632	10,368	6,240
Depreciation and amortization	344,000	344,000	381,259	(37,259)	335,366
Total operating expenses	1,236,637	1,236,637	1,000,105	236,532	985,812
Operating income	75,855	75,855	378,283	302,428	441,207
Nonoperating revenues (expenses)					
Interest income	7,000	7,000	6,815	(185)	6,545
Miscellaneous income	11,000	11,000	11,424	424	2,522
Interest expense	(29,067)	(29,067)	(32,746)	(3,679)	(26,244)
Total nonoperating expenses	(11,067)	(11,067)	(14,507)	(3,440)	(17,177)
Change in net position	64,788	64,788	363,776	298,988	424,030
Total net position, beginning of year	3,604,730	3,604,730	3,604,730	-	3,180,700
Total net position, end of year	$ 3,669,518	$ 3,669,518	$ 3,968,506	$ 298,988	$ 3,604,730

COMPONENT UNIT SUPPLEMENTARY SCHEDULES

CITY OF WEST WENDOVER, NEVADA
Component Unit – Johnson Springs
Statement of Net Position
For the Year Ended June 30, 2020

	Component Unit Johnson Springs
Assets	
Current assets	
Cash and investments	$ 109,213
Accounts receivable, net	64,273
Inventory	11,291
Total current assets	184,777
Noncurrent assets	
Land	18,000
Buildings	6,836,936
Improvements other than buildings	411,632
Machinery and equipment	571,254
Utility system	5,316,197
Less accumulated depreciation	(7,222,556)
Total noncurrent assets	5,931,463
Total assets	6,116,240
Deferred Outflows of Resources	
Deferred outflows related to pensions	23,700
Liabilities	
Current liabilities	
Accounts payable	19,910
Accrued liabilities	1,687
Due to primary government	2,158,147
Compensated absences	5,718
Total current liabilities	2,185,462
Noncurrent liabilities:	
Net pension liability	129,051
Total noncurrent liabilities	129,051
Total liabilities	2,314,513
Deferred Inflows of Resources	
Deferred inflows related to pensions	24,573
Net Position	
Net investment in capital assets	3,773,316
Unrestricted	27,538
Total net position	$ 3,800,854

CITY OF WEST WENDOVER, NEVADA
Component Unit – Johnson Springs
Schedule of Revenues, Expenditures, and Changes in Net Position
Budget and Actual
For the Year Ended June 30, 2020
(With Comparative Actual Amounts for the Year Ended June 30, 2019)

	Original Budget	Final Budget	Actual	Variance with Final Budget	2019
Operating revenues					
Charges for services	$ 568,433	$ 568,433	$ 580,555	$ 12,122	$ 687,579
Total operating revenues	568,433	568,433	580,555	12,122	687,579
Operating expenses					
Water purchases	112,000	112,000	112,211	(211)	136,817
Salaries and wages	44,750	44,750	47,186	(2,436)	32,018
Employee benefits	41,500	41,500	(198)	41,698	(8,108)
Services and supplies	273,800	273,800	257,005	16,795	267,552
Depreciation and amortization	392,300	392,300	392,587	(287)	383,516
Total operating expenses	864,350	864,350	808,791	55,559	811,795
Operating loss	(295,917)	(295,917)	(228,236)	67,681	(124,216)
Nonoperating revenues (expenses)					
Interest income	25,241	25,241	25,241	-	31,687
Miscellaneous income	12,000	12,000	14,927	2,927	12,001
Debt paid through primary government	(10,584)	(10,584)	(10,584)	-	(10,584)
Interest expense	(105,382)	(105,382)	(66,606)	38,776	(107,585)
Total nonoperating revenues (expenses)	(78,725)	(78,725)	(37,022)	41,703	(74,481)
Change in net position	(374,642)	(374,642)	(265,258)	109,384	(198,697)
Total net position, beginning of year	4,066,112	4,066,112	4,066,112	-	4,264,809
Total net position, end of year	$ 3,691,470	$ 3,691,470	$ 3,800,854	$ 109,384	$ 4,066,112

CITY OF WEST WENDOVER, NEVADA
Component Unit – Johnson Springs
Statement of Cash Flows
June 30, 2020

	Component Unit Johnson Springs
Cash Flows From Operating Activities:	
Cash received from customers, service fees	$ 575,596
Cash paid to suppliers	(400,389)
Cash paid to employees	(74,965)
Net cash flows from operating activities	100,242
Cash Flows From Noncapital Financing Activities:	
Net component unit receipts/(payments)	(120,597)
Cash received from miscellaneous sources	14,927
Net cash flows from noncapital financing activities	(105,670)
Cash Flows From Capital and Related Financing Activities:	
Interest paid on capital debt	(66,606)
Acquisition and construction of capital assets	(11,065)
Net cash flows from capital and related financing activities	(77,671)
Cash Flows From Investing Activities:	
Interest income	25,241
Net change in cash and cash equivalents	(57,858)
Cash and investments, including restricted cash, beginning of year	167,071
Cash and Cash Equivalents, Including Restricted Cash , End of Year	$ 109,213
Reconciliation of operating income to net cash flows from operating activities:	
Operating income (loss)	$ (228,236)
Adjustments to reconcile net income (loss) to net cash from operating activities	
Depreciation/amortization	392,587
Pension expense	(12,326)
Employer pension contributions	(10,214)
Changes in operating assets and liabilities:	
(Increase) decrease in receivables	(4,959)
(Increase) decrease in inventory	2,098
Increase (decrease) in accounts payable	(33,271)
Increase (decrease) in compensated absences	(5,437)
Net cash flows from operating activities	$ 100,242

OTHER COMMUNICATIONS FROM INDEPENDENT AUDITORS

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HINTON BURDICK
CPAs & ADVISORS

Independent Auditors' Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*

The Honorable Mayor and City Council
West Wendover, Nevada

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of City of West Wendover, Nevada, as of and for the year ended June 30, 2020, and the related notes to the financial statements, which collectively comprise City of West Wendover, Nevada 's basic financial statements and have issued our report thereon dated November 2, 2020.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered City of West Wendover, Nevada's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of City of West Wendover, Nevada's internal control. Accordingly, we do not express an opinion on the effectiveness of City of West Wendover, Nevada's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether City of West Wendover, Nevada's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



HintonBurdick, PLLC
St. George, Utah
November 2, 2020

HINTON BURDICK
CPAs & ADVISORS

Independent Auditor's Report on Compliance
With Statutes and Administrative Code in Accordance
With NRS 354.624(4) and 354.6241

The Honorable Mayor and City Council
West Wendover, NV

We have audited the basic financial statements of the City of West Wendover, Nevada for the year ended June 30, 2020, and have issued our report thereon dated November 2, 2020. Our audit also included test work on the City of West Wendover's compliance with selected requirements identified in the State of Nevada Revised Statutes (NRS) including, but not limited to, NRS section 354.624 and section 354.6241.

The management of the City of West Wendover is responsible for the City's compliance with all requirements identified above. Our responsibility is to express an opinion on compliance with those requirements based on our audit and make specific statements regarding funds established and the status of prior year findings and recommendations; accordingly, we make the following statements:

The City of West Wendover had one prior year compliance finding that was resolved during fiscal year 2020. We noted one new instance of noncompliance during fiscal year 2020. See the accompanying schedule of findings and recommendations.

The City of West Wendover has established several funds in accordance with NRS 354.624 as follows:

Enterprise Funds:
- Water Fund
- Sewer Fund
- Garbage / Compost Facility Fund

Funds whose balance is required to be used only for a specific purpose or carried forward to the succeeding fiscal year in any designated amount:

Special Revenue Funds:
- Seizure Forfeiture Fund
- Recreation Fund
- Court Administrative Assessment Fund
- Medical Clinic Facilities Fund (combined with the General Fund for reporting)
- Grants Fund
- Welcome Center Fund
- Wendover Will Landmark Fund

Capital Projects Funds:
- Capital Projects Fund
- Ad Valorem Capital Projects Fund

The City of West Wendover appears to be using the above listed funds expressly for the purposes for which they were created and in accordance with NRS 354.624. The funds are being administered in accordance with Generally Accepted Accounting Principles and the reserves, as applicable, appear reasonable and necessary to carry out the purposes of the funds. Sources of revenues available and fund balances and net position are reflected in the individual fund financial statements.

The statutory and regulatory requirements of the funds are as follows:

Water Fund:	NRS 354.517
Sewer Fund:	NRS 354.517
Garbage / Compost Facility Fund:	NRS 354.517
Seizure Forfeiture Fund:	Resolution 1992-09
Recreation Fund:	NRS 268.798
Court Administrative Assessment Fund:	NRS 176.059
Grant Fund:	Resolution 1996-14
Welcome Center Fund:	Resolution 2001-04
Wendover Will Landmark Fund	Resolution 2005-01
Capital Projects Fund	Resolution 1997-14
Ad Valorem Capital Projects Fund	NRS 268.045

NRS 354.624 requires that a schedule of all fees imposed by the City which were subject to the provisions of NRS 354.5989 be provided. The City has not increased any fees subject to the limitations provided by NRS 354.5989; however the schedule for these fees immediately follows this report.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether material noncompliance with the requirements referred to above occurred. An audit includes examining, on a test basis, evidence about the City's compliance with those requirements. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, The City of West Wendover, Nevada complied, in all material respects, with the requirements identified above for the year ended June 30, 2020.

Other Matters

The results of our auditing procedures disclosed instances of noncompliance, which are required to be reported in accordance with NRS 354.624 and 354.6241. Our finding is described in a separate schedule of findings and recommendations, as item 2020-001. Our opinion on compliance is not modified with respect to this matter.

The purpose of this report is solely to describe the scope of our testing of the applicable compliance requirements identified in the Nevada Revised Statutes (NRS) and the results of that testing based on the state requirements. Accordingly, this report is not suitable for any other purpose.

HintonBurdick, PLLC

HintonBurdick, PLLC
St. George, Utah
November 2, 2020

CITY OF WEST WENDOVER, NEVADA
Schedule of Fees Imposed Subject to the Provision of NRS 354.5989
Limitation on Fees for Business Licenses
For the Year ended June 30, 2020

Flat Fixed Fees:

Business license revenue adjusted base at June 30, 2019		$ 21,726
Adjustment to Base:		
1. Percentage change in population of the local government	0.0%	
2. Percentage increase in the Consumer Price Index for the year ending on December 31, next preceding the year for which the limit is being calculated	0.6%	0.6%
Increase in base		130
Adjusted base at June 30, 2020		21,856
Actual revenue		16,825
Amount over (under) allowable amount		$ (5,031)

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HINTON BURDICK
CPAs & ADVISORS

Findings and Recommendations
For the Fiscal Year Ended June 30, 2020

The Honorable Mayor and
City Council
City of West Wendover, Nevada

Professional standards require that we communicate, in writing; deficiencies in internal control over financial reporting that are considered significant deficiencies or material weaknesses that are identified during the audit of the financial statements. Nevada Revised Statutes (NRS) require us to report instances of noncompliance with laws and regulations. During our audit of the City of West Wendover, Nevada for the fiscal year ended June 30, 2020, we noted several improvements in the City's accounting and budgeting system and we wish to commend the City for their achievements. We also observed a few areas needing corrective action in order for the City to be in compliance with laws and regulations as well as a few areas that, if improved, would strengthen the City's accounting system and control over its assets. These items are discussed below for your consideration.

INTERNAL CONTROL OVER FINANCIAL REPORTING:

Material Weakness:

No items noted

Significant Deficiencies:

No items noted

COMPLIANCE AND OTHER MATTERS:

Compliance:

2020-001 Tentative Budget

Criteria: NRS 354.596 requires that the City submit the tentative budget and notice of hearing to the County Clerk and the Department of Taxation on or before April 15.

Condition: The tentative budget and notice were not submitted until after April 15.

Cause: The City has not designed and implemented controls to ensure compliance with NRS 354.596.

Effect: The City did not comply with NRS 354.596.

Recommendation: We recommend that the City consider procedures to ensure the tentative budget and notice are submitted to the County Clerk and Department of Taxation on or before April 15.

Other Matters:

2019-001 Sewer Fund USDA Debt Covenants

Criteria: The USDA Series 2012 Sewer Bond covenants require certain ratios and metrics be maintained per the bond agreement.

Condition: We noted that the Sewer Fund is out of compliance with USDA debt covenants and required ratios.

Cause: The Sewer Fund did not have enough income from operations to cover the next year's debt service requirement. It appears the City did not follow and update established controls to ensure compliance with the criteria above.

Effect: The City is not in compliance with the bond covenants required by the USDA.

Recommendation: We recommend the City look at ways to increase revenues and reserves or decrease operating expenses in order to become compliant with the USDA debt covenants of the Sewer Bond and to update controls to ensure compliance with the debt covenants.

Responses

Please respond to the above Findings and Recommendations in letter form.

This report is intended solely for the information and use of the City Council, management, and various federal and state agencies and is not intended to be and should not be used by anyone other than these specified parties. However, this report is a matter of public record and its distribution is not limited.

It has been a pleasure to be of service to the City this past year. We would like to express special thanks to all those who assisted us so efficiently in this year's audit. We invite you to ask questions of us throughout the year as you feel necessary. We look forward to a continued professional relationship.

Sincerely,

Hinton Burdick, PLLC

HintonBurdick, PLLC
November 2, 2020

CITY OF WEST WENDOVER

P.O. Box 2825 • 1111 N. Gene L. Jones Way • West Wendover, NV 89883
Office (775) 664-3081 Fax (775) 664-3720

November 30, 2020

State of Nevada
Department of Taxation
1550 College Parkway, Suite 115
Attn: Keri Gransbery
Carson City NV 89706-7937

RE: Annual Audit Report – Fiscal Year 2020 - Corrective Action Plan

Dear Keri,

As requested by the State of Nevada - Department of Taxation, and in an effort to correct Compliance and Other Matters, per pages 89-90 of the City of West Wendover Financial Statements, the City submits the following:

On December 15, 2020, the audit firm of Hinton Burdick will present the annual audit for fiscal year 2020, and make the Council aware of two findings. As required, staff will present a corrective action plan for each finding to the Council for its approval at that same meeting. Each finding and the plan of corrective action for each finding are outlined below.

Finding number one, 2020-001, addresses a 'Tentative Budget' compliance issue in violation of NRS 354.596 which requires that the tentative budget and notice of hearing be submitted to the County Clerk office on or before April 15. For FY19-20, the tentative budget was not submitted by April 15. This occurred because the City was without a CFO for approximately 6 months before a new CFO was hired. The new CFO worked to catch up on deadlines of numerous outstanding items while also working on the budget. The FY19-20 budget was submitted two days after the deadline. Conversely, in the following year, the FY20-21 budget was submitted on time.

Corrective Action Plan - Staff will work diligently to continue submitting the tentative budget by April 15 each year.

Finding number two, 2019-001, addresses non-compliance on USDA Debt Covenants, specifically the Series 2012 Sewer Bond. The sewer fund is required to have enough income from operations to cover the next year's debt service. On April 7, 2009, the city Council voted to increase sewer fees by 6%, effective July 1, 2009, and by 3% at the beginning of each fiscal year thereafter, until such time the Council felt the automatic increases were no longer necessary. Staff was monitoring the fund but when COVID-19 hit, it had a negative impact on the fund's revenues and net income.

Corrective Action Plan - Staff will continue monitoring the fund and if necessary consider another review of the sewer fees to try and meet the debt service coverage ratio and the current ratio as required in the bond covenants.

Thank you,

Debbie Sanchez

Debbie Sanchez
Chief Financial Officer

"The City of West Wendover is an equal opportunity provider."

CVFG@GR 6B
DW/7 ? sbgr



FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED JUNE 30, 2019

WITH REPORT OF

INDEPENDENT CERTIFIED PUBLIC ACCOUNTANTS

CITY OF WEST WENDOVER, NEVADA

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CITY OF WEST WENDOVER, NEVADA

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FINANCIAL SECTION

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HINTON BURDICK
CPAs & ADVISORS

Independent Auditors' Report

The Honorable Mayor and City Council
West Wendover, Nevada

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of City of West Wendover, Nevada as of and for the year ended June 30, 2019, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City of West Wendover, Nevada, as of June 30, 2019, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, budgetary comparison information, the schedule of proportionate share of the net pension liability and the schedule of contributions, as listed in the table of contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of West Wendover, Nevada's basic financial statements. The major fund budgetary comparison schedules, the combining and individual non-major fund budgetary schedules and component unit supplementary schedules, as listed in the table of contents, are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The major fund budgetary comparison schedules, the combining and individual non-major fund budgetary schedules, and the component unit supplementary schedules as listed in the table of contents, are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the major fund budgetary comparison schedules, the combining and individual non-major fund budgetary schedules, and the component unit supplementary schedules as listed in the table of contents, are fairly stated in all material respects in relation to the basic financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated October 30, 2019, on our consideration of the City of West Wendover, Nevada's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering City of West Wendover, Nevada's internal control over financial reporting and compliance.

HintonBurdick, PLLC
St. George, Utah
October 30, 2019

HINTONBURDICK CPAs & ADVISORS
HintonBurdick.com › 888-566-1277

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CITY OF WEST WENDOVER, NEVADA
MANAGEMENT'S DISCUSSION AND ANALYSIS

As management of the City of West Wendover (City), we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City for the fiscal year ended June 30, 2019. Please read it in conjunction with the accompanying basic financial statements.

FINANCIAL HIGHLIGHTS

- Total assets exceed total liabilities (net position) by $26.8 million at the close of the fiscal year.
- Total net position increased by $660 thousand from the prior year.
- Governmental activities net position increased by $475 thousand. Business-type net position increased by $185 thousand.
- Total revenues from all governmental sources were $9.8 million and the total cost of all City programs were $9.3 million
- The General Fund revenues exceeded expenditures, excluding transfers, and debt proceeds by $1.25 million.
- At the end of the current fiscal year, unassigned fund balance for the General Fund was $1,733,797, or 31% of total General Fund expenditures, excluding transfers.

USING THIS ANNUAL REPORT

This annual report consists of a series of financial statements. The three components of the financial statements are: (1) Government-wide financial statements which include the Statement of Net Position and the Statement of Activities. These statements provide information about the activities of the City as a whole. (2) Fund financial statements tell how these services were financed in the short term as well as what remains for future spending. Fund financial statements also report the City's operations in more detail than the government-wide statements by providing information about the City's most significant funds. (3) Notes to the financial statements.

Reporting the City as a Whole

The Statement of Net Position and the Statement of Activities (Government-wide)

A frequently asked question regarding the City's financial health is whether the year's activities contributed positively to the overall financial well-being. The Statement of Net Position and the Statement of Activities report information about the City as a whole and about its activities in a way that helps answer this question. These statements include *all* assets and liabilities using the *accrual basis of accounting*, which is similar to the accounting used by most private-sector companies. All of the current year's revenues and expenses are taken into account regardless of when cash is received or paid.

These two statements report the City's net position and changes in them. Net position, the difference between assets and liabilities, are one way to measure the City's financial health, or financial position. Over time, increases or decreases in net position are an indicator of whether the financial health is improving or deteriorating. However, it is important to consider other non-financial factors such as changes in the City's property tax base or condition of the City's roads to accurately assess the overall health of the City.

The Statement of Net Position and the Statement of Activities, present information about the following:

- Government activities – All of the City's basic services are considered to be governmental activities, including general government, judicial, public safety, community development, health and sanitation, culture and recreation, community support, and interest on long-term debt. Consolidated tax, room tax, ad valorem tax, county gaming tax, franchise tax, right of way tolls, motor vehicle tax, and unrestricted investment earnings finance these activities.

- Proprietary activities/Business type activities – The City charges a fee to customers to cover all or most of the cost of the services provided. The City's water, sewer, and garbage / compost systems are reported in this category.

Reporting the City's Most Significant Funds

Fund Financial Statements

The fund financial statements provide detailed information about the most significant funds—not the City as a whole. Some funds are required to be established by State law and others are established by City resolution or by bond covenants. However, management establishes many other funds which aid in the management of money for particular purposes or meet legal responsibilities associated with the usage of certain taxes, grants, and other money. The City's two kinds of funds, *governmental* and *proprietary*, use different accounting approaches as explained below.

- *Governmental funds* – Most of the City's basic services are reported in governmental funds. Governmental funds focus on how resources flow in and out with the balances remaining at year-end that are available for spending. These funds are reported using an accounting method called the *modified accrual* accounting method, which measures cash and all other *financial* assets that can readily be converted to cash. The governmental fund statements provide a detailed *short-term view* of the City's general government operations and the basic services it provides. Government fund information shows whether there are more or fewer financial resources that can be spent in the near future to finance the City's programs. We describe the relationship (or differences) between governmental *activities* (reported in the Statement of Net Position and the Statement of Activities) and governmental *funds* in a reconciliation included with the Basic Financial Statements.

- *Proprietary funds* – The City maintains enterprise and internal service funds under this category. Enterprise funds are used to account for functions presented in the business-type section of the government-wide financial statements. Internal service funds are used to account for the financing of goods or services provided by one department or agency to other departments or agencies of the government.

Notes to the Financial Statements

Notes to the financial statements are included to provide information that is crucial to the full and complete understanding of the data provided in the financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

Net position may serve over time as a useful indicator of the City's financial position. The City's combined assets exceed liabilities by $26.8 million as of June 30, 2019 as shown in the following condensed statement of net position. The City has chosen to account for its water, sewer, and garbage/compost operations in enterprise funds which are shown as Business Activities.

City of West Wendover, Nevada
Statement of Net Position

	Governmental activities		Business-type activities		Combined Total	
Assets	06/30/19	06/30/18	06/30/19	06/30/18	06/30/19	06/30/18
Current and other assets	$ 3,150,117	$ 2,238,108	$ 6,200,377	$ 5,789,930	$ 9,350,494	$ 8,028,038
Net capital assets	20,271,396	21,295,126	18,290,392	19,288,460	38,561,788	40,583,586
Total assets	23,421,513	23,533,234	24,490,769	25,078,390	47,912,282	48,611,624
Deferred outflows	1,256,937	1,242,559	255,908	244,359	1,512,845	1,486,918
Liabilities						
Current liabilities	566,897	562,992	139,589	149,129	706,486	712,121
Long-term liabilities outstanding	13,014,448	13,421,798	8,151,132	8,872,437	21,165,580	22,294,235
Total liabilities	13,581,345	13,984,790	8,290,721	9,021,566	21,872,066	23,006,356
Deferred inflows	617,032	794,117	125,625	156,171	742,657	950,288
Net position:						
Net investment in capital assets	14,520,364	14,929,697	13,776,382	14,106,662	28,296,746	29,036,359
Restricted	187,326	207,131	952,807	964,944	1,140,133	1,172,075
Unrestricted	(4,226,865)	(5,139,942)	1,601,142	1,073,406	(2,625,723)	(4,066,536)
Total net position	$ 10,480,825	$ 9,996,886	$ 16,330,331	$ 16,145,012	$ 26,811,156	$ 26,141,898

Governmental Activities

The cost of all Governmental activities this year was $9,357,146. As shown on the statement of Changes in Net Position on the following page, $635,428 of this cost was paid for by those who directly benefited from the programs; $630,321 was subsidized by grants received from other governmental organizations for both capital and operating activities. Overall governmental program revenues, including intergovernmental aid and fees for services were $1,265,749. General taxes, asset sales, and other general revenues totaled $8,566,673.

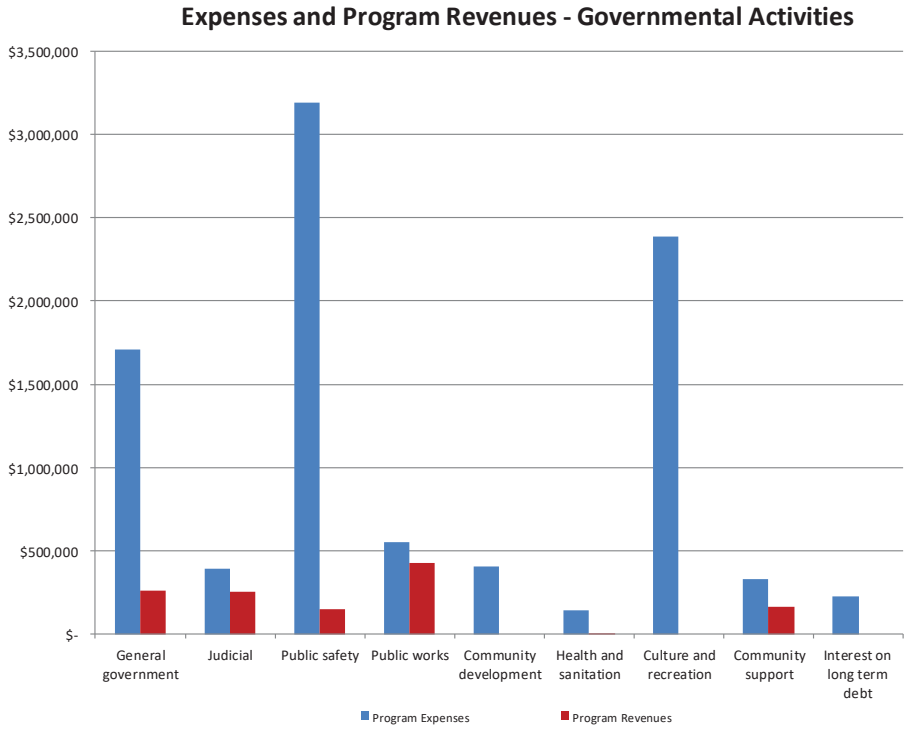
The City's programs include: general government, judicial, public safety, public works, community development, health and sanitation, culture and recreation, community support, and interest on long-term debt. Each programs' total cost is presented below.

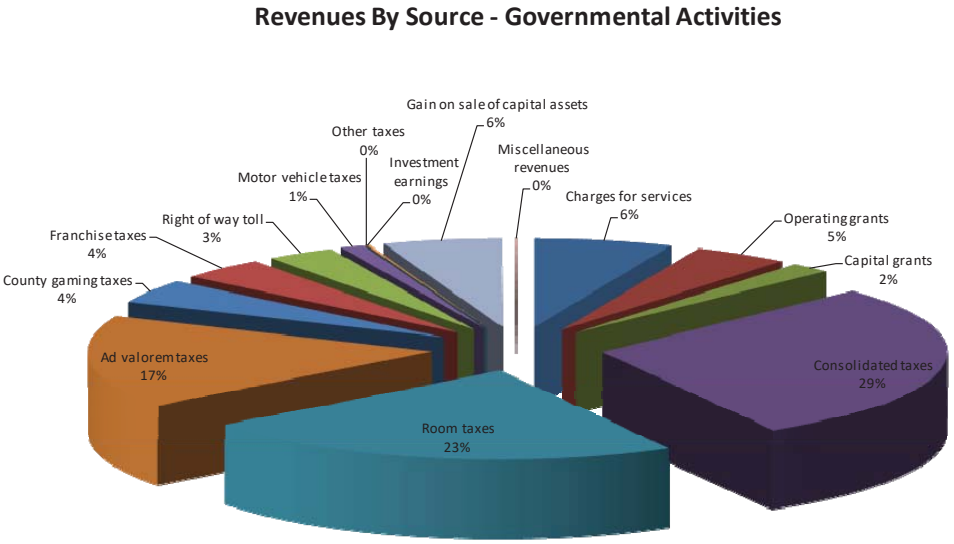
City of West Wendover, Nevada
Changes in Net Position

	Governmental activities		Business-type activities		Combined Total	
	06/30/19	06/30/18	06/30/19	06/30/18	06/30/19	06/30/18
Revenues:						
Program revenues:						
Charges for services	$ 635,428	$ 624,342	$ 3,961,674	$ 3,765,125	$ 4,597,102	$ 4,389,467
Operating grants	442,032	337,594	-	-	442,032	337,594
Capital grants	188,289	192,538	118,910	27,721	307,199	220,259
General revenues:						
Consolidated taxes	2,844,516	2,760,581	-	-	2,844,516	2,760,581
Room taxes	2,242,802	2,389,961	-	-	2,242,802	2,389,961
Ad valorem taxes	1,657,933	1,629,060	-	-	1,657,933	1,629,060
County gaming taxes	429,278	457,909	-	-	429,278	457,909
Franchise taxes	397,860	397,894	-	-	397,860	397,894
Right of way toll	316,050	290,142	-	-	316,050	290,142
Motor vehicle taxes	107,775	111,452	-	-	107,775	111,452
Other taxes	-	5,485	-	-	-	5,485
Investment earnings	13,580	7,317	131,644	124,294	145,224	131,611
Gain on sale of capital assets	543,253	-	-	-	543,253	-
Miscellaneous revenues	6,684	30,009	25,375	32,811	32,059	62,820
Total revenues	9,825,480	9,234,284	4,237,603	3,949,951	14,063,083	13,184,235
Expenses:						
General government	1,708,015	1,957,253	-	-	1,708,015	1,957,253
Judicial	393,422	339,053	-	-	393,422	339,053
Public safety	3,192,139	3,327,123	-	-	3,192,139	3,327,123
Public works	555,232	527,048	-	-	555,232	527,048
Community development	404,510	417,780	-	-	404,510	417,780
Health and sanitation	142,372	140,732	-	-	142,372	140,732
Culture and recreation	2,384,928	2,504,678	-	-	2,384,928	2,504,678
Community support	332,535	280,647	-	-	332,535	280,647
Interest on long term debt	229,140	248,774	-	-	229,140	248,774
Water	-	-	1,414,509	1,380,771	1,414,509	1,380,771
Sewer	-	-	1,625,719	1,592,175	1,625,719	1,592,175
Garbage/Compost	-	-	1,012,056	1,054,200	1,012,056	1,054,200
Total expenses	9,342,293	9,743,088	4,052,284	4,027,146	13,394,577	13,770,234
Increase in net position before transfers	483,187	(508,804)	185,319	(77,195)	668,506	(585,999)
Transfers	-	-	-	-	-	-
Increase in net position	483,187	(508,804)	185,319	(77,195)	668,506	(585,999)
Net position, beginning	9,996,886	11,091,797	16,145,012	16,332,520	26,141,898	27,424,317
Restatement adjustment	-	(586,107)	-	(110,313)	-	(696,420)
Net position, ending	$ 10,480,073	$ 9,996,886	$ 16,330,331	$ 16,145,012	$ 26,810,404	$ 26,141,898

Total resources available during the year to finance governmental operations were $19,829,308 consisting of Net Position at July 1, 2018 of $10 million, program revenues of $1.3 million and General Revenue of $8.6 million. Total cost of Governmental Activities during the year were $9.3 million; thus, Governmental Net Position increased by $475,276 to $10.4 million.

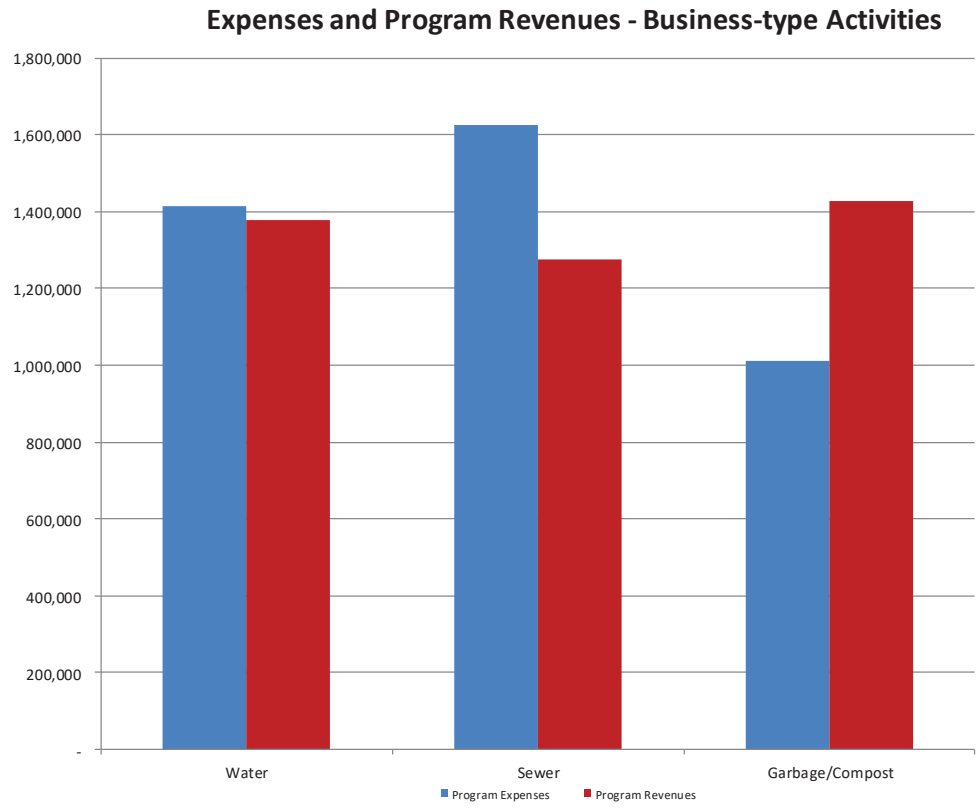
The following graphs compare program expenses to program revenues and provide a breakdown of revenues by source for all government activities. The charts below are derived from the Statement of Activities on page 15.





Business Type Activities

Net position of the Business Type activities at June 30, 2019, as reflected in the Statement of Net Position was $16.3 million. The cost of providing all Proprietary (Business Type) activities this year was $4.0 million. As shown in the Statement of Activities, the amounts paid by users of the system were $3.9 million and $118,910 was subsidized by capital grants and contributions. Unrestricted investment earnings totaled 131,644; other revenue totaled $25,375, thus, net position increased by $185,319.



Financial Analysis of the Government's Funds

As noted earlier, the City of West Wendover uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental funds: The focus of the City of West Wendover's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City of West Wendover's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

As of the end of the current fiscal year, the City of West Wendover's governmental funds reported combined ending fund balances of $2,631,350, an increase of $1,012,406 in comparison with the prior year. 67% of the total fund balance or $1,733,797 constitutes unassigned fund balance, which is available for new spending at the government's discretion. The remainder of the fund balance is non-spendable, restricted, or committed because it has already been committed 1) to pay debt service, 2) to pay for capital improvements or 3) for a variety of other restricted or committed purposes.

The general fund is the chief operating fund of the City of West Wendover. At the end of the current fiscal year, unassigned fund balance in the general fund was $1,733,797, and total fund balance is $1,901,261. As a measure of liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total fund expenditures. Total unassigned fund balance represents 31% of total general fund expenditures. During the year, the City of West Wendover's general fund balance was budgeted to decrease by $31,690

The recreation fund has a fund balance of $134,563, all of which is restricted for culture and recreation appropriation.

Proprietary funds: The City of West Wendover's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail. Total net position of the proprietary funds was $16,330,331 at year end.

General Fund Budgetary Highlights

Actual expenditures for the General Fund at year-end were $677,876 less than the final budget. The favorable budget to actual variance in appropriations was principally due to overall savings in services and supplies for all departments. Actual revenues were more than the final budget by $236,140.

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets

The capital assets of the City are those assets that are used in performance of City functions including infrastructure assets. Capital Assets include equipment, buildings, land, park facilities and roads. At the end of fiscal year 2019, net capital assets of the government activities totaled $20.3 million and the net capital assets of the business-type activities totaled $18.3 million. Depreciation on governmental-type capital assets is recognized in the Government-Wide financial statements. (See note 6 to the financial statements.)

Long Term Liabilities

At year-end, the City had $13 million in governmental type long term liabilities, and $8.2 million in proprietary long term liabilities. The liabilities amounts to $4,713 per capita (4,498 – 2013 population US Census Bureau Website 2013). The City's net decrease in total long term liabilities was $1.3 million. (See note 7 and 18 to the financial statements for detailed descriptions.)

NEXT YEAR'S BUDGET AND ECONOMIC FACTORS

In considering the City Budget for fiscal year 2019-2020, the City Council and management continue to remain cautious as to the growth of revenues and expenditures especially in the projection of new revenues from marijuana cultivation and production.

The City is in the second year of its Collective Bargaining Agreement with the Police Officers Association, effective July 1, 2018 thru June 30, 2021, which provides for an annual, fiscal-year Merit Bonus of up to two percent (2%) in wages, based on performance evaluations. A two year labor agreement was negotiated with Local 4041, effective July 1, 2019 thru June 30, 2021. It provides for an annual, fiscal-year increase in wages of two percent (2%) for all classifications, with the exception of dispatchers and the lead dispatcher. Dispatcher and lead dispatcher classifications shall have an annual fiscal-year increase of four percent (4%).
Projects that are reflected in the City Budget for the fiscal year 2019-2020 are as follows:

- The largest project reflected in the City Budget for fiscal year 2019-2020 continues to be the City Center/Downtown development with infrastructure costs estimated to be approximately $3.4M. Additionally the acquisition of BLM land surrounding City Hall, to build a new fire station; project total cost for land and fire station facility estimated at $8.9M.
- The City will continue ongoing Street Rehabilitation and Storm Drainage Improvement Projects

Debt Service

- The City paid off a 1998, $1.280M, USDA Sewer/Compost Revenue Bond in August, 2018
- The City paid off a $232,157 lease purchase agreement in December, 2018
- The City also refinanced the 1998, $3.058M, Water Revenue Bond. The refinance gave the City a net present value cash flow savings of $656,760.

CONTACTING THE CITY'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, taxpayers, customers, investors and creditors with a general overview of the City's finances and to show the City's accountability for the money it receives. If you have questions about this report or need additional financial information, please contact the City's Chief Financial Officer at the City of West Wendover, 1111 N. Gene L. Jones Way, West Wendover, Nevada 89883 or visit us online at http://www.westwendovercity.com

BASIC FINANCIAL STATEMENTS

CITY OF WEST WENDOVER, NEVADA
Statement of Net Position
For the Year Ended June 30, 2019

	Primary Government			Component Unit
	Governmental Activities	Business-type Activities	Total	Johnson Springs
Assets				
Cash and temporary investments	$ 1,686,814	$ 2,493,062	$ 4,179,876	$ 167,071
Accounts receivable, net	1,021,895	412,374	1,434,269	59,314
Due from component unit	-	2,268,160	2,268,160	-
Inventory	37,644	63,242	100,886	13,389
Prepaid items	95,049	10,732	105,781	-
Restricted cash	308,715	952,807	1,261,522	-
Capital assets not being depreciated:				
Land	1,467,432	111,000	1,578,432	18,000
Construction in progress	64,815	-	64,815	-
Capital assets, net of accumulated depreciation:				
Buildings, net	7,948,429	3,440,348	11,388,777	2,445,013
Improvements other than buildings, net	10,429,336	2,572,513	13,001,849	252,297
Machinery and equipment, net	361,384	693,376	1,054,760	182,203
Utility systems	-	11,473,155	11,473,155	3,415,472
Total assets	23,421,513	24,490,769	47,912,282	6,552,759
Deferred Outflows of Resources				
Deferred outflows related to pensions	1,256,937	255,908	1,512,845	30,417
Liabilities				
Accounts payable	336,114	33,797	369,911	53,181
Accrued interest payable	23,810	101,700	125,510	-
Accrued expenses	158,549	-	158,549	1,687
Due to primary government	-	-	-	2,268,160
Unearned revenue	48,424	-	48,424	-
Deposits payable	-	4,092	4,092	-
Noncurrent liabilities				
Due within one year	501,507	533,211	1,034,718	11,155
Due in more than one year	5,572,781	6,204,928	11,777,709	-
Net pension liability	6,940,160	1,412,993	8,353,153	167,949
Total liabilities	13,581,345	8,290,721	21,872,066	2,502,132
Deferred Inflows of Resources				
Deferred inflows related to pensions	617,032	125,625	742,657	14,932
Net Position				
Net investment in capital assets	14,520,364	13,776,382	28,296,746	4,044,825
Restricted for:				
Judicial	52,763	-	52,763	-
Culture and recreation	134,563	-	134,563	-
Debt service	-	952,807	952,807	-
Unrestricted	(4,226,865)	1,601,142	(2,625,723)	21,287
Total net position	$ 10,480,825	$ 16,330,331	$ 26,811,156	$ 4,066,112

The accompanying notes are an integral part of the financial statements.

CITY OF WEST WENDOVER, NEVADA
Statement of Activities
For the Year Ended June 30, 2019

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants & Contributions	Program Revenues: Capital Grants & Contributions	Net (Expense) Revenue and Changes in Net Position: Governmental Activities	Net (Expense) Revenue and Changes in Net Position: Business-Type Activities	Net (Expense) Revenue and Changes in Net Position: Total	Component Unit Johnson Springs
Governmental:								
General government	$ 1,708,015	$ 263,406	$ -	$ -	$ (1,444,609)	$ -	$ (1,444,609)	$ -
Judicial	393,422	256,871	-	-	(136,551)	-	(136,551)	-
Public safety	3,192,139	24,018	123,896	-	(3,044,225)	-	(3,044,225)	-
Public works	555,232	83,891	155,000	188,289	(128,052)	-	(128,052)	-
Community development	404,510	-	-	-	(404,510)	-	(404,510)	-
Health and sanitation	142,372	3,462	-	-	(138,910)	-	(138,910)	-
Culture and recreation	2,384,928	-	-	-	(2,384,928)	-	(2,384,928)	-
Community support	332,535	3,780	163,136	-	(165,619)	-	(165,619)	-
Interest on long term debt	229,140	-	-	-	(229,140)	-	(229,140)	-
Total governmental activities	9,342,293	635,428	442,032	188,289	(8,076,544)	-	(8,076,544)	-
Business-type:								
Water	1,414,509	1,311,566	-	66,586	-	(36,357)	(36,357)	-
Sewer	1,625,719	1,223,089	-	52,324	-	(350,306)	(350,306)	-
Garbage/Compost	1,012,056	1,427,019	-	-	-	414,963	414,963	-
Total business-type activities	4,052,284	3,961,674	-	118,910	-	28,300	28,300	-
Total primary government	$ 13,394,577	$ 4,597,102	$ 442,032	$ 307,199				
Component Unit:								
Johnson Springs	$ 929,964	$ 687,579	$ -	$ -				(242,385)
General Revenues:								
Consolidated taxes					2,844,516	-	2,844,516	-
Room taxes					2,242,802	-	2,242,802	-
Ad valorem taxes					1,657,933	-	1,657,933	-
County gaming taxes					429,278	-	429,278	-
Franchise taxes					397,860	-	397,860	-
Right of way toll					316,050	-	316,050	-
Motor vehicle taxes					107,775	-	107,775	-
Investment earnings					13,580	131,644	145,224	31,687
Gain on sale of capital assets					543,253	-	543,253	-
Miscellaneous revenues					6,684	25,375	32,059	12,001
Total general revenues and transfers					8,559,731	157,019	8,141,438	43,688
Change in net position					483,187	185,319	668,506	(198,697)
Net position - beginning					9,996,886	16,145,012	26,141,898	4,264,809
Net position - ending					$ 10,480,073	$ 16,330,331	$ 26,810,404	$ 4,066,112

The accompanying notes are an integral part of the financial statements.

CITY OF WEST WENDOVER, NEVADA
Balance Sheet
Governmental Funds
June 30, 2019

	General Fund	Recreation Fund	Nonmajor Governmental Funds	Total Governmental Funds
Assets				
Cash and temporary investments	$ 1,193,589	$ 124,672	$ 243,700	$ 1,561,961
Accounts receivable, net	17	180,683	-	180,700
Due from other funds	160,000	-	-	160,000
Due from other governments	751,319	-	69,174	820,493
Inventory	36,339	-	1,305	37,644
Prepaid and other items	29,547	-	-	29,547
Restricted cash	440	-	308,275	308,715
Total assets	2,171,251	305,355	$ 622,454	$ 3,099,060
Liabilities				
Accounts payable	$ 63,017	$ 170,792	$ 26,928	$ 260,737
Accrued liabilities	158,549	-	-	158,549
Unearned revenue	48,424	-	-	48,424
Total liabilities	269,990	170,792	26,928	467,710
Fund Balances				
Nonspendable	65,886	-	1,305	67,191
Restricted	440	134,563	584,699	719,702
Committed	101,138	-	9,522	110,660
Unassigned	1,733,797	-	-	1,733,797
Total fund balances	1,901,261	134,563	595,526	2,631,350
Total liabilities and fund balances	$ 2,171,251	$ 305,355	$ 622,454	$ 3,099,060

The accompanying notes are an integral part of the financial statements.

CITY OF WEST WENDOVER, NEVADA
Reconciliation of the Balance Sheets of Governmental Funds
To the Statement of Net Position
For the Year Ended June 30, 2019

Total fund balances - governmental funds		$ 2,631,350
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds.		
Governmental capital assets	$ 30,850,026	
Accumulated depreciation	(10,578,630)	
		20,271,396
Long-term receivables in the governmental activities are not reported in the funds.		5,097
Long-term liabilities are not due and payable in the current period and therefore are not reported in the funds.		
Net pension liabilities	$ (6,940,160)	
Bonds payable	(5,751,031)	
Capital leases payable	-	
Compensated absences	(322,505)	
Interest payable	(23,810)	
		(13,037,506)
The internal service fund is used by management to charge the cost of insurance to individual funds. The assets and liabilities of the internal service funds are included in the governmental activities in the statement of net position.		(29,417)
Deferred outflows and inflows of resources related to pensions are applicable to future reporting periods and, therefore, are not reported in the funds.		
Deferred outflows	$ 1,256,937	
Deferred inflows	(617,032)	
		639,905
Total net position - governmental activities		$ 10,480,825

The accompanying notes are an integral part of the financial statements.

CITY OF WEST WENDOVER, NEVADA
Statement of Revenues, Expenditures and Changes in Fund Balances
Governmental Funds
For the Year Ended June 30, 2019

	General Fund	Recreation Fund	Nonmajor Governmental Funds	Total Governmental Funds
Revenues				
Taxes	$ 1,534,368	$ 2,242,802	$ 48,464	$ 3,825,634
Licenses and permits	1,023,155	-	-	1,023,155
Intergovernmental	3,949,151	-	145,000	4,094,151
Charges for services	39,400	-	8,633	48,033
Fines and forfeits	67,938	-	-	67,938
Miscellaneous revenues	217,188	-	722,703	939,891
Total revenues	6,831,200	2,242,802	924,800	9,998,802
Expenditures				
Current				
General government	1,106,714	-	-	1,106,714
Judicial	370,650	-	5,837	376,487
Public safety	3,074,370	-	-	3,074,370
Public works	545,435	-	-	545,435
Community development	263,162	-	-	263,162
Health	117,474	-	-	117,474
Culture and recreation	14,474	2,265,856	-	2,280,330
Community support	35,269	-	291,732	327,001
Capital outlay	-	-	45,015	45,015
Debt service	55,401	-	795,007	850,408
Total expenditures	5,582,949	2,265,856	1,137,591	8,986,396
Excess (deficiency) of revenues over (under) expenditures	1,248,251	(23,054)	(212,791)	1,012,406
Other Financing Sources (Uses)				
Transfers in	-	-	451,500	451,500
Transfers out	(401,500)	-	(50,000)	(451,500)
Total other financing sources and uses	(401,500)	-	401,500	-
Net change in fund balances	846,751	(23,054)	188,709	1,012,406
Fund balances, beginning of year	1,054,510	157,617	406,817	1,618,944
Fund balances, end of year	$ 1,901,261	$ 134,563	$ 595,526	$ 2,631,350

The accompanying notes are an integral part of the financial statements.

CITY OF WEST WENDOVER, NEVADA
Reconciliation of the Statement of Revenues,
Expenditures, and Changes in Fund Balances of Governmental Funds
To the Statement of Activities
For the Year Ended June 30, 2019

Amounts reported for governmental activities in the statement of activities are different because:		
Net change in fund balances - total governmental funds		$ 1,012,406
Governmental funds report capital outlays as expenditures. However, in the statement of activities, the costs of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlay exceeded depreciation in the current period.		
Capital outlay	$ 165,807	
Depreciation expense	(1,019,686)	
		(853,879)
Governmental funds report the gross proceeds from the sale of capital assets as revenue. However, in the statement of activities, the gain/(loss) on the sale of capital assets is reported net of its net book value.		(169,852)
Payments on long term receivables recorded as revenue in the governmental funds are reported as a reduction of receivables in the statement of net position.		(3,471)
Repayment of bond principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net position.		613,646
Accrued interest for long-term debt is not reported as an expenditure for the current period while it is recorded in the statement of activities. The adjustment reflects the change in interest payable		7,622
Pension contributions are reported as expenditures in the governmental funds when made. However, they are reported as deferred outflows of resources in the Statement of Net Position because the net pension liability is measured a year before the City's report date. Pension expense, which is the change in the net pension liability adjusted for changes in deferred outflows and inflows of resources related to pension, is reported in the Statement of Activities.		
Pension contributions	$ 443,888	
Pension expense	(424,169)	
		19,719
Compensated absences expenses reported in the statement of activities do not require the use of current financial resources and therefore are not reported as expenditures in the governmental funds. This adjustment reflects the change in compensated absences payable.		(34,551)
The internal service fund is used by management to charge the cost of insurance to the various funds. The net revenue (loss) of the internal service fund is reported with governmental activities.		(108,453)
Change in net position of governmental activities		$ 483,187

The accompanying notes are an integral part of the financial statements.

CITY OF WEST WENDOVER, NEVADA
Statement of Net Position
Proprietary Funds
For the Year Ended June 30, 2019

	Water Fund	Sewer Fund	Garbage/ Compost Fund	Total Proprietary Funds	Health Insurance Internal Service Fund
Assets					
Current assets					
Cash and investments	$ 1,363,955	$ 150,320	$ 978,787	$ 2,493,062	$ 124,853
Accounts receivable, net	137,869	129,241	145,264	412,374	15,605
Inventory	59,121	4,121	-	63,242	-
Prepaid expenses	1,976	7,705	1,051	10,732	65,502
Total current assets	1,562,921	291,387	1,125,102	2,979,410	205,960
Noncurrent assets					
Restricted cash	639,924	88,095	224,788	952,807	-
Due from component unit	2,268,160	-	-	2,268,160	-
Capital assets:					
Land	111,000	-	-	111,000	-
Buildings	1,277,649	1,166,887	1,535,458	3,979,994	-
Improvements other than buildings	966,221	76,600	5,164,633	6,207,454	-
Machinery and equipment	869,063	1,393,360	2,190,753	4,453,176	-
Utility system	2,214,669	15,820,916	-	18,035,585	-
Less accumulated depreciation	(2,300,969)	(6,736,123)	(5,459,725)	(14,496,817)	-
Total noncurrent assets	6,045,717	11,809,735	3,655,907	21,511,359	-
Total assets	7,608,638	12,101,122	4,781,009	24,490,769	205,960
Deferred Outflows of Resources					
Deferred outflows related to pensions	73,699	94,815	87,394	255,908	-
Liabilities					
Current liabilities					
Accounts payable	6,494	7,345	19,958	33,797	75,377
Accrued interest payable	75,894	10,725	15,081	101,700	-
Due to other funds	-	-	-	-	160,000
Compensated absences	7,853	10,498	6,962	25,313	-
Customer deposits	4,092	-	-	4,092	-
Current portion of noncurrent liabilities	151,405	116,077	240,416	507,898	-
Total current liabilities	245,738	144,645	282,417	672,800	235,377
Noncurrent liabilities:					
Capital leases payable	-	-	139,148	139,148	-
Net pension liability	406,929	523,522	482,542	1,412,993	-
Bonds payable	3,143,270	2,605,845	316,665	6,065,780	-
Total noncurrent liabilities	3,550,199	3,129,367	938,355	7,617,921	-
Total liabilities	3,795,937	3,274,012	1,220,772	8,290,721	235,377
Deferred Inflows of Resources					
Deferred inflows related to pensions	36,179	46,545	42,901	125,625	-
Net Position					
Net investment in capital assets	2,041,774	8,999,718	2,734,890	13,776,382	-
Restricted for debt service	639,924	88,095	224,788	952,807	-
Unrestricted	1,168,523	(212,433)	645,052	1,601,142	(29,417)
Total net position	$ 3,850,221	$ 8,875,380	$ 3,604,730	$ 16,330,331	$ (29,417)

The accompanying notes are an integral part of the financial statements.

CITY OF WEST WENDOVER, NEVADA
Statement of Revenues, Expenses, and Changes in Net Position
Proprietary Funds
For the Year Ended June 30, 2019

	Water Fund	Sewer Fund	Garbage/ Compost Fund	Total Proprietary Funds	Health Insurance Internal Service Fund
Operating revenues					
Charges for services	$ 1,311,566	$ 1,223,089	$ 1,427,019	$ 3,961,674	$ 841,673
Operating expenses					
Water purchases	528,129	-	-	528,129	-
Salaries and wages	114,733	335,705	277,179	727,617	-
Employee benefits	213,542	183,735	143,187	540,464	950,126
Services and supplies	287,440	475,062	223,840	986,342	-
Capital outlay	124	-	6,240	6,364	-
Depreciation and amortization	138,001	554,965	335,366	1,028,332	-
Total operating expenses	1,281,969	1,549,467	985,812	3,817,248	950,126
Operating income (loss)	29,597	(326,378)	441,207	144,426	(108,453)
Nonoperating revenues (expenses)					
Interest income	123,037	2,062	6,545	131,644	-
Impact fees	66,586	52,324	-	118,910	
Miscellaneous income	9,920	2,349	2,522	14,791	-
Contributions from component unit for debt payments	10,584	-	-	10,584	-
Interest expense	(132,540)	(76,252)	(26,244)	(235,036)	-
Total nonoperating revenues (expenses)	77,587	(19,517)	(17,177)	40,893	-
Income before contributions and transfers	107,184	(345,895)	424,030	185,319	(108,453)
Change in net position	107,184	(345,895)	424,030	185,319	(108,453)
Total net position, beginning	3,743,037	9,221,275	3,180,700	16,145,012	79,036
Total net position, end of year	$ 3,850,221	$ 8,875,380	$ 3,604,730	$ 16,330,331	$ (29,417)

The accompanying notes are an integral part of the financial statements.

CITY OF WEST WENDOVER, NEVADA
Statement of Cash Flows
Proprietary Funds
June 30, 2019

	Water Fund	Sewer Fund	Garbage/ Compost Fund	Total Proprietary Funds	Health Insurance Internal Service Fund
Cash Flows From Operating Activities:					
Cash received from customers, service fees	$ 1,306,598	$ 1,217,651	$ 1,413,952	$ 3,938,201	$ 826,068
Cash paid to suppliers	(811,979)	(480,855)	(215,194)	(1,508,028)	(888,203)
Cash paid to employees	(314,027)	(494,759)	(425,342)	(1,234,128)	-
Net cash flows from operating activities	180,592	242,037	773,416	1,196,045	(62,135)
Cash Flows From Noncapital Financing Activities:					
Net component unit receipts/(payments)	80,069	-	-	80,069	-
Cash received from miscellaneous sources	9,920	2,349	2,522	14,791	-
Net cash flows from noncapital financing activities	89,989	2,349	2,522	94,860	-
Cash Flows From Capital and Related Financing Activities:					
Impact fees	66,586	52,324	-	118,910	-
Principal paid on capital debt	(313,564)	(110,999)	(372,793)	(797,356)	-
Interest paid on capital debt	(140,635)	(76,559)	(36,546)	(253,740)	-
Acquisition and construction of capital assets	-	(14,161)	(16,104)	(30,265)	-
Net cash flows from capital and related financing activities	(387,613)	(149,395)	(425,443)	(962,451)	-
Cash Flows From Investing Activities:					
Interest income	123,037	2,062	6,545	131,644	-
Net change in cash and cash equivalents	6,005	97,053	357,040	460,098	(62,135)
Cash and investments, including restricted cash, beginning of year as restated	1,997,874	141,362	846,535	2,985,771	186,988
Cash and Cash Equivalents, Including Restricted Cash , End of Year	$ 2,003,879	$ 238,415	$ 1,203,575	$ 3,445,869	$ 124,853
Reconciliation of operating income to net cash flows from operating activities:					
Operating income (loss)	$ 29,597	$ (326,378)	$ 441,207	$ 144,426	$ (108,453)
Adjustments to reconcile net income (loss) to net cash from operating activities					
Depreciation/amortization	138,001	554,965	335,366	1,028,332	-
Pension expense	41,769	55,816	32,616	130,201	-
Employer pension contributions	(26,027)	(33,484)	(30,865)	(90,376)	-
Changes in operating assets and liabilities:					
(Increase) decrease in receivables	(4,272)	(5,438)	(13,067)	(22,777)	(15,605)
(Increase) decrease in inventory	2,284	141	-	2,425	-
(Increase) decrease in prepaid expenses	-	545	(27)	518	1,815
Increase (decrease) in accounts payable	1,430	(6,479)	14,913	9,864	60,108
Increase (decrease) in due from deposits	(696)	-	-	(696)	-
Increase (decrease) in compensated absences	(1,494)	2,349	(6,727)	(5,872)	-
Net cash flows from operating activities	$ 180,592	$ 242,037	$ 773,416	$ 1,196,045	$ (62,135)

The accompanying notes are an integral part of the financial statements.

NOTE 1. Summary of Significant Accounting Policies

Description of government-wide financial statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the primary government and its component units. All fiduciary activities are reported only in the fund financial statements. *Governmental activities*, which normally are supported by taxes, intergovernmental revenues, and other nonexchange transactions, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges to external customers for support. Likewise, the *primary government* is reported separately from certain legally separate *component units* for which the primary government is financially accountable.

Reporting Entity

The City of West Wendover (government) is a municipal corporation governed by an elected mayor and five-member governing council (council). The accompanying financial statements present the government and its component units, entities for which the government is considered to be financially accountable. Blended component units are, in substance, part of the primary government's operations, even though they are legally separate entities. Thus, blended component units are appropriately presented as funds of the primary government. Each discretely presented component unit is reported in a separate column in the government-wide financial statements to emphasize that it is legally separate from the government.

Discretely presented component units - The Johnson Springs Water System Enterprise Fund (Johnson Springs) was formed by a settlement agreement between the City of West Wendover, Nevada and the City of Wendover, Utah to replace Administrative Authority upon its dissolution (dissolved on December 31, 2008). Johnson Springs has no board. The net assets of the Administrative Authority were transferred to Johnson Springs on January 1, 2009, including the debt of the Administrative Authority that is in the name of the City. It is a separate enterprise fund and is considered a component unit due to the City's responsibility to perform all management, maintenance and accounting duties for the fund.

Basis of presentation – government-wide financial statements

While separate government-wide and fund financial statements are presented, they are interrelated. The governmental activities column incorporates data from governmental funds and internal service funds, while business-type activities incorporate data from the government's enterprise funds. Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements.

As discussed earlier, the city has one discretely presented component units, Johnson Springs, which is considered a major component unit and is shown in separate columns in the government-wide financial statements.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

NOTE 1. Summary of Significant Accounting Policies, Continued

Basis of presentation – fund financial statements

The fund financial statements provide information about the government's funds, including its fiduciary funds and blended component units if any. Separate statements for each fund category—governmental, proprietary, and fiduciary—are presented. The emphasis of fund financial statements is on major governmental and enterprise funds, each displayed in a separate column. All remaining governmental and enterprise funds are aggregated and reported as nonmajor funds. Major individual governmental and enterprise funds are reported as separate columns in the fund financial statements.

The government reports the following major governmental funds:

The **General Fund** is the government's primary operating fund. It accounts for all financial resources of the general government, except those accounted for in another fund.

The **Recreation Fund** is used to account for the City's share of room tax proceeds and the distribution of those funds to the recreation district.

The government reports the following major enterprise funds:

The **Water Fund** accounts for the provision of water services to the residents of the City. All activities necessary to provide such services are accounted for in this fund, including, but not limited to, administration, operation, maintenance, financing and related debt service and billing and collection.

The **Sewer Fund** accounts for the provision of sewer services to the residents of the City. All activities necessary to provide such services are accounted for in this fund, including, but not limited to, administration, operation, maintenance, financing and related debt service and billing and collection.

The **Garbage/Compost Fund** is used to account for the provision of sanitation services to residents of the City. All activities necessary to provide such services are accounted for in this fund, including, but not limited to, administration, operation, maintenance, financing and related debt service and billing and collection.

Additionally, the City reports the following fund types:

Health Insurance Internal Service Fund – Internal Service Funds are used to account for the financing of goods and services provided by one department or agency to other departments or agencies of the government and to other government units, on a cost reimbursement basis.

NOTE 1. Summary of Significant Accounting Policies, Continued

During the course of operations the government has activity between funds for various purposes. Any residual balances outstanding at year end are reported as due from/to other funds and advances to/from other funds. While these balances are reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Balances between the funds included in governmental activities (i.e., the governmental funds) are eliminated so that only the net amount is included as internal balances in the governmental activities column. Similarly, balances between the funds included in business-type activities (i.e., the enterprise funds) are eliminated so that only the net amount is included as internal balances in the business-type activities column.

Further, certain activity occurs during the year involving transfers of resources between funds. In fund financial statements these amounts are reported at gross amounts as transfers in/out. While reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Transfers between the funds included in governmental activities are eliminated so that only the net amount is included as transfers in the governmental activities column. Similarly, balances between the funds included in business-type activities are eliminated so that only the net amount is included as internal balances in the business-type activities column.

Measurement focus and basis of accounting

The accounting and financial reporting treatment is determined by the applicable measurement focus and basis of accounting. Measurement focus indicates the type of resources being measured such *as current financial resources* or *economic resources*. The basis of accounting indicates the timing of transactions or events for recognition in the financial statements.

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

The governmental fund financial statements are reported using the *current financial resources measurement* focus and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences, and claims and judgments, are recorded only when payment is due. General capital asset acquisitions are reported as expenditures in governmental funds. Issuance of long-term debt and acquisitions under capital leases are reported as other financing sources.

NOTE 1. Summary of Significant Accounting Policies, Continued

Property taxes, franchise taxes, licenses, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Entitlements are recorded as revenues when all eligibility requirements are met, including any time requirements, and the amount is received during the period or within the availability period for this revenue source (within 60 days of yearend). Expenditure-driven grants are recognized as revenue when the qualifying expenditures have been incurred and all other eligibility requirements have been met, and the amount is received during the period or within the availability period for this revenue source (within 60 days of yearend). All other revenue items are considered to be measurable and available only when cash is received by the government.

The proprietary funds are reported using the *economic resources measurement* focus and the *accrual basis of accounting*.

Assets, liabilities, deferred outflows/inflows of resources, and net position/fund balance

Cash and cash equivalents

The government's cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition.

Investments

Investments for the government are reported at fair value (generally based on quoted market prices). The City of West Wendover invests in the State of Nevada Local Government Investment Pool, which has regulatory oversight from the Board of Finance for the State of Nevada.

State statues authorize the City to invest in obligations of the U.S. Treasury; certain farm loan bonds; certain securities issued by Nevada local governments and other state and local governments; certain repurchase agreements; certain bankers acceptances; certain commercial paper; and certain negotiable certificates of deposits and money market mutual funds, as well as the State of Nevada Local Government Investment Pool.

Inventories and prepaid items

Inventories for the general and proprietary funds are valued at cost using the first-in/first-out (FIFO) method and consist of expendable office supplies, pipe, fittings and miscellaneous automobile parts. The cost of such inventories is recorded as expenditures/expenses when consumed rather than when purchased.

For all other funds, the City of West Wendover charges consumable supplies against appropriations at the time of purchase. Any inventories of such supplies at June 30 are not material to the individual funds and are not recognized in the financial statements.

NOTE 1. Summary of Significant Accounting Policies, Continued

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both the government-wide and fund financial statements. The cost of prepaid items is recorded as expenditures/expenses when consumed rather than when purchased

Capital assets

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g. roads, bridges, sidewalks, and similar items), are reported in the applicable governmental or business-type activities column in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than $5,000 and an estimated useful life in excess of two years.

The City has elected not to record infrastructure assets prior to July 1, 2003 as allowed by Governmental Accounting Statement number 34 for phase 3 governments.

As the government constructs or acquires additional capital assets each period, including infrastructure assets, they are capitalized and reported at historical cost. The reported value excludes normal maintenance and repairs which are essentially amounts spent in relation to capital assets that do not increase the capacity or efficiency of the item or increase its estimated useful life. Donated capital assets are recorded at their estimated acquisition value at the date of donation.

Interest incurred during the construction phase of capital assets of enterprise funds is included as part of the capitalized value of the assets constructed. The amount of interest capitalized depends on the specific circumstances.

Land and construction in progress are not depreciated. The other property, plant, equipment, and infrastructure of the primary government are depreciated using the straight line method over the following estimated useful lives:

Building	35 to 50 years
Improvements other than buildings	20 to 30 years
Machinery, equipment, and vehicles	3 to 10 years
Utility systems	10 to 50 years

Deferred outflows/inflows of resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/ expenditure) until then. The City has one type of item that qualifies for reporting for reporting in this category which is pension related items reported on the government-wide financial statements. See footnote 17 for more information.

NOTE 1. Summary of Significant Accounting Policies, Continued

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The City has one type of item that qualifies for reporting in this category which is pension related items reported on the government-wide financial statements. See footnote 17 for more information. The governmental funds report unearned revenues from two sources: advance payments for business licenses and advance payments for gaming licenses. These amounts are deferred and recognized as an inflow of resources in the period that the amounts are earned.

Net position flow assumption

Sometimes the government will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted – net position and unrestricted – net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the government's policy to consider restricted – net position to have been depleted before unrestricted – net position is applied.

Fund balance flow assumptions

Sometimes the government will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the government's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

Fund balance policies

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The government itself can establish limitations on the use of resources through either a commitment (committed fund balance) or an assignment (assigned fund balance).

The committed fund balance classification includes amounts that can be used only for the specific purposes determined by a formal action of the government's highest level of decision-making authority. The governing council is the highest level of decision-making authority for the government that can, by adoption of an ordinance prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance remains in place until a similar action is taken (the adoption of another ordinance) to remove or revise the limitation.

NOTE 1. Summary of Significant Accounting Policies, Continued

Amounts in the assigned fund balance classification are intended to be used by the government for specific purposes but do not meet the criteria to be classified as committed. The city council (council) has by resolution authorized the Mayor, City Manager, and Chief Financial Officer to assign fund balance. The council may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above, an additional action is essential to either remove or revise a commitment.

Revenues and Expenditures/Expenses

Program revenues

Amounts reported as program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions (including special assessments) that are restricted to meeting the operational or capital requirements of a particular function or segment. All taxes, including those dedicated for specific purposes, and other internally dedicated resources are reported as general revenues rather than as program revenues.

Property taxes

All real property within the City of West Wendover is assigned a parcel number by the Elko County Assessor in accordance with state law, with each parcel being subject to physical reappraisal every five years. A factoring system is used to adjust the appraised value during the years between physical appraisals. The property and its improvements are assessed at 35% of "taxable value" as defined by statute. The amount of tax levied is developed by multiplying the assessed value by the tax rate applicable to the area in which the property is located. The maximum tax rate was established in the State Constitution at $5 per $100 of assessed valuation; however, as a result of legislative action, the tax rate was further limited to $3.64 per $100 as assessed valuation, except in cases of severe financial emergency as defined by NRS 354.705. Taxes on real property are a lien on the property and attach on July 1 of the year for which the taxes are levied.

Taxes may be paid in four installments, the first installment is due on the third Monday of August and the remaining three installments are payable on the first Monday in October, January and March to the Treasurer of Elko County in which the City of West Wendover is located. Penalties are assessed if a taxpayer fails to pay an installment within ten days of the installment due date. After a two year waiting period, if the taxes remain unpaid, a tax deed is issued conveying the property to the County with a lien for back taxes and accumulated charges. Redemption may be made by the owner or such persons as described by statute by paying all back taxes and accumulated penalties, interest and costs before sale.

Taxes on personal property are collected currently. Personal property declarations are mailed out annually by the County and the tax is computed using percentages of taxable values established by the Department of Taxation and the tax rates described above.

NOTE 1. Summary of Significant Accounting Policies, Continued

Compensated absences

Vacation and Sick-leave

The city's policy permits employees to accumulate earned but unused vacation benefits, which are eligible for payment upon separation from government service. The liability for such leave is reported as incurred in the government-wide and proprietary fund financial statements. A liability for those amounts is recorded in the governmental funds only if the liability has matured as a result of employee resignations or retirements.

Per City Policy and Collective Bargaining Agreements, employees earn (accrue) sick leave benefits which they are eligible to receive upon separation of service at a determined percentage based upon total years of service and based upon the required notice of separation.

Proprietary funds operating and non-operating revenues and expenses

Proprietary funds distinguish *operating* revenues and expenses from *non-operating* items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the water fund, sewer fund, and garbage/compost facility fund are charges to customers for sales and services. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures/expenses during the reporting period. Actual results could differ from those estimates.

Pensions

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the pension plan's fiduciary net position of the Public Employees' Retirement System of Nevada (PERS) and additions to/deductions from the plan's fiduciary net position have been determined on the same basis as they are reported by PERS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

NOTE 1. Summary of Significant Accounting Policies, Continued

Comparative Data

Comparative data shown for the prior year has been extracted from the 2017-2018 financial statements and reclassified where necessary. It has been provided to add comparability but is not considered full disclosure of transactions for 2017-2018. Such information can only be obtained by referring to the audited financial statements for that year.

NOTE 2. Reconciliation of Government-Wide and Fund Financial Statements

The governmental fund balance sheet includes reconciliation between total governmental fund balances and net position of governmental activities as reported in the government-wide statement of net position. This difference primarily results from the long-term economic focus of the statement of net position versus the current financial resources focus of the governmental fund balance sheets. The details of these differences are reported in the reconciliation on as listed in the table of contents.

The governmental fund statement of revenues, expenditures, and changes in fund balance includes a reconciliation between net changes in fund balances-total governmental funds and changes in net position of governmental activities as reported in the government-wide statement of activities. These differences are the result of converting from the current resources measurement focus and modified accrual basis for governmental fund statements to the economic resources measurement focus and full accrual basis used for government-wide statements. The details of these differences are reported in the reconciliation as listed in the table of contents.

NOTE 3. Stewardship, Compliance, and Accountability

Budgets and Budgetary Accounting

The City adheres to the Local Government Budget Act incorporated in Section 354 of the Nevada Revised Statutes. The provision of the Act included the following major procedures to establish the budgetary data which is reflected in these financial statements.

a. On or before April 15, the City Council files a tentative budget with the Nevada Department of Taxation for all funds.

b. Public budget hearings on the tentative budget are held on the third Tuesday of May.

c. On or before June 1, at a public hearing, the City Council indicates changes, if any, to be made to the tentative budget must then be forwarded to the Nevada Department of Taxation for the final review and approval.

d. Formal budgetary integration in the financial records of all funds is employed to enhance management control during the year.

e. Budgets for all funds are adopted on a basis consistent with generally accepted accounting principles (GAAP). All appropriations lapse at year end.

f. Budget amounts within funds, and between funds, may be transferred if amounts do not exceed the original budget. Such transfers must be approved by the budget officer and/or City Council, depending on established criteria. Budget augmentations in excess of original budgetary amounts may only be made with prior approval of the City Council, following a scheduled and noticed public hearing for those funds which have ad valorem taxes allocated as a source of revenue. For all other funds, the City Council must approve the budget augmentation with a majority vote and adopt a resolution providing therefore.

g. The above dates may be adjusted as necessary during legislative years.

h. The budget amounts reflected in the financial statements have been amended from the original amounts in accordance with the approved procedures.

i. In accordance with state statute, actual expenditures may not exceed budgeted appropriations of the various governmental functions (excluding the debt services functions) in the General Fund and total expenditures in other governmental funds. Per NRS 354.626, expenditures over budgeted appropriations are allowed for bond repayments, medium term obligation repayments and long-term contracts expressly authorized by law.

Expenditures over Appropriations – Deficit Fund Balances

No funds incurred deficit fund balances for fiscal year 2019. The individual Schedule of Revenues, Expenditures and Changes in Net Position – Budget and Actual report on page 68 shows that the Court Administration Assessments Fund incurred an excess of expenditures over appropriations for the year ended June 30, 2019 by ($687).

NOTE 4. Cash and Investments

A reconciliation of cash deposits and investments to the government-wide statement of net position as follows:

	Primary Government	Component Unit
Deposits:		
Cash on hand	$ 1,575	$ -
Cash in bank	3,956,409	(1,194,530)
Investments:		
Nevada local government investment pool	1,483,414	1,361,602
Total deposits and investments	$ 5,441,398	$ 167,071
Cash and cash equivalents	$ 4,179,875	$ 167,071
Restricted cash	1,261,522	-
	$ 5,441,398	$ 167,071

Deposits

Custodial Credit Risk

For deposits this is the risk that in the event of a bank failure, the government's deposit may not be returned. The City does not have a formal policy for custodial credit risk. As of June 30, 2018, $0 of the primary government and component unit's combined bank balance of $2,800,497 was exposed to custodial credit risk because it was either fully insured by FDIC insurance or collateralized by a pledging financial institution.

Investments

The Nevada State Treasurer's Office operates the Local Government Investment Pool (LGIP). The LGIP is an external investment pool operated by the Nevada Public Treasurer.

The LGIP is not registered with the SEC as an investment company. Deposits in the LGIP are not insured or otherwise guaranteed by the State of Nevada, and participants share proportionally in any realized gain or losses on investments.

The provisions of State Law (NRS 355.170) govern the investment of public funds as noted in Footnote 1.

NOTE 4. Cash and Investments, Continued

As of June 30, 2019 the government had the following investments:

Investment Type	Primary Government Fair Value	Component Unit Fair Value	Rating (1)	Weighted Average Maturity (2)
Nevada Local Government Pooled Investment Fund	$ 1,483,414	$ 1,361,602	N/A	116
Total Fair Value	$ 1,483,414	$ 1,361,602		

(1) Ratings are provided where applicable to indicate associated Credit Risk. N/A indicates not applicable.

(2) Interest Rate Risk is estimated using the weighted average days to maturity.

The City categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

The City has the following recurring fair value measurements as of June 30, 2019:

- Nevada Local Government's Investment Pool (LGIP):

	Primary Government	Component Unit
Level 1 inputs	$ 273,393	$ 250,943
Level 2 inputs	1,210,021	1,110,658
Total LGIP investment	$ 1,483,414	$ 1,361,602

Interest Rate Risk

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The City's policy for managing its exposure to fair value loss arising from increasing interest rates is to comply with the provisions of State law (NRS 355.170).

Credit Risk

Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. The primary government and component unit's policy for reducing its exposure to credit risk is to limit its investments to the Nevada Local Government Investment Pool and to comply with State Law (NRS 355.170). The Nevada Local Government Investment Pool is unrated.

Concentration of Credit Risk

The Primary Government and the Component Unit place no limit on the amount the Primary Government or the Component Unit may invest in any one issue.

NOTE 4. Cash and Investments, Continued

Cash Restricted for Special Uses

The primary government and the component unit maintain restricted cash to comply with various legal and contractual requirements. Amounts restricted are as follows at June 30, 2019:

Restricted cash footnote

Medium Term Sales Tax Revenue Bond Reserves	$	308,275
Sewer/Compost Revenue Bond Series 1999B Bond Reserves		115,320
Sewer/Compost Revenue Bond Series 1999A Bond Reserves		41,515
Closure / post closure trust funds		67,952
Waste Water Treatment Plant Revenue Bond Reserves		88,095
1998 Water Revenue Bond Reserves		173,712
Water Revenue Bonds, Series 2015 Bond Reserves		12,096
Water Rev Bonds Series 2015 - Asset Replacement		114,536
AB198 Capital Replacement Projects Fund		339,581
Unutilized Regional Transportation Commission Funds		440
Total restricted cash - primary government	$	1,261,522

NOTE 5. Receivables / Due from other Governments

Receivables in the governmental funds consist principally of room and franchise taxes due various businesses. Amounts due from other governments consist primarily of taxes due from the State of Nevada and grant revenues due from various granting agencies. All receivables and amounts due from other governments are considered by management to be fully collectible and therefore, no allowance for doubtful accounts is necessary.

Receivables in the proprietary funds represent service billings to customers and are shown net of an allowance for doubtful accounts. The allowance for doubtful accounts is estimated based on professional judgement and historical information. The allowances for doubtful accounts at June 30, 2019 were as follows:

Water Fund	$	-
Sewer Fund		-
Garbage/Compost Fund		71
Johnson Springs		-
	$	71

NOTE 6. Capital Assets

Governmental capital asset activity for the year ended June 30, 2019 was as follows:

Governmental Activities:	Balance 6/30/18	Additions	Deletions	Balance 6/30/19
Capital assets, not being depreciated:				
Land	$ 1,637,283	$ -	$ (169,852)	$ 1,467,431
Construction in progress	-	64,815	-	64,815
Total capital assets, not being depreciated	1,637,283	64,815	(169,852)	1,532,246
Capital assets, being depreciated:				
Buildings	11,271,605	-	-	11,271,605
Other improvements	14,321,856	-	-	14,321,856
Machinery and equipment	3,623,327	100,992	-	3,724,319
Total capital assets, being depreciated	29,216,788	100,992	-	29,317,780
Less accumulated depreciation for:				
Buildings	(3,045,460)	(277,715)	-	(3,323,175)
Other improvements	(3,365,605)	(526,915)	-	(3,892,520)
Machinery and equipment	(3,147,879)	(215,056)	-	(3,362,935)
Total accumulated depreciation	(9,558,944)	(1,019,686)	-	(10,578,630)
Total capital assets, being depreciated, net	19,657,844	(918,694)	-	18,739,150
Governmental activities capital assets, net	$ 21,295,127	$ (853,879)	$ (169,852)	$ 20,271,396

Depreciation expense was charged to the functions/programs of the City as follows:

Governmental Activities:	
General government	$ 561,622
Judicial	6,787
Public safety	174,202
Public works	283
Health and sanitation	22,803
Culture and recreation	94,862
Community support	1,194
Streets and highways	157,933
Total depreciation expense - governmental activities	$ 1,019,686

NOTE 6. Capital Assets, Continued

Business-type capital asset activity for the year ended June 30, 2019 was as follows:

Business-Type Activities:	Balance 6/30/18	Additions	Deletions	Balance 6/30/19
Capital assets not being depreciated:				
Land	$ 111,000	$ -	$ -	$ 111,000
Total capital assets, not being depreciated	111,000	-	-	111,000
Capital assets being depreciated:				
Buildings	3,979,994	-	-	3,979,994
Other improvements	6,191,350	16,104	-	6,207,454
Machinery and equipment	4,439,015	14,161	-	4,453,176
Utility systems	18,035,585	-	-	18,035,585
Total capital assets, being depreciated	32,645,944	30,265	-	32,676,209
Less accumulated depreciation for:				
Buildings	(440,147)	(99,499)	-	(539,646)
Other improvements	(3,412,742)	(222,198)	-	(3,634,940)
Machinery and equipment	(3,591,964)	(167,836)	-	(3,759,800)
Utility systems	(6,023,631)	(538,799)	-	(6,562,430)
Total accumulated depreciation	(13,468,484)	(1,028,332)	-	(14,496,816)
Total capital assets, being depreciated, net	19,177,460	(998,067)	-	18,179,393
Business-type activities capital asset, net	$ 19,288,460	$ (998,067)	$ -	$ 18,290,393

Depreciation expense was charged to the functions/programs of the City as follows:

Business-Type Activities:	
Water Fund	$ 138,002
Sewer Fund	554,964
Combined Garbage / Compost Facility Fund	335,366
Total depreciation expense - business-type activities	$ 1,028,332

NOTE 6. Capital Assets, Continued

Component unit capital asset activity for the year ended June 30, 2019 was as follows:

Component Unit - Johnson Springs	Balance 06/30/18	Additions	Deletions	Balance 06/30/19
Capital assets not being depreciated:				
Land	$ 18,000	$ -	$ -	$ 18,000
Total capital assets, not being depreciated	18,000	-	-	18,000
Capital assets being depreciated:				
Buildings	6,836,936	-	-	6,836,936
Other improvements	411,632	-	-	411,632
Machinery and equipment	506,351	64,903	-	571,254
Utility system	5,305,132	-	-	5,305,132
Total capital assets, being depreciated	13,060,051	64,903	-	13,124,954
Less accumulated depreciation for:				
Buildings	(4,174,211)	(217,712)	-	(4,391,923)
Other improvements	(139,608)	(19,727)	-	(159,335)
Machinery and equipment	(375,819)	(13,232)	-	(389,051)
Water utility system	(1,756,816)	(132,844)	-	(1,889,660)
Total accumulated depreciation	(6,446,454)	(383,515)	-	(6,829,969)
Total capital assets, being depreciated, net	6,613,597	(318,612)	-	6,294,985
Johnson Springs component unit fund activities capital assets, net	$ 6,631,597	$ (318,612)	$ -	$ 6,312,985

NOTE 7. Long-Term Liabilities

The following is a summary of long-term liabilities for the year ended June 30, 2019:

Long-Term Debt	Date of Issue	Interest Rate	Orriginal Amount of Issue	June 30, 2018	Additions	Retirements	June 30, 2019	Current Portion
Governmental Activities								
Public Offering Bonds Payable:								
General Obligation Medium-Term Bonds, Series 2009	2/27/2009	4.46%	2,200,000	$ 270,000	$ -	$ (270,000)	$ -	$ -
Total public offering bonds payable				270,000	-	(270,000)	-	-
Direct Placement Bonds Payable:								
Medium Term Sales Tax Revenue Bond, Seriers 2009 (City Hall)	8/18/2009	4.38%	5,225,000	4,311,429	-	(126,646)	4,184,783	132,507
General Obligation Medium-Term Bonds, Series 2015	7/14/2015	2.26%	2,200,000	1,784,000	-	(217,000)	1,567,000	225,000
Total direct placement bonds payable				6,095,429	-	(343,646)	5,751,783	357,507
Total Bonds Payable				6,365,429	-	(613,646)	5,751,783	357,507
Other Liabilities								
Compensated absences				287,954	218,250	(183,699)	322,505	144,000
Net pension liability				6,768,416	605,632	(433,888)	6,940,160	-
Total governmental long-term liabilities				$ 13,421,799	$ 823,882	$ (1,231,233)	$ 13,014,448	$ 501,507

For governmental activities, compensated absences and net position liabilities are generally liquidated through the General Fund.

NOTE 7. Long-Term Liabilities, continued

Long-Term Debt	Date of Issue	Interest Rate	Orriginal Amount of Issue	June 30, 2018	Additions	Retirements	June 30, 2019	Current Portion
Business-Type Activities								
Public Offerings Bonds:								
General Obligation Medium-Term Bonds, Series 2008	9/4/2008	4.95%	800,000	$ 168,000	$ -	$ (168,000)	$ -	$ -
1998 Sewer/Compost Revenue Bonds	11/17/1998	4.75%	1,280,000	89,717	-	(89,717)	-	-
Sewer/Compost Revenue Bonds Series 1999B	8/18/1999	4.50%	1,500,000	209,126	-	(106,362)	102,764	102,764
Sewer/Compost Revenue Bonds Series 1999A	8/18/1999	4.50%	540,000	75,285	-	(38,290)	36,995	36,995
Waste Water Treatment Plant Revenue Bond	6/1/2012	2.75%	2,637,000	2,377,586	-	(43,330)	2,334,256	45,077
Total business-type public offering bonds payable				2,919,714	-	(445,699)	2,474,015	184,836
Direct Placement Bonds Payable:								
1998 Water Revenue Bonds	11/17/1998	4.75%	3,058,300	2,265,253	-	(66,439)	2,198,814	68,689
General Obligation Limited Tax Medium-Term, Series 2014	6/17/2017	2.43%	2,100,000	1,366,000	-	(203,000)	1,163,000	213,000
Water Revenue Bonds, Series 2015	10/8/2015	2.63%	747,000	719,652	-	(11,460)	708,192	11,716
Total business-type direct placement bonds payable				4,350,905	-	(280,899)	4,070,006	293,405
Total business-type long-term debt				7,270,619	-	(726,598)	6,544,021	478,241
Capital leases payable:								
Garbage Truck - Compost/Garbage Lease	9/26/2012	3.32%	232,157	41,919	-	(41,919)	-	-
2018 Caterpillar Wheel Loader Compost Lease	1/18/2018	4.20%	231,738	197,641	-	(28,835)	168,806	29,658
Total Capital Lease Payable				239,560	-	(70,754)	168,806	29,658
Other Liabilities								
Net pension liability				1,331,072	172,295	(90,374)	1,412,993	-
Compensated absences				31,186	14,017	(19,890)	25,313	25,313
Total business-type long-term liabilities				$ 8,872,437	$ 186,312	$ (907,616)	$ 8,151,133	$ 533,212
Component Unit								
Johnson Springs								
Other Liabilities								
Net pension liability				186,819	-	(18,870)	167,949	-
Compensated absences				9,461	7,728	(6,034)	11,155	11,155
Total Component Unit long-term liabilities				$ 196,280	$ 7,728	$ (24,904)	$ 179,104	$ 11,155

NOTE 7. Long-Term Liabilities, Continued

Revenue Bonds

The City has pledged future net revenues from the City's Municipal Water System to repay $3,058,300 and $747,000 in water revenue bonds issued in November 1998 and 2016, respectively, with interest rates of 4.75% and 2.63%, respectively. Proceeds from the bonds provided financing to pay for the cost to acquire, improve, construct, equip, operate, and maintain a water project for the City. The bonds are payable solely from net revenues from the Municipal Water System and are payable through 2038 and 2055.

The City has pledged future net revenues from the City's Compost Facility to repay $1,280,000 and $2,040,000 in sewer/compost revenue bonds issued in November 1998 and August 1999 with interest rates of 4.75% and 4.5%, respectively. Proceeds from the bonds provided financing for the development and construction of a compost facility. The bonds are payable solely from future net revenues from the Compost Facility and are payable through 2019.

The City has pledged future net revenues from the City's Sewer Facility to repay $2,637,000 in sewer revenue bonds issued in June 2012 with an interest rate of 2.75%. Proceeds from the bonds provided financing for the construction of a new sewer facility. The bonds are payable solely from future net revenues from the Sewer Facility and are payable through 2052.

The following schedules reflect debt service requirements to maturity of the City's debt as of June 30, 2019:

	Governmental Activities		Business-Type Activities			
Year Ending	Direct Placement Bonds		Public Offering Bonds		Direct Placement Bonds	
June 30,	Principle	Interest	Principle	Interest	Principle	Interest
2020	$ 357,507	$ 213,865	$ 184,836	$ 75,282	$ 293,405	$ 151,806
2021	371,918	202,278	46,497	62,467	306,028	143,009
2022	386,119	190,721	47,789	61,175	319,767	133,875
2023	401,597	178,695	49,117	59,847	334,675	124,329
2024	356,938	167,280	50,323	58,641	348,716	114,383
2025-2029	1,322,921	673,128	274,074	270,746	546,935	472,820
2030-2033	1,124,502	442,907	314,341	230,480	681,200	338,558
2034-2039	1,378,169	163,206	360,523	184,297	835,962	170,425
2040-2044	52,112	138	413,435	131,385	104,589	46,611
2045-2049	-	-	474,272	71,771	119,244	31,956
2050-2054	-	-	258,808	9,746	135,919	15,281
2055-2059	-	-	-	-	43,566	991
Total Principal	$ 5,751,783	$ 2,232,218	$ 2,474,015	$ 1,215,837	$ 4,070,006	$ 1,744,044

NOTE 7. Long-Term Liabilities, Continued

The City's outstanding bonds from direct placements of $9,821,791 are secured with pledged revenues. The outstanding issues from direct placement contain provisions that in an event of default, the bonds become taxable and the interest rate on the bonds increases.

The City has no unused lines of credit at June 30, 2019.

NOTE 8. Capital Leases Payable

The government has entered into two lease agreements, which are considered capital leases in accordance with Financial Accounting Standard Board ASC 840-30-25. The two leases are shown in the combined garbage/compost fund. The total amount of equipment capitalized under the leases is $463,545 for the business-type activities. Amortization on capital leases is included in depreciation expense.

The following is an annual schedule of future minimum lease payments with interest rates ranging from 1.88% to 4.2% under the capital leases, together with the present value of the net minimum lease payments:

Year Ending June 30	Governmental Activities	Business-type Activities
2020	$ -	$ 43,654
2021	-	42,408
2022	-	41,111
2023	-	61,940
2024	-	-
Total remaining minimum lease payments	-	189,113
Less amount representing interest	-	(20,307)
Present value of net remaining minimum lease payments	$ -	$ 168,806

NOTE 9. Segment Information

In previous years, the component unit, Johnson Springs, issued separate revenue bonds to finance its operations. Segment information for Johnson Springs is disclosed below and also in the supplementary information. Segment information for the other proprietary funds is disclosed in the basic financial statements.

	06/30/19
Operating revenues	$ 687,579
Depreciation and amortization	(383,516)
Operating expenses	(428,279)
Operating income/(loss)	(124,216)
Nonoperating revenues and (expenses)	(74,481)
Change in net position	(198,697)
Beginning net position	4,264,809
Ending net position	4,066,112
Capital asset additions, including capitalized interest	-
Net working capital	(2,094,409)
Total assets	6,552,759
Total deferred outflows	30,417
Current liabilities	66,023
Due to primary government	2,268,160
Bonds and other long term debt obligations	167,949
Total deferred inflows	14,932
Net Position	
Net investment in capital assets	4,044,825
Unrestricted	21,287
Total Net Position	$ 4,066,112
Condensed Statement of Cash Flows	
Net cash flows from:	
Operating activities	$ 260,916
Noncapital financing activities	(68,068)
Capital and related financing activities	(172,488)
Investing activities	31,687
Net Increase (decrease)	$ 52,047
Beginning cash and cash equivalents	115,024
Ending cash and cash equivalents	$ 167,071

NOTE 10. Interfund Receivables, Payables, and Transfers

As of June 30, 2019 interfund receivables and payables that resulted from various interfund transactions for the primary government were as follows:

	Due from Other Funds	Due to Other Funds
General Fund	$ 160,000	$ -
Health Insurance Internal Service Fund	-	160,000
Total	$ 160,000	$ 160,000

As of June 30, 2019, interfund receivables and payables that resulted from transactions between the primary government and the component unit were as follows:

	Due from Component Unit	Due to Primary Government
Water Fund:		
Interest receivable	$ 69,343	$ -
Debt repayment receivable	2,198,817	-
Component Unit		
Interest payable	-	69,343
Debt repayment payable	-	2,198,817
Total	$ 2,268,160	$ 2,268,160

In 1998, the City of West Wendover issued long term debt obligations to complete a water project in behalf of its constituents. The component unit, which benefited from the project, is assisting with the repayment of the revenues bonds issued in the water fund. Hence, there is an interfund balance between the water fund and the component unit, Johnson Springs as shown above.

Interfund transfers for the fiscal year ended June 30, 2019 are as follows:

	Transfers out:		
Transfer in:	General	Non-major Ad Valorem Capital Projects	Total Transfers in
Nonmajor Governmental Funds			
Welcome Center Fund	$ 177,000	$ -	$ 177,000
Wendover Will Landmark Fund	24,500	-	24,500
Capital Projects Fund	200,000	50,000	250,000
Total transfers out	$ 401,500	$ 50,000	$ 451,500

NOTE 10. Interfund Receivables, Payables, and Transfers, Continued

Transfers are used to (1) move revenues from the fund that statute or budget requires to collect them to the fund that statute or budget requires to expend them and (2) use unrestricted revenues collected in the general fund to finance various programs accounted for in other funds in accordance with budgetary authorizations.

NOTE 11. Deferred Compensation Plan

The City offers its employees a deferred compensation plan created in accordance with Internal Revenue Code Section 457. The plan, available to all full-time employees at their option, permits participants until termination, retirement, death, or unforeseeable emergency.

Plan assets are held and administered by The Hartford. The plan does not meet the definition of a fiduciary fund as defined in GASB 32, and therefore, is not reported in this financial statement.

NOTE 12. Room Taxes

On October 16, 2001, Ordinance 01-20 was passed, increasing room taxes from 10% to 16%. Of this rate, 14% is allocated to the West Wendover Recreation District. Additionally, the Ordinance allows for 1% to be paid to a non-profit entity to promote tourism and recreation throughout the City of West Wendover. At June 30, 2019 this amount was held as restricted in the Recreation Fund.

NOTE 13. Commitments and Contingent Liabilities

Amounts received or receivable from grantor agencies are subject to audit and adjustment by grantor agencies, principally the federal government. Any disallowed claims, including amounts already collected may constitute a liability of the applicable funds. The amount, if any, of expenditures which may be disallowed by the grantor cannot be determined at this time although the City expects such amounts, if any, to be immaterial.

The City is party to legal proceedings which normally occur in governmental operations. City officials believe these legal proceedings are not likely to have a material adverse impact on the financial position of the City.

NOTE 14. Available Borrowing Capacity

The lawful general obligation debt limit for city governments is established by State statute not to exceed thirty percent of the total last assessed valuation of the taxable property of the City. At June 30, 2019, the general obligation debt limit and available borrowing capacity of the City of West Wendover was $42,243,869.

NOTE 15. Closure and Post-Closure Care Cost

State and Federal laws and regulations require that the City place a final cover on its landfill sites and perform certain maintenance and monitoring functions at the landfill sites for a minimum of thirty years after closure. In addition to operating expenses related to current activities of the landfill sites, an expense provision and related liability should be recognized based on the future closure and post-closure care costs that will be incurred near or after the date the landfills no longer accepts waste. GASB Statement 18 requires the recognition of these landfill closure and post-closure care costs based on the amount of the landfill used during the year. The City does not report a liability for the estimated closure and post-closure care costs because it has passed a resolution that authorizes participation in the landfill assurance program established through the Nevada Public Agency Insurance Pool as a mechanism to demonstrate financial responsibility for the closure and post-closure care costs. Because the City has, in effect, transferred its responsibility for closure and post-closure care costs to another entity through the purchase of the insurance policy, the liabilities are not reported on the City's financial statements as per GASB 18.

The estimated liability for landfill closure and post-closure care costs under GASB Statement 18 requirements is $591,519 as of June 30, 2019. The City had two cells in operation during fiscal year 2019. The Class I cell has used 100% of available capacity and a new Class I cell was constructed in fiscal year 2016 according to the 2014 Volumetric Survey. The City constructed new cells for operation since 2016, which includes Class III cell, Cell C, Cell B (once fully excavated), and Cell E to be sufficient for an additional 149 months of operation. The estimated closure and post-closure costs are based on the amount that would be paid if all equipment, facilities, and services required to close, monitor, and maintain landfill modules currently in use for all cells in operation during 2019. The City maintained an insurance policy with a face amount of $520,579 at June 30, 2019. The financial assurance shortfall between the insurance policy face amount and the estimated closure and post-closure care costs will need to be covered by the City using one of the allowable mechanisms found at NAC 444.68525. For fiscal year 2019, the shortfall is deemed to be covered by cash and investments on hand in the garbage/compost fund at year end. The City has set aside $67,953 in restricted cash to potentially fund a trust account as listed in note 4. The City plans to work with the Nevada Department of Environmental Protection to officially select and implement an allowable mechanism found at NAC 444.68525 during fiscal year 2020 to address the shortfall in coverage.

NOTE 16. Risk Management

The City is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets, errors and omissions; injuries to employees; and natural disasters. These risks are covered by commercial insurance purchased from independent third parties. Settled claims from these risks have not exceeded commercial insurance coverage for the past three years.

The City has chosen to establish a risk financing fund for risks associated with the employee's health insurance plan. The risk financing fund is accounted for as an internal service fund where assets are set aside for claim settlement. A premium is charged to each function which accounts for full-time employees.

Liabilities of funds are reported when it is probable that a loss has occurred and the amount of the loss can be reasonably estimated. There were no liabilities that met these criteria at June 30, 2019. Liabilities include an amount for claims that have been incurred but not reported (IBNR). Claim liabilities are calculated considering the effects of inflation, recent claim settlement trends including frequency and amount of pay-outs and other economic and social factors.

Changes in the balances of claims liabilities during the past three fiscal years are as follows:

Fiscal Year Ended June 30	Unpaid Claims Beginning of Fiscal Year	Incurred Claims	Claim Payments	Unpaid Claims End of Fiscal Year
2019	$ -	$ 626,197	$ 626,197	$ -
2018	$ -	$ 651,673	$ 651,673	$ -
2017	$ -	$ 530,207	$ 530,207	$ -

NOTE 17. Retirement and Pension Plans

Public Employees' Retirement System of Nevada (PERS)

Plan description

PERS administers a cost-sharing, multiple-employer, defined benefit public employees' retirement system which includes both Regular and Police/Fire members. The System was established by the Nevada Legislature in 1947, effective July 1, 1948. The System is administered to provide a reasonable base income to qualified employees who have been employed by a public employer and whose earnings capacities have been removed or substantially impaired by age or disability. The report is available on the website at https://www.nvpers.org/.

NOTE 17. Retirement and Pension Plans, Continued

Benefits provided

Benefits, as required by the Nevada Revised Statutes (NRS or statute), are determined by the number of years of accredited service at time of retirement and the member's highest average compensation in any 36 consecutive months with special provisions for members entering the System on or after January 1, 2010. Benefit payments to which participants or their beneficiaries may be entitled under the plan include pension benefits, disability benefits, and survivor benefits.

Monthly benefit allowances for members are computed as 2.5% of average compensation for each accredited year of service prior to July 1, 2001. For service earned on and after July 1, 2001, this multiplier is 2.67% of average compensation. For members entering the System on or after January 1, 2010, there is a 2.5% service time factor and for regular members entering the System on or after July 1, 2015, there is a 2.25% factor. The System offers several alternatives to the unmodified service retirement allowance which, in general, allow the retired employee to accept a reduced service retirement allowance payable monthly during his or her lifetime and various optional monthly payments to a named beneficiary after his or her death.

Post-retirement increases are provided by authority of NRS 286.575 - .579.

Vesting

Regular members entering the System prior to January 1, 2010, are eligible for retirement at age 65 with five years of service, at age 60 with 10 years of service, or at any age with thirty years of service. Regular members entering the System on or after January 1, 2010, are eligible for retirement at age 65 with five years of service, or age 62 with 10 years of service, or any age with thirty years of service. Regular members who entered the System on or after July 1, 2015, are eligible for retirement at age 65 with 5 years of service, or at age 62 with 10 years of service or at age 55 with 30 years of service or any age with 33 1/3 years of service.

Police/Fire members entering the System prior to January 1, 2010, are eligible for retirement at age 65 with five years of service, at age 55 with ten years of service, at age 50 with twenty years of service, or at any age with twenty-five years of service. Police/Fire members entering the System on or after January 1, 2010, are eligible for retirement at 65 with five years of service, or age 60 with ten years of service, or age 50 with twenty years of service, or at any age with thirty years of service. Only service performed in a position as a police officer or firefighter may be counted towards eligibility for retirement as Police/Fire accredited service.

The normal ceiling limitation on monthly benefits allowances is 75% of average compensation. However, a member who has an effective date of membership before July 1, 1985, is entitled to a benefit of up to 90% of average compensation. Both Regular and Police/Fire members become fully vested as to benefits upon completion of five years of service.

NOTE 17. Retirement and Pension Plans, Continued

Contributions

The authority for establishing and amending the obligation to make contributions and member contribution rates is set by stature. New hires, in agencies which did not elect the Employer-Pay Contribution (EPC) plan prior to July 1, 1983, have the option of selecting one of two contribution plans. Contributions are shared equally by employer and employee. Employees can take a reduced salary and have contributions made by the employer (EPC) or can make contributions by a payroll deduction matched by the employer.

The System's basic funding policy provides for periodic contributions at a level pattern of cost as a percentage of salary throughout an employee's working lifetime in order to accumulate sufficient assets to pay benefits when due.

The System receives an actuarial valuation on an annual basis indicating the contribution rates required to fund the System on an actuarial reserve basis. Contributions actually made are in accordance with the required rates established by the Nevada Legislature. These statutory rates are increased/decreased pursuant to NRS 286.421 and 286.450.

The actuary funding method used is the Entry Age Normal Cost Method. It is intended to meet the funding objective and result in a relatively level long-term contributions requirement as a percentage of salary.

For fiscal years ended June 30, 2018, and 2019, the Statutory Employer/employee matching rate was 14.50% for Regular and 20.75% for Police/Fire.

For the fiscal year ended June 30, 2018, and 2019, the Employer-Pay Contribution (EPC) rate was 28% for Regular and 40.50% for Police/Fire.

The City's contributions for the current and two preceding fiscal years, all of which were equal to the required contributions, were as follows:

Year Ended June 30,	Regular Fund	Police/Fire Fund
2017	$ 228,592	$ 330,642
2018	236,938	342,714
2019	222,775	322,229

NOTE 17. Retirement and Pension Plans, Continued

Investment policy

The System's policies which determine the investment portfolio target asset allocation are established by the Board. The asset allocation is reviewed annually and is designed to meet the future risk and return needs of the System. The following was the Board adopted policy target asset allocation as of June 30, 2018:

Asset Class	Target Allocation	Long-term Geometric Expected Real Rate of Return*
Domestic equity	42%	5.50%
International equity	18%	5.75%
Domestic fixed income	30%	0.25%
Private markets	10%	6.80%

*As of June 30, 2018, PERS' long-term inflation assumption was 2.75%.

Pension liability

Net pension liability

At June 30, 2019, the City reported a liability of $8,521,101 for its proportionate share of the PERS' net pension liability. The net pension liability was measured as of June 30, 2018, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The employer allocation percentage of the net pension liability was based on the total contributions due on wages paid during the measurement period. Each employer's proportion of the net pension liability is based on their combined employer and member contributions relative to the total combined employer and member contributions for all employers for the period ended June 30, 2018. The City's proportion measured as of June 30, 2018, was 0.06248 percent, which was an decrease of 0.00018 percent from its proportion measured as of June 30, 2017.

Pension liability discount rate sensitivity

The following presents the net pension liability of the PERS as of June 30, 2019, calculated using the discount rate of 7.50%, as well as what the PERS net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (6.50%) or 1-percentage-point higher (8.50%) than the current discount rate:

	1% Decrease (6.50%)	Discount Rate (7.50%)	1% Increase (8.50%)
Proportionate share of Net pension (asset) / liability	$ 12,994,334	$ 8,521,102	$ 4,804,105

NOTE 17. Retirement and Pension Plans, Continued

Pension plan fiduciary net position

Detailed information about the pension plan's fiduciary net position is available in the PERS Comprehensive Annual Financial Report, available on the PERS website www.nvpers.org.

Actuarial assumptions

The City's net pension liability was measured as of June 30, 2018, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The total pension liability was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation rate	2.75%
Payroll growth	5.00%, including inflation
Investment rate of return	7.50%
Productivity pay increase	0.50%
Projected salary increases	Regular: 4.25% to 9.15%, depending on service Police/Fire: 4.55% to 13.90%, depending on service Rates include inflation and productivity increases
Consumer Price Index	2.75%
Other assumptions	Same as those used in the June 30, 2018 funding actuarial valuation

Actuarial assumptions used in the June 30, 2018 valuation were based on the results of the experience review completed in 2017.

The discount rate used to measure the total pension liability was 7.50% as of June 30, 2018 and 7.5% as of June 30, 2017. The projection of cash flows used to determine the discount rate assumed that employee and employer contributions will be made at the rate specified in statute. Based on that assumption, the pension plan's fiduciary net position at June 30, 2018, was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability as of June 30, 2018.

Pension expense and deferred outflows/inflows of resources related to pensions

For the year ended June 30, 2019, the City recognized pension expense for PERS of $543,124. At June 30, 2019, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

NOTE 17. Retirement and Pension Plans, Continued

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 266,942	$ 395,525
Changes in assumptions	449,008	-
Net difference between projected and actual earnings on pension plan investments	-	40,568
Subtotal	715,950	436,093
Changes in proportion and differences between contributions and proportional share of contributions	282,308	321,494
Contributions subsequent to the measurement date	545,001	-
Total	$ 1,543,259	$ 757,587
Governmental activities	$ 1,256,937	$ 617,032
Business-type activities	286,322	140,555
	$ 1,543,259	$ 757,587

Average expected remaining service lives 6.22 years

The $545,001 reported as deferred outflows of resources related to PERS pensions resulting from City contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the subsequent fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to PERS pensions, excluding the changes in proportion and differences between actual contributions and proportionate share of contributions will be recognized in pension expense as follows:

Year Ending June 30,	Deferred Outflows (Inflows) of Resources
2020	$ 195,040
2021	51,946
2022	(133,713)
2023	72,365
2024	82,969
2025	11,250
Thereafter	-

NOTE 18. Subsequent Events

The City refunded the 1998 USDA Water Bond in August 2019, with a General Obligation Water Refunding Bond Series 2019 for $2,173,729.

REQUIRED SUPPLEMENTARY INFORMATION

BUDGETARY COMPARISON SCHEDULES FOR THE FOLLOWING MAJOR FUNDS:

The **General Fund** is the City's primary operating fund. It accounts for all financial resources of the general government, except for those required to be accounted for in another fund.

The **Recreation Fund** is used to account for the City's share of room tax proceeds and the distribution of those funds to the recreation district.

PUBLIC EMPLOYEES' RETIREMENT SYSTEM OF NEVADA SCHEDULES

CITY OF WEST WENDOVER, NEVADA
General Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual
For the Year Ended June 30, 2019
(With Comparative Actual Amounts for the Year Ended June 30, 2018)

	Original Budget	Final Budget	Actual	Variance with Final Budget	2018
Revenues					
Property taxes					
Ad valorem	$ 1,308,500	$ 1,308,500	$ 1,288,164	$ (20,336)	$ 1,249,718
Personal property	182,600	182,600	222,668	40,068	229,294
Central assessments	24,700	24,700	23,536	(1,164)	24,668
Total property taxes	1,515,800	1,515,800	1,534,368	18,568	1,503,680
Licenses and permits					
Liquor licenses	1,200	-	-	-	480
City gaming licenses	220,700	230,000	216,084	(13,916)	221,136
Animal licenses	1,000	1,500	1,574	74	1,175
Business licenses	22,000	16,000	17,005	1,005	16,885
Right of way toll	292,400	292,400	316,050	23,650	290,142
Building permits	50,000	85,000	72,297	(12,703)	79,901
Special permits and fees	53,000	3,000	2,190	(810)	5,220
Franchise fees	384,000	384,000	397,860	13,860	397,894
Carlines taxes	100	100	95	(5)	97
Total licenses and permits	1,024,400	1,012,000	1,023,155	11,155	1,012,930
Intergovernmental revenue					
State consolidated revenue	2,721,800	2,721,800	2,844,516	122,716	2,760,581
1.75 cent gas tax	35,400	35,400	34,084	(1,316)	36,503
2.35 cent gas tax	49,500	49,500	49,476	(24)	48,942
County road tax	24,800	24,800	24,215	(585)	26,007
County transportation funds	190,000	188,300	188,289	(11)	184,179
County gaming tax	430,500	370,000	429,278	59,278	457,909
Federal/state grants	209,400	128,100	123,892	(4,208)	50,459
Infrastructure tax	75,000	75,000	75,101	101	75,101
Marijuana revenue disbursement	8,000	6,000	-	(6,000)	5,485
Reimbursement from Elko County	176,700	140,400	180,300	39,900	140,400
Total intergovernmental revenue	3,921,100	3,739,300	3,949,151	209,851	3,785,566
Charges for services					
Special police services	2,000	2,000	1,800	(200)	4,710
Work cards	6,500	6,500	6,070	(430)	4,070
Special fire protection services	10,000	10,000	9,717	(283)	17,968
Dispatch fees	10,000	5,600	5,716	116	5,616
Animal shelter fees	3,000	1,800	1,888	88	2,212
Pipeline administrative services	1,900	1,900	1,900	-	1,900
Miscellaneous	15,500	15,600	12,309	(3,291)	14,256
Total general	48,900	43,400	39,400	(4,000)	50,732
Fines and forfeitures					
Fines and fees	88,000	65,160	67,938	2,778	82,892
Total fines and forfeitures	88,000	65,160	67,938	2,778	82,892
Miscellaneous					
Interest	4,500	11,000	11,595	595	5,725
Donations	163,000	173,500	173,136	(364)	163,804
Rents and royalties	8,900	27,900	26,232	(1,668)	10,955
Miscellaneous	6,000	7,000	6,225	(775)	6,601
Total miscellaneous	182,400	219,400	217,188	(2,212)	187,085
Total revenues	6,780,600	6,595,060	6,831,200	236,140	6,622,885

(continued)

CITY OF WEST WENDOVER, NEVADA
General Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual
For the Year Ended June 30, 2019
(With Comparative Actual Amounts for the Year Ended June 30, 2018), Continued

	Original Budget	Final Budget	Actual	Variance with Final Budget	2018
Expenditures					
General government					
Administration and finance					
Salaries and wages	416,800	416,800	424,317	(7,517)	503,993
Employee benefits	191,100	191,100	184,186	6,914	246,238
Services and supplies	385,500	545,600	496,895	48,705	462,105
Total administration and finance	993,400	1,153,500	1,105,398	48,102	1,212,336
Elections					
Services and supplies	1,400	1,400	1,316	84	-
Total general government	994,800	1,154,900	1,106,714	48,186	1,212,336
Judicial					
Municipal court					
Salaries and wages	207,500	207,500	202,798	4,702	209,857
Employee benefits	117,900	117,900	114,968	2,932	75,342
Services and supplies	54,700	56,300	52,884	3,416	47,943
Total judicial	380,100	381,700	370,650	11,050	333,142
Public safety					
Police					
Salaries and wages	1,285,900	1,190,600	1,038,308	152,292	1,346,406
Employee benefits	728,400	660,100	563,232	96,868	431,104
Services and supplies	257,800	355,350	286,286	69,064	199,860
Capital outlay	85,000	84,000	78,595	5,405	39,230
Total police department	2,357,100	2,290,050	1,966,421	323,629	2,016,600
Fire					
Salaries and wages	443,000	399,000	391,512	7,488	509,107
Employee benefits	242,300	224,800	202,542	22,258	150,363
Services and supplies	96,300	110,300	86,315	23,985	88,981
Total fire department	781,600	734,100	680,369	53,731	748,451
Dispatch center					
Salaries and wages	316,300	316,300	246,102	70,198	309,225
Employee benefits	161,800	167,300	135,415	31,885	99,703
Services and supplies	59,700	49,700	46,063	3,637	40,183
Total dispatch center	537,800	533,300	427,580	105,720	449,111
Total public safety	3,676,500	3,557,450	3,074,370	483,080	3,214,162
Public works					
Paved streets					
Salaries and wages	63,700	30,000	23,853	6,147	23,978
Employee benefits	31,900	19,400	11,176	8,224	7,881
Services and supplies	140,100	141,400	147,754	(6,354)	136,616
Total paved streets	235,700	190,800	182,783	8,017	168,475

(continued)

CITY OF WEST WENDOVER, NEVADA
General Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual
For the Year Ended June 30, 2019
(With Comparative Actual Amounts for the Year Ended June 30, 2018), Continued

	Original Budget	Final Budget	Actual	Variance with Final Budget	2018
General					
Salaries and wages	229,400	267,400	216,950	50,450	247,158
Employee benefits	114,600	131,600	111,622	19,978	85,070
Services and supplies	30,300	31,300	34,080	(2,780)	24,316
Total general	374,300	430,300	362,652	67,648	356,544
Total public works	610,000	621,100	545,435	75,665	525,019
Community development					
Salaries and wages	152,500	140,000	134,319	5,681	149,921
Employee benefits	68,000	69,900	56,126	13,774	35,944
Services and supplies	153,200	94,000	72,717	21,283	76,045
Total community development	373,700	303,900	263,162	40,738	261,910
Health					
Public health services					
Services and supplies	22,400	10,500	6,025	4,475	8,826
Animal control					
Salaries and wages	60,600	60,600	60,699	(99)	68,053
Employee benefits	33,600	33,600	28,278	5,322	19,282
Services and supplies	23,700	25,300	22,472	2,828	23,057
Total animal control	117,900	119,500	111,449	12,526	110,392
Total health	140,300	130,000	117,474	17,001	119,218
Culture and recreation					
Library service					
Services and supplies	17,600	15,900	14,474	1,426	13,116
Total culture and recreation	17,600	15,900	14,474	1,426	13,116
Community support					
Miscellaneous					
Services and supplies	30,000	36,000	35,269	731	15,015
Total community support	30,000	36,000	35,269	731	15,015
Debt services	55,400	55,400	55,401	(1)	119,238
Total expenditures	6,278,400	6,256,350	5,582,949	677,876	5,813,156
Excess (deficiency) of revenues over (under) expenditures	502,200	338,710	1,248,251	(909,541)	809,729
Other financing sources (uses)					
Transfers in	-	-	-	-	-
Transfers out	(730,000)	(370,400)	(401,500)	(31,100)	(682,100)
Total other financing sources and uses	(730,000)	(370,400)	(401,500)	(31,100)	(682,100)
Net change in fund balance	(227,800)	(31,690)	846,751	878,441	127,629
Fund balance, beginning of year	1,054,510	1,054,510	1,054,510	-	926,883
Fund balance, end of year	$ 826,710	$ 1,022,820	$ 1,901,261	$ 878,441	$ 1,054,510

CITY OF WEST WENDOVER, NEVADA
Recreation Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual
For the Year Ended June 30, 2019
(With Comparative Actual Amounts for the Year Ended June 30, 2018)

	Original Budget	Final Budget	Actual	Variance with Final Budget	2018
Revenues					
Taxes					
Room taxes	$ 2,462,400	$ 2,337,007	$ 2,242,802	$ (94,205)	$ 2,389,961
Total revenues	2,462,400	2,337,007	2,242,802	(94,205)	2,389,961
Expenditures					
Culture and recreation					
Room tax distribution	2,491,300	2,383,000	2,265,856	117,144	2,394,512
Total culture and recreation	2,491,300	2,383,000	2,265,856	117,144	2,394,512
Total expenditures	2,491,300	2,383,000	2,265,856	117,144	2,394,512
Excess (deficiency) of revenues over (under) expenditures	(28,900)	(45,993)	(23,054)	22,939	(4,551)
Other financing sources (uses)					
Transfers in	-	-	-	-	-
Transfers out	-	-	-	-	-
Total other financing sources and uses	-	-	-	-	-
Net change in fund balance	(28,900)	(45,993)	(23,054)	22,939	(4,551)
Fund balance, beginning of year	157,617	157,617	157,617	-	162,168
Fund balance, end of year	$ 128,717	$ 111,624	$ 134,563	$ 22,939	$ 157,617

CITY OF WEST WENDOVER, NEVADA
Schedule of the Proportionate Share of the Net Pension Liability
Public Employees' Retirement System of Nevada
June 30, 2019
Last 10 Fiscal Years

	Reporting Fiscal Year (Measurement Date)				
	2019 (2018)	**2018 (2017)**	**2017 (2016)**	**2016 (2015)**	**2015 (2014)**
Proportion of the net pension liability (asset)	0.062480%	0.062300%	0.063600%	0.059820%	0.068384%
Proportionate share of the net pension liability (asset)	$ 8,521,101	$ 8,286,307	$ 8,558,081	$ 6,854,700	$ 6,653,165
Covered payroll	$ 3,327,353	$ 3,429,997	$ 3,355,482	$ 2,961,477	$ 3,113,721
Proportionate share of the net pension liability (asset) as a percentage of its covered payroll	256.09%	241.58%	255.05%	231.46%	213.67%
Plan fiduciary net position as a percentage of the total pension liability	75.2%	74.4%	72.2%	75.1%	76.30%

The City implemented GASB 68 in fiscal year 2015. Prior year information is not available.

CITY OF WEST WENDOVER, NEVADA
Schedule of Contributions
Public Employees' Retirement System of Nevada
June 30, 2019
Last 10 Fiscal Years

	Reporting Fiscal Year				
	2019	**2018**	**2017**	**2016**	**2015**
Contractually required contribution	$ 545,004	$ 579,653	$ 559,234	$ 539,193	$ 461,652
Contributions in relation to the contractually required contribution	$ (545,004)	$ (579,653)	$ (559,234)	$ (539,193)	$ (461,652)
Contribution deficiency (excess)	$ -	$ -	$ -	$ -	$ -
Covered payroll	$ 3,394,178	$ 3,327,353	$ 3,429,997	$ 3,355,482	$ 2,961,477
Contributions as a percentage of covered-employee payroll	16.06%	17.42%	16.30%	16.07%	15.59%

Note: The entity implemented GASB 68 in fiscal year 2015. Prior year information is not available.

The City implemented GASB 68 in fiscal year 2015. Prior year information is not available.

** All contributions shown reflect employer-paid contributions only. Member contributions are excluded. All values are restated due to GASB No. 82, which classifies contributions as member contributions for the purposes of GASB No. 68 if they are made by an employer to satisfy what are actually deemed to be member contribution requirements.*

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SUPPLEMENTARY INFORMATION

NONMAJOR GOVERNMENTAL FUNDS

Special revenue funds are used to account for specific revenues that are legally restricted to expenditure for particular purposes.

The **Seizure and Forfeiture Fund** is used to account for seizures and forfeitures received by the City under City Resolution 1992-09, as provided for in NRS 179.1187

The **Court Administrative Assessment Fund** is used to account for fees collected by the court as required by Nevada Revised Statues Section 176.059, which are used to improve the operations of the court.

The **Welcome Center Fund** is used to account for the merchandise sales and operations of the Welcome Center as established under City Resolution 2001-04.

The **Wendover Will Landmark Fund** is used to account for the construction, maintenance, and related revenues and expenditures associated with the Wendover Will Landmark as established by City Resolution 2005-01.

The **Grant Fund** is used to account for various grants receipts and expenditures as outlined in Resolution 1996-14.

Capital project funds are used to account for the acquisition and construction of major capital facilities other than those financed by proprietary funds.

The **Capital Projects Fund** is used to account for the acquisition or construction of capital facilities as outlined in Resolution 1997-14.

The **Ad Valorem Capital Projects Fund** is used to account for revenue received from a special ad valorem tax that must be recorded in a capital projects fund and dedicated to capital project needs within the City, as established under NRS 268.045.

CITY OF WEST WENDOVER, NEVADA
Combining Balance Sheet
Nonmajor Governmental Funds
June 30, 2019

	Special Revenue					Capital Project		Total
	Seizure Forfeiture Fund	Court Administrative Assessment Fund	Welcome Center Fund	Wendover Will Landmark Fund	Grant Fund	Capital Projects Fund	Ad Valorem Capital Projects Fund	Nonmajor Governmental Funds
Assets								
Cash and investments	$ 25,226	$ 48,976	$ 843	$ 9,705	$ -	$ 142,563	$ 16,387	$ 243,700
Due from other funds	-	-	-	-	-	-	-	-
Due from other governments	-	-	57,000	-	-	-	12,174	69,174
Inventory	-	-	1,305	-	-	-	-	1,305
Restricted cash	-	-	-	-	-	308,275	-	308,275
Total assets	$ 25,226	$ 48,976	$ 59,148	$ 9,705	$ -	$ 450,838	$ 28,561	$ 622,454
Liabilities								
Accounts payable	$ 21,439	$ -	$ 543	$ 183	$ -	$ 4,763	$ -	$ 26,928
Accrued liabilities	-	-	-	-	-	-	-	-
Due to other funds	-	-	-	-	-	-	-	-
Total liabilities	21,439	-	543	183	-	4,763	-	26,928
Fund Balances								
Nonspendable	-	-	1,305	-	-	-	-	1,305
Restricted	3,787	48,976	57,300	-	-	446,075	28,561	584,699
Committed	-	-	-	9,522	-	-	-	9,522
Unassigned	-	-	-	-	-	-	-	-
Total fund balances	3,787	48,976	58,605	9,522	-	446,075	28,561	595,526
Total liabilities and fund balances	$ 25,226	$ 48,976	$ 59,148	$ 9,705	$ -	$ 450,838	$ 28,561	$ 622,454

CITY OF WEST WENDOVER, NEVADA
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances
Nonmajor Governmental Funds
For the Year Ended June 30, 2019

	Seizure Forfeiture Fund	Court Administrative Assessment Fund	Welcome Center Fund	Wendover Will Landmark Fund	Grant Fund	Capital Projects Fund	Ad Valorem Capital Projects Fund	Total Nonmajor Governmental Funds
Revenues								
Other taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ 48,464	$ 48,464
Intergovernmental	-	-	145,000	-	-	-	-	145,000
Charges for services	-	8,633	-	-	-	-	-	8,633
Miscellaneous	-	453	2,835	1,308	-	718,107	-	722,703
Total revenues	-	9,086	147,835	1,308	-	718,107	48,464	924,800
Expenditures								
Judicial	-	5,837	-	-	-	-	-	5,837
Community support	-	-	273,321	18,411	-	-	-	291,732
Capital outlay	-	-	-	-	-	45,015	-	45,015
Debt service	-	-	-	-	-	795,007	-	795,007
Total expenditures	-	5,837	273,321	18,411	-	840,022	-	1,137,591
Excess (deficiency) of revenues over (under) expenditures	-	3,249	(125,486)	(17,103)	-	(121,915)	48,464	(212,791)
Other financing sources (uses)								
Transfers in	-	-	177,000	24,500	-	250,000	-	451,500
Transfers out	-	-	-	-	-	-	(50,000)	(50,000)
Total other financing sources (uses)	-	-	177,000	24,500	-	250,000	(50,000)	401,500
Net change in fund balances	-	3,249	51,514	7,397	-	128,085	(1,536)	188,709
Fund balances, beginning of year	3,787	45,727	7,091	2,125	-	317,990	30,097	406,817
Fund balances, end of year	$ 3,787	$ 48,976	$ 58,605	$ 9,522	$ -	$ 446,075	$ 28,561	$ 595,526

CITY OF WEST WENDOVER, NEVADA
Seizure Forfeiture Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual
For the Year Ended June 30, 2019
(With Comparative Actual Amounts for the Year Ended June 30, 2018)

	Original Budget	Final Budget	Actual	Variance with Final Budget	2018
Revenues					
Miscellaneous					
Interest income	$ 100	$ -	$ -	$ -	$ 166
Total revenues	100	-	-	-	166
Expenditures					
Public Safety					
Services and supplies	200	-	-	-	-
Total expenditures	200	-	-	-	-
Excess of revenues over (under) expenditures	(100)	-	-	-	166
Other financing sources					
Transfers in	-	-	-	-	-
Transfers out	-	-	-	-	-
Net change in fund balance	(100)	-	-	-	166
Fund balance, beginning of year	3,787	3,787	3,787	-	3,621
Fund balance, end of year	$ 3,687	$ 3,787	$ 3,787	$ -	$ 3,787

CITY OF WEST WENDOVER, NEVADA
Court Administrative Assessments Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual
For the Year Ended June 30, 2019
(With Comparative Actual Amounts for the Year Ended June 30, 2018)

	Original Budget	Final Budget	Actual	Variance with Final Budget	2018
Revenues					
Charges for services					
Court assessments	$ 12,500	$ 8,100	$ 8,633	$ 533	$ 9,794
Miscellaneous					
Interest	100	450	453	3	286
Total revenues	12,600	8,550	9,086	536	10,080
Expenditures					
Judicial					
Services and supplies	1,000	2,450	3,184	(734)	1,373
Capital outlay	-	2,700	2,653	47	2,778
Total expenditures	1,000	5,150	5,837	(687)	4,151
Excess of revenue and other sources over (under) expenditures	11,600	3,400	3,249	1,223	5,929
Other financing sources					
Transfers in	-	5,900	-	(5,900)	-
Net change in fund balance	11,600	9,300	3,249	(4,677)	5,929
Fund balance, beginning of year	45,727	45,727	45,727	-	39,798
Fund balance, end of year	$ 57,327	$ 55,027	$ 48,976	$ (6,051)	$ 45,727

CITY OF WEST WENDOVER, NEVADA
Welcome Center Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual
For the Year Ended June 30, 2019
(With Comparative Actual Amounts for the Year Ended June 30, 2018)

	Original Budget	Final Budget	Actual	Variance with Final Budget	2018
Revenues					
Intergovernmental					
Operating grants	$ 70,000	$ 57,000	$ 57,000	$ -	$ 43,300
Elko county recreation board	88,000	88,000	88,000	-	88,000
Total intergovernmental	158,000	145,000	145,000	-	131,300
Miscellaneous					
Merchandise sales	8,000	4,000	2,835	(1,165)	4,802
Total miscellaneous	8,000	4,000	2,835	(1,165)	4,802
Total revenues	166,000	149,000	147,835	(1,165)	136,102
Expenditures					
Community support					
Salaries and wages	97,600	97,600	97,135	465	104,738
Employee benefits	51,700	51,700	45,877	5,823	34,018
Services and supplies	51,600	53,400	48,618	4,782	44,687
Capital outlay	80,000	80,000	81,691	(1,691)	64,284
Total expenditures	280,900	282,700	273,321	9,379	247,727
Excess of revenues over (under) expenditures	(114,900)	(133,700)	(125,486)	8,214	(111,625)
Other financing sources					
Transfers in	110,000	140,000	177,000	37,000	111,700
Net change in fund balance	(4,900)	6,300	51,514	45,214	75
Fund balance, beginning of year	7,091	7,091	7,091	-	7,016
Fund balance, end of year	$ 2,191	$ 13,391	$ 58,605	$ 45,214	$ 7,091

CITY OF WEST WENDOVER, NEVADA
Wendover Will Landmark Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual
For the Year Ended June 30, 2019
(With Comparative Actual Amounts for the Year Ended June 30, 2018)

	Original Budget	Final Budget	Actual	Variance with Final Budget	2018
Revenues					
Miscellaneous					
Donations from private sources	$ 1,000	$ -	$ -	$ -	$ 390
Merchandise sales	3,000	1,000	945	(55)	-
Interest revenue	200	400	363	(37)	117
Total revenues	4,200	1,400	1,308	(92)	507
Expenditures					
Community Support					
Services and supplies	25,000	19,800	18,411	1,389	17,511
Total expenditures	25,000	19,800	18,411	1,389	17,511
Excess of revenues over (under) expenditures	(20,800)	(18,400)	(17,103)	1,297	(17,004)
Other financing sources					
Transfers in	20,000	24,500	24,500	-	17,100
Net change in fund balance	(800)	6,100	7,397	1,297	96
Fund balance, beginning of year	2,125	2,125	2,125	-	2,029
Fund balance, end of year	$ 1,325	$ 8,225	$ 9,522	$ 1,297	$ 2,125

CITY OF WEST WENDOVER, NEVADA
Grant Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual
For the Year Ended June 30, 2019
(With Comparative Actual Amounts for the Year Ended June 30, 2018)

	Original Budget	Final Budget	Actual	Variance with Final Budget	2018
Revenues					
Intergovernmental					
CDBG grants	$ -	$ -	$ -	$ -	$ -
Other grant revenue	-	-	-	-	-
Total intergovernmental	-	-	-	-	-
Total revenues	-	-	-	-	-
Expenditures					
Public works					
Capital outlay	-	-	-	-	-
Total public works	-	-	-	-	-
Total expenditures	-	-	-	-	-
Deficiency of revenues under expenditures	-	-	-	-	-
Other financing sources (uses)					
Transfers in	-	-	-	-	-
Transfers out	-	-	-	-	-
Total other financing sources and uses	-	-	-	-	-
Net change in fund balance	-	-	-	-	-
Fund balance, beginning of year	-	-	-	-	
Fund balance, end of year	$ -	$ -	$ -	$ -	$ -

CITY OF WEST WENDOVER, NEVADA
Capital Projects Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual
For the Year Ended June 30, 2019
(With Comparative Actual Amounts for the Year Ended June 30, 2018)

	Original Budget	Final Budget	Actual	Variance with Final Budget	2018
Revenues					
Intergovernmental					
Federal grants	$ -	$ -	$ -	$ -	$ -
Total intergovernmental	-	-	-	-	-
Miscellaneous					
Interest income	-	1,400	1,532	132	1,140
Miscellaneous	2,500	3,500	3,471	(29)	2,312
Sale of capital assets	200,000	713,100	713,104	4	233,164
Total miscellaneous	202,500	718,000	718,107	107	236,616
Total revenues	202,500	718,000	718,107	107	236,616
Expenditures					
General government					
Capital outlay	100,000	163,000	45,015	117,985	6,550
Total general government	100,000	163,000	45,015	117,985	6,550
Debt service					
Debt service - principal	564,400	564,400	562,583	1,817	540,964
Debt service - interest	230,600	230,600	232,424	(1,824)	251,256
Total debt service	795,000	795,000	795,007	(7)	792,220
Total expenditures	895,000	958,000	840,022	117,978	798,770
Excess of revenues over (under) expenditures	(692,500)	(240,000)	(121,915)	118,085	(562,154)
Other financing sources (uses)					
Transfers in	650,000	250,000	250,000	-	608,300
Transfers out	-	-	-	-	-
Total other financing sources	650,000	250,000	250,000	-	608,300
Net change in fund balance	(42,500)	10,000	128,085	118,085	46,146
Fund balance, beginning of year	317,990	317,990	317,990	-	271,844
Fund balance, end of year	$ 275,490	$ 327,990	$ 446,075	$ 118,085	$ 317,990

CITY OF WEST WENDOVER, NEVADA
Ad Valorem Capital Projects Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual
For the Year Ended June 30, 2019
(With Comparative Actual Amounts for the Year Ended June 30, 2018)

	Original Budget	Final Budget	Actual	Variance with Final Budget	2018
Revenues					
Other taxes					
Ad valorem tax	$ 50,000	$ 50,000	$ 48,464	$ (1,536)	$ 50,279
Total revenues	50,000	50,000	48,464	(1,536)	50,279
Expenditures					
	-	-	-	-	-
Total expenditures	-	-	-	-	-
Excess of revenues over (under) expenditures	50,000	50,000	48,464	(1,536)	50,279
Other financing sources (uses)					
Transfers out	(50,000)	(50,000)	(50,000)	-	(55,000)
Net change in fund balance	-	-	(1,536)	(1,536)	(4,721)
Fund balance, beginning of year	30,097	30,097	30,097	-	34,818
Fund balance, end of year	$ 30,097	$ 30,097	$ 28,561	$ (1,536)	$ 30,097

MAJOR BUSINESS-TYPE FUNDS

CITY OF WEST WENDOVER, NEVADA
Water Fund
Schedule of Revenues, Expenditures, and Changes in Net Position
Budget and Actual
For the Year Ended June 30, 2019
(With Comparative Actual Amounts for the Year Ended June 30, 2018)

	Original Budget	Final Budget	Actual	Variance with Final Budget	2018
Operating revenues					
Charges for services	$ 1,327,300	$ 1,325,700	$ 1,311,566	$ (14,134)	$ 1,225,277
Total operating revenues	1,327,300	1,325,700	1,311,566	(14,134)	1,225,277
Operating expenses					
Water purchases	595,000	603,000	528,129	74,871	518,296
Salaries and wages	181,600	223,077	213,542	9,535	197,361
Employee benefits	87,200	100,500	114,733	(14,233)	53,383
Services and supplies	327,300	330,000	287,440	42,560	312,598
Depreciation and amortization	137,100	137,100	138,001	(901)	139,954
Total operating expenses	1,328,200	1,393,677	1,281,845	111,832	1,221,592
Operating income	(900)	(67,977)	29,721	97,698	3,685
Nonoperating revenues (expenses)					
Interest income	113,200	121,200	123,037	1,837	119,948
Impact fees	20,000	67,000	66,586	(414)	16,556
Grant revenue	-	-	-	-	1,020
Miscellaneous income	20,000	12,500	9,920	(2,580)	13,905
Contributions from component unit for debt payments	9,000	9,000	10,584	1,584	10,584
Capital outlay	(1,000)	(1,000)	(124)	876	(168)
Interest expense	(141,600)	(141,600)	(132,540)	9,060	(159,011)
Total nonoperating revenues (expenses)	19,600	67,100	77,463	10,363	2,834
Income (loss) before transfers	18,700	(877)	107,184	108,061	6,519
Transfers:					
Transfers in	-	-	-	-	-
Transfers out	-	-	-	-	-
Change in net position	18,700	(877)	107,184	108,061	6,519
Total net position, beginning of year	3,743,037	3,743,037	3,743,037	-	3,769,041
Restatement adjustment	-	-		-	(32,523)
Total net position, end of year	$ 3,761,737	$ 3,742,160	$ 3,850,221	$ 108,061	$ 3,743,037

CITY OF WEST WENDOVER, NEVADA
Sewer Fund
Schedule of Revenues, Expenditures, and Changes in Net Position
Budget and Actual
For the Year Ended June 30, 2019
(With Comparative Actual Amounts for the Year Ended June 30, 2018)

	Original Budget	Final Budget	Actual	Variance with Final Budget	2018
Operating revenues					
Charges for services:					
Charges for services	$ 1,121,500	$ 1,224,700	$ 1,223,089	$ (1,611)	$ 1,107,240
Total operating revenues	1,121,500	1,224,700	1,223,089	(1,611)	1,107,240
Operating expenses					
Salaries and wages	329,000	329,000	335,705	(6,705)	358,093
Employee benefits	156,200	180,900	183,735	(2,835)	131,608
Services and supplies	505,700	508,600	475,062	33,538	456,498
Capital outlay	23,000	23,000	-	23,000	12,673
Depreciation and amortization	544,400	546,600	554,965	(8,365)	548,215
Total operating expenses	1,558,300	1,588,100	1,549,467	38,633	1,507,087
Operating loss	(436,800)	(363,400)	(326,378)	37,022	(399,847)
Nonoperating revenues (expenses)					
Interest income	-	2,000	2,062	62	1,470
Impact fees	20,000	(52,400)	52,324	104,724	9,805
Grant revenue	-	-	-	-	340
Miscellaneous income	1,500	1,750	2,349	599	706
Interest expense	(76,000)	(76,000)	(76,252)	(252)	(85,088)
Total nonoperating revenues	(54,500)	(124,650)	(19,517)	105,133	(72,767)
Income (loss) before transfers	(491,300)	(488,050)	(345,895)	142,155	(472,614)
Transfers:					
Transfers in	-	-	-	-	-
Transfers out	-	-	-	-	-
Change in net position	(491,300)	(488,050)	(345,895)	142,155	(472,614)
Total net position, beginning of year	9,221,275	9,221,275	9,221,275	-	9,733,237
Restatement adjustment	-	-	-	-	(39,348)
Total net position, end of year	$ 9,221,275	$ 9,221,275	$ 8,875,380	$ (345,895)	$ 9,221,275

CITY OF WEST WENDOVER, NEVADA
Garbage / Compost Facility Fund
Schedule of Revenues, Expenditures, and Changes in Net Position
Budget and Actual
For the Year Ended June 30, 2019
(With Comparative Actual Amounts for the Year Ended June 30, 2018)

	Original Budget	Final Budget	Actual	Variance with Final Budget	2018
Operating revenues					
Charges for services	$ 1,453,900	$ 1,438,700	$ 1,427,019	$ (11,681)	$ 1,432,608
Total operating revenues	1,453,900	1,438,700	1,427,019	(11,681)	1,432,608
Operating expenses					
Salaries and wages	361,000	361,000	277,179	83,821	349,029
Employee benefits	174,800	192,800	143,187	49,613	126,961
Services and supplies	272,400	284,600	223,840	60,760	219,195
Capital outlay	20,000	23,000	6,240	16,760	-
Depreciation and amortization	310,100	317,200	335,366	(18,166)	326,087
Total operating expenses	1,138,300	1,178,600	985,812	192,788	1,021,272
Operating income	315,600	260,100	441,207	181,107	411,336
Nonoperating revenues (expenses)					
Interest income	500	500	6,545	6,045	2,876
Miscellaneous income	-	3,000	2,522	(478)	7,616
Interest expense	(37,700)	(43,100)	(26,244)	16,856	(32,928)
Total nonoperating expenses	(37,200)	(39,600)	(17,177)	22,423	(22,436)
Income before transfers	278,400	220,500	424,030	203,530	388,900
Transfers:					
Transfers in	-	-	-	-	-
Transfers out	-	-	-	-	-
Change in net position	278,400	220,500	424,030	203,530	388,900
Total net position, beginning of year	3,180,700	3,180,700	3,180,700	-	2,830,242
Restatement adjustment	-	-	-	-	(38,442)
Total net position, end of year	$ 3,459,100	$ 3,401,200	$ 3,604,730	$ 203,530	$ 3,180,700

COMPONENT UNIT SUPPLEMENTARY SCHEDULES

CITY OF WEST WENDOVER, NEVADA
Component Unit – Johnson Springs
Statement of Net Position
For the Year Ended June 30, 2019

	Component Unit Johnson Springs
Assets	
Current assets	
Cash and investments	$ 167,071
Accounts receivable, net	59,314
Inventory	13,389
Total current assets	239,774
Noncurrent assets	
Land	18,000
Buildings	6,836,936
Improvements other than buildings	411,632
Machinery and equipment	571,254
Utility system	5,305,132
Less accumulated depreciation	(6,829,969)
Total noncurrent assets	6,312,985
Total assets	6,552,759
Deferred Outflows of Resources	
Deferred outflows related to pensions	30,417
Liabilities	
Current liabilities	
Accounts payable	53,181
Accrued liabilities	1,687
Due to primary government	2,268,160
Compensated absences	11,155
Total current liabilities	2,334,183
Noncurrent liabilities:	
Net pension liability	167,949
Total noncurrent liabilities	167,949
Total liabilities	2,502,132
Deferred Inflows of Resources	
Deferred inflows related to pensions	14,932
Net Position	
Net investment in capital assets	4,044,825
Unrestricted	21,287
Total net position	$ 4,066,112

CITY OF WEST WENDOVER, NEVADA
Component Unit – Johnson Springs
Schedule of Revenues, Expenditures, and Changes in Net Position
Budget and Actual
For the Year Ended June 30, 2019
(With Comparative Actual Amounts for the Year Ended June 30, 2018)

	Original Budget	Final Budget	Actual	Variance with Final Budget	2018
Operating revenues					
Charges for services	$ 706,900	$ 676,000	$ 687,579	$ 11,579	$ 652,108
Total operating revenues	706,900	676,000	687,579	11,579	652,108
Operating expenses					
Water purchases	115,000	115,000	136,817	(21,817)	111,405
Salaries and wages	44,200	44,200	32,018	12,182	72,955
Employee benefits	20,200	40,200	(8,108)	48,308	43,015
Services and supplies	289,500	347,600	267,552	80,048	262,675
Depreciation and amortization	381,400	392,300	383,516	8,784	392,292
Total operating expenses	850,300	939,300	811,795	127,505	882,342
Operating loss	(143,400)	(263,300)	(124,216)	139,084	(230,234)
Nonoperating revenues (expenses)					
Interest income	4,000	34,600	31,687	(2,913)	19,001
Miscellaneous income	12,000	12,000	12,001	1	-
Debt paid through primary government	(9,000)	(9,000)	(10,584)	(1,584)	(10,584)
Interest expense	(108,200)	(108,200)	(107,585)	615	(109,128)
Total nonoperating revenues (expenses)	(101,200)	(70,600)	(74,481)	(3,881)	(100,711)
Loss before transfers	(244,600)	(333,900)	(198,697)	135,203	(330,945)
Transfers:					
Transfers in	-	-	-	-	-
Transfers out	-	-	-	-	-
Change in net position	(244,600)	(333,900)	(198,697)	135,203	(330,945)
Total net position, beginning of year	4,264,809	4,264,809	4,264,809	-	4,609,596
Total net position, end of year	$ 4,020,209	$ 3,930,909	$ 4,066,112	$ 135,203	$ 4,264,809

CITY OF WEST WENDOVER, NEVADA
Component Unit – Johnson Springs
Statement of Cash Flows
June 30, 2019

	Component Unit Johnson Springs
Cash Flows From Operating Activities:	
Cash received from customers, service fees	$ 685,899
Cash paid to suppliers	(380,789)
Cash paid to employees	(44,194)
Net cash flows from operating activities	260,916
Cash Flows From Noncapital Financing Activities:	
Net interfund receipts/(payments)	-
Net component unit receipts/(payments)	(80,069)
Cash received from miscellaneous sources	12,001
Transfers from other funds	-
Net cash flows from noncapital financing activities	(68,068)
Cash Flows From Capital and Related Financing Activities:	
Interest paid on capital debt	(107,585)
Acquisition and construction of capital assets	(64,903)
Net cash flows from capital and related financing activities	(172,488)
Cash Flows From Investing Activities:	
Interest income	31,687
Net change in cash and cash equivalents	52,047
Cash and investments, including restricted cash, beginning of year	115,024
Cash and Cash Equivalents, Including Restricted Cash , End of Year	$ 167,071
Reconciliation of operating income to net cash flows from operating activities:	
Operating income (loss)	$ (124,216)
Adjustments to reconcile net income (loss) to net cash from operating activities	
Depreciation/amortization	383,516
Pension expense	(11,236)
Employer pension contributions	(10,742)
Changes in operating assets and liabilities:	
(Increase) decrease in receivables	(1,680)
(Increase) decrease in inventory	-
(Increase) decrease in prepaid expenses	-
Increase (decrease) in accounts payable	23,580
Increase (decrease) in due from deposits	-
Increase (decrease) in compensated absences	1,694
Net cash flows from operating activities	$ 260,916

OTHER COMMUNICATIONS FROM INDEPENDENT AUDITORS

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HINTON BURDICK
CPAs & ADVISORS

Independent Auditors' Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*

The Honorable Mayor and City Council
West Wendover, Nevada

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of City of West Wendover, Nevada, as of and for the year ended June 30, 2019, and the related notes to the financial statements, which collectively comprise City of West Wendover, Nevada 's basic financial statements and have issued our report thereon dated October 30, 2019.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered City of West Wendover, Nevada's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of City of West Wendover, Nevada's internal control. Accordingly, we do not express an opinion on the effectiveness of City of West Wendover, Nevada's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified. We did identify a deficiency in internal control, described in the accompanying letter of *Findings and Recommendations that* we consider to be a significant deficiency.

2019-001 Segregation of Duties

Compliance and Other Matters

As part of obtaining reasonable assurance about whether City of West Wendover, Nevada's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards.*

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



HintonBurdick, PLLC
St. George, Utah
October 30, 2019

HINTON BURDICK
CPAs & ADVISORS

Independent Auditor's Report on Compliance
With Statutes and Administrative Code in Accordance
With NRS 354.624(4) and 354.6241

The Honorable Mayor and City Council
West Wendover, NV

We have audited the basic financial statements of the City of West Wendover, Nevada for the year ended June 30, 2019, and have issued our report thereon dated October 30, 2019. Our audit also included test work on the City of West Wendover's compliance with selected requirements identified in the State of Nevada Revised Statutes (NRS) including, but not limited to, NRS section 354.624 and section 354.6241.

The management of the City of West Wendover is responsible for the City's compliance with all requirements identified above. Our responsibility is to express an opinion on compliance with those requirements based on our audit and make specific statements regarding funds established and the status of prior year findings and recommendations; accordingly, we make the following statements:

The City of West Wendover had one prior year compliance finding that was resolved during fiscal year 2019. We noted one new instance of noncompliance during fiscal year 2019. See note 3 on page 32.

The City of West Wendover has established several funds in accordance with NRS 354.624 as follows:

Enterprise Funds:
- Water Fund
- Sewer Fund
- Garbage / Compost Facility Fund

Funds whose balance is required to be used only for a specific purpose or carried forward to the succeeding fiscal year in any designated amount:

Special Revenue Funds:
- Seizure Forfeiture Fund
- Recreation Fund
- Court Administrative Assessment Fund
- Medical Clinic Facilities Fund (combined with the General Fund for reporting)
- Grants Fund
- Welcome Center Fund
- Wendover Will Landmark Fund

Capital Projects Funds:
- Capital Projects Fund
- Ad Valorem Capital Projects Fund

The City of West Wendover appears to be using the above listed funds expressly for the purposes for which they were created and in accordance with NRS 354.624. The funds are being administered in accordance with Generally Accepted Accounting Principles and the reserves, as applicable, appear reasonable and necessary to carry out the purposes of the funds. Sources of revenues available and fund balances and net position are reflected in the individual fund financial statements.

The statutory and regulatory requirements of the funds are as follows:

Water Fund:	NRS 354.517
Sewer Fund:	NRS 354.517
Garbage / Compost Facility Fund:	NRS 354.517
Seizure Forfeiture Fund:	Resolution 1992-09
Recreation Fund:	NRS 268.798
Court Administrative Assessment Fund:	NRS 176.059
Grant Fund:	Resolution 1996-14
Welcome Center Fund:	Resolution 2001-04
Wendover Will Landmark Fund	Resolution 2005-01
Capital Projects Fund	Resolution 1997-14
Ad Valorem Capital Projects Fund	NRS 268.045

NRS 354.624 requires that a schedule of all fees imposed by the City which were subject to the provisions of NRS 354.5989 be provided. The City has not increased any fees subject to the limitations provided by NRS 354.5989; however the schedule for these fees immediately follows this report.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether material noncompliance with the requirements referred to above occurred. An audit includes examining, on a test basis, evidence about the City's compliance with those requirements. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, The City of West Wendover, Nevada complied, in all material respects, with the requirements identified above for the year ended June 30, 2019.

Other Matters

The results of our auditing procedures disclosed instances of noncompliance, which are required to be reported in accordance with NRS 354.624 and 354.6241. Our finding is described in a separate schedule of findings and recommendations, as item 2018-001. Our opinion on compliance is not modified with respect to this matter.

The purpose of this report is solely to describe the scope of our testing of the applicable compliance requirements identified in the Nevada Revised Statutes (NRS) and the results of that testing based on the state requirements. Accordingly, this report is not suitable for any other purpose.

HintonBurdick, PLLC

HintonBurdick, PLLC
St. George, Utah
October 30, 2019

CITY OF WEST WENDOVER, NEVADA
Schedule of Fees Imposed Subject to the Provision of NRS 354.5989
Limitation on Fees for Business Licenses
For the Year ended June 30, 2019

Flat Fixed Fees:

Business license revenue adjusted base at June 30, 2018		21,321
Adjustment to Base:		
1. Percentage change in population of the local government	0.0%	
2. Percentage increase in the Consumer Price Index for the year ending on December 31, next preceding the year for which the limit is being calculated	1.9%	1.9%
Increase in base		405
Adjusted base at June 30, 2019		21,726
Actual revenue		17,005
Amount over (under) allowable amount		$ (4,721)

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HINTONBURDICK
CPAs & ADVISORS

Findings and Recommendations
For the Fiscal Year Ended June 30, 2019

The Honorable Mayor and
City Council
City of West Wendover, Nevada

Professional standards require that we communicate, in writing; deficiencies in internal control over financial reporting that are considered significant deficiencies or material weaknesses that are identified during the audit of the financial statements. Nevada Revised Statutes (NRS) require us to report instances of noncompliance with laws and regulations. During our audit of the City of West Wendover, Nevada for the fiscal year ended June 30, 2019, we noted several improvements in the City's accounting and budgeting system and we wish to commend the City for their achievements. We also observed a few areas needing corrective action in order for the City to be in compliance with laws and regulations as well as a few areas that, if improved, would strengthen the City's accounting system and control over its assets. These items are discussed below for your consideration.

INTERNAL CONTROL OVER FINANCIAL REPORTING:

Material Weakness:

No items noted

Significant Deficiencies:

2019-001 Segregation of Duties

Criteria: An effective internal control structure, including adequate segregation of duties, should be implemented in order to properly safeguard City assets.

Condition: When certain staff are unavailable and while the City was hiring a new chief financial officer, the same individual would prepare the deposits for the bank, take the deposit to the bank, record journal entries in the accounting system and reconcile the bank statements. The City did have a secondary individual review the bank reconciliations and prepare the deposit each day to mitigate this weaknesses such that it is not deemed to be a material weakness.

Cause: The City did not follow established controls to properly segregate crucial accounting functions during fiscal year 2019.

Effect: A material misstatement, due to fraud or error, may not be prevented or detected in a timely manner. We choose to mention proper segregation in order to remind management of its importance until the City can fully segregate custody of assets and recording functions.

Recommendations: We recommend that the City not allow the same individual to have custody of assets, recording functions in the accounting system, and perform the bank reconciliations. We recommend having another person prepare and take the bank deposit other than the staff preparing the bank reconciliation and posting journal entries.

COMPLIANCE AND OTHER MATTERS:

Compliance:

2018-001 Budgetary Compliance

Criteria: NRS 354.626 states, "No governing body or member thereof, officer, office, department or agency may, during any fiscal year, expend or contract to expend any money or incur any liability, or enter into any contract which by its terms involves the expenditure of money, in excess of the amounts appropriated for that function,"

Condition: Expenditures in the Court Administrative Assessments Fund exceeded final budget appropriations for fiscal year 2019 by $687.

Cause: The City did not follow established controls to ensure compliance with NRS 354.626.

Effect: The City did not comply with Nevada Revised Statute (NRS) 354.626 for fiscal year 2019.

Recommendation: We recommend the City follow the established controls to ensure compliance with NRS 354.626.

Other Matters:

2019-001 Sewer Fund USDA Debt Covenants

Criteria: The USDA Series 2012 Sewer Bond covenants require certain ratios and metrics be maintained per the bond agreement.

Condition: We noted that the Sewer Fund is out of compliance with USDA debt covenants and required ratios.

Cause: The Sewer Fund did not have enough income from operations to cover the next year's debt service requirement. It appears the City did not follow and update established controls to ensure compliance with the criteria above.

Effect: The City is not in compliance with the bond covenants required by the USDA.

Recommendation: We recommend the City look at ways to increase revenues and reserves or decrease operating expenses in order to become compliant with the USDA debt covenants of the Sewer Bond and to update controls to ensure compliance with the debt covenants.

Responses

Please respond to the above Findings and Recommendations in letter form.

This report is intended solely for the information and use of the City Council, management, and various federal and state agencies and is not intended to be and should not be used by anyone other than these specified parties. However, this report is a matter of public record and its distribution is not limited.

It has been a pleasure to be of service to the City this past year. We would like to express special thanks to all those who assisted us so efficiently in this year's audit. We invite you to ask questions of us throughout the year as you feel necessary. We look forward to a continued professional relationship.

Sincerely,

Hinton Burdick, PLLC

HintonBurdick, PLLC
October 30, 2019

CVFG@GR 6C
DW/6 ? sbgr



FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED JUNE 30, 2018

WITH REPORT OF

INDEPENDENT CERTIFIED PUBLIC ACCOUNTANTS

CITY OF WEST WENDOVER, NEVADA

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CITY OF WEST WENDOVER, NEVADA

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FINANCIAL SECTION

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HINTONBURDICK
CPAs & ADVISORS

Independent Auditors' Report

The Honorable Mayor and City Council
West Wendover, Nevada

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of City of West Wendover, Nevada as of and for the year ended June 30, 2018, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City of West Wendover, Nevada, as of June 30, 2018, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Emphasis of Matter

The City implemented the provisions of GASB Statement No. 82, *Pension Issues- an Amendment of GASB Statements No. 67, No. 68, and No. 73*. Our opinion is not modified with respect to this matter. The fiscal year 2017 financial statements do not reflect the effects of this statement as the required information was not available for that time period.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, budgetary comparison information, the schedule of proportionate share of the net pension liability and the schedule of contributions, as listed in the table of contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of West Wendover, Nevada's basic financial statements. The major fund budgetary comparison schedules, the combining and individual non-major fund budgetary schedules and component unit supplementary schedules, as listed in the table of contents, are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The major fund budgetary comparison schedules, the combining and individual non-major fund budgetary schedules, and the component unit supplementary schedules as listed in the table of contents, are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the major fund budgetary comparison schedules, the combining and individual non-major fund budgetary schedules, and the component unit supplementary schedules as listed in the table of contents, are fairly stated in all material respects in relation to the basic financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated September 21, 2018, on our consideration of the City of West Wendover, Nevada's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering City of West Wendover, Nevada's internal control over financial reporting and compliance.



HintonBurdick, PLLC
St. George, Utah
September 21, 2018

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CITY OF WEST WENDOVER, NEVADA
MANAGEMENT'S DISCUSSION AND ANALYSIS

As management of the City of West Wendover (City), we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City for the fiscal year ended June 30, 2018. Please read it in conjunction with the accompanying basic financial statements.

FINANCIAL HIGHLIGHTS

- Total assets exceed total liabilities (net position) by $26.1 million at the close of the fiscal year.
- Total net position decreased by $1.3 million from the prior year.
- Governmental activities net position decreased by $1 million. Business-type net position decreased by $187,508.
- Total revenues from all governmental sources were $9.2 million and the total cost of all City programs were $9.7 million
- The General Fund revenues exceeded expenditures, excluding transfers, and debt proceeds by $809,727.
- At the end of the current fiscal year, unassigned fund balance for the General Fund was $971,953, or 17% of total General Fund expenditures, excluding transfers.

USING THIS ANNUAL REPORT

This annual report consists of a series of financial statements. The three components of the financial statements are: (1) Government-wide financial statements which include the Statement of Net Position and the Statement of Activities. These statements provide information about the activities of the City as a whole. (2) Fund financial statements tell how these services were financed in the short term as well as what remains for future spending. Fund financial statements also report the City's operations in more detail than the government-wide statements by providing information about the City's most significant funds. (3) Notes to the financial statements.

Reporting the City as a Whole

The Statement of Net Position and the Statement of Activities (Government-wide)

A frequently asked question regarding the City's financial health is whether the year's activities contributed positively to the overall financial well-being. The Statement of Net Position and the Statement of Activities report information about the City as a whole and about its activities in a way that helps answer this question. These statements include *all* assets and liabilities using the *accrual basis of accounting*, which is similar to the accounting used by most private-sector companies. All of the current year's revenues and expenses are taken into account regardless of when cash is received or paid.

These two statements report the City's net position and changes in them. Net position, the difference between assets and liabilities, are one way to measure the City's financial health, or financial position. Over time, increases or decreases in net position are an indicator of whether the financial health is improving or deteriorating. However, it is important to consider other non-financial factors such as changes in the City's property tax base or condition of the City's roads to accurately assess the overall health of the City.

The Statement of Net Position and the Statement of Activities, present information about the following:

- Government activities – All of the City's basic services are considered to be governmental activities, including general government, judicial, public safety, community development, health and sanitation, culture and recreation, community support, and interest on long-term debt. Consolidated tax, room tax, ad valorem tax, county gaming tax, franchise tax, right of way tolls, motor vehicle tax, and unrestricted investment earnings finance these activities.

- Proprietary activities/Business type activities – The City charges a fee to customers to cover all or most of the cost of the services provided. The City's water, sewer, and garbage / compost systems are reported in this category.

Reporting the City's Most Significant Funds

Fund Financial Statements

The fund financial statements provide detailed information about the most significant funds—not the City as a whole. Some funds are required to be established by State law and others are established by City resolution or by bond covenants. However, management establishes many other funds which aid in the management of money for particular purposes or meet legal responsibilities associated with the usage of certain taxes, grants, and other money. The City's two kinds of funds, *governmental* and *proprietary*, use different accounting approaches as explained below.

- *Governmental funds* – Most of the City's basic services are reported in governmental funds. Governmental funds focus on how resources flow in and out with the balances remaining at year-end that are available for spending. These funds are reported using an accounting method called the *modified accrual* accounting method, which measures cash and all other *financial* assets that can readily be converted to cash. The governmental fund statements provide a detailed *short-term view* of the City's general government operations and the basic services it provides. Government fund information shows whether there are more or fewer financial resources that can be spent in the near future to finance the City's programs. We describe the relationship (or differences) between governmental *activities* (reported in the Statement of Net Position and the Statement of Activities) and governmental *funds* in a reconciliation included with the Basic Financial Statements.

- *Proprietary funds* – The City maintains enterprise and internal service funds under this category. Enterprise funds are used to account for functions presented in the business-type section of the government-wide financial statements. Internal service funds are used to account for the financing of goods or services provided by one department or agency to other departments or agencies of the government.

Notes to the Financial Statements

Notes to the financial statements are included to provide information that is crucial to the full and complete understanding of the data provided in the financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

Net position may serve over time as a useful indicator of the City's financial position. The City's combined assets exceed liabilities by $26.1 million as of June 30, 2018 as shown in the following condensed statement of net position. The City has chosen to account for its water, sewer, and garbage/compost operations in enterprise funds which are shown as Business Activities.

City of West Wendover, Nevada
Statement of Net Position

	Governmental activities		Business-type activities		Combined Total	
Assets	06/30/18	06/30/17	06/30/18	06/30/17	06/30/18	06/30/17
Current and other assets	$ 2,238,108	$ 2,021,161	$ 5,789,930	$ 5,685,052	$ 8,028,038	$ 7,706,213
Net capital assets	21,295,126	22,724,786	19,288,460	19,997,534	40,583,586	42,722,320
Total assets	23,533,234	24,745,947	25,078,390	25,682,586	48,611,624	50,428,533
Deferred outflows	1,242,559	2,045,323	244,359	384,951	1,486,918	2,430,274
Liabilities						
Current liabilities	562,992	565,461	149,129	174,331	712,121	739,792
Long-term liabilities outstanding	13,421,798	14,358,957	8,872,437	9,414,813	22,294,235	23,773,770
Total liabilities	13,984,790	14,924,418	9,021,566	9,589,144	23,006,356	24,513,562
Deferred inflows	794,117	775,055	156,171	145,873	950,288	920,928
Net position:						
Net investment in capital assets	14,929,697	15,708,329	14,106,662	14,266,471	29,036,359	29,974,800
Restricted	207,131	205,587	964,944	878,379	1,172,075	1,083,966
Unrestricted	(5,139,942)	(4,822,119)	1,073,406	1,187,670	(4,066,536)	(3,634,449)
Total net position	$ 9,996,886	$ 11,091,797	$ 16,145,012	$ 16,332,520	$ 26,141,898	$ 27,424,317

Governmental Activities

The cost of all Governmental activities this year was $9,234,284. As shown on the statement of Changes in Net Position on the following page, $624,342 of this cost was paid for by those who directly benefited from the programs; $530,132 was subsidized by grants received from other governmental organizations for both capital and operating activities. Overall governmental program revenues, including intergovernmental aid and fees for services were $1,154,474. General taxes, asset sales, and other general revenues totaled $8,079,810.

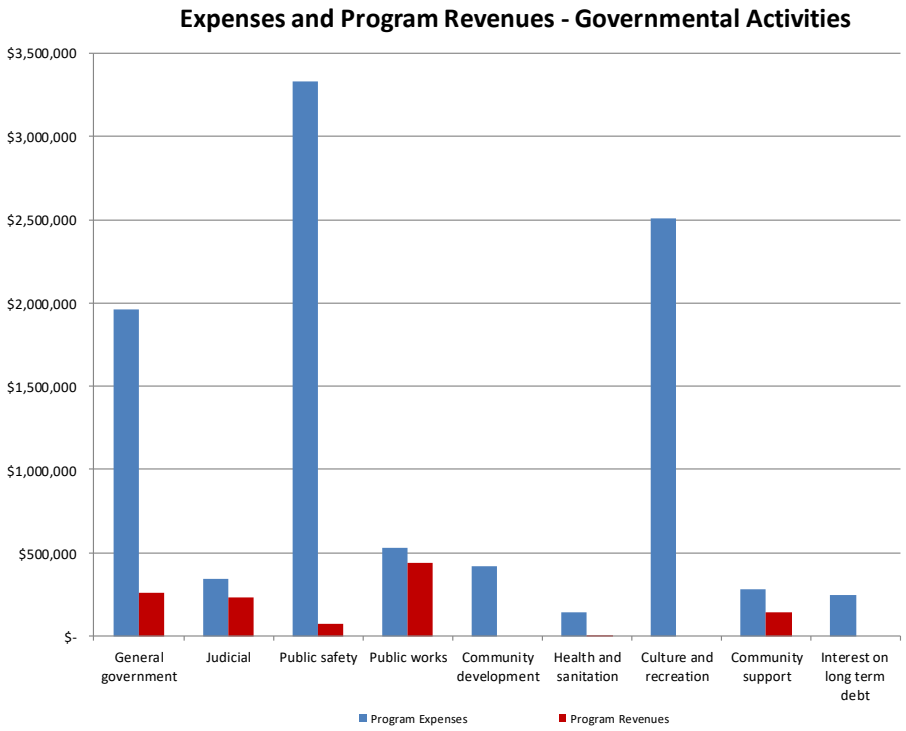
The City's programs include: general government, judicial, public safety, public works, community development, health and sanitation, culture and recreation, community support, and interest on long-term debt. Each programs' total cost is presented below.

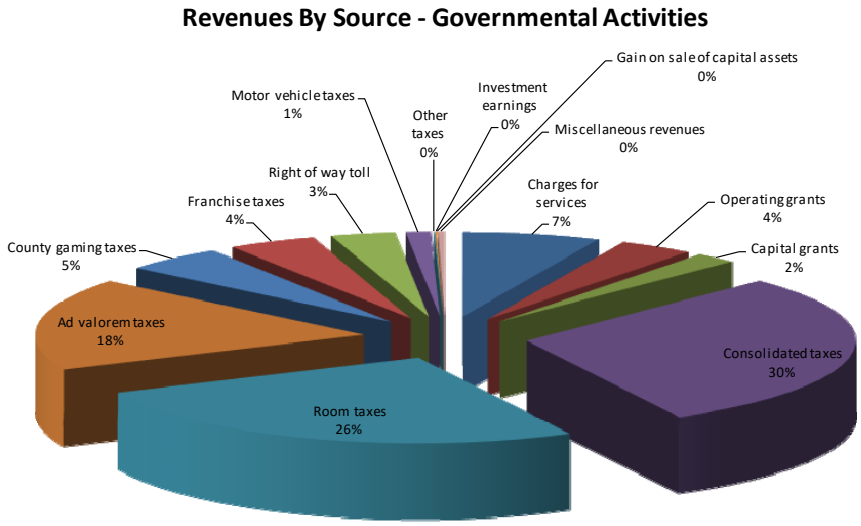
City of West Wendover, Nevada
Changes in Net Position

	Governmental activities		Business-type activities		Combined Total	
	06/30/18	06/30/17	06/30/18	06/30/17	06/30/18	06/30/17
Revenues:						
Program revenues:						
Charges for services	$ 624,342	$ 673,238	$ 3,765,125	$ 3,621,350	$ 4,389,467	$ 4,294,588
Operating grants	337,594	325,958	-	-	337,594	325,958
Capital grants	192,538	3,603,861	27,721	23,350	220,259	3,627,211
General revenues:						
Consolidated taxes	2,760,581	2,576,081	-	-	2,760,581	2,576,081
Room taxes	2,389,961	2,377,383	-	-	2,389,961	2,377,383
Ad valorem taxes	1,629,060	1,495,024	-	-	1,629,060	1,495,024
County gaming taxes	457,909	431,418	-	-	457,909	431,418
Franchise taxes	397,894	376,520	-	-	397,894	376,520
Right of way toll	290,142	281,227	-	-	290,142	281,227
Motor vehicle taxes	111,452	112,291	-	-	111,452	112,291
Other taxes	5,485	-	-	-	5,485	-
Investment earnings	7,317	6,837	124,294	120,403	131,611	127,240
Gain on sale of capital assets	-	-	-	-	-	-
Miscellaneous revenues	30,009	17,024	32,811	32,005	62,820	49,029
Total revenues	9,234,284	12,276,862	3,949,951	3,797,108	13,184,235	16,073,970
Expenses:						
General government	1,957,253	1,444,873	-	-	1,957,253	1,444,873
Judicial	339,053	323,764	-	-	339,053	323,764
Public safety	3,327,123	3,370,826	-	-	3,327,123	3,370,826
Public works	527,048	618,991	-	-	527,048	618,991
Community development	417,780	281,337	-	-	417,780	281,337
Health and sanitation	140,732	148,599	-	-	140,732	148,599
Culture and recreation	2,504,678	2,441,894	-	-	2,504,678	2,441,894
Community support	280,647	264,366	-	-	280,647	264,366
Interest on long term debt	248,774	287,050	-	-	248,774	287,050
Water	-	-	1,380,771	1,390,789	1,380,771	1,390,789
Sewer	-	-	1,592,175	1,609,624	1,592,175	1,609,624
Garbage/Compost	-	-	1,054,200	1,109,909	1,054,200	1,109,909
Total expenses	9,743,088	9,181,700	4,027,146	4,110,322	13,770,234	13,292,022
Increase in net position before transfers	(508,804)	3,095,162	(77,195)	(313,214)	(585,999)	2,781,948
Transfers	-	-	-	-	-	-
Increase in net position	(508,804)	3,095,162	(77,195)	(313,214)	(585,999)	2,781,948
Net position, beginning	11,091,797	7,985,635	16,332,520	16,656,734	27,424,317	24,642,369
Restatement adjustment	(586,107)	11,000	(110,313)	(11,000)	(696,420)	-
Net position, ending	$ 9,996,886	$ 11,091,797	$ 16,145,012	$ 16,332,520	$ 26,141,898	$ 27,424,317

Total resources available during the year to finance governmental operations were $19,739,974 consisting of Net Position at July 1, 2017 of $10.5 million as restated, program revenues of $1.1 million and General Revenue of $8.1 million. Total Governmental Activities during the year were $9.7 million; thus, Governmental Net Position decreased by $508,804 to $10 million.

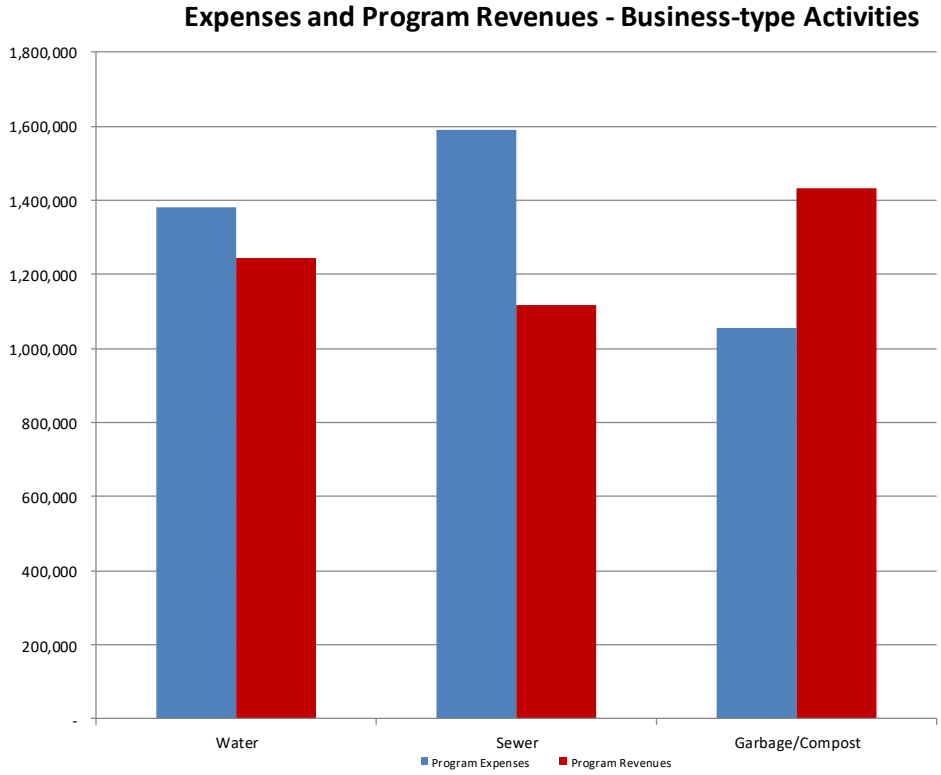
The following graphs compare program expenses to program revenues and provide a breakdown of revenues by source for all government activities. The charts below are derived from the Statement of Activities on page 15.





Business Type Activities

Net position of the Business Type activities at June 30, 2018, as reflected in the Statement of Net Position was $16.1 million. The cost of providing all Proprietary (Business Type) activities this year was $4.0 million. As shown in the Statement of Activities, the amounts paid by users of the system were $3.7 million and $27,721 was subsidized by capital grants and contributions. Unrestricted investment earnings totaled 124,294; other revenue totaled $32,811, thus, net position decreased by $77,195.



Financial Analysis of the Government's Funds

As noted earlier, the City of West Wendover uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental funds: The focus of the City of West Wendover's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City of West Wendover's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

As of the end of the current fiscal year, the City of West Wendover's governmental funds reported combined ending fund balances of $1,618,944, an increase of $170,767 in comparison with the prior year. 60% of the total fund balance or $971,361 constitutes unassigned fund balance, which is available for new spending at the government's discretion. The remainder of the fund balance is non-spendable, restricted, or committed because it has already been committed 1) to pay debt service, 2) to pay for capital improvements or 3) for a variety of other restricted or committed purposes.

The general fund is the chief operating fund of the City of West Wendover. At the end of the current fiscal year, unassigned fund balance in the general fund was $971,953, and total fund balance is $1,054,510. As a measure of liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total fund expenditures. Total unassigned fund balance represents 17% of total general fund expenditures. During the year, the City of West Wendover's general fund balance was budgeted to decrease by $268,100.

The recreation fund has a fund balance of $157,617, all of which is restricted for culture and recreation appropriation.

Proprietary funds: The City of West Wendover's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail. Total net position of the proprietary funds was $16,145,012 at year end.

General Fund Budgetary Highlights

Actual expenditures for the General Fund at year-end were $315,517 less than the final budget. The favorable budget to actual variance in appropriations was principally due to overall savings in services and supplies for all departments. Actual revenues were more than the final budget by $87,785.

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets

The capital assets of the City are those assets that are used in performance of City functions including infrastructure assets. Capital Assets include equipment, buildings, land, park facilities and roads. At the end of fiscal year 2018, net capital assets of the government activities totaled $21.2 million and the net capital assets of the business-type activities totaled $19.2 million. Depreciation on governmental-type capital assets is recognized in the Government-Wide financial statements. (See note 6 to the financial statements.)

Long Term Liabilities

At year-end, the City had $13.4 million in governmental type long term liabilities, and $8.8 million in proprietary long term liabilities. The liabilities amounts to $4,956 per capita (4,498 – 2013 population US Census Bureau Website 2013). The City's net decrease in total long term liabilities was $1.4 million. (See note 7 and 18 to the financial statements for detailed descriptions.)

NEXT YEAR'S BUDGET AND ECONOMIC FACTORS

In considering the City Budget for fiscal year 2018-2019, the City Council and management remained cautious as to the growth of revenues and expenditures. The current labor contract with the Police Officer Association effective July 1, 2018 thru June 30, 2021 provides for no pay adjustment for fiscal 2019 but does provide some adjustments for fiscal 2020 and 2021. The current labor contract with Local 4041 effective July 1, 2018 thru June 30, 2019 does not include any pay adjustment.

Projects that are a part of the City Budget for the fiscal year 2018-2019 are as follows:

- The City will continue with some Street Rehab and Storm Drainage Improvement Projects related to the recent funding.
- On the immediate horizon is development for the City Center/Downtown development. The City started a planning phase in fiscal year 2018 and is working with BLM to acquire the land for that development. Infrastructure for the development will start as soon as funding is in place.
- In connection with the acquisition of the BLM land surrounding the City Hall, a new fire station will be built. Grants and a SDA loan have been approved for the development.

CONTACTING THE CITY'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, taxpayers, customers, investors and creditors with a general overview of the City's finances and to show the City's accountability for the money it receives. If you have questions about this report or need additional financial information, please contact the City's Chief Financial Officer at the City of West Wendover, 1111 N. Gene L. Jones Way, West Wendover, Nevada 89883 or visit us online at http://www.westwendovercity.com

BASIC FINANCIAL STATEMENTS

CITY OF WEST WENDOVER, NEVADA
Statement of Net Position
For the Year Ended June 30, 2018

	Primary Government			Component Unit
	Governmental Activities	Business-type Activities	Total	Johnson Springs
Assets				
Cash and temporary investments	$ 859,268	$ 2,020,827	$ 2,880,095	$ 115,024
Accounts receivable, net	950,544	389,597	1,340,141	57,634
Due from component unit	-	2,337,645	2,337,645	-
Inventory	27,569	65,667	93,236	13,389
Prepaid items	123,362	11,250	134,612	-
Restricted cash	277,365	964,944	1,242,309	-
Capital assets not being depreciated:				
Land	1,637,283	111,000	1,748,283	18,000
Capital assets, net of accumulated depreciation:				
Buildings, net	8,226,144	3,539,847	11,765,991	2,662,725
Improvements other than buildings, net	10,956,251	2,778,608	13,734,859	272,024
Machinery and equipment, net	475,448	847,051	1,322,499	130,532
Utility systems	-	12,011,954	12,011,954	3,548,316
Total assets	23,533,234	25,078,390	48,611,624	6,817,644
Deferred Outflows of Resources				
Deferred outflows related to pensions	1,242,559	244,359	1,486,918	34,296
Liabilities				
Accounts payable	324,481	23,937	348,418	29,600
Accrued interest payable	31,432	120,404	151,836	-
Accrued expenses	158,573	-	158,573	1,687
Due to primary government	-	-	-	2,337,645
Unearned revenue	48,506	-	48,506	-
Deposits payable	-	4,788	4,788	-
Noncurrent liabilities				
Due within one year	758,408	826,691	1,585,099	9,461
Due in more than one year	5,894,975	6,714,674	12,609,649	-
Net pension liability	6,768,415	1,331,072	8,099,487	186,819
Total liabilities	13,984,790	9,021,566	23,006,356	2,565,212
Deferred Inflows of Resources				
Deferred inflows related to pensions	794,117	156,171	950,288	21,919
Net Position				
Net investment in capital assets	14,929,697	14,106,662	29,036,359	4,293,952
Restricted for:				
Judicial	49,514	-	49,514	-
Culture and recreation	157,617	-	157,617	-
Debt service	-	964,944	964,944	-
Unrestricted	(5,139,942)	1,073,406	(4,066,536)	(29,143)
Total net position	$ 9,996,886	$ 16,145,012	$ 26,141,898	$ 4,264,809

The accompanying notes are an integral part of the financial statements.

CITY OF WEST WENDOVER, NEVADA
Statement of Activities
For the Year Ended June 30, 2018

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants & Contributions	Program Revenues: Capital Grants & Contributions	Net (Expense) Revenue and Changes in Net Position: Governmental Activities	Net (Expense) Revenue and Changes in Net Position: Business-Type Activities	Net (Expense) Revenue and Changes in Net Position: Total	Component Unit: Johnson Springs
Governmental:								
General government	$ 1,957,253	$ 256,546	$ -	$ -	$ (1,700,707)	$ -	$ (1,700,707)	$ -
Judicial	339,053	233,086	-	-	(105,967)	-	(105,967)	-
Public safety	3,327,123	33,200	42,490	469	(3,250,964)	-	(3,250,964)	-
Public works	527,048	93,321	155,000	191,679	(87,048)	-	(87,048)	-
Community development	417,780	-	-	-	(417,780)	-	(417,780)	-
Health and sanitation	140,732	3,387	-	-	(137,345)	-	(137,345)	-
Culture and recreation	2,504,678	-	-	-	(2,504,678)	-	(2,504,678)	-
Community support	280,647	4,802	140,104	390	(135,351)	-	(135,351)	-
Interest on long term debt	248,774	-	-	-	(248,774)	-	(248,774)	-
Total governmental activities	9,743,088	624,342	337,594	192,538	(8,588,614)	-	(8,588,614)	-
Business-type:								
Water	1,380,771	1,225,277	-	17,576	-	(137,918)	(137,918)	-
Sewer	1,592,175	1,107,240	-	10,145	-	(474,790)	(474,790)	-
Garbage/Compost	1,054,200	1,432,608	-	-	-	378,408	378,408	-
Total business-type activities	4,027,146	3,765,125	-	27,721	-	(234,300)	(234,300)	-
Total primary government	$ 13,770,234	$ 4,389,467	$ 337,594	$ 220,259				
Component Unit:								
Johnson Springs	$ 1,002,054	$ 652,108	$ -	$ -				(349,946)
General Revenues:								
Consolidated taxes					2,760,581	-	2,760,581	-
Room taxes					2,389,961	-	2,389,961	-
Ad valorem taxes					1,629,060	-	1,629,060	-
County gaming taxes					457,909	-	457,909	-
Franchise taxes					397,894	-	397,894	-
Right of way toll					290,142	-	290,142	-
Motor vehicle taxes					111,452	-	111,452	-
Other taxes					5,485	-	5,485	-
Investment earnings					7,317	124,294	131,611	19,001
Miscellaneous revenues					30,009	32,811	62,820	-
Total general revenues and transfers					8,079,810	157,105	8,174,095	19,001
Change in net position					(508,804)	(77,195)	(585,999)	(330,945)
Net position - beginning					11,091,797	16,332,520	27,424,317	4,609,596
Restatement adjustment					(586,107)	(110,313)	(696,420)	(13,842)
Net position - ending					$ 9,996,886	$ 16,145,012	$ 26,141,898	$ 4,264,809

The accompanying notes are an integral part of the financial statements.

CITY OF WEST WENDOVER, NEVADA
Balance Sheet
Governmental Funds
June 30, 2018

	General Fund	Recreation Fund	Nonmajor Governmental Funds	Total Governmental Funds
Assets				
Cash and temporary investments	$ 390,184	$ 146,951	$ 135,145	$ 672,280
Accounts receivable, net	96,510	230,586	-	327,096
Due from other funds	160,000	-	-	160,000
Due from other governments	599,107	-	15,773	614,880
Inventory	26,072	-	1,497	27,569
Prepaid and other items	56,045	-	-	56,045
Restricted cash	440	-	276,925	277,365
Total assets	1,328,358	377,537	$ 429,340	$ 2,135,235
Liabilities				
Accounts payable	$ 66,769	$ 219,920	$ 22,523	$ 309,212
Accrued liabilities	158,573	-	-	158,573
Unearned revenue	48,506	-	-	48,506
Total liabilities	273,848	219,920	22,523	516,291
Fund Balances				
Nonspendable	82,117	-	1,497	83,614
Restricted	440	157,617	403,787	561,844
Committed	-	-	2,125	2,125
Unassigned	971,953	-	(592)	971,361
Total fund balances	1,054,510	157,617	406,817	1,618,944
Total liabilities and fund balances	$ 1,328,358	$ 377,537	$ 429,340	$ 2,135,235

The accompanying notes are an integral part of the financial statements.

CITY OF WEST WENDOVER, NEVADA
Reconciliation of the Balance Sheets of Governmental Funds
To the Statement of Net Position
For the Year Ended June 30, 2018

Total fund balances - governmental funds		$ 1,618,944
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds.		
Governmental capital assets	$ 30,854,071	
Accumulated depreciation	(9,558,945)	
		21,295,126
Long-term receivables in the governmental activities are not reported in the funds.		8,568
Long-term liabilities are not due and payable in the current period and therefore are not reported in the funds.		
Net pension liabilities	$ (6,768,415)	
Bonds payable	(6,365,429)	
Compensated absences	(287,954)	
Interest payable	(31,432)	
		(13,453,230)
The internal service fund is used by management to charge the cost of insurance to individual funds. The assets and liabilities of the internal service funds are included in the governmental activities in the statement of net position.		79,036
Deferred outflows and inflows of resources related to pensions are applicable to future reporting periods and, therefore, are not reported in the funds.		
Deferred outflows	$ 1,242,559	
Deferred inflows	(794,117)	
		448,442
Total net position - governmental activities		$ 9,996,886

The accompanying notes are an integral part of the financial statements.

CITY OF WEST WENDOVER, NEVADA
Statement of Revenues, Expenditures and Changes in Fund Balances
Governmental Funds
For the Year Ended June 30, 2018

	General Fund	Recreation Fund	Nonmajor Governmental Funds	Total Governmental Funds
Revenues				
Taxes	$ 1,503,680	$ 2,389,961	$ 50,279	$ 3,943,920
Licenses and permits	1,012,930	-	-	1,012,930
Intergovernmental	3,785,566	-	131,300	3,916,866
Charges for services	50,732	-	9,794	60,526
Fines and forfeits	82,892	-	-	82,892
Miscellaneous revenues	187,085	-	242,377	429,462
Total revenues	6,622,885	2,389,961	433,750	9,446,596
Expenditures				
Current				
General government	1,212,339	-	-	1,212,339
Judicial	333,142	-	4,151	337,293
Public safety	3,214,162	-	-	3,214,162
Public works	525,019	-	-	525,019
Community development	261,910	-	-	261,910
Health	119,217	-	-	119,217
Culture and recreation	13,116	2,394,512	-	2,407,628
Community support	15,015	-	265,238	280,253
Capital outlay	-	-	6,550	6,550
Debt service	119,238	-	792,220	911,458
Total expenditures	5,813,158	2,394,512	1,068,159	9,275,829
Excess (deficiency) of revenues over (under) expenditures	809,727	(4,551)	(634,409)	170,767
Other Financing Sources (Uses)				
Transfers in	-	-	737,100	737,100
Transfers out	(682,100)	-	(55,000)	(737,100)
Total other financing sources and uses	(682,100)	-	682,100	-
Net change in fund balances	127,627	(4,551)	47,691	170,767
Fund balances, beginning of year	926,883	162,168	359,126	1,448,177
Fund balances, end of year	$ 1,054,510	$ 157,617	$ 406,817	$ 1,618,944

The accompanying notes are an integral part of the financial statements.

CITY OF WEST WENDOVER, NEVADA
Reconciliation of the Statement of Revenues,
Expenditures, and Changes in Fund Balances of Governmental Funds
To the Statement of Activities
For the Year Ended June 30, 2018

Amounts reported for governmental activities in the statement of activities are different because:		
Net change in fund balances - total governmental funds		$ 170,767
Governmental funds report capital outlays as expenditures. However, in the statement of activities, the costs of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlay exceeded depreciation in the current period.		
Capital outlay	$ 39,000	
Depreciation expense	(1,049,462)	
		(1,010,462)
Governmental funds report the gross proceeds from the sale of capital assets as revenue. However, in the statement of activities, the gain/(loss) on the sale of capital assets is reported net of its net book value.		(419,198)
Payments on long term receivables recorded as revenue in the governmental funds are reported as a reduction of receivables in the statement of net position.		(2,312)
Repayment of bond principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net position.		651,028
Accrued interest for long-term debt is not reported as an expenditure for the current period while it is recorded in the statement of activities. The adjustment reflects the change in interest payable		11,657
Pension contributions are reported as expenditures in the governmental funds when made. However, they are reported as deferred outflows of resources in the Statement of Net Position because the net pension liability is measured a year before the City's report date. Pension expense, which is the change in the net pension liability adjusted for changes in deferred outflows and inflows of resources related to pension, is reported in the Statement of Activities.		
Pension contributions	$ 473,469	
Pension expense	(415,465)	
		58,004
Compensated absences expenses reported in the statement of activities do not require the use of current financial resources and therefore are not reported as expenditures in the governmental funds. This adjustment reflects the change in compensated absences payable.		(7,594)
The internal service fund is used by management to charge the cost of insurance to the various funds. The net revenue (loss) of the internal service fund is reported with governmental activities.		39,306
Change in net position of governmental activities		$ (508,804)

The accompanying notes are an integral part of the financial statements.

CITY OF WEST WENDOVER, NEVADA
Statement of Net Position
Proprietary Funds
For the Year Ended June 30, 2018

	Water Fund	Sewer Fund	Garbage/ Compost Fund	Total Proprietary Funds	Health Insurance Internal Service Fund
Assets					
Current assets					
Cash and investments	$ 1,427,221	$ 64,164	$ 529,442	$ 2,020,827	$ 186,988
Accounts receivable, net	133,597	123,803	132,197	389,597	-
Inventory	61,405	4,262	-	65,667	-
Prepaid expenses	1,976	8,250	1,024	11,250	67,317
Total current assets	1,624,199	200,479	662,663	2,487,341	254,305
Noncurrent assets					
Restricted cash	570,653	77,198	317,093	964,944	-
Due from component unit	2,337,645	-	-	2,337,645	-
Capital assets:					
Land	111,000	-	-	111,000	-
Buildings	1,277,649	1,166,887	1,535,458	3,979,994	-
Improvements other than buildings	966,221	76,600	5,148,529	6,191,350	-
Machinery and equipment	869,063	1,379,199	2,190,753	4,439,015	-
Utility system	2,214,669	15,820,916	-	18,035,585	-
Less accumulated depreciation	(2,162,969)	(6,181,158)	(5,124,357)	(13,468,484)	-
Total noncurrent assets	6,183,931	12,339,642	4,067,476	22,591,049	-
Total assets	7,808,130	12,540,121	4,730,139	25,078,390	254,305
Deferred Outflows of Resources					
Deferred outflows related to pensions	69,533	89,047	85,779	244,359	-
Liabilities					
Current liabilities					
Accounts payable	5,064	13,824	5,049	23,937	15,269
Accrued interest payable	83,989	11,033	25,382	120,404	-
Due to primary government	-	-	-	-	160,000
Compensated absences	9,347	8,149	13,689	31,185	-
Customer deposits	4,788	-	-	4,788	-
Current portion of noncurrent liabilities	312,703	111,003	371,800	795,506	-
Total current liabilities	415,891	144,009	415,920	975,820	175,269
Noncurrent liabilities:					
Capital leases payable	-	-	169,179	169,179	-
Net pension liability	378,760	485,057	467,255	1,331,072	-
Bonds payable	3,295,536	2,721,917	528,042	6,545,495	-
Total noncurrent liabilities	3,674,296	3,206,974	1,164,476	8,045,746	-
Total liabilities	4,090,187	3,350,983	1,580,396	9,021,566	175,269
Deferred Inflows of Resources					
Deferred inflows related to pensions	44,439	56,910	54,822	156,171	-
Net Position					
Net investment in capital assets	1,995,776	9,429,524	2,681,362	14,106,662	-
Restricted for debt service	570,653	77,198	317,093	964,944	-
Unrestricted	1,176,608	(285,447)	182,245	1,073,406	79,036
Total net position	$ 3,743,037	$ 9,221,275	$ 3,180,700	$ 16,145,012	$ 79,036

The accompanying notes are an integral part of the financial statements.

CITY OF WEST WENDOVER, NEVADA
Statement of Revenues, Expenses, and Changes in Net Position
Proprietary Funds
For the Year Ended June 30, 2018

	Water Fund	Sewer Fund	Garbage/ Compost Fund	Total Proprietary Funds	Health Insurance Internal Service Fund
Operating revenues					
Charges for services	$ 1,225,277	$ 1,107,240	$ 1,432,608	$ 3,765,125	$ 1,003,234
Operating expenses					
Water purchases	518,296	-	-	518,296	-
Salaries and wages	53,383	358,093	349,029	760,505	-
Employee benefits	197,361	131,608	126,961	455,930	963,929
Services and supplies	312,598	456,498	219,145	988,241	-
Capital outlay	168	12,673	-	12,841	-
Depreciation and amortization	139,954	548,215	326,137	1,014,306	-
Total operating expenses	1,221,760	1,507,087	1,021,272	3,750,119	963,929
Operating income (loss)	3,517	(399,847)	411,336	15,006	39,305
Nonoperating revenues (expenses)					
Interest income	119,948	1,470	2,876	124,294	-
Impact fees	16,556	9,805	-	26,361	
Grant revenue	1,020	340	-	1,360	-
Miscellaneous income	13,905	706	7,616	22,227	-
Contributions from component unit for debt payments	10,584	-	-	10,584	-
Interest expense	(159,011)	(85,088)	(32,928)	(277,027)	-
Total nonoperating revenues (expenses)	3,002	(72,767)	(22,436)	(92,201)	-
Income before contributions and transfers	6,519	(472,614)	388,900	(77,195)	39,305
Change in net position	6,519	(472,614)	388,900	(77,195)	39,305
Total net position, beginning	3,769,041	9,733,237	2,830,242	16,332,520	39,731
Restatement adjustment	(32,523)	(39,348)	(38,442)	(110,313)	-
Total net position, end of year	$ 3,743,037	$ 9,221,275	$ 3,180,700	$ 16,145,012	$ 79,036

The accompanying notes are an integral part of the financial statements.

	Water Fund	Sewer Fund	Garbage/ Compost Fund	Total Proprietary Funds	Health Insurance Internal Service Fund
Cash Flows From Operating Activities:					
Cash received from customers, service fees	$ 1,220,308	$ 1,111,919	$ 1,432,636	$ 3,764,863	$ 1,003,234
Cash paid to suppliers	(837,402)	(475,553)	(235,047)	(1,548,002)	(1,017,380)
Cash paid to employees	(249,668)	(463,428)	(455,873)	(1,168,969)	-
Net cash flows from operating activities	133,238	172,938	741,716	1,047,892	(14,146)
Cash Flows From Noncapital Financing Activities:					
Net interfund receipts/(payments)	-	-	-	-	160,000
Net component unit receipts/(payments)	76,743	-	-	76,743	-
Cash received from miscellaneous sources	13,905	706	7,616	22,227	-
Net cash flows from noncapital financing activities	90,648	706	7,616	98,970	160,000
Cash Flows From Capital and Related Financing Activities:					
Impact fees	16,556	9,805	-	26,361	-
Grant revenue	1,020	340	-	1,360	-
Principal paid on capital debt	(303,294)	(107,831)	(369,460)	(780,585)	-
Interest paid on capital debt	(159,011)	(85,088)	(32,928)	(277,027)	-
Acquisition and construction of capital assets	(19,631)	(39,199)	(15,080)	(73,910)	-
Net cash flows from capital and related financing activities	(464,360)	(221,973)	(417,468)	(1,103,801)	-
Cash Flows From Investing Activities:					
Interest income	119,948	1,470	2,876	124,294	-
Net change in cash and cash equivalents	(120,526)	(46,859)	334,740	167,355	145,854
Cash and investments, including restricted cash, beginning of year as restated	2,118,400	188,221	511,795	2,818,416	41,134
Cash and Cash Equivalents, Including Restricted Cash , End of Year	$ 1,997,874	$ 141,362	$ 846,535	$ 2,985,771	$ 186,988
Reconciliation of operating income to net cash flows from operating activities:					
Operating income (loss)	$ 3,517	$ (399,847)	$ 411,336	$ 15,006	$ 39,305
Adjustments to reconcile net income (loss) to net cash from operating activities					
Depreciation/amortization	139,954	548,215	326,137	1,014,306	-
Pension expense	26,251	58,668	50,674	135,593	-
Employer pension contributions	(26,495)	(33,931)	(32,685)	(93,111)	-
Changes in operating assets and liabilities:					
(Increase) decrease in receivables	(4,589)	4,679	28	118	-
(Increase) decrease in inventory	(739)	100	-	(639)	-
(Increase) decrease in prepaid expenses	-	(3,145)	(16)	(3,161)	(21,417)
Increase (decrease) in accounts payable	(5,601)	(3,337)	(15,886)	(24,824)	(32,034)
Increase (decrease) in due from deposits	(380)	-	-	(380)	-
Increase (decrease) in compensated absences	1,320	1,536	2,128	4,984	-
Net cash flows from operating activities	$ 133,238	$ 172,938	$ 741,716	$ 1,047,892	$ (14,146)
Supplemental Schedule of Non-cash Financing and Investing Activities					
Acquisition of capital assets through debt	$ -	$ -	$ 231,697	$ 231,697	$ -

The accompanying notes are an integral part of the financial statements.

NOTE 1. Summary of Significant Accounting Policies

Description of government-wide financial statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the primary government and its component units. All fiduciary activities are reported only in the fund financial statements. *Governmental activities*, which normally are supported by taxes, intergovernmental revenues, and other nonexchange transactions, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges to external customers for support. Likewise, the *primary government* is reported separately from certain legally separate *component units* for which the primary government is financially accountable.

Reporting Entity

The City of West Wendover (government) is a municipal corporation governed by an elected mayor and five-member governing council (council). The accompanying financial statements present the government and its component units, entities for which the government is considered to be financially accountable. Blended component units are, in substance, part of the primary government's operations, even though they are legally separate entities. Thus, blended component units are appropriately presented as funds of the primary government. Each discretely presented component unit is reported in a separate column in the government-wide financial statements to emphasize that it is legally separate from the government.

Discretely presented component units - The Johnson Springs Water System Enterprise Fund (Johnson Springs) was formed by a settlement agreement between the City of West Wendover, Nevada and the City of Wendover, Utah to replace Administrative Authority upon its dissolution (dissolved on December 31, 2008). Johnson Springs has no board. The net assets of the Administrative Authority were transferred to Johnson Springs on January 1, 2009, including the debt of the Administrative Authority that is in the name of the City. It is a separate enterprise fund and is considered a component unit due to the City's responsibility to perform all management, maintenance and accounting duties for the fund.

Basis of presentation – government-wide financial statements

While separate government-wide and fund financial statements are presented, they are interrelated. The governmental activities column incorporates data from governmental funds and internal service funds, while business-type activities incorporate data from the government's enterprise funds. Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements.

As discussed earlier, the city has one discretely presented component units, Johnson Springs, which is considered a major component unit and is shown in separate columns in the government-wide financial statements.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

NOTE 1. Summary of Significant Accounting Policies, Continued

Basis of presentation – fund financial statements

The fund financial statements provide information about the government's funds, including its fiduciary funds and blended component units if any. Separate statements for each fund category—governmental, proprietary, and fiduciary—are presented. The emphasis of fund financial statements is on major governmental and enterprise funds, each displayed in a separate column. All remaining governmental and enterprise funds are aggregated and reported as nonmajor funds. Major individual governmental and enterprise funds are reported as separate columns in the fund financial statements.

The government reports the following major governmental funds:

The **General Fund** is the government's primary operating fund. It accounts for all financial resources of the general government, except those accounted for in another fund.

The **Recreation Fund** is used to account for the City's share of room tax proceeds and the distribution of those funds to the recreation district.

The government reports the following major enterprise funds:

The **Water Fund** accounts for the provision of water services to the residents of the City. All activities necessary to provide such services are accounted for in this fund, including, but not limited to, administration, operation, maintenance, financing and related debt service and billing and collection.

The **Sewer Fund** accounts for the provision of sewer services to the residents of the City. All activities necessary to provide such services are accounted for in this fund, including, but not limited to, administration, operation, maintenance, financing and related debt service and billing and collection.

The **Garbage/Compost Fund** is used to account for the provision of sanitation services to residents of the City. All activities necessary to provide such services are accounted for in this fund, including, but not limited to, administration, operation, maintenance, financing and related debt service and billing and collection.

Additionally, the City reports the following fund types:

Health Insurance Internal Service Fund – Internal Service Funds are used to account for the financing of goods and services provided by one department or agency to other departments or agencies of the government and to other government units, on a cost reimbursement basis.

NOTE 1. Summary of Significant Accounting Policies, Continued

During the course of operations the government has activity between funds for various purposes. Any residual balances outstanding at year end are reported as due from/to other funds and advances to/from other funds. While these balances are reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Balances between the funds included in governmental activities (i.e., the governmental funds) are eliminated so that only the net amount is included as internal balances in the governmental activities column. Similarly, balances between the funds included in business-type activities (i.e., the enterprise funds) are eliminated so that only the net amount is included as internal balances in the business-type activities column.

Further, certain activity occurs during the year involving transfers of resources between funds. In fund financial statements these amounts are reported at gross amounts as transfers in/out. While reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Transfers between the funds included in governmental activities are eliminated so that only the net amount is included as transfers in the governmental activities column. Similarly, balances between the funds included in business-type activities are eliminated so that only the net amount is included as internal balances in the business-type activities column.

Measurement focus and basis of accounting

The accounting and financial reporting treatment is determined by the applicable measurement focus and basis of accounting. Measurement focus indicates the type of resources being measured such *as current financial resources* or *economic resources*. The basis of accounting indicates the timing of transactions or events for recognition in the financial statements.

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

The governmental fund financial statements are reported using the *current financial resources measurement* focus and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences, and claims and judgments, are recorded only when payment is due. General capital asset acquisitions are reported as expenditures in governmental funds. Issuance of long-term debt and acquisitions under capital leases are reported as other financing sources.

NOTE 1. Summary of Significant Accounting Policies, Continued

Property taxes, franchise taxes, licenses, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Entitlements are recorded as revenues when all eligibility requirements are met, including any time requirements, and the amount is received during the period or within the availability period for this revenue source (within 60 days of yearend). Expenditure-driven grants are recognized as revenue when the qualifying expenditures have been incurred and all other eligibility requirements have been met, and the amount is received during the period or within the availability period for this revenue source (within 60 days of yearend). All other revenue items are considered to be measurable and available only when cash is received by the government.

The proprietary funds are reported using the *economic resources measurement* focus and the *accrual basis of accounting*.

Assets, liabilities, deferred outflows/inflows of resources, and net position/fund balance

Cash and cash equivalents

The government's cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition.

Investments

Investments for the government are reported at fair value (generally based on quoted market prices). The City of West Wendover invests in the State of Nevada Local Government Investment Pool, which has regulatory oversight from the Board of Finance for the State of Nevada.

State statues authorize the City to invest in obligations of the U.S. Treasury; certain farm loan bonds; certain securities issued by Nevada local governments and other state and local governments; certain repurchase agreements; certain bankers acceptances; certain commercial paper; and certain negotiable certificates of deposits and money market mutual funds, as well as the State of Nevada Local Government Investment Pool.

Inventories and prepaid items

Inventories for the general and proprietary funds are valued at cost using the first-in/first-out (FIFO) method and consist of expendable office supplies, pipe, fittings and miscellaneous automobile parts. The cost of such inventories is recorded as expenditures/expenses when consumed rather than when purchased.

For all other funds, the City of West Wendover charges consumable supplies against appropriations at the time of purchase. Any inventories of such supplies at June 30 are not material to the individual funds and are not recognized in the financial statements.

NOTE 1. Summary of Significant Accounting Policies, Continued

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both the government-wide and fund financial statements. The cost of prepaid items is recorded as expenditures/expenses when consumed rather than when purchased

Capital assets

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g. roads, bridges, sidewalks, and similar items), are reported in the applicable governmental or business-type activities column in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than $5,000 and an estimated useful life in excess of two years.

The City has elected not to record infrastructure assets prior to July 1, 2003 as allowed by Governmental Accounting Statement number 34 for phase 3 governments.

As the government constructs or acquires additional capital assets each period, including infrastructure assets, they are capitalized and reported at historical cost. The reported value excludes normal maintenance and repairs which are essentially amounts spent in relation to capital assets that do not increase the capacity or efficiency of the item or increase its estimated useful life. Donated capital assets are recorded at their estimated acquisition value at the date of donation.

Interest incurred during the construction phase of capital assets of enterprise funds is included as part of the capitalized value of the assets constructed. The amount of interest capitalized depends on the specific circumstances.

Land and construction in progress are not depreciated. The other property, plant, equipment, and infrastructure of the primary government are depreciated using the straight line method over the following estimated useful lives:

Building	35 to 50 years
Improvements other than buildings	20 to 30 years
Machinery, equipment, and vehicles	3 to 10 years
Utility systems	10 to 50 years

Deferred outflows/inflows of resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/ expenditure) until then. The City has one type of item that qualifies for reporting for reporting in this category which is pension related items reported on the government-wide financial statements. See footnote 17 for more information.

NOTE 1. Summary of Significant Accounting Policies, Continued

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The City has one type of item that qualifies for reporting in this category which is pension related items reported on the government-wide financial statements. See footnote 17 for more information. The governmental funds report unearned revenues from two sources: advance payments for business licenses and advance payments for gaming licenses. These amounts are deferred and recognized as an inflow of resources in the period that the amounts are earned.

Net position flow assumption

Sometimes the government will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted – net position and unrestricted – net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the government's policy to consider restricted – net position to have been depleted before unrestricted – net position is applied.

Fund balance flow assumptions

Sometimes the government will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the government's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

Fund balance policies

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The government itself can establish limitations on the use of resources through either a commitment (committed fund balance) or an assignment (assigned fund balance).

The committed fund balance classification includes amounts that can be used only for the specific purposes determined by a formal action of the government's highest level of decision-making authority. The governing council is the highest level of decision-making authority for the government that can, by adoption of an ordinance prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance remains in place until a similar action is taken (the adoption of another ordinance) to remove or revise the limitation.

NOTE 1. Summary of Significant Accounting Policies, Continued

Amounts in the assigned fund balance classification are intended to be used by the government for specific purposes but do not meet the criteria to be classified as committed. The city council (council) has by resolution authorized the Mayor, City Manager, and Chief Financial Officer to assign fund balance. The council may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above, an additional action is essential to either remove or revise a commitment.

Revenues and Expenditures/Expenses

Program revenues

Amounts reported as program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions (including special assessments) that are restricted to meeting the operational or capital requirements of a particular function or segment. All taxes, including those dedicated for specific purposes, and other internally dedicated resources are reported as general revenues rather than as program revenues.

Property taxes

All real property within the City of West Wendover is assigned a parcel number by the Elko County Assessor in accordance with state law, with each parcel being subject to physical reappraisal every five years. A factoring system is used to adjust the appraised value during the years between physical appraisals. The property and its improvements are assessed at 35% of "taxable value" as defined by statute. The amount of tax levied is developed by multiplying the assessed value by the tax rate applicable to the area in which the property is located. The maximum tax rate was established in the State Constitution at $5 per $100 of assessed valuation; however, as a result of legislative action, the tax rate was further limited to $3.64 per $100 as assessed valuation, except in cases of severe financial emergency as defined by NRS 354.705. Taxes on real property are a lien on the property and attach on July 1 of the year for which the taxes are levied.

Taxes may be paid in four installments, the first installment is due on the third Monday of August and the remaining three installments are payable on the first Monday in October, January and March to the Treasurer of Elko County in which the City of West Wendover is located. Penalties are assessed if a taxpayer fails to pay an installment within ten days of the installment due date. After a two year waiting period, if the taxes remain unpaid, a tax deed is issued conveying the property to the County with a lien for back taxes and accumulated charges. Redemption may be made by the owner or such persons as described by statute by paying all back taxes and accumulated penalties, interest and costs before sale.

Taxes on personal property are collected currently. Personal property declarations are mailed out annually by the County and the tax is computed using percentages of taxable values established by the Department of Taxation and the tax rates described above.

NOTE 1. Summary of Significant Accounting Policies, Continued

Compensated absences

Vacation and Sick-leave

The city's policy permits employees to accumulate earned but unused vacation benefits, which are eligible for payment upon separation from government service. The liability for such leave is reported as incurred in the government-wide and proprietary fund financial statements. A liability for those amounts is recorded in the governmental funds only if the liability has matured as a result of employee resignations or retirements.

Per City Policy and Collective Bargaining Agreements, employees earn (accrue) sick leave benefits which they are eligible to receive upon separation of service at a determined percentage based upon total years of service and based upon the required notice of separation.

Proprietary funds operating and non-operating revenues and expenses

Proprietary funds distinguish *operating* revenues and expenses from *non-operating* items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the water fund, sewer fund, and garbage/compost facility fund are charges to customers for sales and services. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures/expenses during the reporting period. Actual results could differ from those estimates.

Pensions

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the pension plan's fiduciary net position of the Public Employees' Retirement System of Nevada (PERS) and additions to/deductions from the plan's fiduciary net position have been determined on the same basis as they are reported by PERS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

NOTE 1. Summary of Significant Accounting Policies, Continued

Comparative Data

Comparative data shown for the prior year has been extracted from the 2016-2017 financial statements and reclassified where necessary. It has been provided to add comparability but is not considered full disclosure of transactions for 2016-2017. Such information can only be obtained by referring to the audited financial statements for that year.

New pronouncements

For the year ended June 30, 2018, the City implemented the provisions of GASB Statement No. 82, *Pension Issues- an Amendment of GASB Statements No. 67, No. 68, and No. 73*. GASB Statement No. 82 improves consistency in the application of pension accounting and financial reporting requirements by addressing certain issues that have been raised with respect to Statements No. 67, *Financial Reporting for Pension Plans*, No. 68, *Accounting and Financial Reporting for Pensions*, and No. 73, *Accounting and Financial Reporting for Pensions and Related Assets That Are Not within the Scope of GASB Statement 68, and Amendments to Certain Provisions of GASB Statements 67 and 68*. Implementation of this new Statement resulted in a restatement of beginning net position in the City's government-wide and proprietary fund financial statements (see Note 18).

NOTE 2. Reconciliation of Government-Wide and Fund Financial Statements

The governmental fund balance sheet includes reconciliation between total governmental fund balances and net position of governmental activities as reported in the government-wide statement of net position. This difference primarily results from the long-term economic focus of the statement of net position versus the current financial resources focus of the governmental fund balance sheets. The details of these differences are reported in the reconciliation on as listed in the table of contents.

The governmental fund statement of revenues, expenditures, and changes in fund balance includes a reconciliation between net changes in fund balances-total governmental funds and changes in net position of governmental activities as reported in the government-wide statement of activities. These differences are the result of converting from the current resources measurement focus and modified accrual basis for governmental fund statements to the economic resources measurement focus and full accrual basis used for government-wide statements. The details of these differences are reported in the reconciliation as listed in the table of contents.

NOTE 3. Stewardship, Compliance, and Accountability

Budgets and Budgetary Accounting

The City adheres to the Local Government Budget Act incorporated in Section 354 of the Nevada Revised Statutes. The provision of the Act included the following major procedures to establish the budgetary data which is reflected in these financial statements.

a. On or before April 15, the City Council files a tentative budget with the Nevada Department of Taxation for all funds.

b. Public budget hearings on the tentative budget are held on the third Tuesday of May.

c. On or before June 1, at a public hearing, the City Council indicates changes, if any, to be made to the tentative budget must then be forwarded to the Nevada Department of Taxation for the final review and approval.

d. Formal budgetary integration in the financial records of all funds is employed to enhance management control during the year.

e. Budgets for all funds are adopted on a basis consistent with generally accepted accounting principles (GAAP). All appropriations lapse at year end.

f. Budget amounts within funds, and between funds, may be transferred if amounts do not exceed the original budget. Such transfers must be approved by the budget officer and/or City Council, depending on established criteria. Budget augmentations in excess of original budgetary amounts may only be made with prior approval of the City Council, following a scheduled and noticed public hearing for those funds which have ad valorem taxes allocated as a source of revenue. For all other funds, the City Council must approve the budget augmentation with a majority vote and adopt a resolution providing therefore.

g. The above dates may be adjusted as necessary during legislative years.

h. The budget amounts reflected in the financial statements have been amended from the original amounts in accordance with the approved procedures.

i. In accordance with state statute, actual expenditures may not exceed budgeted appropriations of the various governmental functions (excluding the debt services functions) in the General Fund and total expenditures in other governmental funds. Per NRS 354.626, expenditures over budgeted appropriations are allowed for bond repayments, medium term obligation repayments and long-term contracts expressly authorized by law.

Expenditures over Appropriations – Deficit Fund Balances

No funds incurred deficit fund balances for fiscal year 2018. The individual Schedule of Revenues, Expenditures and Changes in Net Position – Budget and Actual report on page 79 shows that the component unit Johnson Springs Fund incurred an excess of expenses over appropriations for the year ended June 30, 2018 by ($40,642).

NOTE 4. Cash and Investments

A reconciliation of cash deposits and investments to the government-wide statement of net position as follows:

	Primary Government	Component Unit
Deposits:		
Cash on hand	$ 1,325	$ -
Cash in bank	2,672,187	(1,214,890)
Investments:		
Nevada local government investment pool	1,448,892	1,329,914
Total deposits and investments	$ 4,122,404	$ 115,024
Cash and cash equivalents	$ 2,880,095	$ 115,024
Restricted cash	1,242,309	-
	$ 4,122,404	$ 115,024

Deposits

Custodial Credit Risk

For deposits this is the risk that in the event of a bank failure, the government's deposit may not be returned. The City does not have a formal policy for custodial credit risk. As of June 30, 2018, $0 of the primary government and component unit's combined bank balance of $1,462,520 was exposed to custodial credit risk because it was either fully insured by FDIC insurance or collateralized by a pledging financial institution.

Investments

The Nevada State Treasurer's Office operates the Local Government Investment Pool (LGIP). The LGIP is an external investment pool operated by the Nevada Public Treasurer.

The LGIP is not registered with the SEC as an investment company. Deposits in the LGIP are not insured or otherwise guaranteed by the State of Nevada, and participants share proportionally in any realized gain or losses on investments.

The provisions of State Law (NRS 355.170) govern the investment of public funds as noted in Footnote 1.

NOTE 4. Cash and Investments, Continued

As of June 30, 2018 the government had the following investments:

Investment Type	Primary Government Fair Value	Component Unit Fair Value	Rating (1)	Weighted Average Maturity (2)
Nevada Local Government Pooled Investment Fund	$ 1,448,892	$ 1,329,914	N/A	142
Total Fair Value	$ 1,448,892	$ 1,329,914		

(1) Ratings are provided where applicable to indicate associated Credit Risk. N/A indicates not applicable.

(2) Interest Rate Risk is estimated using the weighted average days to maturity.

The City categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

The City has the following recurring fair value measurements as of June 30, 2018:

- Nevada Local Government's Investment Pool (LGIP):

	Primary Government	Component Unit
Level 1 inputs	$ 398,735	$ 365,992
Level 2 inputs	1,050,157	963,922
Total LGIP investment	$ 1,448,892	$ 1,329,914

Interest Rate Risk

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The City's policy for managing its exposure to fair value loss arising from increasing interest rates is to comply with the provisions of State law (NRS 355.170).

Credit Risk

Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. The primary government and component unit's policy for reducing its exposure to credit risk is to limit its investments to the Nevada Local Government Investment Pool and to comply with State Law (NRS 355.170). The Nevada Local Government Investment Pool is unrated.

Concentration of Credit Risk

The Primary Government and the Component Unit place no limit on the amount the Primary Government or the Component Unit may invest in any one issue.

NOTE 4. Cash and Investments, Continued

Cash Restricted for Special Uses

The primary government and the component unit maintain restricted cash to comply with various legal and contractual requirements. Amounts restricted are as follows at June 30, 2018:

Medium Term Sales Tax Revenue Bond Reserves	$	276,925
1998 Sewer/Compost Revenue Bond Reserves		100,557
Sewer/Compost Revenue Bond Series 1999B Bond Reserves		115,320
Sewer/Compost Revenue Bond Series 1999A Bond Reserves		41,515
Closure / post closure trust funds		59,701
Waste Water Treatment Plant Revenue Bond Reserves		77,198
1998 Water Revenue Bond Reserves		173,712
Water Revenue Bonds, Series 2015 Bond Reserves		9,072
Water Rev Bonds Series 2015 - Asset Replacement		85,902
AB198 Capital Replacement Projects Fund		301,967
Unutilized Regional Transportation Commission Funds		440
Total restricted cash - primary government	$	1,242,309

NOTE 5. Receivables / Due from other Governments

Receivables in the governmental funds consist principally of room and franchise taxes due various businesses. Amounts due from other governments consist primarily of taxes due from the State of Nevada and grant revenues due from various granting agencies. All receivables and amounts due from other governments are considered by management to be fully collectible and therefore, no allowance for doubtful accounts is necessary.

Receivables in the proprietary funds represent service billings to customers and are shown net of an allowance for doubtful accounts. The allowance for doubtful accounts is estimated based on professional judgement and historical information. The allowances for doubtful accounts at June 30, 2018 were as follows:

Water Fund	$	-
Sewer Fund		-
Garbage/Compost Fund		71
Johnson Springs		-
	$	71

NOTE 6. Capital Assets

Governmental capital asset activity for the year ended June 30, 2018 was as follows:

Governmental Activities:	Balance 6/30/17	Additions	Deletions	Balance 6/30/18
Capital assets, not being depreciated:				
Land	$ 2,056,481	$ -	$ (419,198)	$ 1,637,283
Total capital assets, not being depreciated	2,056,481	-	(419,198)	1,637,283
Capital assets, being depreciated:				
Buildings	11,271,605	-	-	11,271,605
Other improvements	14,321,856	-	-	14,321,856
Machinery and equipment	3,584,327	39,000	-	3,623,327
Total capital assets, being depreciated	29,177,788	39,000	-	29,216,788
Less accumulated depreciation for:				
Buildings	(2,767,586)	(277,874)	-	(3,045,460)
Other improvements	(2,838,690)	(526,915)	-	(3,365,605)
Machinery and equipment	(2,903,207)	(244,672)	-	(3,147,879)
Total accumulated depreciation	(8,509,483)	(1,049,461)	-	(9,558,944)
Total capital assets, being depreciated, net	20,668,305	(1,010,461)	-	19,657,844
Governmental activities capital assets, net	$ 22,724,786	$ (1,010,461)	$ (419,198)	$ 21,295,127

Depreciation expense was charged to the functions/programs of the City as follows:

Governmental Activities:	
General government	$ 561,622
Judicial	6,787
Public safety	202,958
Public works	283
Health and sanitation	22,963
Culture and recreation	94,862
Community support	1,194
Streets and highways	158,792
Total depreciation expense - governmental activities	$ 1,049,461

NOTE 6. Capital Assets, Continued

Business-type capital asset activity for the year ended June 30, 2018 was as follows:

Business-Type Activities:	Balance 6/30/17	Additions	Deletions	Balance 6/30/18
Capital assets not being depreciated:				
Land	$ 111,000	$ -	$ -	$ 111,000
Total capital assets, not being depreciated	111,000	-	-	111,000
Capital assets being depreciated:				
Buildings	3,979,994	-	-	3,979,994
Other improvements	6,176,272	15,078	-	6,191,350
Machinery and equipment	4,213,072	270,938	(44,995)	4,439,015
Utility systems	18,016,369	19,216	-	18,035,585
Total capital assets, being depreciated	32,385,707	305,232	(44,995)	32,645,944
Less accumulated depreciation for:				
Buildings	(340,645)	(99,502)	-	(440,147)
Other improvements	(3,192,361)	(220,381)	-	(3,412,742)
Machinery and equipment	(3,482,472)	(154,487)	44,995	(3,591,964)
Utility systems	(5,483,695)	(539,936)	-	(6,023,631)
Total accumulated depreciation	(12,499,173)	(1,014,306)	44,995	(13,468,484)
Total capital assets, being depreciated, net	19,886,534	(709,074)	-	19,177,460
Business-type activities capital asset, net	$ 19,997,534	$ (709,074)	$ -	$ 19,288,460

Depreciation expense was charged to the functions/programs of the City as follows:

Business-Type Activities:	
Water Fund	$ 139,954
Sewer Fund	548,216
Combined Garbage / Compost Facility Fund	326,136
Total depreciation expense - business-type activities	$ 1,014,306

NOTE 6. Capital Assets, Continued

Component unit capital asset activity for the year ended June 30, 2018 was as follows:

Component Unit - Johnson Springs	Balance 06/30/17	Additions	Deletions	Balance 06/30/18
Capital assets not being depreciated:				
Land	$ 18,000	$ -	$ -	$ 18,000
Total capital assets, not being depreciated	18,000	-	-	18,000
Capital assets being depreciated:				
Buildings	6,836,936	-	-	6,836,936
Other improvements	411,632	-	-	411,632
Machinery and equipment	506,351	-	-	506,351
Utility system	5,305,132	-	-	5,305,132
Total capital assets, being depreciated	13,060,051	-	-	13,060,051
Less accumulated depreciation for:				
Buildings	(3,946,922)	(227,289)	-	(4,174,211)
Other improvements	(119,568)	(20,040)	-	(139,608)
Machinery and equipment	(363,701)	(12,118)	-	(375,819)
Water utility system	(1,623,971)	(132,845)	-	(1,756,816)
Total accumulated depreciation	(6,054,162)	(392,292)	-	(6,446,454)
Total capital assets, being depreciated, net	7,005,889	(392,292)	-	6,613,597
Johnson Springs component unit fund activities capital assets, net	$ 7,023,889	$ (392,292)	$ -	$ 6,631,597

NOTE 7. Long-Term Liabilities

The following is a summary of long-term liabilities for the year ended June 30, 2018:

	Date of Issue	Interest Rate	Year of Final Payment	Original Amount of Issue	Balance 6/30/17	Additions	Reductions	Balance 6/30/2018	Current Portion
Governmental Activities									
Bonds Payable:									
General Obligation Medium-Term Bonds, Series 2009	2/27/2009	4.46%	2019	2,200,000	$ 528,000	$ -	$ (258,000)	$ 270,000	$ 270,000
Medium Term Sales Tax Revenue Bond, Seriers 2009 (City Hall)	8/18/2009	4.38%	2039	5,225,000	4,433,383	-	(121,954)	4,311,429	127,408
General Obligation Medium-Term Bonds, Series 2015	7/14/2015	2.26%	2025	2,200,000	1,994,000	-	(210,000)	1,784,000	217,000
Total Bonds Payable					6,955,383	-	(589,954)	6,365,429	614,408
Capital leases payable:									
September 2014 Police Vehicle Lease	9/1/2013	4.33%	2018	281,059	61,074	-	(61,074)	-	-
Total Capital Lease Payable					61,074	-	(61,074)	-	-
Other liabilities									
Net Pension Liabilities					7,062,140	179,739	(473,463)	6,768,416	-
Compensated absences					280,360	181,710	(174,116)	287,954	144,000
Governmental Activity Long-Term Liabilities					$ 14,358,957	$ 361,449	$ (1,298,607)	$ 13,421,799	$ 758,408

For governmental activities, compensated absences and net position liabilities are generally liquidated through the General Fund.

NOTE 7. Long-Term Liabilities, continued

	Date of Issue	Interest Rate	Year of Final Payment	Original Amount of Issue	Balance 6/30/17	Additions	Reductions	Balance 6/30/2018	Current Portion
Business-Type Activities									
Enterprise Funds:									
Water Fund									
Bonds Payable:									
1998 Water Revenue Bonds	11/17/1998	4.75%	2038	3,058,300	$ 2,328,382	$ -	$ (63,129)	$ 2,265,253	$ 65,575
General Obligation Medium-Term Bonds, Series 2008	9/4/2008	4.95%	2018	800,000	332,000	-	(164,000)	168,000	168,000
General Obligation Limited Tax Medium-Term, Series 2014	6/17/2014	2.43%	2024	701,400	520,333	-	(64,999)	455,334	67,667
Water Revenue Bonds, Series 2015	10/8/2015	2.63%	2055	747,000	730,818	-	(11,166)	719,652	11,461
Total Bonds Payable					3,911,533	-	(303,294)	3,608,239	312,703
Other liabilities									
Net Pension Liabilities					391,873	13,382	(26,495)	378,760	-
Compensated absences					8,027	6,305	(4,985)	9,347	9,347
Total Water Fund Long Term Debt					4,311,433	19,687	(334,774)	3,996,346	322,050
Sewer Fund									
Bonds Payable:									
Waste Water Treatment Plant Revenue Bond	6/1/2012	2.75%	2052	2,637,000	2,420,418	-	(42,832)	2,377,586	43,336
General Obligation Limited Tax Medium-Term, Series 2014	6/17/2014	2.43%	2024	699,300	520,333	-	(64,999)	455,334	67,667
Total Bonds Payable					2,940,751	-	(107,831)	2,832,920	111,003
Other liabilities									
Net Pension Liabilities					474,113	44,875	(33,931)	485,057	-
Compensated absences					6,613	5,643	(4,107)	8,149	8,149
Total Sewer Fund Long Term Debt					$ 3,421,477	$ 50,518	$ (145,869)	$ 3,326,126	$ 119,152

NOTE 7. Long-Term Liabilities, continued

	Date of Issue	Interest Rate	Year of Final Payment	Original Amount of Issue	Balance 6/30/17	Additions	Reductions	Balance 6/30/2018	Current Portion
Combined Garbage / Compost Facility Fund									
Bonds Payable:									
1998 Sewer/Compost Revenue Bonds	11/17/1998	4.75%	2018	1,280,000	$ 181,647.00	$ -	$ (91,930)	$ 89,717	$ 89,718
Sewer/Compost Revenue Bonds Series 1999B	8/18/1999	4.50%	2019	1,500,000	310,494	-	(101,368)	209,126	105,908
Sewer/Compost Revenue Bonds Series 1999A	8/18/1999	4.50%	2019	540,000	111,777	-	(36,492)	75,285	38,127
General Obligation Limited Tax Medium-Term, Series 2014	6/17/2014	2.43%	2024	699,300	520,333	-	(65,000)	455,333	67,666
Total Bonds Payable					1,124,251	-	(294,790)	829,461	301,419
Capital leases payable:									
Garbage Truck - Compost/Garbage Lease	9/26/2012	3.32%	2018	232,157	82,492	-	(40,573)	41,919	41,919
2018 Caterpillar Wheel Loader Compost Lease	1/18/2018	4.20%	2023	231,738	-	231,738	(34,097)	197,641	28,462
Total Capital Lease Payable					82,492	231,738	(74,670)	239,560	70,381
Other liabilities									
Net Pension Liabilities					463,181	36,759	(32,685)	467,255	-
Compensated absences					11,561	9,307	(7,179)	13,689	13,689
Total Combined Garbage / Compost Faciltiy Fund					1,681,485	277,804	(409,324)	1,549,965	385,489
Business-Type Activity Long-Term Liabilities					$ 9,414,395	$ 348,009	$ (889,967)	$ 8,872,437	$ 826,691
Component Unit									
Johnson Springs									
Other liabilities									
Net Pension Liabilities					$ 166,774	$ 33,113	$ (13,068)	$ 186,819	$ -
Compensated absences					10,950	5,310	(6,799)	9,461	9,461
Componet Unit Long-Term Liabilities					$ 177,724	$ 38,423	$ (19,867)	$ 196,280	$ 9,461

NOTE 7. Long-Term Liabilities, Continued

Revenue Bonds

The City has pledged future net revenues from the City's Municipal Water System to repay $3,058,300 and $747,000 in water revenue bonds issued in November 1998 and 2016, respectively, with interest rates of 4.75% and 2.63%, respectively. Proceeds from the bonds provided financing to pay for the cost to acquire, improve, construct, equip, operate, and maintain a water project for the City. The bonds are payable solely from net revenues from the Municipal Water System and are payable through 2038 and 2055.

The City has pledged future net revenues from the City's Compost Facility to repay $1,280,000 and $2,040,000 in sewer/compost revenue bonds issued in November 1998 and August 1999 with interest rates of 4.75% and 4.5%, respectively. Proceeds from the bonds provided financing for the development and construction of a compost facility. The bonds are payable solely from future net revenues from the Compost Facility and are payable through 2018 and 2019.

The City has pledged future net revenues from the City's Sewer Facility to repay $2,637,000 in sewer revenue bonds issued in June 2012 with an interest rate of 2.75%. Proceeds from the bonds provided financing for the construction of a new sewer facility. The bonds are payable solely from future net revenues from the Sewer Facility and are payable through 2052.

The following schedules reflect debt service requirements to maturity of the City's debt as of June 30, 2018:

Period Ending	Governmental Activities			Business Type Activities		
June 30	Principal	Interest	Total	Principal	Interest	Total
2019	$ 614,408	$ 236,000	$ 850,408	$ 725,124	$ 245,134	$ 970,258
2020	358,096	213,276	571,372	478,319	222,480	700,799
2021	372,037	202,159	574,196	351,805	206,124	557,929
2022	386,243	190,597	576,840	366,815	195,717	562,532
2023	401,726	178,566	580,292	383,031	184,861	567,892
2024-2028	1,484,476	722,291	2,206,767	1,039,161	784,150	1,823,311
2029-2033	1,077,919	489,581	1,567,500	953,156	610,948	1,564,104
2034-2038	1,340,959	226,541	1,567,500	1,158,128	405,903	1,564,031
2039-2043	329,565	8,438	338,003	651,554	205,048	856,602
2044-2048	-	-	-	570,602	124,703	695,305
2049-2053	-	-	-	520,653	42,837	563,490
2054-2058	-	-	-	72,272	2,714	74,986
	$ 6,365,429	$ 2,467,449	$ 8,832,878	$ 7,270,620	$ 3,230,619	$ 10,501,239

NOTE 7. Long-Term Liabilities, Continued

Period Ending June 30	Total Bonded Debt & Notes		
	Principal	Interest	Total
2019	$ 1,339,532	$ 481,134	$ 1,820,666
2020	836,415	435,756	1,272,171
2021	723,842	408,283	1,132,125
2022	753,058	386,314	1,139,372
2023	784,757	363,427	1,148,184
2024-2028	2,523,637	1,506,441	4,030,078
2029-2033	2,031,075	1,100,529	3,131,604
2034-2038	2,499,087	632,444	3,131,531
2039-2043	981,119	213,486	1,194,605
2044-2048	570,602	124,703	695,305
2049-2053	520,653	42,837	563,490
2054-2058	72,272	2,714	74,986
	$ 13,636,049	$ 5,698,068	$ 19,334,117

NOTE 8. Capital Leases Payable

The government has entered into two lease agreements, which are considered capital leases in accordance with Financial Accounting Standard Board ASC 840-30-25. The two leases are shown in the combined garbage/compost fund. The total amount of equipment capitalized under the leases is $463,545 for the business-type activities. Amortization on capital leases is included in depreciation expense.

The following is an annual schedule of future minimum lease payments with interest rates ranging from 1.88% to 4.2% under the capital leases, together with the present value of the net minimum lease payments:

Year Ending June 30	Governmental Activities	Business-type Activities
2019	$ -	$ 79,967
2020	-	43,654
2021	-	42,408
2022	-	41,111
2023	-	62,313
Total remaining minimum lease payments	-	269,453
Less amount representing interest	-	(29,893)
Present value of net remaining minimum lease payments	$ -	$ 239,560

NOTE 9. Segment Information

In previous years, the component unit, Johnson Springs, issued separate revenue bonds to finance its operations. Segment information for Johnson Springs is disclosed below and also in the supplementary information. Segment information for the other proprietary funds is disclosed in the basic financial statements.

	06/30/18
Operating revenues	$ 652,108
Depreciation and amortization	(392,292)
Operating expenses	(490,050)
Operating income/(loss)	(230,234)
Nonoperating revenues and (expenses)	(100,711)
Change in net position	(330,945)
Beginning net position	4,595,754
Ending net position	4,264,809
Capital asset additions, including capitalized interest	-
Net working capital	(2,192,346)
Total assets	6,817,644
Total deferred outflows	34,296
Current liabilities	40,748
Due to primary government	2,337,645
Bonds and other long term debt obligations	186,819
Total deferred inflows	21,919
Net Position	
Net investment in capital assets	4,293,952
Unrestricted	(29,143)
Total Net Position	$ 4,264,809
Condensed Statement of Cash Flows	
Net cash flows from:	
Operating activities	$ 197,040
Noncapital financing activities	(76,743)
Capital and related financing activities	(109,128)
Investing activities	19,001
Net Increase (decrease)	$ 30,170
Beginning cash and cash equivalents	84,854
Ending cash and cash equivalents	$ 115,024

NOTE 10. Interfund Receivables, Payables, and Transfers

As of June 30, 2018 interfund receivables and payables that resulted from various interfund transactions for the primary government were as follows:

	Due from Other Funds	Due to Other Funds
General Fund	$ 160,000	$ -
Health Insurance Internal Service Fund	-	160,000
Total	$ 160,000	$ 160,000

As of June 30, 2018, interfund receivables and payables that resulted from transactions between the primary government and the component unit were as follows:

	Due from Component Unit	Due to Primary Government
Water Fund:		
Interest receivable	$ 72,392	$ -
Debt repayment receivable	2,265,253	-
Component Unit		
Interest payable	-	72,392
Debt repayment payable	-	2,265,253
Total	$ 2,337,645	$ 2,337,645

In 1998, the City of West Wendover issued long term debt obligations to complete a water project in behalf of its constituents. The component unit, which benefited from the project, is assisting with the repayment of the revenues bonds issued in the water fund. Hence, there is an interfund balance between the water fund and the component unit, Johnson Springs as shown above.

Interfund transfers for the fiscal year ended June 30, 2018 are as follows:

	Transfers out:		
Transfer in:	General	Non-major Ad Valorem Capital Projects	Total Transfers in
Nonmajor Governmental Funds			
Welcome Center Fund	$ 111,700	$ -	$ 111,700
Wendover Will Landmark Fund	17,100	-	17,100
Capital Projects Fund	553,300	55,000	608,300
Total transfers out	$ 682,100	$ 55,000	$ 737,100

NOTE 10. Interfund Receivables, Payables, and Transfers, Continued

Transfers are used to (1) move revenues from the fund that statute or budget requires to collect them to the fund that statute or budget requires to expend them and (2) use unrestricted revenues collected in the general fund to finance various programs accounted for in other funds in accordance with budgetary authorizations.

NOTE 11. Deferred Compensation Plan

The City offers its employees a deferred compensation plan created in accordance with Internal Revenue Code Section 457. The plan, available to all full-time employees at their option, permits participants until termination, retirement, death, or unforeseeable emergency.

Plan assets are held and administered by The Hartford. The plan does not meet the definition of a fiduciary fund as defined in GASB 32, and therefore, is not reported in this financial statement.

NOTE 12. Room Taxes

On October 16, 2001, Ordinance 01-20 was passed, increasing room taxes from 10% to 16%. Of this rate, 14% is allocated to the West Wendover Recreation District. Additionally, the Ordinance allows for 1% to be paid to a non-profit entity to promote tourism and recreation throughout the City of West Wendover. At June 30, 2018 this amount was held as restricted in the Recreation Fund.

NOTE 13. Commitments and Contingent Liabilities

Amounts received or receivable from grantor agencies are subject to audit and adjustment by grantor agencies, principally the federal government. Any disallowed claims, including amounts already collected may constitute a liability of the applicable funds. The amount, if any, of expenditures which may be disallowed by the grantor cannot be determined at this time although the City expects such amounts, if any, to be immaterial.

The City is party to legal proceedings which normally occur in governmental operations. City officials believe these legal proceedings are not likely to have a material adverse impact on the financial position of the City.

NOTE 14. Available Borrowing Capacity

The lawful general obligation debt limit for city governments is established by State statute not to exceed thirty percent of the total last assessed valuation of the taxable property of the City. At June 30, 2018, the general obligation debt limit and available borrowing capacity of the City of West Wendover was $42,243,779.

NOTE 15. Closure and Post-Closure Care Cost

State and Federal laws and regulations require that the City place a final cover on its landfill sites and perform certain maintenance and monitoring functions at the landfill sites for a minimum of thirty years after closure. In addition to operating expenses related to current activities of the landfill sites, an expense provision and related liability should be recognized based on the future closure and post-closure care costs that will be incurred near or after the date the landfills no longer accepts waste. GASB Statement 18 requires the recognition of these landfill closure and post-closure care costs based on the amount of the landfill used during the year. The City does not report a liability for the estimated closure and post-closure care costs because it has passed a resolution that authorizes participation in the landfill assurance program established through the Nevada Public Agency Insurance Pool as a mechanism to demonstrate financial responsibility for the closure and post-closure care costs. Because the City has, in effect, transferred its responsibility for closure and post-closure care costs to another entity through the purchase of the insurance policy, the liabilities are not reported on the City's financial statements as per GASB 18.

The estimated liability for landfill closure and post-closure care costs under GASB Statement 18 requirements is $580,280 as of June 30, 2018. The City had two cells in operation during fiscal year 2018. The Class I cell has used 100% of available capacity and a new Class I cell was constructed in fiscal year 2016 according to the 2014 Volumetric Survey. The City is now in the process of creating new cells for operation. The estimated closure and post-closure costs are based on the amount that would be paid if all equipment, facilities, and services required to close, monitor, and maintain landfill modules currently in use for the cell in operation during 2018. The City maintained an insurance policy with a face amount of $520,579 at June 30, 2018. The financial assurance shortfall between the insurance policy face amount and the estimated closure and post-closure care costs will need to be covered by the City using one of the allowable mechanisms found at NAC 444.68525. For fiscal year 2018, the shortfall is deemed to be covered by cash and investments on hand in the garbage/compost fund at year end. The City has set aside $59,701 in restricted cash to potentially fund a trust account as listed in note 4. The City plans to work with the Nevada Department of Environmental Protection to officially select and implement an allowable mechanism found at NAC 444.68525 during fiscal year 2018 to address the shortfall in coverage.

NOTE 16. Risk Management

The City is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets, errors and omissions; injuries to employees; and natural disasters. These risks are covered by commercial insurance purchased from independent third parties. Settled claims from these risks have not exceeded commercial insurance coverage for the past three years.

The City has chosen to establish a risk financing fund for risks associated with the employee's health insurance plan. The risk financing fund is accounted for as an internal service fund where assets are set aside for claim settlement. A premium is charged to each function which accounts for full-time employees.

Liabilities of funds are reported when it is probable that a loss has occurred and the amount of the loss can be reasonably estimated. There were no liabilities that met these criteria at June 30, 2018. Liabilities include an amount for claims that have been incurred but not reported (IBNR). Claim liabilities are calculated considering the effects of inflation, recent claim settlement trends including frequency and amount of pay-outs and other economic and social factors.

Changes in the balances of claims liabilities during the past three fiscal years are as follows:

Fiscal Year Ended June 30	Unpaid Claims Beginning of Fiscal Year	Incurred Claims	Claim Payments	Unpaid Claims End of Fiscal Year
2018	$ -	$ 651,673	$ 651,673	$ -
2017	$ -	$ 530,207	$ 530,207	$ -
2016	$ -	$ 428,050	$ 428,050	$ -

NOTE 17. Retirement and Pension Plans

Public Employees' Retirement System of Nevada (PERS)

Plan description

PERS administers a cost-sharing, multiple-employer, defined benefit public employees' retirement system which includes both Regular and Police/Fire members. The System was established by the Nevada Legislature in 1947, effective July 1, 1948. The System is administered to provide a reasonable base income to qualified employees who have been employed by a public employer and whose earnings capacities have been removed or substantially impaired by age or disability.

NOTE 17. Retirement and Pension Plans, Continued

Benefits provided

Benefits, as required by the Nevada Revised Statutes (NRS or statute), are determined by the number of years of accredited service at time of retirement and the member's highest average compensation in any 36 consecutive months with special provisions for members entering the System on or after January 1, 2010. Benefit payments to which participants or their beneficiaries may be entitled under the plan include pension benefits, disability benefits, and survivor benefits.

Monthly benefit allowances for members are computed as 2.5% of average compensation for each accredited year of service prior to July 1, 2001. For service earned on and after July 1, 2001, this multiplier is 2.67% of average compensation. For members entering the System on or after January 1, 2010, there is a 2.5% multiplier.

The System offers several alternatives to the unmodified service retirement allowance which, in general, allow the retired employee to accept a reduced service retirement allowance payable monthly during his or her lifetime and various optional monthly payments to a named beneficiary after his or her death.

Post-retirement increases are provided by authority of NRS 286.575 - .579.

Vesting

Regular members are eligible for retirement at age 65 with five years of service, at age 60 with 10 years of service, or at any age with thirty years of service. Regular members entering the System on or after January 1, 2010, are eligible for retirement at age 65 with five years of service, or age 62 with 10 years of service, or any age with thirty years of service.

Police/Fire members are eligible for retirement at age 65 with five years of service, at age 55 with ten years of service, at age 50 with twenty years of service, or at any age with twenty-five years of service. Police/Fire members entering the System on or after January 1, 2010, are eligible for retirement at 65 with five years of service, or age 60 with ten years of service, or age 50 with twenty years of service, or at any age with thirty years of service. Only service performed in a position as a police officer or firefighter may be counted towards the eligibility for retirement as Police/Fire accredited service.

The normal ceiling limitation on monthly benefits allowances is 75% of average compensation. However, a member who has an effective date of membership before July 1, 1985, is entitled to a benefit of up to 90% of average compensation. Both Regular and Police/Fire members become fully vested as to benefits upon completion of five years of service.

NOTE 17. Retirement and Pension Plans, Continued

Contributions

The authority for establishing and amending the obligation to make contributions and member contribution rates is set by stature. New hires, in agencies which did not elect the Employer-Pay Contribution (EPC) plan prior to July 1, 1983, have the option of selecting one of two contribution plans. Contributions are shared equally by employer and employee. Employees can take a reduced salary and have contributions made by the employer (EPC) or can make contributions by a payroll deduction matched by the employer.

The System's basic funding policy provides for periodic contributions at a level pattern of cost as a percentage of salary throughout an employee's working lifetime in order to accumulate sufficient assets to pay benefits when due.

The System receives an actuarial valuation on an annual basis indicating the contribution rates required to fund the System on an actuarial reserve basis. Contributions actually made are in accordance with the required rates established by the Nevada Legislature. These statutory rates are increased/decreased pursuant to NRS 286.421 and 286.450.

The actuary funding method used is the Entry Age Normal Cost Method. It is intended to meet the funding objective and result in a relatively level long-term contributions requirement as a percentage of salary.

For fiscal years ended June 30, 2016, 2017, and 2018, the Statutory Employer/employee matching rate was 14.50% for Regular and 20.75% for Police/Fire.

For the fiscal year ended June 30, 2016, 2017, and 2018 the Employer-Pay Contribution (EPC) rate was 28% for Regular and 40.50% for Police/Fire.

The City's contributions for the current and two preceding fiscal years, all of which were equal to the required contributions, were as follows:

Year Ended June 30,	Regular Fund	Police/Fire Fund
2016	$ 220,400	$ 318,793
2017	228,592	330,642
2018	236,938	342,714

NOTE 17. Retirement and Pension Plans, Continued

Investment policy

The System's policies which determine the investment portfolio target asset allocation are established by the Board. The asset allocation is reviewed annually and is designed to meet the future risk and return needs of the System. The following was the Board adopted policy target asset allocation as of June 30, 2017:

Asset Class	Target Allocation	Long-term Geometric Expected Real Rate of Return*
Domestic equity	42%	5.50%
International equity	18%	5.75%
Domestic fixed income	30%	0.25%
Private markets	10%	6.80%

*As of June 30, 2017, PERS' long-term inflation assumption was 2.75%.

Pension liability

Net pension liability

At June 30, 2018, the City reported a liability of $8,286,307 for its proportionate share of the PERS' net pension liability. The net pension liability was measured as of June 30, 2017, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The employer allocation percentage of the net pension liability was based on the total contributions due on wages paid during the measurement period. Each employer's proportion of the net pension liability is based on their combined employer and member contributions relative to the total combined employer and member contributions for all employers for the period ended June 30, 2017. The City's proportion measured as of June 30, 2017, was 0.06230 percent, which was an decrease of 0.00130 percent from its proportion measured as of June 30, 2016.

Pension liability discount rate sensitivity

The following presents the net pension liability of the PERS as of June 30, 2018, calculated using the discount rate of 7.50%, as well as what the PERS net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (6.50%) or 1-percentage-point higher (8.50%) than the current discount rate:

	1% Decrease (6.50%)	Discount Rate (7.50%)	1% Increase (8.50%)
Proportionate share of Net pension (asset) / liability	$ 12,526,583	$ 8,286,307	$ 4,764,692

NOTE 17. Retirement and Pension Plans, Continued

Pension plan fiduciary net position

Detailed information about the pension plan's fiduciary net position is available in the PERS Comprehensive Annual Financial Report, available on the PERS website www.nvpers.org.

Actuarial assumptions

The City's net pension liability was measured as of June 30, 2017, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The total pension liability was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation rate	2.75%
Payroll growth	5.00%, including inflation
Investment rate of return	7.50%
Productivity pay increase	0.50%
Projected salary increases	Regular: 4.25% to 9.15%, depending on service Police/Fire: 4.55% to 13.90%, depending on service Rates include inflation and productivity increases
Consumer Price Index	2.75%
Other assumptions	Same as those used in the June 30, 2017 funding actuarial valuation

Actuarial assumptions used in the June 30, 2017 valuation were based on the results of the experience review completed in 2017.

The discount rate used to measure the total pension liability was 7.50% as of June 30, 2017 and 8.00% as of June 30, 2016. The projection of cash flows used to determine the discount rate assumed that employee and employer contributions will be made at the rate specified in statute. Based on that assumption, the pension plan's fiduciary net position at June 30, 2017, was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability as of June 30, 2017 and June 30, 2016.

Pension expense and deferred outflows/inflows of resources related to pensions

For the year ended June 30, 2018, the City recognized pension expense for PERS of $587,952. At June 30, 2018, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

NOTE 17. Retirement and Pension Plans, Continued

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ -	$ 543,749
Net difference between projected and actual earnings on pension plan investments	53,801	-
Subtotal	603,519	543,749
Changes in proportion and differences between contributions and proportional share of contributions	338,045	428,457
Contributions subsequent to the measurement date	579,650	-
Total	$ 1,521,214	$ 972,206
Governmental activities	$ 1,242,559	$ 794,117
Business-type activities	278,655	178,089
	$ 1,521,214	$ 972,206

Average expected remaining service lives 6.39 years

The $579,650 reported as deferred outflows of resources related to PERS pensions resulting from City contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the subsequent fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to PERS pensions, excluding the changes in proportion and differences between actual contributions and proportionate share of contributions will be recognized in pension expense as follows:

Year Ending June 30,	Deferred Outflows (Inflows) of Resources
2019	$ (148,600)
2020	192,364
2021	49,679
2022	(135,451)
2023	70,039
2024	31,740
Thereafter	-

NOTE 18. Restatement Adjustment

As mentioned in Note 1 to the financial statements, the City implemented the provisions of GASB Statement No. 82, *Pension Issues- an Amendment of GASB Statements No. 67, No. 68, and No. 73*. GASB Statement No. 82 improves consistency in the application of pension accounting and financial reporting requirements by addressing certain issues that have been raised with respect to Statements No. 67, *Financial Reporting for Pension Plans*, No. 68, *Accounting and Financial Reporting for Pensions*, and No. 73, *Accounting and Financial Reporting for Pensions and Related Assets That Are Not within the Scope of GASB Statement 68, and Amendments to Certain Provisions of GASB Statements 67 and 68*. This resulted in a restatement of beginning net position as follows:

	Governmental Activities	Business Activities	Component Unit	Total
Restatement adjustment - implementation of GASB 82:				
Total restatement adjustment	$ (586,107)	$ (110,313)	$ (13,842)	$ (710,262)

REQUIRED SUPPLEMENTARY INFORMATION

BUDGETARY COMPARISON SCHEDULES FOR THE FOLLOWING MAJOR FUNDS:

The **General Fund** is the City's primary operating fund. It accounts for all financial resources of the general government, except for those required to be accounted for in another fund.

The **Recreation Fund** is used to account for the City's share of room tax proceeds and the distribution of those funds to the recreation district.

PUBLIC EMPLOYEES' RETIREMENT SYSTEM OF NEVADA SCHEDULES

CITY OF WEST WENDOVER, NEVADA
General Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual
For the Year Ended June 30, 2018
(With Comparative Actual Amounts for the Year Ended June 30, 2017)

	Original Budget	Final Budget	Actual	Variance with Final Budget	2017
Revenues					
Property taxes					
Ad valorem	$ 1,269,800	$ 1,269,800	$ 1,249,718	$ (20,082)	$ 1,219,745
Personal property	188,600	188,600	229,294	40,694	199,595
Central assessments	24,200	24,200	24,668	468	23,627
Total property taxes	1,482,600	1,482,600	1,503,680	21,080	1,442,967
Licenses and permits					
Liquor licenses	1,200	1,200	480	(720)	1,220
City gaming licenses	216,700	216,700	221,136	4,436	215,595
Animal licenses	1,000	1,000	1,175	175	1,348
Business licenses	19,000	21,500	16,885	(4,615)	15,615
Right of way toll	283,900	295,900	290,142	(5,758)	281,227
Building permits	50,000	80,000	79,901	(99)	109,538
Special permits and fees	3,000	28,000	5,220	(22,780)	1,540
Franchise fees	368,300	368,300	397,894	29,594	376,520
Carlines taxes	100	100	97	(3)	99
Total licenses and permits	943,200	1,012,700	1,012,930	230	1,002,702
Intergovernmental revenue					
State consolidated revenue	2,667,200	2,667,200	2,760,581	93,381	2,576,081
1.75 cent gas tax	36,900	36,900	36,503	(397)	37,463
2.35 cent gas tax	49,500	49,500	48,942	(558)	49,476
County road tax	26,100	26,100	26,007	(93)	25,352
County transportation funds	190,000	190,000	184,179	(5,821)	180,000
County gaming tax	442,700	442,700	457,909	15,209	431,418
Federal/state grants	34,400	94,400	50,459	(43,941)	41,343
Infrastructure tax	75,000	75,000	75,101	101	-
Marijuana revenue disbursement	-	5,500	5,485	(15)	-
Reimbursement from Elko County	140,400	140,400	140,400	-	167,700
Total intergovernmental revenue	3,662,200	3,727,700	3,785,566	57,866	3,508,833
Charges for services					
Special police services	2,000	2,000	4,710	2,710	1,675
Work cards	6,500	6,500	4,070	(2,430)	3,940
Special fire protection services	10,000	10,000	17,968	7,968	8,793
Dispatch fees	5,200	5,200	5,616	416	5,184
Animal shelter fees	3,000	3,000	2,212	(788)	1,541
Pipeline administrative services	1,900	1,900	1,900	-	1,900
Miscellaneous	15,500	15,500	14,256	(1,244)	16,221
Total general	44,100	44,100	50,732	6,632	39,254
Fines and forfeitures					
Fines and fees	85,600	85,600	82,892	(2,708)	92,079
Total fines and forfeitures	85,600	85,600	82,892	(2,708)	92,079
Miscellaneous					
Interest	1,000	4,500	5,725	1,225	5,512
Donations	163,000	163,000	163,804	804	169,115
Rents and royalties	8,900	8,900	10,955	2,055	11,884
Miscellaneous	15,000	6,000	6,601	601	8,795
Total miscellaneous	187,900	182,400	187,085	4,685	195,306
Total revenues	6,405,600	6,535,100	6,622,885	87,785	6,281,141

(continued)

CITY OF WEST WENDOVER, NEVADA
General Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual
For the Year Ended June 30, 2018
(With Comparative Actual Amounts for the Year Ended June 30, 2017), Continued

	Original Budget	Final Budget	Actual	Variance with Final Budget	2017
Expenditures					
General government					
Administration and finance					
Salaries and wages	486,905	486,905	503,993	(17,088)	392,892
Employee benefits	132,895	256,095	246,238	9,857	166,100
Services and supplies	375,300	475,100	462,108	12,992	367,867
Total administration and finance	995,100	1,218,100	1,212,339	5,761	926,859
Elections					
Services and supplies	-	-	-	-	1,321
Total general government	995,100	1,218,100	1,212,339	5,761	928,180
Judicial					
Municipal court					
Salaries and wages	219,588	219,588	209,857	9,731	178,201
Employee benefits	83,312	83,312	75,342	7,970	82,664
Services and supplies	51,100	51,100	47,943	3,157	47,191
Total judicial	354,000	354,000	333,142	20,858	308,056
Public safety					
Police					
Salaries and wages	1,343,161	1,343,161	1,346,406	(3,245)	1,111,417
Employee benefits	436,939	436,939	431,104	5,835	611,645
Services and supplies	235,200	262,000	199,860	62,140	228,302
Capital outlay	40,000	97,000	39,230	57,770	13,507
Total police department	2,055,300	2,139,100	2,016,600	122,500	1,964,871
Fire					
Salaries and wages	510,883	510,883	509,107	1,776	411,721
Employee benefits	157,617	157,617	150,363	7,254	216,989
Services and supplies	96,300	96,300	88,981	7,319	80,710
Total fire department	764,800	764,800	748,451	16,349	709,420
Dispatch center					
Salaries and wages	343,160	343,160	309,225	33,935	291,277
Employee benefits	110,140	110,140	99,703	10,437	145,550
Services and supplies	57,700	57,700	40,183	17,517	42,285
Total dispatch center	511,000	511,000	449,111	61,889	479,112
Total public safety	3,331,100	3,414,900	3,214,162	200,738	3,153,403
Public works					
Paved streets					
Salaries and wages	43,353	43,353	23,978	19,375	29,690
Employee benefits	16,347	16,347	7,881	8,466	12,326
Services and supplies	139,800	145,500	136,616	8,884	114,460
Total paved streets	199,500	205,200	168,475	36,725	156,476

(continued)

CITY OF WEST WENDOVER, NEVADA
General Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual
For the Year Ended June 30, 2018
(With Comparative Actual Amounts for the Year Ended June 30, 2017), Continued

	Original Budget	Final Budget	Actual	Variance with Final Budget	2017
General					
Salaries and wages	249,338	249,338	247,158	2,180	190,761
Employee benefits	71,462	71,462	85,070	(13,608)	61,590
Services and supplies	32,200	30,900	24,316	6,584	26,069
Total general	353,000	351,700	356,544	(4,844)	278,420
Total public works	552,500	556,900	525,019	31,881	434,896
Community development					
Salaries and wages	150,379	150,379	149,921	458	131,309
Employee benefits	36,321	36,321	35,944	377	51,943
Services and supplies	153,200	123,200	76,045	47,155	96,224
Total community development	339,900	309,900	261,910	47,990	279,476
Health					
Public health services					
Services and supplies	3,000	7,500	8,825	(1,325)	14,637
Animal control					
Salaries and wages	68,390	68,390	68,053	337	57,937
Employee benefits	24,610	24,610	19,282	5,328	25,641
Services and supplies	19,500	26,000	23,057	2,943	25,516
Total animal control	112,500	119,000	110,392	7,283	109,094
Total health	115,500	126,500	119,217	5,958	123,731
Culture and recreation					
Library service					
Services and supplies	17,600	17,600	13,116	4,484	12,748
Total culture and recreation	17,600	17,600	13,116	4,484	12,748
Community support					
Miscellaneous					
Services and supplies	12,800	12,800	15,015	(2,215)	32,062
Total community support	12,800	12,800	15,015	(2,215)	32,062
Debt services	119,300	119,300	119,238	62	119,334
Total expenditures	5,837,800	6,130,000	5,813,158	315,517	5,391,886
Excess (deficiency) of revenues over (under) expenditures	567,800	405,100	809,727	(404,627)	889,255
Other financing sources (uses)					
Transfers in	-	1,800	-	(1,800)	-
Transfers out	(953,000)	(675,000)	(682,100)	(7,100)	(1,783,603)
Total other financing sources and uses	(953,000)	(673,200)	(682,100)	(8,900)	(1,783,603)
Net change in fund balance	(385,200)	(268,100)	127,627	395,727	(894,348)
Fund balance, beginning of year	926,883	926,883	926,883	-	1,844,231
Restatement adjustment	-	-	-	-	(23,000)
Fund balance, end of year	$ 541,683	$ 658,783	$ 1,054,510	$ 395,727	$ 926,883

CITY OF WEST WENDOVER, NEVADA
Recreation Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual
For the Year Ended June 30, 2018
(With Comparative Actual Amounts for the Year Ended June 30, 2017)

	Original Budget	Final Budget	Actual	Variance with Final Budget	2017
Revenues					
Taxes					
Room taxes	$ 2,501,700	$ 2,419,500	$ 2,389,961	$ (29,539)	$ 2,377,383
Total revenues	2,501,700	2,419,500	2,389,961	(29,539)	2,377,383
Expenditures					
Culture and recreation					
Room tax distribution	2,518,800	2,454,600	2,394,512	60,088	2,328,938
Total culture and recreation	2,518,800	2,454,600	2,394,512	60,088	2,328,938
Total expenditures	2,518,800	2,454,600	2,394,512	60,088	2,328,938
Excess (deficiency) of revenues over (under) expenditures	(17,100)	(35,100)	(4,551)	30,549	48,445
Other financing sources (uses)					
Transfers in	-	-	-	-	-
Transfers out	-	-	-	-	-
Total other financing sources and uses	-	-	-	-	-
Net change in fund balance	(17,100)	(35,100)	(4,551)	30,549	48,445
Fund balance, beginning of year	162,168	162,168	162,168	-	113,723
Fund balance, end of year	$ 145,068	$ 127,068	$ 157,617	$ 30,549	$ 162,168

CITY OF WEST WENDOVER, NEVADA
Schedule of the Proportionate Share of the Net Pension Liability
Public Employees' Retirement System of Nevada
June 30, 2018
Last 10 Fiscal Years

	Reporting Fiscal Year (Measurement Date)			
	2018 (2017)	**2017 (2016)**	**2016 (2015)**	**2015 (2014)**
Proportion of the net pension liability (asset)	0.062300%	0.063600%	0.059820%	0.068384%
Proportionate share of the net pension liability (asset)	$ 8,286,307	$ 8,558,081	$ 6,854,700	$ 6,653,165
Covered payroll	$ 3,429,997	$ 3,355,482	$ 2,961,477	$ 3,113,721
Proportionate share of the net pension liability (asset) as a percentage of its covered payroll	241.58%	255.05%	231.46%	213.67%
Plan fiduciary net position as a percentage of the total pension liability	74.4%	72.2%	75.1%	76.3%

The City implemented GASB 68 in fiscal year 2015. Prior year information is not available.

CITY OF WEST WENDOVER, NEVADA
Schedule of Contributions
Public Employees' Retirement System of Nevada
June 30, 2018
Last 10 Fiscal Years

	Reporting Fiscal Year			
	2018	**2017**	**2016**	**2015**
Contractually required contribution	579,653 *	$ 559,234 *	$ 539,193 *	$ 461,652 *
Contributions in relation to the contractually required contribution	$ (579,653)	$ (559,234)	$ (539,193)	$ (461,652)
Contribution deficiency (excess)	$ -	$ -	$ -	$ -
Covered payroll	$ 3,327,353	$ 3,429,997	$ 3,355,482	$ 2,961,477
Contributions as a percentage of covered-employee payroll	17.42%	16.30%	16.07%	15.59%

Note: The entity implemented GASB 68 in fiscal year 2015. Prior year information is not available.

The City implemented GASB 68 in fiscal year 2015. Prior year information is not available.

** All contributions shown reflect employer-paid contributions only. Member contributions are excluded. All values are restated due to GASB No. 82, which classifies contributions as member contributions for the purposes of GASB No. 68 if they are made by an employer to satisfy what are actually deemed to be member contribution requirements.*

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SUPPLEMENTARY INFORMATION

NONMAJOR GOVERNMENTAL FUNDS

Special revenue funds are used to account for specific revenues that are legally restricted to expenditure for particular purposes.

The **Seizure and Forfeiture Fund** is used to account for seizures and forfeitures received by the City under City Resolution 1992-09, as provided for in NRS 179.1187

The **Court Administrative Assessment Fund** is used to account for fees collected by the court as required by Nevada Revised Statues Section 176.059, which are used to improve the operations of the court.

The **Welcome Center Fund** is used to account for the merchandise sales and operations of the Welcome Center as established under City Resolution 2001-04.

The **Wendover Will Landmark Fund** is used to account for the construction, maintenance, and related revenues and expenditures associated with the Wendover Will Landmark as established by City Resolution 2005-01.

The **Grant Fund** is used to account for various grants receipts and expenditures as outlined in Resolution 1996-14.

Capital project funds are used to account for the acquisition and construction of major capital facilities other than those financed by proprietary funds.

The **Capital Projects Fund** is used to account for the acquisition or construction of capital facilities as outlined in Resolution 1997-14.

The **Ad Valorem Capital Projects Fund** is used to account for revenue received from a special ad valorem tax that must be recorded in a capital projects fund and dedicated to capital project needs within the City, as established under NRS 268.045.

CITY OF WEST WENDOVER, NEVADA
Combining Balance Sheet
Nonmajor Governmental Funds
June 30, 2018

	Special Revenue					Capital Project		Total
	Seizure Forfeiture Fund	Court Administrative Assessment Fund	Welcome Center Fund	Wendover Will Landmark Fund	Grant Fund	Capital Projects Fund	Ad Valorem Capital Projects Fund	Nonmajor Governmental Funds
Assets								
Cash and investments	$ 25,176	$ 45,727	$ 6,544	$ 2,309	$ -	$ 41,065	$ 14,324	$ 135,145
Due from other governments	-	-	-	-	-	-	15,773	15,773
Inventory	-	-	1,497	-	-	-	-	1,497
Restricted cash	-	-	-	-	-	276,925	-	276,925
Total assets	$ 25,176	$ 45,727	$ 8,041	$ 2,309	$ -	$ 317,990	$ 30,097	$ 429,340
Liabilities								
Accounts payable	$ 21,389	$ -	$ 950	$ 184	$ -	$ -	$ -	$ 22,523
Total liabilities	21,389	-	950	184	-	-	-	22,523
Fund Balances								
Nonspendable	-	-	1,497	-	-	-	-	1,497
Restricted	3,787	45,727	6,186	-	-	317,990	30,097	403,787
Committed	-	-	-	2,125	-	-	-	2,125
Unassigned	-	-	(592)	-	-	-	-	(592)
Total fund balances	3,787	45,727	7,091	2,125	-	317,990	30,097	406,817
Total liabilities and fund balances	$ 25,176	$ 45,727	$ 8,041	$ 2,309	$ -	$ 317,990	$ 30,097	$ 429,340

CITY OF WEST WENDOVER, NEVADA
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances
Nonmajor Governmental Funds
For the Year Ended June 30, 2018

	Seizure Forfeiture Fund	Court Administrative Assessment Fund	Welcome Center Fund	Wendover Will Landmark Fund	Grant Fund	Capital Projects Fund	Ad Valorem Capital Projects Fund	Total Nonmajor Governmental Funds
Revenues								
Other taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ 50,279	$ 50,279
Intergovernmental	-	-	131,300	-	-	-	-	131,300
Charges for services	-	9,794	-	-	-	-	-	9,794
Miscellaneous	166	286	4,802	507	-	236,616	-	242,377
Total revenues	166	10,080	136,102	507	-	236,616	50,279	433,750
Expenditures								
Judicial	-	4,151	-	-	-	-	-	4,151
Community support	-	-	247,727	17,511	-	-	-	265,238
Capital outlay	-	-	-	-	-	6,550	-	6,550
Debt service	-	-	-	-	-	792,220	-	792,220
Total expenditures	-	4,151	247,727	17,511	-	798,770	-	1,068,159
Excess (deficiency) of revenues over (under) expenditures	166	5,929	(111,625)	(17,004)	-	(562,154)	50,279	(634,409)
Other financing sources (uses)								
Transfers in	-	-	111,700	17,100	-	608,300	-	737,100
Transfers out	-	-	-	-	-	-	(55,000)	(55,000)
Total other financing sources (uses)	-	-	111,700	17,100	-	608,300	(55,000)	682,100
Net change in fund balances	166	5,929	75	96	-	46,146	(4,721)	47,691
Fund balances, beginning of year	3,621	39,798	7,016	2,029	-	271,844	34,818	359,126
Fund balances, end of year	$ 3,787	$ 45,727	$ 7,091	$ 2,125	$ -	$ 317,990	$ 30,097	$ 406,817

CITY OF WEST WENDOVER, NEVADA
Seizure Forfeiture Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual
For the Year Ended June 30, 2018
(With Comparative Actual Amounts for the Year Ended June 30, 2017)

	Original Budget	Final Budget	Actual	Variance with Final Budget	2017
Revenues					
Miscellaneous					
Interest income	$ 100	$ 100	$ 166	$ 66	$ 65
Total revenues	100	100	166	66	65
Expenditures					
Public Safety					
Services and supplies	200	200	-	200	2,608
Total expenditures	200	200	-	200	2,608
Excess of revenues over (under) expenditures	(100)	(100)	166	266	(2,543)
Other financing sources					
Transfers in	-	-	-	-	1,800
Transfers out	-	(1,800)	-	1,800	-
Net change in fund balance	(100)	(1,900)	166	2,066	(743)
Fund balance, beginning of year	3,621	3,621	3,621	-	4,364
Fund balance, end of year	$ 3,521	$ 1,721	$ 3,787	$ 2,066	$ 3,621

CITY OF WEST WENDOVER, NEVADA
Court Administrative Assessments Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual
For the Year Ended June 30, 2018
(With Comparative Actual Amounts for the Year Ended June 30, 2017)

	Original Budget	Final Budget	Actual	Variance with Final Budget	2017
Revenues					
Charges for services					
Court assessments	$ 8,000	$ 12,500	$ 9,794	$ (2,706)	$ 13,466
Miscellaneous					
Interest	100	100	286	186	101
Total revenues	8,100	12,600	10,080	(2,520)	13,567
Expenditures					
Judicial					
Services and supplies	-	1,000	1,373	(373)	2,124
Capital outlay	8,000	8,000	2,778	5,222	-
Total expenditures	8,000	9,000	4,151	4,849	2,124
Excess of revenue and other sources over (under) expenditures	100	3,600	5,929	(7,369)	11,443
Other financing sources					
Transfers in	-	-	-	-	-
Transfers out	-	-	-	-	-
Net change in fund balance	100	3,600	5,929	(7,369)	11,443
Fund balance, beginning of year	39,798	39,798	39,798	-	28,355
Fund balance, end of year	$ 39,898	$ 43,398	$ 45,727	$ 2,329	$ 39,798

CITY OF WEST WENDOVER, NEVADA
Welcome Center Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual
For the Year Ended June 30, 2018
(With Comparative Actual Amounts for the Year Ended June 30, 2017)

	Original Budget	Final Budget	Actual	Variance with Final Budget	2017
Revenues					
Intergovernmental					
Operating grants	$ 55,000	$ 120,100	$ 43,300	$ (76,800)	$ 23,523
Elko county recreation board	88,000	88,000	88,000	-	92,000
Total intergovernmental	143,000	208,100	131,300	(76,800)	115,523
Miscellaneous					
Merchandise sales	8,000	8,000	4,802	(3,198)	4,003
Total miscellaneous	8,000	8,000	4,802	(3,198)	4,003
Total revenues	151,000	216,100	136,102	(79,998)	119,526
Expenditures					
Community support					
Salaries and wages	107,640	107,640	104,738	2,902	90,346
Employee benefits	36,360	36,360	34,018	2,342	44,895
Services and supplies	50,600	51,600	44,687	6,913	33,820
Capital outlay	70,000	80,000	64,284	15,716	42,343
Total expenditures	264,600	275,600	247,727	27,873	211,404
Excess of revenues over (under) expenditures	(113,600)	(59,500)	(111,625)	(52,125)	(91,878)
Other financing sources					
Transfers in	108,000	65,000	111,700	46,700	54,000
Transfers out	-	-	-	-	-
Net change in fund balance	(5,600)	5,500	75	(5,425)	(37,878)
Fund balance, beginning of year	7,016	7,016	7,016	-	46,894
Prior period adjustment	-	-	-	-	(2,000)
Fund balance, end of year	$ 1,416	$ 12,516	$ 7,091	$ (5,425)	$ 7,016

CITY OF WEST WENDOVER, NEVADA
Wendover Will Landmark Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual
For the Year Ended June 30, 2018
(With Comparative Actual Amounts for the Year Ended June 30, 2017)

	Original Budget	Final Budget	Actual	Variance with Final Budget	2017
Revenues					
Miscellaneous					
Donations from private sources	$ 1,000	$ 1,000	$ 390	$ (610)	$ 100
Merchandise sales	3,000	3,000	-	(3,000)	-
Interest revenue	200	200	117	(83)	297
Total revenues	4,200	4,200	507	(3,693)	397
Expenditures					
Community Support					
Services and supplies	29,000	25,000	17,511	7,489	17,097
Total expenditures	29,000	25,000	17,511	7,489	17,097
Excess of revenues over (under) expenditures	(24,800)	(20,800)	(17,004)	3,796	(16,700)
Other financing sources					
Transfers in	25,000	25,000	17,100	(7,900)	17,000
Net change in fund balance	200	4,200	96	(4,104)	300
Fund balance, beginning of year	2,029	2,029	2,029	-	1,729
Fund balance, end of year	$ 2,229	$ 6,229	$ 2,125	$ (4,104)	$ 2,029

CITY OF WEST WENDOVER, NEVADA
Grant Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual
For the Year Ended June 30, 2018
(With Comparative Actual Amounts for the Year Ended June 30, 2017)

	Original Budget	Final Budget	Actual	Variance with Final Budget	2017
Revenues					
Intergovernmental					
CDBG grants	$ -	$ -	$ -	$ -	$ -
Other grant revenue	-	-	-	-	-
Total intergovernmental	-	-	-	-	-
Total revenues	-	-	-	-	-
Expenditures					
Public works					
Capital outlay	-	-	-	-	-
Total public works	-	-	-	-	-
Total expenditures	-	-	-	-	-
Deficiency of revenues under expenditures	-	-	-	-	-
Other financing sources (uses)					
Transfers in	-	-	-	-	-
Transfers out	-	-	-	-	-
Total other financing sources and uses	-	-	-	-	-
Net change in fund balance	-	-	-	-	-
Fund balance, beginning of year	-	-	-	-	
Fund balance, end of year	$ -	$ -	$ -	$ -	$ -

CITY OF WEST WENDOVER, NEVADA
Capital Projects Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual
For the Year Ended June 30, 2018
(With Comparative Actual Amounts for the Year Ended June 30, 2017)

	Original Budget	Final Budget	Actual	Variance with Final Budget	2017
Revenues					
Intergovernmental					
Federal grants	$ -	$ -	$ -	$ -	$ 589,048
Total intergovernmental	-	-	-	-	589,048
Miscellaneous					
Interest income	-	-	1,140	1,140	1,159
Miscellaneous	2,500	2,500	2,312	(188)	10,542
Sale of capital assets	136,000	282,200	233,164	(49,036)	-
Total miscellaneous	138,500	284,700	236,616	(48,084)	11,701
Total revenues	138,500	284,700	236,616	(48,084)	600,749
Expenditures					
General government					
Capital outlay	200,000	50,000	6,550	43,450	1,743,996
Total general government	200,000	50,000	6,550	43,450	1,743,996
Debt service					
Debt service - principal	541,000	541,000	540,964	36	803,713
Debt service - interest	251,300	251,300	251,256	44	263,487
Total debt service	792,300	792,300	792,220	80	1,067,200
Total expenditures	992,300	842,300	798,770	43,530	2,811,196
Excess of revenues over (under) expenditures	(853,800)	(557,600)	(562,154)	(4,554)	(2,210,447)
Other financing sources (uses)					
Transfers in	860,000	640,000	608,300	(31,700)	1,800,803
Transfers out	-	-	-	-	-
Total other financing sources	860,000	640,000	608,300	(31,700)	1,800,803
Net change in fund balance	6,200	82,400	46,146	(36,254)	(409,644)
Fund balance, beginning of year	271,844	271,844	271,844	-	681,488
Fund balance, end of year	$ 278,044	$ 354,244	$ 317,990	$ (36,254)	$ 271,844

CITY OF WEST WENDOVER, NEVADA
Ad Valorem Capital Projects Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual
For the Year Ended June 30, 2018
(With Comparative Actual Amounts for the Year Ended June 30, 2017)

	Original Budget	Final Budget	Actual	Variance with Final Budget	2017
Revenues					
Other taxes					
Ad valorem tax	$ 40,000	$ 50,000	$ 50,279	$ 279	$ 52,057
Total revenues	40,000	50,000	50,279	279	52,057
Expenditures					
	-	-	-	-	-
Total expenditures	-	-	-	-	-
Excess of revenues over (under) expenditures	40,000	50,000	50,279	279	52,057
Other financing sources (uses)					
Transfers out	(30,000)	(55,000)	(55,000)	-	(90,000)
Net change in fund balance	10,000	(5,000)	(4,721)	279	(37,943)
Fund balance, beginning of year	34,818	34,818	34,818	-	72,761
Fund balance, end of year	$ 44,818	$ 29,818	$ 30,097	$ 279	$ 34,818

MAJOR BUSINESS-TYPE FUNDS

CITY OF WEST WENDOVER, NEVADA
Water Fund
Schedule of Revenues, Expenditures, and Changes in Net Position
Budget and Actual
For the Year Ended June 30, 2018
(With Comparative Actual Amounts for the Year Ended June 30, 2017)

	Original Budget	Final Budget	Actual	Variance with Final Budget	2017
Operating revenues					
Charges for services	$ 1,288,800	$ 1,343,200	$ 1,225,277	$ (117,923)	$ 1,205,984
Total operating revenues	1,288,800	1,343,200	1,225,277	(117,923)	1,205,984
Operating expenses					
Water purchases	587,700	602,200	518,296	83,904	477,726
Salaries and wages	186,253	186,253	197,361	(11,108)	203,081
Employee benefits	53,647	53,647	53,383	264	100,293
Services and supplies	326,000	332,300	312,598	19,702	306,199
Depreciation and amortization	125,000	140,000	139,954	46	140,852
Total operating expenses	1,278,600	1,314,400	1,221,592	92,808	1,228,151
Operating income	10,200	28,800	3,685	(25,115)	(22,167)
Nonoperating revenues (expenses)					
Interest income	116,100	121,100	119,948	(1,152)	119,376
Impact fees	20,000	20,000	16,556	(3,444)	11,823
Grant revenue	-	1,000	1,020	20	-
Miscellaneous income	20,000	20,000	13,905	(6,095)	13,630
Contributions from component unit for debt payments	-	9,000	10,584	1,584	10,497
Capital outlay	(1,000)	(1,000)	(168)	832	(768)
Interest expense	(154,700)	(154,700)	(159,011)	(4,311)	(161,870)
Total nonoperating revenues (expenses)	400	15,400	2,834	(12,566)	(7,312)
Income (loss) before transfers	10,600	44,200	6,519	(37,681)	(29,479)
Transfers:					
Transfers in	-	-	-	-	-
Transfers out	-	-	-	-	-
Change in net position	10,600	44,200	6,519	(37,681)	(29,479)
Total net position, beginning of year	3,769,041	3,769,041	3,769,041	-	3,799,520
Restatement adjustment	-	-	(32,523)	(32,523)	(1,000)
Total net position, end of year	$ 3,779,641	$ 3,813,241	$ 3,743,037	$ (70,204)	$ 3,769,041

CITY OF WEST WENDOVER, NEVADA
Sewer Fund
Schedule of Revenues, Expenditures, and Changes in Net Position
Budget and Actual
For the Year Ended June 30, 2018
(With Comparative Actual Amounts for the Year Ended June 30, 2017)

	Original Budget	Final Budget	Actual	Variance with Final Budget	2017
Operating revenues					
Charges for services:					
Charges for services	$ 1,088,900	$ 1,131,100	$ 1,107,240	$ (23,860)	$ 1,050,208
Total operating revenues	1,088,900	1,131,100	1,107,240	(23,860)	1,050,208
Operating expenses					
Salaries and wages	341,422	341,422	358,093	(16,671)	304,606
Employee benefits	96,678	96,678	131,608	(34,930)	160,556
Services and supplies	506,100	514,900	456,498	58,402	484,376
Capital outlay	32,000	32,000	12,673	19,327	18,008
Depreciation and amortization	560,000	548,300	548,215	85	560,964
Total operating expenses	1,536,200	1,533,300	1,507,087	26,213	1,528,510
Operating loss	(447,300)	(402,200)	(399,847)	2,353	(478,302)
Nonoperating revenues (expenses)					
Interest income	-	-	1,470	1,470	597
Impact fees	20,000	(20,000)	9,805	29,805	11,527
Grant revenue	-	300	340	40	-
Miscellaneous income	1,500	1,500	706	(794)	-
Interest expense	(78,900)	(78,900)	(85,088)	(6,188)	(81,114)
Total nonoperating revenues	(57,400)	(97,100)	(72,767)	24,333	(68,990)
Income (loss) before transfers	(504,700)	(499,300)	(472,614)	26,686	(547,292)
Transfers:					
Transfers in	-	-	-	-	-
Transfers out	-	-	-	-	-
Change in net position	(504,700)	(499,300)	(472,614)	26,686	(547,292)
Total net position, beginning of year	9,733,237	9,733,237	9,733,237	-	10,285,529
Restatement adjustment	-	-	(39,348)	(39,348)	(5,000)
Total net position, end of year	$ 9,733,237	$ 9,733,237	$ 9,221,275	$ (511,962)	$ 9,733,237

CITY OF WEST WENDOVER, NEVADA
Garbage / Compost Facility Fund
Schedule of Revenues, Expenditures, and Changes in Net Position
Budget and Actual
For the Year Ended June 30, 2018
(With Comparative Actual Amounts for the Year Ended June 30, 2017)

	Original Budget	Final Budget	Actual	Variance with Final Budget	2017
Operating revenues					
Charges for services	$ 1,398,100	$ 1,424,200	$ 1,432,608	$ 8,408	$ 1,365,158
Total operating revenues	1,398,100	1,424,200	1,432,608	8,408	1,365,158
Operating expenses					
Salaries and wages	383,517	383,517	349,029	34,488	309,200
Employee benefits	119,383	119,383	126,961	(7,578)	175,790
Services and supplies	255,600	278,400	219,145	59,255	225,570
Capital outlay	20,000	20,000	-	20,000	27,097
Depreciation and amortization	261,800	317,200	326,137	(8,937)	325,495
Total operating expenses	1,040,300	1,118,500	1,021,272	97,228	1,063,152
Operating income	357,800	305,700	411,336	105,636	302,006
Nonoperating revenues (expenses)					
Interest income	500	500	2,876	2,376	430
Miscellaneous income	-	-	7,616	7,616	7,878
Interest expense	(43,100)	(43,100)	(32,928)	10,172	(46,757)
Total nonoperating expenses	(42,600)	(42,600)	(22,436)	20,164	(38,449)
Income before transfers	315,200	263,100	388,900	125,800	263,557
Transfers:					
Transfers in	-	-	-	-	-
Transfers out	-	-	-	-	-
Change in net position	315,200	263,100	388,900	125,800	263,557
Total net position, beginning of year	2,830,242	2,830,242	2,830,242	-	2,571,685
Restatement adjustment	-	-	(38,442)	(38,442)	(5,000)
Total net position, end of year	$ 3,145,442	$ 3,093,342	$ 3,180,700	$ 87,358	$ 2,830,242

COMPONENT UNIT SUPPLEMENTARY SCHEDULES

CITY OF WEST WENDOVER, NEVADA
Component Unit – Johnson Springs
Statement of Net Position
For the Year Ended June 30, 2018

	Component Unit Johnson Springs
Assets	
Current assets	
Cash and investments	$ 115,024
Accounts receivable, net	57,634
Inventory	13,389
Total current assets	186,047
Noncurrent assets	
Land	18,000
Buildings	6,836,936
Improvements other than buildings	411,632
Machinery and equipment	506,351
Utility system	5,305,132
Less accumulated depreciation	(6,446,454)
Total noncurrent assets	6,631,597
Total assets	6,817,644
Deferred Outflows of Resources	
Deferred outflows related to pensions	34,296
Liabilities	
Current liabilities	
Accounts payable	29,600
Accrued liabilities	1,687
Due to primary government	2,337,645
Compensated absences	9,461
Total current liabilities	2,378,393
Noncurrent liabilities:	
Net pension liability	186,819
Total noncurrent liabilities	186,819
Total liabilities	2,565,212
Deferred Inflows of Resources	
Deferred inflows related to pensions	21,919
Net Position	
Net investment in capital assets	4,293,952
Unrestricted	(29,143)
Total net position	$ 4,264,809

CITY OF WEST WENDOVER, NEVADA
Component Unit – Johnson Springs
Schedule of Revenues, Expenditures, and Changes in Net Position
Budget and Actual
For the Year Ended June 30, 2018
(With Comparative Actual Amounts for the Year Ended June 30, 2017)

	Original Budget	Final Budget	Actual	Variance with Final Budget	2017
Operating revenues					
Charges for services	$ 670,700	$ 700,700	$ 652,108	$ (48,592)	$ 553,699
Total operating revenues	670,700	700,700	652,108	(48,592)	553,699
Operating expenses					
Water purchases	115,000	115,000	111,405	3,595	113,990
Salaries and wages	48,254	48,254	72,955	(24,701)	37,302
Employee benefits	8,746	8,746	43,015	(34,269)	(885)
Services and supplies	254,400	277,400	262,675	14,725	246,905
Depreciation and amortization	380,000	392,300	392,292	8	397,010
Total operating expenses	806,400	841,700	882,342	(40,642)	794,322
Operating loss	(135,700)	(141,000)	(230,234)	(89,234)	(240,623)
Nonoperating revenues (expenses)					
Interest income	4,000	4,000	19,001	15,001	14,002
Miscellaneous income	12,000	12,000	-	(12,000)	-
Debt paid through primary government	-	-	(10,584)	(10,584)	(10,497)
Interest expense	(111,100)	(111,100)	(109,128)	1,972	(113,949)
Total nonoperating revenues (expenses)	(95,100)	(95,100)	(100,711)	(5,611)	(110,444)
Loss before transfers	(230,800)	(236,100)	(330,945)	(94,845)	(351,067)
Transfers:					
Transfers in	-	-	-	-	-
Transfers out	-	-	-	-	-
Change in net position	(230,800)	(236,100)	(330,945)	(94,845)	(351,067)
Total net position, beginning of year	4,609,596	4,609,596	4,609,596	-	4,960,663
Restatement adjustment	-	-	(13,842)	(13,842)	
Total net position, end of year	$ 4,378,796	$ 4,373,496	$ 4,264,809	$ (108,687)	$ 4,609,596

CITY OF WEST WENDOVER, NEVADA
Component Unit – Johnson Springs
Statement of Cash Flows
June 30, 2018

	Component Unit Johnson Springs
Cash Flows From Operating Activities:	
Cash received from customers, service fees	$ 668,649
Cash paid to suppliers	(377,975)
Cash paid to employees	(93,634)
Net cash flows from operating activities	197,040
Cash Flows From Noncapital Financing Activities:	
Net component unit receipts/(payments)	(76,743)
Net cash flows from noncapital financing activities	(76,743)
Cash Flows From Capital and Related Financing Activities:	
Interest paid on capital debt	(109,128)
Net cash flows from capital and related financing activities	(109,128)
Cash Flows From Investing Activities:	
Interest income	19,001
Net change in cash and cash equivalents	30,170
Cash and investments, including restricted cash, beginning of year	84,854
Cash and Cash Equivalents, Including Restricted Cash , End of Year	$ 115,024
Reconciliation of operating income to net cash flows from operating activities:	
Operating income (loss)	$ (230,234)
Adjustments to reconcile net income (loss) to net cash from operating activities	
Depreciation/amortization	392,292
Pension expense	36,893
Employer pension contributions	(13,068)
Changes in operating assets and liabilities:	
(Increase) decrease in receivables	16,541
Increase (decrease) in accounts payable	(3,895)
Increase (decrease) in compensated absences	(1,489)
Net cash flows from operating activities	$ 197,040

OTHER COMMUNICATIONS FROM INDEPENDENT AUDITORS

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HINTONBURDICK
CPAs & ADVISORS

Independent Auditors' Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*

The Honorable Mayor and City Council
West Wendover, Nevada

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of City of West Wendover, Nevada, as of and for the year ended June 30, 2018, and the related notes to the financial statements, which collectively comprise City of West Wendover, Nevada 's basic financial statements and have issued our report thereon dated September 21, 2018.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered City of West Wendover, Nevada's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of City of West Wendover, Nevada's internal control. Accordingly, we do not express an opinion on the effectiveness of City of West Wendover, Nevada's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether City of West Wendover, Nevada's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



HintonBurdick, PLLC
St. George, Utah
September 21, 2018

HINTONBURDICK
CPAs & ADVISORS

Independent Auditor's Report on Compliance With Statutes and Administrative Code in Accordance With NRS 354.624(4) and 354.6241

The Honorable Mayor and City Council
West Wendover, NV

We have audited the basic financial statements of the City of West Wendover, Nevada for the year ended June 30, 2018, and have issued our report thereon dated September 21, 2018. Our audit also included test work on the City of West Wendover's compliance with selected requirements identified in the State of Nevada Revised Statutes (NRS) including, but not limited to, NRS section 354.624 and section 354.6241.

The management of the City of West Wendover is responsible for the City's compliance with all requirements identified above. Our responsibility is to express an opinion on compliance with those requirements based on our audit and make specific statements regarding funds established and the status of prior year findings and recommendations; accordingly, we make the following statements:

The City of West Wendover had one prior year compliance finding that was resolved during fiscal year 2018.

We noted one new instance of noncompliance during fiscal year 2018. See note 3 on page 32.

The City of West Wendover has established several funds in accordance with NRS 354.624 as follows:

Enterprise Funds:
- Water Fund
- Sewer Fund
- Garbage / Compost Facility Fund

Funds whose balance is required to be used only for a specific purpose or carried forward to the succeeding fiscal year in any designated amount:

Special Revenue Funds:
- Seizure Forfeiture Fund
- Recreation Fund
- Court Administrative Assessment Fund
- Medical Clinic Facilities Fund (combined with the General Fund for reporting)
- Grants Fund
- Welcome Center Fund
- Wendover Will Landmark Fund

Capital Projects Funds:
- Capital Projects Fund
- Ad Valorem Capital Projects Fund

The City of West Wendover appears to be using the above listed funds expressly for the purposes for which they were created and in accordance with NRS 354.624. The funds are being administered in accordance with Generally Accepted Accounting Principles and the reserves, as applicable, appear reasonable and necessary to carry out the purposes of the funds. Sources of revenues available and fund balances and net position are reflected in the individual fund financial statements.

The statutory and regulatory requirements of the funds are as follows:

Water Fund:	NRS 354.517
Sewer Fund:	NRS 354.517
Garbage / Compost Facility Fund:	NRS 354.517
Seizure Forfeiture Fund:	Resolution 1992-09
Recreation Fund:	NRS 268.798
Court Administrative Assessment Fund:	NRS 176.059
Grant Fund:	Resolution 1996-14
Welcome Center Fund:	Resolution 2001-04
Wendover Will Landmark Fund	Resolution 2005-01
Capital Projects Fund	Resolution 1997-14
Ad Valorem Capital Projects Fund	NRS 268.045

NRS 354.624 requires that a schedule of all fees imposed by the City which were subject to the provisions of NRS 354.5989 be provided. The City has not increased any fees subject to the limitations provided by NRS 354.5989; however the schedule for these fees immediately follows this report.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether material noncompliance with the requirements referred to above occurred. An audit includes examining, on a test basis, evidence about the City's compliance with those requirements. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, The City of West Wendover, Nevada complied, in all material respects, with the requirements identified above for the year ended June 30, 2018.

Other Matters

The results of our auditing procedures disclosed instances of noncompliance, which are required to be reported in accordance with NRS 354.624 and 354.6241. Our finding is described in note 3 of the financial statements. Our opinion on compliance is not modified with respect to these matters.

The purpose of this report is solely to describe the scope of our testing of the applicable compliance requirements identified in the Nevada Revised Statutes (NRS) and the results of that testing based on the state requirements. Accordingly, this report is not suitable for any other purpose.

Hinton Burdick, PLLC

HintonBurdick, PLLC
St. George, Utah
September 21, 2018

CITY OF WEST WENDOVER, NEVADA
Schedule of Fees Imposed Subject to the Provision of NRS 354.5989
Limitation on Fees for Business Licenses
For the Year ended June 30, 2018

Flat Fixed Fees:

Business license revenue adjusted base at June 30, 2017		20,720
Adjustment to Base:		
1. Percentage change in population of the local government	0.0%	
2. Percentage increase in the Consumer Price Index for the year ending on December 31, next preceding the year for which the limit is being calculated	2.9%	2.90%
Increase in base		601
Adjusted base at June 30, 2018		21,321
Actual revenue		16,885
Amount over (under) allowable amount		$ (4,436)

City of West Wendover	Fiscal Year															
	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34	34-35		
Revenue																
Property Taxes	1,614,981	1,893,706	2,257,294	2,323,429	2,524,639	2,549,900	2,615,131	2,641,300	2,691,350	2,718,300	2,745,500	2,773,000	2,800,700	2,828,700	1.00%	
Licenses and Permits	1,935,264	1,951,950	2,073,697	2,002,125	2,159,415	2,001,300	2,008,239	2,021,000	1,995,900	2,005,900	2,015,900	2,026,000	2,036,100	2,048,665	0.50%	
Intergovernmental Revenue	4,422,364	4,658,630	4,983,375	5,085,703	5,372,971	5,426,700	5,528,922	5,584,200	5,668,525	5,725,200	5,782,500	5,840,300	5,923,700	5,982,900	1.00%	
Charges for Services	48,446	53,690	53,550	53,800	54,100	54,400	54,700	55,000	55,300	55,600	55,900	56,200	56,500	56,800	0.50%	
Fines and Forfeitures	49,720	40,350	44,450	44,500	44,500	44,500	44,500	44,500	44,500	44,500	44,500	44,500	44,500	44,500	0.00%	
Sale of Fixed Assets	42,300	234,000	368,000	-	-	-	-	-	-	-	-	-	-	-		
Grant Proceeds	1,046,824	501,592	5,128,863	-	-	-	-	-	-	-	-	-	-	-		
Other Revenue	**235,401**	565,570	230,400	230,400	230,400	230,400	230,400	230,400	230,400	230,400	230,400	230,400	230,400	230,400	0.00%	
Total Revenue	**9,395,300**	9,899,488	15,139,629	9,739,957	10,386,025	10,307,200	10,481,892	10,576,400	10,685,975	10,779,900	10,874,700	10,970,400	11,091,900	11,191,965		
Expenditures																
General Government																
Salaries Wages & Benefits	693,078	697,185	712,874	734,300	756,300	779,000	802,400	826,500	851,300	876,800	903,100	930,200	958,100	986,800		
Other Expenditures	477,003	520,450	623,370	642,100	654,900	668,000	681,400	695,000	708,900	723,100	737,600	752,400	767,400	782,700		
Municipal Court																
Salaries Wages & Benefits	357,659	459,204	485,361	499,900	514,900	530,300	546,200	562,600	579,500	596,900	614,800	633,200	652,200	671,800		
Other Expenditures	125,066	78,650	66,150	68,100	69,500	70,900	72,300	73,700	75,200	76,700	78,200	79,800	81,400	83,000		
Election Expense	-	5,000	-	5,200	-	5,300	-	5,400	-	5,500	-	5,600	-	5,700		
Wendover Police																
Salaries Wages & Benefits	2,001,502	2,240,531	2,129,354	2,193,200	2,259,000	2,326,800	2,396,600	2,468,500	2,542,600	2,618,900	2,697,500	2,778,400	2,861,800	2,947,700		
Other Expenditures	319,031	627,183	498,600	513,600	523,900	534,400	545,100	556,000	567,100	578,400	590,000	601,800	613,800	626,100		
Fire Department																
Salaries Wages & Benefits	669,974	718,704	719,063	740,600	762,800	785,700	809,300	833,600	858,600	884,400	910,900	938,200	966,300	995,300		
Other Expenditures	114,324	130,100	176,021	181,300	184,900	188,600	192,400	196,200	200,100	204,100	208,200	212,400	216,600	220,900		
Dispatch Center																
Salaries Wages & Benefits	466,418	542,117	580,881	598,300	616,200	634,700	653,700	673,300	693,500	714,300	735,700	757,800	780,500	803,900		
Other Expenditures	28,466	49,950	46,950	48,400	49,400	50,400	51,400	52,400	53,400	54,500	55,600	56,700	57,800	59,000		
Paved Streets																
Salaries Wages & Benefits	53,164	109,448	109,856	113,200	116,600	120,100	123,700	127,400	131,200	135,100	139,200	143,400	147,700	152,100		
Other Expenditures	156,016	181,300	282,500	291,000	296,800	302,700	308,800	315,000	321,300	327,700	334,300	341,000	347,800	354,800		
Public Works																
Salaries Wages & Benefits	327,666	394,012	395,481	407,300	419,500	432,100	445,100	458,500	472,300	486,500	501,100	516,100	531,600	547,500		
Other Expenditures	34,548	55,300	67,300	69,300	70,700	72,100	73,500	75,000	76,500	78,000	79,600	81,200	82,800	84,500		
Community Development																
Salaries Wages & Benefits	208,866	294,701	369,315	380,400	391,800	403,600	415,700	428,200	441,000	454,200	467,800	481,800	496,300	511,200		
Other Expenditures	85,734	207,700	214,700	221,100	225,500	230,000	234,600	239,300	244,100	249,000	254,000	259,100	264,300	269,600		
Public Health																
Other Expenditures	10,269	33,500	32,500	33,500	34,200	34,900	35,600	36,300	37,000	37,700	38,500	39,300	40,100	40,900		
Animal Control																
Salaries Wages & Benefits	96,917	104,915	112,448	115,800	119,300	122,900	126,600	130,400	134,300	138,300	142,400	146,700	151,100	155,600		
Other Expenditures	19,013	22,200	42,700	44,000	44,900	45,800	46,700	47,600	48,600	49,600	50,600	51,600	52,600	53,700		
Community Support																
Other Expenditures	39,148	31,000	31,000	31,000	15,000	32,000	16,000	33,000	17,000	34,000	18,000	35,000	19,000	36,000		
Library																
Other Expenditures	15,522	22,000	24,800	25,500	26,000	26,500	27,000	27,500	28,100	28,700	29,300	29,900	30,500	31,100		
CIP Fund																
Other Expenditures	1,844,895	2,137,073	20,383,455	-	-	-	-	-	-	-	-	-	-	-		
Total Expenditures	8,144,279	9,662,223	28,146,479	8,000,200	8,196,100	8,441,700	8,649,900	8,908,100	9,129,200	9,401,000	9,636,000	9,922,200	10,171,300	10,472,500		
Revenues Net of Expenditures	1,251,021	237,265	(13,006,850)	1,739,757	2,189,925	1,865,500	1,831,992	1,668,300	1,556,775	1,378,900	1,238,700	1,048,200	920,600	719,465		
Other Financing Sources (Uses)																
Current Debt Service																
Principle																
PD Vehicles	54,000	55,000	-	-	-	-	-	-	-	-	-	-	-	-	-	
Government Complex	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
City Hall Complex	145,119	151,597	157,938	165,414	172,798	180,511	188,227	196,971	205,763	214,948	224,302	234,555	245,025	255,963	267,267	
Florence Way	187,000	195,000	199,000	206,000	213,000	-	-	-	-	-	-	-	-	-	-	
Total Principle	386,119	401,597	356,938	371,414	385,798	180,511	188,227	196,971	205,763	214,948	224,302	234,555	245,025	255,963	267,267	
Interest																
PD Vehicles	1,853	622	-	-	-	-	-	-	-	-	-	-	-	-	-	
Government Complex	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
City Hall Complex	168,381	161,903	155,562	148,086	140,702	132,989	125,273	116,529	107,736	98,552	89,198	78,945	68,475	57,537	46,233	
Florence Way	20,487	16,170	11,718	7,142	2,407	7,142	2,407	-	-	-	-	-	-	-	-	
Interim Debenture (Estimate)	-	122,304	563,054													
Total Interest	190,721	300,999	730,334	155,228	143,109	140,131	127,680	116,529	107,736	98,552	89,198	78,945	68,475	57,537	46,233	
Total Current Debt Service	**576,840**	702,596	1,087,272	526,642	528,907	320,642	315,907	313,500	313,499	313,500	313,500	313,500	313,500	313,500	313,500	
Other Financing Sources (Uses)																
Debt Proceeds	855,253	1,032,417	12,834,069	-	-	-	-	-	-	-	-	-	-	-		
Transfers In	1,432,000	1,157,631	659,664	-	-	-	-	-	-	-	-	-	-	-		
Transfers Out	(1,572,003)	(1,595,936)	(890,139)	(233,932)	(237,441)	(241,003)	(244,618)	(248,287)	(252,011)	(255,792)	(259,628)	(263,523)	(267,476)	(271,488)		
Total Other Financing Sources (Uses)	715,250	594,112	12,603,594	(233,932)	(237,441)	(241,003)	(244,618)	(248,287)	(252,011)	(255,792)	(259,628)	(263,523)	(267,476)	(271,488)		
Summary:																
Revenue	9,395,300	9,899,488	15,139,629	9,739,957	10,386,025	10,307,200	10,481,892	10,576,400	10,685,975	10,779,900	10,874,700	10,970,400	11,091,900	11,191,965		
Salaries and Wages	(4,875,244)	(5,560,817)	(5,614,633)	(5,783,000)	(5,956,400)	(6,135,200)	(6,319,300)	(6,509,000)	(6,704,300)	(6,905,400)	(7,112,500)	(7,325,800)	(7,545,600)	(7,771,900)		
Other Expenditures	(3,269,035)	(4,101,406)	(22,531,846)	(2,217,200)	(2,239,700)	(2,306,500)	(2,330,600)	(2,399,100)	(2,424,900)	(2,495,600)	(2,523,500)	(2,596,400)	(2,625,700)	(2,700,600)		
Other Financing Sources (Uses)	715,250	594,112	12,603,594	(233,932)	(237,441)	(241,003)	(244,618)	(248,287)	(252,011)	(255,792)	(259,628)	(263,523)	(267,476)	(271,488)		
Excess (deficiency) of revenues over (under) expenditures	1,966,271	831,377	(403,256)	1,505,825	1,952,484	1,624,497	1,587,374	1,420,013	1,304,763	1,123,108	979,072	784,677	653,124	447,977		
Debt Service	576,840	702,596	1,415,448	1,235,645	1,256,043	1,047,778	1,043,043	1,040,636	1,040,599	1,040,636	1,040,636	1,040,636	1,040,636	1,040,636		
Net change in fund balance	**1,389,431**	128,781	(1,818,704)	270,180	696,441	576,719	544,331	379,377	264,164	82,472	(61,564)	(255,959)	(387,512)	(592,659)		
Fund Balance beginning of the year	4,127,794	5,595,147	5,723,928	3,905,224	4,175,404	4,871,845	5,448,564	5,992,896	6,372,273	6,636,437	6,718,909	6,657,345	6,401,386	6,013,874		
Prior Period Adjustment	77,922	-	-	-	-	-	-	-	-	-	-	-	-	-		
Fund Balance end of the year	**5,595,147**	5,723,928	3,905,224	4,175,404	4,871,845	5,448,564	5,992,896	6,372,273	6,636,437	6,718,909	6,657,345	6,401,386	6,013,874	5,421,215	79,934,447	

Cash Flow Analysis

City of West Wendover
Statement / Forecast of Cash Flows
Combined General Fund and Capital Projects Fund

	Actual 6/30/22	Estimated 6/30/23	Budgeted 6/30/24	Forecast >> 6/30/25	6/30/26	6/30/27	6/30/28	6/30/29	6/30/30	6/30/31	6/30/32	6/30/33	6/30/34	6/30/35
Cash Flows From Operating Activities														
Cash received from property taxes	1,611,742	1,893,706	2,257,294	2,323,429	2,524,639	2,549,900	2,615,131	2,641,300	2,691,350	2,718,300	2,745,500	2,773,000	2,800,700	2,828,700
Cash received from licenses	1,935,264	1,951,950	1,937,150	1,946,800	1,956,500	1,966,300	1,976,100	1,986,000	1,995,900	2,005,900	2,015,900	2,026,000	2,036,100	2,046,300
Cash received from intergovernmental revenue	4,313,034	4,658,630	4,983,375	5,085,703	5,372,971	5,426,700	5,528,922	5,584,200	5,668,525	5,725,200	5,782,500	5,840,300	5,923,700	5,982,900
Cash received from charges for services	48,446	53,690	53,550	53,800	54,100	54,400	54,700	55,000	55,300	55,600	55,900	56,200	56,500	56,800
Cash received from fines and forfeitures	49,720	40,350	44,450	44,500	44,500	44,500	44,500	44,500	44,500	44,500	44,500	44,500	44,500	44,500
Cash paid to suppliers	(1,400,275)	(1,964,333)	(2,148,391)	(2,217,200)	(2,239,700)	(2,306,500)	(2,330,600)	(2,399,100)	(2,424,900)	(2,495,600)	(2,523,500)	(2,596,400)	(2,625,700)	(2,700,600)
Cash paid to employees	(4,890,547)	(5,560,817)	(5,614,633)	(5,783,000)	(5,956,400)	(6,135,200)	(6,319,300)	(6,509,000)	(6,704,300)	(6,905,400)	(7,112,500)	(7,325,800)	(7,545,600)	(7,771,900)
Transfers to Other Funds	(140,003)	(438,305)	(230,475)	(233,932)	(237,441)	(241,003)	(244,618)	(248,287)	(252,011)	(255,792)	(259,628)	(263,523)	(267,476)	(271,488)
Net cash flows from operating activities	$ 1,527,381	$ 634,871	$ 1,282,320	$ 1,220,100	$ 1,519,169	$ 1,359,097	$ 1,324,835	$ 1,154,613	$ 1,074,363	$ 892,708	$ 748,672	$ 554,277	$ 422,724	$ 215,212
Cash Flows From Noncapital Financing Activities														
Impact fees, building permits	-	-	136,547	55,325	202,915	35,000	32,139	35,000	-	-	-	-	-	2,365
Cash received from miscellaneous sources	229,577	565,070	228,600	228,600	229,500	229,900	229,900	229,900	229,900	229,900	229,900	229,900	229,900	229,900
Cash received from ARPA Coronavirus Local Fiscal Recovery Fund	624,366	-	2,870,346	-	-	-	-	-	-	-	-	-	-	-
Transfers In	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interfud Repayment	34,440													
Net cash flows from noncapital financing activities	$ 888,383	$ 565,070	$ 3,235,493	$ 283,925	$ 432,415	$ 264,900	$ 262,039	$ 264,900	$ 229,900	$ 229,900	$ 229,900	$ 229,900	$ 229,900	$ 232,265
	10,172,424	9,899,488	30,447,330	9,739,957	10,386,025	10,307,200	10,481,892	10,576,400	10,685,975	10,779,900	10,874,700	10,970,400	11,091,900	11,191,965
	9,395,300	9,899,488	15,139,629	9,703,957	10,312,925	10,194,400	10,328,792	10,382,000	10,449,775	10,500,900	10,552,200	10,603,800	10,680,600	10,735,165
Cash Flow From Capital and Related Financing Activities	715,250	594,112	12,603,594											
Sale of property, plant, equipment	42,300	234,000	368,000	-	-	-	-	-	-	-	-	-	-	-
Grant revenue	422,458	501,592	2,258,517	-	-	-	-	-	-	-	-	-	-	-
Proceeds from long term debt	855,253	-	15,307,701	-	-	-	-	-	-	-	-	-	-	-
Principle paid on capital debt	(386,119)	(401,597)	(448,490)	(567,481)	(603,711)	(405,867)	(420,039)	(437,977)	(455,007)	(472,799)	(489,863)	(510,444)	(530,446)	(551,261)
Interest paid on capital debt	(190,721)	(300,999)	(966,958)	(668,164)	(652,332)	(641,911)	(623,004)	(602,659)	(585,592)	(567,837)	(550,773)	(530,192)	(510,190)	(489,375)
Acquisition and construction of capital assets	(1,429,415)	(2,137,073)	(20,383,455)	(100,000)	(100,000)	(100,000)	(100,000)	(100,000)	(100,000)	(100,000)	(100,000)	(100,000)	(100,000)	(100,000)
Net cash flows from capital and related financing activities	$ (686,244)	$ (2,104,077)	$ (3,864,685)	$ (1,335,645)	$ (1,356,043)	$ (1,147,778)	$ (1,143,043)	$ (1,140,636)	$ (1,140,599)	$ (1,140,636)	$ (1,140,636)	$ (1,140,636)	$ (1,140,636)	$ (1,140,636)
Cash Flows From Investing Activities														
Interest income	$ 5,824	$ 500	$ 1,800	$ 1,800	$ 900	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500
Net change in cash and cash equivalents	$ 1,735,344	$ (903,636)	$ 654,928	$ 170,180	$ 596,441	$ 476,719	$ 444,331	$ 279,377	$ 164,164	$ (17,528)	$ (161,564)	$ (355,959)	$ (487,512)	$ (692,659)
Cash and investments, including restricted, beginning of year	3,865,340	$ 5,600,684	$ 4,697,048	$ 5,351,976	$ 5,522,156	$ 6,118,597	$ 6,595,316	$ 7,039,648	$ 7,319,025	$ 7,483,189	$ 7,465,661	$ 7,304,097	$ 6,948,138	$ 6,460,626
Cash and Cash Equivalents, Including Restricted, End of Year	$ 5,600,684	$ 4,697,048	$ 5,351,976	$ 5,522,156	$ 6,118,597	$ 6,595,316	$ 7,039,648	$ 7,319,025	$ 7,483,189	$ 7,465,661	$ 7,304,097	$ 6,948,138	$ 6,460,626	$ 5,767,967

City of West Wendover
Balance Sheet
Combined General Fund and Capital Projects Fund

Balance Sheet

	6/30/22	6/30/23	6/30/24	6/30/25	6/30/26	6/30/27	6/30/28	6/30/29	6/30/30	6/30/31	6/30/32	6/30/33	6/30/34	6/30/35
Assets														
Cash on hand in Banks	5,286,745	4,697,048	5,351,976	5,522,156	6,118,597	6,595,316	7,039,648	7,319,025	7,483,189	7,465,661	7,304,097	6,948,138	6,460,626	5,767,967
Accounts receivable	7,909	7,949	7,989	8,028	8,069	8,109	8,149	8,190	8,231	8,272	8,314	8,355	8,397	8,439
Due from other governments - Interim Debenture	855,337													
Franchise Taxes receivable	89,798													
Leases receivable	59,276													
Inventory	46,175	29,472	29,472	29,472	29,472	29,472	29,472	29,472	29,472	29,472	29,472	29,472	29,472	29,472
Prepayments	116,559	44,308	44,308	44,308	44,308	44,308	44,308	44,308	44,308	44,308	44,308	44,308	44,308	44,308
Restricted Cash	313,940													
Total Assets	$ 6,775,739	$ 4,778,776	$ 5,433,744	$ 5,603,964	$ 6,200,445	$ 6,677,205	$ 7,121,577	$ 7,400,994	$ 7,565,199	$ 7,547,713	$ 7,386,190	$ 7,030,272	$ 6,542,802	$ 5,850,186
Liabilities														
Accounts payable	834,148	1,416,842	1,250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000
Accrued liabilities	233,029	190,000	190,000	190,000	190,000	190,000	190,000	190,000	190,000	190,000	190,000	190,000	190,000	190,000
Interfund balances	-													
Deferred revenue	54,138	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
Total Liabilities	$ 1,121,315	$ 1,656,842	$ 1,490,000	$ 490,000	$ 490,000	$ 490,000	$ 490,000	$ 490,000	$ 490,000	$ 490,000	$ 490,000	$ 490,000	$ 490,000	$ 490,000
Deferred Inflows of Resources														
Deferred inflows related to leases	59,276	59,276	59,276	59,276	59,276	59,276	59,276	59,276	59,276	59,276	59,276	59,276	59,276	59,276
Fund Balances														
Nonspendable														
Inventories	46,175	29,472	29,472	29,472	29,472	29,472	29,472	29,472	29,472	29,472	29,472	29,472	29,472	29,472
Prepaid Items	116,559	44,308	44,308	44,308	44,308	44,308	44,308	44,308	44,308	44,308	44,308	44,308	44,308	44,308
Capital Improvement Projects	583,274	96,164	48,935	-	-	-	-	-	-	-	-	-	-	-
Other Purposes	440	440	440	440	440	440	440	440	440	440	440	440	440	440
Committed														
Parks and othe cultural and recreation programs	405,889	448,490	567,481	603,711	405,867	420,039	437,977	455,007	472,799	489,863	510,444	530,446	551,261	571,729
Unassigned	4,442,811	2,443,785	3,193,832	4,376,758	5,171,083	5,633,670	6,060,104	6,322,492	6,468,905	6,434,354	6,252,251	5,876,331	5,368,046	4,654,962
Total Fund Balances	5,595,147	3,062,658	3,884,468	5,054,688	5,651,170	6,127,929	6,572,301	6,851,718	7,015,923	6,998,437	6,836,914	6,480,996	5,993,526	5,300,910
Total Liabilities and fund balances	6,775,738	4,778,777	5,433,744	5,603,964	6,200,446	6,677,205	7,121,577	7,400,994	7,565,199	7,547,713	7,386,190	7,030,272	6,542,802	5,850,186

CVFG@GR 9 DW24
Final Budget

FINAL BUDGET



2023-2024

FINAL BUDGET



2023-2024

CITY OF WEST WENDOVER
BUDGET FISCAL YEAR 2023-2024

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CITY OF WEST WENDOVER
BUDGET FISCAL YEAR 2023-2024

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CITY OF WEST WENDOVER

P.O. Box 2825 • 1111 N. Gene L. Jones Way • West Wendover, NV 89883
Office (775) 664-3081 Fax (775) 664-3720

Nevada Department of Taxation
1550 College Parkway, Suite 115
Carson City, NV 89706-7937

The City of West Wendover herewith submits the (TENTATIVE) --- (FINAL) budget for the fiscal year ending June 30, 2024

This budget contains **1** funds, including Debt Service, requiring property tax revenues totaling $ **2,031,678**

The property tax rates computed herein are based on preliminary data. If the final state computed revenue limitation permits, the tax rate will be increased by an amount not to exceed 1%. _____ If the final computation requires, the tax rate will be lowered.

This budget contains **10** governmental fund types with estimated expenditures of $ **32,097,593** and **5** proprietary funds with estimated expenses of $ **6,736,501**

Copies of this budget have been filed for public record and inspection in the offices enumerated in NRS 354.596 (Local Government Budget and Finance Act).

CERTIFICATION

I Alina Ceballos
(Printed Name)
City Chief Financial Officer
(Title)
certify that all applicable funds and financial operations of this Local Government are listed herein

Signed

Dated: 5/16/2023

Phone: 775-664-3081

APPROVED BY THE GOVERNING BOARD
Only necessary for **FINAL** Budget
(Signature by Docusign is acceptable)

SCHEDULED PUBLIC HEARING:
(Must be held from May 15, 2023 to May 31, 2023)

Date and Time May 16, 2023 at 7:00 pm

Publication Date Thursday, May 4, 2023

Place: West Wendover City Hall, Council Chambers #137

"The City of West Wendover is an equal opportunity provider."

BUDGET MESSAGE 2023-2024

CITY OF WEST WENDOVER

The fiscal year 2023-2024 budget for the City of West Wendover includes an ending general fund balance that is 88.95% of fiscal year (FY) 2021-2022 actual general fund expenditures or 72.82% of FY2023-2024 projected budget general fund expenditures. The City anticipates transferring $609,664 from the general to the capital projects fund, $50,000 from the Ad-Valorem fund to the capital projects fund, and a total of $280,475 from the general fund to other funds for fiscal year 2023-2024.

West Wendover's economy is primarily tourism-based, making the city subject to economic fluctuations as consumers spend their discretionary income. Therefore, the City of West Wendover's governing council and city management have adopted a conservative budget philosophy, allowing the fund balances to increase in prosperous years, and conservatively utilizing the fund balances as needed in other years. The governing council and city management uses this conservative budgeting approach when estimating revenues, and expenditures.

In the general fund, from current fiscal year 2022-2023 ending projections, the fiscal year 2023-2024 budget reflects a 7.3% increase in property taxes due to the city increasing its property tax rate to 1.3514 in fiscal year 2022-2023. This budget also reflects a 5.6% decrease in licenses and permits, a 0.3% decrease in charges for services, but a 10.2% increase in fines and forfeitures, and a 12.9% increase in other revenue. Intergovernmental revenue reflects an 2.2% increase in the general fund, a 4.7% increase in room taxes in the recreation board fund, and increases in all of the proprietary funds for water, sewer and compost utilities.

The City is now moving forward on projects that were delayed due to the pandemic, including the construction of the City's Downtown Infrastructure, Phase 1 project, and the new West Wendover Fire Station/Emergency Operations Center (EOC) project. Unfortunately, due to supply chain issues and inflation the planned construction of the Community/Recreation Center, which will facilitate the continued development of the city, has been delayed.

The cannabis retail facility, Deep Roots Harvest, continues to have a very robust business and are in the final stages of plan approval for their cultivation/production facility which will be located adjacent the retail facility. Additionally, Vertical Horizon LLC is nearing completion of their cannabis cultivation/production facility also on Industrial Way. Both of these cultivation/production facilities are planned to be open fall of 2023. These projects are part of the City's continued efforts to capitalize on its Industrial Park properties.

The City continues to see commercial retail development occur including the completion of a new multi-million-dollar Maverik C-store Truck Stop which is located on the north side of I-80 at, Exit 410. Additionally, in this same area, a multi-million-dollar TA Travel Center is now ready to begin construction. This project includes a truck stop/fueling facility with a large truck parking area as well as a 15,000 sqft C-store along with two Quick Service Restaurants (QSR's) which are KFC and Dell Taco. The project also includes a separate auto fueling island. Along with the TA project, an additional retail food business, Black Bear Diner, will be opening just north of the existing Maverik. This project is also ready to begin construction. All these new commercial additions will be complete by mid-2024 and will add an additional 250 construction jobs and an additional 75 long-term jobs to the community.

The Port of West Wendover, which is a long-term mixed use industrial/aeronautical project and part of the City's diversification strategic plan continues to proceed forward. The project includes the acquisition (at no cost) of an initial 6,000 acres of property which was part of the former the Wendover Airfield and Bombing and Gunnery Range of World War II. The Air Force has relinquished said property back to the Department of the Interior/Bureau of Land Management (BLM) and the BLM has completed their environmental assessment (EA) process and is now completing the Cadastral Survey work to initiate a land patent on the first phase which will be just over 4,000 acres. The land patent is expected to be issued in early 2024.

The City continues to see modest permit issuance for new residential construction as available housing inventory has decreased since the beginning of 2020. An 88-unit condominium project is currently in the plan approval process and is associated with the Maverick Gaming operations residential developments. This project is expected to complete plan approval process by the fall of 2023 with construction to follow.

Our outlook at the City long-term remains positive and optimistic. The enthusiasm associated with the recent and planned growth of our City is shared not only by our City Officials, but our citizens as well. We continue to feel that our community's future is full of promise and look forward to a better national and state economy that will have a positive effect on our community.

Budget Summary for **City of West Wendover**
Schedule S-1

REVENUES	GOVERNMENTAL FUND TYPES AND EXPENDABLE TRUST FUNDS				
	ACTUAL PRIOR YEAR 06/30/22 (1)	ESTIMATED CURRENT YEAR 06/30/23 (2)	BUDGET YEAR 06/30/24 (3)	PROPRIETARY FUNDS BUDGET YEAR 06/30/24 (4)	TOTAL (MEMO ONLY) COLUMNS 3+4 (5)
Property Taxes	$ 1,614,981	$ 1,893,706	$ 2,031,678	$ -	$ 2,031,678
Other Taxes	1,967,604	1,700,000	1,780,000		$ 1,780,000
Licenses and Permits	1,935,264	1,951,950	1,937,150		$ 1,937,150
Intergovernmental Resources	6,120,756	8,445,393	10,414,337		$ 10,414,337
Charges for Services	48,446	53,690	53,550	6,428,521	$ 6,482,071
Fines and Forfeits	55,453	48,850	51,590		$ 51,590
Miscellaneous	287,726	638,570	303,260	383,694	$ 686,954
TOTAL REVENUES	12,030,231	14,732,159	16,571,565	6,812,215	23,383,780
EXPENDITURES-EXPENSES					
General Government	3,035,054	6,748,054	22,145,698		22,145,698
Judicial	484,654	542,854	559,012		559,012
Public Safety	3,599,716	4,308,585	4,150,869		4,150,869
Public Works	571,395	740,060	896,937		896,937
Community Development	557,157	828,935	817,742		817,742
Health	155,400	246,120	281,896		281,896
Welfare					-
Culture and Recreation	2,389,834	1,722,000	1,804,800		1,804,800
Community Support	39,148	31,000	31,000		31,000
Intergovernmental Expenditures					-
Contingencies					-
Utility Enterprises				6,602,009	6,602,009
Hospitals					-
Transit Systems					-
Airports					-
Other Enterprises					-
Debt Service - Principal	387,972	402,219	442,681		442,681
Interest Cost	188,868	300,377	966,958	134,492	1,101,450
TOTAL EXPENDITURES-EXPENSES	11,409,198	15,870,204	32,097,593	6,736,501	38,834,094
Excess of Revenues over (under) Expenditures-Expenses	621,032	(1,138,045)	(15,526,028)	75,714	(15,450,314)

Budget Summary for **City of West Wendover**
Schedule S-1

	GOVERNMENTAL FUND TYPES AND EXPENDABLE TRUST FUNDS				
	ACTUAL PRIOR YEAR 06/30/22 (1)	ESTIMATED CURRENT YEAR 06/30/23 (2)	BUDGET YEAR 06/30/24 (3)	PROPRIETARY FUNDS BUDGET YEAR 06/30/24 (4)	TOTAL (MEMO ONLY) COLUMNS 3+4 (5)
OTHER FINANCING SOURCES (USES):					
Proceeds of Long-term Debt	855,253	1,032,417	15,675,823	-	15,675,823
Sales of General Fixed Assets	42,300	234,000	368,000	-	368,000
					-
Operating Transfers (in)	1,633,311	1,645,936	940,139	-	940,139
Operating Transfers (out)	(1,633,311)	(1,645,936)	(940,139)	-	(940,139)
TOTAL OTHER FINANCING SOURCES (USES)	897,553	1,266,417	16,043,823	-	16,043,823
Excess of Revenues and Other Sources over (under) Expenditures and Other Uses **(Net Income)**	1,518,585	128,372	517,795	75,714	XXXXXXXXXXXXX
FUND BALANCE JULY 1, BEGINNING OF YEAR	4,435,703	6,032,210	6,160,582	XXXXXXXXXXXXX	XXXXXXXXXXXXX
Prior Period Adjustments	77,922			XXXXXXXXXXXXX	XXXXXXXXXXXXX
Residual Equity Transfers	-			XXXXXXXXXXXXX	XXXXXXXXXXXXX
FUND BALANCE JUNE 30, END OF YEAR				XXXXXXXXXXXXX	XXXXXXXXXXXXX
TOTAL ENDING FUND BALANCE	6,032,210	6,160,582	6,678,378	XXXXXXXXXXXXX	XXXXXXXXXXXXX

FULL TIME EQUIVALENT EMPLOYEES BY FUNCTION

	ACTUAL PRIOR YEAR YEAR 06/30/22	ESTIMATED CURRENT YEAR YEAR 06/30/23	BUDGET YEAR YEAR 06/30/24
General Government	9.6	9.4	9.3
Judicial	5.9	6.1	6.0
Public Safety	28.3	28.2	28.8
Public Works	5.6	5.7	5.7
Sanitation	-	-	-
Health	1.0	1.0	1.0
Welfare	-	-	-
Culture and Recreation	-	-	-
Community Support	1.5	0.8	0.5
TOTAL GENERAL GOVERNMENT	52.0	51.3	51.4
Utilities	11.7	12.1	12.0
Hospitals	-	-	-
Transit Systems	-	-	-
Airports	-	-	-
Other	-	-	-
TOTAL	63.7	63.4	63.3

POPULATION (AS OF JULY 1)	4,535	4,452	4,464
SOURCE OF POPULATION ESTIMATE*	State Budget Projections	State Budget Projections	State Budget Projections
Assessed Valuation (Secured and Unsecured Only)	143,601,734	145,789,932	165,181,645
Net Proceeds of Mines			
TOTAL ASSESSED VALUE	143,601,734	145,789,932	165,181,645
TAX RATE			
General Fund	1.1514	1.3514	1.3514
Special Revenue Funds			
Capital Projects Funds			
Debt Service Funds			
Enterprise Fund			
Other			
TOTAL TAX RATE	1.1514	1.3514	1.3514

*** Use the population certified by the state in March each year. Small districts may use a number developed per the instructions (page 6) or the best information available.**

City of West Wendover
(Local Government)

SCHEDULE S-2 - STATISTICAL DATA

PROPERTY TAX RATE AND REVENUE RECONCILIATION Fiscal Year 2023-2024

	(1) ALLOWED TAX RATE	(2) ASSESSED VALUATION	(3) ALLOWED AD VALOREM REVENUE [(1) X (2)/100]	(4) TAX RATE LEVIED	(5) TOTAL AD VALOREM REVENUE WITH NO CAP [(2, line A)X(4)/100]	(6) AD VALOREM TAX ABATEMENT [(5)-(7)]	(7) AD VALOREM REVENUE WITH CAP
OPERATING RATE: A. PROPERTY TAX Subject to Revenue Limitations	3.4977	165,181,645	5,777,558	1.3514	2,232,265	200,587	2,031,678
B. PROPERTY TAX Outside Revenue Limitations: Net Proceeds of Mines							
VOTER APPROVED: C. Voter Approved Overrides							
LEGISLATIVE OVERRIDES D. Accident Indigent (NRS 428.185)							
E. Indigent (NRS 428.285)							
F. Capital Acquisition (NRS 354.59815)							
G. Youth Services Levy (NRS 62B.150, 62B.160)							
H. Legislative Overrides							
I. SCCRT Loss (NRS 354.59813)							
J. Other:							
K. Other:							
L. SUBTOTAL LEGISLATIVE OVERRIDES							
M. **SUBTOTAL A, C, L**	**3.4977**	**165,181,645**	**5,777,558**	**1.3514**	**2,232,265**	**200,587**	**2,031,678**
N. Debt							
O. **TOTAL M AND N**	**3.4977**	**165,181,645**	**5,777,558**	**1.3514**	**2,232,265**	**200,587**	**2,031,678**

City of West Wendover
(Local Government)
SCHEDULE S-3 - PROPERTY TAX RATE
AND REVENUE RECONCILIATION

The Allowed Revenue required for column 3 can be obtained from the March 15 Final Revenue Projections or manually calculated. If an entity chooses to budget for an amount in column 5 which is lower or higher than the amount produced by the formula, please attach an explanation.

SCHEDULE A - ESTIMATED REVENUES & OTHER RESOURCES - GOVERNMENTAL FUND TYPES, EXPENDABLE TRUST FUNDS & TAX SUPPORTED PROPRIETARY FUND TYPES

Budget For Fiscal Year Ending June 30, 2024

Budget Summary for **City of West Wendover**
(Local Government)

GOVERNMENTAL FUNDS AND EXPENDABLE TRUST FUNDS FUND NAME	BEGINNING FUND BALANCES (1)	CONSOLIDATED TAX REVENUE (2)	PROPERTY TAX REQUIRED (3)	TAX RATE (4)	OTHER REVENUE (5)	OTHER FINANCING SOURCES OTHER THAN TRANSFERS IN (6)	OPERATING TRANSFERS IN (7)	TOTAL (8)
General	5,135,477	3,725,900	2,031,678	1.3514	3,413,380	-	-	14,306,435
Seizure / Forfeiture	3,787				-	-	-	3,787
Recreation	260,624				1,780,000	-	-	2,040,624
Court Administrative Assessments	73,661				7,500	-	-	81,161
Community Support/Local Schools	10				-	-	94,248	94,258
Grant	-				376,000	-	50,000	426,000
Welcome Center	31,911				97,500	-	136,227	265,638
Wendover Will Landmark	17,712				-	-	-	17,712
Ad Valorem Capital Projects	54,125				50,000	-	-	104,125
Capital Projects	583,275				5,089,607	16,043,823	659,664	22,376,369
DEBT SERVICE								
Subtotal Governmental Fund Types, Expendable Trust Funds	6,160,582	3,725,900	2,031,678		10,813,987	16,043,823	940,139	39,716,109
PROPRIETARY FUNDS								
	XXXXXXXXXX				XXXXXXXXX	XXXXXXXXXXX	XXXXXXXXXXX	XXXXXXXXXXX
	XXXXXXXXXX				XXXXXXXXX	XXXXXXXXXXX	XXXXXXXXXXX	XXXXXXXXXXX
	XXXXXXXXXX				XXXXXXXXX	XXXXXXXXXXX	XXXXXXXXXXX	XXXXXXXXXXX
	XXXXXXXXXX				XXXXXXXXX	XXXXXXXXXXX	XXXXXXXXXXX	XXXXXXXXXXX
	XXXXXXXXXX				XXXXXXXXX	XXXXXXXXXXX	XXXXXXXXXXX	XXXXXXXXXXX
Subtotal Proprietary Funds	XXXXXXXXXX				XXXXXXXXX	XXXXXXXXXXX	XXXXXXXXXXX	XXXXXXXXXXX
TOTAL ALL FUNDS	XXXXXXXXXX				XXXXXXXXX	XXXXXXXXXXX	XXXXXXXXXXX	XXXXXXXXXXX

SCHEDULE A-1 ESTIMATED EXPENDITURES AND OTHER FINANCING USES

Budget For Fiscal Year Ending June 30, 2024

Budget Summary for **City of West Wendover**
(Local Government)

GOVERNMENTAL FUNDS AND EXPENDABLE TRUST FUNDS FUND NAME	*	SALARIES AND WAGES (1)	EMPLOYEE BENEFITS (2)	SERVICES, SUPPLIES AND OTHER CHARGES ** (3)	CAPITAL OUTLAY *** (4)	CONTINGENCIES AND USES OTHER THAN OPERATING TRANSFERS OUT (5)	OPERATING TRANSFERS OUT (6)	ENDING FUND BALANCES (7)	TOTAL (8)
General	-	3,507,275	2,153,279	1,844,770	257,700		890,139	5,653,272	14,306,435
Seizure / Forfeiture	R			-			-	3,787	3,787
Recreation	R			1,780,000			-	260,624	2,040,624
Court Administrative Assessments	R			7,500			-	73,661	81,161
Grant	R			-	426,000		-	-	426,000
Welcome Center	R	97,077	29,150	107,500	-		-	31,911	265,638
Wendover Will Landmark	R			-			-	17,712	17,712
Community Support/Local Schools	R			94,248	-		-	10	94,258
Ad Valorem Capital Projects	C			-			50,000	54,125	104,125
Capital Projects	C			1,409,639	20,383,455		-	583,275	22,376,369
TOTAL GOVERNMENTAL FUND TYPES AND EXPENDABLE TRUST FUNDS		3,604,352	2,182,429	5,243,657	21,067,155	-	940,139	6,678,378	39,716,109

* FUND TYPES: R - Special Revenue
C - Capital Projects
D - Debt Service
T - Expendable Trust

** Include Debt Service Requirements in this column

***** Capital Outlay must agree with CIP.**

SCHEDULE A-2 PROPRIETARY AND NONEXPENDABLE TRUST FUNDS

Budget For Fiscal Year Ending June 30, 2024

Budget Summary for **City of West Wendover**
(Local Government)

FUND NAME	*	OPERATING REVENUES (1)	OPERATING EXPENSES (2) **	NONOPERATING REVENUES (3)	NONOPERATING EXPENSES (4)	OPERATING TRANSFERS IN (5)	OPERATING TRANSFERS OUT(6)	NET INCOME (7)
Water	E	1,629,100	1,662,251	123,951	58,349	-	-	32,451
Sewer	E	1,366,800	1,399,810	94,000	60,670	-	-	320
Combined Garbage / Compost	E	1,581,900	1,450,645	25,900	4,889	-	-	152,266
Johnson Springs Transmission System	E	807,500	959,143	97,071	54,751	-	-	(109,323)
Health Insurance	I	1,043,221	1,085,993	42,772	-	-	-	-
TOTAL		6,428,521	6,557,842	383,694	178,659	-	-	75,714

* FUND TYPES: E - Enterprise
I - Internal Service
N - Nonexpendable Trust

** Include Depreciation

REVENUES	(1) ACTUAL PRIOR YEAR ENDING 6/30/2022	(2) ESTIMATED CURRENT YEAR ENDING 6/30/2023	(3) BUDGET YEAR ENDING 06/30/24 TENTATIVE APPROVED	(4) BUDGET YEAR ENDING 06/30/24 FINAL APPROVED
Property Taxes				
Real Property Taxes	1,335,220	1,585,979	1,701,530	1,701,530
Personal Property Taxes	256,913	284,056	304,752	304,752
Central Assessments	22,848	23,671	25,396	25,396
Subtotal	**1,614,981**	**1,893,706**	**2,031,678**	**2,031,678**
Licenses and Permits				
Business License	17,500	17,000	18,500	18,500
Alcohol Beverage License	240	150	150	150
City Gaming Taxes	212,598	207,000	212,900	212,900
Police & Protective - SOB License	-	-	-	-
Marijuana Origination Fee	-	100,000	40,000	40,000
Marijuana City 3% Excise Tax	942,477	900,000	960,000	960,000
Special Permits and Fees	1,555	1,500	1,500	1,500
Franchise Taxes	393,399	380,000	400,000	400,000
Right-of-Way Toll	256,628	265,200	253,000	253,000
Bldg Structure License	109,846	80,000	30,000	50,000
Animal License	936	1,000	1,000	1,000
Carline Taxes	86	100	100	100
Subtotal	**1,935,264**	**1,951,950**	**1,917,150**	**1,937,150**
Intergovernmental Revenue				
State Consolidated Revenue	3,431,646	3,564,890	3,725,900	3,725,900
State Marijuna Distribution	4,560	4,560	4,580	4,580
Motor Vehicle Fuel Tax 1.75	31,561	36,150	38,580	38,580
Motor Vehicle Fuel Tax 2.35	48,116	49,480	49,480	49,480
County Optional Road Tax 4	26,487	27,640	26,640	26,640
RTC Funds	187,000	199,000	114,000	180,000
County Infrastructure Tax	75,591	75,000	75,000	75,000
Special Grant Revenue - SLFRF	621,866	-	-	-
Grant Revenue - Police Department	110,880	115,000	15,000	15,000
Grant Revenue - Fire Department	43,805	24,417	26,055	26,056
Grant Revenue - Court	64,762	-	-	-
Justice Court Reimbursement	179,125	261,910	254,294	254,294
County Gaming Tax	438,278	440,000	480,000	480,000
Subtotal	**5,263,676**	**4,798,047**	**4,809,529**	**4,875,530**
Charges for Services				
Admin Assessments	-	1,900	1,260	1,260
Zoning & Subdivision Fees	-	-	-	-
Special Police Services	926	1,200	1,200	1,200
Fingerprints/Photographs	15,629	16,000	16,000	16,000
Special Fire Protection Services	9,873	10,000	10,000	10,000
Miscellaneous Public Works Revenue	-	900	900	900
Miscellaneous Paved Streets Revenue	11,558	14,606	14,606	14,606
Animal Shelter Fees	2,876	1,500	2,000	2,000
Dispatch Fees	7,584	7,584	7,584	7,584
Subtotal	**48,446**	**53,690**	**53,550**	**53,550**
Fines and Forfeits	**49,720**	**40,350**	**44,450**	44,450
Miscellaneous				
Interest Revenue	5,700	358,000	15,000	15,000
Miscellaneous Revenue	(1,450)	9,070	7,500	2,500
Wendover Will Merch Sales	-	-	6,000	6,000
Cash Over/(Short)	-	-	-	-
Donations from Private Sources	173,100	166,000	166,000	166,000
Rents and Royalties	27,920	29,500	39,100	39,100
Subtotal	**205,270**	**562,570**	**233,600**	**228,600**
TOTAL REVENUES	9,117,358	9,300,313	9,089,957	9,170,958

REVENUES	(1) ACTUAL PRIOR YEAR ENDING 6/30/2022	(2) ESTIMATED CURRENT YEAR ENDING 6/30/2023	(3) BUDGET YEAR ENDING 06/30/24 TENTATIVE APPROVED	(4) BUDGET YEAR ENDING 06/30/24 FINAL APPROVED
Property Taxes	1,614,981	1,893,706	2,031,678	2,031,678
Licenses and Permits	1,935,264	1,951,950	1,917,150	1,937,150
Intergovernmental Resources	5,263,676	4,798,047	4,809,529	4,875,530
Charges for Services	48,446	53,690	53,550	53,550
Fines and Forfeits	49,720	40,350	44,450	44,450
Miscellaneous	205,270	562,570	233,600	228,600
SUBTOTAL REVENUE ALL SOURCES	9,117,358	9,300,313	9,089,957	9,170,958
OTHER FINANCING SOURCES				
Transfers In (Schedule T)	-	-	-	
Proceeds of Long-term Debt				
Police Vehicles Medium Term Financing	-	-	-	-
SUBTOTAL OTHER FINANCING SOURCES	-	-	-	-
BEGINNING FUND BALANCE	3,743,833	5,011,872	5,135,477	5,135,477
Prior Period Adjustments	77,922	-	-	-
Residual Equity Transfers	-	-	-	-
TOTAL BEGINNING FUND BALANCE	3,821,755	5,011,872	5,135,477	5,135,477
TOTAL AVAILABLE RESOURCES	12,939,113	14,312,185	14,225,434	14,306,435

EXPENDITURES BY FUNCTION AND ACTIVITY	(1) ACTUAL PRIOR YEAR ENDING 6/30/2022	(2) ESTIMATED CURRENT YEAR ENDING 6/30/2023	(3) BUDGET YEAR ENDING 06/30/24 TENTATIVE APPROVED	(4) BUDGET YEAR ENDING 06/30/24 FINAL APPROVED
General Government				
Administration				
Salaries and Wages	474,327	469,092	462,693	462,693
Employee Benefits	218,751	228,093	250,180	250,180
Services and Supplies	477,003	514,950	597,870	617,870
Capital Outlay	-	5,500	5,500	5,500
Subtotal	1,170,081	1,217,635	1,316,243	1,336,243
Elections				
Services and Supplies	-	5,000	-	-
Subtotal	-	5,000	-	-
Total Function Activities				
Salaries and Wages	474,327	469,092	462,693	462,693
Employee Benefits	218,751	228,093	250,180	250,180
Services and Supplies	477,003	519,950	597,870	617,870
Capital Outlay	-	5,500	5,500	5,500
FUNCTION SUBTOTAL	1,170,081	1,222,635	1,316,243	1,336,243

City of West Wendover

(Local Government)

SCHEDULE B - GENERAL FUND

FUNCTION **General Government**

EXPENDITURES BY FUNCTION AND ACTIVITY	(1) ACTUAL PRIOR YEAR ENDING 6/30/2022	(2) ESTIMATED CURRENT YEAR ENDING 6/30/2023	(3) BUDGET YEAR ENDING 06/30/24 TENTATIVE APPROVED	(4) BUDGET YEAR ENDING 06/30/24 FINAL APPROVED
Municipal Court				
Salaries and Wages	233,909	286,589	309,947	309,947
Employee Benefits	123,750	172,615	175,415	175,415
Services and Supplies	60,303	78,650	66,150	66,150
Capital Outlay	64,762	-	-	-
Total Function Activities	233,909	286,589	309,947	309,947
Salaries and Wages	123,750	172,615	175,415	175,415
Employee Benefits	60,303	78,650	66,150	66,150
Services and Supplies	64,762	-	-	-
Capital Outlay	-	-	-	-
FUNCTION SUBTOTAL	482,724	537,854	551,512	551,512

City of West Wendover

(Local Government)

SCHEDULE B - GENERAL FUND

FUNCTION **Judicial**

EXPENDITURES BY FUNCTION AND ACTIVITY	(1) ACTUAL PRIOR YEAR ENDING 6/30/2022	(2) ESTIMATED CURRENT YEAR ENDING 6/30/2023	(3) BUDGET YEAR ENDING 06/30/24 TENTATIVE APPROVED	(4) BUDGET YEAR ENDING 06/30/24 FINAL APPROVED
Public Safety				
Police Department				
Salaries and Wages	1,236,980	1,383,994	1,259,320	1,259,320
Employee Benefits	764,521	856,537	870,034	870,034
Services and Supplies	303,313	303,799	314,400	314,400
Capital Outlay	15,719	323,384	184,200	184,200
Subtotal	2,320,533	2,867,714	2,627,954	2,627,954
Fire Department				
Salaries and Wages	420,742	440,504	454,399	454,399
Employee Benefits	249,232	278,200	303,572	310,585
Services and Supplies	114,324	130,100	130,100	130,100
Capital Outlay	-	-	-	-
Subtotal	784,298	848,804	888,071	895,084
Dispatch Center				
Salaries and Wages	300,138	349,742	363,006	363,006
Employee Benefits	166,281	192,375	217,875	217,875
Services and Supplies	28,466	49,950	46,950	46,950
Capital Outlay	-	-	-	-
Subtotal	494,885	592,067	627,831	627,831
Total Function Activities				
Salaries and Wages	1,957,860	2,174,240	2,076,725	2,076,725
Employee Benefits	1,180,034	1,327,112	1,391,481	1,398,494
Services and Supplies	446,103	483,849	491,450	491,450
Capital Outlay	15,719	323,384	184,200	184,200
FUNCTION SUBTOTAL	3,599,716	4,308,585	4,143,856	4,150,869

City of West Wendover
(Local Government)
SCHEDULE B - GENERAL FUND

FUNCTION **Public Safety**

	(1)	(2)	(3)	(4)
			BUDGET YEAR ENDING 06/30/24	
EXPENDITURES BY FUNCTION AND ACTIVITY	ACTUAL PRIOR YEAR ENDING 6/30/2022	CURRENT YEAR ENDING 6/30/2023	TENTATIVE APPROVED	FINAL APPROVED
Public Works				
Paved Streets				
Salaries and Wages	35,186	72,037	70,460	70,460
Employee Benefits	17,978	37,411	39,396	39,396
Services and Supplies	156,016	181,300	212,500	282,500
Capital Outlay	-	-	-	-
Subtotal	209,180	290,748	322,356	392,356
Public Works - General				
Salaries and Wages	214,480	259,334	253,656	253,656
Employee Benefits	113,187	134,678	141,825	141,825
Services and Supplies	34,548	40,300	49,300	49,300
Capital Outlay	-	15,000	18,000	18,000
Subtotal	362,215	449,312	462,781	462,781
Wendover Will				
Items for Resale	-	-	5,000	18,000
Sewer/Water	-	-	3,000	3,000
Repair & Maintenance - Facilities	-	-	18,000	18,000
Electricity	-	-	2,800	2,800
Subtotal	-	-	28,800	41,800
Total Function Activities				
Salaries and Wages	249,666	331,371	324,116	324,116
Employee Benefits	131,165	172,089	181,221	181,221
Services and Supplies	190,564	221,600	290,600	373,600
Capital Outlay	-	15,000	18,000	18,000
FUNCTION SUBTOTAL	571,395	740,060	813,937	896,937

City of West Wendover

(Local Government)

SCHEDULE B - GENERAL FUND

FUNCTION **Public Works**

EXPENDITURES BY FUNCTION AND ACTIVITY	(1) ACTUAL PRIOR YEAR ENDING 6/30/2022	(2) ESTIMATED CURRENT YEAR ENDING 6/30/2023	(3) BUDGET YEAR ENDING 06/30/24 TENTATIVE APPROVED	(4) BUDGET YEAR ENDING 06/30/24 FINAL APPROVED
Community Development				
Salaries and Wages	143,992	198,434	265,106	265,106
Employee Benefits	64,874	96,267	104,209	104,209
Services and Supplies	85,734	157,700	157,700	164,700
Capital Outlay	-	50,000	50,000	50,000
Total Function Activities				
Salaries and Wages	143,992	198,434	265,106	265,106
Employee Benefits	64,874	96,267	104,209	104,209
Services and Supplies	85,734	157,700	157,700	164,700
Capital Outlay	-	50,000	50,000	50,000
FUNCTION SUBTOTAL	294,600	502,401	577,015	584,015

City of West Wendover

(Local Government)

SCHEDULE B - GENERAL FUND

FUNCTION **Community Development**

EXPENDITURES BY FUNCTION AND ACTIVITY	(1) ACTUAL PRIOR YEAR ENDING 6/30/2022	(2) ESTIMATED CURRENT YEAR ENDING 6/30/2023	(3) BUDGET YEAR ENDING 06/30/24 TENTATIVE APPROVED	(4) BUDGET YEAR ENDING 06/30/24 FINAL APPROVED
Health				
Services and Supplies	10,269	33,500	32,500	32,500
Subtotal	10,269	33,500	32,500	32,500
Animal Control				
Salaries and Wages	64,249	66,036	68,688	68,688
Employee Benefits	32,668	38,879	43,760	43,760
Services and Supplies	19,013	22,200	22,700	42,700
Capital Outlay	-	-	-	-
Subtotal	115,930	127,115	135,148	155,148
Total Function Activities				
Salaries and Wages	64,249	66,036	68,688	68,688
Employee Benefits	32,668	38,879	43,760	43,760
Services and Supplies	29,282	55,700	55,200	75,200
Capital Outlay	-	-	-	-
FUNCTION SUBTOTAL	126,199	160,615	167,648	187,648

City of West Wendover

(Local Government)

SCHEDULE B - GENERAL FUND

FUNCTION **Health**

EXPENDITURES BY FUNCTION AND ACTIVITY	(1) ACTUAL PRIOR YEAR ENDING 6/30/2022	(2) ESTIMATED CURRENT YEAR ENDING 6/30/2023	(3) BUDGET YEAR ENDING 06/30/24 TENTATIVE APPROVED	(4) BUDGET YEAR ENDING 06/30/24 FINAL APPROVED
Community Support				
Services and Supplies	39,148	31,000	31,000	31,000
Total Function Activities				
Salaries and Wages	-	-	-	-
Employee Benefits	-	-	-	-
Services and Supplies	39,148	31,000	31,000	31,000.00
Capital Outlay	-	-	-	-
FUNCTION SUBTOTAL	39,148	31,000	31,000	31,000

City of West Wendover

(Local Government)

SCHEDULE B - GENERAL FUND

FUNCTION **Community Support**

EXPENDITURES BY FUNCTION AND ACTIVITY	(1) ACTUAL PRIOR YEAR ENDING 6/30/2022	(2) ESTIMATED CURRENT YEAR ENDING 6/30/2023	(3) BUDGET YEAR ENDING 06/30/24 TENTATIVE APPROVED	(4) BUDGET YEAR ENDING 06/30/24 FINAL APPROVED
Culture and Recreation				
Services and Supplies	15,522	22,000	24,800	24,800
Total Function Activities				
Salaries and Wages	-	-	-	-
Employee Benefits	-	-	-	-
Services and Supplies	15,522	22,000	24,800	24,800
Capital Outlay	-	-	-	-
FUNCTION SUBTOTAL	15,522	22,000	24,800	24,800

City of West Wendover

(Local Government)

SCHEDULE B - GENERAL FUND

FUNCTION **Culture and Recreation**

EXPENDITURES BY FUNCTION AND ACTIVITY	(1) ACTUAL PRIOR YEAR ENDING 6/30/2022	(2) ESTIMATED CURRENT YEAR ENDING 6/30/2023	(3) BUDGET YEAR ENDING 06/30/24 TENTATIVE APPROVED	(4) BUDGET YEAR ENDING 06/30/24 FINAL APPROVED
Debt Services				
Principal	54,000	55,000	-	-
Interest	1,853	622	-	-
FUNCTION SUBTOTAL	55,853	55,622	-	-

City of West Wendover

(Local Government)

SCHEDULE B - GENERAL FUND

FUNCTION **Public Safety - Debt Service**

EXPENDITURES BY FUNCTION AND ACTIVITY		(1) ACTUAL PRIOR YEAR ENDING 6/30/2022	(2) ESTIMATED CURRENT YEAR ENDING 6/30/2023	(3) BUDGET YEAR ENDING 06/30/24 TENTATIVE APPROVED	(4) BUDGET YEAR ENDING 06/30/24 FINAL APPROVED
PAGE	FUNCTION SUMMARY				
	General Government	1,170,081	1,222,635	1,316,243	1,336,243
	Judicial	482,724	537,854	551,512	551,512
	Public Safety	3,599,716	4,308,585	4,143,856	4,150,869
	Public Works	571,395	740,060	813,937	896,937
	Community Development	294,600	502,401	577,015	584,015
	Health	126,199	160,615	167,648	187,648
	Community Support	39,148	31,000	31,000	31,000
	Culture and Recreation	15,522	22,000	24,800	24,800
	Debt Service	55,853	55,622	-	-
TOTAL EXPENDITURES - ALL FUNCTIONS		6,355,238	7,580,772	7,626,011	7,763,024
OTHER USES:					
CONTINGENCY (Not to exceed 3% of Total Expenditures all Functions)					
Transfers Out (Schedule T)					
	Seizures & Forfeitures	-	-	-	-
	Recreation Fund	-	-	-	-
	Court Admin Assessments Fund	-	-	-	-
	Grant Fund	-	-	50,000	50,000
	Welcome Center Fund	154,000	205,000	136,227	136,227
	Wendover Will Landmark Fund	18,100	197,800	-	-
	Comm Supp & Local Schools Fund	29,211	85,505	94,248	94,248
	Capital Projects Fund	1,370,692	1,107,631	207,561	609,664
					-
SUBTOTAL OTHER USES:		1,572,003	1,595,936	488,036	890,139
TOTAL EXPENDITURES AND OTHER USES		7,927,241	9,176,708	8,114,047	8,653,163
ENDING FUND BALANCE:		5,011,872	5,135,477	6,111,387	5,653,272
TOTAL GENERAL FUND COMMITMENTS AND FUND BALANCE		12,939,113	14,312,185	14,225,434	14,306,435
		-	-	-	

City of West Wendover

(Local Government)

SCHEDULE B - GENERAL FUND

SCHEDULE B SUMMARY - EXPENDITURES, OTHER USES AND FUND BALANCE

GENERAL FUND - ALL FUNCTIONS

REVENUES	(1) ACTUAL PRIOR YEAR ENDING 6/30/2022	(2) ESTIMATED CURRENT YEAR ENDING 6/30/2023	(3) BUDGET YEAR ENDING 06/30/24 TENTATIVE APPROVED	(4) BUDGET YEAR ENDING 06/30/24 FINAL APPROVED
Miscellaneous	-	-	-	-
Subtotal	-	-	-	-
OTHER FINANCING SOURCES:				
Operating Transfers In (Schedule T)	-	-	-	-
BEGINNING FUND BALANCE	3,787	3,787	3,787	3,787
Prior Period Adjustment(s)	-	-	-	-
Residual Equity Transfers	-	-	-	-
TOTAL BEGINNING FUND BALANCE	3,787	3,787	3,787	3,787
TOTAL RESOURCES	3,787	3,787	3,787	3,787
EXPENDITURES				
Services and Supplies	-	-	-	-
Subtotal	-	-	-	-
OTHER USES				
CONTINGENCY (not to exceed 3% of total expenditures)				
Transfers Out (Schedule T)	-	-	-	-
ENDING FUND BALANCE	3,787	3,787	3,787	3,787
TOTAL COMMITMENTS & FUND BALANCE	3,787	3,787	3,787	3,787

City of West Wendover
(Local Government)

FUND **Seizure / Forfeiture**

REVENUES	(1) ACTUAL PRIOR YEAR ENDING 6/30/2022	(2) ESTIMATED CURRENT YEAR ENDING 6/30/2023	(3) BUDGET YEAR ENDING 06/30/24 TENTATIVE APPROVED	(4) BUDGET YEAR ENDING 06/30/24 FINAL APPROVED
Other Taxes	1,967,604	1,700,000	1,780,000	1,780,000
Interest	-	-		-
SLFRF Recovery Grant	503,730	-		
Subtotal	2,471,334	1,700,000	1,780,000	1,780,000
OTHER FINANCING SOURCES:				
Operating Transfers In (Schedule T)		-	-	
BEGINNING FUND BALANCE	163,602	260,624	260,624	260,624
Prior Period Adjustment(s)	-	-	-	-
Residual Equity Transfers	-	-	-	-
TOTAL BEGINNING FUND BALANCE	163,602	260,624	260,624	260,624
TOTAL RESOURCES	2,634,936	1,960,624	2,040,624	2,040,624
EXPENDITURES				
Room Tax Distribution	2,374,312	1,698,100	1,778,100	1,778,100
Admin Assessments	-	1,900	1,900	1,900
Subtotal	2,374,312	1,700,000	1,780,000	1,780,000
OTHER USES				
CONTINGENCY (not to exceed 3% of total expenditures)				
Transfers Out (Schedule T)				
ENDING FUND BALANCE	260,624	260,624	260,624	260,624
TOTAL COMMITMENTS & FUND BALANCE	2,634,936	1,960,624	2,040,624	2,040,624

City of West Wendover
(Local Government)

FUND **Recreation Fund**

REVENUES	(1) ACTUAL PRIOR YEAR ENDING 6/30/2022	(2) ESTIMATED CURRENT YEAR ENDING 6/30/2023	(3) BUDGET YEAR ENDING 06/30/24 TENTATIVE APPROVED	(4) BUDGET YEAR ENDING 06/30/24 FINAL APPROVED
Court Assessments	5,733	8,500	7,140	7,140
Interest	28	300	360	360
SLFRF Recovery Grant	2,152	-	-	-
Subtotal	7,913	8,800	7,500	7,500
OTHER FINANCING SOURCES:				
Operating Transfers In (Schedule T)	-	-		
BEGINNING FUND BALANCE	63,879	69,861	73,661	73,661
Prior Period Adjustment(s)	-	-	-	-
Residual Equity Transfers	-	-	-	-
TOTAL BEGINNING FUND BALANCE	63,879	69,861	73,661	73,661
TOTAL RESOURCES	71,792	78,661	81,161	81,161
EXPENDITURES				
Supplies and Services	1,930	5,000	7,500	7,500
Capital Outlay	-	-	-	-
Subtotal	1,930	5,000	7,500	7,500
OTHER USES				
CONTINGENCY (not to exceed 3% of total expenditures)				
Transfers Out (Schedule T)	-	-	-	-
ENDING FUND BALANCE	69,861	73,661	73,661	73,661
TOTAL COMMITMENTS & FUND BALANCE	71,792	78,661	81,161	81,161

City of West Wendover
(Local Government)

FUND **Court Administrative Assessments**

REVENUES	(1) ACTUAL PRIOR YEAR ENDING 6/30/2022	(2) ESTIMATED CURRENT YEAR ENDING 6/30/2023	(3) BUDGET YEAR ENDING 06/30/24 TENTATIVE APPROVED	(4) BUDGET YEAR ENDING 06/30/24 FINAL APPROVED
COVID-19 CARES Fund Grant	-	2,870,346	-	-
COPS Tech Grant	-	-	376,000	376,000
HRSA Grant	-	320,000	-	-
	-	-	-	-
Subtotal	-	3,190,346	376,000	376,000
OTHER FINANCING SOURCES:				
Operating Transfers In (Schedule T)				
From General Fund	-	-	50,000	50,000
BEGINNING FUND BALANCE	-	-	-	-
Prior Period Adjustment(s)	-	-	-	-
Residual Equity Transfers	-	-	-	-
TOTAL BEGINNING FUND BALANCE	-	-	-	-
TOTAL RESOURCES	-	3,190,346	426,000	426,000
EXPENDITURES				
Capital Outlay				
CARES Grant Qualifying Expenses	-	-	-	-
SLFRF Grant Qualifying Expenses	-	2,870,346	-	-
COPS Tech Grant Qualifying Expense	-	-	426,000	426,000
HRSA Grant Qualifying Expenses	-	320,000	-	-
Subtotal	-	3,190,346	426,000	426,000
OTHER USES				
CONTINGENCY (not to exceed 3% of total expenditures)				
Transfers Out (Schedule T)		-	-	-
ENDING FUND BALANCE	-	-	-	-
TOTAL COMMITMENTS & FUND BALANCE	-	3,190,346	426,000	426,000

City of West Wendover
(Local Government)

FUND **Grants Fund**

REVENUES	(1) ACTUAL PRIOR YEAR ENDING 6/30/2022	(2) ESTIMATED CURRENT YEAR ENDING 6/30/2023	(3) BUDGET YEAR ENDING 06/30/24 TENTATIVE APPROVED	(4) BUDGET YEAR ENDING 06/30/24 FINAL APPROVED
Intergovernmental				
Tourism Grant Projects	22,000	50,000	25,000	25,000
SLFRF Recovery Grant	48,012	-	-	-
Miscellaneous				
Elko County Recreation Board	50,000	70,000	70,000	70,000
Merchandise Sales	1,860	2,500	2,500	2,500
Interest	-			
Subtotal	121,872	122,500	97,500	97,500
OTHER FINANCING SOURCES:				
Operating Transfers In (Schedule T)				
From General Fund	154,000	205,000	136,227	136,227
BEGINNING FUND BALANCE	17,630	30,945	31,911	31,911
Prior Period Adjustment(s)	-	-	-	-
Residual Equity Transfers	-	-	-	-
TOTAL BEGINNING FUND BALANCE	17,630	30,945	31,911	31,911
TOTAL RESOURCES	293,502	358,445	265,638	265,638
EXPENDITURES				
Salaries and Wages	110,351	116,272	97,077	97,077
Employee Benefits	60,858	63,762	29,150	29,150
Services and Supplies	27,854	46,500	47,500	47,500
Grant Expenses	63,494	100,000	60,000	60,000
Capital Outlay	-	-	-	-
Subtotal	262,557	326,534	233,727	233,727
OTHER USES				
CONTINGENCY (not to exceed 3% of total expenditures)				
Transfers Out (Schedule T)				
ENDING FUND BALANCE	30,945	31,911	31,911	31,911
TOTAL COMMITMENTS & FUND BALANCE	293,502	358,445	265,638	265,638

City of West Wendover
(Local Government)

FUND **Welcome Center**

REVENUES	(1) ACTUAL PRIOR YEAR ENDING 6/30/2022	(2) ESTIMATED CURRENT YEAR ENDING 6/30/2023	(3) BUDGET YEAR ENDING 06/30/24 TENTATIVE APPROVED	(4) BUDGET YEAR ENDING 06/30/24 FINAL APPROVED
Miscellaneous				
Donations from Private Sources	-	-	-	-
Grants	-	-	-	-
Merchandise Sales	437	200	-	-
Interest	-	-	-	-
SLFRF Recovery Grant	4,803	-	-	
Subtotal	5,240	200	-	-
OTHER FINANCING SOURCES:				
Operating Transfers In (Schedule T)				
From General Fund	18,100	197,800	-	-
BEGINNING FUND BALANCE	14,450	17,712	17,712	17,712
Prior Period Adjustment(s)	-	-	-	-
Residual Equity Transfers	-	-	-	-
TOTAL BEGINNING FUND BALANCE	14,450	17,712	17,712	17,712
TOTAL RESOURCES	37,790	215,712	17,712	17,712
EXPENDITURES				
Services and Supplies	20,078	198,000	-	-
Grant Expenses	-	-		
Subtotal	20,078	198,000	-	-
OTHER USES				
CONTINGENCY (not to exceed 3% of total expenditures)				
Transfers Out (Schedule T)				
ENDING FUND BALANCE	17,712	17,712	17,712	17,712
TOTAL COMMITMENTS & FUND BALANCE	37,790	215,712	17,712	17,712

City of West Wendover
(Local Government)

FUND **Wendover Will Landmark**

REVENUES	(1) ACTUAL PRIOR YEAR ENDING 6/30/2022	(2) ESTIMATED CURRENT YEAR ENDING 6/30/2023	(3) BUDGET YEAR ENDING 06/30/24 TENTATIVE APPROVED	(4) BUDGET YEAR ENDING 06/30/24 FINAL APPROVED
Miscellaneous	-	-	-	-
Interest	-	-	-	-
Grant Revenue	-	-	-	-
Subtotal	-	-	-	-
OTHER FINANCING SOURCES:				
Operating Transfers In (Schedule T)				
From General Fund	29,211	85,505	94,248	94,248
BEGINNING FUND BALANCE	-	10	10	10
Prior Period Adjustment(s)	-	-	-	-
Residual Equity Transfers	-	-	-	-
TOTAL BEGINNING FUND BALANCE	-	10	10	10
TOTAL RESOURCES	29,211	85,515	94,258	94,258
EXPENDITURES				
Services and Supplies	29,201	85,505	94,248	94,248
Capital Outlay	-	-	-	-
Subtotal	29,201	85,505	94,248	94,248
OTHER USES				
CONTINGENCY (not to exceed 3% of total expenditures)				
Transfers Out (Schedule T)				
ENDING FUND BALANCE	10	10	10	10
TOTAL COMMITMENTS & FUND BALANCE	29,211	85,515	94,258	94,258

City of West Wendover
(Local Government)

FUND **Community Support / Local Schools**

REVENUES	(1) ACTUAL PRIOR YEAR ENDING 6/30/2022	(2) ESTIMATED CURRENT YEAR ENDING 6/30/2023	(3) BUDGET YEAR ENDING 06/30/24 TENTATIVE APPROVED	(4) BUDGET YEAR ENDING 06/30/24 FINAL APPROVED
Intergovernmental Resources	59,564	50,000	50,000	50,000
SLFRF Recovery Grant	11,308	-	-	-
Interest	-	-	-	-
Subtotal	70,872	50,000	50,000	50,000
OTHER FINANCING SOURCES:				
Operating Transfers In (Schedule T)	-	-	-	-
BEGINNING FUND BALANCE	44,561	54,125	54,125	54,125
Prior Period Adjustment(s)	-	-	-	-
Residual Equity Transfers	-	-	-	-
TOTAL BEGINNING FUND BALANCE	44,561	54,125	54,125	54,125
TOTAL RESOURCES	115,433	104,125	104,125	104,125
EXPENDITURES				
Total Expenditures	-	-	-	-
Subtotal	-	-	-	-
OTHER USES				
CONTINGENCY (not to exceed 3% of total expenditures)				
Transfers Out (Schedule T)				
To Capital Projects Fund	61,308	50,000	50,000	50,000
ENDING FUND BALANCE	54,125	54,125	54,125	54,125
TOTAL COMMITMENTS & FUND BALANCE	115,433	104,125	104,125	104,125

City of West Wendover
(Local Government)

FUND **Ad Valorem Fund**

REVENUES	(1) ACTUAL PRIOR YEAR ENDING 6/30/2022	(2) ESTIMATED CURRENT YEAR ENDING 6/30/2023	(3) BUDGET YEAR ENDING 06/30/24 TENTATIVE APPROVED	(4) BUDGET YEAR ENDING 06/30/24 FINAL APPROVED
Miscellaneous	30,007	2,500	-	-
Interest	124	500	1,800	1,800
Grant Proceeds	205,511	357,000	8,286,561	5,087,807
Subtotal Revenues	235,642	360,000	8,288,361	5,089,607
OTHER FINANCING SOURCES:				
Operating Transfers In (Schedule T)				
From General Fund	1,370,692	1,107,631	207,561	609,664
From Court Administrative Assessment	-	-	-	-
From Ad Valorem Capital Projects Fund	61,308	50,000	50,000	50,000
Total Operating Transfers In	1,432,000	1,157,631	257,561	659,664
Proceeds from Long Term Debt				
State Infrastructure Bank Loan	-	-	-	2,841,754
Interim Debenture Construction Loan	855,253	1,032,417	12,834,069	12,834,069
Gain of Sale of Fixed Assets	42,300	234,000	-	368,000
BEGINNING FUND BALANCE	383,961	583,274	583,275	583,275
Prior Period Adjustment(s)	-	-	-	-
Residual Equity Transfers	-	-	-	-
TOTAL BEGINNING FUND BALANCE	383,961	583,274	583,275	583,275
TOTAL RESOURCES	2,949,156	3,367,322	21,963,266	22,376,369
EXPENDITURES				
Capital Outlay	1,844,895	2,137,073	19,970,352	20,383,455
Debt Service				
Principle	332,119	346,597	442,681	442,681
Interest	188,868	300,377	966,958	966,958
Subtotal	2,365,882	2,784,047	21,379,991	21,793,094
OTHER USES				
CONTINGENCY (not to exceed 3% of total expenditures)				
Transfers Out (Schedule T)				
ENDING FUND BALANCE	583,274	583,275	583,275	583,275
TOTAL COMMITMENTS & FUND BALANCE	2,949,156	3,367,322	21,963,266	22,376,369

City of West Wendover
(Local Government)

FUND **Capital Projects Fund**

REVENUES	(1) ACTUAL PRIOR YEAR ENDING 6/30/2022	(2) ESTIMATED CURRENT YEAR ENDING 6/30/2023	(3) BUDGET YEAR ENDING 06/30/24 TENTATIVE APPROVED	(4) BUDGET YEAR ENDING 06/30/24 FINAL APPROVED
Interest Revenue	-	-	-	
Subtotal	-	-	-	-
OTHER FINANCING SOURCES:				
Operating Transfers In (Schedule T)				
BEGINNING FUND BALANCE	-	-	-	-
Prior Period Adjustment(s)	-	-	-	-
Residual Equity Transfers	-	-	-	-
TOTAL BEGINNING FUND BALANCE	-	-	-	-
TOTAL RESOURCES	-	-	-	-
EXPENDITURES				
General Government Benefits			-	-
Subtotal	-	-	-	-
OTHER USES				
CONTINGENCY (not to exceed 3% of total expenditures)				
Operating Transfers Out (Schedule T)				
ENDING FUND BALANCE	-	-	-	-
TOTAL COMMITMENTS & FUND BALANCE	-	-	-	-

City of West Wendover
(Local Government)

SCHEDULE B **Expendable Trust Fund**

FUND **Unemployment Insurance Liability Reserve**

PROPRIETARY FUND	(1) ACTUAL PRIOR YEAR ENDING 6/30/2022	(2) ESTIMATED CURRENT YEAR ENDING 6/30/2023	(3) BUDGET YEAR ENDING 06/30/24 TENTATIVE APPROVED	(4) BUDGET YEAR ENDING 06/30/24 FINAL APPROVED
OPERATING REVENUE				
Water Service Charges	1,337,033	1,335,015	1,625,100	1,625,100
Connection Fees	3,597	4,000	4,000	4,000
	-	-	-	
TOTAL OPERATING REVENUE	1,340,630	1,339,015	1,629,100	1,629,100
OPERATING EXPENSE				
Salaries and Wages	240,323	204,204	222,317	222,317
Employee Benefits	83,386	117,529	137,246	137,246
Services and Supplies	882,875	986,377	1,157,688	1,157,688
Capital Outlay	953	1,000	5,000	5,000
Depreciation/Amortization	138,038	143,000	140,000	140,000
TOTAL OPERATING EXPENSE	1,345,575	1,452,110	1,662,251	1,662,251
Operating Income or (Loss)	**(4,945)**	**(113,095)**	**(33,151)**	**(33,151)**
NONOPERATING REVENUES				
Interest Earned	49,145	51,394	51,367	51,367
Property Taxes	-	-	-	-
Impact fees	25,159	110,000	50,000	50,000
Miscellaneous	13,831	13,000	12,000	12,000
Grant Revenue - SLFRF Recovery Grant	238,048	-	-	-
Contributions from CU for debt pmts	10,584	10,584	10,584	10,584
Proceeds from Sale of Bonds	-	-	-	-
TOTAL NONOPERATING REVENUES	336,767	184,978	123,951	123,951
NONOPERATING EXPENSES				
Interest Expense	68,674	62,787	58,349	58,349
Loss on disposal of assets	-	-	-	-
TOTAL NONOPERATING EXPENSES	68,674	62,787	58,349	58,349
Net Income before Operating Transfers	**263,148**	**9,096**	**32,451**	**32,451**
Transfers (Schedule T)				
In	-	-	-	-
Out	-	-	-	-
Net Operating Transfers	-	-	-	-
CHANGE IN NET POSITION	**263,148**	**9,096**	**32,451**	**32,451**

City of West Wendover
(Local Government)

SCHEDULE F-1 REVENUES, EXPENSES AND NET POSITION
FUND **Water Fund**

PROPRIETARY FUND	(1) ACTUAL PRIOR YEAR ENDING 6/30/2022	(2) ESTIMATED CURRENT YEAR ENDING 6/30/2023	(3) BUDGET YEAR ENDING 06/30/24 TENTATIVE APPROVED	(4) FINAL APPROVED
A. CASH FLOWS FROM OPERATING ACTIVITIES:				
Net Operating Income	(4,945)	(113,095)	(33,151)	(33,151)
Depreciation and Amortization	138,038	143,000	140,000	140,000
Pension expense	(612)	-	-	-
Employer pension contributions	(34,565)	-	-	-
Decrease (Increase) in Accounts Receivable	43,064	-	-	-
Decrease (Increase) in Inventory	7,631	-	-	-
Increase (Decrease) in Accounts Payable	5,363	-	-	-
Increase (Decrease) in Accrued Liabilities	-	-	-	-
Increase (Decrease) in Deposits	600	-	-	-
(Increase) Decrease in Prepaid Expenses	20	-	-	-
Increase (Decrease) in Compensated Abs	(1,360)	-	-	-
a. Net cash provided by (or used for) operating activities	153,234	29,905	106,849	106,849
B. CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:				
Net interfund receipts/(payments)	-	-	-	-
Net component unit receipts/(payments)	110,735	10,584	10,584	10,584
Internal activities-payments (to)/from other funds	-	94,760	96,813	96,813
Cash received from misc sources	13,831	13,000	12,000	12,000
b. Net cash provided by (or used for) noncapital financing activities	124,566	118,344	119,397	119,397
C. CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:				
Acquisition of capital assets	(9,526)	-	-	-
Interest paid	(68,674)	(62,787)	(58,349)	(58,349)
Cash paid for bond issuance costs	-	-	-	-
Principal paid on bonds/notes	(186,187)	(193,897)	(199,728)	(199,728)
Impact fees	25,159	110,000	50,000	50,000
Grant Income	238,048	-	-	-
Proceeds from issuance of bonds/notes	-	-	-	-
Net collections from (advances to) component unit	-	-	-	-
c. Net cash provided by (or used for) capital and related financing activities	(1,180)	(146,684)	(208,077)	(208,077)
D. CASH FLOWS FROM INVESTING ACTIVITIES:				
Interest income	49,145	51,394	51,367	51,367
d. Net cash provided by (or used in) investing activities	49,145	51,394	51,367	51,367
NET INCREASE (DECREASE) in cash and cash equivalents (a+b+c+d)	325,765	52,959	69,536	69,536
CASH AND CASH EQUIVALENTS AT JULY 1, 20xx	**1,773,023**	**2,098,788**	**2,151,747**	**2,151,747**
CASH AND CASH EQUIVALENTS AT JUNE 30, 20xx	**2,098,788**	**2,151,747**	**2,221,283**	**2,221,283**

City of West Wendover
(Local Government)

SCHEDULE F-2 STATEMENT OF CASH FLOWS

FUND **Water Fund**

PROPRIETARY FUND	(1) ACTUAL PRIOR YEAR ENDING 6/30/2022	(2) ESTIMATED CURRENT YEAR ENDING 6/30/2023	(3) BUDGET YEAR ENDING 06/30/24 TENTATIVE APPROVED	(4) BUDGET YEAR ENDING 06/30/24 FINAL APPROVED
OPERATING REVENUE				
Sewer Services Charges	1,220,332	1,272,000	1,366,800	1,366,800
TOTAL OPERATING REVENUE	1,220,332	1,272,000	1,366,800	1,366,800
OPERATING EXPENSE				
Salaries and Wages	332,126	286,097	272,872	272,872
Employee Benefits	130,003	166,042	164,538	164,538
Services and Supplies	433,843	479,600	416,900	416,900
Capital Outlay	-	-	-	-
				-
Depreciation/Amortization	544,653	555,500	545,500	545,500
TOTAL OPERATING EXPENSE	1,440,625	1,487,239	1,399,810	1,399,810
Operating Income or (Loss)	**(220,293)**	**(215,239)**	**(33,010)**	**(33,010)**
NONOPERATING REVENUES				
Interest Earned	365	4,500	6,300	6,300
Property Taxes	-	-	-	-
Subsidies	-	-	-	-
Impact Fees	12,851	10,000	30,000	30,000
Miscellaneous	7,766	6,500	57,700	57,700
Grant Revenue	816,491	-	-	-
Proceeds from Sale of Bonds	-	-	-	-
TOTAL NONOPERATING REVENUES	837,473	21,000	94,000	94,000
NONOPERATING EXPENSES				
Interest Expense	66,239	63,824	60,670	60,670
TOTAL NONOPERATING EXPENSES	66,239	63,824	60,670	60,670
Net Income before Operating Transfers	**550,940**	**(258,063)**	**320**	**320**
Transfers (Schedule T)				
In	-	-	-	
Out	-	-	-	
Net Operating Transfers	-	-	-	-
CHANGE IN NET POSITION	**550,940**	**(258,063)**	**320**	**320**

City of West Wendover
(Local Government)

SCHEDULE F-1 REVENUES, EXPENSES AND NET POSITION
FUND **Sewer Fund**

PROPRIETARY FUND	(1) ACTUAL PRIOR YEAR ENDING 6/30/2022	(2) ESTIMATED CURRENT YEAR ENDING 6/30/2023	(3) BUDGET YEAR ENDING 06/30/24 TENTATIVE APPROVED	(4) BUDGET YEAR ENDING 06/30/24 FINAL APPROVED
A. CASH FLOWS FROM OPERATING ACTIVITIES:				
Net Operating Income	(220,293)	(215,239)	(33,010)	(33,010)
Depreciation and Amortization	544,653	555,500	545,500	545,500
Pension Expense	7,221	-	-	-
Employer pension contributions	(45,250)	-	-	-
Decrease (Increase) in Accounts Receivable	41,966	-	-	-
Decrease (Increase) in Due from Other Funds	-	-	-	-
Decrease (Increase) in Inventory	-	-	-	-
(Increase) Decrease in Prepaid Expenses	-	-	-	-
Increase (Decrease) in Accounts Payable	(11,193)	-	-	-
Increase (Decrease) in Accrued Liabilities	-	-	-	-
Increase (Decrease) in Compensated Abs	(591)	-	-	-
a. Net cash provided by (or used for) operating activities	316,513	340,261	512,490	512,490
B. CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:				
Miscellaneous Income	7,766	6,500	57,700	57,700
Net Component unit receipts/(payments)	-	-	-	-
Internal activities-payments (to)/from other funds	-	-	-	-
b. Net cash provided by (or used for) noncapital financing activities	7,766	6,500	57,700	57,700
C. CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:				
Acquisition of capital assets	(9,524)	-	-	-
Interest paid	(66,239)	(63,824)	(60,670)	(60,670)
Cash paid for bond issuance costs	-			
Principal paid on bonds/notes	(125,124)	(129,307)	(133,813)	(133,813)
Grant Income	816,491	-	-	-
Proceeds from issuance of bonds/notes	-	-	-	-
Impact Fees	12,851	10,000	30,000	30,000
c. Net cash provided by (or used for) capital and related financing activities	628,455	(183,131)	(164,483)	(164,483)
D. CASH FLOWS FROM INVESTING ACTIVITIES:				
Interest income	365	4,500	6,300	6,300
d. Net cash provided by (or used in) investing activities	365	4,500	6,300	6,300
NET INCREASE (DECREASE) in cash and cash equivalents (a+b+c+d)	953,098	168,130	412,007	412,007
CASH AND CASH EQUIVALENTS AT JULY 1, 20xx	**268,607**	**1,221,705**	**1,389,835**	**1,389,835**
CASH AND CASH EQUIVALENTS AT JUNE 30, 20xx	**1,221,705**	**1,389,835**	**1,801,842**	**1,801,842**

City of West Wendover
(Local Government)

SCHEDULE F-2 STATEMENT OF CASH FLOWS

FUND **Sewer Fund**

PROPRIETARY FUND	(1) ACTUAL PRIOR YEAR ENDING 6/30/2022	(2) ESTIMATED CURRENT YEAR ENDING 6/30/2023	(3) BUDGET YEAR ENDING 06/30/24 TENTATIVE APPROVED	(4) BUDGET YEAR ENDING 06/30/24 FINAL APPROVED
OPERATING REVENUE				
Landfill Revenue	1,060,188	812,200	844,700	844,700
Sludge Disposal Revenue	-	-	-	-
Garbage Revenue	703,469	699,900	735,400	735,400
Compost Revenue	3,352	2,100	1,800	1,800
TOTAL OPERATING REVENUE	1,767,009	1,514,200	1,581,900	1,581,900
OPERATING EXPENSE				
Salaries and Wages	291,040	449,484	415,533	415,533
Employee Benefits	119,985	242,706	236,661	236,661
Services and Supplies	240,628	418,238	400,680	400,680
Capital Outlay	-	57,696	44,771	44,771
Depreciation/Amortization	353,041	383,100	353,000	353,000
TOTAL OPERATING EXPENSE	1,004,694	1,551,224	1,450,645	1,450,645
Operating Income or (Loss)	**762,315**	**(37,024)**	**131,255**	**131,255**
NONOPERATING REVENUES				
Interest Earned	1,216	13,000	6,000	6,000
Property Taxes	-	-	-	-
Subsidies	-	-	-	-
Consolidated Tax	-	-	-	-
Miscellaneous	24,917	3,000	19,900	19,900
Grant Revenue	307,203	-	-	-
Proceeds from Sale of Bonds	-	-	-	-
TOTAL NONOPERATING REVENUES	333,336	16,000	25,900	25,900
NONOPERATING EXPENSES				
Interest Expense	16,766	12,169	4,889	4,889
TOTAL NONOPERATING EXPENSES	16,766	12,169	4,889	4,889
Net Income before Operating Transfers	**1,078,885**	**(33,193)**	**152,266**	**152,266**
Transfers (Schedule T)				
In	-	-	-	-
Out	-	-	-	-
Net Operating Transfers	-	-	-	-
CHANGE IN NET POSITION	**1,078,885**	**(33,193)**	**152,266**	**152,266**

City of West Wendover
(Local Government)

SCHEDULE F-1 REVENUES, EXPENSES AND NET POSITION
FUND **Combined Garbage/Compost Fund**

PROPRIETARY FUND	(1) ACTUAL PRIOR YEAR ENDING 6/30/2022	(2) ESTIMATED CURRENT YEAR ENDING 6/30/2023	(3) BUDGET YEAR ENDING 06/30/24 TENTATIVE APPROVED	(4) FINAL APPROVED
A. CASH FLOWS FROM OPERATING ACTIVITIES:				
Net Operating Income	762,315	(37,024)	131,255	131,255
Depreciation and Amortization	353,041	383,100	353,000	353,000
Pension Expense	2,091	-	-	-
Employer pension contributions	(40,842)	-	-	-
Decrease (Increase) in Accounts Receivable	(8,838)	-	-	-
Decrease (Increase) in Due from Other Funds	-	-	-	-
Decrease (Increase) in Inventory	-	-	-	-
(Increase) Decrease in Prepaid Expenses	(552)	-	-	-
Increase (Decrease) in Accounts Payable	8,555	-	-	-
Increase (Decrease) in Accrued Liabilities	-	-	-	-
Increase (Decrease) in Compensated Abs	(3,012)	-	-	-
a. Net cash provided by (or used for) operating activities	1,072,758	346,076	484,255	484,255
B. CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:				
Miscellaneous Income	24,917	3,000	19,900	19,900
Net Component unit receipts/(payments)	-	-	-	-
Internal activities-payments (to)/from other funds	-	-	-	-
b. Net cash provided by (or used for) noncapital financing activities	24,917	3,000	19,900	19,900
C. CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:				
Acquisition of capital assets	(9,525)	-	-	-
Interest paid	(16,766)	(12,169)	(4,889)	(4,889)
Cash paid for bond issuance costs	-	-	-	-
Principal paid on bonds/notes	(77,334)	(251,083)	(179,654)	(179,654)
Grant Income	307,203	-	-	-
Proceeds from issuance of bonds/notes	-	-	-	-
c. Net cash provided by (or used for) capital and related financing activities	203,578	(263,252)	(184,543)	(184,543)
D. CASH FLOWS FROM INVESTING ACTIVITIES:				
Interest income	1,216	13,000	6,000	6,000
d. Net cash provided by (or used in) investing activities	1,216	13,000	6,000	6,000
NET INCREASE (DECREASE) in cash and cash equivalents (a+b+c+d)	1,302,469	98,824	325,612	325,612
CASH AND CASH EQUIVALENTS AT JULY 1, 20xx	**2,157,615**	**3,460,084**	**3,558,908**	**3,558,908**
CASH AND CASH EQUIVALENTS AT JUNE 30, 20xx	**3,460,084**	**3,558,908**	**3,884,520**	**3,884,520**

City of West Wendover
(Local Government)

SCHEDULE F-2 STATEMENT OF CASH FLOWS
FUND **Combined Garbage/Compost Fund**

PROPRIETARY FUND	(1) ACTUAL PRIOR YEAR ENDING 6/30/2022	(2) ESTIMATED CURRENT YEAR ENDING 6/30/2023	(3) BUDGET YEAR ENDING 06/30/24 TENTATIVE APPROVED	(4) BUDGET YEAR ENDING 06/30/24 FINAL APPROVED
OPERATING REVENUE				
Charges for Services	716,382	743,400	807,500	807,500
TOTAL OPERATING REVENUE	716,382	743,400	807,500	807,500
OPERATING EXPENSE				
Salaries and Wages	57,450	58,700	40,626	40,626
Employee Benefits	2,452	44,930	40,067	40,067
Services and Supplies	384,729	390,377	485,750	485,750
Depreciation/Amortization	392,503	392,700	392,700	392,700
TOTAL OPERATING EXPENSE	837,134	886,707	959,143	959,143
Operating Income or (Loss)	**(120,752)**	**(143,307)**	**(151,643)**	**(151,643)**
NONOPERATING REVENUES				
Interest Earned	4,022	41,500	37,071	37,071
Property Taxes	-	-	-	-
Subsidies	-	-	-	-
Consolidated Tax	-	-	-	-
Miscellaneous	60,000	60,000	60,000	60,000
Grant Revenue	154,315	-	-	-
Proceeds from Sale of Bonds	-	-	-	-
TOTAL NONOPERATING REVENUES	**218,337**	**101,500**	**97,071**	**97,071**
NONOPERATING EXPENSES				
Interest Expense	-	-	-	-
Interest Expense on Interfund bonds	48,587	46,394	44,167	44,167
Debt paid through Primary Government	10,584	10,584	10,584	10,584
TOTAL NONOPERATING EXPENSES	**59,171**	**56,978**	**54,751**	**54,751**
Net Income before Operating Transfers	**38,414**	**(98,785)**	**(109,323)**	**(109,323)**
Transfers (Schedule T)				
In	-	-	-	-
Out	-	-	-	-
Net Operating Transfers	**-**	**-**	**-**	**-**
CHANGE IN NET POSITION	**38,414**	**(98,785)**	**(109,323)**	**(109,323)**

City of West Wendover
(Local Government)

SCHEDULE F-1 REVENUES, EXPENSES AND NET POSITION

FUND **Johnson Springs Transmission System Fund**

PROPRIETARY FUND	(1) ACTUAL PRIOR YEAR ENDING 6/30/2022	(2) ESTIMATED CURRENT YEAR ENDING 6/30/2023	(3) BUDGET YEAR ENDING 06/30/24 TENTATIVE APPROVED	(4) BUDGET YEAR ENDING 06/30/24 FINAL APPROVED
A. CASH FLOWS FROM OPERATING ACTIVITIES:				
Net Operating Income	(120,752)	(143,307)	(151,643)	(151,643)
Depreciation and Amortization	392,503	392,700	392,700	392,700
Pension Expense	(12,763)	-	-	-
Employer pension contributions	(9,114)	-	-	-
Decrease (Increase) in Accounts Receivable	8,699	-	-	-
Decrease (Increase) in Due from Other Funds	-	-	-	-
Decrease (Increase) in Inventory	(832)	-	-	-
(Increase) Decrease in Prepaid Expenses	-	-	-	-
Increase (Decrease) in Accounts Payable	(30,408)	-	-	-
Increase (Decrease) in Accrued Liabilities	-	-	-	-
Increase (Decrease) in Deposits	-	-	-	-
Increase (Decrease) in Due to Other Funds	-	-	-	-
Increase (Decrease) in Compensated Abs	296	-	-	-
a. Net cash provided by (or used for) operating activities	**227,629**	**249,393**	**241,057**	**241,057**
B. CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:				
Miscellaneous Income	60,000	60,000	60,000	60,000
Due to general pooled cash	-	-	-	-
Internal activities-payments (to)/from other funds	(10,584)	(10,584)	(10,584)	(10,584)
SLFRF Transfer-In		-		
b. Net cash provided by (or used for) noncapital financing activities	49,416	49,416	49,416	49,416
C. CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:				
Acquisition of capital assets	(9,525)	-	-	-
Interest paid	-	-	-	-
Interest paid on Interfund bonds	(48,587)	(46,394)	(44,167)	(44,167)
Cash paid for bond issuance costs	-			
Principal paid on bonds/notes	-	-	-	-
Principal paid on Interfund bonds	(100,151)	(94,760)	(96,813)	(96,813)
Grant Income	154,315	-	-	-
Proceeds from issuance of bonds/notes	-	-	-	-
Net collections from (advances to) component unit	-	-	-	
c. Net cash provided by (or used for) capital and related financing activities	(3,948)	(141,154)	(140,980)	(140,980)
D. CASH FLOWS FROM INVESTING ACTIVITIES:				
Interest income	4,022	41,500	37,071	37,071
d. Net cash provided by (or used in) investing activities	4,022	41,500	37,071	37,071
NET INCREASE (DECREASE) in cash and cash equivalents (a+b+c+d)	277,119	199,155	186,564	186,564
CASH AND CASH EQUIVALENTS AT JULY 1, 20xx	282,483	559,602	758,757	758,757
CASH AND CASH EQUIVALENTS AT JUNE 30, 20xx	**559,602**	**758,757**	**945,321**	**945,321**

Last Revised 1/24/2023

(Local Government)

SCHEDULE F-2 STATEMENT OF CASH FLOWS

FUND **Johnson Springs Transmission System Fund**

PROPRIETARY FUND	(1) ACTUAL PRIOR YEAR ENDING 6/30/2022	(2) ESTIMATED CURRENT YEAR ENDING 6/30/2023	(3) BUDGET YEAR ENDING 06/30/24 TENTATIVE APPROVED	(4) BUDGET YEAR ENDING 06/30/24 FINAL APPROVED
OPERATING REVENUE				
Charges for Services	1,015,257	1,555,146	1,043,221	1,043,221
TOTAL OPERATING REVENUE	1,015,257	1,555,146	1,043,221	1,043,221
OPERATING EXPENSE				
Employee Benefits	1,202,167	1,713,700	1,085,993	1,085,993
Depreciation/Amortization				
TOTAL OPERATING EXPENSE	1,202,167	1,713,700	1,085,993	1,085,993
Operating Income or (Loss)	**(186,910)**	**(158,554)**	**(42,772)**	**(42,772)**
NONOPERATING REVENUES				
SLFRF Recovery Grant	159,918	-	-	-
General Fund Contribution	-	158,554	42,772	42,772
TOTAL NONOPERATING REVENUES	159,918	158,554	42,772	42,772
NONOPERATING EXPENSES				
Interest Expense				
TOTAL NONOPERATING EXPENSES	-	-	-	-
Net Income before Operating Transfers	**(26,992)**	**-**	**-**	**-**
Transfers (Schedule T)				
In	-	-	-	-
Out	-	-	-	
Net Operating Transfers	-	-	-	-
CHANGE IN NET POSITION	**(26,992)**	**-**	**-**	**-**

City of West Wendover
(Local Government)

SCHEDULE F-1 REVENUES, EXPENSES AND NET POSITION
FUND **Health Insurance Fund**

PROPRIETARY FUND	(1) ACTUAL PRIOR YEAR ENDING 6/30/2022	(2) ESTIMATED CURRENT YEAR ENDING 6/30/2023	(3) BUDGET YEAR ENDING 06/30/24 TENTATIVE APPROVED	(4) FINAL APPROVED
A. CASH FLOWS FROM OPERATING ACTIVITIES:				
Net Operating Income	(186,910)	(158,554)	(42,772)	(42,772)
Payments (to)/from other funds	-	-	-	-
(Increase) Decrease in Receivables	-	-	-	-
(Increase) Decrease in Prepaid Expenses	(3,351)	-	-	-
Increase (Decrease) in Accounts Payable	2,864	-	-	-
Increase (Decrease) in Unearned Revenue	-	-	-	-
a. Net cash provided by (or used for) operating activities	(187,397)	(158,554)	(42,772)	(42,772)
B. CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:				
Net interfund receipts/(payments)	-	-	-	-
Net component unit receipts/(payments)	-	-	-	-
b. Net cash provided by (or used for) noncapital financing activities	-	-	-	-
C. CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:				
SLFRF Recovery Grant	159,918	-	-	-
General Fund Contribution	-	158,554	42,772	42,772
c. Net cash provided by (or used for) capital and related financing activities	159,918	158,554	42,772	42,772
D. CASH FLOWS FROM INVESTING ACTIVITIES:				
d. Net cash provided by (or used in) investing activities	-	-	-	-
NET INCREASE (DECREASE) in cash and cash equivalents (a+b+c+d)	(27,479)	-	-	-
CASH AND CASH EQUIVALENTS AT JULY 1, 20xx	178,162	150,683	150,683	150,683
CASH AND CASH EQUIVALENTS AT JUNE 30, 20xx	150,683	150,683	150,683	150,683

City of West Wendover
(Local Government)

SCHEDULE F-2 STATEMENT OF CASH FLOWS

FUND **Health Insurance Fund**

ALL EXISTING OR PROPOSED
GENERAL OBLIGATION BONDS, REVENUE BONDS,
MEDIUM-TERM FINANCING, CAPITAL LEASES AND
SPECIAL ASSESSMENT BONDS

* - Type
1 - General Obligation Bonds
2 - G.O. Revenue Supported Bonds
3 - G.O. Special Assessment Bonds
4 - Revenue Bonds
5 - Medium-Term Financing
6 - Medium-Term Financing - Lease Purchase
7 - Capital Leases
8 - Special Assessment Bonds
9 - Mortgages
10 - Other (Specify Type)
11 - Proposed (Specify Type)

(1) NAME OF BOND OR LOAN List and Subtotal By Fund	(2) TYPE *	(3) TERM	(4) ORIGINAL AMOUNT OF ISSUE	(5) ISSUE DATE	(6) FINAL PAYMENT DATE	(7) INTEREST RATE	(8) BEGINNING OUTSTANDING BALANCE 7/1/2023	(9) REQUIREMENTS FOR FISCAL YEAR ENDING 06/30/24 INTEREST PAYABLE	(10) PRINCIPAL PAYABLE	(11) (9)+(10) TOTAL
FUND - Capital Projects							$	$	$	$
Government Complex Final Loan USDA	4	30	$ 5,225,000	8/18/2009	7/18/2039	4.375	$ 3,617,733	$ 155,562	$ 157,938	$ 313,500
							$ -	$ -	$ -	$ -
Fire Station-Interim Debenture	10	15 months	$ 8,906,800	3/30/2022	6/30/2024	2.476	$ 8,906,800	$ 309,957	$ -	$ 309,957
Downtown Dev-Interim Debentu	10	15 months	$ 5,789,400	9/15/2022	6/30/2025	4.570	$ 5,789,400	$ 264,575	$ -	$ 264,575
Florence Way Phase II *A	5	10	$ 1,839,000	7/14/2015	7/14/2025	2.260	$ 618,000	$ 11,718	$ 199,000	$ 210,718
Fire Station-USDA Loan	5	38	$ 8,906,800	1/1/2024	1/1/2062	3.875	$ -	$ 169,755	$ 54,699	$ 224,454
Downtown-USDA Loan	5	35	$ 2,000,000	2/1/2024	1/1/2059	2.125	$ -	$ 17,292	$ 16,508	$ 33,800
Downtown-USDA Loan	5	35	$ 2,414,400	2/1/2024	1/1/2059	3.875	$ -	$ 38,099	$ 14,536	$ 52,635
							$	$	$	$
FUND - General Government							$	$	$	$
Police Vehicles *A	5	7	361,000	7/14/2015	7/14/2022	2.260	$ -	$ -	$ -	$ -
*A Total	5	7	2,200,000	7/14/2015	7/14/2022	2.260	$	$	$	$
							$	$	$	$
TOTAL ALL DEBT SERVICE			$ 35,442,400				$ 18,931,933	$ 966,958	$ 442,681	$ 1,409,639
								$ 0	$ 0	

SCHEDULE C-1 - INDEBTEDNESS

City of West Wendover
(Local Government)

ALL EXISTING OR PROPOSED
GENERAL OBLIGATION BONDS, REVENUE BONDS,
MEDIUM-TERM FINANCING, CAPITAL LEASES AND
SPECIAL ASSESSMENT BONDS

* - Type
1 - General Obligation Bonds
2 - G.O. Revenue Supported Bonds
3 - G.O. Special Assessment Bonds
4 - Revenue Bonds
5 - Medium-Term Financing
6 - Medium-Term Financing - Lease Purchase
7 - Capital Leases
8 - Special Assessment Bonds
9 - Mortgages
10 - Other (Specify Type)
11 - Proposed (Specify Type)

(1) NAME OF BOND OR LOAN List and Subtotal By Fund	(2) TYPE *	(3) TERM	(4) ORIGINAL AMOUNT OF ISSUE	(5) ISSUE DATE	(6) FINAL PAYMENT DATE	(7) INTEREST RATE	(8) BEGINNING OUTSTANDING BALANCE 7/1/2023	(9) REQUIREMENTS FOR FISCAL YEAR ENDING 06/30/24 INTEREST PAYABLE	(10) PRINCIPAL PAYABLE	(11) (9)+(10) TOTAL
FUND - Water Fund							$	$	$	$
SRF Project	4	40	$ 747,000	10/8/2015	10/8/2055	2.625	$ 659,221	$ 17,224	$ 13,016	$ 30,240
Public Works Bldg-2	5	10	$ 701,400	6/17/2014	6/17/2024	2.430	$ 80,320	$ 2,090	$ 86,020	$ 88,110
							$	$	$	$
							$	$	$	$
Refinance Wendover Pipline	2	20	$ 2,173,729	8/15/2019	6/30/2039	3.000	$ 1,832,187	$ 39,034	$ 100,692	$ 139,727
							$	$	$	$
							$	$	$	$
							$	$	$	$
							$	$	$	$
							$	$	$	$
TOTAL ALL DEBT SERVICE			$ 3,622,129				$ 2,571,728	$ 58,349	$ 199,728	$258,076.87
								$ 0	$ 0	

SCHEDULE C-1 - INDEBTEDNESS

City of West Wendover
(Local Government)

ALL EXISTING OR PROPOSED
GENERAL OBLIGATION BONDS, REVENUE BONDS,
MEDIUM-TERM FINANCING, CAPITAL LEASES AND
SPECIAL ASSESSMENT BONDS

* - Type
1 - General Obligation Bonds
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(1) NAME OF BOND OR LOAN List and Subtotal By Fund	(2) TYPE *	(3) TERM	(4) ORIGINAL AMOUNT OF ISSUE	(5) ISSUE DATE	(6) FINAL PAYMENT DATE	(7) INTEREST RATE	(8) BEGINNING OUTSTANDING BALANCE 7/1/2023	(9) REQUIREMENTS FOR FISCAL YEAR ENDING 06/30/24 INTEREST PAYABLE	(10) PRINCIPAL PAYABLE	(11) (9)+(10) TOTAL
FUND - Sewer Fund							$	$	$	$
Waste Water Treatment Plant	4	40	$ 2,637,000	5/16/2012	5/16/2052	2.750	$ 2,145,118	$ 58,641	$ 50,323	$ 108,964
							$	$	$	$
Public Works Bldg-2	5	10	$ 699,300	6/17/2014	6/17/2024	2.430	$ 86,340	$ 2,029	$ 83,490	$ 85,519
							$	$	$	$
							$	$	$	$
							$	$	$	$
							$	$	$	$
							$	$	$	$
							$	$	$	$
							$	$	$	$
							$	$	$	$
							$	$	$	$
TOTAL ALL DEBT SERVICE			$ 3,336,300				$ 2,231,458	$ 60,670	$ 133,813	$ 194,483
								$ 0	$ 0	

SCHEDULE C-1 - INDEBTEDNESS

City of West Wendover
(Local Government)

ALL EXISTING OR PROPOSED
GENERAL OBLIGATION BONDS, REVENUE BONDS,
MEDIUM-TERM FINANCING, CAPITAL LEASES AND
SPECIAL ASSESSMENT BONDS

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9 - Mortgages
10 - Other (Specify Type)
11 - Proposed (Specify Type)

(1) NAME OF BOND OR LOAN List and Subtotal By Fund	(2) TYPE *	(3) TERM	(4) ORIGINAL AMOUNT OF ISSUE	(5) ISSUE DATE	(6) FINAL PAYMENT DATE	(7) INTEREST RATE	(8) BEGINNING OUTSTANDING BALANCE 7/1/2023	(9) REQUIREMENTS FOR FISCAL YEAR ENDING 06/30/24 INTEREST PAYABLE	(10) PRINCIPAL PAYABLE	(11) (9)+(10) TOTAL
FUND - Garbage / Compost			$				$	$	$	$
Caterpillar Loader -Landfill	7	5	$ 231,738	3/9/2018	3/9/2023	4.200	$ 0	$ -	$ -	$ -
Public Works Bldg-2	5	10	$ 699,300	6/17/2014	6/17/2024	2.430	$ 86,340	$ 2,029	$ 83,490	$ 85,519
FUND - Garbage / Compost							$	$	$	$
Garbage Trucks (2) Capital Lease	7	5	$ 464,990	7/1/2019	7/1/2024	4.900	$ 118,099	$ 2,860	$ 96,164	$ 99,024
							$	$	$	$
							$	$	$	$
							$	$	$	$
							$	$	$	$
							$	$	$	$
							$	$	$	$
TOTAL ALL DEBT SERVICE			$ 231,738				$ 204,439	$ 4,889	$ 179,654	$ 184,543
								$ (0)	$ -	

SCHEDULE C-1 - INDEBTEDNESS

City of West Wendover
(Local Government)

ALL EXISTING OR PROPOSED
GENERAL OBLIGATION BONDS, REVENUE BONDS,
MEDIUM-TERM FINANCING, CAPITAL LEASES AND
SPECIAL ASSESSMENT BONDS

* - Type
1 - General Obligation Bonds
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7 - Capital Leases
8 - Special Assessment Bonds
9 - Mortgages
10 - Other (Specify Type)
11 - Proposed (Specify Type)

(1) NAME OF BOND OR LOAN List and Subtotal By Fund	(2) TYPE *	(3) TERM	(4) ORIGINAL AMOUNT OF ISSUE	(5) ISSUE DATE	(6) FINAL PAYMENT DATE	(7) INTEREST RATE	(8) BEGINNING OUTSTANDING BALANCE 7/1/2023	(9) REQUIREMENTS FOR FISCAL YEAR ENDING 06/30/24 INTEREST PAYABLE	(10) PRINCIPAL PAYABLE	(11) (9)+(10) TOTAL
FUND - Johnson Springs							$	$	$	$
							$ -	$ -	$ -	$ -
							$	$	$	$
							$	$	$	$
							$	$	$	$
							$	$	$	$
							$	$	$	$
							$	$	$	$
							$	$	$	$
							$	$	$	$
							$	$	$	$
							$	$	$	$
							$	$	$	$
							$	$	$	$
							$	$	$	$
TOTAL ALL DEBT SERVICE			$ -				$ -	$ -	$ -	$ -
								$ -	$ -	

SCHEDULE C-1 - INDEBTEDNESS

City of West Wendover
(Local Government)

Transfer Schedule for Fiscal Year 2023-2024

TRANSFERS IN					TRANSFERS OUT		
FUND TYPE	FROM FUND	PAGE	AMOUNT		TO FUND	PAGE	AMOUNT
GENERAL FUND					Welcome Center Fund	22	136,227
					Wendover Will Landmark Fund	22	-
					Comm Supp & Local Schools Fund	22	94,248
					Grant Fund	22	50,000
SUBTOTAL			-				280,475
SPECIAL REVENUE FUNDS							
Grant Fund	General Fund	26	50,000				
Welcome Center Fund	General Fund	27	136,227				
Wendover Will Ladmark Fund	General Fund	28	-				
Comm Supp & Local Schools Fund	General Fund	29	94,248				
SUBTOTAL			280,475				-

City of West Wendover
(Local Government)

SCHEDULE T - TRANSFER RECONCILIATION

Transfer Schedule for Fiscal Year 2023-2024

TRANSFERS IN					TRANSFERS OUT		
FUND TYPE	FROM FUND	PAGE	AMOUNT		TO FUND	PAGE	AMOUNT
CAPITAL PROJECTS FUND							
Capital Projects Fund	Ad Valorem Fund	31	50,000		Capital Projects Fund	30	50,000
Capital Projects Fund	General Fund	31	609,664		Capital Projects Fund	22	609,664
SUBTOTAL			659,664				659,664
EXPENDABLE TRUST FUNDS							
SUBTOTAL			-				-
DEBT SERVICE							
SUBTOTAL			-				-

City of West Wendover
(Local Government)

SCHEDULE T - TRANSFER RECONCILIATION

	TRANSFERS IN				TRANSFERS OUT		
FUND TYPE	FROM FUND	PAGE	AMOUNT		TO FUND	PAGE	AMOUNT
ENTERPRISE FUNDS							
SUBTOTAL			-				-
INTERNAL SERVICE							
			-				-
SUBTOTAL			-				-
RESIDUAL EQUITY TRANSFERS							
SUBTOTAL			-				-
TOTAL TRANSFERS			940,139				940,139

City of West Wendover

(Local Government)

SCHEDULE T - TRANSFER RECONCILIATION

SCHEDULE OF EXISTING CONTRACTS
Budget Year 2023-2024

Local Government: City of West Wendover
Contact: Alina Ceballos
E-mail Address: aceballos@westwendovercity.com
Daytime Telephone: (775) 664-3081

Total Number of Existing Contracts: 1

Line	Vendor	Effective Date of Contract	Termination Date of Contract	Proposed Expenditure FY 2023-24	Proposed Expenditure FY 2024-25	Reason or need for contract:
1	*Hinton Burdick*	*2/27/2023*	*6/30/2027*	*$ 53,600.00*	*$ 55,300.00*	External audits of financials for FY2024-FY2025
2	*Hinton Burdick*	*2/27/2023*	*6/30/2027*	*$ 4,100.00*	*$ 4,200.00*	External single audits of financials for FY2024-FY2025
3						One contract for the above listed audits of financials.
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20	Total Proposed Expenditures					

Additional Explanations (Reference Line Number and Vendor):

Schedule of Privatization Contracts
Budget Year 2022-2023

Local Government: City of West Wendover
Contact: Alina Ceballos
E-mail Address: aceballos@westwendovercity.com
Daytime Telephone: 775-664-3081

Total Number of Privatization Contracts: 0

Line	Vendor	Effective Date of Contract	Termination Date of Contract	Duration (Months/ Years)	Proposed Expenditure FY 2023-24	Proposed Expenditure FY 2024-25	Position Class or Grade	Number of FTEs employed by Position Class or Grade	Equivalent hourly wage of FTEs by Position Class or Grade	Reason or need for contract:
1	*N/A*									
2										
3										
4										
5										
6										
7										
8	Total									

Attach additional sheets if necessary.

EXHIBIT 10

OUTSTANDING FINANCING OBLIGATIONS
SECURED BY SOURCE OF REPAYMENT FOR REQUESTED FINANCING

Outstanding Balances Updated According to June 30, 2023

Name of Lender	Date of Debt	Outstanding Balance as of June 30, 2023	Maximum Annual Debt Service/Lease Payment	Retire Date	
USDA - GO Medium Term Sales Tax Revenue Bond, Series 2009	08-18-2009	3,617,732.92	313,500.00	08/18/2039	(1)
Pinnacle - GO Medium Term Bond Series 2015	07-14-2015	618,000.00	210,718.10	07/01/2025	(2)
Western Alliance Business Trust - Interim Debenture (Fixed Rate)	03-30-2022	8,906,800.00	Interest Only - based on draws made	When project is complete	(3)
Western Alliance Business Trust - Interim Debenture (Fixed Rate)	09-15-2022	5,789,400.00	Interest Only - based on draws made	When project is complete	(3)
OFF-BALANCE-SHEET					
USDA Commitment (Fire Station/EOC)	**Unknown**	**Commitment for $8,906,800**	**448,908.00**	**38 Yr Loan**	
USDA Commitment (Downtown Inf Phase 1)	**2nd Q FY24**	**Commitment for $2,414,400**	**126,324.00**	**35 Yr Loan**	
USDA Commitment (Downtown Inf Phase 1)	**2nd Q FY24**	**Commitment for $2,000,000**	**81,120.00**	**35 Yr Loan**	

(1) USDA Series 2009 Bond is for the City Hall/Government Complex

(2) GO Medium Term Obligation Series 2015 is funded by general fund revenue sources including but not solely from property taxes

(3) OFF-BALANCE-SHEET: USDA Commitments are made to close out the two (2) Interim Debentures by Western Alliance Business Trust once the related projects (Fire Station/EOC and Downtown Infrastructure Phase 1) are complete per the USDA Letter of Conditions

USDA

LOAN 97-19

SERIES 2009

$5,225,000

AUGUST 18, 2009

FIRST AMORTIZATION SCHEDULE

$5,225,000

City of West Wendover, Nevada
Sales Tax Revenue Bonds
Series 2009

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
08/18/2009	-	-	-	-	-
09/18/2009	7,075.52	4.375%	19,049.48	26,125.00	-
10/18/2009	7,101.32	4.375%	19,023.68	26,125.00	-
11/18/2009	7,127.21	4.375%	18,997.79	26,125.00	-
12/18/2009	7,153.19	4.375%	18,971.81	26,125.00	-
01/18/2010	7,179.27	4.375%	18,945.73	26,125.00	-
02/18/2010	7,205.45	4.375%	18,919.55	26,125.00	-
03/18/2010	7,231.72	4.375%	18,893.28	26,125.00	-
04/18/2010	7,258.08	4.375%	18,866.92	26,125.00	-
05/18/2010	7,284.54	4.375%	18,840.46	26,125.00	-
06/18/2010	7,311.10	4.375%	18,813.90	26,125.00	-
06/30/2010	-	-	-	-	261,250.00
07/18/2010	7,337.76	4.375%	18,787.24	26,125.00	-
08/18/2010	7,364.51	4.375%	18,760.49	26,125.00	-
09/18/2010	7,391.36	4.375%	18,733.64	26,125.00	-
10/18/2010	7,418.31	4.375%	18,706.69	26,125.00	-
11/18/2010	7,445.35	4.375%	18,679.65	26,125.00	-
12/18/2010	7,472.50	4.375%	18,652.50	26,125.00	-
01/18/2011	7,499.74	4.375%	18,625.26	26,125.00	-
02/18/2011	7,527.08	4.375%	18,597.92	26,125.00	-
03/18/2011	7,554.52	4.375%	18,570.48	26,125.00	-
04/18/2011	7,582.07	4.375%	18,542.93	26,125.00	-
05/18/2011	7,609.71	4.375%	18,515.29	26,125.00	-
06/18/2011	7,637.45	4.375%	18,487.55	26,125.00	-
06/30/2011	-	-	-	-	313,500.00
07/18/2011	7,665.30	4.375%	18,459.70	26,125.00	-
08/18/2011	7,693.25	4.375%	18,431.75	26,125.00	-
09/18/2011	7,721.29	4.375%	18,403.71	26,125.00	-
10/18/2011	7,749.44	4.375%	18,375.56	26,125.00	-
11/18/2011	7,777.70	4.375%	18,347.30	26,125.00	-
12/18/2011	7,806.05	4.375%	18,318.95	26,125.00	-
01/18/2012	7,834.51	4.375%	18,290.49	26,125.00	-
02/18/2012	7,863.08	4.375%	18,261.92	26,125.00	-
03/18/2012	7,891.74	4.375%	18,233.26	26,125.00	-
04/18/2012	7,920.52	4.375%	18,204.48	26,125.00	-
05/18/2012	7,949.39	4.375%	18,175.61	26,125.00	-
06/18/2012	7,978.38	4.375%	18,146.62	26,125.00	-
06/30/2012	-	-	-	-	313,500.00
07/18/2012	8,007.46	4.375%	18,117.54	26,125.00	-
08/18/2012	8,036.66	4.375%	18,088.34	26,125.00	-
09/18/2012	8,065.96	4.375%	18,059.04	26,125.00	-

$5,225,000

City of West Wendover, Nevada
Sales Tax Revenue Bonds
Series 2009

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
10/18/2012	8,095.36	4.375%	18,029.64	26,125.00	-
11/18/2012	8,124.88	4.375%	18,000.12	26,125.00	-
12/18/2012	8,154.50	4.375%	17,970.50	26,125.00	-
01/18/2013	8,184.23	4.375%	17,940.77	26,125.00	-
02/18/2013	8,214.07	4.375%	17,910.93	26,125.00	-
03/18/2013	8,244.02	4.375%	17,880.98	26,125.00	-
04/18/2013	8,274.07	4.375%	17,850.93	26,125.00	-
05/18/2013	8,304.24	4.375%	17,820.76	26,125.00	-
06/18/2013	8,334.51	4.375%	17,790.49	26,125.00	-
06/30/2013	-	-	-	-	313,500.00
07/18/2013	8,364.90	4.375%	17,760.10	26,125.00	-
08/18/2013	8,395.40	4.375%	17,729.60	26,125.00	-
09/18/2013	8,426.01	4.375%	17,698.99	26,125.00	-
10/18/2013	8,456.73	4.375%	17,668.27	26,125.00	-
11/18/2013	8,487.56	4.375%	17,637.44	26,125.00	-
12/18/2013	8,518.50	4.375%	17,606.50	26,125.00	-
01/18/2014	8,549.56	4.375%	17,575.44	26,125.00	-
02/18/2014	8,580.73	4.375%	17,544.27	26,125.00	-
03/18/2014	8,612.01	4.375%	17,512.99	26,125.00	-
04/18/2014	8,643.41	4.375%	17,481.59	26,125.00	-
05/18/2014	8,674.92	4.375%	17,450.08	26,125.00	-
06/18/2014	8,706.55	4.375%	17,418.45	26,125.00	-
06/30/2014	-	-	-	-	313,500.00
07/18/2014	8,738.29	4.375%	17,386.71	26,125.00	-
08/18/2014	8,770.15	4.375%	17,354.85	26,125.00	-
09/18/2014	8,802.13	4.375%	17,322.87	26,125.00	-
10/18/2014	8,834.22	4.375%	17,290.78	26,125.00	-
11/18/2014	8,866.42	4.375%	17,258.58	26,125.00	-
12/18/2014	8,898.75	4.375%	17,226.25	26,125.00	-
01/18/2015	8,931.19	4.375%	17,193.81	26,125.00	-
02/18/2015	8,963.76	4.375%	17,161.24	26,125.00	-
03/18/2015	8,996.44	4.375%	17,128.56	26,125.00	-
04/18/2015	9,029.24	4.375%	17,095.76	26,125.00	-
05/18/2015	9,062.15	4.375%	17,062.85	26,125.00	-
06/18/2015	9,095.19	4.375%	17,029.81	26,125.00	-
06/30/2015	-	-	-	-	313,500.00
07/18/2015	9,128.35	4.375%	16,996.65	26,125.00	-
08/18/2015	9,161.63	4.375%	16,963.37	26,125.00	-
09/18/2015	9,195.04	4.375%	16,929.96	26,125.00	-
10/18/2015	9,228.56	4.375%	16,896.44	26,125.00	-
11/18/2015	9,262.20	4.375%	16,862.80	26,125.00	-

$5,225,000

City of West Wendover, Nevada
Sales Tax Revenue Bonds
Series 2009

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
12/18/2015	9,295.97	4.375%	16,829.03	26,125.00	-
01/18/2016	9,329.86	4.375%	16,795.14	26,125.00	-
02/18/2016	9,363.88	4.375%	16,761.12	26,125.00	-
03/18/2016	9,398.02	4.375%	16,726.98	26,125.00	-
04/18/2016	9,432.28	4.375%	16,692.72	26,125.00	-
05/18/2016	9,466.67	4.375%	16,658.33	26,125.00	-
06/18/2016	9,501.19	4.375%	16,623.81	26,125.00	-
06/30/2016	-	-	-	-	313,500.00
07/18/2016	9,535.82	4.375%	16,589.18	26,125.00	-
08/18/2016	9,570.59	4.375%	16,554.41	26,125.00	-
09/18/2016	9,605.48	4.375%	16,519.52	26,125.00	-
10/18/2016	9,640.50	4.375%	16,484.50	26,125.00	-
11/18/2016	9,675.65	4.375%	16,449.35	26,125.00	-
12/18/2016	9,710.93	4.375%	16,414.07	26,125.00	-
01/18/2017	9,746.33	4.375%	16,378.67	26,125.00	-
02/18/2017	9,781.86	4.375%	16,343.14	26,125.00	-
03/18/2017	9,817.53	4.375%	16,307.47	26,125.00	-
04/18/2017	9,853.32	4.375%	16,271.68	26,125.00	-
05/18/2017	9,889.24	4.375%	16,235.76	26,125.00	-
06/18/2017	9,925.30	4.375%	16,199.70	26,125.00	-
06/30/2017	-	-	-	-	313,500.00
07/18/2017	9,961.49	4.375%	16,163.51	26,125.00	-
08/18/2017	9,997.80	4.375%	16,127.20	26,125.00	-
09/18/2017	10,034.25	4.375%	16,090.75	26,125.00	-
10/18/2017	10,070.84	4.375%	16,054.16	26,125.00	-
11/18/2017	10,107.55	4.375%	16,017.45	26,125.00	-
12/18/2017	10,144.40	4.375%	15,980.60	26,125.00	-
01/18/2018	10,181.39	4.375%	15,943.61	26,125.00	-
02/18/2018	10,218.51	4.375%	15,906.49	26,125.00	-
03/18/2018	10,255.76	4.375%	15,869.24	26,125.00	-
04/18/2018	10,293.15	4.375%	15,831.85	26,125.00	-
05/18/2018	10,330.68	4.375%	15,794.32	26,125.00	-
06/18/2018	10,368.34	4.375%	15,756.66	26,125.00	-
06/30/2018	-	-	-	-	313,500.00
07/18/2018	10,406.15	4.375%	15,718.85	26,125.00	-
08/18/2018	10,444.09	4.375%	15,680.91	26,125.00	-
09/18/2018	10,482.16	4.375%	15,642.84	26,125.00	-
10/18/2018	10,520.38	4.375%	15,604.62	26,125.00	-
11/18/2018	10,558.73	4.375%	15,566.27	26,125.00	-
12/18/2018	10,597.23	4.375%	15,527.77	26,125.00	-
01/18/2019	10,635.87	4.375%	15,489.13	26,125.00	-

$5,225,000

City of West Wendover, Nevada
Sales Tax Revenue Bonds
Series 2009

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
02/18/2019	10,674.64	4.375%	15,450.36	26,125.00	-
03/18/2019	10,713.56	4.375%	15,411.44	26,125.00	-
04/18/2019	10,752.62	4.375%	15,372.38	26,125.00	-
05/18/2019	10,791.82	4.375%	15,333.18	26,125.00	-
06/18/2019	10,831.17	4.375%	15,293.83	26,125.00	-
06/30/2019	FY 20 -	-	FY20 -	-	313,500.00
07/18/2019	10,870.66	4.375%	15,254.34	26,125.00	-
08/18/2019	10,910.29	4.375%	15,214.71	26,125.00	-
09/18/2019	10,950.07	4.375%	15,174.93	26,125.00	-
10/18/2019	10,989.99	4.375%	15,135.01	26,125.00	-
11/18/2019	11,030.06	4.375%	15,094.94	26,125.00	-
12/18/2019	11,070.27	4.375%	15,054.73	26,125.00	-
01/18/2020	11,110.63	4.375%	15,014.37	26,125.00	-
02/18/2020	11,151.14	4.375%	14,973.86	26,125.00	-
03/18/2020	11,191.79	4.375%	14,933.21	26,125.00	-
04/18/2020	11,232.60	4.375%	14,892.40	26,125.00	-
05/18/2020	11,273.55	4.375%	14,851.45	26,125.00	-
06/18/2020	11,314.65	4.375%	14,810.35	26,125.00	-
06/30/2020	-	-	-	-	313,500.00
07/18/2020	11,355.90	4.375%	14,769.10	26,125.00	-
08/18/2020	11,397.30	4.375%	14,727.70	26,125.00	-
09/18/2020	11,438.86	4.375%	14,686.14	26,125.00	-
10/18/2020	11,480.56	4.375%	14,644.44	26,125.00	-
11/18/2020	11,522.42	4.375%	14,602.58	26,125.00	-
12/18/2020	11,564.42	4.375%	14,560.58	26,125.00	-
01/18/2021	11,606.59	4.375%	14,518.41	26,125.00	-
02/18/2021	11,648.90	4.375%	14,476.10	26,125.00	-
03/18/2021	11,691.37	4.375%	14,433.63	26,125.00	-
04/18/2021	11,734.00	4.375%	14,391.00	26,125.00	-
05/18/2021	11,776.78	4.375%	14,348.22	26,125.00	-
06/18/2021	11,819.71	4.375%	14,305.29	26,125.00	-
06/30/2021	-	-	-	-	313,500.00
07/18/2021	11,862.81	4.375%	14,262.19	26,125.00	-
08/18/2021	11,906.06	4.375%	14,218.94	26,125.00	-
09/18/2021	11,949.46	4.375%	14,175.54	26,125.00	-
10/18/2021	11,993.03	4.375%	14,131.97	26,125.00	-
11/18/2021	12,036.75	4.375%	14,088.25	26,125.00	-
12/18/2021	12,080.64	4.375%	14,044.36	26,125.00	-
01/18/2022	12,124.68	4.375%	14,000.32	26,125.00	-
02/18/2022	12,168.89	4.375%	13,956.11	26,125.00	-
03/18/2022	12,213.25	4.375%	13,911.75	26,125.00	-

$5,225,000

City of West Wendover, Nevada
Sales Tax Revenue Bonds
Series 2009

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
04/18/2022	12,257.78	4.375%	13,867.22	26,125.00	-
05/18/2022	12,302.47	4.375%	13,822.53	26,125.00	-
06/18/2022	12,347.32	4.375%	13,777.68	26,125.00	-
06/30/2022	-	-	-	-	313,500.00
07/18/2022	12,392.34	4.375%	13,732.66	26,125.00	-
08/18/2022	12,437.52	4.375%	13,687.48	26,125.00	-
09/18/2022	12,482.86	4.375%	13,642.14	26,125.00	-
10/18/2022	12,528.37	4.375%	13,596.63	26,125.00	-
11/18/2022	12,574.05	4.375%	13,550.95	26,125.00	-
12/18/2022	12,619.89	4.375%	13,505.11	26,125.00	-
01/18/2023	12,665.90	4.375%	13,459.10	26,125.00	-
02/18/2023	12,712.08	4.375%	13,412.92	26,125.00	-
03/18/2023	12,758.43	4.375%	13,366.57	26,125.00	-
04/18/2023	12,804.94	4.375%	13,320.06	26,125.00	-
05/18/2023	12,851.63	4.375%	13,273.37	26,125.00	-
06/18/2023	12,898.48	4.375%	13,226.52	26,125.00	-
06/30/2023	-	-	-	-	313,500.00
07/18/2023	12,945.51	4.375%	13,179.49	26,125.00	-
08/18/2023	12,992.70	4.375%	13,132.30	26,125.00	-
09/18/2023	13,040.07	4.375%	13,084.93	26,125.00	-
10/18/2023	13,087.62	4.375%	13,037.38	26,125.00	-
11/18/2023	13,135.33	4.375%	12,989.67	26,125.00	-
12/18/2023	13,183.22	4.375%	12,941.78	26,125.00	-
01/18/2024	13,231.28	4.375%	12,893.72	26,125.00	-
02/18/2024	13,279.52	4.375%	12,845.48	26,125.00	-
03/18/2024	13,327.94	4.375%	12,797.06	26,125.00	-
04/18/2024	13,376.53	4.375%	12,748.47	26,125.00	-
05/18/2024	13,425.30	4.375%	12,699.70	26,125.00	-
06/18/2024	13,474.24	4.375%	12,650.76	26,125.00	-
06/30/2024	-	-	-	-	313,500.00
07/18/2024	13,523.37	4.375%	12,601.63	26,125.00	-
08/18/2024	13,572.67	4.375%	12,552.33	26,125.00	-
09/18/2024	13,622.16	4.375%	12,502.84	26,125.00	-
10/18/2024	13,671.82	4.375%	12,453.18	26,125.00	-
11/18/2024	13,721.67	4.375%	12,403.33	26,125.00	-
12/18/2024	13,771.69	4.375%	12,353.31	26,125.00	-
01/18/2025	13,821.90	4.375%	12,303.10	26,125.00	-
02/18/2025	13,872.29	4.375%	12,252.71	26,125.00	-
03/18/2025	13,922.87	4.375%	12,202.13	26,125.00	-
04/18/2025	13,973.63	4.375%	12,151.37	26,125.00	-
05/18/2025	14,024.58	4.375%	12,100.42	26,125.00	-

$5,225,000

City of West Wendover, Nevada
Sales Tax Revenue Bonds
Series 2009

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
06/18/2025	14,075.71	4.375%	12,049.29	26,125.00	-
06/30/2025	-	-	-	-	313,500.00
07/18/2025	14,127.03	4.375%	11,997.97	26,125.00	-
08/18/2025	14,178.53	4.375%	11,946.47	26,125.00	-
09/18/2025	14,230.22	4.375%	11,894.78	26,125.00	-
10/18/2025	14,282.10	4.375%	11,842.90	26,125.00	-
11/18/2025	14,334.17	4.375%	11,790.83	26,125.00	-
12/18/2025	14,386.43	4.375%	11,738.57	26,125.00	-
01/18/2026	14,438.89	4.375%	11,686.11	26,125.00	-
02/18/2026	14,491.53	4.375%	11,633.47	26,125.00	-
03/18/2026	14,544.36	4.375%	11,580.64	26,125.00	-
04/18/2026	14,597.39	4.375%	11,527.61	26,125.00	-
05/18/2026	14,650.61	4.375%	11,474.39	26,125.00	-
06/18/2026	14,704.02	4.375%	11,420.98	26,125.00	-
06/30/2026	-	-	-	-	313,500.00
07/18/2026	14,757.63	4.375%	11,367.37	26,125.00	-
08/18/2026	14,811.43	4.375%	11,313.57	26,125.00	-
09/18/2026	14,865.43	4.375%	11,259.57	26,125.00	-
10/18/2026	14,919.63	4.375%	11,205.37	26,125.00	-
11/18/2026	14,974.02	4.375%	11,150.98	26,125.00	-
12/18/2026	15,028.62	4.375%	11,096.38	26,125.00	-
01/18/2027	15,083.41	4.375%	11,041.59	26,125.00	-
02/18/2027	15,138.40	4.375%	10,986.60	26,125.00	-
03/18/2027	15,193.59	4.375%	10,931.41	26,125.00	-
04/18/2027	15,248.99	4.375%	10,876.01	26,125.00	-
05/18/2027	15,304.58	4.375%	10,820.42	26,125.00	-
06/18/2027	15,360.38	4.375%	10,764.62	26,125.00	-
06/30/2027	-	-	-	-	313,500.00
07/18/2027	15,416.38	4.375%	10,708.62	26,125.00	-
08/18/2027	15,472.59	4.375%	10,652.41	26,125.00	-
09/18/2027	15,529.00	4.375%	10,596.00	26,125.00	-
10/18/2027	15,585.61	4.375%	10,539.39	26,125.00	-
11/18/2027	15,642.43	4.375%	10,482.57	26,125.00	-
12/18/2027	15,699.46	4.375%	10,425.54	26,125.00	-
01/18/2028	15,756.70	4.375%	10,368.30	26,125.00	-
02/18/2028	15,814.15	4.375%	10,310.85	26,125.00	-
03/18/2028	15,871.80	4.375%	10,253.20	26,125.00	-
04/18/2028	15,929.67	4.375%	10,195.33	26,125.00	-
05/18/2028	15,987.75	4.375%	10,137.25	26,125.00	-
06/18/2028	16,046.04	4.375%	10,078.96	26,125.00	-
06/30/2028	-	-	-	-	313,500.00

$5,225,000

City of West Wendover, Nevada
Sales Tax Revenue Bonds
Series 2009

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
07/18/2028	16,104.54	4.375%	10,020.46	26,125.00	-
08/18/2028	16,163.25	4.375%	9,961.75	26,125.00	-
09/18/2028	16,222.18	4.375%	9,902.82	26,125.00	-
10/18/2028	16,281.32	4.375%	9,843.68	26,125.00	-
11/18/2028	16,340.68	4.375%	9,784.32	26,125.00	-
12/18/2028	16,400.26	4.375%	9,724.74	26,125.00	-
01/18/2029	16,460.05	4.375%	9,664.95	26,125.00	-
02/18/2029	16,520.06	4.375%	9,604.94	26,125.00	-
03/18/2029	16,580.29	4.375%	9,544.71	26,125.00	-
04/18/2029	16,640.74	4.375%	9,484.26	26,125.00	-
05/18/2029	16,701.41	4.375%	9,423.59	26,125.00	-
06/18/2029	16,762.30	4.375%	9,362.70	26,125.00	-
06/30/2029	-	-	-	-	313,500.00
07/18/2029	16,823.41	4.375%	9,301.59	26,125.00	-
08/18/2029	16,884.75	4.375%	9,240.25	26,125.00	-
09/18/2029	16,946.31	4.375%	9,178.69	26,125.00	-
10/18/2029	17,008.09	4.375%	9,116.91	26,125.00	-
11/18/2029	17,070.10	4.375%	9,054.90	26,125.00	-
12/18/2029	17,132.33	4.375%	8,992.67	26,125.00	-
01/18/2030	17,194.79	4.375%	8,930.21	26,125.00	-
02/18/2030	17,257.48	4.375%	8,867.52	26,125.00	-
03/18/2030	17,320.40	4.375%	8,804.60	26,125.00	-
04/18/2030	17,383.55	4.375%	8,741.45	26,125.00	-
05/18/2030	17,446.93	4.375%	8,678.07	26,125.00	-
06/18/2030	17,510.54	4.375%	8,614.46	26,125.00	-
06/30/2030	-	-	-	-	313,500.00
07/18/2030	17,574.38	4.375%	8,550.62	26,125.00	-
08/18/2030	17,638.45	4.375%	8,486.55	26,125.00	-
09/18/2030	17,702.76	4.375%	8,422.24	26,125.00	-
10/18/2030	17,767.30	4.375%	8,357.70	26,125.00	-
11/18/2030	17,832.07	4.375%	8,292.93	26,125.00	-
12/18/2030	17,897.09	4.375%	8,227.91	26,125.00	-
01/18/2031	17,962.34	4.375%	8,162.66	26,125.00	-
02/18/2031	18,027.82	4.375%	8,097.18	26,125.00	-
03/18/2031	18,093.55	4.375%	8,031.45	26,125.00	-
04/18/2031	18,159.52	4.375%	7,965.48	26,125.00	-
05/18/2031	18,225.72	4.375%	7,899.28	26,125.00	-
06/18/2031	18,292.17	4.375%	7,832.83	26,125.00	-
06/30/2031	-	-	-	-	313,500.00
07/18/2031	18,358.86	4.375%	7,766.14	26,125.00	-
08/18/2031	18,425.79	4.375%	7,699.21	26,125.00	-

$5,225,000

City of West Wendover, Nevada
Sales Tax Revenue Bonds
Series 2009

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
09/18/2031	18,492.97	4.375%	7,632.03	26,125.00	-
10/18/2031	18,560.39	4.375%	7,564.61	26,125.00	-
11/18/2031	18,628.06	4.375%	7,496.94	26,125.00	-
12/18/2031	18,695.98	4.375%	7,429.02	26,125.00	-
01/18/2032	18,764.14	4.375%	7,360.86	26,125.00	-
02/18/2032	18,832.55	4.375%	7,292.45	26,125.00	-
03/18/2032	18,901.21	4.375%	7,223.79	26,125.00	-
04/18/2032	18,970.12	4.375%	7,154.88	26,125.00	-
05/18/2032	19,039.28	4.375%	7,085.72	26,125.00	-
06/18/2032	19,108.70	4.375%	7,016.30	26,125.00	-
06/30/2032	-	-	-	-	313,500.00
07/18/2032	19,178.36	4.375%	6,946.64	26,125.00	-
08/18/2032	19,248.29	4.375%	6,876.71	26,125.00	-
09/18/2032	19,318.46	4.375%	6,806.54	26,125.00	-
10/18/2032	19,388.89	4.375%	6,736.11	26,125.00	-
11/18/2032	19,459.58	4.375%	6,665.42	26,125.00	-
12/18/2032	19,530.53	4.375%	6,594.47	26,125.00	-
01/18/2033	19,601.73	4.375%	6,523.27	26,125.00	-
02/18/2033	19,673.20	4.375%	6,451.80	26,125.00	-
03/18/2033	19,744.92	4.375%	6,380.08	26,125.00	-
04/18/2033	19,816.91	4.375%	6,308.09	26,125.00	-
05/18/2033	19,889.16	4.375%	6,235.84	26,125.00	-
06/18/2033	19,961.67	4.375%	6,163.33	26,125.00	-
06/30/2033	-	-	-	-	313,500.00
07/18/2033	20,034.45	4.375%	6,090.55	26,125.00	-
08/18/2033	20,107.49	4.375%	6,017.51	26,125.00	-
09/18/2033	20,180.80	4.375%	5,944.20	26,125.00	-
10/18/2033	20,254.38	4.375%	5,870.62	26,125.00	-
11/18/2033	20,328.22	4.375%	5,796.78	26,125.00	-
12/18/2033	20,402.33	4.375%	5,722.67	26,125.00	-
01/18/2034	20,476.72	4.375%	5,648.28	26,125.00	-
02/18/2034	20,551.37	4.375%	5,573.63	26,125.00	-
03/18/2034	20,626.30	4.375%	5,498.70	26,125.00	-
04/18/2034	20,701.50	4.375%	5,423.50	26,125.00	-
05/18/2034	20,776.97	4.375%	5,348.03	26,125.00	-
06/18/2034	20,852.72	4.375%	5,272.28	26,125.00	-
06/30/2034	-	-	-	-	313,500.00
07/18/2034	20,928.75	4.375%	5,196.25	26,125.00	-
08/18/2034	21,005.05	4.375%	5,119.95	26,125.00	-
09/18/2034	21,081.63	4.375%	5,043.37	26,125.00	-
10/18/2034	21,158.49	4.375%	4,966.51	26,125.00	-

$5,225,000

City of West Wendover, Nevada
Sales Tax Revenue Bonds
Series 2009

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
11/18/2034	21,235.63	4.375%	4,889.37	26,125.00	-
12/18/2034	21,313.05	4.375%	4,811.95	26,125.00	-
01/18/2035	21,390.76	4.375%	4,734.24	26,125.00	-
02/18/2035	21,468.74	4.375%	4,656.26	26,125.00	-
03/18/2035	21,547.02	4.375%	4,577.98	26,125.00	-
04/18/2035	21,625.57	4.375%	4,499.43	26,125.00	-
05/18/2035	21,704.42	4.375%	4,420.58	26,125.00	-
06/18/2035	21,783.55	4.375%	4,341.45	26,125.00	-
06/30/2035	-	-	-	-	313,500.00
07/18/2035	21,862.96	4.375%	4,262.04	26,125.00	-
08/18/2035	21,942.67	4.375%	4,182.33	26,125.00	-
09/18/2035	22,022.67	4.375%	4,102.33	26,125.00	-
10/18/2035	22,102.96	4.375%	4,022.04	26,125.00	-
11/18/2035	22,183.55	4.375%	3,941.45	26,125.00	-
12/18/2035	22,264.43	4.375%	3,860.57	26,125.00	-
01/18/2036	22,345.60	4.375%	3,779.40	26,125.00	-
02/18/2036	22,427.07	4.375%	3,697.93	26,125.00	-
03/18/2036	22,508.83	4.375%	3,616.17	26,125.00	-
04/18/2036	22,590.89	4.375%	3,534.11	26,125.00	-
05/18/2036	22,673.26	4.375%	3,451.74	26,125.00	-
06/18/2036	22,755.92	4.375%	3,369.08	26,125.00	-
06/30/2036	-	-	-	-	313,500.00
07/18/2036	22,838.88	4.375%	3,286.12	26,125.00	-
08/18/2036	22,922.15	4.375%	3,202.85	26,125.00	-
09/18/2036	23,005.72	4.375%	3,119.28	26,125.00	-
10/18/2036	23,089.60	4.375%	3,035.40	26,125.00	-
11/18/2036	23,173.78	4.375%	2,951.22	26,125.00	-
12/18/2036	23,258.27	4.375%	2,866.73	26,125.00	-
01/18/2037	23,343.06	4.375%	2,781.94	26,125.00	-
02/18/2037	23,428.17	4.375%	2,696.83	26,125.00	-
03/18/2037	23,513.58	4.375%	2,611.42	26,125.00	-
04/18/2037	23,599.31	4.375%	2,525.69	26,125.00	-
05/18/2037	23,685.35	4.375%	2,439.65	26,125.00	-
06/18/2037	23,771.70	4.375%	2,353.30	26,125.00	-
06/30/2037	-	-	-	-	313,500.00
07/18/2037	23,858.37	4.375%	2,266.63	26,125.00	-
08/18/2037	23,945.35	4.375%	2,179.65	26,125.00	-
09/18/2037	24,032.65	4.375%	2,092.35	26,125.00	-
10/18/2037	24,120.27	4.375%	2,004.73	26,125.00	-
11/18/2037	24,208.21	4.375%	1,916.79	26,125.00	-
12/18/2037	24,296.47	4.375%	1,828.53	26,125.00	-

$5,225,000

City of West Wendover, Nevada
Sales Tax Revenue Bonds
Series 2009

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
01/18/2038	24,385.05	4.375%	1,739.95	26,125.00	-
02/18/2038	24,473.95	4.375%	1,651.05	26,125.00	-
03/18/2038	24,563.18	4.375%	1,561.82	26,125.00	-
04/18/2038	24,652.73	4.375%	1,472.27	26,125.00	-
05/18/2038	24,742.61	4.375%	1,382.39	26,125.00	-
06/18/2038	24,832.82	4.375%	1,292.18	26,125.00	-
06/30/2038	-	-	-	-	313,500.00
07/18/2038	24,923.36	4.375%	1,201.64	26,125.00	-
08/18/2038	25,014.22	4.375%	1,110.78	26,125.00	-
09/18/2038	25,105.42	4.375%	1,019.58	26,125.00	-
10/18/2038	25,196.95	4.375%	928.05	26,125.00	-
11/18/2038	25,288.82	4.375%	836.18	26,125.00	-
12/18/2038	25,381.01	4.375%	743.99	26,125.00	-
01/18/2039	25,473.55	4.375%	651.45	26,125.00	-
02/18/2039	25,566.42	4.375%	558.58	26,125.00	-
03/18/2039	25,659.63	4.375%	465.37	26,125.00	-
04/18/2039	25,753.18	4.375%	371.82	26,125.00	-
05/18/2039	25,847.08	4.375%	277.92	26,125.00	-
06/18/2039	25,941.31	4.375%	183.69	26,125.00	-
06/30/2039	-	-	-	-	313,500.00
07/18/2039	24,442.31	4.375%	89.11	24,531.42	-
06/30/2040	-	-	-	-	24,531.42
Total	**$5,224,999.98**	-	**$4,152,281.44**	**$9,377,281.42**	-

Yield Statistics

Bond Year Dollars	$94,909.29
Average Life	18.164 Years
Average Coupon	4.3750000%
Net Interest Cost (NIC)	4.3750000%
True Interest Cost (TIC)	4.4150707%
Bond Yield for Arbitrage Purposes	4.4150707%
All Inclusive Cost (AIC)	4.4150707%

IRS Form 8038

Net Interest Cost	4.3750000%
Weighted Average Maturity	18.164 Years

REVISED AMORTIZATION SCHEDULE

Monthly Amortization Factor & Amortization Schedule Calculator

$ 5,225,000.00	Loan Amount
4.375%	Interest Rate (entered as a percentage i.e. 3.625%)
30	Term
	# of Years of Principal Deferral (Select from drop-down)
360	Amortization Period
12	Payments per Year
3.65	Amortization Factor
$ 26,125.00	Payment
	Date of Loan Closing

**Disclaimer - Please note that the breakdown of principal and interest payments shown are an estimate only and don't account for leap years. Actual amounts are dependent upon the actual date of application of payment. Interest accrues daily from one payment to the next.

Payment	Interest	Principal	Balance	Cumulative Interest
			$ 5,225,000.00	
9/25/2009	$ 23,798.78	$ 2,326.22	$ 5,222,673.78	$ 23,798.78
10/18/2009	$ 14,398.12	$ 11,726.88	$ 5,210,946.90	$ 38,196.90
11/18/2009	$ 19,362.59	$ 6,762.41	$ 5,204,184.50	$ 57,559.50
12/18/2009	$ 18,713.68	$ 7,411.32	$ 5,196,773.18	$ 76,273.18
1/18/2010	$ 19,309.91	$ 6,815.09	$ 5,189,958.09	$ 95,583.09
2/18/2010	$ 19,284.59	$ 6,840.41	$ 5,183,117.68	$ 114,867.68
3/18/2010	$ 17,395.43	$ 8,729.57	$ 5,174,388.11	$ 132,263.11
4/18/2010	$ 19,226.73	$ 6,898.27	$ 5,167,489.84	$ 151,489.84
5/18/2010	$ 18,581.73	$ 7,543.27	$ 5,159,946.56	$ 170,071.56
6/18/2010	$ 19,173.12	$ 6,951.88	$ 5,152,994.68	$ 189,244.68
7/18/2010	$ 18,529.60	$ 7,595.40	$ 5,145,399.29	$ 207,774.29
8/18/2010	$ 19,119.02	$ 7,005.98	$ 5,138,393.31	$ 226,893.31
9/18/2010	$ 19,092.98	$ 7,032.02	$ 5,131,361.29	$ 245,986.29
10/18/2010	$ 18,451.81	$ 7,673.19	$ 5,123,688.10	$ 264,438.10
11/18/2010	$ 19,038.39	$ 7,086.61	$ 5,116,601.49	$ 283,476.49
12/18/2010	$ 18,398.74	$ 7,726.26	$ 5,108,875.23	$ 301,875.23
1/18/2011	$ 18,983.31	$ 7,141.69	$ 5,101,733.54	$ 320,858.54
2/18/2011	$ 18,956.77	$ 7,168.23	$ 5,094,565.31	$ 339,815.31
3/18/2011	$ 17,098.22	$ 9,026.78	$ 5,085,538.53	$ 356,913.53
4/18/2011	$ 18,896.59	$ 7,228.41	$ 5,078,310.12	$ 375,810.12
5/18/2011	$ 18,261.04	$ 7,863.96	$ 5,070,446.16	$ 394,071.16
6/18/2011	$ 18,840.56	$ 7,284.44	$ 5,063,161.72	$ 412,911.72
7/18/2011	$ 18,206.58	$ 7,918.42	$ 5,055,243.30	$ 431,118.30
8/18/2011	$ 18,784.02	$ 7,340.98	$ 5,047,902.32	$ 449,902.32
9/18/2011	$ 18,756.74	$ 7,368.26	$ 5,040,534.06	$ 468,659.06
10/18/2011	$ 18,125.20	$ 7,999.80	$ 5,032,534.26	$ 486,784.26
11/18/2011	$ 18,699.69	$ 7,425.31	$ 5,025,108.95	$ 505,483.95
12/18/2011	$ 18,069.74	$ 8,055.26	$ 5,017,053.69	$ 523,553.69
1/18/2012	$ 18,642.12	$ 7,482.88	$ 5,009,570.81	$ 542,195.81
2/18/2012	$ 18,614.31	$ 7,510.69	$ 5,002,060.12	$ 560,810.12
3/18/2012	$ 16,787.76	$ 9,337.24	$ 4,992,722.88	$ 577,597.88
4/18/2012	$ 18,551.71	$ 7,573.29	$ 4,985,149.59	$ 596,149.59
5/18/2012	$ 17,926.04	$ 8,198.96	$ 4,976,950.63	$ 614,075.63
6/18/2012	$ 18,493.16	$ 7,631.84	$ 4,969,318.79	$ 632,568.79
7/18/2012	$ 17,869.12	$ 8,255.88	$ 4,961,062.91	$ 650,437.91
8/18/2012	$ 18,434.08	$ 7,690.92	$ 4,953,371.99	$ 668,871.99
9/18/2012	$ 18,405.48	$ 7,719.52	$ 4,945,652.47	$ 687,277.47
10/18/2012	$ 17,784.03	$ 8,340.97	$ 4,937,311.50	$ 705,061.50
11/18/2012	$ 18,345.86	$ 7,779.14	$ 4,929,532.36	$ 723,407.36
12/18/2012	$ 17,726.05	$ 8,398.95	$ 4,921,133.41	$ 741,133.41
1/18/2013	$ 18,285.70	$ 7,839.30	$ 4,913,294.11	$ 759,419.11
2/18/2013	$ 18,256.58	$ 7,868.42	$ 4,905,425.69	$ 777,675.69
3/18/2013	$ 16,463.44	$ 9,661.56	$ 4,895,764.13	$ 794,139.13
4/18/2013	$ 18,191.43	$ 7,933.57	$ 4,887,830.56	$ 812,330.56
5/18/2013	$ 17,576.11	$ 8,548.89	$ 4,879,281.67	$ 829,906.67
6/18/2013	$ 18,130.23	$ 7,994.77	$ 4,871,286.90	$ 848,036.90

Monthly Amortization Factor & Amortization Schedule Calculator

$ 5,225,000.00	Loan Amount
4.375%	Interest Rate (entered as a percentage i.e. 3.625%)
30	Term
	# of Years of Principal Deferral (Select from drop-down)
360	Amortization Period
12	Payments per Year
3.65	Amortization Factor
$ 26,125.00	Payment
	Date of Loan Closing

**Disclaimer - Please note that the breakdown of principal and interest payments shown are an estimate only and don't account for leap years. Actual amounts are dependent upon the actual date of application of payment. Interest accrues daily from one payment to the next.

Payment	Interest	Principal	Balance	Cumulative Interest
			$ 5,225,000.00	
7/18/2013	$ 17,516.62	$ 8,608.38	$ 4,862,678.52	$ 865,553.52
8/18/2013	$ 18,068.49	$ 8,056.51	$ 4,854,622.01	$ 883,622.01
9/18/2013	$ 18,038.56	$ 8,086.44	$ 4,846,535.57	$ 901,660.57
10/18/2013	$ 17,427.61	$ 8,697.39	$ 4,837,838.18	$ 919,088.18
11/18/2013	$ 17,976.24	$ 8,148.76	$ 4,829,689.42	$ 937,064.42
12/18/2013	$ 17,367.04	$ 8,757.96	$ 4,820,931.46	$ 954,431.46
1/18/2014	$ 17,913.37	$ 8,211.63	$ 4,812,719.83	$ 972,344.83
2/18/2014	$ 17,882.86	$ 8,242.14	$ 4,804,477.69	$ 990,227.69
3/18/2014	$ 16,124.64	$ 10,000.36	$ 4,794,477.33	$ 1,006,352.33
4/18/2014	$ 17,815.08	$ 8,309.92	$ 4,786,167.41	$ 1,024,167.41
5/18/2014	$ 17,210.54	$ 8,914.46	$ 4,777,252.95	$ 1,041,377.95
6/18/2014	$ 17,751.12	$ 8,373.88	$ 4,768,879.07	$ 1,059,129.07
7/18/2014	$ 17,148.36	$ 8,976.64	$ 4,759,902.43	$ 1,076,277.43
8/18/2014	$ 17,686.62	$ 8,438.38	$ 4,751,464.05	$ 1,093,964.05
9/18/2014	$ 17,655.25	$ 8,469.75	$ 4,742,994.30	$ 1,111,619.30
10/18/2014	$ 17,055.28	$ 9,069.72	$ 4,733,924.58	$ 1,128,674.58
11/18/2014	$ 17,590.13	$ 8,534.87	$ 4,725,389.71	$ 1,146,264.71
12/18/2014	$ 16,991.99	$ 9,133.01	$ 4,716,256.70	$ 1,163,256.70
1/18/2015	$ 17,524.42	$ 8,600.58	$ 4,707,656.12	$ 1,180,781.12
2/18/2015	$ 17,492.48	$ 8,632.52	$ 4,699,023.60	$ 1,198,273.60
3/18/2015	$ 15,770.71	$ 10,354.29	$ 4,688,669.31	$ 1,214,044.31
4/18/2015	$ 17,421.92	$ 8,703.08	$ 4,679,966.23	$ 1,231,466.23
5/18/2015	$ 18,628.65	$ 7,496.35	$ 4,672,469.88	$ 1,250,094.88
6/18/2015	$ 17,355.08	$ 8,769.92	$ 4,663,699.96	$ 1,267,449.96
7/18/2015	$ 16,763.69	$ 9,361.31	$ 4,654,338.65	$ 1,284,213.65
8/18/2015	$ 17,287.67	$ 8,837.33	$ 4,645,501.32	$ 1,301,501.32
9/18/2015	$ 17,254.84	$ 8,870.16	$ 4,636,631.16	$ 1,318,756.16
10/18/2015	$ 16,666.34	$ 9,458.66	$ 4,627,172.50	$ 1,335,422.50
11/18/2015	$ 17,186.78	$ 8,938.22	$ 4,618,234.28	$ 1,352,609.28
12/18/2015	$ 16,600.19	$ 9,524.81	$ 4,608,709.47	$ 1,369,209.47
1/18/2016	$ 17,118.13	$ 9,006.87	$ 4,599,702.60	$ 1,386,327.60
2/18/2016	$ 17,084.65	$ 9,040.35	$ 4,590,662.25	$ 1,403,412.25
3/18/2016	$ 15,401.01	$ 10,723.99	$ 4,579,938.26	$ 1,418,813.26
4/18/2016	$ 17,011.22	$ 9,113.78	$ 4,570,824.48	$ 1,435,824.48
5/18/2016	$ 16,429.71	$ 9,695.29	$ 4,561,129.19	$ 1,452,254.19
6/18/2016	$ 16,941.37	$ 9,183.63	$ 4,551,945.56	$ 1,469,195.56
7/18/2016	$ 16,361.82	$ 9,763.18	$ 4,542,182.38	$ 1,485,557.38
8/18/2016	$ 16,870.93	$ 9,254.07	$ 4,532,928.31	$ 1,502,428.31
9/18/2016	$ 16,836.55	$ 9,288.45	$ 4,523,639.86	$ 1,519,264.86
10/18/2016	$ 16,260.03	$ 9,864.97	$ 4,513,774.89	$ 1,535,524.89
11/18/2016	$ 16,765.41	$ 9,359.59	$ 4,504,415.30	$ 1,552,290.30
12/18/2016	$ 16,190.92	$ 9,934.08	$ 4,494,481.22	$ 1,568,481.22
1/18/2017	$ 16,696.68	$ 9,428.32	$ 4,485,052.90	$ 1,585,177.90
2/18/2017	$ 16,658.64	$ 9,466.36	$ 4,475,586.54	$ 1,601,836.54
3/18/2017	$ 15,014.77	$ 11,110.23	$ 4,464,476.31	$ 1,616,851.31
4/18/2017	$ 16,582.19	$ 9,542.81	$ 4,454,933.50	$ 1,633,433.50
5/18/2017	$ 16,012.96	$ 10,112.04	$ 4,444,821.46	$ 1,649,446.46
6/18/2017	$ 16,509.20	$ 9,615.80	$ 4,435,205.66	$ 1,665,955.66

Monthly Amortization Factor & Amortization Schedule Calculator

$ 5,225,000.00	Loan Amount
4.375%	Interest Rate (entered as a percentage i.e. 3.625%)
30	Term
	# of Years of Principal Deferral (Select from drop-down)
360	Amortization Period
12	Payments per Year
3.65	Amortization Factor
$ 26,125.00	Payment
	Date of Loan Closing

**Disclaimer - Please note that the breakdown of principal and interest payments shown are an estimate only and don't account for leap years. Actual amounts are dependent upon the actual date of application of payment. Interest accrues daily from one payment to the next.

Payment	Interest	Principal	Balance	Cumulative Interest
			$ 5,225,000.00	
7/18/2017	$ 15,942.02	$ 10,182.98	$ 4,425,022.68	$ 1,681,897.68
8/18/2017	$ 16,435.58	$ 9,689.42	$ 4,415,333.26	$ 1,698,333.26
9/18/2017	$ 16,399.57	$ 9,725.43	$ 4,405,607.83	$ 1,714,732.83
10/18/2017	$ 15,835.60	$ 10,289.40	$ 4,395,318.43	$ 1,730,568.43
11/18/2017	$ 16,325.25	$ 9,799.75	$ 4,385,518.68	$ 1,746,893.68
12/18/2017	$ 15,763.36	$ 10,361.64	$ 4,375,157.04	$ 1,762,657.04
1/18/2018	$ 16,250.29	$ 9,874.71	$ 4,365,282.33	$ 1,778,907.33
2/18/2018	$ 16,213.59	$ 9,911.41	$ 4,355,370.92	$ 1,795,120.92
3/18/2018	$ 14,611.32	$ 11,513.68	$ 4,343,857.24	$ 1,809,732.24
4/18/2018	$ 16,133.99	$ 9,991.01	$ 4,333,866.23	$ 1,825,866.23
5/18/2018	$ 15,577.62	$ 10,547.38	$ 4,323,318.85	$ 1,841,443.85
6/18/2018	$ 16,057.71	$ 10,067.29	$ 4,313,251.56	$ 1,857,501.56
7/18/2018	$ 15,503.50	$ 10,621.50	$ 4,302,630.06	$ 1,873,005.06
8/18/2018	$ 15,980.79	$ 10,144.21	$ 4,292,485.85	$ 1,888,985.85
9/18/2018	$ 15,943.10	$ 10,181.90	$ 4,282,303.95	$ 1,904,928.95
10/18/2018	$ 15,392.22	$ 10,732.78	$ 4,271,571.17	$ 1,920,321.17
11/18/2018	$ 15,865.41	$ 10,259.59	$ 4,261,311.58	$ 1,936,186.58
12/18/2018	$ 15,316.73	$ 10,808.27	$ 12/31/18 4,250,503.31	$ 1,951,503.31
1/18/2019	$ 15,787.10	$ 10,337.90	$ 4,240,165.41	$ 1,967,290.41
2/18/2019	$ 15,748.70	$ 10,376.30	$ 4,229,789.11	$ 1,983,039.11
3/18/2019	$ 14,189.84	$ 11,935.16	$ 4,217,853.95	$ 1,997,228.95
4/18/2019	$ 15,672.51	$ 10,452.49	$ 4,207,401.46	$ 2,012,901.46
5/18/2019	$ 15,129.35	$ 10,995.65	$ 4,196,405.81	$ 2,028,030.81
6/18/2019	$ 15,592.81	$ 10,532.19	$ 7/1/19 4,185,873.62	$ 2,043,623.62
7/18/2019	$	15,051.94	$	11,073.06	$ 4,174,800.56	$ 2,058,675.56
8/18/2019	$ FY 20	15,512.53	$ FY 20	10,612.47	$ 4,164,188.09	$ 2,074,188.09
9/18/2019	$	15,473.10	$	10,651.90	$ 4,153,536.19	$ 2,089,661.19
10/18/2019	$	14,935.66	$	11,189.34	$ 4,142,346.85	$ 2,104,596.85
11/18/2019	$	15,391.94	$	10,733.06	$ 4,131,613.79	$ 2,119,988.79
12/18/2019	$	14,856.83	$	11,268.17	$ 4,120,345.62	$ 2,134,845.62
1/18/2020	$ 180,933.44	15,310.19	$ 132,506.56	10,814.81	$ 4,109,530.81	$ 2,150,155.81
2/18/2020	$	15,270.00	$	10,855.00	$ 4,098,675.81	$ 2,165,425.81
3/18/2020	$	14,247.11	$	11,877.89	$ 4,086,797.92	$ 2,179,672.92
4/18/2020	$	15,185.53	$	10,939.47	$ 4,075,858.46	$ 2,194,858.46
5/18/2020	$	14,656.34	$	11,468.66	$ 4,064,389.80	$ 2,209,514.80
6/18/2020	$	15,102.27	$	11,022.73	$ 4,053,367.07	$ 2,224,617.07
7/18/2020	$	14,575.46	$	11,549.54	$ 4,041,817.53	$ 2,239,192.53
8/18/2020	$	15,018.40	$	11,106.60	$ 4,030,710.93	$ 2,254,210.93
9/18/2020	$	14,977.13	$	11,147.87	$ 4,019,563.06	$ 2,269,188.06
10/18/2020	$	14,453.91	$	11,671.09	$ 4,007,891.96	$ 2,283,641.96
11/18/2020	$	14,892.34	$	11,232.66	$ 3,996,659.30	$ 2,298,534.30
12/18/2020	$	14,371.55	$	11,753.45	$ 3,984,905.85	$ 2,312,905.85
1/18/2021	$	14,806.93	$	11,318.07	$ 3,973,587.78	$ 2,327,712.78
2/18/2021	$	14,764.87	$	11,360.13	$ 3,962,227.65	$ 2,342,477.65
3/18/2021	$	13,297.89	$	12,827.11	$ 3,949,400.54	$ 2,355,775.54
4/18/2021	$	14,675.00	$	11,450.00	$ 3,937,950.54	$ 2,370,450.54
5/18/2021	$	14,160.44	$	11,964.56	$ 3,925,985.98	$ 2,384,610.98
6/18/2021	$	14,588.00	$	11,537.00	$ 3,914,448.97	$ 2,399,198.97

Doesn't match 1098

Monthly Amortization Factor & Amortization Schedule Calculator

$ 5,225,000.00	Loan Amount
4.375%	Interest Rate (entered as a percentage i.e. 3.625%)
30	Term
	# of Years of Principal Deferral (Select from drop-down)
360	Amortization Period
12	Payments per Year
3.65	Amortization Factor
$ 26,125.00	Payment
	Date of Loan Closing

**Disclaimer - Please note that the breakdown of principal and interest payments shown are an estimate only and don't account for leap years. Actual amounts are dependent upon the actual date of application of payment. Interest accrues daily from one payment to the next.

Payment	Interest	Principal	Balance	Cumulative Interest
			$ 5,225,000.00	
7/18/2021	$ 14,075.93	$ 12,049.07	$ 3,902,399.90	$ 2,413,274.90
8/18/2021	$ 14,500.36	$ 11,624.64	$ 3,890,775.26	$ 2,427,775.26
9/18/2021	$ 14,457.16	$ 11,667.84	$ 3,879,107.42	$ 2,442,232.42
10/18/2021	$ 13,948.85	$ 12,176.15	$ 3,866,931.26	$ 2,456,181.26
11/18/2021	$ 14,368.56	$ 11,756.44	$ 3,855,174.83	$ 2,470,549.83
12/18/2021	$ 13,862.79	$ 12,262.21	$ 3,842,912.61	$ 2,484,412.61
1/18/2022	$ 14,279.32	$ 11,845.68	$ 3,831,066.93	$ 2,498,691.93
2/18/2022	$ 14,235.30	$ 11,889.70	$ 3,819,177.23	$ 2,512,927.23
3/18/2022	$ 12,817.79	$ 13,307.21	$ 3,805,870.01	$ 2,525,745.01
4/18/2022	$ 14,141.67	$ 11,983.33	$ 3,793,886.69	$ 2,539,886.69
5/18/2022	$ 13,642.40	$ 12,482.60	$ 3,781,404.09	$ 2,553,529.09
6/18/2022	$ 14,050.77	$ 12,074.23	$ 3,769,329.85	$ 2,567,579.85
7/18/2022	$ 13,554.10	$ 12,570.90	$ 3,756,758.95	$ 2,581,133.95
8/18/2022	$ 13,959.19	$ 12,165.81	$ 3,744,593.14	$ 2,595,093.14
9/18/2022	$ 13,913.98	$ 12,211.02	$ 3,732,382.13	$ 2,609,007.13
10/18/2022	$ 13,421.24	$ 12,703.76	$ 3,719,678.36	$ 2,622,428.36
11/18/2022	$ 13,821.41	$ 12,303.59	$ 3,707,374.77	$ 2,636,249.77
12/18/2022	$ 13,331.31	$ 12,793.69	$ 3,694,581.08	$ 2,649,581.08
1/18/2023	$ 13,728.15	$ 12,396.85	$ 3,682,184.24	$ 2,663,309.24
2/18/2023	$ 13,682.09	$ 12,442.91	$ 3,669,741.33	$ 2,676,991.33
3/18/2023	$ 12,316.26	$ 13,808.74	$ 3,655,932.58	$ 2,689,307.58
4/18/2023	$ 13,584.54	$ 12,540.46	$ 3,643,392.13	$ 2,702,892.13
5/18/2023	$ 13,101.24	$ 13,023.76	$ 3,630,368.36	$ 2,715,993.36
6/18/2023	$ 13,489.55	$ 12,635.45	$ 3,617,732.92	$ 2,729,482.92
7/18/2023	$ 13,008.97	$ 13,116.03	$ 3,604,616.89	$ 2,742,491.89
8/18/2023	$ 13,393.87	$ 12,731.13	$ 3,591,885.76	$ 2,755,885.76
9/18/2023	$ 13,346.56	$ 12,778.44	$ 3,579,107.32	$ 2,769,232.32
10/18/2023	$ 12,870.08	$ 13,254.92	$ 3,565,852.40	$ 2,782,102.40
11/18/2023	$ 13,249.83	$ 12,875.17	$ 3,552,977.22	$ 2,795,352.22
12/18/2023	$ 12,776.12	$ 13,348.88	$ 3,539,628.34	$ 2,808,128.34
1/18/2024	$ 13,152.39	$ 12,972.61	$ 3,526,655.73	$ 2,821,280.73
2/18/2024	$ 13,104.18	$ 13,020.82	$ 3,513,634.91	$ 2,834,384.91
3/18/2024	$ 12,213.49	$ 13,911.51	$ 3,499,723.40	$ 2,846,598.40
4/18/2024	$ 13,004.11	$ 13,120.89	$ 3,486,602.51	$ 2,859,602.51
5/18/2024	$ 12,537.44	$ 13,587.56	$ 3,473,014.95	$ 2,872,139.95
6/18/2024	$ 12,904.87	$ 13,220.13	$ 3,459,794.82	$ 2,885,044.82
7/18/2024	$ 12,441.04	$ 13,683.96	$ 3,446,110.86	$ 2,897,485.86
8/18/2024	$ 12,804.90	$ 13,320.10	$ 3,432,790.76	$ 2,910,290.76
9/18/2024	$ 12,755.40	$ 13,369.60	$ 3,419,421.16	$ 2,923,046.16
10/18/2024	$ 12,295.86	$ 13,829.14	$ 3,405,592.03	$ 2,935,342.03
11/18/2024	$ 12,654.34	$ 13,470.66	$ 3,392,121.37	$ 2,947,996.37
12/18/2024	$ 12,197.70	$ 13,927.30	$ 3,378,194.06	$ 2,960,194.06
1/18/2025	$ 12,552.54	$ 13,572.46	$ 3,364,621.60	$ 2,972,746.60
2/18/2025	$ 12,502.10	$ 13,622.90	$ 3,350,998.70	$ 2,985,248.70
3/18/2025	$ 11,246.50	$ 14,878.50	$ 3,336,120.21	$ 2,996,495.21
4/18/2025	$ 12,396.20	$ 13,728.80	$ 3,322,391.41	$ 3,008,891.41
5/18/2025	$ 11,946.96	$ 14,178.04	$ 3,308,213.36	$ 3,020,838.36
6/18/2025	$ 12,292.51	$ 13,832.49	$ 3,294,380.87	$ 3,033,130.87

Monthly Amortization Factor & Amortization Schedule Calculator

$ 5,225,000.00	Loan Amount
4.375%	Interest Rate (entered as a percentage i.e. 3.625%)
30	Term
	# of Years of Principal Deferral (Select from drop-down)
360	Amortization Period
12	Payments per Year
3.65	Amortization Factor
$ 26,125.00	Payment
	Date of Loan Closing

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Payment	Interest	Principal	Balance	Cumulative Interest
			$ 5,225,000.00	
7/18/2025	$ 11,846.23	$ 14,278.77	$ 3,280,102.10	$ 3,044,977.10
8/18/2025	$ 12,188.05	$ 13,936.95	$ 3,266,165.15	$ 3,057,165.15
9/18/2025	$ 12,136.26	$ 13,988.74	$ 3,252,176.42	$ 3,069,301.42
10/18/2025	$ 11,694.47	$ 14,430.53	$ 3,237,745.89	$ 3,080,995.89
11/18/2025	$ 12,030.67	$ 14,094.33	$ 3,223,651.55	$ 3,093,026.55
12/18/2025	$ 11,591.90	$ 14,533.10	$ 3,209,118.45	$ 3,104,618.45
1/18/2026	$ 11,924.29	$ 14,200.71	$ 3,194,917.74	$ 3,116,542.74
2/18/2026	$ 11,871.53	$ 14,253.47	$ 3,180,664.27	$ 3,128,414.27
3/18/2026	$ 10,674.83	$ 15,450.17	$ 3,165,214.10	$ 3,139,089.10
4/18/2026	$ 11,761.16	$ 14,363.84	$ 3,150,850.25	$ 3,150,850.25
5/18/2026	$ 11,330.11	$ 14,794.89	$ 3,136,055.37	$ 3,162,180.37
6/18/2026	$ 11,652.81	$ 14,472.19	$ 3,121,583.18	$ 3,173,833.18
7/18/2026	$ 11,224.87	$ 14,900.13	$ 3,106,683.05	$ 3,185,058.05
8/18/2026	$ 11,543.67	$ 14,581.33	$ 3,092,101.71	$ 3,196,601.71
9/18/2026	$ 11,489.49	$ 14,635.51	$ 3,077,466.20	$ 3,208,091.20
10/18/2026	$ 11,066.23	$ 15,058.77	$ 3,062,407.43	$ 3,219,157.43
11/18/2026	$ 11,379.15	$ 14,745.85	$ 3,047,661.58	$ 3,230,536.58
12/18/2026	$ 10,959.06	$ 15,165.94	$ 3,032,495.64	$ 3,241,495.64
1/18/2027	$ 11,268.01	$ 14,856.99	$ 3,017,638.65	$ 3,252,763.65
2/18/2027	$ 11,212.80	$ 14,912.20	$ 3,002,726.45	$ 3,263,976.45
3/18/2027	$ 10,077.64	$ 16,047.36	$ 2,986,679.09	$ 3,274,054.09
4/18/2027	$ 11,097.76	$ 15,027.24	$ 2,971,651.86	$ 3,285,151.86
5/18/2027	$ 10,685.73	$ 15,439.27	$ 2,956,212.59	$ 3,295,837.59
6/18/2027	$ 10,984.56	$ 15,140.44	$ 2,941,072.15	$ 3,306,822.15
7/18/2027	$ 10,575.77	$ 15,549.23	$ 2,925,522.92	$ 3,317,397.92
8/18/2027	$ 10,870.52	$ 15,254.48	$ 2,910,268.44	$ 3,328,268.44
9/18/2027	$ 10,813.84	$ 15,311.16	$ 2,894,957.28	$ 3,339,082.28
10/18/2027	$ 10,409.95	$ 15,715.05	$ 2,879,242.23	$ 3,349,492.23
11/18/2027	$ 10,698.55	$ 15,426.45	$ 2,863,815.78	$ 3,360,190.78
12/18/2027	$ 10,297.97	$ 15,827.03	$ 2,847,988.75	$ 3,370,488.75
1/18/2028	$ 10,582.42	$ 15,542.58	$ 2,832,446.18	$ 3,381,071.18
2/18/2028	$ 10,524.67	$ 15,600.33	$ 2,816,845.85	$ 3,391,595.85
3/18/2028	$ 9,791.43	$ 16,333.57	$ 2,800,512.28	$ 3,401,387.28
4/18/2028	$ 10,406.01	$ 15,718.99	$ 2,784,793.29	$ 3,411,793.29
5/18/2028	$ 10,013.81	$ 16,111.19	$ 2,768,682.11	$ 3,421,807.11
6/18/2028	$ 10,287.74	$ 15,837.26	$ 2,752,844.85	$ 3,432,094.85
7/18/2028	$ 9,898.93	$ 16,226.07	$ 2,736,618.77	$ 3,441,993.77
8/18/2028	$ 10,168.60	$ 15,956.40	$ 2,720,662.37	$ 3,452,162.37
9/18/2028	$ 10,109.31	$ 16,015.69	$ 2,704,646.69	$ 3,462,271.69
10/18/2028	$ 9,725.61	$ 16,399.39	$ 2,688,247.30	$ 3,471,997.30
11/18/2028	$ 9,988.86	$ 16,136.14	$ 2,672,111.16	$ 3,481,986.16
12/18/2028	$ 9,608.62	$ 16,516.38	$ 2,655,594.78	$ 3,491,594.78
1/18/2029	$ 9,867.54	$ 16,257.46	$ 2,639,337.32	$ 3,501,462.32
2/18/2029	$ 9,807.13	$ 16,317.87	$ 2,623,019.44	$ 3,511,269.44
3/18/2029	$ 8,803.28	$ 17,321.72	$ 2,605,697.73	$ 3,520,072.73
4/18/2029	$ 9,682.13	$ 16,442.87	$ 2,589,254.86	$ 3,529,754.86
5/18/2029	$ 9,310.68	$ 16,814.32	$ 2,572,440.54	$ 3,539,065.54
6/18/2029	$ 9,558.55	$ 16,566.45	$ 2,555,874.09	$ 3,548,624.09

Monthly Amortization Factor & Amortization Schedule Calculator

$ 5,225,000.00	Loan Amount
4.375%	Interest Rate (entered as a percentage i.e. 3.625%)
30	Term
	# of Years of Principal Deferral (Select from drop-down)
360	Amortization Period
12	Payments per Year
3.65	Amortization Factor
$ 26,125.00	Payment
	Date of Loan Closing

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Payment	Interest	Principal	Balance	Cumulative Interest
			$ 5,225,000.00	
7/18/2029	$ 9,190.64	$ 16,934.36	$ 2,538,939.73	$ 3,557,814.73
8/18/2029	$ 9,434.07	$ 16,690.93	$ 2,522,248.81	$ 3,567,248.81
9/18/2029	$ 9,372.05	$ 16,752.95	$ 2,505,495.86	$ 3,576,620.86
10/18/2029	$ 9,009.49	$ 17,115.51	$ 2,488,380.35	$ 3,585,630.35
11/18/2029	$ 9,246.21	$ 16,878.79	$ 2,471,501.56	$ 3,594,876.56
12/18/2029	$ 8,887.25	$ 17,237.75	$ 2,454,263.81	$ 3,603,763.81
1/18/2030	$ 9,119.44	$ 17,005.56	$ 2,437,258.25	$ 3,612,883.25
2/18/2030	$ 9,056.25	$ 17,068.75	$ 2,420,189.50	$ 3,621,939.50
3/18/2030	$ 8,122.55	$ 18,002.45	$ 2,402,187.05	$ 3,630,062.05
4/18/2030	$ 8,925.93	$ 17,199.07	$ 2,384,987.99	$ 3,638,987.99
5/18/2030	$ 8,576.16	$ 17,548.84	$ 2,367,439.14	$ 3,647,564.14
6/18/2030	$ 8,796.82	$ 17,328.18	$ 2,350,110.96	$ 3,656,360.96
7/18/2030	$ 8,450.74	$ 17,674.26	$ 2,332,436.70	$ 3,664,811.70
8/18/2030	$ 8,666.76	$ 17,458.24	$ 2,314,978.46	$ 3,673,478.46
9/18/2030	$ 8,601.89	$ 17,523.11	$ 2,297,455.35	$ 3,682,080.35
10/18/2030	$ 8,261.40	$ 17,863.60	$ 2,279,591.75	$ 3,690,341.75
11/18/2030	$ 8,470.40	$ 17,654.60	$ 2,261,937.15	$ 3,698,812.15
12/18/2030	$ 8,133.68	$ 17,991.32	$ 2,243,945.83	$ 3,706,945.83
1/18/2031	$ 8,337.95	$ 17,787.05	$ 2,226,158.78	$ 3,715,283.78
2/18/2031	$ 8,271.86	$ 17,853.14	$ 2,208,305.63	$ 3,723,555.63
3/18/2031	$ 7,411.44	$ 18,713.56	$ 2,189,592.07	$ 3,730,967.07
4/18/2031	$ 8,135.98	$ 17,989.02	$ 2,171,603.05	$ 3,739,103.05
5/18/2031	$ 7,808.85	$ 18,316.15	$ 2,153,286.90	$ 3,746,911.90
6/18/2031	$ 8,001.08	$ 18,123.92	$ 2,135,162.98	$ 3,754,912.98
7/18/2031	$ 7,677.81	$ 18,447.19	$ 2,116,715.80	$ 3,762,590.80
8/18/2031	$ 7,865.19	$ 18,259.81	$ 2,098,455.99	$ 3,770,455.99
9/18/2031	$ 7,797.35	$ 18,327.65	$ 2,080,128.34	$ 3,778,253.34
10/18/2031	$ 7,479.91	$ 18,645.09	$ 2,061,483.25	$ 3,785,733.25
11/18/2031	$ 7,659.96	$ 18,465.04	$ 2,043,018.21	$ 3,793,393.21
12/18/2031	$ 7,346.47	$ 18,778.53	$ 2,024,239.68	$ 3,800,739.68
1/18/2032	$ 7,521.58	$ 18,603.42	$ 2,005,636.26	$ 3,808,261.26
2/18/2032	$ 7,452.45	$ 18,672.55	$ 1,986,963.71	$ 3,815,713.71
3/18/2032	$ 6,906.74	$ 19,218.26	$ 1,967,745.45	$ 3,822,620.45
4/18/2032	$ 7,311.66	$ 18,813.34	$ 1,948,932.10	$ 3,829,932.10
5/18/2032	$ 7,008.15	$ 19,116.85	$ 1,929,815.25	$ 3,836,940.25
6/18/2032	$ 7,170.72	$ 18,954.28	$ 1,910,860.97	$ 3,844,110.97
7/18/2032	$ 6,871.25	$ 19,253.75	$ 1,891,607.22	$ 3,850,982.22
8/18/2032	$ 7,028.75	$ 19,096.25	$ 1,872,510.96	$ 3,858,010.96
9/18/2032	$ 6,957.79	$ 19,167.21	$ 1,853,343.75	$ 3,864,968.75
10/18/2032	$ 6,664.42	$ 19,460.58	$ 1,833,883.17	$ 3,871,633.17
11/18/2032	$ 6,814.26	$ 19,310.74	$ 1,814,572.43	$ 3,878,447.43
12/18/2032	$ 6,525.00	$ 19,600.00	$ 1,794,972.43	$ 3,884,972.43
1/18/2033	$ 6,669.67	$ 19,455.33	$ 1,775,517.11	$ 3,891,642.11
2/18/2033	$ 6,597.38	$ 19,527.62	$ 1,755,989.49	$ 3,898,239.49
3/18/2033	$ 5,893.39	$ 20,231.61	$ 1,735,757.88	$ 3,904,132.88
4/18/2033	$ 6,449.65	$ 19,675.35	$ 1,716,082.53	$ 3,910,582.53
5/18/2033	$ 6,170.84	$ 19,954.16	$ 1,696,128.37	$ 3,916,753.37
6/18/2033	$ 6,302.39	$ 19,822.61	$ 1,676,305.77	$ 3,923,055.77

Monthly Amortization Factor & Amortization Schedule Calculator

$ 5,225,000.00	Loan Amount
4.375%	Interest Rate (entered as a percentage i.e. 3.625%)
30	Term
	# of Years of Principal Deferral (Select from drop-down)
360	Amortization Period
12	Payments per Year
3.65	Amortization Factor
$ 26,125.00	Payment
	Date of Loan Closing

**Disclaimer - Please note that the breakdown of principal and interest payments shown are an estimate only and don't account for leap years. Actual amounts are dependent upon the actual date of application of payment. Interest accrues daily from one payment to the next.

Payment	Interest	Principal	Balance	Cumulative Interest
			$ 5,225,000.00	
7/18/2033	$ 6,027.81	$ 20,097.19	$ 1,656,208.58	$ 3,929,083.58
8/18/2033	$ 6,154.06	$ 19,970.94	$ 1,636,237.64	$ 3,935,237.64
9/18/2033	$ 6,079.86	$ 20,045.14	$ 1,616,192.50	$ 3,941,317.50
10/18/2033	$ 5,811.65	$ 20,313.35	$ 1,595,879.15	$ 3,947,129.15
11/18/2033	$ 5,929.89	$ 20,195.11	$ 1,575,684.04	$ 3,953,059.04
12/18/2033	$ 5,665.99	$ 20,459.01	$ 1,555,225.03	$ 3,958,725.03
1/18/2034	$ 5,778.83	$ 20,346.17	$ 1,534,878.86	$ 3,964,503.86
2/18/2034	$ 5,703.23	$ 20,421.77	$ 1,514,457.09	$ 3,970,207.09
3/18/2034	$ 5,082.77	$ 21,042.23	$ 1,493,414.86	$ 3,975,289.86
4/18/2034	$ 5,549.16	$ 20,575.84	$ 1,472,839.02	$ 3,980,839.02
5/18/2034	$ 5,296.17	$ 20,828.83	$ 1,452,010.19	$ 3,986,135.19
6/18/2034	$ 5,395.31	$ 20,729.69	$ 1,431,280.50	$ 3,991,530.50
7/18/2034	$ 5,146.73	$ 20,978.27	$ 1,410,302.23	$ 3,996,677.23
8/18/2034	$ 5,240.34	$ 20,884.66	$ 1,389,417.57	$ 4,001,917.57
9/18/2034	$ 5,162.73	$ 20,962.27	$ 1,368,455.30	$ 4,007,080.30
10/18/2034	$ 4,920.82	$ 21,204.18	$ 1,347,251.11	$ 4,012,001.11
11/18/2034	$ 5,006.05	$ 21,118.95	$ 1,326,132.17	$ 4,017,007.17
12/18/2034	$ 4,768.63	$ 21,356.37	$ 1,304,775.79	$ 4,021,775.79
1/18/2035	$ 4,848.23	$ 21,276.77	$ 1,283,499.02	$ 4,026,624.02
2/18/2035	$ 4,769.17	$ 21,355.83	$ 1,262,143.18	$ 4,031,393.18
3/18/2035	$ 4,235.96	$ 21,889.04	$ 1,240,254.14	$ 4,035,629.14
4/18/2035	$ 4,608.48	$ 21,516.52	$ 1,218,737.62	$ 4,040,237.62
5/18/2035	$ 4,382.45	$ 21,742.55	$ 1,196,995.07	$ 4,044,620.07
6/18/2035	$ 4,447.74	$ 21,677.26	$ 1,175,317.81	$ 4,049,067.81
7/18/2035	$ 4,226.31	$ 21,898.69	$ 1,153,419.12	$ 4,053,294.12
8/18/2035	$ 4,285.82	$ 21,839.18	$ 1,131,579.94	$ 4,057,579.94
9/18/2035	$ 4,204.67	$ 21,920.33	$ 1,109,659.62	$ 4,061,784.62
10/18/2035	$ 3,990.21	$ 22,134.79	$ 1,087,524.83	$ 4,065,774.83
11/18/2035	$ 4,040.97	$ 22,084.03	$ 1,065,440.80	$ 4,069,815.80
12/18/2035	$ 3,831.21	$ 22,293.79	$ 1,043,147.01	$ 4,073,647.01
1/18/2036	$ 3,876.08	$ 22,248.92	$ 1,020,898.09	$ 4,077,523.09
2/18/2036	$ 3,793.41	$ 22,331.59	$ 998,566.49	$ 4,081,316.49
3/18/2036	$ 3,471.04	$ 22,653.96	$ 975,912.54	$ 4,084,787.54
4/18/2036	$ 3,626.25	$ 22,498.75	$ 953,413.79	$ 4,088,413.79
5/18/2036	$ 3,428.37	$ 22,696.63	$ 930,717.16	$ 4,091,842.16
6/18/2036	$ 3,458.32	$ 22,666.68	$ 908,050.48	$ 4,095,300.48
7/18/2036	$ 3,265.25	$ 22,859.75	$ 885,190.73	$ 4,098,565.73
8/18/2036	$ 3,289.15	$ 22,835.85	$ 862,354.88	$ 4,101,854.88
9/18/2036	$ 3,204.30	$ 22,920.70	$ 839,434.18	$ 4,105,059.18
10/18/2036	$ 3,018.51	$ 23,106.49	$ 816,327.69	$ 4,108,077.69
11/18/2036	$ 3,033.27	$ 23,091.73	$ 793,235.96	$ 4,111,110.96
12/18/2036	$ 2,852.39	$ 23,272.61	$ 769,963.35	$ 4,113,963.35
1/18/2037	$ 2,860.99	$ 23,264.01	$ 746,699.34	$ 4,116,824.34
2/18/2037	$ 2,774.55	$ 23,350.45	$ 723,348.89	$ 4,119,598.89
3/18/2037	$ 2,427.68	$ 23,697.32	$ 699,651.57	$ 4,122,026.57
4/18/2037	$ 2,599.73	$ 23,525.27	$ 676,126.31	$ 4,124,626.31
5/18/2037	$ 2,431.28	$ 23,693.72	$ 652,432.58	$ 4,127,057.58
6/18/2037	$ 2,424.28	$ 23,700.72	$ 628,731.86	$ 4,129,481.86

Monthly Amortization Factor & Amortization Schedule Calculator

$ 5,225,000.00	Loan Amount
4.375%	Interest Rate (entered as a percentage i.e. 3.625%)
30	Term
	# of Years of Principal Deferral (Select from drop-down)
360	Amortization Period
12	Payments per Year
3.65	Amortization Factor
$ 26,125.00	Payment
	Date of Loan Closing

**Disclaimer - Please note that the breakdown of principal and interest payments shown are an estimate only and don't account for leap years. Actual amounts are dependent upon the actual date of application of payment. Interest accrues daily from one payment to the next.

Payment	Interest	Principal	Balance	Cumulative Interest
			$ 5,225,000.00	
7/18/2037	$ 2,260.85	$ 23,864.15	$ 604,867.71	$ 4,131,742.71
8/18/2037	$ 2,247.54	$ 23,877.46	$ 580,990.25	$ 4,133,990.25
9/18/2037	$ 2,158.82	$ 23,966.18	$ 557,024.07	$ 4,136,149.07
10/18/2037	$ 2,003.00	$ 24,122.00	$ 532,902.06	$ 4,138,152.06
11/18/2037	$ 1,980.13	$ 24,144.87	$ 508,757.20	$ 4,140,132.20
12/18/2037	$ 1,829.44	$ 24,295.56	$ 484,461.63	$ 4,141,961.63
1/18/2038	$ 1,800.14	$ 24,324.86	$ 460,136.77	$ 4,143,761.77
2/18/2038	$ 1,709.75	$ 24,415.25	$ 435,721.53	$ 4,145,471.53
3/18/2038	$ 1,462.35	$ 24,662.65	$ 411,058.88	$ 4,146,933.88
4/18/2038	$ 1,527.39	$ 24,597.61	$ 386,461.27	$ 4,148,461.27
5/18/2038	$ 1,389.67	$ 24,735.33	$ 361,725.95	$ 4,149,850.95
6/18/2038	$ 1,344.08	$ 24,780.92	$ 336,945.03	$ 4,151,195.03
7/18/2038	$ 1,211.62	$ 24,913.38	$ 312,031.65	$ 4,152,406.65
8/18/2038	$ 1,159.43	$ 24,965.57	$ 287,066.08	$ 4,153,566.08
9/18/2038	$ 1,066.67	$ 25,058.33	$ 262,007.75	$ 4,154,632.75
10/18/2038	$ 942.15	$ 25,182.85	$ 236,824.90	$ 4,155,574.90
11/18/2038	$ 879.98	$ 25,245.02	$ 211,579.88	$ 4,156,454.88
12/18/2038	$ 760.82	$ 25,364.18	$ 186,215.70	$ 4,157,215.70
1/18/2039	$ 691.93	$ 25,433.07	$ 160,782.63	$ 4,157,907.63
2/18/2039	$ 597.43	$ 25,527.57	$ 135,255.06	$ 4,158,505.06
3/18/2039	$ 453.94	$ 25,671.06	$ 109,584.00	$ 4,158,959.00
4/18/2039	$ 407.19	$ 25,717.81	$ 83,866.18	$ 4,159,366.18
5/18/2039	$ 301.57	$ 25,823.43	$ 58,042.76	$ 4,159,667.76
6/18/2039	$ 215.67	$ 25,909.33	$ 32,133.43	$ 4,159,883.43
7/18/2039	$ 115.55	$ 26,009.45	$ 6,123.98	$ 4,159,998.98
8/18/2039	$ 22.76	$ 26,102.24	$ (19,978.27)	$ 4,160,021.73

USDA

1098 FORM

PRINCIPAL BALANCE

DECEMBER 31, 2018

FORM RD-1951-9
(06/18)

UNITED STATES DEPARTMENT OF AGRICULTURE
RURAL DEVELOPMENT
ANNUAL STATEMENT OF LOAN ACCOUNT City Hall

99000195203 L1951980

SAVE THIS INFORMATION FOR INCOME TAX PURPOSES Med Term Sales Tax Rev Bond Series 2009

PAGE 005
DATE 123118

CASE NUMBER 33-004-******2071 FINAL YEAR OF LOAN 2039
FUND CODE 97 LOAN NUMBER 19 DATE OF LOAN 081809 INTEREST RATE 04.3750 AMOUNT OF LOAN 5,225,000.00

DESCRIPTION	ADVANCES	INTEREST	PRINCIPAL	TOTAL	T	INTEREST RATE	EFFECTIVE DATE
BEGIN LOAN BALNCE		6,814.65	4,373,354.07	4,380,168.72			010118
PAYMENT		16,250.29	9,874.71	26,125.00	R	04.3750	011818
PAYMENT		16,213.59	9,911.41	26,125.00	R	04.3750	021818
PAYMENT		14,611.32	11,513.68	26,125.00	R	04.3750	031818
PAYMENT		16,133.99	9,991.01	26,125.00	R	04.3750	041818
PAYMENT		15,577.62	10,547.38	26,125.00	R	04.3750	051818
PAYMENT		16,057.71	10,067.29	26,125.00	R	04.3750	061818
PAYMENT		15,503.50	10,621.50	26,125.00	R	04.3750	071818
PAYMENT		15,980.79	10,144.21	26,125.00	R	04.3750	081818
PAYMENT		15,943.10	10,181.90	26,125.00	R	04.3750	091818
PAYMENT		15,392.22	10,732.78	26,125.00	R	04.3750	101818
PAYMENT		15,865.43	10,259.57	26,125.00	R	04.3750	111818
PAYMENT		15,316.73	10,808.27	26,125.00	R	04.3750	121818
TOTAL LOAN PMTS		188,846.29	124,653.71	313,500.00			

LOAN ACTIVITY	0.00	188,846.29	124,653.71	313,500.00
LOAN BALANCE	UNPD INTEREST	6,620.41 **	UNPD PRIN 4,248,700.36 **	
NXT AMT DUE	26,125.00	DATE DUE 011819		
PAYMENT STATUS		ON SCHEDULE	INT PAID 188,846.29	
		TAXES PAID		

**Where unpaid balances may not reflect the total amount due to the Agency at payoff.

RECIPIENT'S/LENDER'S name, street address, city or town, state or province, country, ZIP or foreign postal code, and telephone no.

USDA RURAL DEVELOPMENT
PHONE#(833)797-3726
4300 GOODFELLOW BLVD FC-1332
ST. LOUIS, MO 63120

CAUTION: The amount shown may not be fully deductible by you. Limits based on the loan amount and the cost and value of the secured property may apply. Also, you may only deduct interest to the extent it was incurred by you, actually paid by you, and not reimbursed by another person.

OMB NO. 1545-0901
2018
(Rev. June 2018)
Form 1098

CORRECTED (if checked)

Mortgage Interest Statement

1 Mortgage interest received from payer(s)/borrower(s)
$ 0.00

RECIPIENT'S/LENDERS TIN: 431757115
PAYER'S/BORROWER'S TIN: ******2071

2 Outstanding mortgage principal as of 1/1/2018
$

3 Mortgage origination date

4 Refund of overpaid interest
$

5 Mortgage insurance premiums
$

6 Points paid on purchase of principal residence
$

7 If address of property securing mortgage is the same as PAYER'S/BORROWER'S address, the box is checked, or the address or description is entered in box 8. [X]

8 Address or description of property securing mortgage (see instructions)

PAYER'S/BORROWER'S name, Street address (including apt. no.), city or town, state or province, country, and ZIP or foreign postal code

WEST WENDOVER CITY OF
P O BOX 2825
WEST WENDOVER NV 89883

33-706

9 Number of properties securing the mortgage

10 Other
IRS FORM 1098 DOES NOT APPLY TO YOUR LOAN

Account number (see instructions)
33004******207197 19

COPY B
FOR PAYER/BORROWER

The information in boxes 1 through 9 is important tax information and is being furnished to the IRS. If you are required to file a return, a negligence penalty or other sanction may be imposed on you if the IRS determines that an underpayment of tax results because you overstated a deduction for this mortgage interest or for these points reported in boxes 1 and 6; or because you didn't report the refund of interest (box 4); or because you claimed a nondeductible item.

FORM 1098 (keep for your records) www.irs.gov/Form1098 Department of the Treasury - Internal Revenue Service

Pinnacle Public Finance, Inc.
City of West Wendover –General Obligation (Limited Tax) Medium-Term, Bond, Series 2015
May 26, 2015

Preliminary Debt Service Schedule

Totals:		$2,471,980.96	$271,980.96	$2,200,000.00	Rate 2.2600%		$2,471,980.96
Pmt #	Payment Date	Payment Amount	Interest	Principal	Purchase Price	Outstanding Balance	Annual Total
	7/14/2015					$2,200,000.00	
1	1/1/2016	$23,064.56	$23,064.56	$0.00	$2,200,000.00	$2,200,000.00	
2	7/1/2016	$230,860.00	$24,860.00	$206,000.00	$1,994,000.00	$1,994,000.00	$253,924.56
3	1/1/2017	$22,532.20	$22,532.20	$0.00	$1,994,000.00	$1,994,000.00	
4	7/1/2017	$232,532.20	$22,532.20	$210,000.00	$1,784,000.00	$1,784,000.00	$255,064.40
5	1/1/2018	$20,159.20	$20,159.20	$0.00	$1,784,000.00	$1,784,000.00	
6	7/1/2018	$237,159.20	$20,159.20	$217,000.00	$1,567,000.00	$1,567,000.00	$257,318.40
7	1/1/2019	$17,707.10	$17,707.10	$0.00	$1,567,000.00	$1,567,000.00	
8	7/1/2019	$242,707.10	$17,707.10	$225,000.00	$1,342,000.00	$1,342,000.00	$260,414.20
9	1/1/2020	$15,164.60	$15,164.60	$0.00	$1,342,000.00	$1,342,000.00	
10	7/1/2020	$248,164.60	$15,164.60	$233,000.00	$1,109,000.00	$1,109,000.00	$263,329.20
11	1/1/2021	$12,531.70	$12,531.70	$0.00	$1,109,000.00	$1,109,000.00	
12	7/1/2021	$253,531.70	$12,531.70	$241,000.00	$868,000.00	$868,000.00	$266,063.40
13	1/1/2022	$9,808.40	$9,808.40	$0.00	$868,000.00	$868,000.00	
14	7/1/2022	$259,808.40	$9,808.40	$250,000.00	$618,000.00	$618,000.00	$269,616.80
15	1/1/2023	$6,983.40	$6,983.40	$0.00	$618,000.00	$618,000.00	
16	7/1/2023	$205,983.40	$6,983.40	$199,000.00	$419,000.00	$419,000.00	$212,966.80
17	1/1/2024	$4,734.70	$4,734.70	$0.00	$419,000.00	$419,000.00	
18	7/1/2024	$210,734.70	$4,734.70	$206,000.00	$213,000.00	$213,000.00	$215,469.40
19	1/1/2025	$2,406.90	$2,406.90	$0.00	$213,000.00	$213,000.00	
20	7/1/2025	$215,406.90	$2,406.90	$213,000.00	$0.00	$0.00	$217,813.80

EXHIBIT A

SCHEDULE FOR PAYMENT OF INSTALLMENTS OF PRINCIPAL

Date Maturing	Principal Amount
07/01/2016	$206,000
07/01/2017	210,000
07/01/2018	217,000
07/01/2019	225,000
07/01/2020	233,000
07/01/2021	241,000
07/01/2022	250,000
07/01/2023	199,000
07/01/2024	206,000
07/01/2025*	213,000

* Final principal installment.

$2,200,000

City of West Wendover, Nevada
General Obligation (Limited Tax) Medium-Term Bond
Series 2015

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
07/14/2015	-	-	-	-	-
01/01/2016	-	-	23,064.56	23,064.56	-
06/30/2016	-	-	-	-	23,064.56
07/01/2016	206,000.00	2.260%	24,860.00	230,860.00	-
01/01/2017	-	-	22,532.20	22,532.20	-
06/30/2017	-	-	-	-	253,392.20
07/01/2017	210,000.00	2.260%	22,532.20	232,532.20	-
01/01/2018	-	-	20,159.20	20,159.20	-
06/30/2018	-	-	-	-	252,691.40
07/01/2018	217,000.00	2.260%	20,159.20	237,159.20	-
01/01/2019	-	-	17,707.10	17,707.10	-
06/30/2019	-	-	-	-	254,866.30
07/01/2019	225,000.00	2.260%	17,707.10	242,707.10	-
01/01/2020	-	-	15,164.60	15,164.60	-
06/30/2020	-	-	-	-	257,871.70
07/01/2020	233,000.00	2.260%	15,164.60	248,164.60	-
01/01/2021	-	-	12,531.70	12,531.70	-
06/30/2021	-	-	-	-	260,696.30
07/01/2021	241,000.00	2.260%	12,531.70	253,531.70	-
01/01/2022	-	-	9,808.40	9,808.40	-
06/30/2022	-	-	-	-	263,340.10
07/01/2022	250,000.00	2.260%	9,808.40	259,808.40	-
01/01/2023	-	-	6,983.40	6,983.40	-
06/30/2023	-	-	-	-	266,791.80
07/01/2023	199,000.00	2.260%	6,983.40	205,983.40	-
01/01/2024	-	-	4,734.70	4,734.70	-
06/30/2024	-	-	-	-	210,718.10
07/01/2024	206,000.00	2.260%	4,734.70	210,734.70	-
01/01/2025	-	-	2,406.90	2,406.90	-
06/30/2025	-	-	-	-	213,141.60
07/01/2025	213,000.00	2.260%	2,406.90	215,406.90	-
06/30/2026	-	-	-	-	215,406.90
Total	**$2,200,000.00**	**-**	**$271,980.96**	**$2,471,980.96**	**-**

$1,704,000

City of West Wendover, Nevada
General Obligation (Limited Tax) Medium-Term Bond
Street Improvement, Series 2015

Sources & Uses

Dated 07/14/2015 | Delivered 07/14/2015

Sources Of Funds	
Par Amount of Bonds	$1,704,000.00
Total Sources	**$1,704,000.00**

Uses Of Funds	
Total Underwriter's Discount (0.194%)	3,300.73
Costs of Issuance	49,510.90
Deposit to Project Construction Fund	1,651,000.00
Rounding Amount	188.37
Total Uses	**$1,704,000.00**

$361,000

City of West Wendover, Nevada
General Obligation (Limited Tax) Medium-Term Bond
Police Vehicles, Series 2015

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
07/14/2015	-	-	-	-	-
01/01/2016	-	-	3,784.68	3,784.68	-
06/30/2016	-	-	-	-	3,784.68
07/01/2016	48,000.00	2.260%	4,079.30	52,079.30	-
01/01/2017	-	-	3,536.90	3,536.90	-
06/30/2017	-	-	-	-	55,616.20
07/01/2017	49,000.00	2.260%	3,536.90	52,536.90	-
01/01/2018	-	-	2,983.20	2,983.20	-
06/30/2018	-	-	-	-	55,520.10
07/01/2018	50,000.00	2.260%	2,983.20	52,983.20	-
01/01/2019	-	-	2,418.20	2,418.20	-
06/30/2019	-	-	-	-	55,401.40
07/01/2019	52,000.00	2.260%	2,418.20	54,418.20	-
01/01/2020	-	-	1,830.60	1,830.60	-
06/30/2020	-	-	-	-	56,248.80
07/01/2020	53,000.00	2.260%	1,830.60	54,830.60	-
01/01/2021	-	-	1,231.70	1,231.70	-
06/30/2021	-	-	-	-	56,062.30
07/01/2021	54,000.00	2.260%	1,231.70	55,231.70	-
01/01/2022	-	-	621.50	621.50	-
06/30/2022	-	-	-	-	55,853.20
07/01/2022	55,000.00	2.260%	621.50	55,621.50	-
06/30/2023	-	-	-	-	55,621.50
Total	**$361,000.00**	**-**	**$33,108.18**	**$394,108.18**	**-**

Yield Statistics

Bond Year Dollars	$1,464.96
Average Life	4.058 Years
Average Coupon	2.2599997%
Net Interest Cost (NIC)	2.3077327%
True Interest Cost (TIC)	2.3109418%
Bond Yield for Arbitrage Purposes	2.2600851%
All Inclusive Cost (AIC)	3.0904151%

IRS Form 8038

Net Interest Cost	2.2599997%
Weighted Average Maturity	4.058 Years

$361,000

City of West Wendover, Nevada
General Obligation (Limited Tax) Medium-Term Bond
Police Vehicles, Series 2015

Sources & Uses

Dated 07/14/2015 | Delivered 07/14/2015

Sources Of Funds	
Par Amount of Bonds	$361,000.00
Total Sources	**$361,000.00**

Uses Of Funds	
Total Underwriter's Discount (0.194%)	699.27
Costs of Issuance	10,489.10
Deposit to Project Construction Fund	350,000.00
Rounding Amount	(188.37)
Total Uses	**$361,000.00**

City of West Wendover
Outstanding Loans - Cur

Loan-Fund/Dept	Police Vehicles - General/PD				Florence Way - General/Streets (RTC Funds Dedicated)			
Date	7/14/2015				7/14/2015			
Accts:LT/ST/Int		10-54-815	10-54-810					
Financer/Loan ID/Int%	Zions	3.0000%			Zions	3.0000%		
Reserve/Years/Amount			5 years	361,000.00			10 years	1,839,000.00

Payments:	PAYMENT	INTEREST	PRINCIPAL	BALANCE	PAYMENT	INTEREST	PRINCIPAL	BALANCE
Jul-15	-			361,000.00	-			1,839,000.00
Aug-15	-			361,000.00	-			1,839,000.00
Sep-15	-			361,000.00	-			1,839,000.00
Oct-15	-			361,000.00	-			1,839,000.00
Nov-15	-			361,000.00	-			1,839,000.00
Dec-15	-			361,000.00	-			1,839,000.00
Jan-16	3,784.68	3,784.68		361,000.00	19,279.88	19,279.88		1,839,000.00
Feb-16	-			361,000.00	-			1,839,000.00
Mar-16	-			361,000.00	-			1,839,000.00
Apr-16	-			361,000.00	-			1,839,000.00
May-16	-			361,000.00	-			1,839,000.00
Jun-16	-			361,000.00	-			1,839,000.00
Jul-16	52,079.30	4,079.30	48,000.00	313,000.00	178,780.70	20,780.70	158,000.00	1,681,000.00
Aug-16	-			313,000.00	-			1,681,000.00
Sep-16	-			313,000.00	-			1,681,000.00
Oct-16	-			313,000.00	-			1,681,000.00
Nov-16	-			313,000.00	-			1,681,000.00
Dec-16	-			313,000.00	-			1,681,000.00
Jan-17	3,536.90	3,536.90		313,000.00	18,995.30	18,995.30		1,681,000.00
Feb-17	-			313,000.00	-			1,681,000.00
Mar-17	-			313,000.00	-			1,681,000.00
Apr-17	-			313,000.00	-			1,681,000.00
May-17	-			313,000.00	-			1,681,000.00
Jun-17	-			313,000.00	-			1,681,000.00
Jul-17	52,536.90	3,536.90	49,000.00	264,000.00	179,995.30	18,995.30	161,000.00	1,520,000.00
Aug-17	-			264,000.00	-			1,520,000.00
Sep-17	-			264,000.00	-			1,520,000.00
Oct-17	-			264,000.00	-			1,520,000.00
Nov-17	-			264,000.00	-			1,520,000.00
Dec-17	-			264,000.00	-			1,520,000.00
Jan-18	2,983.20	2,983.20		264,000.00	17,176.00	17,176.00		1,520,000.00
Feb-18	-			264,000.00	-			1,520,000.00
Mar-18	-			264,000.00	-			1,520,000.00
Apr-18	-			264,000.00	-			1,520,000.00
May-18	-			264,000.00	-			1,520,000.00
Jun-18	-			264,000.00	-			1,520,000.00
Jul-18	52,983.20	2,983.20	50,000.00	214,000.00	184,176.00	17,176.00	167,000.00	1,353,000.00
Aug-18	-			214,000.00	-			1,353,000.00
Sep-18	-			214,000.00	-			1,353,000.00
Oct-18	-			214,000.00	-			1,353,000.00
Nov-18	-			214,000.00	-			1,353,000.00
Dec-18	-			214,000.00	-			1,353,000.00
Jan-19	2,418.20	2,418.20		214,000.00	15,288.90	15,288.90		1,353,000.00

City of West Wendover
Outstanding Loans - Cur

Loan-Fund/Dept	Police Vehicles - General/PD				Florence Way - General/Streets (RTC Funds Dedicated)			
Date	7/14/2015				7/14/2015			
Accts:LT/ST/Int		10-54-815	10-54-810					
Financer/Loan ID/Int%	Zions	3.0000%			Zions	3.0000%		
Reserve/Years/Amount			5 years	361,000.00			10 years	1,839,000.00
Payments:	PAYMENT	INTEREST	PRINCIPAL	BALANCE	PAYMENT	INTEREST	PRINCIPAL	BALANCE
Jan-20	1,830.60	1,830.60		162,000.00	13,334.00	13,334.00		1,180,000.00
Feb-20	-			162,000.00	-			1,180,000.00
Mar-20	-			162,000.00	-			1,180,000.00
Apr-20	-			162,000.00	-			1,180,000.00
May-20	-			162,000.00	-			1,180,000.00
Jun-20	-			162,000.00	-			1,180,000.00
Jul-20	54,830.60	1,830.60	53,000.00	109,000.00	193,334.00	13,334.00	180,000.00	1,000,000.00
Aug-20	-			109,000.00	-			1,000,000.00
Sep-20	-			109,000.00	-			1,000,000.00
Oct-20	-			109,000.00	-			1,000,000.00
Nov-20	-			109,000.00	-			1,000,000.00
Dec-20	-			109,000.00	-			1,000,000.00
Jan-21	1,231.70	1,231.70		109,000.00	11,300.00	11,300.00		1,000,000.00
Feb-21	-			109,000.00	-			1,000,000.00
Mar-21	-			109,000.00	-			1,000,000.00
Apr-21	-			109,000.00	-			1,000,000.00
May-21	-			109,000.00	-			1,000,000.00
Jun-21	-			109,000.00	-			1,000,000.00
Jul-21	55,231.70	1,231.70	54,000.00	55,000.00	198,300.00	11,300.00	187,000.00	813,000.00
Aug-21	-			55,000.00	-			813,000.00
Sep-21	-			55,000.00	-			813,000.00
Oct-21	-			55,000.00	-			813,000.00
Nov-21	-			55,000.00	-			813,000.00
Dec-21	-			55,000.00	-			813,000.00
Jan-22	621.50	621.50		55,000.00	9,186.90	9,186.90		813,000.00
Feb-22	-			55,000.00	-			813,000.00
Mar-22	-			55,000.00	-			813,000.00
Apr-22	-			55,000.00	-			813,000.00
May-22	-			55,000.00	-			813,000.00
Jun-22	-			55,000.00	-			813,000.00
Jul-22	55,621.50	621.50	55,000.00	-	204,186.90	9,186.90	195,000.00	618,000.00
Aug-22	-			-	-			618,000.00
Sep-22	-			-	-			618,000.00
Oct-22	-			-	-			618,000.00
Nov-22	-			-	-			618,000.00
Dec-22	-			-	-			618,000.00
Jan-23	-			-	6,983.40	6,983.40		618,000.00
Feb-23	-			-	-			618,000.00
Mar-23	-			-	-			618,000.00
Apr-23	-			-	-			618,000.00
May-23	-			-	-			618,000.00
Jun-23	-			-	-			618,000.00
Jul-23	-				205,983.40	6,983.40	199,000.00	419,000.00

City of West Wendover
Outstanding Loans - Cur

Loan-Fund/Dept	Police Vehicles - General/PD				Florence Way - General/Streets (RTC Funds Dedicated)			
Date	7/14/2015				7/14/2015			
Accts:LT/ST/Int		10-54-815	10-54-810					
Financer/Loan ID/Int%	Zions	3.0000%			Zions	3.0000%		
Reserve/Years/Amount			5 years	361,000.00			10 years	1,839,000.00

Payments:	PAYMENT	INTEREST	PRINCIPAL	BALANCE	PAYMENT	INTEREST	PRINCIPAL	BALANCE
Jul-24	-			-	210,734.70	4,734.70	206,000.00	213,000.00
Aug-24	-			-	-			213,000.00
Sep-24	-			-	-			213,000.00
Oct-24					-			213,000.00
Nov-24					-			213,000.00
Dec-24					-			213,000.00
Jan-25					2,406.90	2,406.90		213,000.00
Feb-25					-			213,000.00
Mar-25					-			213,000.00
Apr-25					-			213,000.00
May-25					-			213,000.00
Jun-25					-			213,000.00
Jul-25					215,406.90	2,406.90	213,000.00	-

DEBT SERVICE SCHEDULE

$2,200,000

GO BOND SERIES 2015

JULY 14, 2015

($1,839,000- FLORENCE WAY)

($361,000 POLICE VEHICLES)

$2,200,000

City of West Wendover, Nevada
General Obligation (Limited Tax) Medium-Term Bond
Series 2015

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
07/14/2015	-	-	-	-	-
01/01/2016	-	-	23,064.56	23,064.56	-
06/30/2016	-	-	-	-	23,064.56
07/01/2016	206,000.00	2.260%	24,860.00	230,860.00	-
01/01/2017	-	-	22,532.20	22,532.20	-
06/30/2017	-	-	-	-	253,392.20
07/01/2017	210,000.00	2.260%	22,532.20	232,532.20	-
01/01/2018	-	-	20,159.20	20,159.20	-
06/30/2018	-	-	-	-	252,691.40
07/01/2018	217,000.00	2.260%	20,159.20	237,159.20	-
01/01/2019	-	-	17,707.10	17,707.10	-
06/30/2019	-	-	-	-	254,866.30
07/01/2019	225,000.00	2.260%	17,707.10	242,707.10	-
01/01/2020	-	-	15,164.60	15,164.60	-
06/30/2020	-	-	-	-	257,871.70
07/01/2020	233,000.00	2.260%	15,164.60	248,164.60	-
01/01/2021	-	-	12,531.70	12,531.70	-
06/30/2021	-	-	-	-	260,696.30
07/01/2021	241,000.00	2.260%	12,531.70	253,531.70	-
01/01/2022	-	-	9,808.40	9,808.40	-
06/30/2022	-	-	-	-	263,340.10
07/01/2022	250,000.00	2.260%	9,808.40	259,808.40	-
01/01/2023	-	-	6,983.40	6,983.40	-
06/30/2023	-	-	-	-	266,791.80
07/01/2023	199,000.00	2.260%	6,983.40	205,983.40	-
01/01/2024	-	-	4,734.70	4,734.70	-
06/30/2024	-	-	-	-	210,718.10
07/01/2024	206,000.00	2.260%	4,734.70	210,734.70	-
01/01/2025	-	-	2,406.90	2,406.90	-
06/30/2025	-	-	-	-	213,141.60
07/01/2025	213,000.00	2.260%	2,406.90	215,406.90	-
06/30/2026	-	-	-	-	215,406.90
Total	**$2,200,000.00**	**-**	**$271,980.96**	**$2,471,980.96**	**-**

$1,704,000

City of West Wendover, Nevada
General Obligation (Limited Tax) Medium-Term Bond
Street Improvement, Series 2015

Sources & Uses

Dated 07/14/2015 | Delivered 07/14/2015

Sources Of Funds	
Par Amount of Bonds	$1,704,000.00
Total Sources	**$1,704,000.00**

Uses Of Funds	
Total Underwriter's Discount (0.194%)	3,300.73
Costs of Issuance	49,510.90
Deposit to Project Construction Fund	1,651,000.00
Rounding Amount	188.37
Total Uses	**$1,704,000.00**

$361,000

City of West Wendover, Nevada
General Obligation (Limited Tax) Medium-Term Bond
Police Vehicles, Series 2015

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
07/14/2015	-	-	-	-	-
01/01/2016	-	-	3,784.68	3,784.68	-
06/30/2016	-	-	-	-	3,784.68
07/01/2016	48,000.00	2.260%	4,079.30	52,079.30	-
01/01/2017	-	-	3,536.90	3,536.90	-
06/30/2017	-	-	-	-	55,616.20
07/01/2017	49,000.00	2.260%	3,536.90	52,536.90	-
01/01/2018	-	-	2,983.20	2,983.20	-
06/30/2018	-	-	-	-	55,520.10
07/01/2018	50,000.00	2.260%	2,983.20	52,983.20	-
01/01/2019	-	-	2,418.20	2,418.20	-
06/30/2019	-	-	-	-	55,401.40
07/01/2019	52,000.00	2.260%	2,418.20	54,418.20	-
01/01/2020	-	-	1,830.60	1,830.60	-
06/30/2020	-	-	-	-	56,248.80
07/01/2020	53,000.00	2.260%	1,830.60	54,830.60	-
01/01/2021	-	-	1,231.70	1,231.70	-
06/30/2021	-	-	-	-	56,062.30
07/01/2021	54,000.00	2.260%	1,231.70	55,231.70	-
01/01/2022	-	-	621.50	621.50	-
06/30/2022	-	-	-	-	55,853.20
07/01/2022	55,000.00	2.260%	621.50	55,621.50	-
06/30/2023	-	-	-	-	55,621.50
Total	**$361,000.00**	**-**	**$33,108.18**	**$394,108.18**	**-**

Yield Statistics

Bond Year Dollars	$1,464.96
Average Life	4.058 Years
Average Coupon	2.2599997%
Net Interest Cost (NIC)	2.3077327%
True Interest Cost (TIC)	2.3109418%
Bond Yield for Arbitrage Purposes	2.2600851%
All Inclusive Cost (AIC)	3.0904151%

IRS Form 8038

Net Interest Cost	2.2599997%
Weighted Average Maturity	4.058 Years

$361,000

City of West Wendover, Nevada
General Obligation (Limited Tax) Medium-Term Bond
Police Vehicles, Series 2015

Sources & Uses

Dated 07/14/2015 | Delivered 07/14/2015

Sources Of Funds	
Par Amount of Bonds	$361,000.00
Total Sources	**$361,000.00**

Uses Of Funds	
Total Underwriter's Discount (0.194%)	699.27
Costs of Issuance	10,489.10
Deposit to Project Construction Fund	350,000.00
Rounding Amount	(188.37)
Total Uses	**$361,000.00**

City of West Wendover
Outstanding Loans - Cur

Loan-Fund/Dept	Police Vehicles - General/PD				Florence Way - General/Streets (RTC Funds Dedicated)			
Date	7/14/2015				7/14/2015			
Accts:LT/ST/Int		10-54-815	10-54-810					
Financer/Loan ID/Int%	Zions	3.0000%			Zions	3.0000%		
Reserve/Years/Amount			5 years	361,000.00			10 years	1,839,000.00
Payments:	**PAYMENT**	**INTEREST**	**PRINCIPAL**	**BALANCE**	**PAYMENT**	**INTEREST**	**PRINCIPAL**	**BALANCE**
Jul-15	-			361,000.00	-			1,839,000.00
Aug-15	-			361,000.00	-			1,839,000.00
Sep-15	-			361,000.00	-			1,839,000.00
Oct-15	-			361,000.00	-			1,839,000.00
Nov-15	-			361,000.00	-			1,839,000.00
Dec-15	-			361,000.00	-			1,839,000.00
Jan-16	3,784.68	3,784.68		361,000.00	19,279.88	19,279.88		1,839,000.00
Feb-16	-			361,000.00	-			1,839,000.00
Mar-16	-			361,000.00	-			1,839,000.00
Apr-16	-			361,000.00	-			1,839,000.00
May-16	-			361,000.00	-			1,839,000.00
Jun-16	-			361,000.00	-			1,839,000.00
Jul-16	52,079.30	4,079.30	48,000.00	313,000.00	178,780.70	20,780.70	158,000.00	1,681,000.00
Aug-16	-			313,000.00	-			1,681,000.00
Sep-16	-			313,000.00	-			1,681,000.00
Oct-16	-			313,000.00	-			1,681,000.00
Nov-16	-			313,000.00	-			1,681,000.00
Dec-16	-			313,000.00	-			1,681,000.00
Jan-17	3,536.90	3,536.90		313,000.00	18,995.30	18,995.30		1,681,000.00
Feb-17	-			313,000.00	-			1,681,000.00
Mar-17	-			313,000.00	-			1,681,000.00
Apr-17	-			313,000.00	-			1,681,000.00
May-17	-			313,000.00	-			1,681,000.00
Jun-17	-			313,000.00	-			1,681,000.00
Jul-17	52,536.90	3,536.90	49,000.00	264,000.00	179,995.30	18,995.30	161,000.00	1,520,000.00
Aug-17	-			264,000.00	-			1,520,000.00
Sep-17	-			264,000.00	-			1,520,000.00
Oct-17	-			264,000.00	-			1,520,000.00
Nov-17	-			264,000.00	-			1,520,000.00
Dec-17	-			264,000.00	-			1,520,000.00
Jan-18	2,983.20	2,983.20		264,000.00	17,176.00	17,176.00		1,520,000.00
Feb-18	-			264,000.00	-			1,520,000.00
Mar-18	-			264,000.00	-			1,520,000.00
Apr-18	-			264,000.00	-			1,520,000.00
May-18	-			264,000.00	-			1,520,000.00
Jun-18	-			264,000.00	-			1,520,000.00
Jul-18	52,983.20	2,983.20	50,000.00	214,000.00	184,176.00	17,176.00	167,000.00	1,353,000.00
Aug-18	-			214,000.00	-			1,353,000.00
Sep-18	-			214,000.00	-			1,353,000.00
Oct-18	-			214,000.00	-			1,353,000.00
Nov-18	-			214,000.00	-			1,353,000.00
Dec-18	-			214,000.00	-			1,353,000.00

City of West Wendover
Outstanding Loans - Cur

Loan-Fund/Dept	Police Vehicles - General/PD				Florence Way - General/Streets (RTC Funds Dedicated)			
Date	7/14/2015				7/14/2015			
Accts:LT/ST/Int		10-54-815	10-54-810					
Financer/Loan ID/Int%	Zions	3.0000%			Zions	3.0000%		
Reserve/Years/Amount			5 years	361,000.00			10 years	1,839,000.00
Payments:	PAYMENT	INTEREST	PRINCIPAL	BALANCE	PAYMENT	INTEREST	PRINCIPAL	BALANCE
Jan-20	1,830.60	1,830.60		162,000.00	13,334.00	13,334.00		1,180,000.00
Feb-20	-			162,000.00	-			1,180,000.00
Mar-20	-			162,000.00	-			1,180,000.00
Apr-20	-			162,000.00	-			1,180,000.00
May-20	-			162,000.00	-			1,180,000.00
Jun-20	-			162,000.00	-			1,180,000.00
Jul-20	54,830.60	1,830.60	53,000.00	109,000.00	193,334.00	13,334.00	180,000.00	1,000,000.00
Aug-20	-			109,000.00	-			1,000,000.00
Sep-20	-			109,000.00	-			1,000,000.00
Oct-20	-			109,000.00	-			1,000,000.00
Nov-20	-			109,000.00	-			1,000,000.00
Dec-20	-			109,000.00	-			1,000,000.00
Jan-21	1,231.70	1,231.70		109,000.00	11,300.00	11,300.00		1,000,000.00
Feb-21	-			109,000.00	-			1,000,000.00
Mar-21	-			109,000.00	-			1,000,000.00
Apr-21	-			109,000.00	-			1,000,000.00
May-21	-			109,000.00	-			1,000,000.00
Jun-21	-			109,000.00	-			1,000,000.00
Jul-21	55,231.70	1,231.70	54,000.00	55,000.00	198,300.00	11,300.00	187,000.00	813,000.00
Aug-21	-			55,000.00	-			813,000.00
Sep-21	-			55,000.00	-			813,000.00
Oct-21	-			55,000.00	-			813,000.00
Nov-21	-			55,000.00	-			813,000.00
Dec-21	-			55,000.00	-			813,000.00
Jan-22	621.50	621.50		55,000.00	9,186.90	9,186.90		813,000.00
Feb-22	-			55,000.00	-			813,000.00
Mar-22	-			55,000.00	-			813,000.00
Apr-22	-			55,000.00	-			813,000.00
May-22	-			55,000.00	-			813,000.00
Jun-22	-			55,000.00	-			813,000.00
Jul-22	55,621.50	621.50	55,000.00	-	204,186.90	9,186.90	195,000.00	618,000.00
Aug-22	-			-	-			618,000.00
Sep-22	-			-	-			618,000.00
Oct-22	-			-	-			618,000.00
Nov-22	-			-	-			618,000.00
Dec-22	-			-	-			618,000.00
Jan-23	-			-	6,983.40	6,983.40		618,000.00
Feb-23	-			-	-			618,000.00
Mar-23	-			-	-			618,000.00
Apr-23	-			-	-			618,000.00
May-23	-			-	-			618,000.00
Jun-23	-			-	-			618,000.00

City of West Wendover
Outstanding Loans - Cur

Loan-Fund/Dept	Police Vehicles - General/PD				Florence Way - General/Streets (RTC Funds Dedicated)			
Date	7/14/2015				7/14/2015			
Accts:LT/ST/Int		10-54-815	10-54-810					
Financer/Loan ID/Int%	Zions	3.0000%			Zions	3.0000%		
Reserve/Years/Amount			5 years	361,000.00			10 years	1,839,000.00
Payments:	**PAYMENT**	**INTEREST**	**PRINCIPAL**	**BALANCE**	**PAYMENT**	**INTEREST**	**PRINCIPAL**	**BALANCE**
Jul-24	-			-	210,734.70	4,734.70	206,000.00	213,000.00
Aug-24	-			-	-			213,000.00
Sep-24	-			-	-			213,000.00
Oct-24					-			213,000.00
Nov-24					-			213,000.00
Dec-24					-			213,000.00
Jan-25					2,406.90	2,406.90		213,000.00
Feb-25					-			213,000.00
Mar-25					-			213,000.00
Apr-25					-			213,000.00
May-25					-			213,000.00
Jun-25					-			213,000.00
Jul-25					215,406.90	2,406.90	213,000.00	-

EXHIBIT 10C

$8,906,800

City of West Wendover, Nevada
Interim Debenture (Fire Station Project)
(Additionally Secured by Pledged Revenues) Series 2022

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
03/30/2022	-	-	-	-	-
07/01/2022	-	-	7,389.20	7,389.20	-
01/01/2023	-	-	69,202.70	69,202.70	-
06/30/2023	-	-	-	-	76,591.90
07/01/2023	-	-	154,978.32	154,978.32	-
01/01/2024	8,906,800.00	3.480%	154,978.32	9,061,778.32	-
06/30/2024	-	-	-	-	9,216,756.64
Total	**$8,906,800.00**	-	**$386,548.54**	**$9,293,348.54**	-

Yield Statistics

Bond Year Dollars	$15,611.64
Average Life	1.753 Years
Average Coupon	2.4760276%
Net Interest Cost (NIC)	2.6186583%
True Interest Cost (TIC)	2.6088412%
Bond Yield for Arbitrage Purposes	2.4627786%
All Inclusive Cost (AIC)	3.0180420%

IRS Form 8038

Net Interest Cost	2.4760276%
Weighted Average Maturity	1.753 Years

ZIONS PUBLIC FINANCE
230 Las Vegas Boulevard South | Suite 200 | Las Vegas, NV 89101
Phone: (702) 796-7080 | Fax: (702) 796-2975

March 14, 2022

Via e-mail

Joshua Lentz
Western Alliance Business Trust, a Delaware statutory trust
One East Washington Street, Suite 1400
Phoenix, AZ 85004
jlentz@westernalliancebank.com
Phone: (602) 346-7467

CLOSING MEMO

RE: $8,906,800 City of West Wendover, Nevada Interim Debenture (Fire Station Project), Series 2022

CLOSING MEMO

The closing for the above-captioned Interim Debenture (the "Debenture") will occur on Wednesday, March 30, 2022.

Prior to closing, the Debenture will be registered as directed by Western Alliance Business Trust, a Delaware statutory trust and a representative of Western Alliance Business Trust, a Delaware statutory trust (the "Purchaser") will be required to sign the Purchaser's Receipt. The Purchaser's Receipt will be included with the other closing certificates and the unqualified opinion of Sherman & Howard LLC in the transcript documenting the transaction.

The following summarizes the sources and uses of funds for the Debenture

Sources of Funds	
Maximum Par Amount	$ 8,906,800.00
Planned Issuer Equity Contributions	85,000.00
Total Sources	**8,991,800.00**
Uses of Funds	
Total Underwriter's Discount	22,267.00
Costs of Issuance	62,733.00
Maximum Deposit to Project Construction Fund	8,906,800.00
Total Uses	**$ 8,991,800.00**

PURCHASER TO WIRE FUNDS TO THE CITY

Purchaser to wire $840,000 to the City representing the first draw on the Debenture as follows:

$840,000.00 **City of West Wendover**
Bank: Nevada State Bank
ABA# 122400779
Account Name: City of West Wendover/General
Account Number: 0452003700

CITY TO WIRE FUNDS TO THE PURCHASER'S COUNSEL

City to wire funds to Stradling Yocca Carlson & Rauth for the Purchaser's counsel fee in the amount of **$10,000.00** to:

$10,000.00 **City National Bank**
18111 VonKarman Avenue, Suite 450, Irvine,
California 92612
Routing # 122-016066
Account # 023938545 (Stradling Yocca Carlson & Rauth)
(Client/Matter No. 200759-0057)

CITY TO WIRE FUNDS TO THE PURCHASER

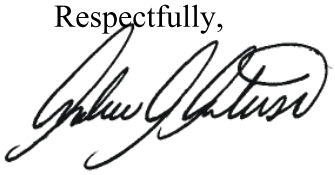
The City to wire funds to Western Alliance Business Trust, a Delaware statutory trust in the amount of **$22,267.00** for the Purchaser's origination fee to:

$22,267.00 **Western Alliance Business Trust, a Delaware statutory trust**
ABA# 122105980
Account Number: 7501990050
REF: City of West Wendover, Nevada Fire Station Project

Attached is a pro forma debt-service schedule for the Debenture.

If I can be of any further assistance, please do not hesitate to call.

Respectfully,



Andrew A. Artusa
Managing Director

cc: Regina Curtis
Cherry Jimenez-Cabarloc
Chris Melville
Debra Sanchez
Kendra Follett
Jim Lane
Scott Shaver
Eileen Rendulic- Moss
Trisha Van Cleve

Western Alliance
Public & Nonprofit Finance

March 4, 2022

City of West Wendover, Nevada
1111 N. Gene L. Jones Way
West Wendover, Nevada 89883

Re: City of West Wendover, Nevada, Consolidated Tax Revenue Interim Debenture (West Wendover Fire Station Project), Series 2022 (the "Interim Debenture")

Ladies and Gentlemen:

Western Alliance Business Trust is pleased to provide the following commitment letter for the Interim Debenture which has received credit approval, pending final due diligence, receipt of a concurrence letter from the USDA, document review and normal "out provisions".

Borrower:	City of West Wendover, Nevada (the "Borrower" and "City")
Purchaser:	Western Alliance Business Trust, a Delaware statutory trust (the "Purchaser")
Permanent Lender:	United States Department of Agriculture ("USDA")
Permanent Financing:	USDA Direct Loan – Not to exceed $8,906,800 ("USDA Direct Loans")
Borrower Cash Contribution:	$85,000
Commitment Amount:	Up to $8,906,800
Project:	Acquire, improve, equip, operate and maintain fire protection projects for the West Wendover Fire Station (the "Project").
Purpose:	The proceeds from the Interim Debenture will be used to: 1) pay the costs of the Project; and 2) pay costs of issuance associated with the Interim Debenture.
Final Maturity:	January 1, 2024.
Interest Payments:	Semi-annual interest payments on January 1 and July 1 commencing on July 1, 2022 through January 1, 2024. Interest on the Interim Debenture is to be computed on the basis of a year comprised of 360 days consisting of twelve (12) months of thirty (30) days each.
Principal Payments:	Interim Debenture due upon full prepayment or Final Maturity Date.
Interest Rate Pricing:	The Interim Debenture will be funded at par and at a fixed rate of interest based on the following formula: 79% of the sum of the 2-Year USD Semi-Annual Interest Rate Swap Rate plus 2.75% (tax-exempt fixed rate). The interest rate is **3.48%**. The interest rate will be held through Thursday, March 31, 2022. See Exhibit A – Interest Rate Lock herein.

Reserve Requirement: Not required for the Interim Debenture.

Prepayment Provisions: The Interim Debenture may be prepaid, at the option of the Borrower in whole, or in part, on any date on or after January 1, 2023, at par plus accrued interest to the date of prepayment, without premium.

Security: The Interim Debenture will be secured by a lien on Pledged Revenues (as defined below) and the proceeds of the takeout financing.

Pledged Revenues: The Pledged Revenues are comprised of 15% of certain proceeds of liquor taxes, tobacco taxes, real property transfer taxes, basic governmental services tax and basic and supplemental sales taxes distributed to the City (the "Pledged Revenues").

Funds: In connection with the financing of the Interim Debenture, there shall be established with Western Alliance Bank the following bancontrol funds:

1) Project Fund; and

2) Costs of Issuance Fund.

The initial disbursement of funds will be made to the Borrower upon review and approval of such costs by the Purchaser. All subsequent disbursements of funds will be made to the Borrower upon review and approval of such costs by the USDA. The Purchaser will only disburse funds upon receipt of approval by the USDA.

Advances: The Interim Debenture will be disbursed to a Project Fund pursuant to a draw schedule fixed at closing and amounts on deposit in the Project Fund will be available to fund Project costs as set forth below.

Advances will be made to the Borrower from the Project Fund up to and including December 31, 2023 upon receipt of an advance request not later than the Business Day which is ten (10) Business Days immediately prior to the day of the requested advance and at least ten (10) Business Days immediately preceding the commitment termination date and further conditioned upon review and approval of the Project costs set forth in such advance request by the Purchaser and the USDA.

In the event of a federal shut down or other event causing a delay in USDA operations that prevents the USDA's timely approval of any draw request that is otherwise approved by the Purchaser, the Purchaser shall proceed with the advancement of such funds to the Trustee, with the general understanding that USDA has agreed to provide its approval of such draw request after operations recommence and to reimburse the Purchaser for any additional costs directly attributable to such delay.

Legal Opinion(s):

Opinion of Bond Counsel, among other things, as to:

1) treatment of interest payments under the Interim Debenture as exempt from federal income taxes;
2) the validity and enforceability of the Interim Debenture and the Pledged Revenues being duly and validly authorized pursuant to the law; and
3) the Interim Debenture is secured by a valid lien on Pledged Revenues and the proceeds of the takeout financing.

Bond Counsel shall deliver a supplemental opinion as to the Interim Debenture being exempt from registration pursuant to the Securities Act of 1933, as amended.

A certificate of the City Attorney will be delivered at closing in the form acceptable to the Purchaser and the Purchaser's Counsel.

Additional Obligations:

The City may issue additional obligations on parity with the Interim Debenture.

Take-Out Financing:

The City will take all actions, as contemplated under Section 13 of the ordinance, to obtain financing from the USDA or any other financing source to provide funds to refund all or a portion of the Interim Debenture prior to maturity and apply all such funds upon receipt to prepay the Interim Debenture.

Documentation:

Bond Counsel will prepare all of the legal documentation, which will contain customary affirmative and negative covenants as well as usual representations and warranties for like situated borrowers acceptable to the Purchaser. Events of Default shall include those that are deemed standard and customary for transactions of this nature all of which shall be subject to satisfactory review by the Purchaser.

Conditions Precedent:

Prior to the funding of the Interim Debenture, the following conditions precedent shall have occurred, all of which shall be in form and substance satisfactory to the Purchaser and the Purchaser's Counsel:

1) satisfactory review by the Purchaser's Counsel of any outstanding agreements entered into by the Borrower which may impact the security for the Interim Debenture or the obligations of the Borrower with respect to repayment the Interim Debenture;
2) any authorizing resolution of the Borrower as required for the execution, delivery and repayment of the Interim Debenture;
3) opinions as required by the Purchaser and the Purchaser's Counsel;
4) properly executed loan documents in form and substance satisfactory to the Purchaser and the Purchaser's counsel evidencing or supporting the repayment of the Interim Debenture;
5) all other conditions as contemplated under the USDA Letter of Conditions;
6) a projected draw schedule delivered prior to closing; and
7) additional conditions precedent that the Purchaser and the Purchaser's Counsel consider customary and reasonably appropriate for the funding of the Interim Debenture.

Loan Treatment: The Original Purchaser will book the Interim Debenture as a loan, and, therefore, the Interim Debenture will be made under the following conditions:

1) the Interim Debenture shall not be registered or otherwise qualified for sale under the "Blue Sky" laws;
2) the Purchaser will satisfy the requirements of Municipal Securities Rulemaking Board Rule G-34(a)(i)(F), such that no CUSIP numbers will be obtained for the Interim Debenture (See "Assignment and Participation" herein);
3) no official statement or similar offering document has been prepared in connection with the private placement of the Interim Debenture;
4) the Interim Debenture will not settle through the DTC or any similar repository and will not be in book entry form; and
5) the Purchaser will sign a letter of representations in a form acceptable to Original Purchaser's Counsel and Bond Counsel.

Origination Fee: 25 basis points of the original principal amount of the Interim Debenture. No termination or other ongoing fees.

Expenses: All other out of pocket costs, including but not limited to Bond Counsel fee, Purchaser's origination fee, Purchaser's Counsel fees, with a cap of $10,000 (provided there is limited negotiation of the documentation), and other customary closing costs.

Bond Counsel: Sherman & Howard LLC / Reno, Nevada

Municipal Advisor: Zions Public Finance / Las Vegas, Nevada

Purchaser's Counsel: Stradling Yocca Carlson & Rauth, P.C. / Reno, Nevada

Pre-Closing Date: Monday, March 28, 2022 (Estimated)

Closing Date: Wednesday, March 30, 2022 (Estimated)

No Fiduciary Relationship: Inasmuch as the Interim Debenture represents a negotiated transaction, the City understands, and will confirm that the Purchaser is not acting as a fiduciary to the City, but rather is acting solely in its capacity as an investment for its own account. The District will acknowledge and agree that:

1) the transaction contemplated herein is an arm's length commercial transaction between the City and the Purchaser and its affiliates;
2) in connection with such transaction, the Purchaser and its affiliates are acting solely as a principal and not as an advisor including, without limitation, a "Municipal Advisor" as such term is defined in Section 15B of the Securities and Exchange Act of 1934, as amended, and the related final rules (the "Municipal Advisor Rules");
3) the Purchaser and its affiliates are relying on the bank exemption in the Municipal Advisor Rules;
4) the Purchaser and its affiliates have not provided any advice or assumed any advisory or fiduciary responsibility in favor of the City with respect to the transaction contemplated hereby and the discussions, undertakings and procedures leading

thereto;

5) the Purchaser and its affiliates have financial and other interests that differ from those of the City; and
6) the City has consulted with its own financial, legal, accounting, tax and other advisors, as applicable, to the extent it deemed appropriate.

Reporting Requirements:

The City shall provide the Purchaser with the following documentation and information within nine (9) months of the City's fiscal year end:

1) Audited financial statements of the City for the preceding fiscal year; and
2) Certification of the City that it is not aware of any default or Event of Default hereunder or in connection with the Interim Debenture.

The Borrower shall provide the Purchaser with its annual approved operating budget within one (1) month after its adoption.

The Purchaser shall receive notice of any material impact to the Borrower's financial position. The Borrower shall furnish at the Purchaser's request such additional information that the Purchaser may from time to time reasonably request.

Construction Monitoring:

The Borrower is required to provide monthly construction reports within 30 days of each monthly period. Construction reports to include the following due diligence items:

1) A summary of the Project status including pictures;
2) An update on Permitting, Design and Construction Progress;
3) A Project Budget including the approved budget, any change orders or budget reallocations, forecasted costs, amounts and percentages remaining to complete and use of contingency; and
4) A Project Schedule with milestone completion dates and variances.

Submitted on behalf of Western Alliance Bank and its affiliate, Western Alliance Business Trust.

Joshua J. Lentz
Senior Vice President

CITY OF WEST WENDOVER, NEVADA

By: _____

Name: Chris J. Melville

Title: City Manager

Date: 3-14-2022

Commitment Letter – Construction Bonds
City of West Wendover, Nevada
March 4, 2022
Exhibit A

CITY OF WEST WENDOVER, NEVADA
CONSOLIDATED TAX REVENUE INTERIM DEBENTURE
(WEST WENDOVER FIRE STATION PROJECT)

INTEREST RATE LOCK CALCULATION AS OF FRIDAY, MARCH 4, 2022

Western Alliance Business Trust (the "Lender") is pleased to provide to the City of West Wendover, Nevada (the "Borrower") the following Interest Rate Lock for the above-mentioned debenture (the "Construction Loan"), subject to delivery of certain letters from the United States Department of Agriculture, Rural Development and the Purchaser's additional due diligence and receipt and approval of all relevant documentation, for the execution and delivery of the Construction Loan.

NOT TO EXCEED AGGREGATE COMMITMENT:	$8,906,800.00
WEIGHTED AVERAGE MATURITY (ESTIMATED):	2 Years
ESTIMATED FUNDING DATE:	Wednesday, March 30, 2022
2 YEAR MID USD SEMI-ANNUAL 30/360 SWAP RATE[1]	1.650%
BANK SPREAD	2.750%
TAXABLE INTEREST RATE[1]	4.400%
TAX-EXEMPT MULTIPLIER[2]	79%
TAX-EXEMPT INTEREST RATE[3]	3.48%

(1) Bloomberg Finance L.P. - 2 Year Tenor USD Semi-Annual 30/360 Swap Rate as of Friday, March 4, 2022, 12:38:31 EST, rounded to the nearest one hundredth percentage. See below for Screen Shot.

(2) Based on a federal corporate tax rate of 21%.
(3) The interest rate is rounded to the nearest one hundredth and will expire if the Construction Bonds is not funded by Thursday, March 31, 2022.

BLOOMBERG FINANCE L.P. SCREEN SHOT OF USD SEMI-ANNUAL 30/360 SWAP RATES AS OF FRIDAY, MARCH 4, 2022, 12:38:31 EST

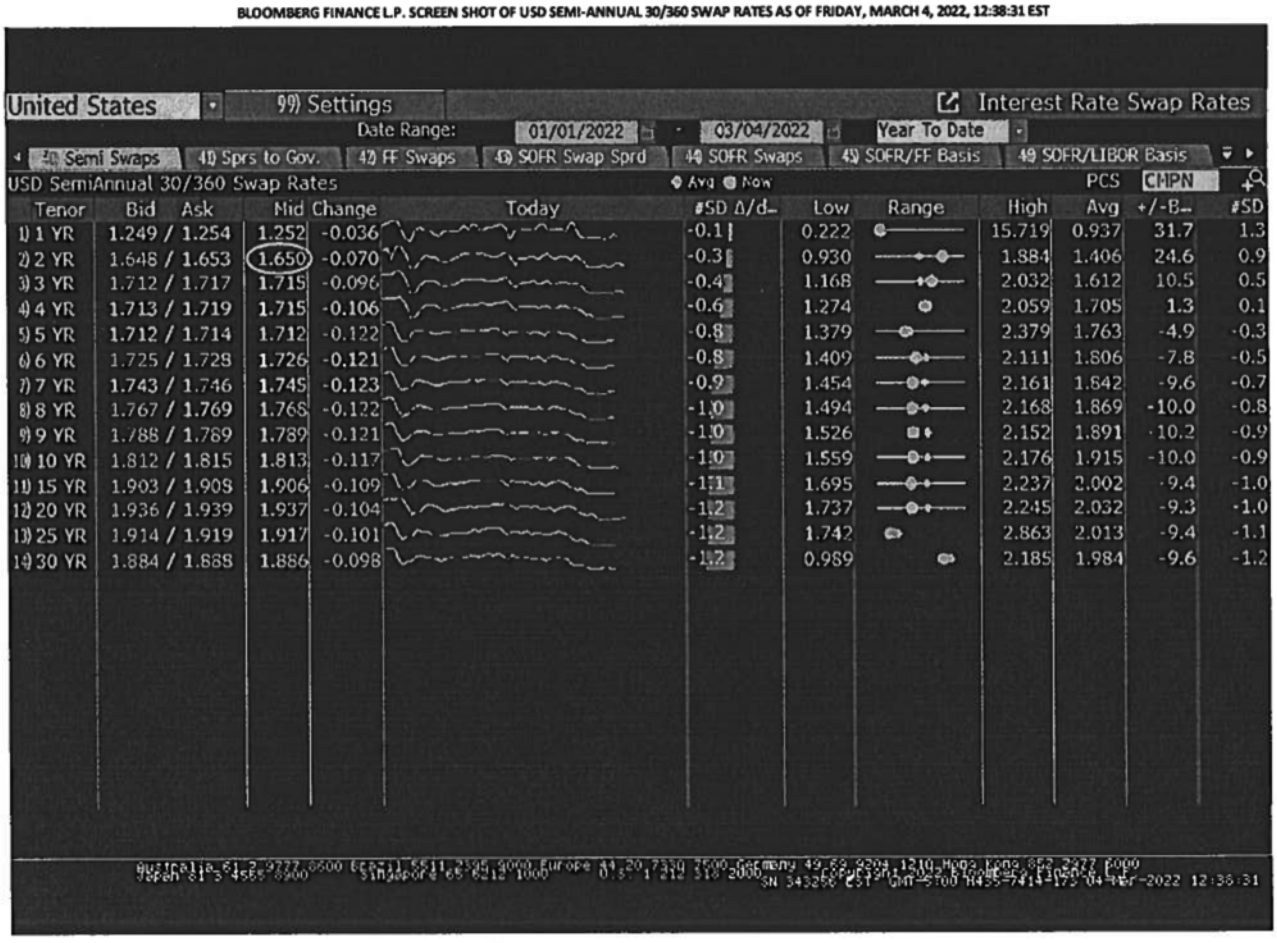


EXHIBIT 10D

$5,789,400

City of West Wendover, Nevada
Interim Debenture (Downtown Infastructure Project Phase I)
(Additionally Secured by Pledged Revenues) Series 2022

Aggregate Bond Balance

Date	Principal	Interest	Total P+I	Bond Balance	Fiscal Total
09/15/2022	-	-	-	-	-
02/01/2023	-	45,711.56	45,711.56	5,789,400.00	-
06/30/2023	-	-	-	5,789,400.00	45,711.56
07/01/2023	-	-	-	5,789,400.00	-
08/01/2023	-	132,287.79	132,287.79	5,789,400.00	-
02/01/2024	-	132,287.79	132,287.79	5,789,400.00	-
06/30/2024	-	-	-	5,789,400.00	264,575.58
07/01/2024	-	-	-	5,789,400.00	-
08/01/2024	5,789,400.00	132,287.79	5,921,687.79	-	-
06/30/2025	-	-	-	-	5,921,687.79
Total	**$5,789,400.00**	**$442,574.93**	**$6,231,974.93**	**-**	**-**

Par Amounts Of Selected Issues

2022 Downtown Project Interim Debenture	5,789,400.00
TOTAL	**5,789,400.00**

ZIONS PUBLIC FINANCE
230 Las Vegas Boulevard South | Suite 200 | Las Vegas, NV 89101
Phone: (702) 796-7080 | Fax: (702) 796-2975

September 7, 2022

Via e-mail

Monika E. Suarez
Western Alliance Business Trust, a Delaware statutory trust
601 W. 5th Street, Suite 100
Los Angeles, CA 90071
msuarez@westernalliancebank.com
Phone: (213) 362-5277

CLOSING MEMO

RE: $5,789,400 City of West Wendover, Nevada Consolidated Tax Revenue Interim Debenture (Downtown Development Phase I), Series 2022

CLOSING MEMO

The closing for the above-captioned Interim Debenture (the "Debenture") will occur on Thursday, September 15, 2022.

Prior to closing, the Debenture will be registered as directed by Western Alliance Business Trust, a Delaware statutory trust and a representative of Western Alliance Business Trust, a Delaware statutory trust (the "Purchaser") will be required to sign the Purchaser's Receipt. The Purchaser's Receipt will be included with the other closing certificates and the unqualified opinion of Sherman & Howard LLC in the transcript documenting the transaction.

The following summarizes the sources and uses of funds for the Debenture

Sources of Funds	
Maximum Par Amount	$ 5,789,400.00
Planned Issuer Equity Contributions	569,799.67
NV Gold Mines Grant	400,000.00
Other Unpledged Grants	325,000.00
Total Sources	**7,084,199.67**
Uses of Funds	
Total Underwriter's Discount	14,473.50
Costs of Issuance	83,526.50
Maximum Deposit to Project Construction Fund	6,986,199.67
Total Uses	**$ 7,084,199.67**

230 Las Vegas Boulevard South | Suite 200 | Las Vegas, NV 89101
Phone: (702) 796-7080 | Fax: (702) 796-2975

The City will make an initial draw under the Debenture of $230,761.85 of which $156,288.35 will be wired to the City by the Purchaser and deposited to the Project Fund and $74,473.50 will be wired to the City by the Purchaser and deposited to the Costs of Issuance Fund.

PURCHASER TO WIRE FUNDS TO THE CITY

Purchaser to wire $156,288.35 to the City for deposit to the Project Fund and to wire $74,473.50 to the City for deposit to the Costs of Issuance Fund, representing the first draw on the Debenture as follows:

$230,761.85 **City of West Wendover**
Bank: Nevada State Bank
ABA# 122400779
Account Name: City of West Wendover/General
Account Number: 0452003700

CITY TO WIRE FUNDS TO THE PURCHASER'S COUNSEL

City to wire funds to Stradling Yocca Carlson & Rauth for the Purchaser's counsel fee in the amount of **$10,000.00** to:

$10,000.00 **City National Bank**
18111 VonKarman Avenue, Suite 450, Irvine,
California 92612
Routing # 122-016066
Account # 023938545 (Stradling Yocca Carlson & Rauth)
(Client/Matter No. 200759-0044)

CITY TO WIRE FUNDS TO THE PURCHASER

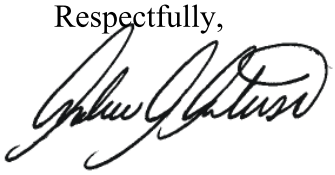
The City to wire funds to Western Alliance Business Trust, a Delaware statutory trust in the amount of **$14,473.50** for the Purchaser's origination fee to:

$14,473.50 **Western Alliance Business Trust, a Delaware statutory trust**
ABA# 122105980
Account Number: 289061-1002 GL
REF: City of West Wendover, Nevada Downtown Development Phase 1 Project
Attn: Muni Department

Attached is a pro forma debt-service schedule for the Debenture.

If I can be of any further assistance, please do not hesitate to call.

Respectfully,



Andrew A. Artusa
Managing Director

cc: Chris Melville
Debra Sanchez
Kendra Follett
Scott Shaver
Melvin Moothen

$5,789,400

City of West Wendover, Nevada
Interim Debenture (Downtown Infastructure Project Phase I)
(Additionally Secured by Pledged Revenues) Series 2022

Aggregate Bond Balance

Date	Principal	Interest	Total P+I	Bond Balance	Fiscal Total
09/15/2022	-	-	-	-	-
02/01/2023	-	45,711.56	45,711.56	5,789,400.00	-
06/30/2023	-	-	-	5,789,400.00	45,711.56
07/01/2023	-	-	-	5,789,400.00	-
08/01/2023	-	132,287.79	132,287.79	5,789,400.00	-
02/01/2024	-	132,287.79	132,287.79	5,789,400.00	-
06/30/2024	-	-	-	5,789,400.00	264,575.58
07/01/2024	-	-	-	5,789,400.00	-
08/01/2024	5,789,400.00	132,287.79	5,921,687.79	-	-
06/30/2025	-	-	-	-	5,921,687.79
Total	**$5,789,400.00**	**$442,574.93**	**$6,231,974.93**	**-**	**-**

Par Amounts Of Selected Issues

2022 Downtown Project Interim Debenture	5,789,400.00
TOTAL	**5,789,400.00**

Western Alliance
Public & Nonprofit Finance

September 2, 2022

City of West Wendover, Nevada
1111 N. Gene L. Jones Way
West Wendover, Nevada 89883

Re: City of West Wendover, Nevada, Consolidated Tax Revenue Interim Debenture (Downtown Development Infrastructure Phase 1 Project), Series 2022 (the "Interim Debenture")

Ladies and Gentlemen:

Western Alliance Business Trust is pleased to provide the following commitment letter for the Interim Debenture which has received credit approval, pending final due diligence, receipt of a concurrence letter from the USDA, document review and normal "out provisions".

Borrower:	City of West Wendover, Nevada (the "Borrower" and "City")
Purchaser:	Western Alliance Business Trust, a Delaware statutory trust (the "Purchaser")
Permanent Lender:	United States Department of Agriculture ("USDA")
Permanent Financing:	USDA Direct Loan – Not to exceed $5,789,400 ("USDA Direct Loan")
Grants:	State of Nevada, Community Development Block Grant ($325,000) and Nevada Gold Mines ($400,000)
Borrower Cash Contribution:	$569,799.67
Commitment Amount:	Up to $5,789,400
Project:	Street improvements consisting of the extension of Pueblo Boulevard (a major arterial street) from the intersection of Wendover Blvd/Pueblo Boulevard north approximately 900 ft. along with related public infrastructure to serve the Phase 1 Downtown Development (the "Project").
Purpose:	The proceeds from the Interim Debenture will be used to: 1) pay the costs of the Project; and 2) pay costs of issuance associated with the Interim Debenture.
Final Maturity:	August 1, 2024.
Interest Payments:	Semi-annual interest payments on February 1 and August 1 commencing on February 1, 2023, through August 1, 2024. Interest on the Interim Debenture is to be computed on the basis of a year comprised of 360 days consisting of twelve (12) months of thirty (30) days each.
Principal Payments:	Interim Debenture due upon full prepayment or Final Maturity Date.

Interest Rate Pricing: The Interim Debenture will be funded at par and at a rate of interest based on the following formula:

79% of the sum of the 2-Year U.S. Treasury Actives Spot Rate plus 2.25% (tax-exempt fixed rate). The interest rate is **4.57%**. The interest rate will be held through Thursday September 15, 2022. See Exhibit A – Interest Rate Lock herein.

Reserve Requirement: Not required for the Interim Debenture.

Prepayment Provisions: The Interim Debenture may be prepaid, at the option of the Borrower in whole, or in part, on any date on or after August 1, 2023, at par plus accrued interest to the date of prepayment, without premium.

Security: The Interim Debenture will be secured by a lien on Pledged Revenues (as defined below) and the proceeds of the takeout financing.

Pledged Revenues: The Pledged Revenues are comprised of 15% of certain proceeds of liquor taxes, tobacco taxes, real property transfer taxes, basic governmental services tax and basic and supplemental sales taxes distributed to the City (the "Pledged Revenues").

Funds: In connection with the financing of the Interim Debenture, there shall be established with Western Alliance Bank the following bancontrol funds:

1) Project Fund; and

2) Costs of Issuance Fund.

The initial disbursement of funds will be made to the Borrower upon review and approval of such costs by the Purchaser. All subsequent disbursements of funds will be made to the Borrower upon review and approval of such costs by the USDA. The Purchaser will only disburse funds upon receipt of approval by the USDA.

Advances: The Interim Debenture will be disbursed to a Project Fund pursuant to a draw schedule fixed at closing and amounts on deposit in the Project Fund will be available to fund Project costs as set forth below.

Advances will be made to the Borrower from the Project Fund up to and including June 30, 2024 upon receipt of an advance request not later than the Business Day which is ten (10) Business Days immediately prior to the day of the requested advance and at least ten (10) Business Days immediately preceding the commitment termination date and further conditioned upon review and approval of the Project costs set forth in such advance request by the Purchaser and the USDA.

In the event of a federal shut down or other event causing a delay in USDA operations that prevents the USDA's timely approval of any draw request that is otherwise approved by the Purchaser, the Purchaser shall proceed with the advancement of such funds to the Trustee, with the general understanding that USDA has agreed to provide its approval of such draw request after operations recommence and to reimburse the Purchaser for any additional costs directly attributable to such delay.

Legal Opinion(s):

Opinion of Bond Counsel, among other things, as to:

1) treatment of interest payments under the Interim Debenture as exempt from federal income taxes;
2) the validity and enforceability of the Interim Debenture and the Pledged Revenues being duly and validly authorized pursuant to the law; and
3) the Interim Debenture is secured by a valid lien on Pledged Revenues and the proceeds of the takeout financing.

Bond Counsel shall deliver a supplemental opinion as to the Interim Debenture being exempt from registration pursuant to the Securities Act of 1933, as amended.

A certificate of the City Attorney will be delivered at closing in the form acceptable to the Purchaser and the Purchaser's Counsel.

Additional Obligations:

The City may issue additional obligations on parity with the Interim Debenture.

Take-Out Financing:

The City will take all actions, as contemplated under Section 13 of the ordinance, to obtain financing from the USDA or any other financing source to provide funds to refund all or a portion of the Interim Debenture prior to maturity and apply all such funds upon receipt to prepay the Interim Debenture.

Documentation:

Bond Counsel will prepare all of the legal documentation, which will contain customary affirmative and negative covenants as well as usual representations and warranties for like situated borrowers acceptable to the Purchaser. Events of Default shall include those that are deemed standard and customary for transactions of this nature all of which shall be subject to satisfactory review by the Purchaser.

Conditions Precedent:

Prior to the funding of the Interim Debenture, the following conditions precedent shall have occurred, all of which shall be in form and substance satisfactory to the Purchaser and the Purchaser's Counsel:

1) satisfactory review by the Purchaser's Counsel of any outstanding agreements entered into by the Borrower which may impact the security for the Interim Debenture or the obligations of the Borrower with respect to repayment the Interim Debenture;
2) any authorizing resolution of the Borrower as required for the execution, delivery and repayment of the Interim Debenture;
3) opinions as required by the Purchaser and the Purchaser's Counsel;
4) properly executed loan documents in form and substance satisfactory to the Purchaser and the Purchaser's counsel evidencing or supporting the repayment of the Interim Debenture;
5) all other conditions as contemplated under the USDA Letter of Conditions;
6) a projected draw schedule delivered prior to closing; and
7) additional conditions precedent that the Purchaser and the Purchaser's Counsel consider customary and reasonably appropriate for the funding of the Interim Debenture.

Loan Treatment:

The Original Purchaser will book the Interim Debenture as a loan, and, therefore, the Interim Debenture will be made under the following conditions:

1) the Interim Debenture shall not be registered or otherwise qualified for sale under the "Blue Sky" laws;
2) the Purchaser will satisfy the requirements of Municipal Securities Rulemaking Board Rule G-34(a)(i)(F), such that no CUSIP numbers will be obtained for the Interim Debenture (See "Assignment and Participation" herein);
3) no official statement or similar offering document has been prepared in connection with the private placement of the Interim Debenture;
4) the Interim Debenture will not settle through the DTC or any similar repository and will not be in book entry form; and
5) the Purchaser will sign a letter of representations in a form acceptable to Original Purchaser's Counsel and Bond Counsel.

Origination Fee: 25 basis points of the original principal amount of the Interim Debenture. No termination or other ongoing fees.

Expenses: All other out of pocket costs, including but not limited to Bond Counsel fee, Purchaser's origination fee, Purchaser's Counsel fees, with a cap of $10,000 (provided there is limited negotiation of the documentation), and other customary closing costs.

Bond Counsel: Sherman & Howard LLC / Reno, Nevada

Placement Agent: Zions Public Finance / Las Vegas, Nevada

Purchaser's Counsel: Stradling Yocca Carlson & Rauth, P.C. / Reno, Nevada

Pre-Closing Date: Tuesday September 13, 2022

Closing Date: Thursday September 15, 2022

No Fiduciary Relationship: Inasmuch as the Interim Debenture represents a negotiated transaction, the City understands, and will confirm that the Purchaser is not acting as a fiduciary to the City, but rather is acting solely in its capacity as an investment for its own account. The District will acknowledge and agree that:

1) the transaction contemplated herein is an arm's length commercial transaction between the City and the Purchaser and its affiliates;
2) in connection with such transaction, the Purchaser and its affiliates are acting solely as a principal and not as an advisor including, without limitation, a "Municipal Advisor" as such term is defined in Section 15B of the Securities and Exchange Act of 1934, as amended, and the related final rules (the "Municipal Advisor Rules");
3) the Purchaser and its affiliates are relying on the bank exemption in the Municipal Advisor Rules;
4) the Purchaser and its affiliates have not provided any advice or assumed any advisory or fiduciary responsibility in favor of the City with respect to the transaction contemplated hereby and the discussions, undertakings and procedures leading thereto;
5) the Purchaser and its affiliates have financial and other interests that differ from those of the City; and

6) the City has consulted with its own financial, legal, accounting, tax and other advisors, as applicable, to the extent it deemed appropriate.

Reporting Requirements:

The City shall provide the Purchaser with the following documentation and information within nine (9) months of the City's fiscal year end:

1) Audited financial statements of the City for the preceding fiscal year; and
2) Certification of the City that it is not aware of any default or Event of Default hereunder or in connection with the Interim Debenture.

The Borrower shall provide the Purchaser with its annual approved operating budget within one (1) month after its adoption.

The Purchaser shall receive notice of any material impact to the Borrower's financial position. The Borrower shall furnish at the Purchaser's request such additional information that the Purchaser may from time to time reasonably request.

Construction Monitoring:

The Borrower is required to provide monthly construction reports within 30 days of each monthly period. Construction reports to include the following due diligence items:

1) A summary of the Project status including pictures;
2) An update on Permitting, Design and Construction Progress;
3) A Project Budget including the approved budget, any change orders or budget reallocations, forecasted costs, amounts and percentages remaining to complete and use of contingency; and
4) A Project Schedule with milestone completion dates and variances.

Submitted on behalf of Western Alliance Bank and its affiliate, Western Alliance Business Trust.

Monika E. Suarez
Managing Director

CITY OF WEST WENDOVER, NEVADA

By: Debbie L Sanchez

Name: Debbie L Sanchez

Title: Chief Financial officer

Date: September 2, 2022

CITY OF WEST WENDOVER, NEVADA
CONSOLIDATED TAX REVENUE INTERIM DEBENTURE (DOWNTOWN DEVELOPMENT INFRASTRUCTURE PHASE 1 PROJECT), SERIES 2022

INTEREST RATE LOCK

INTEREST RATE LOCK CALCULATION AS OF THURSDAY SEPTEMBER 1, 2022.

Western Alliance Bank and its affiliate Western Alliance Business Trust (the "Lender") are pleased to provide to the City of West Wendover, NV (the "City") the following interest rate lock for the Consolidated Tax Revenue Interim Debenture (Downtown Development Infrastructure Phase 1 Project), Series 2022 (the "2022 Loan"), subject to the Purchaser's additional due diligence and receipt and approval of all relevant documentation, prior to closing.

NOT TO EXCEED AGGREGATE COMMITMENT:	$3,700,000.00
ESTIMATED FUNDING DATE:	Thursday, September 15, 2022
2 YEAR U.S. TREASURY ACTIVE SPOT RATE[1]	3.540%
BANK SPREAD	2.000%
TAXABLE INTEREST RATE[2]	5.54%
CONVERSION TO TAX-EXEMPT RATE ON SEPTEMBER 1, 2024	
TAXABLE INTEREST RATE[2]	5.54%
TAX-EXEMPT MULTIPLIER[3]	75%
TAX-EXEMPT INTEREST RATE[3]	4.15%

(1) Bloomberg Finance L.P. - 2 year U.S. Treasury Active Spot Rate as of Thursday September 1, 2022, rounded to the nearest one hundredth percentage. See below for Screen Shot.

(2) Based on a federal corporate tax rate of 21%

(3) The interest rate is rounded to the nearest one hundredth and will expire if the 2022 Loan are not funded by Thursday September 15, 2022.

BLOOMBERG FINANCE L.P. SCREEN SHOT OF USD 2 YEAR TENOR AS OF THURSDAY SEPTEMBER 1, 2022.



CITY OF WEST WENDOVER
FIVE YEAR CAPITAL IMPROVEMENT PROJECTS PLAN
FISCAL 2023-2024 thru 2027-2028
By Priority

√ Denotes Project process, engineering design and/or construction underway.

2023-2024

1. **√ CITY DOWNTOWN INFRASTRUCTURE PHASE 1 – COST ($7,084,199).**
With the City proceeding with planned development initiatives on the City Center/Downtown property Phase 1 infrastructure needs to be completed. This infrastructure will include an extension to Pueblo Boulevard to the north of approximately 900 feet in a complete street design as well as related utility infrastructure which will service the Phase 1 area that will contain approximately 60 acres of land for commercial development.

Progress Report: Project under construction, completion scheduled for September 2023. Funding by USDA loan, Nevada CDBG Grant, U.S. EDA Grant, NGM Grant and General Fund ARP Allocation. FY2023-2024

2. **√ FIRE STATION FACILITY – COST ($14,773,822).**
The current Fire Station is located on private land, which the City has leased on a yearly basis. The existing facility is limited in size and capability given its initial size and related construction and the property owner has chosen not to provide future lease of the facility. The community has more than quadrupled in size since the original facility was built and now the long-term needs of the community are not being met. The City has a site selected and partially developed to accommodate the new fire station facility, located adjacent to the City Hall on N. Gene L. Jones Way. The project is currently completing design and scheduled for construction late fall of 2023 under a Design/Build Contract with CORE Construction.

Progress Report: Design nearing completion, construction scheduled for late fall 2023 with expected one year construction. This project to be funded through USDA loan (obligated) and General Fund ARP Allocation and Other Grants/Loans FY 2023-2024

3. **√ INTEROPERABILITY, POLICE, POLICE DISPATCH AND EMERGENCY SERVICES TOWER/MOBILE DATA – COST *($426,000)***
The City of West Wendover continues its progress with regard to upgrades to the City's interoperability for Public Safety which includes adding an additional radio tower at the Public Works Facility to enhance coverage of the eastern end of the community along with providing increased signal penetration of commercial buildings for radio traffic. This project also includes upgrades to the Police Dispatch System for capability to integrate, use and transmit GIS, law enforcement and emergency services information from Dispatch to officers and personnel on the street via wireless networking and related equipment in vehicles.

Progress Report: Tower site location chosen, FAA permit in process for location. GIS base mapping complete, dispatch system has base capabilities for networking. Funding to be provided by General Fund and DOJ Technology Grant currently in place. Construction completion spring 2024. FY 2023-2024

4. **√ WEST WENDOVER CLINIC DIGITAL X RAY UPGRADE – COST ($320,000).**
This project is to complete an upgrade to the West Wendover Clinic Digital X-ray machine and related equipment. The project is being funded through a grant obtained through the Health Resources and Services Administration (HRSA).

Progress Report: X-ray acquisition process initiated. Completion of project by January 2024. Funding through HRSA Grant. FY 2023-2024

5. **√ ACQUISITION/CONVEYANCE OF AIR FORCE PROPERTY PHASE 1 (PORT OF WEST WENDOVER) INCLUDING ANNEXATION – COST ($50,000).**
The City of West Wendover has adopted the development plan for the first 3,000 of 6,000+ acres of U.S.A.F. Property to be developed in part as the Port of West Wendover. In September 2014 the Air Force submitted their letter of relinquishment for Phase 1 which contains 6,000 acres to the Bureau of Land Management (BLM). The BLM is now completing the necessary environmental assessment and related reports in conjunction and coordination with work by the U.S.A.F. regarding an identified CERCLA site. Once this work is completed the process of conveyance will proceed providing the properties to the city. Though the conveyance itself is at no cost, there is anticipation of some costs administratively with regard to completing the process and annexing the property into the city limits.

Progress Report: U.S. Public Law 107-314 signed into law on December 2, 2002 authorizes the conveyance of approximately 15,000 acres of property to the City of West Wendover, Nevada and Tooele County, Utah. The property use has been reassessed and the conveyance will now contain approximately 6,000 acres. BLM has completed the EA and is preparing to convey just over 4,000 acres under stipulation with the City, with the remaining approximately 2,000 acres now in an appeal process with the Board of Land Appeals under a filing by the City due to removal of such property from conveyance consideration by the BLM. BLM estimates conveyance should occur first half of calendar 2024. Funding by Federal Government, Tooele County, Utah and General Fund. FY 2023-2024

6. **√ INFRASTRUCTURE NORTH INTERSTATE 80 EXIT #410, PHASE 2, LEPPY HILLS BLVD, N. FLORENCE WAY EXTENSION AND OTHER UTILITIES – COST ($4,200,000).**
The City of West Wendover has planned development initiatives, which include infrastructure (arterial, collector streets and utility services) on the north side of Exit #410 at Interstate 80. This area includes access to public federal lands including the Leppy Hills Trails complex in addition to commercial development areas and continued access to the NDOT maintenance facility. The project fulfills obligations of the City under the Memorandum of Understanding executed in 2009 between the City of West Wendover, Nevada Department of Transportation and the Federal Highway Administration for access at Interstate 80, Exit 410. The infrastructure would establish necessary public improvements for this area. The project includes pedestrian accesses related to Exit 410 which may be phased.

Progress Report: Funding sources Private Funding via current developments. FY 2023-2024

7. **√ LOGISTICS DRIVE EXTENSION PROJECT – COST ($805,000).**
This project is to complete Logistics Drive in the Industrial Park. The extension is approximately 800 feet in length and includes curb, gutter, sidewalk and necessary street lighting. Other main utilities are currently in place. City Council has approved this project to proceed.

Progress Report: Project funding through the General Fund. FY 2023-2024

2024-2025

8. **√ ACQUIRE AERIAL PLATFORM CLASS 1 ENGINE 2000 GPM – COST ($1,000,000).**
At this time, with our existing equipment, it is difficult to reach 30-foot buildings or higher. Evacuation from such roofs of buildings may be necessary in the future and this equipment would facilitate such evacuations. An added benefit to this type of unit is a substantial decrease in insurance costs throughout the community.

Progress Report: This project is to be funded through a medium-term loan and/or grant through USDA Rural Development or Other. FY 2024-2025

9. **DOWNTOWN DEVELOPMENT INFRASTRUCTURE PHASE 2 – COST ($4,122,012).**
This project will complete the public improvements that were not able to be completed in Phase 1 due to cost. Phase 2 includes the utility/restroom building as well as the recreation splash pad associated with the Victory Plaza in the new downtown.

Progress Report: Engineering estimate complete based upon the Phase 1 pricing. Project funding application submittal made through Congressional Direct Funding FY24. Project funding through HUD Grant (Congressional) and General Fund. FY 2024-2025

10. **REUSE LINE REPLACEMENT FROM WASTE WATER FACILITY TO TOANA VISTA GOLF COURSE STORAGE FACILITY – COST ($4,181,292).**
This project includes replacement of approximately 14,416 feet of existing reclaimed (reuse) water pipeline of various diameters to new 10" C-900 DR-18 PVC pipe. The project will include several combination air valve stations and other appurtenances to allow transfer or reclaimed water produced by the wastewater treatment facility to the Toana Vista Golf Course for use as irrigation water for the summer irrigation season.

Progress Report: Preliminary Engineering Report has been completed. Project has been submitted to SRF for Funding. Funding through SRF Loan/Grant. FY 2024-2025

11. **WASTE WATER TREATMENT FACILITY COMPRESSOR REPLACEMENT – COST ($114,000).**
This project will include replacement of the existing air compressor which provide process air for the treatment facility.

Progress Report: Engineering estimate complete. Project funding submittal complete to SRF. Project funding through Sewer Fund and SRF Loan/Grant. FY 2024-2025

12. **WASTE WATER TREATMENT FACILITY MBR FILTER REPLACEMENT – COST ($1,717,000).**
The existing MBR filters have reached their useful design life and are showing signs of deterioration and wear. An ever-increasing amount of effort and cost is being expended keeping these filters functioning. This project will replace all the existing MBR filters with new filters of the same manufacturer to bring the plant back to full capacity and efficiency.

Progress Report: Engineering estimate complete. Project funding submittal complete to SRF and Congressional Direct Spending application. Project funding through Sewer Fund and SRF Loan/Grant and NDEP through Congressional program. FY 2024-2025

2025-2026

13. **√ WEST WENDOVER COMMUNITY AND RECREATION CENTER – COST ($12,000,000).**
The city recently completed a 5-year Comprehensive Economic Development Strategy (CEDS) as part of the State of Nevada CEDS process. Through the process, the development of a Community and Recreation Center was one of the top 3 goals established by the CEDS committee. The project would include a Senior Center, Library (to be operated by the Elko County Library System), Food Bank as well as various indoor recreational amenities. The facility would be owned, developed and financed under the provisions of NRS 277.0705 wherein a cooperative agreement between the City of West Wendover and the West Wendover Recreation District would be established.

Progress Report: A combination of funding is being sought for the project. The City and the West Wendover Recreation District have adopted a previous Joint Resolution (No. 2020-01) which sets forth the parameters of entering into a Cooperative Agreement pursuant to NRS 277.0705. Funding by USDA, City and WWRD and potential private funding. FY 2025-2026

14. **PUEBLO BOULEVARD/ N. TIBBETS BOULEVARD STORM DRAIN PROJECT PHASE 4 – COST ($110,000).** During calendar 2014 and 2015 the city experienced several severe flooding events which required additional storm drainage improvements, modification and evaluation. An evaluation of the impacts and solutions based on these events has been completed by the City Engineer. Based on the findings and approval of Council, the city completed the Storm Drain Project Phase 1 and 2 in 2017 and in 20120 Phase 3 which was a storm water detention basin along Pueblo Boulevard, east of Alpine Street. Phase 4 is the construction of additional storm water detention and sedimentary basins along the west side of N. Tibbets Boulevard that feed into the main system at the intersection of N. Tibbets and Pueblo Boulevard.

Progress Report: Initial design complete for Phase 4 and coordination with private property holdings in process. Funding by City Capital Projects Fund and possible private resources. FY2025-2026

15. **3 MILE RESERVOIR REHABILITATION – COST ($261,400).**
The reservoir is a 1.5 MG potable water storage facility which receives water from the city owned sources located within the Goshute valley approximately 25 miles west of West Wendover, Nevada. In 2010 the synthetic liner in the facility was replaced and is now showing signs of deterioration and leakage along with visual degradation of concrete within the reservoir. The proposed project will address these issues wherein the existing liner will be removed and the concrete structure will be repaired. These repairs will include grinding and patching natural cracks, repairing chipped and spalled concrete and general reconditioning of the concrete as required. A deteriorated concrete column which supports the aluminum cover will also be demolished and replaced. Following this work, a new synthetic liner will be installed to complete the project.

Progress Report: Estimates completed. This project is intended to be funded through the Johnson Springs Enterprise Fund and NDEP/SRF Loan/Grant or Other Grant. FY 2025-2026

16. **RECLAIMED WATER TANK RECOAT – COST ($82,974)**
This project includes the cleaning and restoration of the interior and exterior surfaces of the reclaimed water storage tank. The tank will be drained, cleaned and blasted to a white metal finish and recoated using a system compatible with reuse water. During the cleaning and prep phase of the project, the tank structure will be evaluated for corrosion and deterioration and repaired as needed.

Progress Report: Engineering estimate complete. Project funding submittal complete to SRF. Project funding through Water Fund and SRF Loan/Grant. FY 2025-2026

17. **WASTE WATER TREATMENT FACILITY BASIN REPAIR – COST ($378,300).**
This project will address cracks and leaks that have become problematic on the basin at the Waste-Water Treatment Plant. Project will consist of surface preparation and application of waterproofing treatment to the interior walls of the basin.

Progress Report: Engineering estimate complete. Project funding submittal complete to SRF. Project funding through Sewer Fund and SRF Loan/Grant. FY 2025-2026

18. **ASBESTOS LINE REPLACEMENT WENDOVER BOULEVARD – COST ($1,004,968).**
This project replaces approximately 2,020 feet of existing asbestos cement (A/C) water pipe along Wendover Boulevard beginning at the intersection of SR93A and extending east towards the state line.

Progress Report: Engineering estimate complete. Project funding submittal complete to SRF. Project funding through Water Fund and SRF Loan/Grant. FY 2025-2026

19. **WENDOVER REGIONAL MULTI MODAL ENHANCEMENT PROJECT PHASE 1A (N. GENE L. JONES WAY TO RED GARTER ST) – COST ($3,858,278).**
As traffic frequency and load increases with the growth of the community, areas of Wendover Boulevard will require rehabilitation in order to be able to support vehicle traffic, incorporate safe streets programs and provide for multi-modal enhancements. Phase 1A includes street widening and center islands, bicycle lanes, increased pedestrian access and lighting.

Progress Report: Estimates completed and conceptual programming completed. This project is intended to be funded through General Fund and/or RTC Funds combined with, NDOT and USDOT Funding Programs in addition to Private Funding. FY 2025-2026

20. **WENDOVER REGIONAL MULTI MODAL ENHANCEMENT PROJECT PHASE 1B (RED GARTER ST TO US93A) – COST ($11,444,835).**
As traffic frequency and load increases with the growth of the community, areas of Wendover Boulevard will require rehabilitation in order to be able to support vehicle traffic, incorporate safe streets programs and provide for multi-modal enhancements. Phase 1B includes street widening and center islands, bicycle lanes, increased pedestrian access, lighting and street signalization (Exit 410).

Progress Report: Estimate complete, conceptual programming completed. This project is intended to be funded through General Fund and/or RTC Funds combined with, NDOT and USDOT Funding Programs in addition to Private Funding. FY 2025-2026

21. WEST WENDOVER STREET REHAB PROJECTS (PHASE 3) – COST ($360,000).

The Street Rehab Projects include the rehabilitation of several major street segments in the community which require additional investments outside of the normal maintenance cycle. The initial selected areas include Wendover Boulevard, Mesa Street and other collector and arterial street segments within the city.

Progress Report: Funding by City General Fund. FY2025-2026

22. WATER LINE EXTENSION MESA TO INDUSTRIAL WAY INCLUDING UPRR CROSSING, SECTION 16 & 17 – COST ($1,521,300).

This project consists of approximately 7,250 feet of 8" water line to be extended from Florence Way at the intersection of Mesa Street cross-country within proposed street rights-of-way to Industrial Way. The project also includes an underground crossing with the UPRR near the Mesa Street intersection. The project will boost pressures and fire flows to this area of the system and will provide a looped connection with redundant delivery methods to the industrial sector of the city.

Progress Report: Line interconnection completed as part of Florence Way Phase 2 in 2016. Engineering design completed, permit with UPRR ready for submittal. Project funding through Water Fund and SRF Loan/Grant. FY 2025-2026

23. 3 MILE WATER LOOP – COST ($3,968,210).

This project includes the installation of approximately 10,000 feet of 10" PVC water main along the eastern boundary of the city. Several pressure reducing stations, combination air valve stations and other pipeline appurtenances will be installed with the project to provide redundant flow paths and fire capacity to the central and lower areas of the city.

Progress Report: Engineering estimate complete. Project funding submittal complete to SRF. Project funding through Water Fund and SRF Loan/Grant. FY 2025-2026

24. JOHNSON SPRINGS TRANSMISSION SYSTEM, PRESTRESSED CONCRETE CYLINDER PIPE (PCCP) PIPELINE REPLACEMENT PROJECT – COST ($3,880,300).

The PCCP Replacement Project replaces 5,400 feet of 24-inch pre-stressed concrete cylinder pipe installed in the late 1970's as part of the potable water transmission pipeline that delivers drinking water from the Goshute Valley to the Cities of West Wendover, Nevada and Wendover, Utah. The pipeline has reached its useful service life as evidenced by recent leaks and assessment of the condition of the pipe where it has been exposed for repair on two different occasions. PCCP installations in the U.S. have proven to be problematic due to a shorter than expected service life and the fact that this pipe is extremely difficult to repair. Steel wire pre-stressing failures propagate rapidly, leading to subsequent failure of the thin-shell steel cylinder, resulting in leaks and eventual sectional failure. Leaks and the high probability of sectional failure create public health concerns due to potential exposure of drinking water to contamination and significant, long-term disruption of the community water supply. In addition, this portion of the transmission pipeline crosses the Union Pacific Railroad and any failure that impacted rail operations would subject the cities to significant financial risk.

Progress Report: Preliminary Engineering Report completed and pre-application has been filed with SRF. Funding would be SRF Loan/Grant. FY 2025-2026

2026-2027

25. URGENT CARE/MEDICAL FACILTY – PHASE 1 – TOTAL COST ($3,500,000).

The city recently completed a 5-year Comprehensive Economic Development Strategy (CEDS) as part of the State of Nevada CEDS process. Through the process, an adequate urgent care/medical facility was one of the top 3 goals established by the CEDS committee. Though a complicated and difficult project, the city plans for an initial phase 1 facility that would provide a basis to increase medical services beyond existing services with the ability to expand the facility as need and growth occurs.

Progress Report: The City has a site selected and partially developed to accommodate the new facility, located adjacent and south of the City Hall on N. Gene L. Jones Way. The site also has additional access from the City Downtown area which is being developed adjacent and west of the site. Funding through USDA Loan, CDBG Grant and private sources. FY 2026-2027

26. **RED GARTER STREET STORM DRAIN BASIN PROJECT – COST ($125,000).** As part of the city's continued efforts to plan for storm water detention and sedimentary basins, this project would construct a storm water detention and sedimentary basin on the west side of Red Garter Street on the public property under control of the City, to which the current storm drainage channel located along the west side of Lee's Discount Liquor Store would be routed into. Additionally Red Garter Street drainage would also be routed into this basin and future storm water drainage from the public property between Red Garter Street and Wells Avenue, as it is developed.

    Progress Report: Initial concept considered and location determined, ready for design and construction. Funding by City Capital Projects Fund. FY2026-2027

27. **√ WEST WENDOVER MULTI MODAL ENCHANCEMENT PHASE 1 – RAIL PASSENGER STATION – AMTRAK – COST ($12,089,658).**
    Phase 1 includes the construction of a passenger train station, related platform and ancillary facilities on Florence Way approximately ½ mile from the West Wendover Welcome Center. The facility would be constructed per design and service requirements of Amtrak and Union Pacific Railroad (the host railroad). The City and Amtrak executed a MOU on February 11, 2015 for the related facility design, construction and required service. The City has received support for the project from the State and Congressional Delegation as well as Amtrak and Union Pacific Railroad among many other agencies and businesses. The project has considerable components related to Economic Development/ Job Creation per the BCA completed for USDOT.

    Progress Report: Previous MOU executed with Amtrak, awaiting new MOU from Amtrak. Host railroad has provided initial approval, 10% design has been completed per UPRR requirements. City pursuing grant funding and other sources through the State to proceed with facility design and construction. Project funding through General Fund, USDOT Funding, CDBG funding and potential private funds. FY 2026-2027

28. **PEPPERMILL DEEP SEWERLINE REPLACEMENT – COST ($430,480).**
    This project consists of replacement of a section of sewer line installed cross-county through Montego Bay/Rainbow Casino property that has, over the years been filled resulting in a sewer line that is excessively deep and nearly impossible to access and maintain.

    Progress Report: Estimates completed. This project is intended to be funded through the Water Enterprise Fund and NDEP/SRF Loan/Grant. FY 2026-2027

29. **WEST WENDOVER MULTI MODAL ENHANCEMENT PHASE 2 – WELCOME CENTER MULTI MODAL TRANSPORTATION HUB – COST ($1,700,000).**
    Phase 2 includes the modification of the Nevada – West Wendover Welcome Center now owned by the City, located at the intersection of Wendover Boulevard and Florence Way. The facility would be modified to include capabilities to function as a multi-modal transportation hub including bus, rail and related services in addition to continuing to serve a role as a tourism center.

    Progress Report: Welcome Center facility acquisition completed. Conceptual design layout complete to include new bus terminal area and related parking. Project funding through RTC Funds, USDOT Funding, CDBG Funding and potential private funding. FY 2026-2027

30. **SIDEWALK REHABILITATION PROJECT VARIOUS LOCATIONS – COST ($225,000).**
    As infrastructure continues to age, there are areas of pedestrian sidewalk in which normal maintenance is no longer adequate. As such, several areas in the community will be identified where rehabilitation work will take place to properly address safety and access issues.

Progress Report: Identification of specified areas and related costs estimates are underway. This project to be funded through General Fund, RTC and possible CDBG Grant. FY 2026-2027

31. CONSTRUCT ANIMAL CARE FACILITY – COST ($3,618,000).

The current Animal Shelter facility does not meet the long-term requirements for our growing community in relation to animal services including veterinarian, boarding, and other pet services. The project will include construction of a new facility on City property, which potentially could include additional public/private partnerships in relation to operation of the facility. Current WendRover Pet Group has joined with the City in exploring new avenues for such a facility.

Progress Report: Study completed. Project funded through Ad Valorem Capital Projects Fund and General Fund and possible CDBG Grant in addition to Private Funding. FY 2026-2027

32. PUBLIC PARK IMPROVEMENTS, 3-ACRE TIBBETS BOULEVARD – COST ($600,000).

The City has ownership of 3 acres of property on the west end of Tibbets Boulevard near several residential areas. The parcel is intended for public park development. As of today, the City has only one community park (Robert F. Scobie Park) which is located in the eastern portion of the community near U.S. Highway 93A along Wendover Boulevard. Scobie Park is located two miles from the densest area of residential development in the community and nearly three miles from the most western residential developments in the community located on the west end of Tibbets Boulevard. Thus, the project improves park access.

Progress Report: The City has acquired the identified 3 acres for public park development as part of the City's planning efforts. This project to be funded through General Fund, possible CDBG Grant, participation by West Wendover Recreation District and Private Developers. FY 2026-2027

33. REHABILITATION OF WENDOVER BOULEVARD (PUEBLO BOULEVARD TO OLA GRADE INTERCHANGE PHASE 1) – COST ($1,490,000).

As traffic frequency and load increases with the growth of the community, Wendover Boulevard will require rehabilitation in order to be able to support vehicle traffic without complete degradation of the street substructure. The project would consist of appropriate rehabilitation work including roto-milling, new pavement as well as appropriate striping along 3,600 lineal feet of Wendover Boulevard.

Progress Report: Preliminary estimation completed. This project to be funded through General Fund and RTC Funds. FY 2026-2027

34. WASTE WATER SOLAR ARRAY – COST ($530,000).

The City's new Waste Water Facility when built included the ability to accommodate the introduction of supplemental electrical power provided via solar array. This would be a similar project to what has been accomplished at the West Wendover City Hall.

Progress Report: Waste Water Upgrade Phase 2 completed. Funding for the project through Department of Energy (DOE) Grant, Sewer Fund. FY 2026-2027

2027-2028

35. NATURAL GAS INFRASTRUCTURE AND SERVICE – COST ($13,948,000)

The city recently completed a 5-year Comprehensive Economic Development Strategy (CEDS) as part of the State of Nevada CEDS process. Through the process, it was clear that the community needs to have access to natural gas to reach the community's full development potential either through a transmission pipeline or via compressed natural gas (CNG). This item was in the top 3 goals established by the CEDS committee. In order for the community to have stability with regard to heating fuel, natural gas is necessary to replace the more expensive use and less reliable transport of Liquefied Petroleum (LP). This would lower utility costs and increase business development.

Progress Report: The City has completed the CEDS process outlining the goal of natural gas. The city continues to work with the local private utility Wendover Gas as well as Pilot Pipeline in addition to other third-party users such as Long Canyon Mine, to find a suitable solution which includes a transmission pipeline connecting at the Ruby Pipeline just north of Montello, NV. A Feasibility Study has been

completed for such project under a grant from USDA Rural Development. Funding through private sources and possibly USDA Loan. FY 2027-2028

36. **WATER METER AND METER YOKE REPLACEMENT – COST ($2,671,000).**
This project will replace approximately 181 existing commercial water meters with modern meters with remote reading capabilities and 922 residential water meter yokes.

Progress Report: Estimates completed. This project is intended to be funded through the Water Enterprise Fund and SRF Loan/Grant. FY 2027-2028

37. **PUEBLO BOULEVARD WATER LINE EXTENSION – COST ($1,325,810).**
The Pueblo Boulevard Water Line Extension includes installation of approximately 7,550 feet of 8" C-900 DR-18 PVC water pipe along with Pueblo Boulevard right-of-way connection to the existing water main located in the roadway directly north of Toana Vista Golf Course and running west before turning south to tie into the existing dead-end water main located in Tibbets Lane. This extension will provide a looped connection for the terminus end of the West Wendover water system and will alleviate low-pressure deficiencies experienced in the portion of the system. A secondary benefit of this extension will be to bolster fire flow capacity in this area.

Progress Report: Estimates completed. This project is intended to be funded through the Water Enterprise Fund and NDEP/SRF Loan/Grant. FY 2027-2028

38. **CITY PUBLIC FACILITIES (PHASE 2 MEDICAL, EDUCATIONAL, AMPHITHEATER, PARKS, ENTERTAINMENT, TOURISM AND COMMERCIAL RELATED (MULTIPLE PHASES) – TOTAL COST ($22,500,000).**
The City is proceeding with planned development initiatives, including infrastructure (collector, arterial streets and utility services) and facilities as part of the City's Downtown Plan, Tourism Development as well as Community Service Needs. This area would include additional public facilities and attractions meeting the needs of the growing community and business district. The property is part of the "City Center/Downtown Area" containing approximately 175 acres along Wendover Boulevard which was acquired through an R&PP Lease beginning in 2005 and will be a pertinent part acquired through patent beginning in 2020.

Progress Report: The City has completed studies for the provisions of future public infrastructure and facility projects that may be located in the City Center/Downtown Area. Construction of the City Hall is complete along with the City Center Monument and the Victory Highway Historic Interpretive Walking Trail. A community needs survey and related planning and preliminary architectural work has been completed on a Community Center that would contain: Library, senior center, youth facilities and public meeting spaces. This work was funded through a private grant. Additional expansion of medical facilities is anticipated as growth/need occurs along with other public facilities, which may in part be funded through private sources in addition to several bonding sources and/or grant/loan funds such as USDA-RD. FY 2027-2028

39. **WENDOVER REGIONAL MULTI MODAL ENHANCEMENT PROJECT PHASE 2 (AIRPORT TERMINAL IMPROVEMENTS) and REGIONAL AIR SERVICE DEVELOPMENT – COST ($2,650,000).**
With nearly 60,000 annual passenger enplanements, the current airport terminal is in need of intermodal improvements including vehicle parking, bus lanes, and main entrance improvements. Phase 2 will improve efficiency, increase access and provide intermodal capabilities.

Additionally, this project contains associated funding with regard to efforts currently underway to establish regional air service (9 to 15 passengers) with a primary route being Wendover to Elko to Reno and return. Additional routes to Las Vegas area have also been considered. The City is currently working with the Governor's Office on Economic Development (GOED) and Northeast Nevada Development Authority on assessing ways to institute and fund the air service component possible through direct legislative funding by the State.

Progress Report: Estimates completed, conceptual programming completed, funding applications considered. This project is intended to be funded through Wendover Airport/Tooele County, Utah, FAA and USDOT Funding Programs in addition to State of Nevada GOED and Private Funding. FY 2027-2028

40. WENDOVER REGIONAL MULTI MODAL ENHANCEMENT PROJECT PHASE 3 (NEVADA/UTAH STATE LINE) – COST ($1,400,000).

Phase 3 improvements provide for pedestrian and multi modal enhancements to Wendover Boulevard at the historic boundary between Utah/Nevada located on Wendover Boulevard. Extensive pedestrian flow occurs in this area between two major commercial facilities. The improvements will increase safety by reducing pedestrian and vehicular conflicts in addition to providing multi modal transit options. The project includes street improvements, pedestrian safe-island and historical marker, bicycle lanes, lighting, and other multi-modal transit improvements.

Progress Report: Estimates complete, conceptual programming completed. This project is intended to be funded through General Fund and/or RTC Funds, NDOT, USDOT, Wendover, Utah Funding Programs in addition to Private Funding. FY 2027-2028

41. WENDOVER REGIONAL MULTI MODAL ENHANCEMENT PROJECT PHASE 4 (FIRST STREET, MORIAH AVENUE, SOUTH TO AIRPORT TERMINAL –WENDOVER, UTAH) – COST ($2,800,000).

As traffic frequency and load increases with the growth of the community, streets which connect to Wendover Boulevard will require rehabilitation in order to be able to support vehicle traffic, incorporate safe streets programs and provide for multi-modal enhancements. Phase 4 includes a complete streets project along First Street from Moriah Avenue south to the Wendover Airport.

Progress Report: Estimates complete, conceptual programming completed. This project is intended to be funded through USDOT, Wendover, Utah and Wendover Airport/Tooele County Funding Programs in addition to Private Funding. FY 2027-2028

42. WENDOVER REGIONAL MULTI MODAL ENHANCEMENT PROJECT PHASE 5 (FIRST STREET, MORIAH AVENUE, NORTH TO WENDOVER BOUELVARD – WENDOVER, UTAH) – COST ($2,600,000).

As traffic frequency and load increases with the growth of the community, streets which connect to Wendover Boulevard will require rehabilitation in order to be able to support vehicle traffic, incorporate safe streets programs and provide for multi-modal enhancements. Phase 5 includes street widening and center islands, bicycle lanes, increased pedestrian access, lighting, and other multi-modal transit improvements along First Street from Moriah Avenue north to Wendover Boulevard in Wendover, Utah.

Progress Report: Estimates complete, conceptual programming completed. This project is intended to be funded through USDOT, Wendover, Utah and Wendover Airport/Tooele County Funding Programs in addition to Private Funding. FY 2027-2028

43. WENDOVER REGIONAL MULTI MODAL ENHANCEMENT PROJECT PHASE 6 (US93A EAST TO NEVADA/UTAH BORDER) – COST ($4,950,000).

As traffic frequency and load increased with the growth of the community, areas of Wendover Boulevard will require rehabilitation in order to be able to support vehicle traffic, incorporate safe streets programs and provide for multi-modal enhancements. Phase 6 includes street widening and center islands, bicycle lanes, increased pedestrian access, lighting, street intersection signalization (US93A/Wendover Blvd) and other multi-modal transit improvements connecting the Phase 1 and Phase 3 project limits.

Progress Report: Estimates complete, conceptual programming completed. This project is intended to be funded through General Fund and/or RTC Funds, NDOT and USDOT Funding Programs in addition to Private Funding. FY 2027-2028

44. LEPPY HILLS TRAILS ADDITION (EXPANSION OF EXISTING TRAIL SYSTEM) – COST ($950,000).

The City has completed the construction of the initial Leppy Hills Trail System containing three loops of hardpack trail for public non-motorized recreation use. These three loops contain approximately 8 miles of trail. Through the existing Recreation and Bicycle Plan expansion of the trail would be considered in the future. Current facility receives great use by the public which lends to the potential of continuing with expanding the trail system with an additional 5 mile of hardpack trail.

Progress Report: Initial planning completed. The project would be funded through the General Fund and a Grant from Nevada State Lands. FY 2027-2028

45. REHABILITATION OF WENDOVER BOULEVARD (PUEBLO BOULEVARD TO OLA GRADE INTERCHANGE PHASE 2) – COST ($1,450,000).

As traffic frequency and load increases with the growth of the community, Wendover Boulevard will require rehabilitation in order to be able to support vehicle traffic without complete degradation of the street substructure. The project in Phase 2 would consist of appropriate rehabilitation work including roto-milling, new pavement as well as appropriate striping along 3,800 lineal feet of Wendover Boulevard.

Progress Report: Preliminary estimation completed. This project to be funded through General Fund and RTC Funds. FY 2027-2028

46. REHABILITATION OF WENDOVER BOULEVARD (PUEBLO BOULEVARD TO OLA GRADE INTERCHANGE PHASE 3) – COST ($1,300,000).

As traffic frequency and load increases with the growth of the community, Wendover Boulevard will require rehabilitation in order to be able to support vehicle traffic without complete degradation of the street substructure. The project, Phase 3, would consist of appropriate rehabilitation work including roto-milling, new pavement as well as appropriate striping along 3,600 lineal feet of Wendover Boulevard.

Progress Report: Preliminary estimation completed. This project to be funded through General Fund and RTC Funds. FY 2027-2028

47. INFRASTRUCTURE PUEBLO BOULEVARD/TIBBETS BOULEVARD EXTENSIONS – COST ($8,900,000).

The City of West Wendover is proceeding with planned development initiatives, which include infrastructure (collector/arterial streets and utility services) for the extension of Tibbets Boulevard and Pueblo Boulevard. This area includes commercial development such as hotel/resorts, general retail and residential development in addition to ancillary commercial services. The infrastructure would establish necessary public improvements for this area including the linking of residential development in the southern portion of the city to those in the north.

Progress Report: The City has completed the studies necessary to identify the infrastructure required for future development in the western portions of the City Limits. Funding sources would include several bonding sources as well as private partnerships. FY 2027-2028

48. PORT OF WEST WENDOVER, PHASE 1 INFRASTRUCTURE – COST ($15,800,000).

The Port of West Wendover is currently being created through the acquisition of over 6,000 acres of property currently under the control of the United States Air Force. This project will include a significant first phase of infrastructure needed for development of the properties located within the port, including linking the port properties via a main taxiway (through the fence operation) to the airside facilities of Wendover Airport. This access has been identified and included in the 2020 Wendover Airport Master Plan. The properties would include: Commercial, Manufacturing, Foreign Trade Zone, Bonded Warehousing and other similar developments that would benefit from being located in Nevada and taking advantage of Nevada's tax and fee structures, while using access via Wendover Airport airside facilities. Such arrangement would benefit both the City of West Wendover and Wendover Airport/Tooele County, Utah. The master plan for the port was completed in 2001.

Progress Report: Under Study for funding by City Bond, Developers, RTC, NDOT, FAA and others. FY 2027-2028

49. FLORENCE WAY UPGRADE AND RELOCATION (SOUTH FLORENCE WAY) PHASE 4 (LAGUNA DRIVE WEST 3,000 FEET) – COST ($2,050,000).

This project consists of constructing an additional segment to Florence Way Phase 3, paralleling the Union Pacific Railroad (UPRR). Completion would be four travel lanes, two bike lanes, appropriate curb, gutter and sidewalk and a protective fence along recreational properties; currently non-existent.

Progress Report: Under Study for City Bond, RTC Funding. FY 2027-2028

50. ANNEXATION OF BLM PROPERTY – COST ($525,000)

The City of West Wendover has adopted the plans for the enlargement of the City's boundaries. The new City boundaries will incorporate current federal lands into the City boundary. The new City Limits would incorporate some 96,000 acres of property. The property is located south, west and north of the existing city limits.

Progress Report: City Council approved annexation plan 2000. Project funded through the General Fund. FY 2027-2028

<End of Document>

Agenda Item - 8
Resolution for Board Consideration

A RESOLUTION APPROVING A FINANCING AGREEMENT AND RELATED DOCUMENTS FOR THE FINANCING OF THE WEST WENDOVER FIRE STATION EMERGENCY OPERATIONS CENTER IN THE MAXIMUM PRINCIPAL AMOUNT OF $1,750,000; AND PROVIDING OTHER MATTERS RELATED THERETO.

WHEREAS, pursuant to Chapter 408.55048 to 408.55088, inclusive (the "Act") of Nevada Revised Statutes ("NRS") and the Nevada Administrative Code ("NAC"), the Nevada State Infrastructure Bank (the "Bank") is authorized to provide loans and other financial assistance to qualified borrowers for the development, construction, repair, improvement, operation, maintenance, decommissioning and ownership of transportation facilities, utility infrastructure, water and wastewater infrastructure, renewable energy infrastructure, recycling and sustainability infrastructure, digital infrastructure, social infrastructure, and other infrastructure related to economic development as necessary for public purposes; and

WHEREAS, in accordance with the provisions the Act, the Board of the Bank has responsibility for the performance of various activities in connection with such loans; and

WHEREAS, the City of West Wendover, Nevada (the "Borrower") has made an application for the financing of labor, materials, and equipment designated to develop the West Wendover Fire Station Emergency Operations Center (the "Project") as more fully described in the Financing Application submitted to the Bank, in accordance with applicable law and the summary specifications included in Exhibit C to the Financing Agreement between the Bank and the Borrower (the "Financing Agreement") in the maximum principal amount of $1,750,000 through a loan made under and pursuant to the Act from moneys of the Bank, and the Bank has determined that the Project meets all requirements for a loan and has agreed to make a loan to the Borrower for the financing of the Project as set forth in the Financing Agreement (the "Loan"); and

WHEREAS, the Borrower has authorized the issuance of the City of West Wendover, Nevada, General Obligation (Limited Tax) Medium-Term Bond, Series 2024 (the "Bond") pursuant to Ordinance No. 2023-2 adopted by the City Council of the Borrower on January 2, 2024, to be issued to the Bank to repay the Borrower's obligations under the Financing Agreement; and

WHEREAS, the Borrower has pledged the payments of principal of and interest on the Bond as security for the Loan; and

WHEREAS, the Financing Agreement has been filed with the Board of the Bank; and

WHEREAS, the Financing Agreement is proposed to be entered into pursuant to the provisions of the Act; and

WHEREAS, the Financing Agreement contains the provisions required by the Act, including, without limitation, the provisions of NRS 408.55079.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF THE NEVADA STATE INFRASTRUCTURE BANK:

Section 1. The Financing Agreement in substantially the form now on file with the Board, but with such changes as may be approved by the Chair of the Board executing the Financing Agreement (such approval to be evidenced by the execution of the Financing Agreement by such officer) and the transactions contemplated thereby be, and the same hereby are, approved by the Board pursuant to the Act and the officials of the Board designated therein are authorized to execute and deliver the Financing Agreement on behalf of the Board and the Bank.

Section 2. The Board hereby finds and determines that (i) the term of the loan of 10 years does not exceed the anticipated useful life of the Project and (ii) the Financing Agreement contains the provisions required by the Act, including, without limitation, the provisions of NRS 408.55079 and is in full compliance with the Act. The Borrower will secure $11,932,068 in additional financing for the Project from the Borrower's cash on hand, a United States Department of Agriculture Rural Development Loan, Nevada Community Development Block Grant Funds, and additional grant funds from the United States Department of Agriculture, Rural Development.

Section 5. The officials of the Board and the Bank are authorized and directed to take all action necessary to effectuate the provisions of this Resolution and the transactions contemplated hereby, including the execution of any documents necessary in connection with the transactions contemplated by the Financing Agreement and the transactions contemplated thereby.

Section 6. This Resolution shall be effective upon passage and approval.

PASSED, ADOPTED AND APPROVED JANUARY 23, 2024.

_____

Zach Conine, State Treasurer, Chair
Board of Nevada State Infrastructure Bank

STATE OF NEVADA)
) ss.
CARSON CITY)

I am the duly chosen and qualified _____ of the Nevada State Infrastructure Bank (the "Bank") and do hereby certify that:

1. The foregoing pages constitute a true, correct, complete resolution (the "Resolution") which was passed and adopted by the Board of the Bank at the duly held meeting of January 23, 2024 (the "Resolution").

2. The original of the Resolution was signed by the Chair of the Board and was recorded in the minutes of the Board kept for that purpose in the Board's office.

3. Members of the Board, i.e.,

Chair:	Zachary B. Conine
Other Board Members:	Tom Burns
	Kristopher Sanchez
	Jesse Haw
	Tracy Holland
	Matt Kershaw
	Ken Liu
	Blayne Osborne

attended such meeting and voted in favor of the passage of the Resolution.

4. All members of the Board were given due and proper notice of such meeting.

5. Public notice of such meeting was given and such meeting was held and conducted in full compliance with the provisions of NRS 241.020.

6. At least three working days before such meeting, such notice was given to each member of the Board and to each person, if any, who has requested notice of meetings of the Board in accordance with the provisions of Chapter 241 of NRS.

7. A copy of the notice so given is attached to this certificate as Appendix A.

8. No other proceedings were adopted and no other action was taken or considered at such meeting relating to the subject matter of the Resolution.

IN WITNESS WHEREOF, I have hereunto set my hand on January 23, 2024.

_____

Name:
Title:

APPENDIX A

(Copy of Notice of Meeting)