

KINGSBURY GENERAL IMPROVEMENT DISTRICT AGENDA ITEM #11

DISCUSSION AND POSSIBLE ACTION SHARED VEHICLE STORAGE FACILITY WITH TAHOE DOUGLAS FIRE PROTECTION DISTRICT – SITE EVALUATION AND NEXT STEPS

MEETING DATE: 21 October 2025

PREPARED BY: Derek Dornbrook, General Manager

RECOMMENDED ACTION:

Authorize the General Manager to coordinate with DOWL and a qualified geotechnical consultant to confirm site feasibility for the Joint Vehicle Storage Facility Project—including verification of subsurface conditions at the existing operations yard and evaluation of the alternative Logging Road site.

Upon confirmation of a suitable site and incorporation of DOWL's technical recommendations, authorize staff to prepare draft construction bid documents, in coordination with the Tahoe Douglas Fire Protection District, for subsequent Board approval prior to public release.

BACKGROUND:

At its meeting of August 19, 2025 (Motion M-08/19/2025-4), the Board authorized the General Manager to pursue a joint venture with TDFPD for development of a shared vehicle storage facility.

Following that direction, staff solicited preliminary materials quotes from three pre-engineered steel building suppliers—General Steel, Peak Steel, and National Steel. General Steel additionally provided a construction cost estimate for reference. These submittals were to be used to establish baseline specifications for facility design.

The concept evolved from an earlier Sprung structure proposal initiated under prior management. That approach was later abandoned due to concerns regarding suitability for local snow and wind load conditions, as several similar structures in the region experienced failures. The current proposal calls for a more durable steel structure to ensure long-term reliability and compliance with local building requirements.

While staff was preparing bid materials for presentation to the Board of Trustees, DOWL informed the General Manager that a geotechnical investigation for the Operations Yard site had been conducted in 2018. Preliminary review of that report identified areas of uncontrolled fill that would require substantial over-excavation and replacement with structural fill to achieve suitable bearing capacity. DOWL has recommended re-engaging a geotechnical engineer to

confirm existing conditions and evaluate potential alternatives. An alternate site located on Logging Road has also been identified for consideration, pending ownership verification and review by the Tahoe Regional Planning Agency (TRPA).

District staff and DOWL will work collaboratively to determine the most feasible and cost-effective site, confirm regulatory compliance with Douglas County and TRPA requirements, and refine the project scope accordingly. Once this due diligence is completed, staff will return to the Board with findings and a recommendation to proceed with bid document preparation.

INCLUDED:

- A. Agenda Item #8 from September 17, 2024, Board Meeting
- B. Preliminary Manufacturer Quotes (General Steel, Peak Steel, and National Steel)
- C. 2018 Geotechnical Investigation Report
- D. Nevada State Public Works Division Invitation to Bid Template
- E. Preliminary Draft Bid Invitation

Fund impacted by the above action:

- | | |
|---|---|
| ☒ All Funds | ☐ Not a Budget Item |
| ☐ Water Fund | ☐ Sewer Fund |
| ☐ General Fund | ☐ Snow Removal Fund |
| ☐ Not Budgeted for | ☐ Emergency Spending |

KINGSBURY GENERAL IMPROVEMENT DISTRICT AGENDA ITEM #8

DISCUSSION AND POSSIBLE ACTION REGARDING SHARED VEHICLE STORAGE FACILITY AND COST-SHARING AGREEMENT WITH TAHOE DOUGLAS FIRE PROTECTION DISTRICT

MEETING DATE: 19 August 2025

PREPARED BY: Derek Dornbrook, General Manager

RECOMMENDED ACTION:

Staff recommends that the Board of Trustees authorize the General Manager to pursue a joint venture with the Tahoe Douglas Fire Protection District (TDFPD) for the development of a shared storage facility. The project would involve the construction of a permanent structure, potentially located at the existing Operations Yard.

Staff further recommends that the Board formally abandon the previously proposed Sprung Structure project, as the joint venture is anticipated to deliver greater long-term value, enhanced interagency collaboration, and more efficient use of public resources. Further, tented buildings have been proven to be unsuitable for the environmental challenges inherent to the Tahoe region. The funds previously allocated to the Sprung Structure will be redirected to the joint facility, with TDFPD committing \$400,000, bringing the total project funding to \$1,378,865.

BACKGROUND:

The Sprung Structure project was initiated under the direction of former General Manager Mitch Dion to address equipment storage needs at the Operations Yard. Kingsbury General Improvement District engaged RPM Team to provide architectural, civil, structural, and electrical design services for a Sprung Structure. The design contract totals \$59,500, of which 75% (\$47,600) has been completed and invoiced, leaving a remaining balance of \$11,900.

Preliminary estimates for the Sprung facility:

RPM Permit Design: \$59,500
Sprung Materials: \$409,235
JT2 Construction: \$557,730
Turnkey Total: \$1,026,465

Current funding available:

General Fund	\$447,386
Water Fund	\$447,386
Sewer Fund	\$111,846
Snow Fund	\$111,847
TDFPD funds	\$400,000
Less Design Services	\$47,600
Project Funding FY 25/26	\$1,470,865

On August 5, 2025, TDFPD Battalion Chief met with District staff and representatives to discuss formally entering into a joint enterprise to pool funds for construction and shared use of a durable, long-term facility to replace the previously planned Sprung Structure.

INCLUDED:

A. Agenda Item #12 from September 17, 2024, Board Meeting

- B. Background Correspondence
- C. Rough Order of Magnitude Total Opinion of Probable Cost
- D. Capital Outlay 25-26

Fund impacted by the above action:

- | | |
|---|---|
| ☒ All Funds | ☐ Not a Budget Item |
| ☐ Water Fund | ☐ Sewer Fund |
| ☐ General Fund | ☐ Snow Removal Fund |
| ☐ Not Budgeted for | ☐ Emergency Spending |

GENERAL STEEL CORPORATION - WHOLESALE STEEL BUILDING QUOTE



Quote Date: 8/27/2025 12:19

Quote Expires: *Call for Details*



"If you need space, you need the General"

SOLD TO:			
CUSTOMER INFORMATION			
Name:	Derek Dornbrook		
Company:			
Phone:	(775) 881-8877		
Cell:		Email:	derek@kgid.org

SHIP TO:			
SHIPPING INFORMATION			
Address:			
City:	Stateline		
County:		State:	NV
Zip:	61462	Country:	United States

BUILDING INFORMATION:			
Width:	70	Length:	150
Height:	20	Roof Pitch:	2 :12

BUILDING CODES:			
Code:	IBC21	Exposure:	C
Wind:	130	Snow:	215

QTY	ITEMS & FEATURES	PRICE
X	Engineered w/ Solid I-Beam Construction for Optimum Strength	INCL
X	A-325 and A-307 High Strength ASTM Bolts	INCL
X	Die Cast Pre-Formed Ridge Caps	INCL
X	Self Drilling and Self Tapping Screws	INCL
X	Submerged Arc Welded Frames for More Secure Welds	INCL
X	Oversize Fasteners w/ Pre-Assembled Neoprene Washers for added Weather Tightness	INCL
X	Long Overlap on Girts and Purlins for added Weather Tightness	INCL
X	All Primary & Secondary Framing, Siding, Roofing, & Hardware	INCL
X	Engineering Certification	INCL
X	50 YEAR STRUCTURAL WARRANTY	INCL
X	AISC Certification Insuring 1/16 Accuracy of Pre-Cuts, Pre-Welds, and Pre-Punches	INCL
X	40 year Warranty on Sheeting Coating	INCL
X	24 gauge Standing Seam Roof Sheeting - 55,000psi High Tensile Strength (Seamer Rental Incl)	INCL
X	26 gauge Wall Sheeting - 80,000psi High Tensile Strength	INCL
X	Clear Span	INCL
X	Sculpted Trim Package Upgrade	INCL
X	Anchor Bolt Setting Plans	INCL
X	Full Erection Drawings	INCL
X	3 sets of Engineer Stamped & Sealed Engineered Drawings	INCL
X	Weather-Stripping Including Mastic Sealant on Roof for Superior Weather-Tightness	INCL
X	All Necessary Hardware to Erect Building (Anchor Bolts By Others)	INCL
X	FREE Dedicated Project Coordinator for Project Assistance	INCL
X	Quality Building Designed in Accordance with MBMA (Metal Building Manufacturers Association)	INCL
X	10" Roof Insulation w/ Vapor Barrier & 6" Wall Insulation w/ Vapor Barrier	INCL
6	14'W X 14'H Insulated Sectional Door w/ F.O. & High Lift Track	INCL
4	3070M Insulated Walk Door	INCL
X	8LB Collateral Load	INCL
		INCL
		INCL

NOTES:

Building Price	\$ 575,940.00
Private Freight	N/A
Consolidated Freight INCLUDED	INCLUDED
C.P.U Customer Pick Up	N/A
Tax When Applicable May Be Added	TBD
Total Price	\$ 575,940.00
Deposit	\$ 150,000.00
Balance Due Upon Delivery	\$ 425,940.00



General Steel Corporation	10639 Bradford Road	Littleton, CO	PH: 1-800-406-5126	FAX: 303-904-4866	Read Our Reviews
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Representative: Ben Lombard

Phone: 303-647-1262

Ext:

Email: ben.l@gscmail.com

*Unless expressly provided above, the price agreed herein is for one main structure only, roof, and sheeted sidewalls, and specifically excludes any accessory items including but not limited to: doors, windows, insulation, erection, framed openings, foundation designs, engineered calculations, building and size modifications, or any other service.



GSC Authorized Independent Builder

ESTIMATE

Name: Derek Dombrook

DATE: 9/5/25

Location: Stateline, Nevada

Sale Pre-engineered Building: (1) 70x150x20 2:12 W/
24 Gauge Standing Seam Roof

CONSTRUCTION Quote:

Building Must Be Supplied By General Steel Corporation

ESTIMATE - GSC Authorized Independent Builder (Contractor) AAA		AMOUNT
Erect: (1) 70x150x20 2:12 W/ Standing Seam Roof Erection Labor & Equipment Budget Garage Doors: (6) 14'W X 14'H Insulated Sectional Garage Doors Installed Doors: (4) 3070M Insulated Walk Doors Installed Insulation: 10" R-30 Roof Insulation & 6" R-19 Wall Insulation Installed 24 Gauge Standing Seam Roof Installed	Rate:	
	\$10.50	\$110,250.00
	Included	
	Included	
Concrete Slab Thickness: 6" Concrete Pad W/ Concrete Piers Concrete Material, Labor and Equipment Budget Form and pour piers, perimeter beam and set anchor bolts. Site work & gravel not Included in estimate	Included	
	Included	
	Rate:	
	\$20.00	\$210,000.00
	Included	
	Included	
	Included	
	N/A	
Subtotal		320,250.00

Construction Contract is Between Authorized Builder and Customer

Preliminary budgetary pricing only based on construction costs at time of build. Must have review of site conditions and engineered drawings/foundation drawings.

*General Steel is not responsible for construction related items.
Customer may have their own contractor provide concrete and erection for building.*

	-
TOTAL	\$ 320,250.00

Pricing Valid For 15 Days

844-333-PEAK**www.PeakSteelBuildings.com**706-342-9795 Office / 770-217-3156 Fax
P.O. Box 1275, Madison, GA 30650**Purchase Order**Date: 09/18/2025

Name: Derek Dornbrook
 Address: _____
 City, ST. Zip: _____
 Phone: (775) 588 - 3548 Phone: () -
 Fax: () -

Company: Kingsbury GID
 Ship to Address: 801 Kingbury Grade Road
 City, ST. Zip: Glenbrook NV 89413
 County: Verify Elev of 6765' & 200# snow load per county
 Email: derek@kgid.org

BUILDING SPECIFICATIONS

Width: 60' Length: 120' Eave Height: 20' Roof Pitch: 2:12 Bay Spacing: 5@24'
 Building Code: IBC-2018 Live Load: 20# Ground Snow: 200# Wind Load: 120mph Exposure: C Collateral Load: 3#
 Frame Type: Gable Symmetrical Column Type: Tapered Left Endwall: Main Frame Right Endwall: Main Frame
 Roof Panel: 24 GA Standing Seam Color: Color Wall Panel: 26 GA PBR Color: Color Trim Color: Color

NOTE: Stamped Anchor Bolt Drawings, Permit Drawings, and Erection Drawings certified for the City, County, and State listed above for which the building is shipping are included in proposed contract. This building will be manufactured to the codes and design loads stated above. It is the sole responsibility of the customer to verify these codes and design loads with your local building department. Labor, concrete, anchor bolts, and any other items not normally a part of a steel building, unless specifically provided for herein, are not a part of this contract.

BUILDING ACCESSORIES

TYPE	QTY	DESCRIPTION	
Insulation:	Total	ProLiner 10" (R-30) for Roof and 8" (R-25) for Walls	Included
Walk Door:	2	3070 Solid, Complete to Key w/ Lever Lockset	Included
Walk Door:			
Windows:			
Light Panel:			
Rollup Door:			
Rollup Door:			
Framed Opening:	2	14' x 16' with Full Cover Trim, overhead doors by others	Included
Framed Opening:			
Eave Cond:		Simple Eave Trim Base Cond: Base Angle + Base Trim	Included
Fasteners:		Lifetime Fasteners / 30 Year Roof and Wall Panel Warranty	Included
Misc:		Complete Sill and Closure Package	Included
Misc:		Gray Primered Main Frames, Galvanized Secondary Framing	Included
Misc:		Engineer Stamped Building Plans	Included

SPECIAL CONDITIONS

BUILDING ERECTION: (add \$60,000.00) provided by subcontractor not by Peak Steel Buildings	OPTION
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PAYMENT TERMS:

\$ 45,180.00 Engineering Deposit
 \$ 180,720.00 Balance Due (Cashiers Check)

FREIGHT: Included
 SALES TAX: n/a
TOTAL: \$ 225,900.00
 This quote is valid for 10 **DAYS**

This contract, subject to the terms set forth above and on the reverse side hereof, constitutes the entire agreement between Peak Steel Buildings, LLC and the Buyer.

ACCEPTED BY BUYER:

09/18/2025

Buyer

Date

This contract becomes valid only after it has been signed and accepted by an Officer of Peak Steel Buildings, LLC.

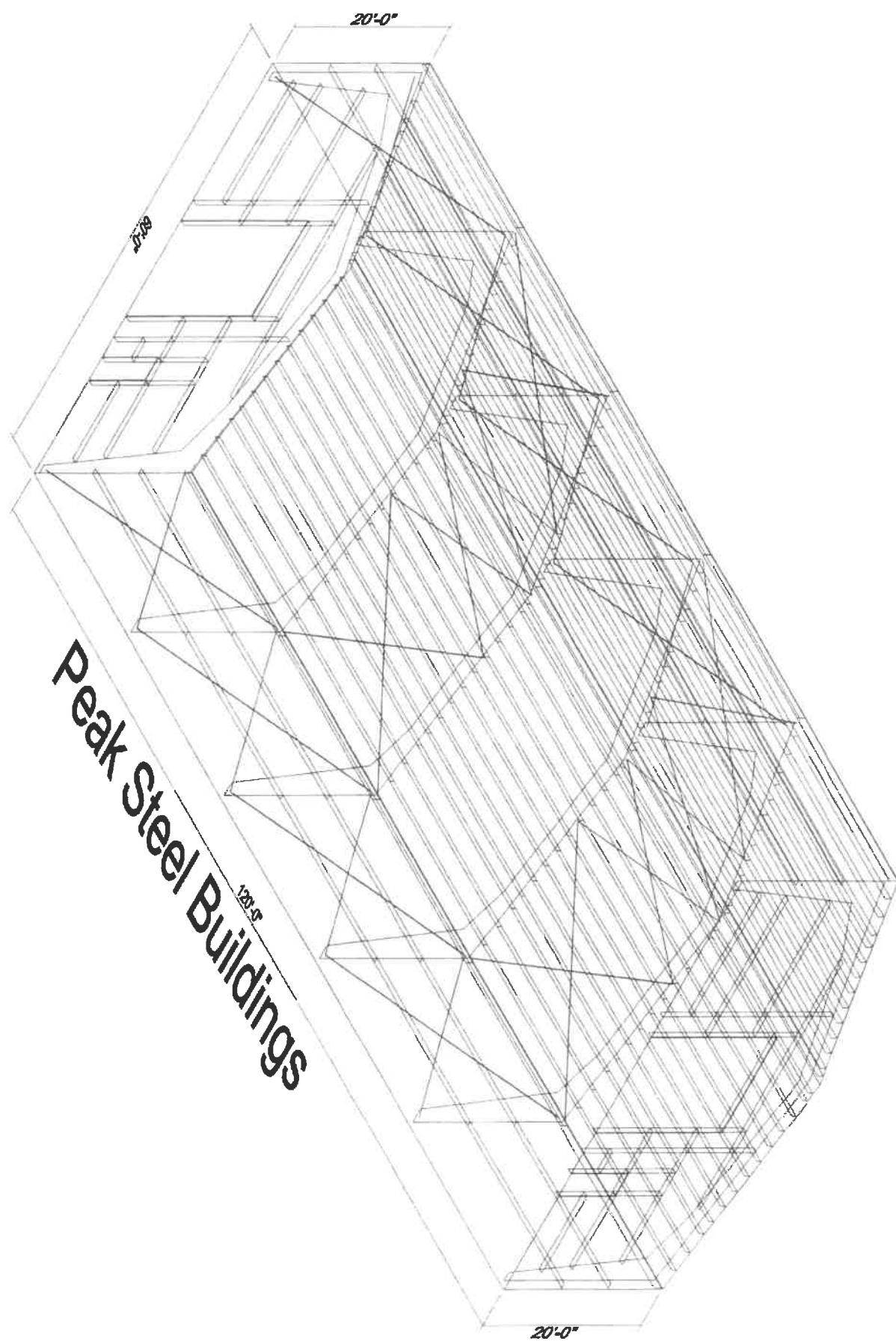
PEAK STEEL BUILDINGS REPRESENTATIVE: Jeremy Shearer

CONTRACT ACCEPTED AND ENTERED BY:

09/18/2025

PEAK STEEL BUILDINGS Officer

Date



Derek Dornbrook

From: Justin Kephart <justin@nationalsbcorp.com>
Sent: Wednesday, October 1, 2025 1:17 PM
To: Derek Dornbrook
Subject: RE: National Steel Buildings
Attachments: NSB PDF Brochure.pdf; Scans_20251001_162533.pdf; 1.jpg; 2.jpg; 3.jpg; 4.jpg; 5.jpg; 6.jpg

Derek,

Sorry for the delay we were trying to see about the snow load, we ran it at 70lbs from everything we see. I attached our brochure, some sample pics of a building we just did here in Pittsburgh and a 3D sketch.

- Total SF: 10,500
- Full set of stamped engineered building drawings with anchor bolt and reaction plans for the foundation
- Upgraded gray primed columns and rafter beams
- Hot dipped galvanized wall girts and roof purlins
- Upgraded 26 gauge commercial wall and trim package with Kynar resin-based paint (40 year warranty)
- 26 gauge roof sheeting
- Overhead door opening (Door NOT included)
- Entry door opening (Door NOT included)
- PEMB Delivered
- 50 year warranty on the structure

Total Budget Building Price, Freight and Material Only \$215,500.00 (plus tax)

We just had a summer rebate programe that ended September 30th , let me know when you guys are ready for to get a building and ill see if I can extend them for you. Keep me posted

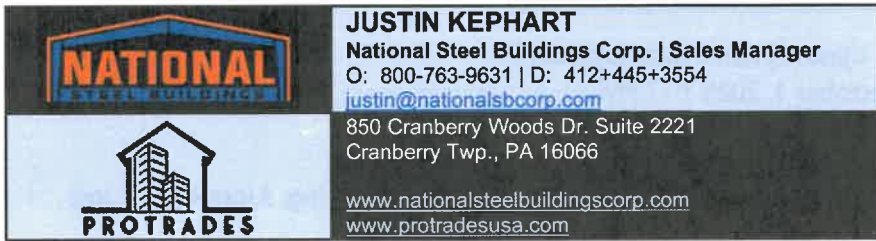
Line Option Items:

- I didn't know what insulation package your looking into for this.

Next Steps:

- Sign Sales Agreement
- 30% down payment to lock in this price, get the building into production, and get the stamped engineering drawings started (takes 4 to 6 weeks)
- Remaining balance due at delivery
- Estimated delivery will be

Thank you again, have a great day!



From: Derek Dornbrook <derek@kgid.org>
Sent: Wednesday, October 1, 2025 12:47 PM
To: Justin Kephart <justin@nationalsbcorp.com>
Subject: RE: National Steel Buildings

Hi Justin,

Just checking to see if you have made any progress on our quote request.

Regards,

Derek Dornbrook

General Manager

Kingsbury General Improvement District

Phone: 775-588-3548 | **Fax:** 775-588-3541

Email: derek@kgid.org

www.kgid.org

160 Pine Ridge Dr. – P.O. Box 2220 Stateline, NV 89449

Office hours: M–TH 7:00am-12:00pm and 12:30pm-4:30pm|Fri 7:00am-12:00pm and 12:30pm-3:30pm



From: Justin Kephart <justin@nationalsbcorp.com>

Sent: Monday, September 8, 2025 12:42 PM

To: Derek Dornbrook <derek@kgid.org>

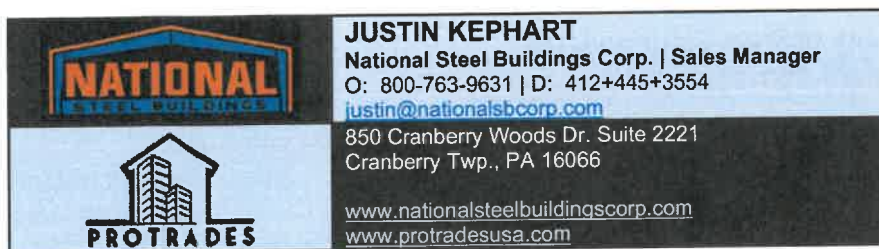
Subject: RE: National Steel Buildings

Derek,

I need more info to get you a quote and we only do our building.

1. What will you be using the building for?
2. What is the dimensions of the building?
3. Do you own the property?
4. What is your role in this project?
5. What is the address that this building will be at?
6. Is the property where this building will be located zoned residential or commercial?
7. Is it a developed piece of property, or is it raw land?

8. Has any of the Planning and Zoning been started?
9. Has any Civil Engineering been started?
10. Have you ever built new construction before?
11. Do you have any drawings or site plans that you can send me?
12. Is there an estimated date to start moving dirt and taking care of underground utilities?
13. Is there an estimated date that you need to be completed with the building?
14. Who is the End User?
15. Will there be a General Contractor hired or will your company GC this project themselves?
16. Has financing been secured for this project?
17. Will there be fiberglass insulation in the roof and walls? If so, what R Values are needed?
18. Do you have anyone that you know and trust to erect these buildings?



From: Derek Dornbrook <derek@kgid.org>
Sent: Monday, September 8, 2025 3:37 PM
To: Justin Kephart <justin@nationalsbcorp.com>
Subject: RE: National Steel Buildings

Thank you. I look forward to seeing your proposal. Will it include construction and a concrete slab?

Regards,

Derek Dornbrook
General Manager

Kingsbury General Improvement District
Phone: 775-588-3548 | **Fax:** 775-588-3541
Email: derek@kgid.org
www.kgid.org

160 Pine Ridge Dr. – P.O. Box 2220 Stateline, NV 89449
Office hours: M–TH 7:00am–12:00pm and 12:30pm–4:30pm | Fri 7:00am–12:00pm and 12:30pm–3:30pm



From: noreply@salesforce.com <noreply@salesforce.com> **On Behalf Of** Justin Kephart
Sent: Monday, September 8, 2025 7:23 AM
To: Derek Dornbrook <derek@kgid.org>
Subject: National Steel Buildings

Hello,

I'm reaching out to you per your request for some Steel Building Pricing. Please visit our website in my signature to see why we are the right company for you. Here at NSB we communicate with our clients from initial thoughts and design to final walk-through to ensure every project, big or small, is successful. If there is a better time for you, night, or day, to discuss and work with you on your project please let me know. I look forward to speaking with you!

- *20 + years of Metal Building Experience
- *National Footprint
- *Fast Track Program for expedited drawings and delivery
- *Certified Manufacturer Distributor and Erector
- *Dedicated Sales Team

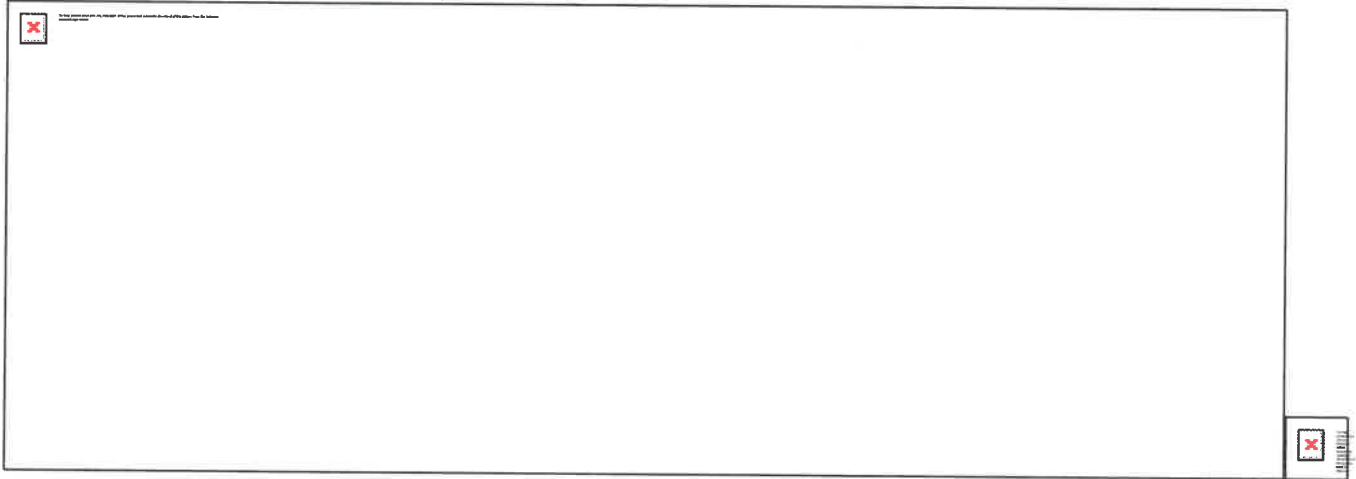
Justin Kephart

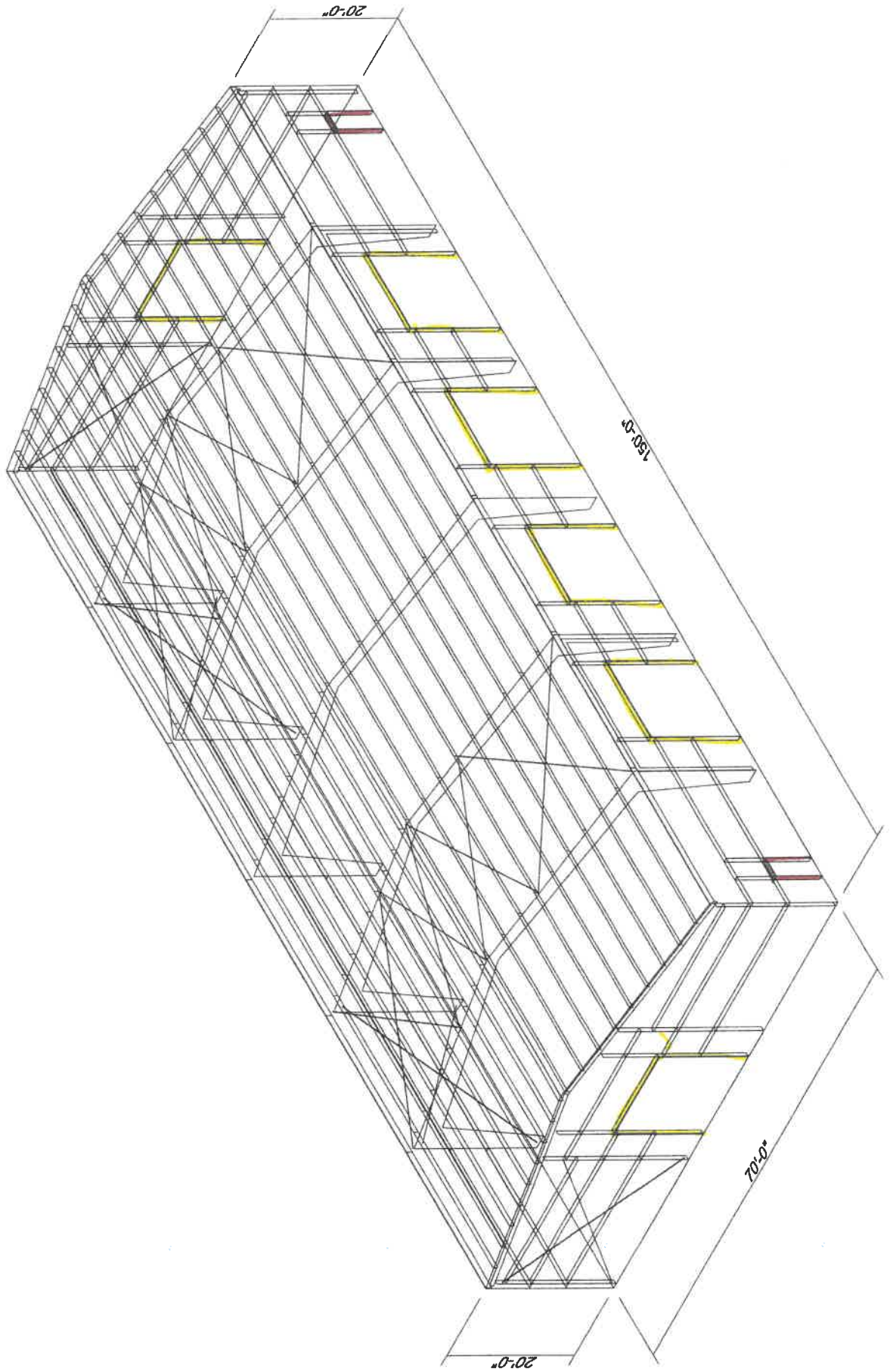
Sales Manager

National Steel Buildings Corp. | A Trademark of Steel Solutions, LLC

justin@nationalsbcorp.com | Toll Free: (800)-763-9631 | **D: 412-445-3554**

www.nationalsteelbuildingscorp.com





Operations Yard Geotechnical Report 2018

Key Findings:

- The existing fill is undocumented and unsuitable for direct structural support.
- Extensive over-excavation and replacement with engineered fill are required to achieve suitable bearing capacity for building foundations, concrete slabs, and pavement.
- Recommended over-excavation depths: minimum 12 inches (for slabs/pavements) to as much as 14 feet or more in areas with deep fill.
- Engineered fill should meet ASTM D1557 compaction standards (90–95% relative compaction).
- The site's slope and drainage necessitate careful grading and erosion control, especially on the lower yard.

Design Recommendations:

- Use conventional spread footings founded on compacted engineered fill.
- Employ Type C soil safety precautions for excavations under OSHA 29 CFR 1926.
- Maintain slope angles $\leq 2.5H:1V$ to ensure stability.
- Provide adequate surface drainage away from foundations and pavements to avoid moisture-induced settlement.
- Consider moisture protection and frost mitigation for subgrade soils during winter months.
- Recommended Site Class D for seismic design, per the 2015 International Building Code.

Conclusion:

The investigation determined that the Operations Yard is underlain by undocumented fill unsuitable for direct structural use. Substantial earthwork—including excavation, removal, and replacement with engineered fill—is required prior to construction of any steel or concrete building.

H.E.M. Consulting recommended that remedial grading and compaction be verified by a geotechnical engineer during construction and that future design efforts incorporate these findings.



Consulting, LLC

P.O. Box 19104
Reno, NV 89511
Tel: (775) 852-5011
Fax: (775) 852-5011

December 7, 2018
File: 1808.1

Mr. Matt Van Dyne, P.E.
Farr West Engineering
5510 Longley Lane
Reno, NV 89511

**Subject: Geotechnical Investigation Report
Proposed KGID Operations/Storage and Office Buildings
801 Kingsbury Grade Facility near the Summit Village (Daggett Pass) Area
Douglas County, Nevada**

Dear Mr. Van Dyne:

This report presents the results of our geotechnical investigation for the proposed Operations/Storage and Office buildings to be constructed within the currently upper (north) asphalt concrete (AC) covered parking area and adjacent lower parking/storage area at the existing Kingsbury Grade Improvement District (KGID) operations facility near the Summit Village (Daggett Pass) area in Douglas County, Nevada. A vicinity map indicating the general location of the project site in the Daggett Pass area is shown on Plate 1 of this report.

The purpose of this investigation was to conduct subsurface exploration and laboratory testing programs to observe, classify, and evaluate the subsurface soil condition at both parking areas to accommodate the proposed improvements and to develop earthwork and geotechnical recommendations for project planning, design, and construction.

INTRODUCTION AND PROJECT DESCRIPTION

We understand that the proposed one story operations and storage building is to cover an approximate area of 100 feet by 50 feet in overall plan dimensions, be less than 28 feet high (at top eave), and to consist of a pre-fabricated metal structure with a bottom slab on-grade floor, and supported on perimeter and interior continuous or isolated column footings. The details of the interior building distribution and structural loads for this project were not available at the time this

report was prepared, but anticipated to be very similar if not the same as the Spooner Maintenance building facility on Highway 50 near the Spooner junction (intersection with Highway 28) in Douglas County, Nevada. If so, it is to contain five bays with roll-up doors for equipment storage and maintenance, an office and vestibule area, a full bathroom, a crew locker room, a tool storage room, and an electric/mechanical room.

Similarly, the conceptual layout of the proposed office building is currently under development but anticipated to be either a separate structure or attached to the operations and storage building described above. The new office building is anticipated to consist of a two-story wood frame or CMU wall type structure with a wood or steel frame roof and with a slab-on-grade bottom floor. The final dimensions and anticipated location of the building within the project site is still under consideration and development, and structural loads were not available at the time of preparation of this report.

Due to the existing topography at the site, the conceptual layout for the proposed building envelopes are planned to cover pretty much the entire area of the upper (north most) paved parking lot, currently used to store vehicles and equipment, and/or the recently cleared area directly south and at a lower elevation here referred to as the lower parking lot. Both potential building envelope (rectangular) areas, including an interconnecting area, preliminarily selected by the client are shown on the Site Plan (Plate 2) of this report. The potential rectangular building area envelopes are labeled as (1) and (2), and the interconnecting area as (3). We have assumed that the latter in particular may be used to accommodate access and/or parking. It is not quite clear at this time if one or both structures are to be constructed in one or the two parking lot areas (1) and (2) available at this project site and may depend in part on the cost associated with the geotechnical and earthwork recommendations presented in this report.

Structural building loads for this project were assumed. Structural loads are not anticipated to exceed 2 kips per lineal foot (klf) to 5 klf along continuous wall foundations for long-term conditions. Similarly, isolated interior column loads are not anticipated to exceed 120 kips. Lateral loads are anticipated to be moderate to moderately high due to the mapped soil types underlying the site and general seismicity of the area. Grading at either location to accommodate the proposed improvements is anticipated to be minimal to moderate for the upper parking lot, area (1), and moderate to possibly substantial for the lower parking lot, area (2) and part of area (3), but not to

exceed a maximum of approximately 14 feet, even after the partial removal of the soil mound that existed at this location until recently.

Other improvements associated with this project may include exterior concrete flatwork, pavement access and parking areas, and possibly landscaping adjacent to the proposed building and improvement areas (1) through (3). No underground and/or relatively tall (greater than 10 feet) retaining structures are planned for the project at this time. We have assumed that there are no TRPA requirements for this project, since it is just outside of the Tahoe Basin area. Access to the property is off Highway 207 just below the east side of Daggett Summit.

PURPOSE AND SCOPE OF WORK

The purpose of this investigation was to develop geotechnical engineering recommendations for this project. The scope of our services was outlined in our revised proposal dated May 4, 2018, which included the following:

- A review of available geologic and subsurface information contained in our files pertaining to the proposed construction and project site.
- Exploration of subsurface conditions within the proposed construction areas by excavating, logging, and sampling a total of eight exploratory test pits.
- Laboratory testing of selected soil samples obtained during the field investigation.
- Engineering analysis to support our recommendations for the geotechnical aspects of the project, and
- Preparation of this letter-style report which includes:
 1. General geology and seismicity of the vicinity of the project.
 2. General soil and groundwater conditions at the project site, with emphasis on how these conditions may affect the proposed construction.
 3. Recommendations for earthwork construction including site preparation, a discussion of reuse of existing on-site soils as engineered or non-engineered fill, and a discussion of remedial earthwork.
 4. Recommendations for permanent cut and fill slopes.
 5. Recommendations for temporary excavations and trench backfill.
 6. Recommendations for conventional shallow spread foundation design including soil bearing values, minimum footing depth, resistance to lateral loads, International

Building Code (IBC) Site Class profile, and estimated settlements for structural design.

7. Subgrade preparation for slab-on-grade concrete.
8. Lateral earth pressures and drainage recommendations for retaining (less than 10 feet in total height) structures.
9. A brief discussion on general surface and subsurface drainage and moisture protection recommendations.
10. Preliminary asphalt concrete (AC) pavement section recommendations based on soil classification, and
11. Potential for site soils to corrode steel or to adversely react with concrete.

This investigation excludes a site-specific evaluation of seismicity, faulting, slope stability, potential liquefaction and/or other geologic hazards that may affect the subject site. It also excludes any soil and/or water contamination evaluations at the site.

AUTHORIZATION

Authorization to proceed with this investigation was provided by Mr. Matt Van Dyne, P.E. effective on June 25, 2018, in the form a signed agreement between engineer and subconsultant for the provision of professional services.

REFERENCES

The following information was provided to H.E.M. Consulting, LLC (HEM) in the course of this investigation and served as the basis of our understanding of the project.

- A google map image of the site including a tentative building footprint in the upper parking lot area of the site, undated, by Farr West Engineering.
- A google map image of the site with three potential building/improvement (hatched) areas considered for this project, undated, by Farr West Engineering.
- A plan sheet labeled Kingsbury Grade Operations Yard, Site Topographic Map, undated, by Farr West Engineering. This image was the basis for the site plan shown on Plate 2 of this report.

In addition, the following published and un-published references were reviewed during preparation of this report.

- Earthquake Hazards Map, South Lake Tahoe Quadrangle, Nevada Bureau of Mines and Geology, 1979.
- Fault Activity Map of California and Adjacent Areas, Department of Conservation, Division of Mines and Geology, 1994.
- Geologic Map, South Lake Tahoe Folio, Nevada Bureau of Mines and Geology, 1976.
- Geologic Map of the Lake Tahoe Basin, California and Nevada, 2005.
- Quaternary Faults in Nevada, Map 167, Nevada Bureau of Mines and Geology, 2008.
- Soil Survey, Tahoe Basin Area, California and Nevada, United States Department of Agriculture, March 1974.
- Other work experience in the vicinity of the project.

FIELD EXPLORATION

The selection of the field explorations for this project was based on the existing topography, improvements and other nearby features to remain on site, identified and marked underground utilities, and equipment accessible areas. The subsurface exploration consisted of excavating a total of eight exploratory test pits for this project; four on the upper building area (1) and four on the lower areas (2) and (3). The existing pavement section had to be saw-cut on the upper parking area (1) to accommodate three of the four test pits. As a result, rectangular sections with approximate widths of 34 plus inches by 11 feet long were cut by the owner prior to excavating the exposed soils. The test pits were generally conducted along the edges of the existing relatively level parking area. The remaining four test pits were conducted within the lower but otherwise recently cleared area (2) and (3) of the site. The test pits were excavated using a Case 580K extendahoe equipped with a 12-inch wide bucket, which was provided by the owner. Test pits were extended to depths varying from 2 feet to a maximum of approximately 7.5 feet below the adjacent ground surface elevations. Test pits were located in the field by visual sighting and pacing from existing features shown on the site plan (Plate 2) as a guide and identified underground utilities. Similarly, ground surface elevations at the test pit locations were established by interpolating between contour lines shown on the site topographic plan provided by the client. Therefore, the approximate locations and/or elevations of the test pits shown on Plate 2 of this report should be considered accurate only to the degree implied by the methods used.

Our field engineer logged the subsurface soil conditions encountered within the test pits; visually classified the soils in accordance with the Unified Soil Classification System (USCS) and color

based on the Munsell charts, and obtained disturbed but otherwise representative bulk samples of the predominant soil strata. Subsurface soil conditions encountered in the field are presented on the test pit logs, which are included as Plate 3 through Plate 10 of this report. A description of the USCS soil classification system used to identify the soils and a key to test pit log symbols are presented on Plate 11.

Soil samples were packaged and sealed in the field to mitigate moisture loss and returned to our Reno office for subsequent laboratory testing. After the test pits were logged and sampled they were backfilled with excavated soils and tamped in layers with the equipment at hand. Backfill was tamped (relatively loosely placed) and not compacted to the requirements typically specified for engineered fill. **WARNING: Structures, slabs on grade, exterior flatwork or pavements located over these areas may experience excessive settlement. Removal and recompaction of test pit backfill may be required prior to construction of improvements over these areas.** The exposed ground surface disturbed during the field investigation for this project were covered back with the soil materials removed originally and cleaned to the extent practical. The asphalt pavement removed at three test pits within the upper parking, area (1), was not replaced but rather backfilled to match adjacent surface elevations with aggregate base material available on site. Despite our efforts to mitigate disturbance, some level of scarring or surface disturbance could not be avoided.

LABORATORY TESTING

Laboratory testing was performed on selected soil samples to aid in soil classification and to evaluate physical and engineering properties of the predominant soils, which may affect the geotechnical aspects of project design and construction. Laboratory testing was performed to assess the following:

- Compaction Curves (ASTM D1557).
- Particle Size Distribution (ASTM D422, ASTM D1140).

Individual laboratory test results are presented on the test pit logs and on Plate 12 through Plate 16 of this report. The field classification of the soils shown on the test pit logs (Plate 3 through Plate 10) has been modified, where appropriate, to reflect laboratory test results.

In addition, the following analytical tests were performed by Western Environmental Testing (WET) Laboratory on a selected near surface soil sample:

- pH and Resistivity, and
- Soluble Chloride and Soluble Sulfate.

A copy of the analytical test results reported by WET Lab is attached as Plate 17 at the end of this report.

GENERAL GEOLOGIC SETTING AND SEISMICITY

The site is located along the crest of the Carson Range, which constitutes the east boundary of the Sierra Nevada province in the vicinity of the California-Nevada border. It is also near the western boundary between the Great Basin Geomorphic province and the Sierra Nevada province. The Great Basin to the east is characterized by internal drainage and large normal fault bounded valleys (grabens) separated by high mountain ranges (horsts). The Sierra Nevada province is characterized by large granite masses that have been uplifted and tilted a few degrees towards the west. Overlying the granites are older oceanic meta-sedimentary rocks. Generally, the geologic evolution of the region involves uplift, volcanism, extension, and sedimentation, which created the present Basin and Range physiography.

Based on geologic and earthquake hazard maps referenced above the subsurface conditions at the site consist predominantly of granodiorite with abundant residual cornerstone of the Daggett Pass (Cretaceous age) and alluvium deposits comprised generally of moderately to poorly sorted gravelly coarse arkosic sand and minor silt and gravel of Holocene to Pleistocene age deposited in stream or natural drainage channels.

The site is located approximately 2.4 miles west of the Genoa Fault Zone, approximately 10.8 miles east of the West Tahoe Fault Zone, and approximately 12.4 miles southeast of the North Tahoe Fault Zone, all of which are mapped as Latest Pleistocene to Holocene age (activity within the last 15,000 years). Further, it is located within an area mapped predominantly to have a low susceptible (bedrock areas) to variable (moderate to high) degrees of seismic shaking (unconsolidated sand and gravel deposits in bedrock areas), which depending on the general topography may cause moderate to severe ground lurching during a seismic event in northern Nevada or northern California. Due to topography, proximity to bedrock, type and consistency of near surface soils, and absence of shallow groundwater, the potential for the site to be susceptible to liquefaction is considered very low. No

other known faults or fault traces are mapped in the immediate vicinity or trending towards the project site.

As a result of the general seismicity of the area, earthwork remediation recommendations to mitigate existing undocumented fills and the potential effects of ground lurching have been developed for this project based on our experience with similar conditions in the general vicinity.

SITE CONDITIONS

The project site is located near the north end of the existing KGID facility (rectangular areas (1) through (3) shown on Plate 2), which has been previously developed and is currently covered with AC pavement and/or exposed undocumented fills. A sliding gate provides access to this particular area of the facility and straddles across the access paved road that connects the site with Highway 207. As a result, the project site is considered readily accessible with conventional two-wheel drive vehicles and/or conventional construction equipment. The potential new building and improvement areas (1) through (3) in question have been mass graded in the past to the current elevations and contain variable depths of fill throughout. Deeper fills are anticipated near the south side of area (1) and less near the west, north, and east sides that abut against the existing hillsides. Deep existing fills under the proposed improvements may require removal and replacement. Similarly, the immediately lower area (2) and area (3) still contain variable depths of fill throughout despite the recent removals, which may also require removal and replacement under the proposed improvements.

Documentation on a geotechnical report for the project site and placement of the existing fills within this general area of the property were not available at the time this report was prepared. For the purpose of this project however and until such information becomes available, the on-site soils not considered undisturbed native materials are to be treated as undocumented fills. As a result, remedial earthwork such as removal and replacement of existing undocumented fills under the proposed building footprints to support conventional spread foundation systems should be anticipated for this project. In addition, the on-site soils, including existing fills, were evaluated to be re-used for construction purposes.

The upper parking lot area (1) is covered with pavement and used by employees to park their vehicles during working hours and to temporarily store/park the owner's equipment. This area is

relatively level and confined by the hillside terrain along the northeast, north, and west sides. The adjacent hillsides show substantial amounts of bedrock outcrops and residual clusters of granitic boulders and cobbles. The south side ends at the top of a slope that is protected with heavy rip-rap. Surface drainage across this upper area is by sheetflow and collected via a perimeter concrete curb that discharges into an intake along the south side. An underground storm drain also bisects this area that traverses in a south-southeast general direction from near the northwest corner towards the center south side that collects surface runoff from the north side of the lot. This storm drain is likely to also collect the surface runoff from the nearby curb intake along the south side. The storm drain apparently discharges either into the lower lot (area (3)) or it continues underground and across area (3) with a general southeast direction to ultimately discharge into the drainage channel immediately west of building area (2). The south side of the upper area (1) also contains underground sewer, gas, and waterlines with a general east-west direction. A gasoline/diesel dispenser unit was also observed in this upper area along the south side but further east and adjacent to the paved access road.

Similarly, the immediately lower parking lot, area (2) and area (3), which until recently held a relatively large mound of aggregate/soil materials is being considered as an alternative location for the proposed buildings/improvements. It is currently bare and devoid of surface vegetation, but surrounded generally by a small berm left over from the recent removals. The entire area abuts against the slope covered with heavy rip-rap just below area (1) and extends west to a depressed area previously used for disposal of road snow mixed with sand. A concrete retaining wall was observed on this north-slope face, which may contain and/or protect the storm drain that drops down from area (1) and crosses area (3) to its discharge point at the drainage channel west of area (2) or it is the discharge point from the curb intake in area (1) described above. The ground surface of areas (2) and (3) appeared to have a gentle downslope towards the southeast and to the west at the time of our filed investigation after the recent reported soil removals. Surface drainage was considered by sheetflow and towards the same relatively lower elevations described above. Despite all the recent removals, substantial amounts of fill still remain within these two areas, particularly along the center and south sides, as suggested by the surrounding topography and supported by the subsurface conditions encountered during this investigation. A couple of steel containers set side by side used for storage of small equipment and/or tools were observed northeast of area (2). The driveway to provide access to this lower area was just south and east of the steel containers (see Plate 2 of this report).

As indicate earlier, the existing improvements, including pavements, underground utilities and/or structures, containers and other appurtenances, and existing fills may require removal and replacement and/or rerouting to accommodate the proposed improvements at this site. As a result, demolition activities and removal of undocumented fills and possibly removal and/or re-routing of existing underground utilities should be anticipated for this project. The existing improvements surrounding the new construction areas are anticipated to be disturbed to the minimum practical and to be protected by implementing best management practices during construction.

The areas surrounding the project site was relatively undisturbed and the hillside terrain was generally covered with grass, manzanita shrubs, and pine trees typical of the area. Surface drainage over these surrounding areas was generally by sheetflow and/or overland flow and towards the southeast.

SUBSURFACE CONDITIONS

Subsurface soil conditions encountered within the exploratory test pits conducted in the upper parking, area (1), consisted generally of 4 inches to 4.5 inches of AC pavement and roughly 6 inches of rounded gravel underlain by aggregate base or silty sand to poorly graded sand with variable amounts of silt and gravel fills or native well graded sands with variable amounts of silt and gravel to the depths explored. The pavement and aggregate base were encountered mainly on the paved covered areas. The rounded gravel was encountered just beyond the paved area to the west and where most of the underground utilities terminated (southwest corner of the lot). The native soils were encountered at relatively shallow depths in areas very close to the adjacent hillsides. The deeper fill was encountered along the south side of the lot. The consistency of the fills varied from loose to medium dense to dense. The latter indicated some level of compactive effort during placement but does not necessarily mean that it meets current construction standards. The fills are anticipated to vary across this upper area and to generally increase towards the south and east. As a result and for the purpose of this project, existing man-made fills are considered un-documented and to be removed, where applicable, and replaced with properly compacted engineered fill. In addition, some of the man-made fills were placed directly over native soils with various levels of organic (roots) contents. The native soils with high organic and root contents are considered suitable for landscaping purposes only and should not be incorporated into engineered fill. The underlying native medium dense to very dense well to poorly graded sands with variable silt and gravel contents and/or moderately hard bedrock materials on the other hand are considered suitable to support the

proposed improvements provided that they undergo the minimum earthwork remediation recommendations presented in this report. Moisture contents of the on-site soils appeared to be relatively constant, but anticipated to generally increase with depth. No groundwater or perched water layers were encountered during the subsurface exploration of this upper area.

Test pit excavations conducted in area (1) were extended to depths varying from 2 feet to a maximum of 4.5 feet bgs. Due to the granular nature of the on-site soils, some level of caving should be anticipated for this project, particularly within the fills at depths greater than 5 feet. Similarly, the site may contain relatively large boulders, localized clusters of cobbles, bedrock, and subsurface structures and/or utilities to be re-routed as necessary or to remain, which may make confined excavations difficult.

Similarly, the subsurface soil conditions encountered in the lower area (2) and area (3) consisted entirely of undocumented fills comprised of silty to poorly to well graded sands with variable amounts of silt and gravel to the total depths explored. A few cobbles, including concrete and pavement remnants, and boulders were encountered within the fills, which when removed caused the test pit walls to cave in and to expose some voids due to nesting within the soil matrix. This leads us to believe that the fills placed in this general area were not controlled. The consistency of the fills varied from medium dense to dense, which may be indicative of some level of compactive effort at the time of placement. However, the compactive effort applied at the time may not necessarily meet current compactive standards. As a result and for the purpose of this project, existing man-made fills are considered un-documented and to be removed and replaced, where applicable, with properly compacted engineered fill to support the proposed improvements. In addition, some of the man-made fills were placed directly over native soils with various levels of organic (roots) contents. This was observed at the bottom of test pit TP-5, which could potentially be the native soil/fill soil interface at this particular location. The native soils with high organic and root contents are considered suitable for landscaping purposes only and should not be incorporated into engineered fill. Similarly, oversize boulders like those encountered at test pit TP-8 and cobbles encountered at the other exploration locations which caused the excavation to be shifted northward should be removed and not be incorporated into engineered fill. The properly replaced fill soils encountered in this lower area on the other hand are considered suitable to support the proposed improvements provided that they undergo the minimum earthwork remediation recommendations presented in this report. Moisture contents within the fill soils varied slightly but appeared to generally increase with

depth. No groundwater or perched water layers were encountered within the fills during the subsurface exploration of this lower area.

Test pit excavations conducted in area (2) and a small portion of area (3) were extended to depths varying from 6.5 feet to a maximum of 7.5 feet bgs. Due to the granular nature of the on-site soils, some level of caving should be anticipated for this project, particularly within the fills at depths greater than 4 feet. Similarly, the site may contain relatively large boulders, localized clusters of cobbles, and subsurface structures and/or utilities to be re-routed as necessary or to remain, which may make confined excavations difficult. It is noted that an old driveway providing access to a previous lower elevation parking area existed in the vicinity of test pit TP-8. It was reported by KGID personnel that a currently buried rockery wall/slope extended westward towards the west drainage, which retained the soils of an upper parking area in this general vicinity.

As indicated above, no groundwater or perched water layers were observed or encountered within our exploratory test pits to the total depths explored at the time of our subsurface exploration for this project, which was conducted in late October. However, fluctuations in the level of groundwater/perched water or soil moisture conditions may occur due to variations in seasonal precipitation, presence and consistency of underlying rock, land use, and other factors. It is likely that perched water in the vicinity of the natural drainages and possibly at specific areas (near shallow bedrock) within the proposed improvement areas to be present within the upper 5 feet of the existing ground surface elevations in late winter and early spring during the thaw period. Similarly, due to the relatively granular nature of the on-site soils, they should be considered susceptible to surface erosion.

Due to the location of the project, general topography and construction restrictions due to snow around the Tahoe Basin, earthwork construction of the proposed improvements can be conducted between late spring and late fall.

The test pit logs (Plate 3 through Plate 10) and the key to log symbols (Plate 11) should be reviewed for a more detailed description of the subsurface conditions encountered at the locations explored. Similarly, the individual laboratory test results included on Plate 12 through Plate 17 at the end of this report should also be reviewed. It is recommended that care should be exercised when

interpolating subsurface soil conditions between and/or extrapolating beyond the exploration locations conducted for this project.

RECOMMENDATIONS

Based on the results of our field investigation and laboratory testing programs, we have developed the following conclusions and recommendations. These conclusions and recommendations may change if additional information becomes available.

Demolition Activities

Prior to initiating construction activities at the project site, all structures to be demolished and other improvements to be removed should be properly designated and/or labeled in the field. Demolition activities should be conducted in accordance with the applicable regulations and project approved plans. Structures to remain in place and other features should be properly labeled or marked in the field and protected as necessary. Similarly, utilities to be affected by the proposed construction, particularly the existing water, gas, sewer, storm drains, and electric lines should be properly tapped, protected, and/or rerouted as necessary. The limits of demolition and construction boundaries should be well defined and protected in the field by the implementation of applicable best management practices in the region. All man-made debris, including demolition remnants and/or trash generated during demolition should be removed from the site and delivered to a designated and approved disposal area outside the Tahoe Basin.

Site Clearing and Preparation

Any surface vegetation, soils with roots or organics, and any debris or deleterious material generated during demolition or removal activities should be stripped and/or stockpiled outside the construction limits for this project. The average depth of stripping is estimated at less than 2 inches at the ground surface but greater at fill/native interface areas at depth within the improvement areas. Deeper stripping/grubbing of soils with organics, tree roots, root balls, boulders, foundation and/or pavement remnants, etc. may be required in localized areas. Root balls, large roots, large boulders or foundation and pavement fragments should be removed and the resulting voids backfilled with adequately compacted backfill, as indicated in the applicable sections of this report. Stripped topsoil (less any trash or debris) and or soils with high organic content and roots may be stockpiled and reused for landscape purposes only, and should not be incorporated into engineered fill. Debris or other deleterious materials and trash should be removed from the site.

The soils engineer should be present during site preparation activities to observe stripping and grubbing depths, and to evaluate whether buried obstacles such as foundation and or pavement remnants, underground utilities, oversize boulders, or undocumented fills are present. Excavations resulting from removal operations should be cleaned of all loose or otherwise disturbed material, and widened as necessary to permit access to compaction equipment.

Dust control during demolition/construction activities will be the responsibility of the contractor. A dust control plan should be prepared by the owner, civil engineer, or contractor prior to the start of demolition/construction activities at the site.

We recommend that un-documented fills encountered on site, unless indicated otherwise in this report, be completely removed and stockpiled in a designated area to be re-used as properly compacted engineered fill provided they meet the defined criteria presented in this report. Exposed subgrades to receive properly compacted engineered fill/backfill for the support of foundations, interior concrete slabs-on-grade, exterior concrete flatwork, and pavements should be scarified in place to a depth of at least 6 inches, properly moisture conditioned to within 2% of optimum, and re-compacted to at least 90% relative compaction of the ASTM D1557 test method. Existing un-documented fills at depth under pavements and/or exterior walkways may be left in place provided the owner accepts the risk of more frequent maintenance and/or replacement of distressed structures in the future. Otherwise, undocumented fills under pavements and/or exterior walkways should also be completely removed, as indicated above, and replaced with properly compacted engineered fill.

Earthwork

We anticipate site grading/excavations can be performed with conventional earth moving equipment such as an excavator or heavy duty backhoe. Oversize boulders, large concrete fragments, foundation and other demolition fragments should be anticipated at the site, which may make confined excavations difficult. Therefore, the use of jackhammers and/or localized blasting should be anticipated for this project.

Engineered fill for this project should consist of granular material free of organics (less than 1%), trash or debris, have a liquid limit (LL) of less than 30%, a plasticity index (PI) of less than 10%, 100 percent passing the 4-inch sieve, and less than 25% passing the No. 200 sieve. In general, on-site soils similar to those encountered in the exploratory test pits, including the undocumented fills,

meet the requirements for engineered fill, provided all organics and oversize material are removed prior to placement.

Oversize material (greater than 4 inches) should not be included in any engineered fill that may support future structural loads. Some oversize material up to 12 inches in maximum dimension may be used in deeper portions of fills (depths greater than 2 feet below bottom of footings or utilities) provided individual pieces are spaced far enough apart to prevent nesting.

Soils used for engineered fill should be uniformly moisture conditioned to within 2% of optimum, and placed in 8-inch loose lifts. The lifts should then be compacted with appropriate compaction equipment to at least 90% relative compaction, as determined by the ASTM D1557 test method, if within five feet below finish grade elevations. Engineered fill placed at depths greater than 5 feet below finish grade elevations should be compacted to at least 95% relative compaction of the ASTM D1557 test method. Fill placed within nonstructural areas of this project (i.e. areas that will not support structures, slabs-on-grade, exterior concrete flatwork, walkways, or pavements) may be compacted to a minimum relative compaction of 85% (ASTM D1557). No fill material should be placed, spread or rolled while it is frozen or thawing, or during unfavorable weather conditions.

Fill placed on slopes steeper than 5H:1V should be keyed and benched into undisturbed medium dense to dense native granular soils. In general, keyways should extend into medium dense to dense undisturbed native soil, have a minimum width of 8 feet, 2 feet to 4 feet deep, and extend the full length of the slope. Benching can be conducted simultaneously with the placement of fill. However, the soils engineer should check the method and extent of benching.

Material with more than 30% retained on the ¾-inch sieve is not applicable to conventional compaction testing. These materials should be uniformly moisture conditioned to slightly above optimum moisture content, placed in layers not exceeding 10 inches in loose thickness, and compacted with a sheep's-foot compactor to a stable and non-yielding surface. If hand held compactors are used, the loose lifts should not exceed 6 inches. Placement of this type of fill should be conducted under continuous observation by a representative of the soils engineer.

Based on the type and moisture conditions of the subsurface soils encountered during this investigation, it is estimated that a shrink factor of between 5% and 10% may be applicable for disturbed or re-compacted on-site soils.

Recommended Permanent Slope Angles

Due to the predominant granular nature of the on-site soils, it is recommended that permanent cut/fill slopes to be constructed at 2.5H:1V slope inclinations or flatter to mitigate erosion. Satisfactory slope performance will be primarily affected by drainage and surface runoff. Care must be taken that drainage is not directed to flow over slope faces. Interceptor (brow) ditches should be constructed at the top of slopes, in order to collect and divert runoff, which would otherwise flow over a slope face. Slope faces should be protected against erosion resulting from direct rain impact or melting snow and wind and surface water. Consideration should be given to permanent slope face protection measures such as vegetation coupled with coir logs, geosynthetics, and/or rip-rap.

Temporary Unconfined Excavations and Utility Trench Backfill

We understand that variable height cuts not exceeding 14 feet in maximum height may be required for this project to accommodate the proposed buildings and associated improvements, including adjacent retaining walls, if warranted. Temporary excavations in areas where sensitive structures cannot be affected by the proposed cuts (not exceeding the maximum height indicated above), temporary slope inclinations should not exceed 1.5H:1V to prevent loss of lateral support.

This layback requirement may require modifications where loose cohesionless soils are encountered. The above suggested temporary slope inclination is a guideline only, which may require modification in the field after the start of construction. Due to the relatively granular nature of site soils, some raveling of temporary cut slopes should be anticipated. The contractor is ultimately responsible for the safety of workers and should strictly observe federal and local OSHA requirements for excavation shoring, bracing of walls, and safety.

Based on the subsurface conditions encountered during our field investigation, we expect the walls of utility and footing trenches to stand near vertically without significant sloughing provided proper moisture contents are maintained. If saturated conditions are encountered, if unconfined excavations or utility trenches are extended deeper than 4 feet, or are allowed to dry out, the excavations may become unstable and should be evaluated to check their stability prior to occupation by construction.

personnel. All excavations should comply with current OSHA safety requirements for Type C soils (Federal Register 29 CFR, Part 1926).

During wet weather, small earth berms or other methods should be used to prevent runoff water from entering temporary excavations. Water should be collected and disposed of outside the construction limits. Heavy construction equipment, building materials, excavated soils, and vehicular traffic should not be allowed within a distance of the depth of unconfined cuts or trench heights, or at least 10 feet, whichever is greater, from the top of any (including unconfined) excavation.

For the construction of underground utilities, the pipe zone backfill (material beneath and in the immediate vicinity of the pipe) should consist of clean, granular material free of clay and organic matter and be such a size that 100% passes the ¾-inch sieve, not more than 10% passes the No. 200 sieve, and the material has a minimum sand equivalent of 30%. Trench intermediate backfill (material placed between the pipe zone backfill and finished subgrade) may consist of on-site granular soils which are free of debris and organic matter, and have a maximum particle size of 4 inches.

Remedial Earthwork

We expect demolition and construction activity disturbed on-site native soils and/or undocumented fills to underlie the new building footprints and possibly undocumented fills to be left in place under exterior concrete flatwork and pavement covered areas for this project. As a result, construction of the proposed improvements without the minimum remedial earthwork presented in this report can result in unsatisfactory performance.

Based on the existing topography and anticipated extent and depths of undocumented fills encountered during this investigation within the project site, it is recommended that consideration be given to constructing the proposed new building(s) along the west side and north of the existing underground utilities (gas, water, and sewer lines with an east-west alignment) in the upper parking lot area (1), and along the northern portion (close to the existing slope) west of the paved access road (lower parking area (2) and only a small portion of area (3)). This lower area may include the existing containers and not to extend further west, depending on existing depths of undocumented fills, than the bottom of slope facing east directly below the paved access road to the upper parking lot (area (1)). In addition, the potential building(s) area at this lower lot should not extend further

south than the south edge of the existing dirt driveway off the adjacent (east) paved road. This is so that the potential building(s) area does not straddle across the reported buried rockery wall/slope that appears to start just north of the existing power pole (next to the paved access road) on the east and extends west to the drainage channel at the bottom of the natural slope on the west. The recommended potential building areas described above within the upper (area (1)) and lower (areas (2) and (3)) parking lots are anticipated to have the lowest depths of undocumented fills and shown as clouded areas on Plate 2 of this report.

Due to the proximity of the proposed building areas to adjacent hillsides or slopes, retaining walls may be required along these slopes for this project. The adjacent non-clouded areas, which are anticipated to contain deeper undocumented fills may still be developed/improved to support pavements and landscaping for this project.

We recommend that medium dense to dense and/or otherwise construction activity disturbed native granular soils and/or bedrock under new building foundations to be over-excavated to a minimum of 12 inches below bottom of footing elevations and replaced with at least 12 inches but not to exceed a maximum of 12 feet of properly compacted engineered fill. It is also recommended that undocumented fills directly under the proposed building footprints, including interior slab-on grade floors, be completely removed and replaced with properly compacted engineered fill. Removals of on-site soils should be conducted in such a way as to mitigate substantial differential depths of properly compacted engineered fill under the same building footprint. In other words, the maximum differential depth of properly compacted fill between any two points under the same building footprint should not exceed a maximum of 5 feet to mitigate potential differential settlements during the operational life of the structure and the potential effects of ground lurching or distress in the vicinity of cut/fill transition zones during a seismic event.

As a result, undocumented fills identified under proposed new foundations and/or interior slab-on-grade floors should be completely removed to expose undisturbed medium dense to dense native granular soils and/or bedrock or bedrock remnants. Undocumented fill removals should also extend to a horizontal distance of at least 3 feet beyond the new building's perimeter foundations. The remedial earthwork recommendations presented above are the minimum required to support the new buildings and to mitigate the potential issues discussed above, and to be implemented as indicated in the 'Earthwork' subsection of this report.

Similarly and to mitigate potential differential movements, the exposed subgrades to support exterior concrete flatwork, walkways, and/or pavements should be over-excavated to a depth of at least 12 inches and replaced with properly compacted engineered fill. Exposed subgrades to receive engineered fill should be scarified in place, properly and uniformly moisture conditioned, and re-compacted as indicated in the 'Site Clearing and Preparation' sub-section in this report. It is noted that on site undocumented fills outside and beyond the proposed building footprint areas and to only support exterior concrete flatwork, pavements, and landscaping beyond the minimum 12 inches recommended above may remain in place provided the risk of future maintenance and repair costs are acceptable to the owner. It is also noted that the existing undocumented fills outside the proposed new building areas and to remain in place have been there for quite some time and possibly exposed to higher vertical stresses (mounds of piled soils), which may reduce this risk.

Foundations

We recommend conventional spread footings founded on at least 12 inches but not to exceed a maximum of 12 feet of properly compacted engineered fill to support the proposed new buildings. Exterior perimeter foundations should be embedded a minimum of 24 inches below lowest adjacent grades for frost protection and confinement. Interior footings (not exposed to the outside elements) should be bottomed at least 12 inches below lowest adjacent finish grades. Wall foundation dimensions should satisfy the requirements listed on the International Building Code (IBC). Reinforcing steel requirements for foundations should be provided by the design engineer.

Based on our subsurface investigation at the site and engineering judgment, we recommend a Site Class C soil profile for this project (2012/2015 IBC). The maximum short (0.2 sec) period spectral response acceleration with a 5% of critical damping for a Site Class B in the vicinity of the project is $S_s = 1.63g$. Similarly, the maximum 1-second period spectral response acceleration with a 5% of critical damping for a Site Class B in the vicinity of the project is $S_1 = 0.647g$. Since a soil profile C is recommended for this project, site coefficients $F_a = 1.0$ and $F_v = 1.3$ should be used to adjust for site class effects from a Site Class B to a Site Class C for structural design.

Foundations constructed in accordance with the recommendations of this geotechnical report may be designed for an allowable soil bearing pressure of 3,000 pounds-per-square-foot (psf) for dead loads plus long-term live loads. This allowable bearing pressure may be increased by one-third for total loading conditions, including wind and seismic forces. The allowable bearing pressure is a net

value, therefore, the weight of the foundation that extends below grade and backfill may be neglected when computing dead loads.

Resistance to lateral loads may be provided by frictional resistance between the bottom of concrete foundations and the underlying soils, and by passive resistance against the sides of foundations. A coefficient of friction of 0.4 may be used between the poured-in-place concrete foundations and the underlying properly compacted engineered fill. Passive resistance available in properly compacted engineered fill may be calculated using a resistance of 200 psf per foot of depth, up to a maximum of 3,000 psf. Both passive and frictional resistance may be assumed to act concurrently, if at least five feet or two times the depth of foundation embedment, whichever is greater, of lateral (horizontal) confinement is provided on the down-slope side of foundations. Otherwise, the passive resistance should be ignored.

Total settlement of an individual foundation will vary depending on the plan dimensions of the foundation and the actual load supported. Based on the anticipated foundation dimensions, structural loads, and maximum depths of properly compacted engineered fill, we estimate that total post-construction settlement of footings designed and constructed in accordance with the recommendations of this report will be in the order of 1 inch or less under normal (static) loading conditions. Differential settlements between similarly loaded adjacent footings is expected to be less than ½ inch, provided all building footings are founded on similar materials (i.e. on at least 12 inches but not to exceed a total maximum of 12 feet and with a maximum of 5 feet differential of properly compacted engineered fill under the same building). Differential settlement between adjacent footings founded on dissimilar material (i.e. one footing on at least 12 inches but not to exceed a total maximum of 12 feet and with a maximum of 5 feet differential of properly compacted engineered fill and one footing on un-remediated or otherwise disturbed on-site soils) may approach and even exceed the maximum anticipated total settlement. Settlement of all foundations constructed in accordance with the recommendations of this report is expected to occur rapidly and should be essentially complete shortly after initial application of the loads.

Concrete Slab-on-Grade Construction

Prior to constructing slab-on-grade floors, the exposed subgrades and/or undocumented fills should be over-excavated to a minimum depth of 12 inches and replaced with at least 12 inches of properly compacted engineered fill as indicated on the 'Remedial Earthwork' sub section of this report.

Concrete floor slabs should have a minimum thickness of four inches. Slab thickness and structural reinforcement requirements within slabs should be determined by the design engineer. At least 4 inches of Type 2 aggregate base should be placed beneath slab-on-grade floors to provide uniform support. The aggregate base should be moisture conditioned to within 2% of optimum and compacted to at least 95% relative compaction, as determined by the ASTM D1557 test method.

In floor slabs where moisture sensitive floor coverings are planned, an impermeable membrane at least 10 mil thick should be placed over the base course to reduce the migration of moisture vapor through the concrete slab. The impermeable membrane should be protected at the top by at least 2 inches of moist sand. The sand cover will also promote uniform curing of the concrete slab. The sand cover should be moist (not wet) and tamped prior to pouring of the slab. In addition, due to the extent of the interior slab floors and general topography of the site, consideration should be given to waterproofing floors for this project. Some waterproofing and/or supplemental moisture protection recommendations are presented in the following sub subsections of this report.

Retaining Walls

Retaining walls, including foundations, should be designed to resist the lateral earth pressure exerted by the retained compacted backfill plus any additional lateral forces that will be applied to the wall due to surface loads behind the structure. The following table presents a list of recommended soil parameters for the design of these structures assuming a level backfill.

LATERAL EARTH PRESSURES

<u>Earth Pressure</u>	<u>Equivalent Fluid Unit Weight</u>
Active (allowed to yield)	35 pcf
Active (pseudo-static – Mononobe Okabe)	80 pcf
At-rest (restrained conditions)	55 pcf
At rest (pseudo-static)	124 pcf
Allowable passive resistance	200 pcf
Passive resistance (pseudo-static)	390 pcf
Friction Coefficient	0.4

Where rotational movement is allowed, the active earth pressure applies. Thirty/sixty eight percent of any uniform surcharge placed at the top of a non-restrained wall may be assumed to act as a

uniform horizontal pressure over the entire height of the wall under static/pseudo-static (Mononobe-Okabe criteria) conditions, respectively. The dynamic component of the active thrust is equal to the pseudo static thrust minus the static force due to the active pressures against the wall. The static component of the thrust is applied at $0.3H$ (30% of the total height of the wall), while the dynamic component should be applied at $0.6H$ (60% of the wall height). The horizontal ground acceleration recommended in calculating the pseudo static active thrust was $0.43g$.

The at-rest earth pressure is applicable for braced walls that are restrained at the top. Fifty/one hundred eight percent of the uniform area surcharge placed at the top of a restrained wall may be assumed to act as a uniform horizontal pressure over the entire height of the wall under static/pseudo-static conditions, respectively.

The above values are for horizontal backfill and do not include hydrostatic pressures that might be caused by groundwater, perched water, or surface water trapped behind a structure. Therefore, the wall backfill should be free draining and provisions should be made to collect and dispose of excess water that may accumulate behind earth retaining structures. Wall backfill should be non-expansive, free draining gravel or drain rock enveloped by a Mirafi 140 N filter fabric (or equivalent) in the zone immediately adjacent (extend horizontally to at least 12 inches behind the wall and upward to roughly 12 inches below finish grades) to the structure to prevent hydrostatic forces from developing and to effectively operate as a French Drain to protect the adjacent buildings or other improvements. Adequate drainage of the backfill in the form of sub-drains must be provided at the base of the wall to collect and dispose of water that would otherwise accumulate behind earth retaining structures. The sub-drains should consist of 4-inch perforated schedule 40 PVC pipe surrounded by the drain rock and also enveloped by a filter fabric. We recommend drain rock consist of durable stone having 100% passing the 1-inch sieve and less than 20% passing the No. 4 sieve. All sub-drains should daylight at an acceptable location and/or discharged into a properly designated infiltration gallery or detention basin away from all improvements.

Where retaining walls will enclose usable interior space or floors below grade, the walls (and possibly floors) should be waterproofed. Waterproofing material should consist of rubberized asphalt, polymer-modified asphalt, butyl rubber, or other approved material capable of bridging non-structural cracks. Joints in the membrane should be lapped and sealed in accordance with the manufacturer's recommendations. Extra attention should be paid to concrete cold joints between

wall panels and between wall panels and footings. A manufactured water-stop or key should also be placed at all structural cold joints. In addition, consideration should be given to installing a floor drain system under interior slab-on-grade floors, as presented in the 'Site Drainage and Moisture Protection' sub-section of this report.

Backfill placed behind and above the drain rock should meet the requirements for engineered fill. Backfill should be placed in lifts and compacted in a manner which does not structurally damage the wall. This backfill should be moisture conditioned to within 2% of optimum and compacted to between 88% and 92% relative compaction, as determined by the ASTM D1557 test method. Heavy compaction equipment or other loads should not be allowed in close proximity of the wall, which may result in lateral pressures greater than those recommended in this report, unless planned for in the structural design.

Pavement Sections

At least 12 inches of properly compacted engineered fill should provide adequate support for walkways and driveway and/or parking areas covered with AC or concrete pavements and/or pavers. Our experience in the Tahoe Basin area also indicates that environmental aspects, such as freeze-thaw cycles and thermal cracking and snow removal equipment will also influence the design of pavements. In addition, snow removal equipment will likely operate on the pavement sections and result in relatively high wheel loads. Based on the anticipated construction and snow traffic and soil and environmental conditions at the site, we recommend a minimum pavement section of 3 inches of AC and 6 inches of Type 2 aggregate base. Alternatively, a pavement section of 4 inches of AC over 4 inches of Type 2 aggregate base may be used. If on the other hand driveway/parking surfaces will be constructed with concrete, a minimum thickness of 5 inches should be used. Concrete pavements should be underlain with at least 4 inches of Type 2 aggregate base. Similarly if concrete pavers are used, they should be underlain by at least 6 inches of properly compacted Type 2 aggregate base and within a concrete curb to provide lateral confinement throughout.

The aggregate base under pavements (AC, concrete or pavers) should be uniformly moisture conditioned to within 2% of optimum and compacted to at least 95% relative compaction, as determined by the ASTM D1557 test method.

Subgrade soils, including properly compacted engineered fill, at the site may be prone to frost action during the winter and saturation during the wet spring months. The primary impact of frost action and saturation is the loss of subgrade and aggregate base strength. Pavement life will be increased if efforts are made to reduce the accumulation of excess moisture in the subgrade soils. Consideration should be given to the installation of lateral drains in addition to keeping positive drainage to re-route excess surface water away from pavements and/or walkways.

Site Drainage and Moisture Protection

Final elevations at the site should be planned so that drainage is directed away from all foundations, retaining structures, walkways, and pavements. Parking and/or driveway areas, including walkways, should be sloped and drainage gradients maintained to carry all surface water away from improvements and to a properly designated infiltration or detention basin or off the site.

Due to the general topography of the site and anticipated interior floor elevations within new buildings, the retaining walls along the adjacent slopes should also serve as French drains to protect the buildings and their interior slab-on-grade floors. In addition, consideration should be given to installing an under slab floor drain system to provide a higher level of redundancy to the entire drainage system. The purpose of the exterior French Drains (behind adjacent retaining walls) is to capture perched or seeping surface water or snow melt that may otherwise flow towards the proposed building areas from the adjacent slopes. The interior under floor drainage system is to capture seeping surface water that may be trapped between the buildings and the adjacent retaining walls and affect the interior flooring of new buildings. The interior under floor drain system is recommended to be separate from the exterior French Drain (behind the adjacent retaining walls) system, even though both may use the same re-routing (discharging route outside of the building footprint) path to provide redundancy to the overall drainage system.

Steel Corrosion and Concrete Reactivity

Analytical test conducted on project soils indicate relatively neutral (pH=7.76) conditions, low soluble chloride (9 mg/kg), very low (non-detected) soluble sulfate, and a moderate resistivity (5,800 ohm-cm) under saturated conditions. Therefore, Type II cement can be used for concrete in direct contact with on-site soils and conventional corrosion mitigation measures such as cathodic protection, coatings and/or wrappings, and at least 3 inches of concrete cover for reinforcing steel are recommended as a minimum for this project.

Plan Review and Additional Services

We recommend that H.E.M. Consulting, LLC conduct a general review of the project plans and specifications to check the proper interpretation and implementation of the earthwork, foundation, and drainage recommendations presented in this report. Additionally, the recommendations in this report are based on the assumption that an adequate program of tests and observations will be made during demolition of the existing structures and construction of the proposed new buildings and associated improvements to check compliance with these recommendations. These tests and observations should include but not necessarily be limited to:

- Observation during demolition and earthwork.
- Observation of retaining wall and foundation excavations.
- Observation and testing of earthwork construction.
- Observation and testing of construction materials.
- Consultation as may be required during construction.

Additional information regarding the scope and cost of these services can be obtained from our office.

Limitations

The recommendations contained in this report are based on our document review, subsurface exploration and laboratory testing programs, and our understanding of the proposed construction. This report has been prepared for the specific design and construction of the improvements described herein, and in accordance with the generally accepted standards of practice at the time this report was written. If the scope of the proposed construction changes from that described herein, our recommendations should be reviewed by us and may require written modification. No warranty, expressed or implied, is made.

All parties to the project including the designer, contractor, subcontractors, etc., should be made aware of this report in its entirety. Care should be exercised when interpolating between or extrapolating subsurface conditions beyond the exploration locations conducted for this project. The use of information contained in this report for bidding purposes should be done at the Contractor's option and risk.

We trust that the information presented in this report provides the information required to proceeding with the construction of the proposed operations storage and office buildings at the KGID Kingsbury grade facility in the Daggett Pass area. If you have any questions or would like to discuss the contents of this report in greater detail, please do not hesitate to contact our office.

Sincerely,

H.E.M. Consulting, LLC



12-31-19

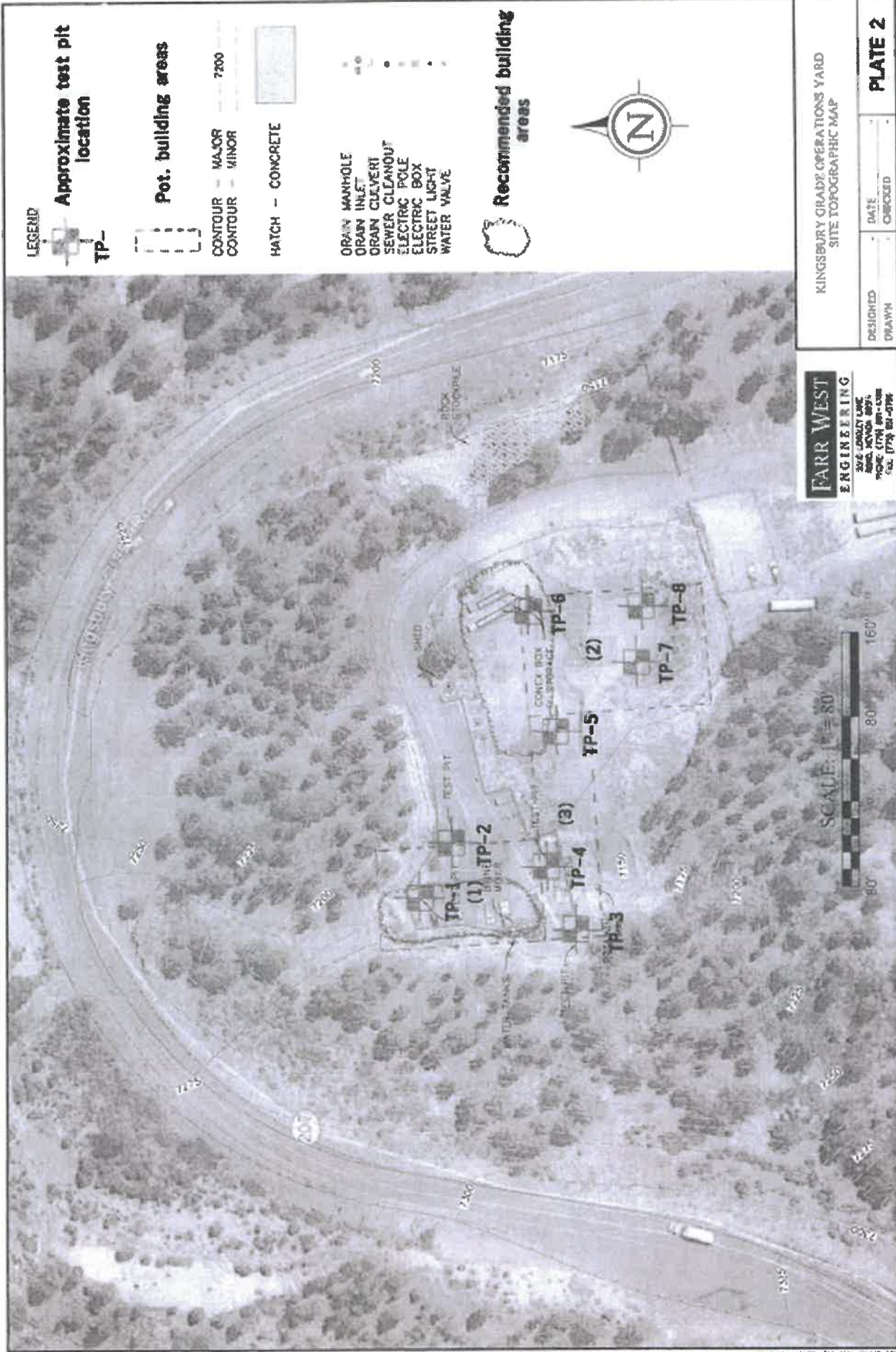
12-7-18

Hector E. Marin

Hector E. Marin, Ph.D., G.E., P.E.
Principal Engineer

Attachments:

Plate 1 – Vicinity Map
Plate 2 – Site Plan
Plate 3 – Log of Test Pit TP-1
Plate 4 – Log of Test Pit TP-2
Plate 5 – Log of Test Pit TP-3
Plate 6 – Log of Test Pit TP-4
Plate 7 – Log of Test Pit TP-5
Plate 8 – Log of Test Pit TP-6
Plate 9 – Log of Test Pit TP-7
Plate 10 – Log of Test Pit TP-8
Plate 11 – Key to Log Symbols
Plate 12 – Compaction Test Report
Plate 13 – Compaction Test Report
Plate 14 – Particle Size Distribution Report
Plate 15 – Particle Size Distribution Report
Plate 16 – Particle Size Distribution Report
Plate 17 – WET Laboratory Analytical Report



LEGEND

Approximate test pit location
TP

Pot. building areas

CONTOUR - MAJOR
CONTOUR - MINOR

HATCH - CONCRETE

- DRAIN MANHOLE
- DRAIN INLET
- DRAIN CLEVERT
- SEWER CLEANOUT
- ELECTRIC POLE
- ELECTRIC BOX
- STREET LIGHT
- WATER VALVE

Recommended building areas



FARR WEST
ENGINEERING
2000 S. 1000 E.
PO BOX 1000
TUCSON, AZ 85706
TEL: (520) 791-0000

KINGSBURY GRADE OPERATIONS YARD
SITE TOPOGRAPHIC MAP

DESIGNED
DRAWN
DATE
CHECKED

PLATE 2

REF: Site topographic map, Kingsbury Grade Operations Yard, undated, by FWE

TEST PIT LOG

Test Pit No.: TP-1

PROJECT	KGID Operations/Office Buildings Project	PROJECT NO.	1808.1
CLIENT	Farr West Engineering	DATE	10-30-18
LOCATION	North side of upper (north) parking area (see Plate 2)	ELEV.	7175' +/-
EXCAVATION METHOD	Case 580K extendahoe with 12-inch wide bucket	LOGGER	HEM
DEPTH TO - Water: N/A When checked: Caving:			

ELEVATION DEPTH	SOIL SYMBOLS AND SAMPLERS		USCS	DESCRIPTION	DENSITY pcf	MOISTURE %
	GRAPHIC	BULK DRIVEN				
0			FILL	Fill: 4.5" of AC pavement		
7174			FILL	Fill: 9.5" of compacted aggregate base		
2			SW-SM SW-SM	OLIVE GRAY (5Y 5/2) WELL GRADED SAND with Silt (SW-SM), moist, dense to very dense, gross material (decomposing granite) -- very dense to moderately hard		4
7172				Test pit terminated at approximately 2'-0" below ground surface due to refusal. No groundwater or perched water encountered. Test pit backfilled with excavated soils and tamped in layers with equipment at hand. Existing pavement removed (approximately 30" wide by 11' long in plan) but not replaced. Test pit conducted approximately 12' east of storm drain intake.		
4						
7170						
6						
7168						
8						
7166						
10						
7164						

Notes:

PLATE 3

TEST PIT LOG

Test Pit No.: TP-2

PROJECT	PROJECT NO.
KGID Operations/Office Buildings Project	1808.1
CLIENT	DATE
Farr West Engineering	10-30-18
LOCATION	ELEV.
Northeast side of upper (north) parking area (see Plate 2)	7175' +/-
EXCAVATION METHOD	LOGGER
Case 580K extendahoe with 12-inch wide bucket	HEM
DEPTH TO - Water: N/A	Caving:
When checked:	

ELEVATION/ DEPTH	SOIL SYMBOLS AND SAMPLERS		USCS	DESCRIPTION	DENSITY pcf	MOISTURE %
	GRAPHIC	BULK DRIVEN				
0			FILL	Fill: 4.5 inches of AC pavement		
7174			FILL	Fill: 15" of compacted aggregate base		
2			SW-SM	OLIVE BROWN (2.5Y 4/3) WELL GRADED SAND with Silt and Gravel (SW-SM), moist, very dense, decomposed granite -- very dense to moderately hard, hard to excavate		4
7172			SW-SM			
4				Test pit terminated at approximately 3'-4" below ground surface due to refusal. No groundwater or perched water encountered. Test pit backfilled with excavated soils and tamped in layers with equipment at hand. Existing pavement removed (approximately 34" wide by 11' long in plan) but not replaced.		
7170						
6						
7168						
8						
7166						
10						
7164						

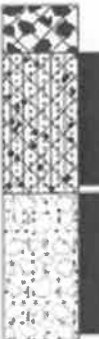
Notes:

PLATE 4

TEST PIT LOG

Test Pit No.: TP-3

PROJECT	KGID Operations/Office Buildings Project	PROJECT NO.	1808.1
CLIENT	Farr West Engineering	DATE	10-30-18
LOCATION	Near southwest corner of upper (north) parking area (see Plate 2)	ELEV.	7175' +/-
EXCAVATION METHOD	Case 580K extendahoe with 12-inch wide bucket	LOGGER	HEM
DEPTH TO - Water: N/A When checked: Caving:			

ELEVATION/ DEPTH	SOIL SYMBOLS AND SAMPLERS			USCS	DESCRIPTION	DENSITY pcf	MOISTURE %
	GRAPHIC	BULK	DRIVEN				
0				FILL	Fill: 6" of rounded gravel		
7174				FILL	Fill: DARK BROWN (7.5YR 3/2) SILTY SAND with Gravel (SM), moist, loose to medium dense, some roots -- gray (5Y 5/1), roots		
2				SP-SM	-- grass		
7172				SP-SM	DARK YELLOWISH BROWN (10YR 4/4) POORLY GRADED SAND with Silt and Gravel (SP-SM), moist, medium dense to dense, some fine roots and organics -- harder to excavate		4
4					Test pit terminated at approximately 3'-7" below ground surface due to hard excavating. No groundwater or perched water encountered. Test pit backfilled with excavated soils and tamped in layers with equipment at hand.		
7170							
6							
7168							
8							
7166							
10							
7164							

Notes:

PLATE 5

TEST PIT LOG

Test Pit No.: TP-4

PROJECT	KGID Operations/Office Buildings Project	PROJECT NO.	1808.1
CLIENT	Farr West Engineering	DATE	10-30-18
LOCATION	South side of upper (north) parking area (see Plate 2)	ELEV.	7175' +/-
EXCAVATION METHOD	Case 580K extendahoe with 12-inch wide bucket	LOGGER	HEM
DEPTH TO - Water: N/A	When checked:	Caving.	

ELEVATION/ DEPTH	SOIL SYMBOLS AND SAMPLERS			USCS	DESCRIPTION	DENSITY pcf	MOISTURE %
	GRAPHIC	BULK	DRIVEN				
0				FILL	Fill: 4" of AC pavement		
7174				FILL	Fill: 10" of compacted aggregate base		
2				FILL	Fill: DARK YELLOWISH BROWN (10YR 4/4) POORLY GRADED SAND with Silt and Gravel (SP-SM), moist, medium dense to dense (some level of compactive effort), isolated voids and asphalt gravel within matrix, mottling		4
7172				Fill			
4					-- harder to excavate due to confined excavation conditions		
7170					Test pit terminated at approximately 4'-6" below ground surface due to confined excavation conditions; difficult to extend excavation deeper given the pavement removal dimensions. No groundwater or perched water encountered. Test pit backfilled with excavated soils and tamped in layers with equipment at hand. Existing pavement removed (approximately 33" wide by 11' long) but not replaced. Test pit conducted approximately 16' west of storm drain intake.		
6							
7168							
8							
7166							
10							
7164							

Notes:

PLATE 6

TEST PIT LOG

Test Pit No.: TP-5

PROJECT	KGID Operations/Office Buildings Project	PROJECT NO.	1808.1
CLIENT	Farr West Engineering	DATE	10-30-18
LOCATION	Near northwest corner of lower (south) parking area (see Plate 2)	ELEV.	7152' +/-
EXCAVATION METHOD	Case 580K extendahoe with 12-inch wide bucket	LOGGER	HEM
DEPTH TO - Water: N/A	When checked:	Caving:	

ELEVATION/ DEPTH	SOIL SYMBOLS AND SAMPLERS			USCS	DESCRIPTION	DENSITY pcf	MOISTURE %
	GRAPHIC	BULK	DRIVEN				
7152 0				FILL	FILL: VERY DARK BROWN (10YR 2/2) SILTY SAND with Gravel (SM), moist, medium dense (some level of compactive effort), pavement gravel, few cobbles, wood chips, pieces of filter fabric in matrix		
7150 2				Fill	-- maximum DD=121.5pcf at optimum MC=10.3% -- some roots		7
7148 4					-- concrete remnants, boulder about 24" in size -- medium dense to dense (some level of compactive effort), layered -- very dark gray (2.5Y 3/1)		
7146 6				Fill	-- harder to excavate, granitic and pavement lumps in matrix -- MC=5%, maximum DD=121.9pcf at optimum MC=11.4% (composite sample) -- some roots about 0.5" in diameter in matrix -- very cobbly (possible native boundary) -- difficult to excavate		5
7144 8					Test pit terminated at approximately 7'-6" below ground surface due to cobbly conditions. No groundwater or perched water encountered. Test pit backfilled with excavated soils and tamped in layers with equipment at hand.		
7142 10							

Notes:

PLATE 7

TEST PIT LOG

Test Pit No.: TP-6

PROJECT	KGID Operations/Office Buildings Project	PROJECT NO.	1808.1
CLIENT	Farr West Engineering	DATE	10-30-18
LOCATION	Near northeast corner of lower (south) parking area (see Plate 2)	ELEV.	7150' +/-
EXCAVATION METHOD	Case 580K extendahoe with 12-inch wide bucket	LOGGER	HEM
DEPTH TO - Water: N/A	When checked:	Caving: 4.0	

ELEVATION/ DEPTH	SOIL SYMBOLS AND SAMPLERS			USCS	DESCRIPTION	DENSITY pcf	MOISTURE %	
	GRAPHIC	BULK	DRIVEN					
7150 — 0				FILL	Fill: DARK BROWN (10YR 3/3) SILTY SAND with Gravel (SM), moist, medium dense to dense (some level of compactive effort), few cobbles and some asphalt nodules in matrix -- MC=5%, maximum DD=121.9pcf at optimum MC= 11.4% (composite sample)		5	
7148 — 2								
7146 — 4				-- boulders up to 22" in size, caving due to dislodged boulders -- pockets of of silt and silty fine sand, trace of clay, rounded gravel, and cobbles up to 6" in size		10		
7144 — 6				Fill				
7142 — 8					Test pit terminated at approximately 7'-0" below ground surface. No groundwater or perched water encountered. Test pit backfilled with excavated soils and tamped in layers with equipment at hand.			
7140 — 10								

Notes:

PLATE 8

TEST PIT LOG

Test Pit No.: TP-7

PROJECT	KGID Operations/Office Buildings Project	PROJECT NO.	1808.1
CLIENT	Farr West Engineering	DATE	10-30-18
LOCATION	Near southwest corner of lower (south) parking area (see Plate 2)	ELEV.	7150' +/-
EXCAVATION METHOD	Case 580K extendahoe with 12-inch wide bucket	LOGGER	HEM
DEPTH TO - Water: N/A When checked: Caving:			

ELEVATION/ DEPTH	SOIL SYMBOLS AND SAMPLERS			USCS	DESCRIPTION	DENSITY pcf	MOISTURE %
	GRAPHIC	BULK	DRIVEN				
7150 — 0				FILL	FILL: DARK YELLOWISH BROWN (10YR 3/4) POORLY GRADED SAND with Silt and Gravel (SP-SM), moist, dense (some level of compactive effort) to a depth of about 12 inches -- medium dense, pieces of roots		
7148 — 2				FILL	-- decomposing granite cobbles in matrix		7
7146 — 4					-- very dark gray (2.5Y 3/1), some roots		
7144 — 6					-- fill appears medium dense to dense (some level of compactive effort) -- MC=5%, maximum DD=121.9pcf at optimum MC=11.4% (composite sample)		5
7142 — 8					-- large boulder cluster, equipment refusal		
7140 — 10					Test pit terminated at approximately 7'-0" below ground surface due to equipment refusal. No groundwater or perched water encountered. Test pit backfilled with excavated soils and tamped in layers with equipment at hand. Fill extends likely to the bottom of adjacent drainage channel to the west.		

Notes.

PLATE 9

TEST PIT LOG

Test Pit No.: TP-8

PROJECT	KGID Operations/Office Buildings Project	PROJECT NO.	1808.1
CLIENT	Farr West Engineering	DATE	10-30-18
LOCATION	Near southeast corner of lower (south) parking area (see Plate 2)	ELEV.	7150' +/-
EXCAVATION METHOD	Case 580K extendahoe with 12-inch wide bucket	LOGGER	HEM
DEPTH TO - Water: N/A	When checked:	Caving:	

ELEVATION/ DEPTH	SOIL SYMBOLS AND SAMPLERS		USCS	DESCRIPTION	DENSITY pcf	MOISTURE %
	GRAPHIC	BULK DRIVEN				
7150 — 0			FILL	Fill: DARK OLIVE BROWN (2.5Y 3/3) POORLY GRADED SAND with Silt and Gravel (SP-SM), moist, medium dense to dense (some level of compactive effort), pieces of wood in matrix, few cobbles		
7148 — 2				-- big boulders in matrix, shifted test pit northward		
7146 — 4			FILL	-- layer of roots		
7144 — 6			Fill	Fill: VERY DARK GRAY (2.5Y 3/1) WELL GRADED SAND with Silt and Gravel (SW-SM), moist, medium dense to dense (some level of compactive effort), isolated pieces of roots, few cobbles in matrix -- MC=5%, maximum DD=121.9pcf at optimum MC=11.4% (composite sample)		5
7142 — 8				Test pit terminated at approximately 6'-6" below ground surface. No groundwater or perched water encountered. Test pit backfilled with excavated soils and tamped in layers with equipment at hand. It is our understanding that a driveway providing access to a previous lower elevation parking area existed in the vicinity of this test pit. A rockery wall was reported to retain the upper soils, which extended westward towards the drainage channel by test pit TP-7. The rockery was reported to be currently buried. Fill extends likely to the elevation of the adjacent paved road to the east.		
7140 — 10						

Notes:

PLATE 10

KEY TO SYMBOLS

Symbol Description

Strata symbols

	Pavement
	Fill
	Well graded sand with silt
	Well graded sand with silt and gravel
	Fill
	Fill
	Poorly graded sand with silt and gravel
	Fill

Symbol Description

	Fill
---	------

Misc. Symbols

	caving
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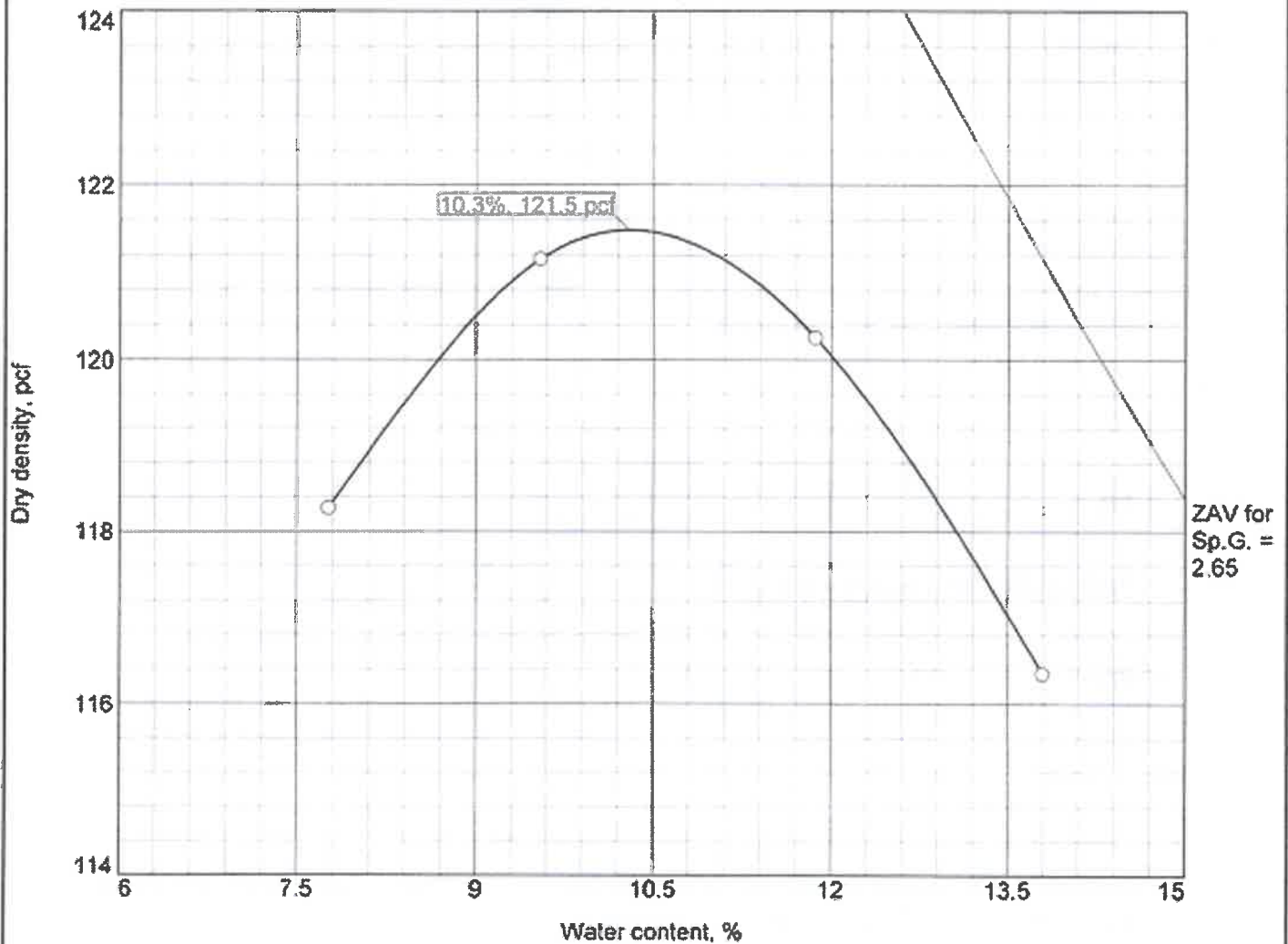
Soil Samplers

	Bulk sample
---	-------------

Notes:

1. Exploratory test pits were excavated on 10-30-16 using a Case 580K extendahoe with a 12-inch wide bucket.
2. No groundwater or perched water were encountered to the depths explored at the time of excavation.
3. Test pit locations were paced from existing features shown on the site plan as a guide. Elevations, if any, were extrapolated from contour lines shown on a plan provided by the client. Therefore, approximate locations and elevations of the test pits should be considered accurate only implied by the methods used.
4. These logs are subject to the limitations, conclusions, and recommendations in this report.
5. B-Bulk Sample, DD- dry density, MC- moisture content, LL-liquid limit, PL-plastic limit, PI-plasticity index, PP-Pocket Penetrometer Test.
6. Results of laboratory tests conducted on samples recovered during this investigation are reported on Plate 12 and Plate 17 at the end of this report.

COMPACTION TEST REPORT



Test specification: ASTM D 1557-07 Method C Modified

Elev/ Depth	Classification		Nat. Moist.	Sp.G.	LL	PI	% > 3/4 in.	% < No.200
	USCS	AASHTO						
2.5	Fill		7				7.0	16.0

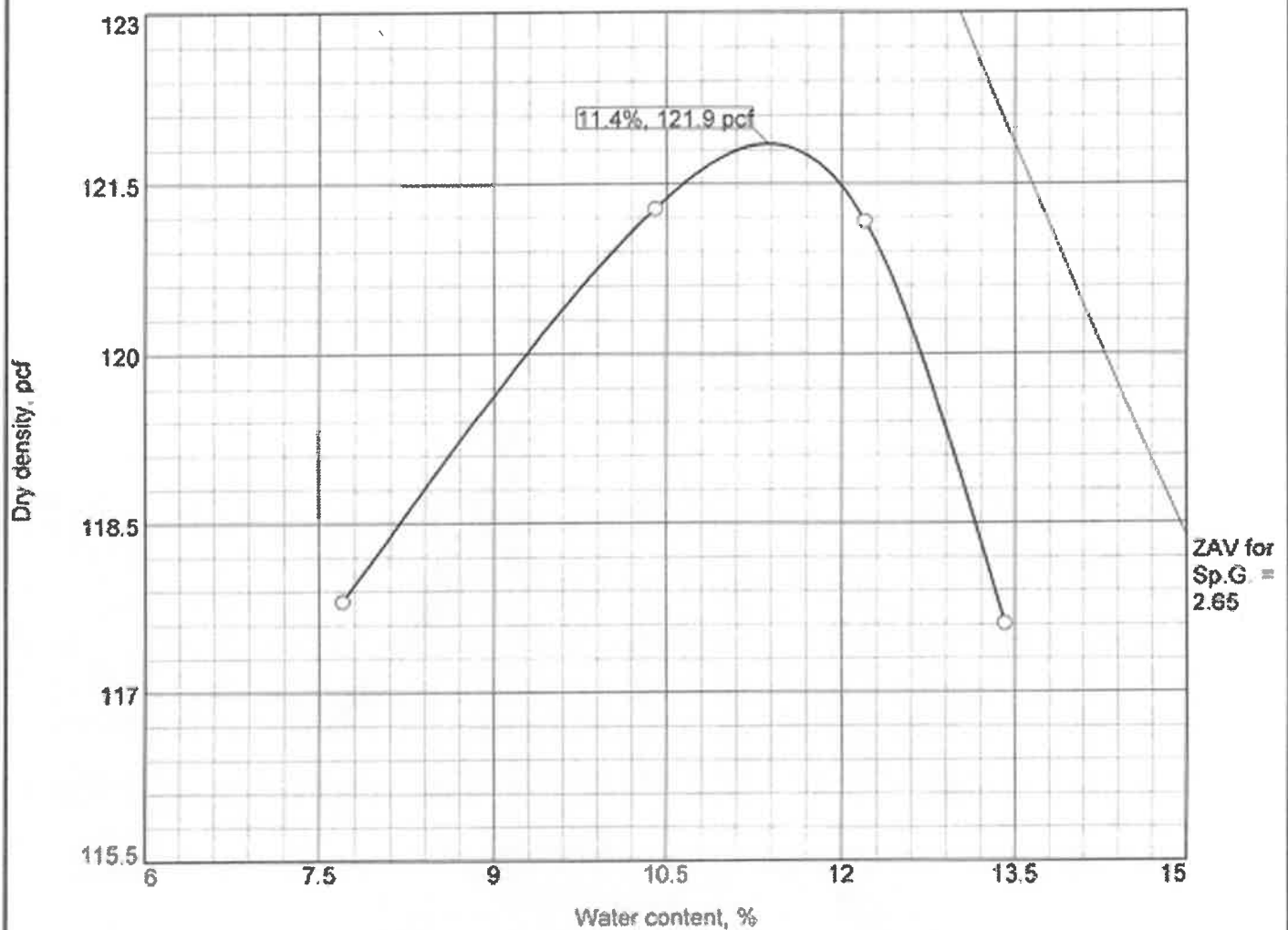
TEST RESULTS		MATERIAL DESCRIPTION
Maximum dry density = 121.5 pcf		Fill: Silty Sand with Gravel (SM)
Optimum moisture = 10.3 %		
Project No. 1808.1 Client: Farr West Engineering Project: KGID Operations/Office Buildings Project Source of Sample: TP-5 H. E. M. Consulting, LLC Reno, NV		Remarks:

PLATE 12

PLATE 12

Tested By: WR Checked By: HEM

COMPACTION TEST REPORT



Test specification: ASTM D 1557-07 Method C Modified

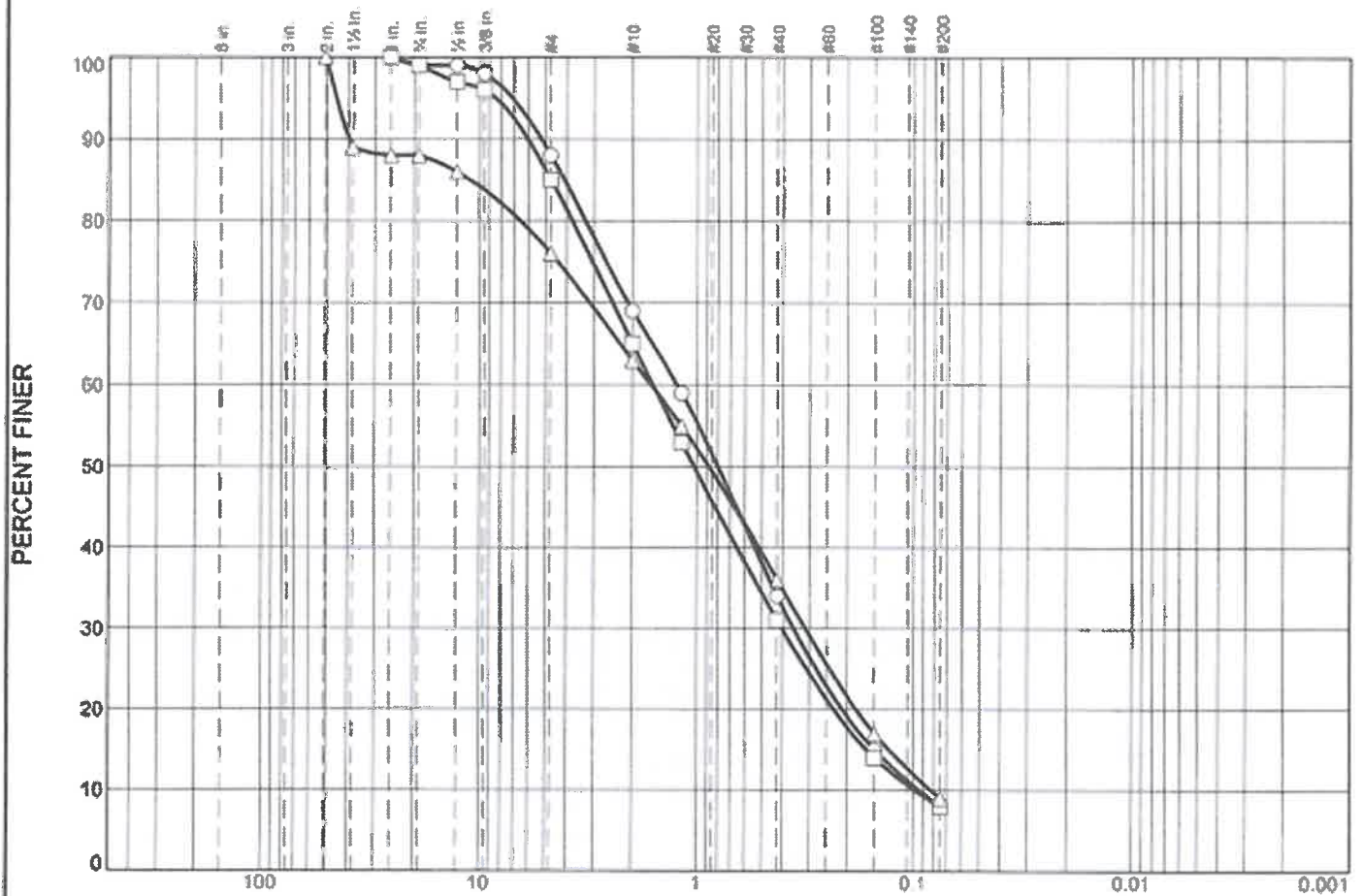
Elev/ Depth	Classification		Nat. Moist.	Sp.G.	LL	PI	% > 3/4 in.	% < No.200
	USCS	AASHTO						
6.25	Fill		5				5.0	13.0

TEST RESULTS		MATERIAL DESCRIPTION
Maximum dry density = 121.9 pcf Optimum moisture = 11.4 %		Fill: Silty Sand with Gravel (SM)
Project No. 1808.1 Client: Farr West Engineering Project: KGID Operations/Office Buildings Project Source of Sample: TP-5		Remarks: Composite sample of TP-5 (5.5'-7'), TP-6 (0'-3.5'), TP-7 (4.5'-6.5'), and TP-8 (4'-6.5')
H. E. M. Consulting, LLC Reno, NV		

PLATE 13

Tested By: WR Checked By: HEM

Particle Size Distribution Report



GRAIN SIZE - mm										
% +3"		% Gravel		% Sand			% Fines			
		Coarse	Fine	Coarse	Medium	Fine	Silt	Clay		
○	0.0	1.0	11.0	19.0	35.0	26.0	8.0			
□	0.0	1.0	14.0	20.0	34.0	23.0	8.0			
△	0.0	12.0	12.0	13.0	27.0	27.0	9.0			
×	LL	PL	D ₈₅	D ₆₀	D ₅₀	D ₃₀	D ₁₅	D ₁₀	C _c	C _u
○			4.1208	1.2397	0.8004	0.3567	0.1500	0.0938	1.09	13.22
□			4.7500	1.6091	1.0321	0.4041	0.1631	0.0980	1.04	16.42
△			11.0551	1.6356	0.8800	0.3147	0.1293	0.0827	0.73	19.77

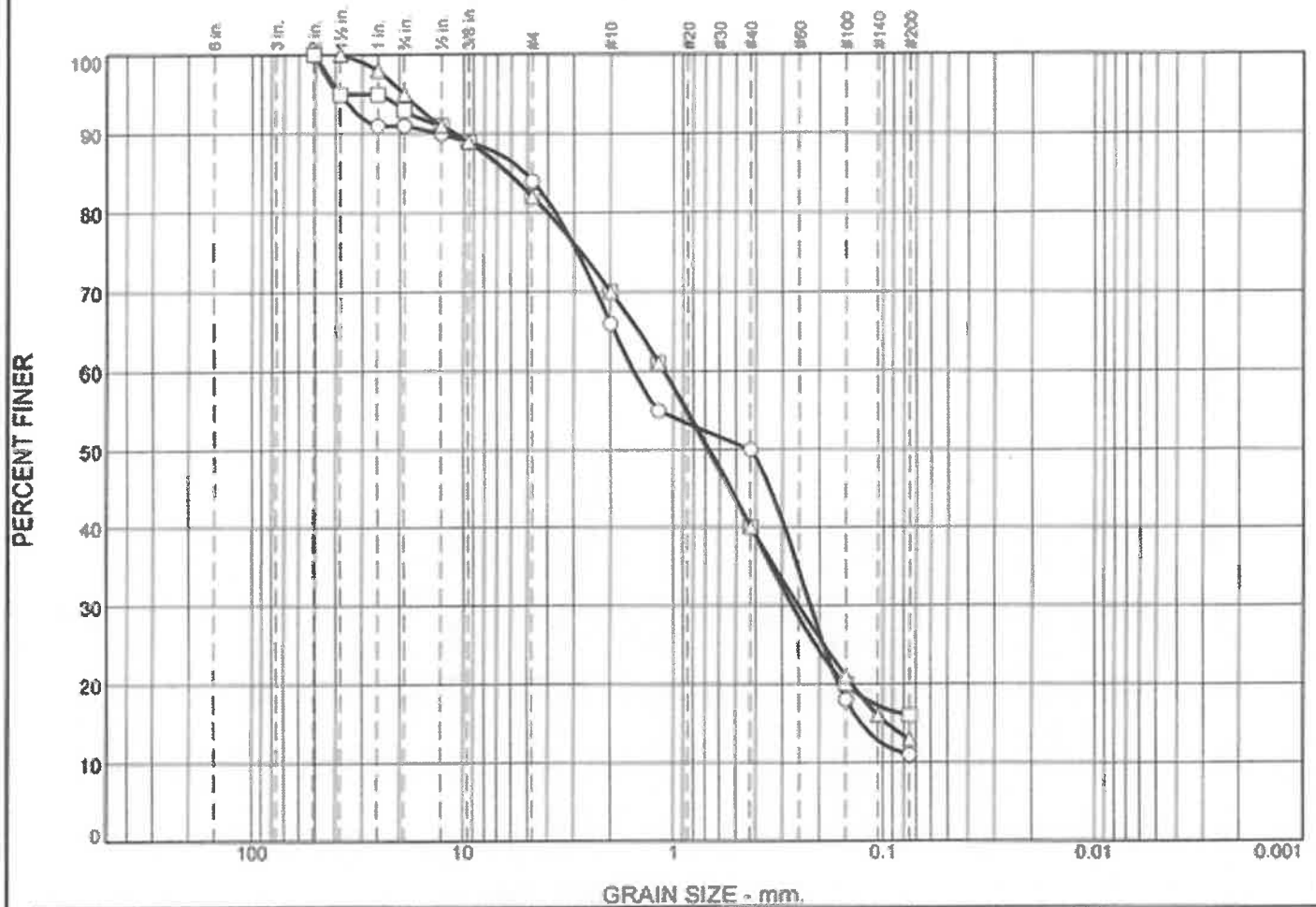
Material Description								USCS	AASHTO
○ Well Graded Sand with Silt (SW-SM)								SW-SM	
□ Well graded Sand with Silt and Gravel (SW-SM)								SW-SM	
△ Poorly graded Sand with Silt and Gravel (SP-SM)								SP-SM	

Project No. 1808.1 Client: Farr West Engineering Project: KGID Operations/Office Buildings Project ○ Source of Sample: TP-1 Depth: 1.67 □ Source of Sample: TP-2 Depth: 2.67 △ Source of Sample: TP-3 Depth: 2.75 H. E. M. Consulting, LLC Reno, NV	Remarks:
--	---

Tested By: WR

Checked By: HEM

Particle Size Distribution Report



GRAIN SIZE - mm.									
	% +3"		% Gravel		% Sand			% Fines	
			Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
○	0.0		9.0	7.0	18.0	16.0	39.0	11.0	
□	0.0		7.0	11.0	12.0	30.0	24.0	16.0	
△	0.0		5.0	13.0	12.0	30.0	27.0	13.0	
X	LL	PL	D ₈₅	D ₆₀	D ₆₀	D ₃₀	D ₁₅	D ₁₀	C _c
○			5.1518	1.5623	0.4250	0.2219	0.1278		
□			6.2140	1.1178	0.6743	0.2707			
△			6.1617	1.1193	0.6848	0.2531	0.0963		

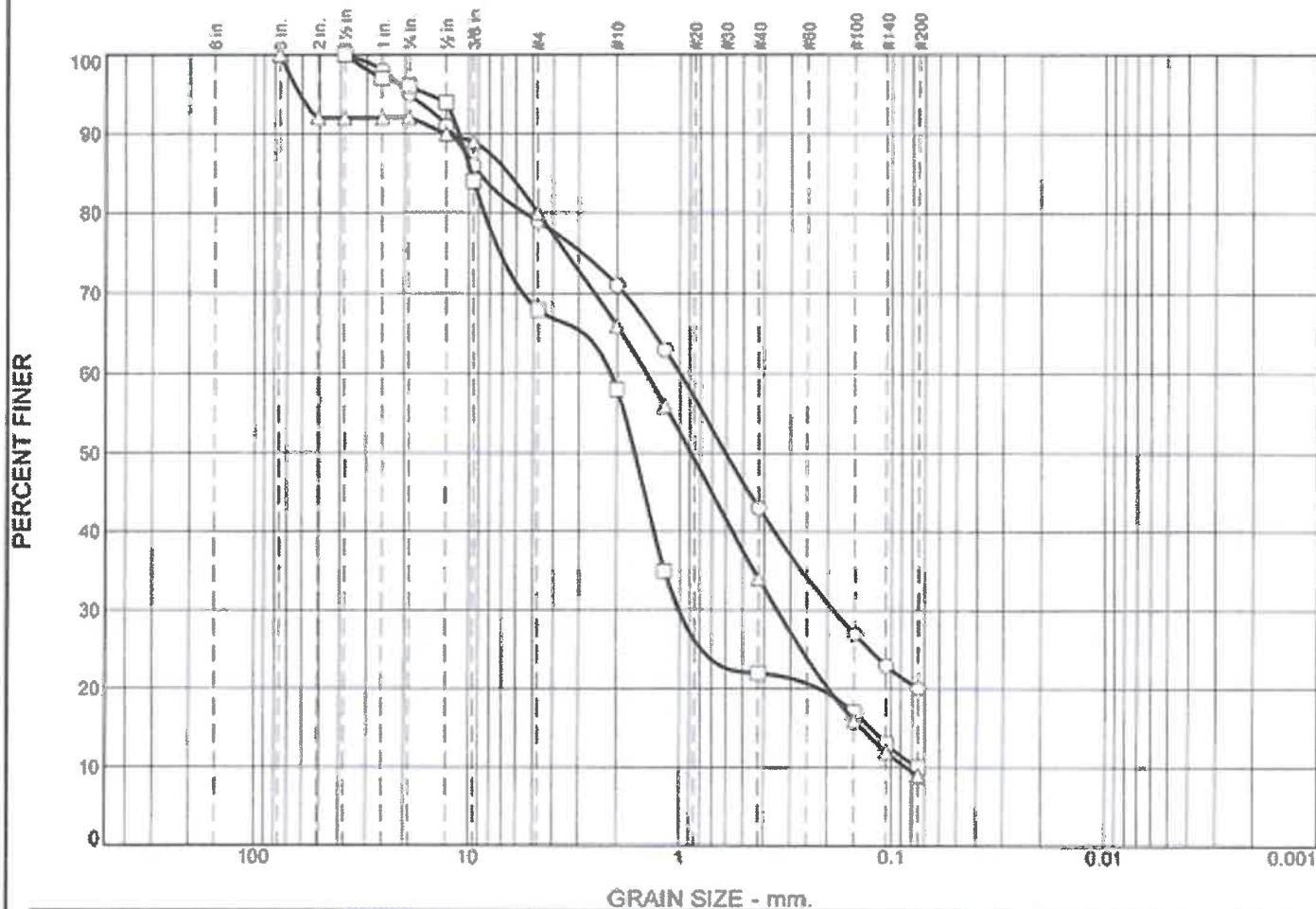
Material Description							USCS	AASHTO
○ Fill: Poorly graded Sand with Silt and Gravel (SP-SM)							Fill	
□ Fill: Silty Sand with Gravel (SM)							Fill	
△ Fill: Silty Sand with Gravel (SM)							Fill	

Project No. 1808.1		Client: Farr West Engineering		Remarks: △ Composite sample of TP-5 (5.5'-7'), TP-6 (0'-3.5'), TP-7 (4.5'-6.5'), and TP-8 (4'-6.5').
Project: KGID Operations/Office Buildings Project				
○ Source of Sample: TP-4	Depth: 3.0			
○ Source of Sample: TP-5	Depth: 2.5			
△ Source of Sample: TP-5	Depth: 6.25			
H. E. M. Consulting, LLC				
Reno, NV				PLATE 15

PLATE 15

Tested By: WR Checked By: HEM

Particle Size Distribution Report



GRAIN SIZE - mm.									
	% +3"	% Gravel		% Sand			% Fines		
		Coarse	Fine	Coarse	Medium	Fine	Silt	Clay	
○	0.0	5.0	16.0	8.0	28.0	23.0	20.0		
□	0.0	4.0	28.0	10.0	36.0	12.0	10.0		
△	0.0	8.0	12.0	14.0	32.0	25.0	9.0		
×	LL	PL	D ₈₅	D ₆₀	D ₅₀	D ₃₀	D ₁₅	D ₁₀	C _c
○			8.9401	1.0023	0.6072	0.1884			
□			9.7779	2.1353	1.6442	1.0133	0.1262	0.0750	6.41
△			6.5311	1.4428	0.8885	0.3486	0.1387	0.0848	0.99

Material Description							USCS	AASHTO
○ Fill: Silty Sand with Gravel (SM)							Fill	
□ Fill: Poorly graded Sand with Silt and Gravel (SP-SM)							FILL	
△ Fill: Well graded Sand with Silt and Gravel (SW-SM)							Fill	

Project No. 1808.1 Client: Farr West Engineering Project: KGID Operations/Office Buildings Project	Remarks:
○ Source of Sample: TP-6 Depth: 5.5 □ Source of Sample: TP-7 Depth: 2.0 △ Source of Sample: TP-8 Depth: 5.25	
H. E. M. Consulting, LLC Reno, NV	

Western Environmental Testing Laboratory Analytical Report

H.E.M. Consulting, LLC

P.O. Box 19104

Reno, NV 89511

Attn: Hector Marin

Phone: (775) 852-5011 Fax: (775) 852-5011

PO/Project: KGID FACILITY / 1808.1

Date Printed: 11/14/2018

OrderID: 18100972

Customer Sample ID: TP-5/B-1 0-5

Collect Date/Time: 10/30/2018

WETLAB Sample ID: 18100972-001

Receive Date: 10/31/2018 11:23

Analyte	Method	Results	Units	DF	RL	Analyzed	LabID
General Chemistry:							
Paste pH	SW846 9045D	7.760	pH Units	1		11/1/2018	NV00925
Resistivity	SM 2510B	5800	ohms-cm	1	1.0	11/2/2018	NV00925
Anions by Ion Chromatography							
Chloride	EPA 300.0	9.0	mg/kg	3	3.0	11/2/2018	NV00925
Sulfate	EPA 300.0	ND	mg/kg	3	3.0	11/2/2018	NV00925
Sample Preparation							
10:1 DI Water Extraction	WL 10.0	Complete		1		10/31/2018	NV00925
Saturated Paste Preparation	CSTPM S.1.0	Complete		1		11/1/2018	NV00925

DF=Dilution Factor, RL=Reporting Limit, ND=Not Detected or <RL

SPARKS

475 E. Greg Street, Suite 110
Sparks, Nevada 89431
tel (775) 355-0202
fax (775) 355-0817
EPA LAB ID: NV00925 - ELAP No: 2523

ELKO

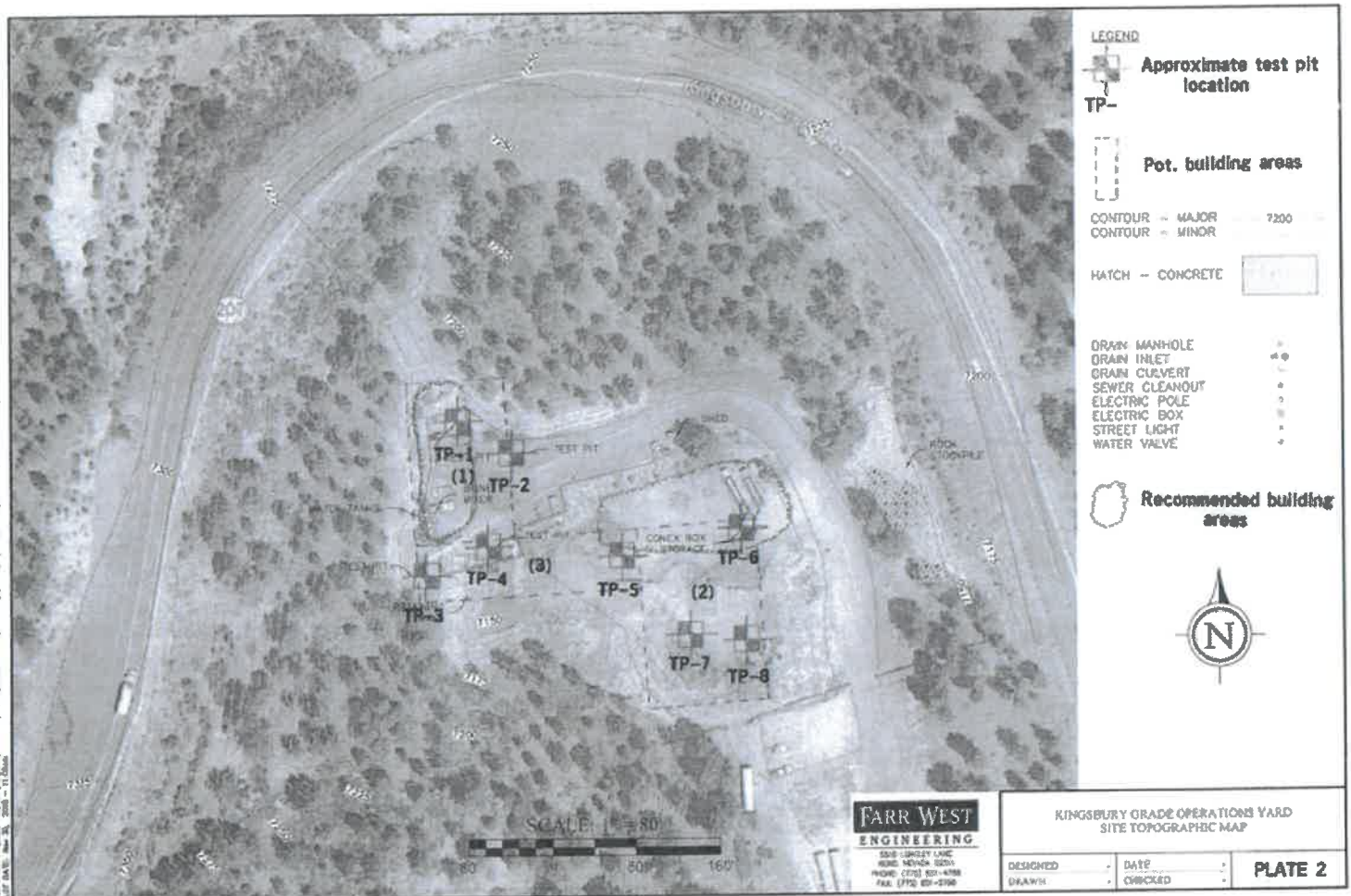
1064 Lampolle Hwy
Elko, Nevada 89801
tel (775) 777-0933
fax (775) 777-9933
EPA LAB ID: NV00925

LAS VEGAS

3230 Polaris Ave. Suite 4
Las Vegas, Nevada 89102
tel (702) 475-8899
fax (702) 622-2868
EPA LAB ID: NV00932



REF: Site topographic map, Kingsbury Grade Operations Yard, undated, by FWE



REF: Site topographic map, Kingsbury Grade Operations Yard, undated, by FWE

INSTRUCTIONS TO BIDDERS

SECTION 1 DEFINITIONS

- 1.1 **Bidder:** The person or organization submitting a bid to the Nevada State Public Works Division in response to an Invitation to Bid. The term Bidder means the Contractor or his authorized representative.
- 1.2 **Work:** The term Work includes all labor, materials, services, equipment, tools, transportation, power, water, permanent and temporary utilities, utility connections, provisions for safety, and all incidental and other things necessary to produce the finished construction as described by the Bid Documents.
- 1.3 **Bid Date:** The day established in the Invitation to Bid (or by subsequent addendum) for the submission of bids to the Nevada State Public Works Division and for opening of those bids.
- 1.4 **Bid Time:** The time established in the Invitation to Bid (or by subsequent addendum) for the submission of bids to the Nevada State Public Works Division and for opening of those bids. The official time governing the bid opening will be announced periodically by a representative of the State Public Works Division at the place of bidding.
- 1.5 **Bid Documents:** The Bid Documents consist of the Bid Proposal Form, the Owner-Contractor Agreement Form, the Performance and Payment Bond Forms, the General Conditions of the Contract, the Supplemental General Conditions, the Drawings, the Specifications, the Wage Scales, the Addenda, and these Instructions to Bidders.
- 1.6 **Owner:** The Owner is the State Agency or Department listed in the Invitation to Bid and in the Owner-Contractor Agreement included in the Bid Documents, and shall include his authorized representative.
- 1.7 **Consultant:** The Consultant is the person or organization identified as such in the Bid Proposal Form, and shall include his authorized representatives.
- 1.8 **Joint Venture Bid:** A single bid submitted by two or more contractors who propose to perform the work jointly.
- 1.9 **Place of Bidding:** The specific location established in the Invitation to Bid for the public opening of bids.

SECTION 2 PREQUALIFICATION OF BIDDERS

- 2.1 Each Bidder shall be properly licensed by the Nevada State Contractors Board prior to the bid opening. The Owner will not award a contract to any Bidder who, at the time of the bid, is not licensed under the provisions of Nevada Revised Statutes Chapter 624, or if the contract would exceed the limit of his license.
- 2.2 Prior to the bid opening each Bidder shall be qualified under the terms of Nevada Revised Statutes Section 338.1375.
- 2.3 Pursuant to Nevada Revised Statutes Section 338.141, each Bidder shall ensure that none of the Subcontractors utilized in determining and submitting his bid have been disqualified under the State Public Works Division pre-qualification program.
- 2.4 Each Bidder shall ensure that all sub-bids utilized by him in preparing his bid have been obtained from subcontractors who are properly licensed on the Bid Date by the Nevada State Contractors Board to perform their portion of the work. A subcontractor named by the Bidder who is not properly licensed for that portion of the work shall be deemed to be unacceptable. The Bidder shall provide an acceptable subcontractor before the award of the contract at no additional cost to the Owner.
- 2.5 Any Bidder proposing to submit a Joint Venture Bid shall obtain the written approval of the Nevada State Contractors Board prior to submitting such a bid.

SECTION 3 PREPARATION OF BIDS

- 3.1 Each Bidder is solely responsible for the proper and complete preparation of his bid. The failure of a Bidder to comply with any or all provisions of the Instructions to Bidders, or with the requirements of the Bid Documents may result in the rejection of the Bid by the Owner.
- 3.2 Each bid shall be submitted on the Bid Proposal Form provided with the Bid Documents.
- 3.3 Where indicated on the Bid Proposal Form each Bidder shall:
 - A. Print or type his name and address.
 - B. If a partnership, print or type the names of all partners.
 - C. If incorporated, print or type the State in which incorporated, and attach seal.
 - D. Check the type of bid security being provided.
 - E. List the number of each Addendum received and acknowledged.
 - F. Clearly and legibly print or type the amount of the base bid and, if applicable, the amount of each bid alternate.
 - G. Sign and date the Bid Proposal Form. Print or type the title of the authorized representative(s) signing the form. The signature(s) must be of an authorized officer of the firm. See Section 4 (Joint Venture) regarding joint venture bids.
 - H. Enter the Nevada State Contractors Board license number of the Bidder.

- I. Pursuant to Nevada Revised Statutes Section 338.141, which states in pertinent part, each bid shall include a printed or typed list naming each first tier subcontractor who will provide labor or a portion of the work to the prime contractor and a description of the portion of the work which each subcontractor named in the bid will complete, for which he will be paid an amount exceeding 5% of the prime contractor's total bid. If a prime contractor fails to submit such a list within the required time, his bid shall be deemed non-responsive.

The general contractor shall also list any portion of the work exceeding 5% of the general contractor's total bid that the general contractor intends to self-perform. If the prime contractor substitutes a subcontractor to perform such work, the prime contractor shall forfeit as a penalty to the Owner the lesser of, excluding change orders;

1. An amount equal to 2.5% of the Contract Sum; or
2. An amount equal to 35% of the estimated cost of the work that the prime contractor indicated in his bid that he would perform.

- J. Pursuant to Nevada Revised Statutes Section 338.141, which states in pertinent part, within two hours after the completion of the bid opening, the prime contractors who submitted the three lowest bids shall submit a printed or typed list naming each first tier subcontractor who will provide labor or a portion of the work to the prime contractor and a description of the portion of the work which each subcontractor named in the bid will complete, for which he will be paid an amount exceeding 1% of the prime contractor's total bid or \$50,000, whichever is greater, and the number of the license issued to the subcontractor by the Nevada State Contractors Board. If a prime contractor fails to submit such a list within the required time, his bid shall be deemed non-responsive.

The general contractor shall also list any portion of the work exceeding 1% of the general contractor's total bid or \$50,000, whichever is greater, that the general contractor intends to self-perform. If the prime contractor substitutes a subcontractor to perform such work, the prime contractor shall forfeit as a penalty to the Owner the lesser of, excluding change orders;

1. An amount equal to 2.5% of the Contract Sum; or
2. An amount equal to 35% of the estimated cost of the work that the prime contractor indicated in his bid that he would perform.

- K. The prime contractor whose bid is accepted shall not substitute a subcontractor who is named in the bid, unless such substitution complies with Nevada Revised Statutes Section 338.141. If the prime contractor fails to comply with Nevada Revised Statutes Section 338.141 as amended by Senate Bill No. 268 the prime contractor shall forfeit as a penalty to the Owner an amount equal to 1% of the Contract Sum.

- 3.4 Within 48 hours after receipt of an Intent to Award letter the Contractor shall submit to the State Public Works Division a final and complete list of all subcontractors and sub-subcontractors who will participate in any portion of the work, along with their Nevada State Contractor's license number, and a description of the work that they will perform. Should the 48 hour time period elapse on a weekend day or on a recognized state holiday the required list may be submitted on the following business day.

The prime contractor shall also list any portion of the work that the prime contractor intends to self-perform.

- 3.5 Each bid shall be based on providing the materials and equipment specified in the Bid Documents. The determination of whether material or equipment is equal to that specified is the responsibility of the Architect or Engineer, and each Bidder submitting his bid shall agree to abide with his decision if awarded a contract. Bidders are advised not to prepare bids in anticipation of substitutions to specified materials or equipment being accepted.
- 3.6 Materials and equipment for which there is no installation procedure noted in the specifications shall be installed in conformance with the manufacturer's written instructions.
- 3.7 Bidders may request interpretations or clarifications of the Bid Documents at any time prior to 72 hours before the Bid Time by making a written request to the Architect or Engineer, who may then issue a written addenda to all Bidders prior to the Bid Time. No interpretation, clarification, or change to the Bid Documents will be binding on the Owner unless it is included in an Addendum. It is the sole responsibility of each Bidder to ensure that he has received all Addenda issued, and he shall acknowledge his receipt of each Addenda on the Bid Proposal Form.
- 3.8 Each Bidder shall be solely responsible to inform himself fully of all conditions relating to the Bid Documents and the work prior to submitting a bid.
- 3.9 All applicable State laws, County ordinances, and the rules and regulations of local and State authorities having jurisdiction over the work, shall apply to the Bid Documents as if repeated in full therein. The Bidder's attention is directed to those portions of the Bid Documents which govern insurance, wage rates, allowances, equal employment opportunity, inspection and testing of materials, liquidated damages, and contract time.
- 3.10 The prevailing wage rates as established by the Office of the Nevada Labor Commissioner must be paid when noted in the Invitation to Bid, regardless of the size of the project. The wage rates published in the contract documents must be posted at the site of the project in a place generally visible to the workmen.

SECTION 4 JOINT VENTURE

- 4.1 In the event that a bid proposal is made by two or more bidders as a joint venture, such bid proposals shall be submitted in strict accordance with Nevada Revised Statutes Section 624.740, State Contractor License Law, and the Rules and Regulations of the State Contractors Board.
- 4.2 All proposals submitted by contractors in joint venture must be signed by an authorized officer of each firm to the joint venture and shall include the Nevada State Contractor's license number of each partner to the joint venture.
- 4.3 Also see Section 11 (Determination of Low Bidder) regarding joint venture bids.

SECTION 5 SUBMISSION OF BIDS

- 5.1 Each bid shall consist of the properly completed Bid Proposal Form, Bid Bond (for bids over \$100,000 per NAC Section 341.077) and the required Subcontractor lists.
- 5.2 Pursuant to Nevada Revised Statutes Section 338.1389, each bid for a project where the estimated construction cost exceeds \$250,000 shall also consist of a Certificate of Eligibility (when and if the Bidder is eligible) accompanied by an 'Affidavit of Compliance' (pursuant to Assembly Bills No. 144 & 574). Bidders must utilize the Affidavit of Compliance form provided with the Bid Documents.
- 5.3 Each Bid shall be delivered to an authorized representative of the State Public Works Division at the place of bidding prior to the Bid Time on the Bid Date. Any bid received after that time will be rejected. It is the sole responsibility of the Bidder to ensure that his bid is received by the proper authority at the proper time.
- 5.4 Each Bid shall be delivered in a sealed envelope bearing on the outside the name of the bidder, his address, and the project name and number for which the Bid is submitted. Any other written or printed information relating to the Bid or the work appearing on the outside of the envelope, except for the address of the State Public Works Division, may result in rejection of the Bid.
- 5.5 In submitting a Bid, the Bidder agrees and certifies that:
 - A. He has carefully checked the submitted Bid, and will accept a contract offered in accordance with it, and accordance with the terms and conditions of the Bid Documents.
 - B. The Bid is genuine and not a sham or collusive bid, or made in the interest or on behalf of any person other than the Bidder.
 - C. He has not induced or solicited any other Bidder to submit a sham bid or to refrain from bidding.
 - D. He has read and understands the Bid Documents, and is thoroughly familiar with all requirements of the work.
 - E. He has informed himself fully of the conditions relating to the construction of the project. Failure to do so will not relieve a successful bidder of his obligation to furnish all material and labor necessary to carry out the provisions of the contract.
 - F. He has informed himself fully that his Nevada State Contractor's License is acceptable to the Nevada State Contractors Board for the type of work covered by the bid. Each Bidder is held responsible for submitting bid proposals only if properly and adequately licensed by the Nevada State Contractors Board prior to submitting his bid.

SECTION 6 OPENING OF BIDS

- 6.1 All bids received by the Owner from qualified bidders prior to the Bid Time on the Bid Date will be opened, and read publicly at the specified time and place of bidding.
- 6.2 Any obvious irregularities in any bid will be announced when the bid is opened.
- 6.3 Bid Tabulation Forms for the use of all bidders will be provided at the place of bidding.

SECTION 7 BID SECURITY

- 7.1 Pursuant to Nevada Administrative Code Section 341.077, every bid in excess of \$100,000 shall be submitted with either cash, a certified check, a cashier's check, or a properly executed bid bond utilizing the Nevada State Public Works Division Bid Bond Form, in the amount of 5% of the total amount of the bid, including all bid alternates.
- 7.2 Pursuant to Nevada Administrative Code Section 341.077, all amounts listed in the Bid Proposal shall be guaranteed by the Bidder for a period of not less than 35 calendar days from the date of the bid opening.
- 7.3 Each bid bond submitted shall be executed by both the Bidder and the Attorney-in-Fact representing the Insurance Company acting as the surety issuing the bond. A certified copy of a Power-of-Attorney authorizing the Attorney-in-Fact to execute the bid bond on behalf of the Insurance Company as surety shall be submitted with the bid bond.
- 7.4 The bid bond submitted with each unsuccessful bid will be returned to the associated Bidder after the award of a contract to the successful bidder.
- 7.5 Should the successful Bidder fail to execute the Owner-Contractor Agreement and the required Performance and Payment Bonds within 15 calendar days after receiving the Owner-Contractor Agreement from the Owner, the Contractor and his Surety shall pay to the Owner the difference between the amount of the bid and the amount for which the Owner legally contracts with another party to perform the Work. The amount that the Contractor and his Surety shall be responsible to pay shall include any additional costs and expenditures which the Owner necessarily incurs as actual damages resulting from the failure of the Bidder to execute the Owner-Contractor Agreement and the required Performance and Payment Bonds within the stipulated time. In no event shall the Bidder or his Surety be required to forfeit any sum in excess of the amount of his bid bond.

SECTION 8 WITHDRAWAL AND MODIFICATION OF BIDS

- 8.1 Any submitted Bid can be withdrawn or modified, and resubmitted by the Bidder at any time prior to the Bid Time on the Bid Date.
- 8.2 Once the bid opening commences withdrawal of a submitted Bid will be considered only in a case when all of the following conditions are met:
 - A. The bid amount was reached as the result of a bona fide clerical error.
 - B. Written notice of the error is received by the Owner within 24 hours after the bid opening.
 - C. The written notice fully explains the nature and cause of the error.
 - D. The Owner will review the information submitted by the Bidder concerning the alleged error and the circumstances surrounding the alleged error, and will make a determination as to whether the circumstances justify the withdrawal of the Bid by reason of a bona fide clerical error.

- 8.3 After the recommendation to award the contract is issued and posted on the State Public Works Division website (pursuant to Section 13 'Notice of Intent to Award') the Contractor's bid cannot be withdrawn for any reason without forfeiture of the bid security in accordance with the terms of the bid bond.
- 8.4 A Bid may be modified by a telegram or facsimile sent to the Owner at the place of bidding, provided such telegram or facsimile is received by the representative of the Owner prior to the Bid Time on the Bid Date. The telegram or facsimile shall not reveal the bid price, but shall provide the addition or subtraction to bid amounts or other modifications, such that the final bid amount or terms will not be known until the Bid to be modified is opened.

SECTION 9 RIGHTS OF THE OWNER

- 9.1 The Owner specifically reserves the right to reject any and all bids, and to determine the validity of any bid not prepared or submitted in accordance with these instructions. The Owner reserves the right to award a contract to the Bidder who has, in the judgment of the Owner, submitted the lowest responsible bid in accordance with the provisions of Section 11, Determination of Low Bidder.

SECTION 10 PRINTING OF DOCUMENTS FOR CONTRACTOR'S USE

- 10.1 The Contractor that is awarded the contract for construction will be responsible for all costs associated with printing and distributing sets of the documents for his use and for the use of all subcontractors and suppliers. Determining the appropriate number of sets will be the Contractor's responsibility (to ensure appropriate distribution as required for successful completion of the work). The electronic files (in pdf file format) will either be the documents originally posted on the Quest-CDN website, or in some cases may be updated or conformed documents provided by the Owner that include addendum items and/or negotiated scope items.

SECTION 11 DETERMINATION OF LOW BIDDER

The final determination of the low bidder for any State Public Works Division Project will be determined on the basis of the base bid plus any bid alternates which are accepted.

- 11.1 For projects where the estimated construction cost exceeds \$250,000 the terms and conditions of Nevada Revised Statutes Section 338.1389 apply, which states in pertinent part:
- A. Contracts for a public work shall be awarded to the contractor who submits the best bid.
 - B. For the purpose of this section, the lowest bid is a bid provided by the contractor who:
 - 1. Has been found to be a responsible and responsive contractor by the public body; and
 - 2. Pursuant to Nevada Revised Statutes Section 338.1389, at the time that he submits his bid, provides a Certificate of Eligibility (when and if the contractor is eligible), issued by the Nevada State Contractors Board; and an 'Affidavit of Compliance' certifying compliance with Assembly Bills No. 144 and 574, and
 - 3. The bid is not more than 5 percent higher than the bid submitted by the lowest responsive and responsible bidder who does not have, at the time he submits his bid, a valid Certificate of Eligibility, or does not submit a properly executed 'Affidavit of Compliance' with his bid. In order to be eligible for the 5% bid preference, the Bidder must have a valid Certificate of Eligibility and must have provided a properly executed 'Affidavit of Compliance' with his bid.

- C. Should any Bidder neglect to attach a valid Certificate of Eligibility with their Bid Proposal the Bidder will not receive the associated 5% bid preference until such time that a valid Certificate of Eligibility is received. The Bidder must furnish a valid Certificate of Eligibility to the State Public Works Division within 2 hours of the Bid Opening in order to receive the 5% bid preference; however, the 'Affidavit of Compliance' required by Assembly Bills No. 144 and 574 must be submitted with the bid. After the 2 hour time period has elapsed if a valid Certificate of Eligibility has not been received the Bidder will be deemed ineligible for the 5% bid preference.
 - D. If any federal statute or regulation precludes the granting of federal assistance or reduces the amount of that assistance for a particular public work because of the provisions of Section 11.1(B), those provisions do not apply insofar as their application would preclude or reduce federal assistance for that work.
 - E. If a bid is submitted by two or more contractors as a joint venture or by one of them as a joint venturer, the provisions of Section 11.1(B) apply only if both or all of the joint venturers separately meet the requirements of Section 11.1(B).
- 11.2 When the approved construction budget permits the acceptance of the base bid and one or more bid alternates, the bid alternates will be selected and awarded by the Owner in the sequential order they are listed on the Bid Proposal Form and in the best interest of the State of Nevada.
- 11.3 The base bid and bid alternates of the low bidder are subject to negotiation in the best interest of the State of Nevada.
- 11.4 Pursuant to Nevada Revised Statutes Section 338.1385 any bid received may be rejected if the State Public Works Division Administrator determines that:
- A. The Bidder is not qualified;
 - B. The Bid received is not responsive;
 - C. The quality of the services, materials, equipment, or labor offered does not conform to the plans and specifications; or
 - D. The public interest would be served by such a rejection.

SECTION 12 BID PROTESTS

- 12.1 In accordance with Nevada Revised Statutes Section 338.142, a person who bids on a contract may file a notice of protest regarding the awarding of the contract within 5 business days after the date that the recommendation to award the contract is issued and posted on the State Public Works Division website (under the 'Bids' tab). The protest must include a written statement specifying the reasons for the protest and the applicable provisions of law that were violated.
- 12.2 A person filing a notice of protest may be required, at the time the notice of protest is filed, to post a bond with a good and solvent surety authorized to do business in this state or submit other security, in a form approved by the public body, to the public body who shall hold the bond or other security until a determination is made on the protest.
- 12.3 A bond posted or other security submitted with a notice of protest must be in an amount equal to the lesser of 25% of the total value of the bid submitted by the person filing the notice of protest; or \$250,000.

SECTION 13 NOTICE OF INTENT TO AWARD

- 13.1 Once the State Public Works Division reviews and evaluates the bids that were received, notification of the recommendation to award the contract will be posted on the State Public Works Division website (under the 'Bids' tab). This notification will typically be posted within 24 hours after the bid opening. It shall be the responsibility of all interested bidders to check the website as necessary to determine the posting date.
- 13.2 Once the 5 day bid protest period has elapsed (see Invitation to Bid for details regarding bid protests) and the State Public Works Division arrives at a determination of the low bidder, the State Public Works Division will issue an Intent to Award letter to the recommended contractor.
- 13.3 The Intent to Award letter will include notification as to whether the provisions of Assembly Bills No. 144 and 574 are applicable to the Project.

KINGSBURY GENERAL IMPROVEMENT DISTRICT

INVITATION TO BID (ITB)

Vehicle Storage Facility Project – Joint Project with Tahoe Douglas Fire Protection District (TDFPD)

I. INTRODUCTION

Kingsbury General Improvement District (KGID) is soliciting sealed bids from qualified licensed general contractors for the construction of a new Vehicle Storage Facility in partnership with the Tahoe Douglas Fire Protection District (TDFPD). The project includes all labor, materials, and equipment necessary to construct a pre-engineered metal building and associated site improvements at the KGID Operations Yard, located at 801 Kingsbury Grade, Stateline, Nevada. The building design will be based on specifications developed from a preliminary proposal by General Steel Corporation and comparable pre-engineered metal building manufacturers.

II. SCOPE OF WORK

- Site Preparation – grading, excavation, and compaction per geotechnical recommendations.
- Foundation and Slab Construction – structural concrete footings and floor slab, per engineered design.
- Building Construction – procurement and erection of a pre-engineered metal building approximately 70' x 150' x 20', or approved equal; installation of insulation, doors, and trim.
- Electrical and Mechanical Systems – installation of power, lighting, and exhaust/ventilation systems.
- Coordination with TDFPD – coordinate schedule and access with TDFPD representatives.

III. ALTERNATES

KGID reserves the right to consider approved equivalent pre-engineered building systems meeting or exceeding the specified performance standards. Bidders may submit Voluntary Alternates accompanied by full documentation and cost breakdowns for consideration.

IV. BID SUBMISSION REQUIREMENTS

Bidders must submit sealed bids clearly marked: "KGID Vehicle Storage Facility Project – DO NOT OPEN UNTIL BID OPENING."

Bid Deadline: [Insert Date & Time]

Bid Opening: [Insert Date & Time] at the KGID office, 160 Pine Ridge Drive, Stateline, NV.

- Completed Bid Form and Bid Schedule

- List of Subcontractors
- Proof of Contractor's License
- Proof of Liability Insurance and Bonding Capacity
- Addenda Acknowledgment Form
- Proposed Construction Schedule

V. CONTRACT TIMEFRAME

The project must be substantially complete within 150 calendar days from the Notice to Proceed. Liquidated damages may apply for delays beyond the agreed completion date.

VI. BID SECURITY

Each bid must be accompanied by a Bid Bond or Certified Check in the amount of 5% of the total bid price, payable to Kingsbury General Improvement District.

VII. EVALUATION CRITERIA

- Responsiveness and completeness of bid
- Cost
- Contractor's experience with pre-engineered metal buildings
- Project schedule and proposed construction timeline
- References and past performance with public agencies

KGID reserves the right to waive irregularities, reject any or all bids, or award the contract deemed in the best interest of the District.

VIII. QUESTIONS & ADDENDA

Questions regarding this ITB must be submitted in writing to:

Derek Dornbrook, General Manager

Email: derek@kgid.org

Phone: (775) 588-3548

Responses and any addenda will be issued electronically to all registered plan holders.

IX. PRE-BID MEETING (Optional)

A non-mandatory pre-bid meeting and site visit will be held at the KGID Administrative Offices on: [Insert Date, Time]

X. ESTIMATED PROJECT BUDGET

The current estimated construction cost range is \$1,000,000 – \$1,200,000, inclusive of materials and labor.

XI. FUNDING & COMPLIANCE

This project is funded jointly by Kingsbury General Improvement District and Tahoe Douglas Fire Protection District. All applicable federal, state, and local requirements, including NRS Chapter 338 (Prevailing Wage), shall apply.

XII. ANTICIPATED PROJECT TIMELINE

Milestone	Target Date
Board Authorization to Bid	October 21, 2025
Bid Documents Issued	October 31, 2025
Advertisement Period	November 5–December 3, 2025
Bid Opening	December 3, 2025
Board Award of Contract	December 16, 2025
Construction Start	Spring 2026



MEMORANDUM

TO: Derek Dornbrook, General Manager, Kingsbury GID
FROM: Travis Marshall, PE, Project Manager, DOWL
DATE: October 15, 2025
SUBJECT: Engineering Report for the Meeting of October 21, 2025

GENERAL

Assisted with General Service tasks requested and general correspondence:

- Tahoe Beach Club plan review and coordination with the TBC Engineer for Phase II and III water design.
- Coordination with private developers request to provide existing utility Information.
- Discussion with the General Manager on the steel structure at GID Operations yard in preparation for Board Meeting discussion and action.

PROJECTS

Task Order #61: FY23 Water Main and Road Improvement Project

- Final retention release payment to contractor withheld until Contractor provides DOWL lien releases from paving sub-contractor.
- DOWL to continue coordination with Contractor and General Manager and District staff to receive final documentation and close out project.

Task Order #64: FY24 Water Main and Road Repair/Replacement Project:

- Construction anticipated to be completed October 2025.
- DOWL has coordinated and adjusted the construction scope, provided change order documentation to the General Manager, and total expected construction costs with project completion.
- Amendments to the Contract have been discussed and coordinated with the General Manager for Construction Timelines.

Task Order #66: 25-26 Water Replacement Project: Maryanne, Barrett, and Panorama

- Project on hold until further direction and information known regarding funding.
- Board Resolution approved by the Board to seek Funding. Ongoing Rate Study Task order is in progress that will be a determining factor in District funds, outside funding needs, and future projects.
- Replacement of approximately 9,200 LF of water main with ductile iron for Maryanne, Barrett, and Panorama. Minor streets include Carol Cir, Drew Ct, and Vista Dr.

Task Order #67: 2025 Road Rehabilitation & Replacement Project

- Road Construction has been completed. Final Pay App in review for project closeout.
- Contractor completed additional work requested by the GID for the NDOT ROW and a road section on Tramway.

MEMORANDUM

Task Order #70: Water & Sewer Utility Rate Analysis

- Rate Study is ongoing. DOWL has received and is processing District finances and Sewer/Water operations.
- DOWL will coordinate with the General Manager after process of information to provide updates and input.
- Rate Study Analysis includes a recommended utility rate schedule for the next 5-years.

Task Order #71: Market Street Preliminary Engineering Report (PER)

- Market Street PER is ongoing. Internal engineering kickoff meeting has been completed.
- DOWL will meet with the General Manager to discuss preliminary project alternatives next month.
- DOWL to reach out to the General Manager and stakeholders (Sewer Authority, TRPA, NDOT) to discuss project and provide input.
- PER will consolidate the multiple studies into a single comprehensive planning document that will follow the requirements for SRF and USDA-RD funding to provide the District options.

MEMORANDUM

TO: Board of Trustees, Kingsbury General Improvement District

FROM: Derek Dornbrook, General Manager

DATE: October 21, 2025

SUBJECT: General Manager's Report

Snow Removal Update- A comprehensive inspection of Lopez Snow Removal's equipment fleet was conducted on October 10, 2025, at 2132 Helen Avenue, South Lake Tahoe. All equipment was found to be in compliance with the requirements outlined in the contract specifications.

298 Kingsbury Sale Update: Rental rates have been increased for three units. Coldwell Banker has received several inquiries over the past three weeks via phone and email, including a few generated from the property signage and brochures. Each prospective party was provided with a complete marketing package, rent roll, and lease information within a few days of inquiry. No responses have been received to date; however, follow-up contact with each prospect is planned. Additionally, Coldwell Banker will be issuing another agent-wide broadcast through their online marketing channels.

Public records requests: Multiple public information requests have been received for Board meeting minutes, audio, and video recordings. To streamline future requests, a public access link will be added to the District's website, and a formal policy will be established to govern this process per NRS 239 and presented to the Board for adoption. All recent requests have pertained specifically to recent Board meeting materials.

Meeting Minutes template: A new template has been developed for future Board meeting minutes. Each set of minutes will now include a link for the public to listen to the meeting's audio recording. The long-term goal is to make all audio recordings available for public access. This should streamline the minutes process to a degree. I have included Incline Village GID's recent minutes which I used as a model for ours.

Rosewood Court Sewer Lateral: A dispute arose between the property owners of 140 and 144 Rosewood Circle regarding a sewer lateral failure. The private sewer lateral serving 144 Rosewood was discovered to cross beneath the driveway of 140 Rosewood at a shallow depth, resulting in a break and subsequent spill during driveway resurfacing. Following a review of District ordinances and standard utility practices, it was determined that the private sewer lateral remains the responsibility of the property it serves—in this case, 144 Rosewood. Formal correspondence confirming this determination was issued to both property owners on October 8, 2025.

Water rights Permit Renewal: DOWL is assisting the District with annual water rights permit renewals. Communication was initiated with DOWL's Water Resources Manager, Laine Christman, regarding Permit No. 23017, which is due for proof of beneficial use within the next month. DOWL has requested supporting documentation, including 12 months of intake meter readings, a summary of operations and maintenance activities performed over the past year, a plan of work for the upcoming 12 months, and information on any anticipated system development. District staff are coordinating with DOWL to provide the necessary materials to ensure timely submission and maintain compliance with State water rights requirements.

Pre-Board Meeting Briefings: To enhance preparation and improve communication ahead of monthly Board meetings, a new process for Pre-Board Meeting Briefings has been proposed. Under this approach, Trustees will meet with the General Manager in pairs prior to each regular Board meeting to review the agenda packet, discuss key items, and address emerging issues. This practice aligns with Open Meeting Law requirements while promoting greater transparency and preparedness. Trustees have been asked to provide preferred days, times, and format (in-person or virtual) for scheduling these briefings. The proposal also includes consideration of shifting regular Board meeting nights from Tuesday to either Wednesday or Thursday beginning in the next calendar year.

Tahoe Water for Fire Suppression Partnership and Intertie Coordination: Met with Donielle Morse, Grants Coordinator for South Tahoe Public Utility District (STPUD), and Shelly Thomsen, Director of Public and Legislative Affairs for STPUD, both also are representatives of the Tahoe Water for Fire Suppression Partnership (TWFSF). We discussed regional coordination efforts. The conversation focused on advancing intertie projects to strengthen fire suppression capabilities across local jurisdictions. The TWFSF was established following the 2016 Angora Fire to address vulnerabilities in Tahoe Basin water infrastructure by securing federal funding for upsizing water mains, installing fire hydrants, and improving emergency water delivery capacity.

During the discussion, we discussed the proposed the Sewer Plant Road to Dorla Court Water Line Project, which was approved for a grant but subsequently abandoned. This project would install approximately 4,750 linear feet of 8-inch water main beneath Highway 50, linking the main KGID system with the Dorla Court satellite system and providing an intertie connection with Round Hill GID. The intertie would enhance regional water-sharing capacity for fire protection, improve reliability for the Wastewater Treatment Facility, and increase resiliency for both districts. Projects like this also have a great deal of support from Congressman Mark Amodei.

This is a topic that I have discussed with Brandon Garden of RoundHill GID and there is a great deal of interest from partner agencies including USEPA. Ms. Morse provided

guidance on the annual funding process and has sent a project submission template and instructions to KGID for inclusion in the current funding cycle. resubmission.

Nevada League of Cities: Reached out to the League to begin exploring opportunities for collaboration, networking, and participation in statewide training and workshop events.

Safe Streets for All Action Plan: Will be meeting with Douglas County regarding development of the plan which is funded by a grant from the US Department of Transportation.

Desk Manual for GM: Development of a comprehensive Desk Manual for the General Manager position will be initiated. This manual will document key responsibilities, procedures, and reference materials to ensure continuity of operations during any future transitions. Desk manuals are essential tools for maintaining organizational efficiency and knowledge transfer. Carrie Bauwens prepared a similar manual prior to her departure, which has proven highly valuable, and I created multiple Standard Operating Procedures (SOPs) and a management manual during my tenure at Kirkwood. I will encourage other staff members to develop similar resources for their respective roles

6-month performance review for GM November: In accordance with my employment agreement effective May 1, 2025, a six-month performance review will be scheduled for November. The preferred format for conducting the review—whether in open session, closed session, or during a regular Board meeting—has not yet been determined. For reference, Incline Village GID conducted its General Manager six-month review as an Action Item during a regular meeting in August 2025. Guidance from the Board on the preferred process and scheduling will be appreciated.

Lopez Equipment Inventory per Contract 10/10/2025

“Plowing/Blowing units as specified:

1. **Five (5) fully chained wheel loaders with 10 to 14-foot snow blades** and/or plow with wings/gates. and a minimum of **three (3) three-cubic yard buckets.**
 2. **Two (2) large rotary snow blowers** with minimal capacity each of **2500 tons** per hour. And two **(2) small rotary snow blowers** with capacity of approximately **600 to 1000 tons** per hour. Blowers may be loader-mounted.”
-

#1 Large Loader-John Deere 644G-AMI 18' Blade

#2 Large Loader-Johne Deere 644G-AMI 18' Blade

#3 Large Loader-John Deere 544G-AMI 18' Blade

#4 Large Loader-John Deere 544G-Snow Wolf 18' Blade

#5 Large Loader-John Deere 444P-AMI 18' Blade

#1 4.5 Yard Bucket-for John Deere 644G

#2 4.5 Yard Bucket- for John Deere 644G

#3 Three Yard Bucket-for John Deere 444P

#4 4 Yard Bucket for John Deere 554G

#1 Large Rotary Blower-Blanchette-3000 tons per hour

#2 Large Rotary Blower-RPM Tech-2500 tons per hour

#3 Large Rotary Blower- Idaho Norland 650 HP Chassis mounted all wheel steer snow blower and assorted spare parts

#1 Small Rotary Blower-Holder C 9700 with 88" Zaug Blower-600+ tons per hour

#2 Small Rotary Blower-Trackless MT5T 88" Snowquip -1000+ tons per hour

Plowing/Sanding and Salting units as specified:

1. **Three (3) Spreader/Snowplow Combination Trucks** with drive wheels chained with **5 to 7 cubic yard spreader box / hopper, 10 to 14-foot reversible snow blade** complete with operators (this includes one extra truck for back-up). All trucks must be able to be fitted with **GPS** sensors to indicate plow up/down.

2. **Two (2)** of the spreader trucks must have both **pre-wetting and anti-icing** capability and be equipped with a minimum liquid tank capacity of **490 gallons** per spreader truck.
3. **One (1) Support truck (1ton)** for fuel, chains, hoses, and backup spreader which shall include **plow**.

#1 Spreader/Snowplow-GMC 7500- 5 yard Henderson spreader- 12' reversible blade-GPS

#2 Spreader/Snowplow-Ford F650-5 yard Salt Dogg spreader- 10' reversible blade-GPS

#3 Spreader/Snowplow-International 4900 DT 466-Monroe Salt & Ice Control 5 yard spreader- 10' reversible blade-GPS

#4 Brining/Support Truck -GMC 3500 (1 ton)-500 gallon brine tank- 10' reversible blade-GPS

#5 Brining/Support Truck (1 ton)-GMC 3500- 500 gallon brining tank-GPS

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298 KINGSBURY GRADE
STATELINE NEVADA
89449 \$ 2,400,000



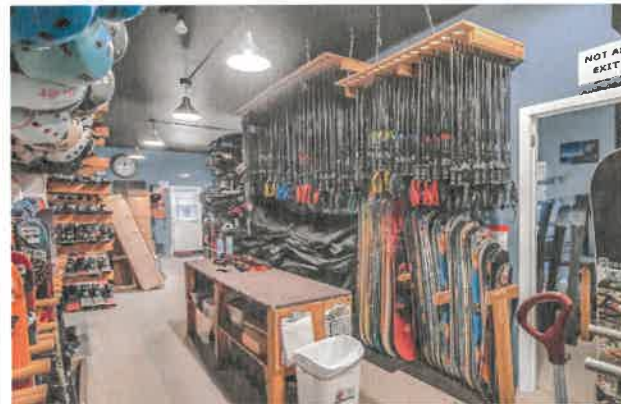
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PRIME COMMERCIAL INVESTMENT - HIGH VISIBILITY LOCATION

This 7,624 sq. ft. commercial building sits on a 1/2-acre lot in one of the most highly visible and busiest corridors in South Lake Tahoe. Just 1/2 mile from Heavenly Village and the Casino corridor, and 1 mile from the new Barton Hospital, the property is surrounded by thriving retail, restaurants, and year-round foot traffic. Key Features: 10 fully rented suites providing steady income 6 bathrooms to accommodate tenants and visitors 30 dedicated parking spaces for convenience Priced at \$15/sq. ft. - well below replacement value This competitively priced property offers investors a rare opportunity to secure a well-located, income-producing asset in a market with limited commercial availability.

298 KINGSBURY GRADE

RENTAL ACTIVITY, COST, IMPROVEMENTS

TOTAL FIXED ASSETS \$1,226,258.61

TENANTS	LEASE DATE	LAST INCREASE	CURRENT RENT	PODIUM SIGN	LEASE MONTH TO MONTH	BALANCE DUE AND NOTES
BLACK TIE SKI RENTALS UNIT 1A	11/1/2016	11/1/2019	\$1,540.00	\$25.00	YES	4/30/25 \$527.58
V'S IMAGE OPTION UNIT 1B	4/1/2016	4/1/2019	\$1,266.29	\$25.00	YES	4/30/25 \$1,794.77 (WAS SUPPOSED TO INCREASE 4/1/2020 TO \$1,304.28, BUT DID NOT GIVEN COVID BREAK)
DA DAVIDSON UNITS 1C & 1H	4/1/2024	3/1/2021	\$525.00		YES	4/30/25 \$250.10
TAHOE TECHNOLOGY UNIT 1D	1/29/2018	2/1/2019	\$290.00		YES	4/30/25 \$5.03
K2 SQUARED UNIE 1E	10/14/2020	10/14/2020	\$650.00		YES	4/30/25 \$0.00
K2 SQUARED UNIE 1F	10/1/2021	10/1/2021	\$500.00		?	4/30/24 \$322.40 HAVE NOT RECEIVED A COPY OF THE LEASE.
SAVE UNITED UNIT 2E	11/12/2018	11/12/2018	\$125.00	\$25.00	YES	4/30/25 \$0.00
SEINKEWICZ UNIT 2F	9/1/2020	9/1/2020	\$125.00		YES	4/30/25 \$0.00
TAHOE MESSAGE UNITS 2H & 2K	4/13/2018	9/1/2019	\$656.00	\$50.00	YES	4/30/25 \$578.14 (WAS SUPPOSED TO INCREASE 9/1/2020 TO \$728.00, BUT DID NOT GIVEN COVID BREAK)
SIERRA BLUE YOGA UNITS 2I & 2J	7/1/2024	6/1/2018	\$1,050.00	\$50.00	YES	4/30/25 \$654.68
BRUCE CABLE UNIT 2B	10/24/2017	11/1/2024	\$910.00		NO	4/30/25 \$2,823.32 LEASE TERMS OUT 10/31/2027

Rent Increases Effective 12/1/25

1D

\$550

2E

\$180

2F

\$150

ADM-3.5 Public Information Policy

3.5.1

The purpose of this policy is to establish guidance relating to the development and dissemination of information to the public on district matters.

3.5.2

The district endorses the principle of transparency and supports the dissemination of public information as a means of informing the public about the district's mission, services, and operations; and as a means of promoting greater awareness of community issues which may be of interest to district customers. In addition to mandated communications such as the Consumer Confidence Report (CCR), public hearings or notices, the district endeavors to keep customers informed of topics relevant to the district by producing monthly billing messages and periodic bulletins or newsletters. The district will maintain a website which will routinely be updated with project information and other items deemed necessary or provide the public information and raise the level of awareness for district issues.

3.5.3

The district General Manager shall serve as the district Public Information Officer (PIO), unless otherwise designated. During emergencies or periods requiring communication with the public via the media, only the PIO will issue statements on behalf of the district. All team members will defer to the PIO when approached or asked for comments. Team members will report any media contacts to the PIO should they occur.

3.5.4

The PIO will participate in training as may be offered by the Risk Management Pool or other professional association which the district maintains membership. The PIO may be required to pursue other training as appropriate to meet the needs of the district.

3.5.5

When appropriate the PIO may opt to engage the media (or social media) to provide clarity of district positions or as a means to address misinformation which would reflect poorly upon the district without timely correction by the district. Written opinion pieces developed by the district for print media will be circulated for comment to the Chairman of the Board of Trustees prior to release to the media.

Revision:

Revision Date	Description or paragraph	Completed by

replacement. An equipment storage facility will need to be addressed. Strategies regarding Logging Lane were discussed.

Nelson noted that the sewer district recently ordered a salary study, and she suggested contacting the same company. Dion explained that he has access to a similar GID report. He reached out to the attorney regarding labor negotiation estimates.

Nelson questioned vehicle replacement. It was explained that light pickup trucks are not on the schedule to be replaced this year. A replacement for the back-ho is a priority as it is high use and weather exposure has affected the life of the vehicle. Other light snow removal equipment may also be considered.

Yanish suggested requesting a TMDL credit takeover from the County to offset salary and wages. The agreement and related services performed by KGID were discussed.

Rate making for Sewer and Water will likely be reviewed in March. Heavenly's industrial rate for pumping may need to be reviewed. Previous adjustments among the funds during rate making were discussed.

The need for a trustee to be present for labor negotiations was discussed and it was determined that it is not needed at this time. Insurance costs for a single employee vs. a family was briefly discussed.

There was no action taken.

Discussion on Stormwater/Drainage Program

A presentation was provided for discussion planning to identify projects needing improvement. There are approximately 6 projects on Andria alone. A listening session was planned at a prior meeting; however, project identification and development will need to follow. Additional data is needed for county involvement.

Nelson confirmed that a listening session is not desirable without follow through. It was explained that the items need to be identified for presentation to the county for funding requests. It was clarified that stormwater maintenance is the county's responsibility. Insufficient revenue received from the county and the use of the funds was discussed.

Yanish revisited the TMDL funding issues. She suggested a meeting with the appropriate representatives to discuss funding. It was explained that items to be addressed should be identified. She suggested the county fund the listening session to identify funding and suggested the board instruct KGID to stop all sweeping and related duties until the county responds. Nelson stated that the residents and the lake quality would suffer.

Dion recommended postponing the listening session until there is a meeting with the county. Parks suggested educating the public to obtain their support. Discussion of the county's role and other GID takeovers was discussed.

Nelson supported engineering for a project cost summary to present to the county. Dion agreed to a meeting and offered to report back to the board. He will also schedule a listening session to inform the public and request feedback. Yanish offered to communicate the issue with the Douglas County Board as a resident.

There was no action taken.

Adopt Public Information Policy

A report was provided.

Yanish supported the policy and Schorr agreed. Nelson questioned the NRS provisions regarding collecting fees for public information requests. It was explained that reasonable expenses can be charged. Electronic documentation records will assist in requests. Existing documentation is provided without creating additional reports.

M-1/16/2024-5 - Motion by Schorr, seconded by Parks, and unanimously passed to approve adopting ADM 3.5 Public Information Policy.

**NRS 239.0107 Requests for inspection or copying of public books or records:
Actions by governmental entities.**

1. Not later than the end of the fifth business day after the date on which the person who has legal custody or control of a public book or record of a governmental entity receives a written or oral request from a person to inspect, copy or receive a copy of the public book or record, a governmental entity shall do one of the following, as applicable:

(a) Except as otherwise provided in subsection 2, allow the person to inspect or copy the public book or record or, if the request is for the person to receive a copy of the public book or record, provide such a copy to the person.

(b) If the governmental entity does not have legal custody or control of the public book or record, provide to the person, in writing:

(1) Notice of the fact that it does not have legal custody or control of the public book or record; and

(2) The name and address of the governmental entity that has legal custody or control of the public book or record, if known.

(c) Except as otherwise provided in paragraph (d), if the governmental entity is unable to make the public book or record available by the end of the fifth business day after the date on which the person who has legal custody or control of the public book or record received the request:

(1) Provide to the person, in writing, notice of the fact that it is unable to make the public book or record available by that date and the earliest date and time after which the governmental entity reasonably believes the public book or record will be available for the person to inspect or copy or after which a copy of the public book or record will be available to the person. If the public book or record or the copy of the public book or record is not available to the person by that date and time, the governmental entity shall provide to the person, in writing, an explanation of the reason the public book or record is not available and a date and time after which the governmental entity reasonably believes the public book or record will be available for the person to inspect or copy or after which a copy of the public book or record will be available to the person.

(2) Make a reasonable effort to assist the requester to focus the request in such a manner as to maximize the likelihood the requester will be able to inspect, copy or receive a copy of the public book or record as expeditiously as possible.

(d) If the governmental entity must deny the person's request because the public book or record, or a part thereof, is confidential, provide to the person, in writing:

(1) Notice of that fact; and

(2) A citation to the specific statute or other legal authority that makes the public book or record, or a part thereof, confidential.

2. If a public book or record of a governmental entity is readily available for inspection or copying, the person who has legal custody or control of the public book or record shall allow a person who has submitted a request to inspect, copy or receive a copy of a public book or record as expeditiously as practicable.

(Added to NRS by 2007, 2061; A 2013, 321; 2019, 4006)



Kingsbury General Improvement District

Board of Trustees

Sandy Parks, Chair

Ed Johns, Vice Chair

Cindy Trigg, Secretary/Treasurer

Greg Felton, Trustee

Sara Nelson, Trustee

MEETING MINUTES

MEETING OF THE KGID BOARD OF TRUSTEES

HELD AT 160 PINE RIDGE DR. STATELINE, NV ON OCTOBER 21, 2025

*Audio available by clicking the link and choosing BOT Meeting October 21, 2025, at
<https://>

1. Call to Order

2. Pledge of Allegiance

3. Roll Call

4. Initial Public Comments

Initial Public Comments can be heard at :

<https://>

Media Timestamp ()

5. Approval of Agenda

The full discussion related to Item 5 can be heard at: http:/

Media Timestamp ()

Insert general subject matter discussed...

M-10-22-25-1: To approve and follow the agenda as submitted/posted.

Moved by Trustee

Seconded by Trustee

YEAS:

#

NAYS:

#

MOTION PASSED

6. Approval of Minutes

The full discussion related to Item 6 can be heard at: http:/

Media Timestamp ()

Insert general subject matter discussed...

MOTION PASSED

10. Discussion and Possible Action: Reappointment of Kingsbury General Improvement District Trustee Sara Nelson to the Board of Trustees for the Douglas County Lake Tahoe Sewer Authority

The full discussion related to Item 10 can be heard at: <http://>

Media Timestamp ()

Insert general subject matter discussed...

M-10-22-25-6

Moved by Trustee

Seconded by Trustee

YEAS:

#

NAYS:

#

MOTION PASSED

11. For Discussion and Possible Action: Amendment of Trustee Compensation Policy – Attendance and Duty-based Compensation

The full discussion related to Item 11 can be heard at: <http://>

Media Timestamp ()

Insert general subject matter discussed...

M-10-22-25-7

Moved by Trustee

Seconded by Trustee

YEAS:

#

NAYS:

#

MOTION PASSED

1. Board Reports

The full report can be heard at: <http://>

Media Times stamp ()

2. Management Report

The full report can be heard at: <http://>

Media Times stamp ()

3. Attorney Report

The full report can be heard at: <http://>

Media Times stamp ()

4. Correspondence

The full report can be heard at: <http://>

Media Times stamp ()

5. Long Range Calendar

Review, discuss and possibly add or remove items for future meetings

The full discussion can be heard at: <http://>

Media Times stamp ()

6. Announcements and Final Public Comment

Announcements and final public comment can be heard at: <http://>

Media Times stamp ()

7. For Possible Action: Adjournment

M-11-22-25-7

Moved by Trustee

Seconded by Trustee

YEAS:

#

NAYS:

#

MOTION PASSED

Respectfully submitted,

Sandy Parks, Chair

Cindy Trigg, Secretary



**Incline Village General Improvement District
Board of Trustees**

*Michaela Tonking, Chair
Michelle Jezycki, Vice Chair
Mick Homan, Treasurer
Dave Noble, Secretary
Raymond Tulloch, Trustee*

MEETING MINUTES

ADJOUNED MEETING OF THE IVGID BOARD OF TRUSTEES

HELD AT 893 SOUTHWOOD BLVD., INCLINE VILLAGE, NV ON AUGUST 27, 2025

*Viewing available by clicking the link and choosing BOT Meeting August 27, 2025, at

<https://ivgid.portal.civicclerk.com/event/583/media>

**The Meeting of the Incline Village General Improvement District
Board of Trustees was called to order at 4:00 PM**

A. PLEDGE OF ALLEGIANCE*

Vice Chair Jezycki led the Pledge of Allegiance.

B. ROLL CALL OF TRUSTEES*

Trustees Mick Homan, Dave Noble, and Vice Chair Michelle Jezycki were all present during roll call. Trustees Raymond Tulloch and Chair Michaela Tonking were excused.

C. INITIAL PUBLIC COMMENTS

Initial Public Comments can be viewed/heard at:

<https://ivgid.portal.civicclerk.com/event/583/media>

Media Timestamp (00:04:12 - 00:27:53)

Media Timestamp (00:04:30 - 00:07:31)

Public Comments provided by Lynn Whetstone are as follows:

Hi, my name is Lynn Whetstone, and I have been a full-time resident on Apollo Way in Incline for 24 years. I am here to talk about the effects of the July 1 changes in the recreation center fees on Incline Village seniors, and to suggest some possible remedies.

Incline Village General Improvement District

Incline Village General Improvement District is a fiscally responsible community partner which provides superior utility services and community-oriented recreation programs and facilities with passion for the quality of life and our environment while investing in the Tahoe basin.

893 Southwood Boulevard, Incline Village, Nevada 89451 • (775) 832-1100 • EMAIL: info@ivgid.org

www.yourtahoeplace.com

I have been told that recreation staff were asked to simplify the fee structure. However, the impact of these changes goes well beyond this, and doesn't recognize the circumstances of the seniors who use the Rec. Center. Many of us previously purchased flex passes so we could use the Rec. Center occasionally during portions of the year when we are traveling, when family members are undergoing medical treatments, or when snowy roads are often unsafe to travel. Flex passes did not have an expiration date, which made them perfect for these situations. It doesn't make sense to continue 10-packs for tennis and pickleball but not have a similar option at the Rec. Center. The most disruptive change is that for at least 15 years, residents could qualify for a senior couple membership with someone from another household. In the past, this was also true at the tennis center.

Most of us paid for the memberships up front, reducing the workload for staff. Seniors are impacted the most by this change because they are more likely to be in a one-person household, or because their partner doesn't go to the Rec. Center, because of illness or infirmity. Many of those living in one-person households are widows or widowers who previously enjoyed these activities with their spouses.

They are now receiving less of an IVGID subsidy for the cost of their membership than they were as part of a couple. These changes, of course, happened at precisely the same time as the IVGID special assessments collected by Washoe County, with our property taxes more than doubled. In addition to making the changes suggested above, the IVGID Trustees should consider allowing residents to use some of the value of their punch cards to pay for recreational memberships of various types.

This was piloted a number of years ago when residents were allowed to use a portion of their savings in their previous year's punch cards towards tennis and golf memberships. As an option, IVGID could allow residents to use the value of one or two of their current punch cards for memberships in any of IVGID's recreational venues. One way to do this would be to reflect this as a credit on the recreation accounts, on which many residents keep a credit card on file for IVGID to use to pay for memberships and other charges, like senior transportation, kayak spots.

I realize you're kind of in between on the cycle for setting fees, but I actually thought that was a better time to bring it to your attention, and hopefully you can keep it in your minds as you move forward.

Media Timestamp (00:07:42 - 00:10:49)

Public Comments provided by Michael Gross are as follows:

Good afternoon.

This is a bit of a show-and-tell. I've got five items to share.

The first for the new Board members, for some background information, is the memorial plaza proposal that we submitted in February of last year. Before we submitted it, we reached out to the community to get some response, and it was both immediate and very encouraging. We had 10 - IVGID, Incline Village organizations submit endorsements to the then-GM Bobby McGee.

The second item, last spring, we took the action to go forward with the flagpoles for the memorial. I provided about \$18,000 of funding, and the goal was to get it in place by Memorial Day. Through some heroics, we made that deadline, and we got them in place.

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GM Harrison then asked Director of Community Services Mike Bandelin to present the community services venue and operations report.

Director Bandelin indicated that Community Services is enhancing activity and product reporting for Board review; efforts are ongoing to offer more narrative and analytics.

He highlighted the Tennis and pickleball operations, including successful tournaments (Incline Open Tennis: 180+ participants, Incline Pickleball Open: 380+ participants) and positive community feedback on revised play pass options.

A weather-related incident at Ski Beach led to updating operational guidelines for gate management and staffing during weather events.

Golf operations reported solid course conditions despite five recent weather closures this season; resident feedback is positive, rounds played are up versus prior years, and overall running smoothly.

Discussion addressed the lack of yield/revenue per round data for golf, with staff committing to improving data integration and providing better key performance indicators moving forward.

Staff are investigating tee time utilization patterns (noting morning play is down at one golf course, afternoon play is down at another), to address and optimize future performance.

F. CONSENT CALENDAR - (for possible action)

The approval of all Items on the Consent Calendar can be viewed/ heard at: <https://ivgid.portal.civicclerk.com/event/583/media>
Media Timestamp (00:50:34 – 00:51:53)

MOTION: Approve the following consent matters, Items F.1., F.2., F.3., F.4., F.5., and F.6., as submitted.

Motion by Trustee Noble, **Seconded by** Trustee Homan

YEAS: Trustee Noble, Trustee Homan, Trustee Jezycki

3

NAYS: None

0

MOTION PASSED

F.1 (For possible Action) - Approval of the IVGID Board of Trustees Meeting Minutes for June 26, 2025. (Requesting Staff Member: District Clerk Heidi White)

F.2 (For possible Action) - Approval of the IVGID Board of Trustees Meeting Minutes for July 22, 2025. (Requesting Staff Member: District Clerk Heidi White)

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- F.3 (For possible Action) - Approval of the IVGID Board of Trustees Meeting Minutes for July 30, 2025. (Requesting Staff Member: District Clerk Heidi White)**
- F.4 (For possible Action) - Approve and Authorize the District General Manager to Sign and Execute Purchase Orders for FY 2025/26 Rolling Stock Capital Improvement Plan; Funds: Utility and Community Services; Divisions: Public Works Shared, Championship Golf, Ski, and Rec Center. (Requesting Staff Member: Director of Public Works Kate Nelson)**
- F.5 (For possible Action) - Approve and Authorize the Board Chair and Board Secretary to Sign and Execute an Agreement between Incline Village General Improvement District and F.W. Carson Co. for the 2025 Diamond Peak/Ski Way Pavement Maintenance Repair Project in an amount of \$97,000.79; FY 2025/26 Diamond Peak Ski; GL30343469-7512; and Authorize staff to Execute Change Orders for Additional Work as required, of Approximately 35% of the Construction Contract Value; not to Exceed \$35,000; FY 2025/26 Diamond Peak Ski; GL30343469-7512; Discussion and possible Action. (Requesting Staff Member: Director of Public Works Kate Nelson).**
- F.6 (For possible action) - Approve the Repeal of Board Policy and Procedure 22.1.0 - Disclosure of Entity Involvement effective August 28, 2025. (Requesting Staff Member: Director of Administrative Services Susan Herron)**
- G. GENERAL BUSINESS - (for possible action)**
- G.1 (For possible Action) - Approve and Authorize staff to create a Community Services CIP Project for Phase Two (Implementation) of the Point of Sale (POS) System Project; and, Approve and authorize staff to re-budget \$400,000 from the FY25/26 Community Services CIP Budget to the FY26/27 CIP Budget and include an additional \$433,302 in FY26/27 for a total Community Services CIP Point of Sale System Project Budget of \$833,302 in Fiscal Year 2026/2027. (Requesting Staff Members: Director of Administrative Services Susan Herron and Information Technology Manager Mike Gove)**

The full discussion related to Item G.1. Phase 2 of the Point-of-Sale Project can be viewed/ heard at: <https://ivgid.portal.civicclerk.com/event/583/media>
Media Timestamp (00:51:53 - 00:57:26)

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I. BOARD OF TRUSTEES UPDATE - (not for possible action) Updates are intended to inform the Board and/or the public. The Board of Trustees will not deliberate or take action with respect to any of the reported items

The full discussion related to Item I. The Board of Trustees Updates review can be viewed/ heard at: <https://ivgid.portal.civicclerk.com/event/583/media>
Media Timestamp (01:44:45)

Vice Chair Jezycki asked that this item be moved to the beginning of the meeting (possibly following Initial Public Comment).

J. FINAL PUBLIC COMMENTS - Limited to a maximum of three minutes in duration.

The full discussion related to the Final Public Comment period review can be viewed/ heard at: <https://ivgid.portal.civicclerk.com/event/583/media>
Media Timestamp (01:45:40)

There were no members of the public in attendance for public comment (in person or via zoom).

K. ADJOURNMENT (for possible action)

The meeting of the IVGID Board of Trustees adjourned at 5:42 PM.

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P.O. Box 2220, Stateline, Nevada 89449

October 8, 2025

Richard DeVecchi
1788 Via Toyon
San Lorenzo, CA 94580

Re: Sewer Line Responsibility – 140 and 144 Rosewood Circle

Dear Mr. DeVecchi,

The Kingsbury General Improvement District (District) has reviewed the matter concerning the sewer lateral originating from 144 Rosewood Circle and crossing onto the property at 140 Rosewood Circle prior to the connection to the District owned sanitary sewer collection system. After careful review of Ordinance No. 2 (effective August 1, 2018), the District provides the following determination:

1. Responsibility for Private Sewer Laterals

Under Ordinance No. 2, Article IV, Sections 4.01–4.02, the legal owner of a property is solely responsible for the installation, maintenance, and repair of all building sewer and lateral sewer lines serving that property from the premises to the connection at the District's public main. Accordingly, the sewer lateral serving 144 Rosewood Circle is the sole responsibility of the owner of 144 Rosewood Circle.

2. Lack of Easement and Prohibition on Shared Laterals

District records and parcel maps indicate no recorded easement allowing the sewer line from 144 Rosewood Circle to cross the 140 Rosewood Circle property. Additionally, Ordinance No. 2, Section 2.19 expressly prohibits shared lateral sewers between separate premises. Each property must maintain its own independent connection to the District's public sewer main.

3. Liability for Future Damages

Should the existing sewer lateral serving 144 Rosewood Circle fail in the future, whether due to snow removal operations, driveway use, or other causes, responsibility for repair and associated costs will remain with the property owner of 144 Rosewood Circle, not the owner of 140 Rosewood Circle.

4. Appeal Rights

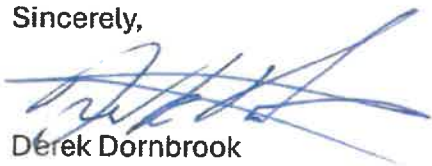
Pursuant to Ordinance No. 2, Sections 2.15–2.16, any person dissatisfied with this determination may submit a written appeal to the District Board of Trustees within thirty (30) days of this notice. The Board will schedule a hearing and issue a final decision.

Conclusion

Based on the governing ordinance, KGID confirms that the sewer lateral from 144 Rosewood Circle remains the responsibility of its property owner. No responsibility is assigned to 140 Rosewood Circle for maintenance, repair, or damages associated with this line.

If you have further questions or require assistance in pursuing corrective action, please contact my office directly.

Sincerely,



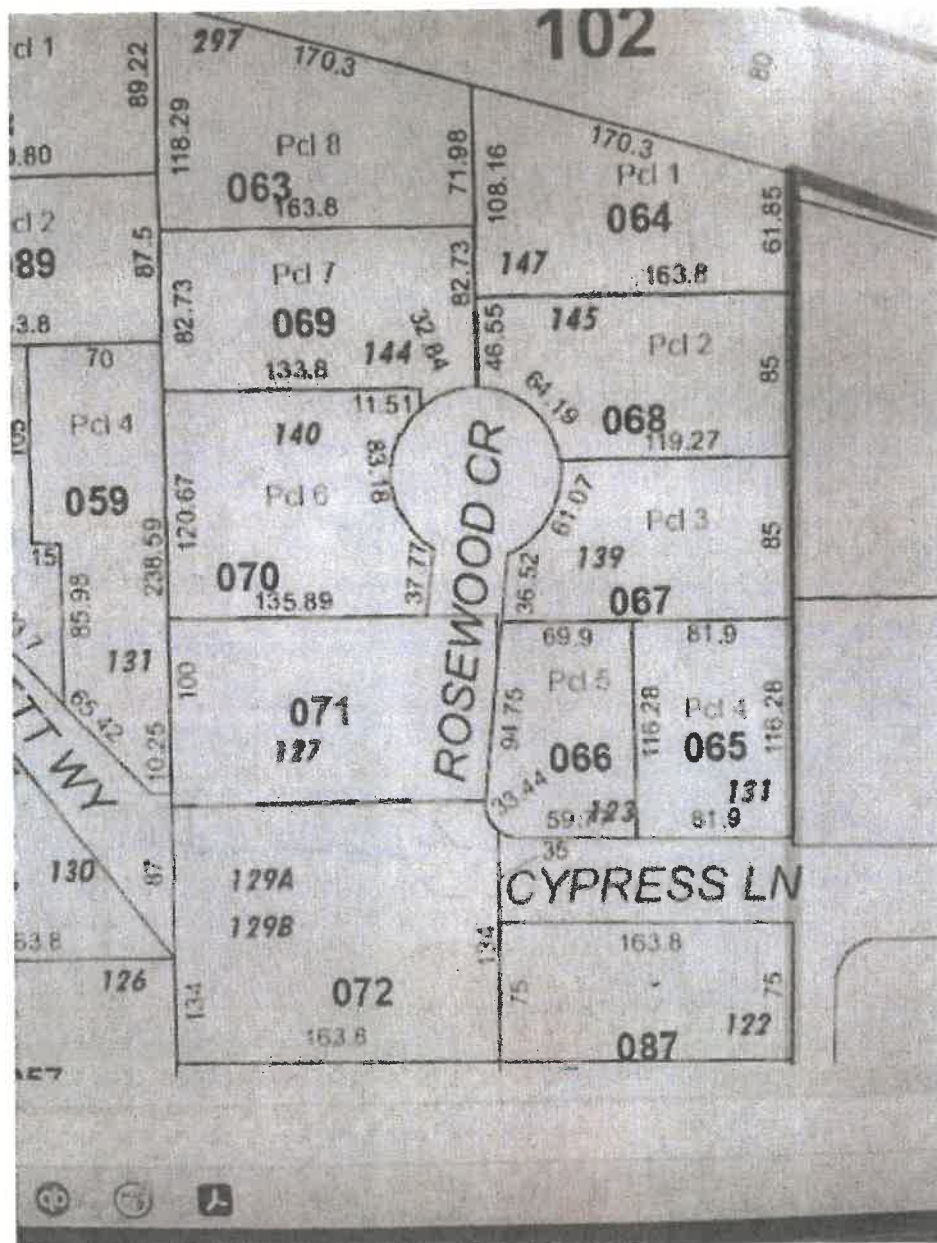
Derek Dornbrook

General Manager

Kingsbury General Improvement District



144 Rosewood Circle Sewer Lateral Crossing Driveway of 140 Rosewood Circle





Project Template

This template is limited to one \$2,000,000 funding request and requires a 50% match.

I. Project Proponent Information

Agency/Organization	Kingsbury GID
Name of primary contact	Mitch Dion
Name of secondary contact	n/a
Mailing address	PO Box 2220, Stateline, NV 89449
E-mail	mitch@kgid.org
Phone	775-588-3548
Are there other cooperating agencies/organizations/stakeholders? If yes, please describe.	Round Hill GID is a cooperating agency
Describe your current system fire deficiencies and how this project addresses those deficiencies.	Currently, the district has a remote service area which is not physically connected to the district's water supply system and does not enjoy the same level of reliability or resiliency as remainder of the district. The district has no other water supply and long deadend line near the sewer treatment plant which is a highly vulnerable critical facility for all of the communities in the Douglas County portion of the Lake.

II. General Project Information

Project title	Sewer Plant Road to Dorla Court Water Line	
Project description Briefly describe the project, both the current state and proposed improvements, including quantifiable metrics such as waterline size, linear feet of waterlines, hydrant spacing, etc., in 400 words or less.	The purpose of this project is to link the Kingsbury GID Service areas by extending an 8 inch water line 4750 ft down sewer plant road, beneath Hwy 50 connecting the main system with the smaller satellite system of Dora Ct. Currently, there is no other connection with Round Hill GID distribution system. This intertie is at a nearly equal hydraulic grade lines so that either system could move water into other parts for their water distribution system to be used for fire fighting.	
Project prioritization	Total number of projects submitted by your Agency/Organization:	1
	Agency/Organization prioritization of this project (e.g., 3 of 5):	1
Describe how this project has a regional benefit (e.g. The project brings hydrants to an area that currently does not have hydrants and provides an intertie between one or more water systems).	This project provides the intertie between Kingsbury GID Water and RoundHill GID. Effectively providing interagency links from the Casino core to Zephyr Cove. In addition it provides additional fire protection to the WasteWater Treatment Facility and some level of water service for fire protection to the electrical utility transmission/distribution facilities located near by.	
Project location	Sewer Plant Road to Dorla Court	
Population served by the project (# of connections x 2.5):	8,750	

Tahoe Water for Fire Suppression Project Template

Total population Served by your Agency (# of total connections x 2.5)	7,500
---	-------

III. Project Cost and Financing

Please provide any estimates of project cost, funding sources, operation and maintenance costs, and the source of the project cost in the table below.

a. Project Budget	Requested Grant Amount	Cost Share: Non-State Fund Source (Local/Federal Funding Match)	Cost Share: Other Fund Source	Total Cost
Project Cost	2,000,000	2,000,000	100,000 USEPA Grant SCADA Improvements	4,100,000
b. Can the Project be phased?	☒ Yes ☐ No			
If so, provide cost breakdown by phase(s)	Project Cost	O&M Cost	Description of Phase	
Phase 1:	3,700,000		Design/Construction Sewer plant road to Hwy 50	
Phase 2:	300,000		Beneath Hwy 50	
Phase 3:	100,000		Dorla Court Connection	
c. List secured source(s) of funding for Project cost	Source(s) Local Capital		Amount 2,000,000	
d. Does your organization have a negotiated Indirect Cost Rate? If yes, what is the rate and would you like to include the rate in your project budget? Please include a copy of the rate agreement. No, all costs are to be assigned.				

IV. Project Status and Schedule

Please provide the project's status and level of completion, as well as a description of the activities planned for each stage. Eligible reimbursements/matches must be incurred after May 1. If unknown, enter TBD.

Project Stage	Current project stage	Complete?	Description of activities in each project stage	Planned and/or actual start date (mm/yr)	Planned and/or actual completion date (mm/yr)
Assessment and Evaluation	☒	☐	Curent feasibility level planning complete		05/24
Final Design	☐	☐		12/24	03/25
Environmental Documentation (CEQA/NEPA)	☐	☐		02/25	03/25

Tahoe Water for Fire Suppression Project Template

Permitting	☐	☐		02/25	03/25
Construction Contracting	☐	☐		03/25	05/25
Construction Implementation	☐	☐		06/25	10/26

V. Budget and Budget Narrative

Please provide a detailed budget and narrative for the requested grant funds and a 50% match.

Budget Item and Description	Calculation	Total
8" Water main installation	4,750 LF x \$550 LF	\$2,612,500
Control valves/installed	6 @ \$5,000	\$30,000
Engineering	17%	\$680,000
Off-site improvements	Service lines, vaults, SCADA	\$100,000
Pressure control station	2 @ 22,000	\$44,000
Contingency	15%	\$600,000
Total		\$4,066,500

Budget narrative:

Agency will utilize Tahoe Water for Fire Suppression Partnership funds to reimburse a vendors for the design, permitting, construction, and restoration of construction activities required to install 4,750 linear feet of 8" water main, boring beneath hwy 50, control valves, SCADA, system modification and intertie with the KGID satellite system on Dora Court

Grant funds: \$2,000,000

Agency match: \$2,000,000

Development fees/contribution: \$100,000

Total: \$4,100,000.00

VI. Scoring Criteria

Please ensure the responses to the following questions are answered in your project descriptions to help score this project.

Is the project template complete?	☒ Yes ☐ No
Is the Subrecipient Risk Questionnaire complete?	☒ Yes ☐ No
Is the total request under \$2 million?	☒ Yes ☐ No
Does the project provide a 50% match?	☒ Yes ☐ No

Tahoe Water for Fire Suppression Project Template

Is the project in an area that has deficient fire capacity? Explain by describing current and proposed fire hydrant spacing, water flow, storage availability, etc.	☒ Yes ☐ No Explain: The area has no fire fighting water service where project is being constructed. The adjacent Sewage Treatment plant has very limited water supply being on a long dead end.
Is the project creating additional fire storage volume or flow capacity, new/additional hydrant coverage, or installing an intertie(s)?	☒ Yes ☐ No Explain: This project leverages the fire storage, flow rates and sustainable fire fighting water time frame by linking the two system.
Is the project identified as a priority in the Capital Improvement Plan and Water System Master Plan?	☐ Yes ☒ No Explain: The priority of ratepayer funds has been in the Repair and Renovation of existing services. This expansion will only be possible with additional funding. It has been listed on the Douglas County Capital projects planning document for many years.
Is the Preliminary Engineering Report, planning documents, and/or Cost-effectiveness evaluation completed? Which ones?	☐ Yes ☒ No Explain: A PER has not been complete nor the cost effectiveness analysis. The benefit of this project is providing fire fighting water.
Is the project shovel ready? Explain what year the project is planned to be constructed.	☐ Yes ☒ No Explain: Project can be constructed within two years of approval. No difficult permits are needed. Uncertainty is minimal.
Is the project adjacent to or in a Wildland Urban Interface (WUI)?	☒ Yes ☐ No Explain:
Is the project located in a disadvantaged community? If yes, provide Median Household Income (MHI).	☐ Yes ☒ No If yes, please provide the MHI.

Douglas County Safe Streets for All Action Plan

PROJECT FACT SHEET

Overview

Douglas County is dedicated to providing safe and accessible roadways for everyone. The development of this Safe Streets for All Action Plan will be community-driven, led by Douglas County in collaboration with local and regional partners, with the goal of reducing traffic-related deaths and serious injuries.

This plan will:

- Use data analysis and public input to develop policy changes and on-the-ground solutions that save lives.
- Foster collaboration among local agencies and members of the public.
- Use the Safe System Approach, which acknowledges that humans make mistakes, and that roadway deaths and serious injuries are unacceptable.
- Develop recommendations to improve the safety of people walking, biking, transit, riding, and driving.

**This plan is funded by a grant from the
US Department of Transportation**



For more information:

Jon Erb

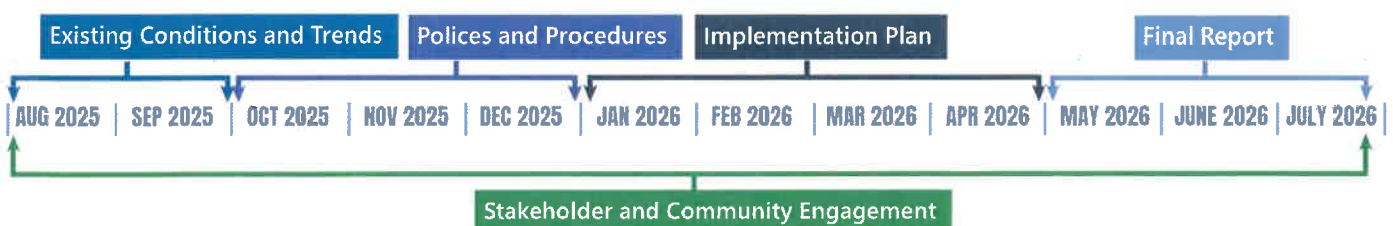
jerb@douglasnv.us

Joshua Nordloh

jnordloh@douglasnv.us



Project Schedule



MEMO TO: Board of Trustees

FROM: Byran Moss, Utility Operations Superintendent

SUBJECT: Operations Report for the meeting of October 21, 2025

Working on daily operations, upcoming projects and contracts.

Review and finalize permits for deposit refunds.

Completed Lead and Copper Samples and sent lab reports to NDEP.

Submitted the monthly and quarterly water compliance reports and sweeper reports to NDEP.

Submitted the Annual Tahoe Basin Inventory Report to the Nevada Division of Water Resources.

Submitted the 2024-2025 T.W.S.A. Watershed Control Program annual report.

Working on the requirements for the Yearly Sanitary Survey.

Met with Sequoia Pacific Builders on 323 Tramway Drive water main connection, sewer main connection and the location of the water meters for each unit.

Working with Aspen Developers on the tie-ins for the water main replacement project on Tramway Drive and Tina Court.

Water Crew: 1. Repaired the Ozone Back Pressure Regulating Valve at the water treatment plant.

2. Delivered and collected the Lead and Copper samples.

3. Customer service calls.

4. Repaired the snow plow on truck #1929.

5. Monthly meter reads were completed.

6. Water production for the month was 26,678,800.

7. Underground service alerts have been very steady. A total of 536 have been completed since May 1st.

Road crew: 1. Cleaned mud and debris from roadways, swails, gutters and storm drains after the rain storms.

2. Swept all roads

3. Repaired erosion damage on Tramway Drive near Quaking Aspen Lane and the road to tank 10.

4. Repair and replaced damaged and missing guide posts.

5. Added guide posts to needed areas.



October 1, 2025

The Board of Trustees
Kingsbury General Improvement District
Stateline, Nevada

This letter is provided in connection with our engagement to audit the financial statements of the Kingsbury General Improvement District (the "District") as of and for the year ended June 30, 2025. Professional standards require that we communicate with you certain items including our responsibilities with regard to the financial statement audit and the planned scope and timing of our audit, including significant risks we have identified.

Our Responsibilities

As stated in our engagement letter dated March 18, 2025, we are responsible for conducting our audit in accordance with auditing standards generally accepted in the United States of America in accordance with *Government Auditing Standards* for the purpose of forming and expressing opinions about whether the financial statements that have been prepared by management, with your oversight, are prepared, in all material respects, in accordance with accounting principles generally accepted in the United States of America. Our audit does not relieve you or management of your respective responsibilities.

Planned Scope of the Audit

Our audit will include examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. Our audit is designed to provide reasonable, but not absolute, assurance about whether the financial statements as a whole are free of material misstatement, whether due to error, fraudulent financial reporting, misappropriation of assets, or violations of laws or governmental regulations. Because of this concept of reasonable assurance and because we will not examine all transactions, there is a risk that material misstatements may exist and not be detected by us.

Our audit will include obtaining an understanding of the entity and its environment, including its internal control, sufficient to assess the risks of material misstatement of the financial statements and as a basis for designing the nature, timing, and extent of further audit procedures, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control over financial reporting. However, we will communicate to you at the conclusion of our audit, any material weaknesses or significant deficiencies identified. We will also communicate to you:

- Any violation of laws or regulations that come to our attention;
- Our views relating to qualitative aspects of the entity's significant accounting practices, including accounting policies, accounting estimates, and financial statement disclosures;

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- Significant difficulties, if any, encountered during the audit;
- Disagreements with management, if any, encountered during the audit;
- Significant unusual transactions, if any;
- The potential effects of uncorrected misstatements on future-period financial statements; and
- Other significant matters that are relevant to your responsibilities in overseeing the financial reporting process.

Professional standards require us to design our audit to provide reasonable assurance that the financial statements are free of material misstatement whether caused by fraud or error. In designing our audit procedures, professional standards require us to evaluate the financial statements and assess the risk that a material misstatement could occur. Areas that are potentially more susceptible to misstatements, and thereby require special audit considerations, are designated as "significant risks." Although we are currently in the planning stage of our audit, we have preliminarily identified the following significant risks that require special audit consideration.

- **Management Override of Controls** – Professional standards require auditors to address the possibility of management overriding controls. Accordingly, we identified a significant risk that management of the District may have the ability to override controls that the District has implemented. Management may override the District's controls in order to modify the financial records with the intent of manipulating the financial statements to overstate the District's financial performance or with the intent of concealing fraudulent transactions.
- **Improper revenue recognition** - Professional standards include a presumptive risk of revenue recognition. We identified revenue recognition related to taxes, charges for services, and auxiliary services, as a significant risk to address the possibility that these revenues are not appropriately recorded.
- **Significant estimate** – Professional standards include a presumptive risk related to significant estimates. We identified the liabilities and related disclosures for the Public Employees Retirement System of Nevada and Other Post-Employment Retirement Obligations as a significant risk to address the possibility that the liabilities or disclosures related to the liability are not appropriately recorded.

We expect to begin our audit on October 6, 2025, and issue our report on by November 30, 2025.

This information is intended solely for the information and use of the Board of Trustees and management and is not intended to be and should not be used by anyone other than these specified parties.

Respectfully,

A handwritten signature in black ink that reads "Eric Bailey LLP". The signature is written in a cursive, flowing style.

Reno, Nevada



Stationary Engineers, Local 39

INTERNATIONAL UNION OF OPERATING ENGINEERS AFL-CIO

TIM EGGEN

BUSINESS MANAGER-RECORDING SECRETARY

September 12, 2025

Derek Dornbrook
General Manager, Kingsbury GID
160 Pine Ridge Drive
Stateline, NV 89449

Dear Mr. Dornbrook:

This is to inform you that Shane Mortensen has been appointed as a new Shop Steward by the Business Manager of Local 39. The Local 39 member will serve in this capacity until replaced. The Steward's duties are as follows:

- (a) The Steward's duties, functions and responsibilities are limited to receiving complaints from the members; checking for violations of agreement, health and safety; investigating and reporting to the appropriate Business Representative.
- (b) The Steward has no authority to seek adjustment of violations of an agreement, except in accordance with the terms of such agreement, or of the International Constitution or of these by-laws, nor shall the Steward purport to have the authority, or be deemed to have the authority, nor shall the Steward act to cause or attempt to cause, in any fashion whatsoever, any person, whether employee, supervisor or employer, to take any action, or any person to cease from any action in violation of, or in furtherance of, the agreement or the International Constitution, or of these by-laws; but the Steward shall, instead, report to the appropriate Business Representative of the Union for appropriate action. The Steward may under no circumstances collect any money due or payable to the Local Union from any member or applicant for membership or any other person.

The Steward will not receive pay from the Union for services, and will continue to perform normal work except for those times when the Steward's presence is necessary in performing the duties imposed as Shop Steward.

Sincerely,

A handwritten signature in blue ink, appearing to read "Scott Lupo", is written over a horizontal line.

Scott Lupo
Business Representative

cc: Shane Mortensen

SL:le:IUOE#39/afl-cio

1620 NORTH MARKET BLVD • SACRAMENTO, CA 95834 • (916) 928-0399 • FAX (916) 928-1216

Derek Dornbrook, General Manager
Kingsbury General Improvement District
160 Pine Ridge Drive
Post Office Box 2220
Stateline, NV 89449
Sent via email to: derek@kgid.org

Dear **Mr. Dornbrook**:

Under the **Nevada Open Records Act § 239 et seq.**, I am requesting an opportunity to inspect and obtain copies of the following public records:

1. Zoom Video and Audio Recording of the August 19th, Board meeting held at 5:00p.m;
2. Zoom Recording and Audio of the September 23rd Protest Board meeting; and
3. Zoom Video and Audio Recording of the September 30th Snow Award Contract meeting held at 8:00 a.m.

If there are any fees for searching or copying these records, please inform me and I will pay via credit card or check. However, I would also like to request a waiver of all fees in that the disclosure of the requested information is in the public interest and will contribute significantly to the public's understanding of the procurement process for local government entities. This information is not being sought for commercial purposes.

If access to the records I am requesting will take longer than a 'reasonable' amount of time, please contact me with information about when I might expect copies or the ability to inspect the requested records.

If you deny any or all of this request, please cite each specific exemption you feel justifies the refusal to release the information and notify me of the appeal procedures available to me under the law.

Thank you for considering my request.

Sincerely,

Paulina Rubio

Paulina Rubio
Prubioa90@hotmail.com
(530)721-1118



P.O. Box 2220, Stateline, Nevada 89449

October 8, 2025

Patricia Hellman
144 Rosewood Circle
Stateline NV, 89449

Re: Sewer Line Responsibility – 140 and 144 Rosewood Circle

Dear Ms. Hellman,

The Kingsbury General Improvement District (District) has reviewed the matter concerning the sewer lateral originating from 144 Rosewood Circle and crossing onto the property at 140 Rosewood Circle prior to the connection to the District owned sanitary sewer collection system. After careful review of Ordinance No. 2 (effective August 1, 2018), the District provides the following determination:

1. Responsibility for Private Sewer Laterals

Under Ordinance No. 2, Article IV, Sections 4.01–4.02, the legal owner of a property is solely responsible for the installation, maintenance, and repair of all building sewer and lateral sewer lines serving that property from the premises to the connection at the District's public main. Accordingly, the sewer lateral serving 144 Rosewood Circle is the sole responsibility of the owner of 144 Rosewood Circle.

2. Lack of Easement and Prohibition on Shared Laterals

District records and parcel maps indicate no recorded easement allowing the sewer line from 144 Rosewood Circle to cross the 140 Rosewood Circle property. Additionally, Ordinance No. 2, Section 2.19 expressly prohibits shared lateral sewers between separate premises. Each property must maintain its own independent connection to the District's public sewer main.

3. Liability for Future Damages

Should the existing sewer lateral serving 144 Rosewood Circle fail in the future, whether due to snow removal operations, driveway use, or other causes, responsibility for repair and associated costs will remain with the property owner of 144 Rosewood Circle, not the owner of 140 Rosewood Circle.

4. Appeal Rights

Pursuant to Ordinance No. 2, Sections 2.15–2.16, any person dissatisfied with this determination may submit a written appeal to the District Board of Trustees within thirty (30) days of this notice. The Board will schedule a hearing and issue a final decision.

Conclusion

Based on the governing ordinance, KGID confirms that the sewer lateral from 144 Rosewood Circle remains the responsibility of its property owner. No responsibility is assigned to 140 Rosewood Circle for maintenance, repair, or damages associated with this line.

If you have further questions or require assistance in pursuing corrective action, please contact my office directly.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Derek Dornbrook', is written over a faint grid background.

Derek Dornbrook

General Manager

Kingsbury General Improvement District

Derek Dornbrook

From: Marcie Santoemma <chefmarcie4u@gmail.com>
Sent: Friday, October 10, 2025 12:02 PM
To: Derek Dornbrook
Subject: Re: Request for snow removal

Hi Derek,

Thank you so much for your detailed response and for taking the time to research this for me. I first called Douglas County Roads, they told me it was listed as "nonmaintained" and it fell under KGID. It's definitely not a driveway to any of us, we each have our own distinct driveways, so I would argue calling it a "driveway" if that can get us anywhere! 😊 I look forward to hearing from you further. If I could split up the cost of hiring someone, I would do that, but it's just me and another couple next store, who 😬 don't have a pot to piss in! I guarantee they would say no way, they will most likely move when they see they will have to pick up a shovel! It will be their first winter here and I'm sure their last! I work full time and need to be able to get out. I hope this can some how workout. 🙏👥

Chef Marcie Santoemma
Email: ChefMarcie4u@gmail.com
Website: MarciePersonalChef.com
Mailing: P.O. Box 10275
Zephyr Cove, NV 89448
Cell: 530-919-8192

On Fri, Oct 10, 2025, 11:50 AM Derek Dornbrook <derek@kgid.org> wrote:

Hi Marcie,

I am sorry to hear about your neighbors. We'll need to complete some research to determine whether Kingsbury View is classified as a public street or a private driveway. The fact that your neighbor handled snow removal — and not KGID — suggests that it's a private driveway, and a quick review of Google Maps appears to confirm that impression.

We'll verify this to be certain. If it turns out Kingsbury View is indeed a private driveway, you and your neighbors would need to arrange snow removal privately, as KGID's snow removal and road maintenance services only extend to public roads within our service area.

I'll follow up with you soon once I have an official determination.

Regards,

Derek Dornbrook

General Manager

Kingsbury General Improvement District

Phone: 775-588-3548 | **Fax:** 775-588-3541

Email: derek@kgid.org

www.kgid.org

160 Pine Ridge Dr. – P.O. Box 2220 Stateline, NV 89449

Office hours: M–TH 7:00am-12:00pm and 12:30pm-4:30pm|Fri 7:00am-12:00pm and 12:30pm-3:30pm



From: Marcie Santoemma <chefmarcie4u@gmail.com>

Sent: Friday, October 10, 2025 11:16 AM

To: Derek Dornbrook <derek@kgid.org>

Subject: Request for snow removal

Hi Derek,

My name is Marcie Santoemma and I live at [426 Kingsbury View](#). It is mid- Kingsbury, a little below The Chart House Restaurant if you look at a map. I'm behind the condos in a cabin, House A. I am really in a bind this winter!

My neighbor, who lives in House C up from me, was evicted last week! So sad, he and his wife are in their 80's and lived there for 17 years! For the 3 years I have lived in the neighborhood, he always took care of the snow removal! Not just my driveway but the whole street of Kingsbury View!

I don't know what I'm going to do this winter, I'm 54, very fit, typical Tahoe lady! 🙏 But there is no way I can handle my driveway and a whole street by myself! I'm begging for KGID to PLEASE include Kingsbury View for snow removal.

Please feel free to call me and we can discuss further.

Thank you for your time and consideration.

Sincerely,

Marcie Santoemma

530-919-8192

[426 A Kingsbury View.](#)

[Stateline, NV 89459](#)



SNOW PLOWING INFORMATION AND TIPS

Kingsbury General Improvement District maintains approximately 20 miles of public streets.

Snowplowing usually begins when approximately six (6) inches of snow have accumulated.

Road right-of-way in the District are between forty (40) feet and sixty (60) feet wide and extend beyond the paved roadway.

Do not store or park objects in the right-of-way between October 1 and May 1. Vehicles or other objects within five (5) feet of the roadway are subject to being ticketed or towed at the owner's sole expense.

The District is not responsible for damage to vehicles, property or objects left or placed in the right-of-way during snow season.

As a mountain community receiving several feet of snow in a storm, it is important that you equip and maintain your vehicles for the conditions.

It is helpful to clear snow away from fire hydrants to assist with fire response.

Driveway Berms result from snow plowing. They vary in size depending on the amount of snow and its moisture content. While efforts are taken to minimize the impact, it is up to the owner/resident to remove any berm left across the driveway by the plows.

Designated streets and school bus routes are plowed first followed by through streets and cul-de-sacs.

The District may have to push or blow snow onto private property immediately adjacent to the right-of-way in order to fulfill its responsibility to remove snow from the roadway. Efforts will be made to avoid the use of private property whenever possible.

TIP #1

Use highly visible snow stakes at driveways, fences, walls, landscaping, and other objects. Place them six to eight feet apart.

TIP #2

Do not dump, throw, or store snow in the road right-of-way.
Per Douglas County Snow Dumping Code 12.08.040, any person who violates any provision of this chapter is guilty of a misdemeanor and is punishable as set forth in section 1.08.010 of this code.

TIP #3

Do not store or park objects in the right-of-way between October 1 and May 1. Vehicles or other objects within five (5) feet of the roadway are subject to being ticketed or towed

Visit kgid.org for more information.

Long Range Calendar

1. Market Street Lift Station options with Dowl (gravity vs. re-routing or bypassing)
2. Shared Vehicle Storage Facility with TDFPD
3. Rate Study
4. Intertie with Round Hill GID
5. Easement for 510 Laurel (Access to property)
6. Public Records Request Policy and website link
7. Logging Road, if we take on the property will the state clean it up?
8. Status of flooded houses lawsuit from plow hitting fire hydrant (Legal proceeding update)
9. Update the Capital Improvement Plan
10. G.M. to review allocation of costs across different funds
11. Obtain current water usage data from the existing Barton facility
12. Bill Far West \$5,788.60 for sewer lateral repair costs
13. Total paid out for fire hydrant clearing issues to Minden Lawyers
14. Status of EPOKE, per Mitch "In total disrepair"
15. Create a storm water master plan, infrastructure failing (e.g.-retaining walls)
16. Establish connection with Douglas County's grant writer-Harper
17. Prepare discussion for Kahle Complete Street project water line replacement, including potential grant applications
18. Water Filtration Plant?

