



**CITY OF HENDERSON
REDEVELOPMENT AGENCY LOAN COMMITTEE
MEETING AGENDA**

**Regular Meeting
Tuesday, April 23, 2013
3:30 p.m.**

**City Hall Annex
City Hall Annex Conference Room
280 Water Street
Henderson, Nevada 89015**

Notice to persons with special needs: For those requiring special assistance or accommodation at the meeting, please contact 702-267-1515 or the Relay Nevada TTY telephone 7-1-1 at least 72 hours in advance of the meeting.

The Chairman reserves the right to hear agenda items out of order, combine two or more agenda items for consideration, remove an item from the agenda, or delay discussion relating to an item on the agenda at any time. All items are action items unless otherwise noted.

Individuals speaking on an item will be limited to three (3) minutes and spokespersons for a group will be limited to ten (10) minutes.

Electronic agendas can be found at: [HTTP://WWW.CITYOFHENDERSON.COM/](http://www.cityofhenderson.com/)

I. CALL TO ORDER

II. CONFIRMATION OF POSTING AND ROLL CALL

III. ACCEPTANCE OF AGENDA (For Possible Action)

IV. PUBLIC COMMENT

Note: Items discussed under Public Comment cannot be acted upon at this meeting, but may be referred to a future agenda for consideration (NRS 241.020). Individuals speaking on an item will be limited to three (3) minutes and spokespersons for a group will be limited to ten (10) minutes.

V. NEW BUSINESS

1.	MINUTES—CITY OF HENDERSON REDEVELOPMENT AGENCY LOAN COMMITTEE MEETING OF FEBRUARY 26, 2013 <i>(For Possible Action)</i>
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APPROVE THE MINUTES FROM THE CITY OF HENDERSON REDEVELOPMENT AGENCY LOAN COMMITTEE MEETING OF FEBRUARY 26, 2013.

(CONTINUED ON NEXT PAGE)

2.	REQUEST FOR A TENANT IMPROVEMENT GRANT FOR 145 PANAMA STREET <i>(For Possible Action)</i>
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APPROVE A TENANT IMPROVEMNET GRANT FOR 145 PANAMA STREET.

VI. PUBLIC COMMENT

Note: Items discussed under Public Comment cannot be acted upon at this meeting, but may be referred to a future agenda for consideration (NRS 241.020). Individuals speaking on an item will be limited to three (3) minutes and spokespersons for a group will be limited to ten (10) minutes.

VII. ADJOURNMENT

Agenda posted prior to 9:00 a.m. on April 10, 2013 at the following locations:

City Hall Annex, 280 Water Street, Lobby
City Hall, 240 Water Street, 1st Floor Lobbies (2)
Multigenerational Center, 250 S. Green Valley Parkway
Whitney Ranch Recreational Center, 1575 Galleria Drive
Fire Station No. 86, 96 Via Antincendio



REDEVELOPMENT AGENCY LOAN COMMITTEE AGENDA ITEM

REGULAR MEETING

APRIL 23, 2013

LC-001

SUBJECT	MINUTES—CITY OF HENDERSON REDEVELOPMENT AGENCY LOAN COMMITTEE MEETING OF FEBRUARY 26, 2013
PETITIONER	Economic Development/Redevelopment Division of the City Manager's Office
RECOMMENDATION	Approve

**CITY OF HENDERSON REDEVELOPMENT AGENCY
LOAN COMMITTEE
MINUTES
February 26, 2013**

I. CALL TO ORDER

Chairman Foster called the Redevelopment Agency Loan Committee to order at 3:32 p.m. in the City Hall Annex Conference Room, City Hall Annex, 280 Water Street, Henderson, Nevada.

II. CONFIRMATION OF POSTING AND ROLL CALL

MaryAnne Cruzado, Recording Secretary, confirmed the meeting had been noticed in accordance with the Open Meeting Law by posting the Agenda three working days prior to the meeting at City Hall, Henderson Convention Center, Green Valley Police Substation, and Fire Station No. 86.

Present: Chairman Tom Foster
 Tom Fay
 Michelle Romero
 Richard Serfas

Excused: Roy Borsellino

Staff: MaryAnne Cruzado, Administrative Assistant III
 Mark Backus, Assistant City Attorney
 April Parra, Minutes Clerk
 Lisa Sich, Special Projects Accountant

III. ACCEPTANCE OF AGENDA

(Motion) Ms. Romero introduced a motion to accept the agenda as presented. The vote favoring approval was unanimous. Chairman Foster declared the motion carried.

IV. PUBLIC COMMENT

There were no comments presented by the public.

V. ITEMS OF BUSINESS

1.	MINUTES – CITY OF HENDERSON REDEVELOPMENT AGENCY LOAN COMMITTEE MEETING OF DECEMBER 18, 2012.
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Recommend approval of the minutes from the City of Henderson Redevelopment Agency Loan Committee meeting of December 18, 2012.

(Motion) Mr. Fay introduced a motion to approve the minutes from the City of Henderson Redevelopment Agency Loan Committee meeting of December 18, 2012. The vote favoring approval was unanimous. Chairman Foster declared the motion carried.

2.	MODIFICATION OF LAON TO LISA AND MIKEL CONRAD TO EXCHANGE COLLATERAL
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Approve modification of loan to Lisa and Mikel Conrad to exchange collateral.

Lisa Sich, Special Projects Accountant, gave a brief summary of the proposed item and stated staff recommends approval.

Staff was directed to get a more descriptive list of effects to include make, model, serial numbers of equipment, cameras, furniture, and other items serving as additional collateral.

Responding to a question by Mr. Serfas regarding if this has happened in the past, Ms. Sich answered in the affirmative.

(Motion) Mr. Serfas introduced a motion to approve the modification to the loan and exchange the collateral. The vote favoring approval was unanimous. Chairman Foster declared the motion carried.

VI. PUBLIC COMMENT

There were no comments presented by the public.

VI. ADJOURNMENT

There being no further business to be discussed, the meeting was adjourned at 3:38 p.m.

Respectfully submitted,

April Parra,
Minutes Clerk



REDEVELOPMENT AGENCY LOAN COMMITTEE AGENDA ITEM

REGULAR MEETING

APRIL 23, 2013

LC-002

SUBJECT	REQUEST FOR A TENANT IMPROVEMENT GRANT FOR 145 PANAMA STREET
PETITIONER	Economic Development/Redevelopment Division of the City Manager's Office
RECOMMENDATION	Approve

Tenant Improvement Grant Staff Summary
Loan Committee Meeting
April 23, 2013
3:30 pm City Hall Annex Conference Room

Property Address:	145 Panama Street
Applicant:	Henderson Police Officer's Association
Proposed Used:	Office Space w/ Tenant Lease Space
Redevelopment Area:	Downtown
City Zoning:	DCC-RD – Downtown Core Commercial
Design Review Required:	Yes
Building Permit Required:	Yes

Summary

The property at 145 Panama Street has been vacant for an extended period of time. The Henderson Police Officer's Association (HPOA) purchased the building last year and has relocated their offices to the space. Additionally, the HPOA has verbal agreements with several other agencies to lease tenant space in the building, including NAPSO, Henderson Professional Fire Fighter/IAFF1833, and CWA Local 9413. The HPOA expects finalized lease agreements for the aforementioned agencies by the time improvements are complete. When all of the agencies have relocated their offices to 145 Panama Street, it is expected that fifteen (15) jobs will be located at this location. The applicant and tenants intend to use the space for monthly and quarterly meetings and training classes, which they expect will generate business to the area eateries, caterers, and other service establishments. This application is for a Tenant Improvement Grant and will include the following improvements:

- New ceiling tile where needed;
- Repair and/or install drywall, patch, tape and texture;
- Electrical upgrades, including switches, canned lighting, and ceiling fans;
- Upgrade and/or relocate plumbing;
- Upgrades to restrooms;
- Cabinets and laminate countertops in reception and kitchen space;
- New 26 oz carpet;
- Interior paint.

Eligibility for Funding

Building is 7,960 square feet allowing for a maximum reimbursement of \$34,677 or \$37,500 with approved contingencies.

The applicants have provided the following three estimates:

K&N General Construction, Inc. - \$67,901.06
Bobby T's Building Maintenance - \$79,900

Charger Construction, LLC - \$69,354.00 plus \$5,646 with approved contingencies for a total of \$75,000

The applicant intends to use Charger Construction, LLC. The applicant chose to use a bid that is not the lowest. The justification is that the lowest bidder did not provide enough detail in their bid and the applicant felt there was a high potential for unforeseen costs to arise.

Staff Recommendation

This application and the financial capacity and history of the applicants were sent to the National Development Council (NDC) for review. The NDC provided a favorable analysis of the applicants and expressed no concern regarding their capacity to complete the project.

Based on the improvements that will be made to the building and job creation in the Downtown Redevelopment Area, this application furthers the goals and priorities of the Redevelopment Agency.

It is the recommendation of staff that the Loan Committee conditionally approve the Tenant Improvement Grant to 145 Panama Street in an amount not to exceed \$37,500 based on the following listed conditions of approval:

1. Applicants obtaining the required building permit prior to construction commencing;
2. Execution of Grant Agreement;
3. Applicants submitting all required paperwork for reimbursement;
4. Applicants to provide Agency with a copy of contractor's current City of Henderson Business License and State Contractor's License;
5. Applicants are encouraged to join the Water Street District Business Association.



City of Henderson Redevelopment Agency
240 Water Street, P.O. Box 95050
Henderson, NV 89009-5050
Phone: (702) 267-1515
Fax: (702) 267-1503

FINANCIAL ASSISTANCE APPLICATION

This program provides Redevelopment Agency (RDA) Funds to assist any property owner(s) or tenant(s) who are interested in upgrading or expanding their business located within the boundaries of the Redevelopment Area.

Please contact 702-267-1515 to schedule an appointment to submit a completed application with the required documents and appropriate signatures to avoid any delays in financial consideration. Please print legibly in either blue or black ink. Please select which redevelopment area your business resides in:

Downtown Eastside

1. TYPE OF APPLICATION (check one)

Facade Improvement Program Mini-Façade Improvement

Signage Program Development

Tenant Improvement Program

2. PROPERTY INFORMATION

Business Name: HENDERSON POLICE OFFICERS ASSOCIATION

Corporation (d/b/a) Partnership Sole Proprietorship

Physical Address: 145 PANAMA STREET

Mailing Address: PO BOX 91137

City: HENDERSON State: NV Zip Code: 89009

Phone: 702 257 4762 Cell: 702 265 5047 E-mail: nhalliday@hpoa.us

Building Use: UNION HALL & LEGAL OFFICES

3. APPLICANT INFORMATION

Name: S/A

Mailing address:

City: State: Zip Code:

Phone: Cell: E-mail:

Do you Own Rent or Lease the subject property?

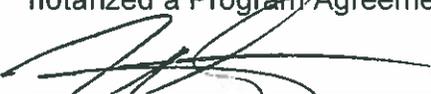
If you are not the property owner, than owner must complete section 4 and sign the application.

4. PROPERTY OWNER		
Owner name:	S/A	
Mailing address:		
City:	State:	Zip Code:
Phone:	Cell:	E-mail:
Are there multiple owners? [] Yes or [] No If yes, provide executed Affidavit for each.		

5. CONTACT PERSON OR REPRESENTATIVE		
Name:	NORMAN E. HALLIDAY	
Mailing address:	PO BOX 91137	
City:	State:	Zip Code:
Phone:	Cell:	E-mail:
	HENDERSON	NV 89009
	265-5047	nhalliday@hpo9.us

I/We hereby affirm that I/we have full legal capacity to authorize the filing of this application and that all information and exhibits herewith submitted are true and correct to the best of my/our knowledge. The owner invites the City of Henderson (COH) and/or RDA to make all reasonable inspections, investigations, and take pictures of the subject property during the process period associated with the application. I authorize the use of any pictures taken by the COH or the RDA.

I/We have read and understand the selected financial assistance program guidelines, accept the qualification, and understand that in order for my/our request of funds to be approved, I/we must agree to work within and follow the recommendations of the RDA before starting any work on the subject property following approval of the application. I/We must complete, sign, and have notarized a Program Agreement to initiate a date of project execution.

	_____	04-02-13
Applicant signature		Date
	_____	04-02-13
Owner signature		Date
_____	_____	_____
Owner signature		Date

PROGRAM APPLICATION REQUIREMENTS

App Initials ✓	Facade Improvement Program	RDA Initials ✓
<p>AK/AL</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<ul style="list-style-type: none"> • Complete and signed application form, including a statement indicating the number of new jobs that will be created and/or retained. • Ownership disclosure form. • Completed W-9 form. • Three (3) bids or competitive quotes for proposed work with an itemized cost estimate. • Three (3) 8½" x 11" copies of existing and proposed front building elevations showing the exterior (front and side) dimensions of the structure in linear feet. Existing can be satisfied by use of photographs. • Project may require development application review. Contact Community Development at 267-1500 for additional information. 	<p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>

App Initials ✓	Mini-Facade Improvement Program	RDA Initials ✓
<p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<ul style="list-style-type: none"> • Complete and signed application form, including a statement indicating the number of new jobs that will be created and/or retained. • Ownership disclosure form. • Three (3) bids or competitive quotes for proposed work with an itemized cost estimate. • Three (3) 8½" x 11" copies of existing and proposed front building elevations showing the exterior (front and side) dimensions of the structure in linear feet. • Project may require development application review; additional copies of project may be required. • Completed W-9 form. • Project may require development application review. Contact Community Development at 267-1500 for additional information. 	<p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>

App Initials ✓	Signage Program	RDA Initials ✓
<p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<ul style="list-style-type: none"> • Complete and signed application form, including a statement indicating the number of new jobs that will be created and/or retained. • Ownership disclosure form. • Written consent from property owner, if applicable. • Completed W-9 form. • Three (3) bids or competitive quotes for proposed work with an itemized cost estimate. • Three (3) 8½" x 11" site plans drawn to scale for requests involving pole signs. • Three (3) 8½" x 11" color copies of building exteriors. Photographs can be used. • Three (3) 8½" x 11" color copies of all signs to be installed including dimensions drawn to scale. • Project may require development application review, additional copies of project may be required (i.e. Architectural Review Committee, CUP). 	<p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>

App Initials ✓	Downtown/Eastside Tenant Improvement	RDA Initials ✓
<p>AK/AL</p> <p>AK/AL</p>	<p>1. Application, Justification, & Legal Documents</p> <ul style="list-style-type: none"> • Complete and signed application form. • Signed letter from the property owner authorizing the applicant to submit the 	<p>_____</p> <p>_____</p>

_____	• Number of floors, including square footage for each floor and use (e.g., office, retail, restaurant, condominium, etc.).	_____
_____	• Concept elevations and site plan.	_____
_____	• Development/Construction schedule.	_____
_____	• Narrative describing how the project complements the Downtown Redevelopment Plan, Downtown Investment Strategy, and Downtown Design Guidelines, if project is located in the Downtown Redevelopment Area. If located in the Eastside Redevelopment Area, the narrative is not required.	_____
_____	• A breakdown of the sources and uses of funds for the construction of the project, including prevailing wage if applicable.	_____
_____	• Pro-forma financial analysis to include development budget, cash flow analysis and financing plan.	_____
_____	• Credit Report Authorization and Release for all individuals involved in the business.	_____
_____	• A statement indicating the number of individuals this project will employ that are: Persons living in the area; and Persons living in the area that are:	_____
	- Economically disadvantaged	
	- Physically disabled	
	- A minority	
	- A veteran	
	- Women	

Only completed application packets, including all required documentation, will be scheduled for Loan Committee (LC) review. For a schedule of LC meeting dates and submission deadlines, please contact 702-267-1515.

Note: Applying for grant funds does not obligate the Redevelopment Agency (RDA) to allocate funds for the specified project. Only after the review and approval of the application and plans will the RDA authorize funds. The project shall comply with the selected Program Guidelines and only upon approved final inspections by the City of Henderson, will the RDA be obligated to disburse the authorized funds. In the event that application is denied by the Redevelopment Agency's Loan Committee, applicant may appeal to the Redevelopment Agency Board.

<u>Office Use Only</u>	
Date Application Received: _____	Date of Complete Application: _____
Assessor's Parcel Number: _____	Zoning: _____
LC Date: _____	Approved Grant \$ _____
Approval Letter Date _____	Denial Letter Date _____
Certificate of Insurance Received: _____	

Redevelopment Programs Points Tally

Program and Area: Downtown		
Applicant Name: Henderson Police Officer's Association (HPOA)		
Applicant Address: 145 Panama		
Total Points Awarded: 7	Bonus Award: \$	N/A
Total Max Award (including Bonus if applicable): \$25 per sq ft		
Total Award Based on Project Estimate: \$37,500		

Category	Y or N	Max Possible Points	Points/Bonus Awarded
Retail	N	2	
Restaurant	N	2	
Bar, Tavern, Urban Lounge	N	2	
Hotel	N	2	
Civic	N	2	
Specialty Retail/Gourmet Grocery	N	2	
Medical/Dental Office	N	2	
All Other Offices	Y	1	1
Service	N	1	
Spaces with more than 6 months vacancy	Y	1	1
Building fronting Boulder Hwy, Water St, Pacific, Basic, or Lake Mead	N	1	
1-5 Jobs	N	1	
6-10 Jobs	N	2	
11 > Jobs	Y	3	3
3 years executed lease	N	1	
5 years executed lease or owner occupied	Y	2	2
Sustainability Bonus	N	10% of award \$\$	
Double Frontage Façade Bonus	N	50% of award \$\$	
Total Points Awarded			7

Façade Improvement Program
 3 points total: Awarded up to \$9,000
 4 points total: Awarded up to \$10,500
 5 points total: Awarded up to \$12,000
 6 or more points total: Awarded up to \$15,000

Tenant Improvement Program
 3 points total: Awarded up to \$10 per square foot
 4 points total: Awarded up to \$15 per square foot
 5 points total: Awarded up to \$20 per square foot
 6 or more points total: Awarded up to \$25 per square foot



HENDERSON POLICE OFFICERS

A S S O C I A T I O N

P.O. Box 91137
Henderson, NV 89009-1137
(702) 257-HPOA (4762) Office
(702) 257-4767 Fax

City Of Henderson
Redevelopment Committee
PO Box 95050
243 Water St,
Henderson, NV 89009-5050

Dear Committee Members,

The purpose of our request is to complete the renovations to the Henderson Police Officers' Association offices and to serve as a hub/office space for other unions within the public and private sector who serve the City of Henderson, Clark County and the State of Nevada as well. The HPOA is a proud affiliate unit of the Nevada Association of Public Safety Officers/NAPSO, who is the Communications Workers of America/National Coalition of Public Safety Officers, CWA/NCPSO as Local 9110. NCPSO/CWA 9110 represents approximately 1,500 members of Law Enforcement throughout the State of Nevada, holding the seat on the Nevada State AFL-CIO District 4 Statewide Law Enforcement Representative.

We are finalizing lease agreements with NAPSO for three (3) offices, the Henderson Professional Fire Fighters/IAFF1883 for two (2) offices, CWA Local 9413 for one office (1) and using five (5) office spaces for the HPOA for a total of fifteen (15) jobs relocating into the downtown area. The monthly and quarterly meetings of these organizations and training classes which will be conducted at this location will be a benefit to the local catering and food businesses as well. This will give the downtown area a sense of security as the buildings are being occupied by active businesses. The re-growth and the recovery of the City's economy, slight as it may be this is a step in the right direction for the HPOA and more importantly the City of Henderson.

We are excited to be part of the redevelopment of the downtown area and ask that this application be accepted and approved. We are available any questions you have.

Sincerely,

Norm "Doc" Halliday
President
Henderson Police Officers' Association

CHARGER CONSTRUCTION, LLC



Henderson Police Officers Association

Inclusions:

1. Liability and worker's compensation insurance.
2. Protection of existing surfaces.
3. This proposal is based upon working normal business hours.
4. Construction debris containment and haul-off.
5. Demolition:
 - a. All interior flooring coverings
 - b. Walls and cabinets as indicated on the drawings provided.
6. Cabinets:
 - a. Provide new reception and kitchen cabinets.
 - b. All new cabinets and tops are to be standard plastic laminate.
7. Proposal includes replacing 30% of the ceiling tile.
8. Proposal includes reusing existing doors and frames in the new locations as indicated.
9. Provide and install FRP on exposed walls in the private bathroom to 48-inches above finished floor.
10. Provide and install new toilet accessories in the private bathroom as required by code.
11. Painting:
 - a. Paint all new and disturbed interior areas.
12. Tape and texture all interior walls with a light to medium splatter texture. At new walls or walls to be filled-in, the wall thickness will match existing in 25 gage metal studs.
13. Flooring:
 - a. Proposal includes 26oz carpet with carpet cove base.
 - b. Proposal includes new 12x12 tile in the areas indicated. The existing restrooms are to remain "as-is".
14. Plumbing:
 - a. Install plumbing required for new break room sink.
 - b. Install new fixtures in the private restroom, except for the existing shower. The shower is to remain "as-is".
 - c. Modify waster and water in entry and install a new single height water cooler.
 - d. Women's restroom (#102):
 - i. Supply and install (1) new standard height ADA toilet in existing location
 - ii. Supply and install (1) new open front toilet seat to meet ADA requirements.
 - e. Men's restroom (#103):
 - i. Supply and install a new flush valve at the existing urinal.
 - f. Janitors Closet:
 - i. Install seismic straps, new ball valve and expansion tank at the existing water heater to meet code requirements.
 - ii. Install new mixing valve at the water heater to limit temperature at 120 degrees throughout the suite.

CHARGER CONSTRUCTION, LLC

- g. Design/build plumbing drawings ready for permit.
15. Electrical:
- a. Furnish and install (19) new standard 48" ceiling fans.
 - b. Install power to the new drinking fountain.
 - c. Install switches (3) switches per drawings provided.
 - d. Install (5) new recessed canned lights and trim
 - e. Install (1) 2x4 light as indicated on the drawings.
 - f. Design/build electrical drawings ready for permit.

Exclusions:

1. Prevailing wage rates. It is assumed that standard wage rates will apply.
2. Performance and payment bonds.
3. Sewer tap fees are not included in this proposal.
4. Work is to be performed during normal working business hours.
5. New panels or transformers, all power will be run from existing panels to new locations.
6. Insulation of any walls.
7. Low voltage wiring. Wiring and terminations will be the responsibility of the Owner.
8. Access panels of any kind.
9. No interior or exterior glazing is included in this proposal.
10. Relocating of phone board.
11. Dimmers on lighting system.
12. Jobsite security.
13. Any work not specifically included above.
14. Re-keying of new and existing doors. This will be the responsibility of the Owner.
15. PA or paging systems.
16. Any work on the existing structure required by code deficiencies.
17. This proposal does not include any work in the existing bathrooms other than what is stated above in the plumbing section. All items are to remain "As-is".
18. Relocation or addition of any HVAC components.
19. This estimate excludes modifications or addition of smoke detectors in the HVAC systems.
20. MPE engineering is not included in this estimate. MPE permit drawings will be provided by the MPE subcontractors.
21. Interior door closures and keyed locks. All interior hardware is estimated to be passage sets.
22. **No Fire Alarm modifications to the existing system or permits are included.**
23. Fire sprinklers are excluded from this proposal.
24. Any work on the balance of the building not shown on the drawings provided.
25. Any work on the exterior of the building or parking lot is included in this proposal.

CHARGER CONSTRUCTION LLC

Henderson Police Officers Association

4400

Project:
Square Footage:
March 21, 2013

Line Item

Job #13-154

Metal Framing & Drywall	\$11,000.00	25ga metal studs with 5/8" sheetrock, tape and texture all walls
- Painting	\$6,559.00	Painting of walls only. Doors are Prefinished
Insulation	Excluded	
Saw cutting/remove	Excluded	
Concrete	Excluded	
FRP	\$800.00	
Doors & Hardware	\$100.00	
Electrical	\$5,090.00	
Plumbing	\$4,740.00	Include new toilet, and toilet seat in the women's restroom, new flush valve at the men's urinal, seismic straps and
HVAC	Excluded	
Sprinklers	Excluded	
Acoustic Ceiling	\$1,414.00	Replace 30% of the ceiling tile, no grid replacement
- Carpet and carpet base	\$9,630.00	26 oz. glue down carpet
Tile floors	\$1,850.00	12x12 tile
Clean-General & Progressive	\$600.00	
Dumpsters	\$200.00	
Demolition	\$1,800.00	
Fire Alarms	Excluded	
Fire Extinguishers	\$100.00	
Storefront/interior glass	Excluded	
- Restroom Accessories	\$800.00	Excludes existing restrooms
Cabinetry & Counter Tops	\$6,985.00	Excludes display cases
General Conditions	\$1,000.00	

Supervision	\$3,500.00
Liability Insurance	\$1,040.31
Profit & Overhead	\$6,935.37
Contingency	By owner
Permits	\$2,900.00
Sewer Connection Fee	Excluded
Blueprinting - Copying	\$-
MPE Drawings	\$1,500.00
Finish Protection	\$-
Toilet Rental	\$-
Final Cleaning	\$810.00
Total Cost	\$69,354
Cost Per SF	<u>\$15.76</u>

CHARGER CONSTRUCTION LLC

Project:	Henderson Police Officers Association		
Square Footage:	4400		
April 3, 2013			
Line Item			Job #13-154
Metal Framing & Drywall	\$ 11,000.00	25ga metal studs with 5/8" sheetrock, tape and texture all walls	
Painting	\$ 6,559.00	Painting of walls only. Doors are Prefinished	
Insulation	Excluded		
Saw cutting/remove	Excluded		
Concrete	Excluded		
FRP	\$ 800.00		
Doors & Hardware	\$ 100.00		
Electrical	\$ 5,090.00		
Plumbing	\$ 4,740.00	include new toilet, and toilet seat in the women's restroom, new flush valve at the men's urinal, seismic straps and	
HVAC	Excluded		
Sprinklers	Excluded		
Acoustic Ceiling	\$ 1,414.00	Replace 30% of the ceiling tile, no grid replacement	
Carpet and carpet base	\$ 9,630.00	26 oz. glue down carpet	
Tile floors	\$ 1,850.00	12x12 tile	
Clean-General & Progressive	\$ 600.00		
Dumpsters	\$ 200.00		
Demolition	\$ 1,800.00		
Fire Alarms	Excluded		
Fire Extinguishers	\$ 100.00		
Storefront/interior glass	Excluded		
Restroom Accessories	\$ 800.00	Excludes existing restrooms	
Cabinetry & Counter Tops	\$ 6,985.00	Excludes display cases	
General Conditions	\$ 1,000.00		
Supervision	\$ 3,500.00		
Liability Insurance	\$ 1,040.31		
Profit & Overhead	\$ 6,935.37		
Contingency	\$ 5,646.00		
Permits	\$ 2,900.00		
Sewer Connection Fee	Excluded		
Blueprinting - Copying	\$ -		
MPE Drawings	\$ 1,500.00		
Finish Protection	\$ -		
Toilet Rental	\$ -		
Final Cleaning	\$ 810.00		
Total Cost	\$ 75,000		
Cost Per SF	\$ 17.05		

TIM WASHBURN
APR 03 2013

Bobby T's Building Maintenance

604 fiesta del rey
 N. Las Vegas, NV 89081
 Phone: 281-9190

Estimate

Date	Estimate #
3/14/2013	160

Name / Address
CFS Civil Group c/o Shawn Fleming 508 Nevada Way Suite 3 Boulder City, NV 89005

Project

Description	Qty	Rate	Total
Estimate for TI at Henderson Police Officers Association 145 Panama St. Henderson, NV (Per plans from CSF Group)			
Demo, Framing, Sheetrock, Paint per print.		40,000.00	40,000.00
Electrical work		12,000.00	12,000.00
Plumbing work		6,000.00	6,000.00
Granite/Corian counter tops for reception and break room		4,000.00	4,000.00
Carpet and carpet base		12,000.00	12,000.00
Change out aprox. 100 ceiling tiles		1,500.00	1,500.00
Kitchen cabinets, sink, faucet		3,000.00	3,000.00
Dumpster		1,400.00	1,400.00
This estimate does not include engineering costs			
NSCB General Contractors License #0076267 Monitory Bid Limit \$200,000 Bonded And Insured.		0.00	0.00
Thank You For The Opportunity Of Allowing Me To Bid This Project		0.00	0.00
Thank You !, Robert Takach	Total		\$79,900.00



**414 W. Basic Rd
Henderson, NV 89015**

TEL# (702) 367-3799

FAX# (702) 616-2662

License# 698812 CA Unlimited Limit

License# 49859A Limit \$2,000,000

License#68999C1 Limit \$950,000

License #73313C2 Limit \$950,000

License #75559 C21 Limit \$100,000

License #G678 Fire Sprinkler System

Email: knnconstruction@yahoo.com

Web: knnconstruction.com

PROPOSAL

March 20, 2013

To:

Gerry Collins

223 Lead Street

Henderson, NV 89009

Ph: 702-267-4762

Fx: 702-267-4751

Cel: 702-279-9061

Email: Gerry.Collins@cityofhenderson.com

Re:

Henderson Police Officer's Association T.I

145 Panama Street

Henderson, NV 89015

A:

**Bid Price is based on the following plans provided by Tri State Group
Planning, Engineering and Construction Services.**

Plan	Description	Date
Sheet 1	Key floor plan, Legend, Electrical Legend, Plumbing Legend, General Notes, and Code References and Analysis	3/11/13
Sheet 2	Itemized Scope of Work	3/11/13

Owner: _____ Contractor: 

SCOPE OF WORK

1. Demolition as per plan.
2. Frame, drywall, hung, tape, and texture orange peel; ready to paint.
3. Build receptionist area to include frame, drywall, and granite counter top as per plan.
4. Painting as per plan.
5. Flooring: Ceramic tile floor only 12x12, carpet Commercial grade, cove base 4" rubber, and break room VCT, base and ceramic tile 12x12 as per plan.
6. Electrical as per plan.
7. Provide and install (10) ceiling fan allowance.
8. Plumbing as per plan.
9. Restroom accessories as per plan.
10. Cabinets as per plan:
 - a. Reception: 23' of plastic laminate countertop at 30"H supported (2) base drawer 18" W, (2) base drawer with file drawer below 18"W, (1) base with door and adjustable shelf 36'W, subtop for granite top at 42"H, (2) keyboard pull-outs and (1) corbel.
 - b. Break room: 8' of base cabinet, upper cabinet and countertop.
 - c. Note bid includes standard grade plastic laminate and standard wire pulls.
11. (2) dumpsters for construction use only.
12. Design Mechanical, Plumbing, and Electrical engineering plans allowance. *- by OWNER
D THER*
13. Permit fee allowance. *- by OWNER*

Subtotal:	\$55,748.00
Supervision & Project Mgmt:	\$5,574.80
Profit & Overhead:	\$5,574.80
Liability Insurance:	\$1,003.46
TOTAL BID PRICE:	\$67,901.06

Owner: _____ Contractor: *AS*

Exclusion:

We exclude the following.

- Furniture fixtures and Equipment.
- Telephone, TV, Security or Video equipment.
- Window Covering or Treatment.
- Wire Glass.
- Contingency.
- Signage.
- Anything not mentioned in the Scope Description above.
- Any Revisions or Restrictions imposed by governing Agencies and Owner Changes.
- Site Improvements other than what is specified above.
- De-Watering and Caliches Removal.
- Night or Overtime Work.
- Any Major Import or Export of Soils.
- Nevada Power & Sprint Fees.
- Special Inspection.
- QAA (Quality Insurance Agreement).
- Performance Bond.
- Exporting any Contaminated Soils.
- Termite Control.

In consideration of the mutual covenants and agreement herein contained, the parties hereby agree as follows:

Henderson Police Officer's Association T.I 145 Panama St. Henderson, NV 89015

Contractor agrees to construct and complete in a good, workmanlike and substantial manner, upon the real property hereinafter described, furnishing all labor, materials, tools, machinery, equipment, as follows:

1. The owner will locate and point out the property line to Contractor, and will provide boundary stakes by the licensed surveyor if there is any doubt as to boundaries.
2. The project is to be constructed and complete in strict conformance with plans, specifications and job outline for the same signed by the parties hereto and incorporated herein by reference.
3. The structure is also to be constructed and complete in strict compliance with all laws, ordinances rules, and regulations of the applicable governmental authorities. The Owner will pay all assessments and charges of any kind required by governmental authorities and public utilities for financing or repaying the cost of sewers, storm drains, water service and other utilities, including tap-in or hookup charges and the like.

4. In as much as the remodeling and/or rehabilitation of an existing building required that certain assumption be made regarding existing conditions and because some of the assumption might not be verifiable with out expending additional sums of money or destroy otherwise serviceable portions of the building. The Client agree that, except for negligence on the part of K&N Construction Inc. and their consultants from all areas of this project that are not visible accessible.
5. In consideration of the covenants and agreements herein contains being performed and kept by Contractor, including the supplying of all labor, materials and the services required by this contract, and the construction and completion of this project, **Owner agrees to pay the contractor \$67,901.06 which is disbursed on the following payment schedule: 10% Upon Deposit; 20% Upon Permit Application, 40% Upon Rough; 20% upon Drywall, 10% Upon Completion.**
6. The Final Payment will be made after the final inspection. If correct repair work remains to be accomplished after final Inspection, the Owner may make one and only One Final Punch List, in which all items on that list, will be completed. Upon completion of that one final punch list by Contractor, Owner shall pay the balance of the contract sum to the Contractor.
7. The Contractor agrees to commence work as soon as permissible. The said work will be completed and continuously. Client understands that project shall be completed within 60 working days (not including legal holidays) after procurement of permits or notice to proceed, unless work is halted due to strikes, material shortages, natural disaster or any unforeseen circumstances beyond contractor control.
8. Contractor shall pay promptly all valid and charges for materials, labor, machinery, equipment or any other service or facility used in connection with or arising out of the Construction Project.
9. Contractor shall be entitled to take a deposit for the material before the start of the job. This deposit shall cover the cost of the materials required to perform the job need.
10. Should the owner, architect, city inspector, if any at any time during the progress of the work request any modification, alternations, or deviations in, addition to, or omissions from this contract or the plans or specifications, he shall be at liberty to do so, and the same shall in no way affect or make void this contract, but the amount thereof shall be added to or deducted from the amount of the contract price above, as the case may be, by a fair and reasonable valuation, based upon the actual cost of labor and material. This contract shall be deem to be completed when the work is finished in accordance with the original plans as amended or modified by such changed, whatever may be the nature extend thereof.
11. If the project is destroyed or damaged by any accidental or disaster, such as fire, storm, flood, landslide, earthquake or subsidence, or by theft or vandalism, any work done by contractor in rebuilding or restoring the work shall be paid for by the Owner as extra work.
12. Owner shall obtain and pay for insurance against injury and theft. The

Owner: _____ Contractor: 

Contractor shall not be responsible for any damage occasioned by the Owner. Acts of God, Earthquake, or other causes beyond the control of Contractor, including theft of not installed materials and equipment, unless otherwise herein provided.

13. Contractor guarantees all equipment, materials, supplies, and work furnished on the project against defective construction or workmanship for a period of one year following the completion of the project, except when a longer guarantee is provided by the supplier, subcontractor, or manufacture of the equipment or material. Contractor shall supply the owner with all warranty and guarantee document relevant to the equipment and the materials incorporated into the job and guaranteed by its subcontractors, suppliers or manufacture.
14. If the Owner is in default of payment for the services provided in this agreement and any extra work performed, a 10% surcharge plus a 1 ½ % late charge per month shall be added to the amount total.
15. This contract constitutes the entire agreement of the parties. NO other agreements, oral or written, pertaining to the work to be performed under this contract exists between the parties. This contract can be modified only by an agreement in writing signed by both parties.
16. This agreement shall be constructing in accordance with, and governed by, the laws of the State of Nevada and shall be deemed to have entered into, and primarily performance will be deemed to be in Clark County.
17. Labor rate are as follows: Supervisor: \$75/hr, Journeyman: \$65/hr, Apprentice: \$55/hr, Labor: \$35/hr.
18. The cost and responsibility of all Building Permits, Public Work fees, and City Utility fee shall be incurred by the Owner and is not part of this agreement.
19. If required, Owner is responsible for providing keys and re-keying door locks after construction.

Contractors are required by law to be licensed and regulated by the Contractor State License Board and also to carry liability and worker's compensation insurance. You may contact the Contractor's Office at any time for proof of coverage. Any question concerning a contractor may be referred to the Register, Contractor' Stat License Board.

IN WITNESS WHEREOF, the parties hereto have executed the agreement on the date above written.

OWNER _____ DATE _____

CONTRACTOR Anna Sun DATE 3/20/13

Owner: _____ Contractor: [Signature]

PAY REQUEST FORM AIA G702

JOB NO.:
 JOB NAME Henderson Police Officer's Association

PAY REQUEST #:

Invoice #:

ITEM NO.	DESCRIPTION OF WORK VENDOR NAME	SCHEDULED VALUE C	WORK COMPLETED		STORED MATERIAL F	TOTAL COMPLETED AND STORED TO DATE G (D+E+F)	BALANCE TO FINISH H (C-G)
			PREVIOUS APP D	THIS APP E			
00001	Demolition as per plan	2,500.00	0.00	0.00	0.00	0.00	2,500.00
00002	Frame, drywall, hung, tape, and texture orange pec ready to paint	1,850.00	0.00	0.00	0.00	0.00	1,850.00
00003	Build receptionist area	6,000.00	0.00	0.00	0.00	0.00	6,000.00
00004	Painting as per plan	6,895.00	0.00	0.00	0.00	0.00	6,895.00
00005	Flooring as per plan	12,639.00	0.00	0.00	0.00	0.00	12,639.00
00006	Electrical as per plan	3,500.00	0.00	0.00	0.00	0.00	3,500.00
00007	Ceiling fan allowance	3,500.00	0.00	0.00	0.00	0.00	3,500.00
00008	Plumbing as per plan	5,000.00	0.00	0.00	0.00	0.00	5,000.00
00009	Restroom accessories allowance	1,879.00	0.00	0.00	0.00	0.00	1,879.00
00010	Cabinets as per plan	6,985.00	0.00	0.00	0.00	0.00	6,985.00
00011	(2) dumpsters	1,000.00	0.00	0.00	0.00	0.00	1,000.00
00012	Mechanical, Plumbin, and Electrical engineering Plans	1,500.00	0.00	0.00	0.00	0.00	1,500.00
00013	Permit allowance	2,500.00	0.00	0.00	0.00	0.00	2,500.00
00014	Supervision & Project Management	5,574.80	0.00	0.00	0.00	0.00	5,574.80
00015	Profit and Overhead	5,574.80	0.00	0.00	0.00	0.00	5,574.80
00016	Liability Insurance	1,003.46	0.00	0.00	0.00	0.00	1,003.46
TOTALS		67,901.06	0.00	0.00	0.00	0.00	67,901.06



NO.	DATE	BY	REVISION

HENDERSON POLICE OFFICERS ASSOCIATION
 TENANT IMPROVEMENT
 RESTROOM ELEVATION
 145 PANAMA ST. HENDERSON, NY

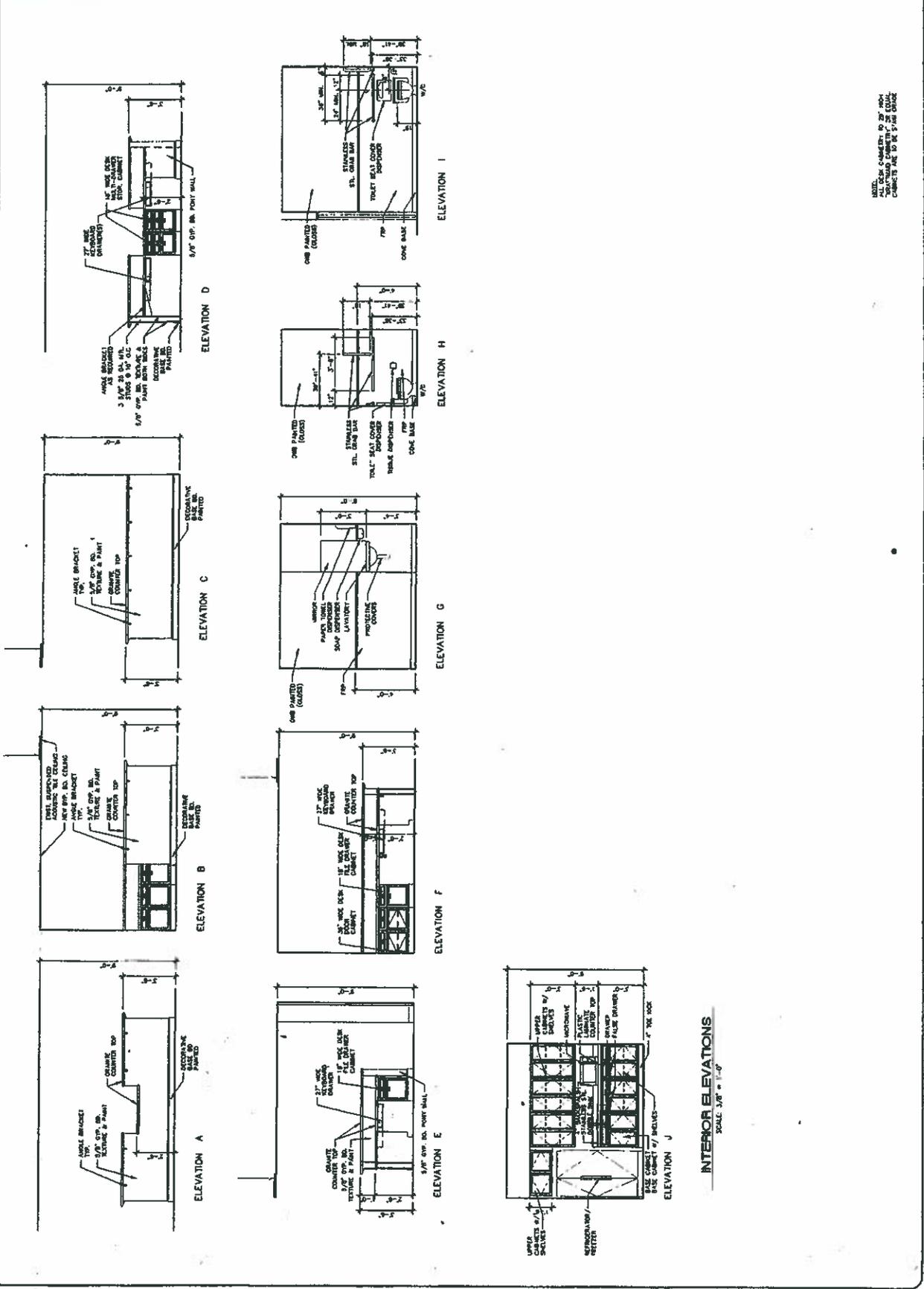
SCALE (S)	3/8" = 1'-0"
SCALE (D)	N/A
DRAWN BY	ET
CHECKED BY	MPF
DATE	03-11-13

PRELIMINARY
 NOT FOR
 CONSTRUCTION

TSG PROJECT #
 130335

AGENCY PROJECT #

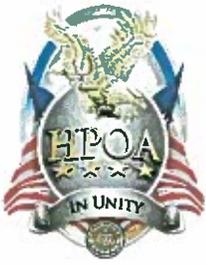
SHEET
 3
 3 OF 3 SHEETS



NOTE:
 ALL DIMENSIONS TO FACE UNLESS
 OTHERWISE SPECIFIED. ALL EQUAL
 CONTACTS ARE TO BE 5/16\"/>

Handwritten initials 'AS'

INTERIOR ELEVATIONS
 SCALE 3/8" = 1'-0"



HENDERSON POLICE OFFICERS

A S S O C I A T I O N

P.O. Box 91137
Henderson, NV 89009-1137
(702) 257-HPOA (4762) Office
(702) 257-4767 Fax

City Of Henderson
Redevelopment Committee
PO Box 95050
243 Water St,
Henderson, NV 89009-5050

April 2, 2013

Dear Committee Members,

The Henderson Police Officers' Association chose Charger Construction for the contractor of for this project due to the fact they were more attentive to detail and included in their bid items they saw potential issues with more so than the other contractors. The other bids were not as detailed and we believe may have caused the cost to increase over the course of the project.

Sincerely,

Norm "Doc" Holiday
President
Henderson Police Officers' Association

