

ITEM III.

**PROPOSED AGENDA
LAS VEGAS-CLARK COUNTY LIBRARY DISTRICT
Special Board of Trustees' Special Meeting
February 28, 2024**

DATE: Wednesday, February 28, 2024

TIME: 3:30 p.m.

PLACE: Online via YouTube

The Agenda and Board meeting documents can be found at
<https://lvccld.org/board/board-of-trustees-meetings/>

I. Roll Call

II. Public Comment

Topics raised under this item must be limited to matters on today's Agenda. Anyone wishing to speak during this item must sign-up on the roster provided prior to the public comment period. The sign-up must include the commenter's name, legal address, and the agenda item that is being commented on. Commenters should state if they want their remarks included in the minutes of the meeting. If there is no agenda item listed, the person will be called on at the end of the meeting.

Remarks by speakers during the public comment period shall be limited to three (3) minutes, each. A speaker may not transfer time to another speaker; although, the Chair has the authority to grant additional time to a speaker.

Anyone wishing to comment via email under this item must send an email to boardcomments@lvccld.org. The email must include the commenter's name, legal address, and the agenda item that is being commented on. Email comments are limited to 500 in words in length and must also identify whether the commenter wants their remarks to be included in the minutes of the meeting. Any comments which do not state the commenter's name, legal address, or exceed 500 words in length shall not be considered.

Any comments which do not identify an agenda item will be read at the end of the meeting.

The public comment period at library district board meetings shall be limited to a maximum of forty-five (45) minutes for both periods of public comment.

Remarks by speakers during the public comment period shall be limited to three (3) minutes, each. A speaker may not transfer time to another speaker; although, the chair has the authority to grant additional time to a speaker. When more than fifteen (15) people wish to comment, the chair shall proportionately reduce the time allotted to the forty-five minute maximum.

III. Board Action to accept Proposed Agenda (For possible action)

IV. New Business

- A. [Discussion and possible Board action to Approve Resolution No. 2024-01 related to the New Markets Tax Credit \(NMTC\) Transaction for the West Las Vegas Library Project](#)
- B. [Discussion and possible Board action regarding contract award for Construction Manager at Risk \(CMAR\) Phase 2 - Construction Services to CORE West, Inc for the new West Las Vegas Library.](#)

V. Public Comment

Topics raised under this item cannot be acted upon until the notice provisions of the open meeting law have been met. If you wish to make public comment on this item, you must sign-up on the roster provided prior to the public comment period. The sign-up must include the commenter's name and legal address, and this agenda item. Commenters should state if they want their remarks included in the minutes of the meeting.

Anyone wishing to comment via email during the meeting must send an email to boardcomments@lvccld.org. The email must include the commenter's name, legal address, and this agenda item. Email comments are limited to 500 in words in length and must also identify whether the commenter wants their remarks to be included in the minutes of the meeting. Any comments which do not state the commenter's name, legal address, or exceed 500 words in length shall not be considered.

The public comment period at library district board meetings shall be limited to a maximum of forty-five (45) minutes for both periods of public comment. Remarks by speakers during the public comment period shall be limited to three (3) minutes, each. A speaker may not transfer time to another speaker; although, the chair has the authority to grant additional time to a speaker. When more than fifteen (15) people wish to comment, the chair shall proportionately reduce the time allotted to the forty-five minute maximum.

VI. Adjournment

NOTE: AT ANY TIME, ANY ITEM ON THIS AGENDA MAY BE TAKEN OUT OF ORDER, COMBINED WITH ONE OR MORE OTHER ITEMS ON THE AGENDA OR REMOVED FROM THE AGENDA, EITHER AT THE DISCRETION OF THE CHAIR OR BY VOTE OF THE BOARD.

NOTE: REASONABLE EFFORTS WILL BE MADE TO ASSIST AND ACCOMMODATE PERSONS WITH PHYSICAL DISABILITIES DESIRING TO ATTEND THE MEETING. PLEASE CALL EBONI NANCE AT (702) 507-6186 SO THAT ARRANGEMENTS FOR ATTENDANCE MAY BE MADE NO LATER THAN 48 HOURS PRIOR TO THE MEETING.

NOTE: PLEASE CONTACT EBONI NANCE AT (702) 507-6186 OR nanceea@lvccld.org TO REQUEST THE SUPPORTING MATERIAL FOR THIS MEETING. SUPPORTING MATERIAL CAN BE FOUND AT

<https://lvccld.org/board/board-of-trustees-meetings/>.

Pursuant to NRS 241.020, this item has been properly noticed and posted online at the Las Vegas-Clark County Library District website, www.lvccld.org and at Nevada Public Notice at <https://notice.nv.gov>. Written notice of the meeting of the Las Vegas-Clark County Library District Board of Trustees was given on Friday, February 23, 2024, i.e., given at least three (3) working days before the meeting, including in the notice the time, way to access the meeting, and agenda of the meeting:

- A. By delivering a copy of the notice to each Library Trustee;
- B. By posting a copy of the notice at the principal office of the Library Trustees, or if there is no principal office, at the building in which the meeting is to be held, and at least three other separate, prominent places within the jurisdiction of the Trustees, to wit:
 - 1. Clark County Library
1401 Flamingo Road
Las Vegas, NV 89119
 - 2. East Las Vegas Library
2851 Bonanza Road
Las Vegas, NV 89101
 - 3. Sunrise Library
5400 E. Harris Avenue
Las Vegas, NV 89110
 - 4. West Charleston Library
6301 Charleston Boulevard
Las Vegas, NV 89146
 - 5. West Las Vegas Library
951 Lake Mead Boulevard
Las Vegas, NV 89106
 - 6. Windmill Library
7060 Windmill Lane
Las Vegas, NV 89113
 - 7. Las Vegas-Clark County Library District website
www.lvccld.org
- C. By mailing a copy of the notice to each person, if any, who has requested notice of the meetings of the Las Vegas-Clark County Library Board of Trustees in the same manner in which notice is requested to be mailed to a member of the Library Board of Trustees.
- D. Live Stream Connection information:
https://youtube.com/live/BGwz_SxZr0l?feature=share

Visit the Library District's YouTube channel: [Youtube.com/TheLibraryDistrict](https://youtube.com/TheLibraryDistrict)

ITEM IV.A.



AGENDA ITEM

FEBRUARY 28, 2024 SPECIAL MEETING OF THE BOARD OF TRUSTEES

Agenda Item# IV.A.:

Discussion and possible Board action to Approve Resolution No. 2024-01 related to the New Markets Tax Credit (NMTC) Transaction for the West Las Vegas Library Project.

Background:

The New Markets Tax Credit Program (the Program) was established as part of the Community Renewal Tax Relief Act of 2000. The goal of the Program is to spur revitalization efforts of low-income and impoverished communities across the United States. The Library District is participating in the Program to benefit from federal funds, which will offset the costs of the West Las Vegas Library Project. The Resolution seeks authorization to undertake necessary actions to facilitate and support the successful implementation of the NMTC Program.

Recommended Action:

Motion to approve Resolution No. 2024-01 related to the New Markets Tax Credit Transaction for the West Las Vegas Library Project.

THE LAS VEGAS - CLARK COUNTY LIBRARY DISTRICT

**RESOLUTION 2024-01
OF THE LIBRARY TRUSTEES**

The following resolutions of Board of The Library Trustees of the Las Vegas-Clark County Library District, a political subdivision of the state of Nevada (the "District"), are hereby adopted as of February 28, 2024:

NEW MARKETS TAX CREDIT TRANSACTION

WHEREAS, the District is the owner of that certain real property and existing improvements located at 1861 N. Martin Luther King Blvd, Las Vegas, Nevada 89106, the legal description of which is set forth in Exhibit A hereto (the "Land"); and

WHEREAS, District desires to construct and equip improvements on the Land for use as a public library and community service center (the "Project"); and

WHEREAS, District has determined that the Project may be financed in part through financing obtained under the New Markets Tax Credit Program ("NMTC Program"); and

WHEREAS, District has determined that it is advisable, and in furtherance of the purposes for which District is organized, to participate in the NMTC Program to finance the Project; and

WHEREAS, to facilitate the participation of the District in the NMTC Program, the District desires to create a new affiliated nonprofit entity which is anticipated to be named West Las Vegas QALICB, Inc., a Nevada nonprofit corporation ("QALICB"), which will be controlled by the District, and lease an interest in the Land, as lessor, to QALICB, as lessee, pursuant to a ground lease along with addenda attached thereto (collectively, the "Ground Lease"); and

WHEREAS, to facilitate the construction of the Project through participation in the NMTC Program, the District will contract to construct and sell the Project to the QALICB pursuant the terms contained in the Ground Lease; and

WHEREAS, in order to facilitate participation by the District and QALICB in the NMTC Program, the District, as lessee, will enter into an operating lease with QALICB, as lessor, whereby the District will lease the Land and improvements from QALICB (the "Operating Lease"), so the District may operate the Land and improvements as a public library and community services center, in furtherance of the purposes for which the District is organized (the formation of QALICB, the conveyance of the Land, the agreement to construct the Project pursuant to the Ground Lease, and the leasing transactions as described in the foregoing recitals being hereinafter referred to as the "Real Estate Transaction"); and

WHEREAS, in order to participate in the NMTC Program, the District desires to contribute the approximate amount of \$23,268,000 to the Las Vegas – Clark County Library District Foundation, Inc., a Nevada nonprofit corporation (the "Foundation") pursuant to a Grant Agreement (the "Grant Agreement") to enable the Foundation to make a loan in the approximate principal amount of \$23,268,000 (the "Leverage Loan") to Chase NMTC WLV Library Investment Fund, LLC, a Delaware limited liability company and a single-purpose investment fund (the "Fund"); and

WHEREAS, the Fund will use the proceeds of the Leverage Loan, together with other funds to be invested in the Fund by Chase Community Equity, LLC, a Delaware limited liability company ("Tax Credit Investor"), in the approximate amount of \$10,452,000, to fund (i) a \$12,000,000 Qualified Equity Investment ("QEI") in the aggregate in Clearinghouse NMTC (Sub 72), LLC, a California limited liability company ("CH CDE"); (ii) a \$3,000,000 QEI in the aggregate in CNMC Sub-CDE 226, LLC, a Delaware limited liability company ("CNMC CDE"); (iii) an \$8,000,000 QEI in the aggregate in Prestamos Sub-CDE 28, LLC, a Delaware limited liability company ("Prestamos CDE"); and (iv) a \$10,500,000 QEI in the aggregate in LCD New Markets Fund XLII, LLC, a Delaware limited liability company ("LCD CDE" together with CH CDE, CNMC CDE, and Prestamos CDE, the "CDEs" and each a "CDE), in exchange for Tax Credit Investor's receipt of \$13,065,000 in New Markets Tax Credits in accordance with the NMTC Program; and

WHEREAS, the CDEs will make loans to the QALICB in the aggregate amount of approximately (i) \$11,520,000 from CH CDE; (ii) \$3,000,000 from CNMC CDE; (iii) \$7,840,000 from Prestamos CDE; and (iv) \$10,080,000 from LCD CDE each for the purpose of financing the construction of the Project, establishing reserves and paying fees, other up-front costs and the closing costs of the Project (collectively, the "QLICI Loans") in accordance with those certain loan and security documents to be entered into by and between each CDE with the QALICB; and

WHEREAS, the QALICB will use a portion of the QLICI Loans to reimburse the District for certain costs related to the Project incurred by the District prior to the date of closing of the QLICI Loans (the "Reimbursement") and such reimbursement will be documented by a Reimbursement Agreement and a Reimbursement Certification and Compliance Agreement (collectively, the "Reimbursement Documents"); and

WHEREAS, as is customary in such transactions, the District and the Tax Credit Investor will enter into a put/call agreement (the "Put/Call") under which, following a period of approximately seven (7) years from the closing, the Tax Credit Investor will have the right to put and sell its interest in the Fund to the District at the price provided therein, and, in the event such put is not exercised, the District will have the right to call and purchase such interest at its fair market value, all subject to the terms and conditions set forth in one or more agreements establishing such arrangements; and

WHEREAS, the proceeds of payments made by QALICB to the CDEs under the QLICI Loans will be distributed to the Fund as its source of funds for payments of principal and accrued interest to be made to the Foundation under the Leverage Loan (the Real Estate Transaction, the Reimbursement, the transaction relating to the Leverage Loan, the assignment of the Leverage Loan and related matters, and including the Grant Agreement, all as described in the foregoing recitals, being hereinafter referred to as the "Transaction"); and

WHEREAS, as used herein, the documents relating to the Transaction, including, without limitation, the Ground Lease, the Operating Lease, the Grant Agreement, the Reimbursement Documents, and the Put/Call, are collectively referred to herein as the "Transaction Documents"; and

WHEREAS, the Board of Library Trustees has determined that the Transaction is in furtherance of the purposes of the District.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Library Trustees hereby consents to the formation of QALICB and the participation by the District and QALICB in the Transaction as described in the foregoing recitals, specifically (a) the participation by the District

in the Real Estate Transaction, (b) the contribution of approximately \$23,268,000 to the Foundation to enable the Foundation to make the Leverage Loan by the Foundation, as lender, to the Fund, as borrower, and (c) the execution and delivery of the Transaction Documents; and

RESOLVED FURTHER, that Chief Financial Officer or other officer of the District ("Authorized Representative"), is authorized and directed to execute and deliver the Transaction Documents on behalf of the District in form and substance approved by the Authorized Representative and Gerald Welt as legal counsel to the District ("Counsel"), and with such changes thereto as the Authorized Representative and Counsel may approve, the execution and delivery by the Authorized Representative being conclusive evidence of the approval of any such changes; and

RESOLVED FURTHER, that the Authorized Representative is authorized on behalf of the District, to execute, deliver and perform such further agreements, certificates, filings, financing statements, instruments and other documents as may be necessary or appropriate to consummate the Transaction contemplated or required by the Transaction Documents and as approved by the Authorized Representative and Counsel; and

RESOLVED FURTHER, that any action previously taken by the Authorized Representative or other officer or representative of the District, in the name of or on behalf of the District and in furtherance of the Transaction, is hereby ratified, confirmed and approved in all respects as the action of or action on behalf of the District.

The original executed copy of this document shall be filed in the minute book of the District and become a part of the records of the District.

[Remainder of this page intentionally left blank]

I, the undersigned, hereby certify that I am the duly elected and acting Secretary of The Las Vegas - Clark County Library District, a political subdivision of the state of Nevada, and that, as such, I certify that the resolutions above have been duly adopted by the Board of Library Trustees on February 28, 2024, in accordance with applicable Nevada law and the Bylaws of the District, which have not been rescinded and remain in full force and effect on the date hereof.

By _____
Jennifer Jiron, Secretary

[Signature Page to Board Resolutions for The Las Vegas - Clark County Library District]

EXHIBIT A

LEGAL DESCRIPTION OF LAND

The Land referred to herein below is situated in the County of Clark, State of Nevada, and is described as follows:

BEING THAT PORTION OF LOT 6 OF THE AMENDED MAP FOR LAS VEGAS ENTERPRISE PARK (A COMMERCIAL SUBDIVISION) ON FILE IN THE OFFICE OF THE COUNTY RECORDER IN BOOK 77 OF PLATS, AT PAGE 54, LOCATED WITHIN THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF MARTIN L. KING BOULEVARD AND MOUNT MARIAH DRIVE AS SHOWN ON SAID AMENDED MAP FOR ENTERPRISE PARK; THENCE SOUTH 00°07'01" WEST ALONG THE CENTERLINE OF SAID MARTIN L. KING BOULEVARD, 303.00 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY PROLONGATION OF THE SOUTH LINE OF LOT 1-A, AS SHOWN PER THAT RECORD-OF-SURVEY ON FILE IN THE OFFICE OF THE COUNTY RECORDER, IN FILE 226 OF SURVEYS AT PAGE 54;

THENCE NORTH 89°52'59" WEST ALONG SAID EASTERLY PROLONGATION, 58.33 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF MARTIN L. KING BOULEVARD, ALSO BEING THE POINT OF BEGINNING;

THENCE DEPARTING SAID EASTERLY PROLONGATION AND ALONG SAID RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: 1) SOUTH 00°07'01" WEST, 335.78 FEET; 2) SOUTH 07°36'34" WEST, 0.24 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A", SAME BEING A POINT ON THE NORTH LINE OF LOT 6-1 AS SHOWN PER THAT RECORD-OF-SURVEY ON FILE IN THE OFFICE OF THE COUNTY RECORDER, IN FILE 96 OF SURVEYS AT PAGE 4; THENCE DEPARTING SAID RIGHT OF WAY LINE, NORTH 89°52'59" WEST ALONG SAID NORTH LINE, 577.94 FEET TO A POINT ON THE EAST LINE OF LOT 6-4 AS SHOWN PER THAT RECORD OF-SURVEY ON FILE IN THE OFFICE OF THE COUNTY RECORDER, IN FILE 112 OF SURVEYS AT PAGE 45;

THENCE DEPARTING SAID NORTH LINE AND ALONG THE EAST AND NORTH LINES OF SAID LOT 6-4 THE FOLLOWING TWO (2) COURSES: 1) NORTH 00°07'01" EAST, 191.78 FEET; 2) NORTH 89°40'46" WEST, 48.87 FEET; THENCE DEPARTING SAID NORTH LINE, NORTH 00°07'01" EAST, 177.06 FEET TO A POINT ON THE SOUTH LINE OF LOT 6-5 AS SHOWN PER THAT RECORD-OF-SURVEY ON FILE IN THE OFFICE OF THE COUNTY RECORDER, IN FILE 184 OF SURVEYS AT PAGE 30;

THENCE ALONG THE SOUTH AND EAST LINES OF SAID LOT 6-5 THE FOLLOWING TWO (2) COURSES: 1) SOUTH 89°52'59" EAST, 91.16 FEET; 2) NORTH 00°07'01" EAST, 240.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF MOUNT MARIAH DRIVE (60 FEET WIDE); THENCE DEPARTING SAID EAST LINE, SOUTH 89°52'59" EAST ALONG SAID RIGHT OF WAY LINE, 89.00 FEET TO THE WEST LINE OF LOT 1-B

AS SHOWN PER THAT RECORD-OF-SURVEY ON FILE IN THE OFFICE OF THE COUNTY RECORDER, IN FILE 226 OF SURVEYS AT PAGE 54;
THENCE DEPARTING SAID RIGHT OF WAY LINE, SOUTH 00°07'01" WEST ALONG SAID WEST LINE, 273.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1-B:

THENCE DEPARTING SAID CORNER, SOUTH 89°52'59" EAST ALONG THE SOUTH LINES OF LOT 1-B AND LOT 1-A OF SAID RECORD-OF-SURVEY, 446.68 FEET TO THE POINT OF BEGINNING.

RESERVING THEREFROM A 20.00 FOOT WIDE PUBLIC DRAINAGE EASEMENT, TO BE PRIVATELY MAINTAINED, DESCRIBED AS FOLLOWS:

BEGINNING AT AFORESAID POINT "A"; THENCE ALONG THE SOUTH AND WEST LINES OF THE ABOVE DESCRIBED LOT 6-6 THE FOLLOWING FOUR (4) COURSES: 1) NORTH 89°52'59" WEST, 577.94 FEET; 2) NORTH 00°07'01" EAST, 191.78 FEET; 3) NORTH 89°40'46" WEST, 48.87 FEET; 4) NORTH 00°07'01" EAST, 35.00 FEET;
THENCE DEPARTING SAID WEST LINE SOUTH 89°40'46" EAST, 20.00 FEET;
THENCE SOUTH 00°07'01" WEST, 15.00 FEET;
THENCE SOUTH 89°40'46" EAST, 48.87 FEET;
THENCE SOUTH 00°07'01" WEST, 191.71 FEET;
THENCE SOUTH 89°52'59" EAST, 557.98 FEET TO THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF MARTIN L. KING BOULEVARD;
THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: 1) SOUTH 00°07'01" WEST, 19.76 FEET; 2) SOUTH 07°36'34" WEST, 0.24 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED OCTOBER 31, 2022, IN BOOK 20221031, AS INSTRUMENT NO. 01011

ITEM IV.B.**AGENDA ITEM****FEBRUARY 28, 2024 SPECIAL MEETING OF THE BOARD OF TRUSTEES****Agenda Item# IV.B.:**

Discussion and possible Board action regarding contract award for Construction Manager at Risk (CMAR) Phase 2 - Construction Services to CORE West, Inc for the new West Las Vegas Library.

Background:

Funds are allocated in the capital projects fund for the construction of the new West Las Vegas Library. Staff is using CMAR as the project delivery method.

Nevada Revised Statutes Chapter 338 – Public Works provides for the use of CMAR as a method of construction contracting. CMAR is a process that allows the District to select a general contractor (the CMAR) based on qualifications versus low bid. The CMAR is selected through a qualifications based Request for Proposals process. The resulting contract is structured in two phases:

Phase 1 – Preconstruction Services: The selected CMAR is responsible for providing preconstruction services in accordance with the requirements set forth in a contract with the District. During the preconstruction services phase, the CMAR is required to make recommendations regarding the project to include constructability, project analysis, and feedback regarding materials, means, methods, systems, labor, project cost, and other conditions affecting construction. Following completion of design and as part of the preconstruction services, the selected CMAR solicits bids from subcontractors and prepares a guaranteed maximum price (GMP) proposal, based on the pricing criteria selected by the District and authorized under NRS 338, for the construction phase of the project.

Phase 2 – Construction Services: The District negotiates a final GMP and contract terms for a construction phase contract. The CMAR constructs the project.

At the December 8, 2022 meeting, the Board of Trustees approved contract award to provide CMAR Phase 1 - Preconstruction Services for the West Las Vegas Library to CORE Construction Services of Nevada, Inc. (CORE). CORE has satisfactorily performed the scope of work under the preconstruction services contract. In accordance with NRS 338, CORE solicited competitive bids from subcontractors and has submitted a GMP proposal to the District.

The impact of increasing construction costs first became apparent after receiving cost estimates at the completion of schematic design. Market conditions have since continued to contribute to an escalation in construction costs. Escalating construction costs have been a major challenge

for the project team in keeping the project within budget throughout the design process without negatively impacting the programming requirements, functionality, quality, and anticipated aesthetics of the project. Even after extensive value engineering and thorough reviews of constructability, materials, means, and methods by CORE and the design team, after bidding, the final construction cost exceeds budget.

Now that the design and bidding processes are completed and final construction cost is known, the Construction budget will increase from \$35M to \$37.9M. The Financial Services Department has confirmed funds are available within the Capital Project Fund to cover the increase of \$3M

It is staff's recommendation to award a contract to provide CMAR Phase 2 - Construction Services to CORE Construction Services of Nevada, Inc. for the GMP of \$37,981,024.

Additionally, in consideration of the Board's change order policy, staff is recommending that a funding amount of 4% of the direct building construction costs amount be approved for potential District initiated change orders. Project change orders will be administered by staff, after review by the design architect, in accordance with the *Construction/Renovation Project Change Order Approval Policy and Procedure*.

Recommended Action:

Motion to authorize staff to award a contract to provide Construction Manager at Risk Phase 2 - Construction Services for the East Las Vegas Library, in accordance with RFP No. 23-06 and NRS 338, to CORE West, Inc. for the guaranteed maximum price of \$37,981,024*, subject to final review by Counsel; and to approve a contingency budget of \$1.25M for potential District initiated change orders.



West Las Vegas Library

LVCC Library District

Guaranteed Maximum Price Proposal (GMP) R1

Prepared On: 02/22/2024

#	Description	Base Price	ALTERNATES (NOT INCL. IN BASE)
			ALT #1 Exterior Diesel Fire Pump
	GENERAL	\$61,575	\$0
GEN3	Waste Management & Cleaning Requirements	\$61,575	\$0
	SITE WORK (ROUGH)	\$2,245,078	\$56,178
6	Temporary Site Construction Requirements	\$108,654	\$0
7	Horizontal Survey & Staking	\$70,875	\$0
8	Site Demo, Earthwork, & Asphalt Paving	\$1,244,753	\$0
9	Wet Utilities	\$620,314	\$56,178
11	Dust Control	\$144,787	\$0
12	Storm Water Management	\$55,695	\$0
	SITE WORK (FINISH)	\$1,801,316	\$19,550
15	Site Signage, Striping, & Parking Accessories	\$42,518	\$0
16	Landscaping & Irrigation	\$577,720	\$0
24	Site Concrete	\$1,181,078	\$19,550
	STRUCTURE	\$5,240,976	\$0
27	Structural Layout & Coordination	\$58,464	\$0
30	Building Concrete	\$1,363,790	\$0
31	Masonry	\$1,332,199	\$0
33	Structural Steel & Miscellaneous Metals	\$2,417,552	\$0
36	Rough Carpentry	\$68,971	\$0
	ENCLOSURE	\$4,465,999	\$0
37	Temporary Dry-In, Testing, & Mockups	\$24,300	\$0
38	Moisture Protection, Sealants, & Fire Stopping	\$149,936	\$0
44	Thermal and Acoustical Insulation	\$271,869	\$0
46	Membrane Roofing	\$647,854	\$0
49	Metal Panels	\$467,600	\$0
51	Exterior Insulation Finish System (EIFS)	\$377,440	\$0
52	Aluminum, Glass, & Glazing	\$2,437,000	\$0
54	Special Doors	\$90,000	\$0
	INTERIOR FINISHES	\$5,453,393	\$0
55	Temporary Requirements for Phasing / Quality Control	\$171,831	\$0
56	Doors, Frames, & Hardware	\$370,869	\$0
58	Interior Layout & Coordination	\$20,745	\$0
59	Casework & Finished Carpentry	\$360,856	\$0
60	Framing, Drywall, Paint & High-Performance Coatings	\$2,935,426	\$0
62	Acoustical Ceiling & Wall Treatments	\$986,190	\$0
64	Tile	\$185,000	\$0
65	Carpet & Resilient Flooring	\$293,000	\$0
67	Concrete Finishing	\$49,500	\$0
70	Progressive & Final Clean Requirements	\$79,976	\$0
	SPECIALTIES	\$795,436	\$0
72	Building Signage	\$91,432	\$0
74	Building Specialties	\$124,571	\$0
77	Lockers	\$19,200	\$0
78	Flagpoles	\$13,343	\$0
80	LED Backlit Feature Walls	\$370,881	\$0
81	Operable Wall	\$92,400	\$0
82	Window Blinds & Shades	\$83,609	\$0
	EQUIPMENT	\$193,128	\$0
85	Food Service Equipment	\$51,958	\$0
95	Conveying Equipment	\$141,170	\$0
	MEP SYSTEMS	\$9,601,897	\$548,170
97	Fire Suppression System	\$339,880	\$487,365
98	Plumbing Systems	\$810,087	\$0
100	HVAC Systems	\$4,295,300	\$50,000
102	Test & Balance	\$38,790	\$0
103	Electrical Systems	\$2,683,925	\$6,134
104	Low Voltage Systems	\$1,433,915	\$4,671
	UNIQUE FEATURES OF WORK	\$378,307	\$0
110	LED Wall	\$378,307	\$0

Subtotal		\$30,237,106	\$623,898
CONTINGENCIES & ALLOWANCES		SUB TOTAL	
2.50%	Contractor Construction Contingency	\$823,516	\$16,992
LS	Dry Utility Allowance	\$300,000	\$0
LS	Low Voltage Systems Allowance	\$960,000	\$0
LS	Courtyard Canopy Allowance	\$620,000	\$0
Subtotal		\$32,940,622	\$640,890
RATE	GENERAL CONDITIONS	SUB TOTAL	SUB TOTAL
LS	General Conditions	\$2,161,007	\$0
LS	Warranty	\$115,292	\$2,243
Subtotal		\$35,216,921	\$643,133
INSURANCE, BONDS, AND BUILDERS RISK		SUB TOTAL	SUB TOTAL
	General Liability	\$436,782	\$7,983
	Subcontractor Default Insurance	\$444,699	\$8,652
	Payment and Performance Bond	\$334,234	\$6,109
	Builders Risk Insurance - By Owner	\$0	\$0
Subtotal		\$36,432,636	\$665,877
RATE	CONTRACTOR'S FEE	SUB TOTAL	SUB TOTAL
4.25%	Construction Manager At Risk Fee	\$1,548,388	\$28,300
Subtotal		\$37,981,024	\$694,177
Additional Owner Costs		SUB TOTAL	
0.0%	Owner Contingency	\$0	\$0
GMP Total		\$37,981,024	\$694,177
Other Considerations			
1.0 A Fire Pump is NOT included in the GMP Total. Documents provided indicate a fire pump should not be required.			

DISCLOSURE OF OWNERSHIP/PRINCIPALS AND RELATIONSHIPS

Purpose of the Form

The purpose of the Disclosure of Ownership/Principals Form is to gather ownership information pertaining to the business entity for use by the Board of Trustees ("BOT") and District Staff in determining whether they should exclude themselves from Bid Award decision making where they have, or may be perceived as having a conflict of interest, and to determine compliance with Nevada Revised Statute 281A.430, contracts in which a public officer or employee has interest is prohibited.

General Instructions

Completion and submission of this Form is a condition of approval or renewal of a contract or lease and/or release of monetary funding between the disclosing entity and the Las Vegas-Clark County Library District. Failure to submit the requested information may result in a refusal by the BOT to enter into an agreement/contract and/or release monetary funding to such disclosing entity.

Detailed Instructions

All sections of the Disclosure of Ownership form must be completed. If not applicable, write in N/A.

Business Entity Type – Indicate if the entity is an Individual, Partnership, Limited Liability Company, Corporation, Trust, Non-profit Organization, or Other. When selecting 'Other', provide a description of the legal entity.

Non-Profit Organization (NPO) - Any non-profit corporation, group, association, or corporation duly filed and registered as required by state law.

Business Designation Group – Indicate if entity is one of the following. This is needed in order to provide utilization statistics to the Legislative Council Bureau, and will be used only for such purpose. Select all that apply.

- **Minority Owned Business Enterprise (MBE):** An independent and continuing business for profit which performs a commercially useful function and is at least 51% owned and controlled by one or more minority persons of Black American, Hispanic American, Asian-Pacific American or Native American ethnicity.
- **Women Owned Business Enterprise (WBE):** An independent and continuing business for profit which performs a commercially useful function and is at least 51% owned and controlled by one or more women.
- **Physically-Challenged Business Enterprise (PBE):** An independent and continuing business for profit which performs a commercially useful function and is at least 51% owned and controlled by one or more disabled individuals pursuant to the federal Americans with Disabilities Act.
- **Emerging Small Business (ESB):** Certified by the Nevada Governor's Office of Economic Development effective January, 2014. Approved into Nevada law during the 77th Legislative session as a result of AB294.
- **Small Business Enterprise (SBE):** An independent and continuing business for profit which performs a commercially useful function, is not owned and controlled by individuals designated as minority, women, or physically-challenged, and where gross annual sales does not exceed \$2,000,000.
- **Large Business Enterprise (LBE):** An independent and continuing business for profit which performs a commercially useful function and is NOT located in the State of Nevada.
- **Nevada Business Enterprise (NBE):** Any Nevada business which has the resources necessary to sufficiently perform identified County projects, and is owned or controlled by individuals that are not designated as socially or economically disadvantaged.

Business Name (include d.b.a., if applicable) – Enter the legal name of the business entity and enter the "Doing Business As" (d.b.a.) name, if applicable.

Corporate/Business Address, Business Telephone, Business Fax, and Email – Enter all contact information requested.

Nevada Local Business Address, Local Business Telephone, Local Business Fax, and Email – If business entity is out-of-state, but operates the business from a location in Nevada, enter all Nevada contact information. Please note: the local address must be an address from which the business is operating. Please do not include a P.O. Box number, unless required by the U.S. Postal Service, or a business license hanging address.

Number of Clark County Nevada Residents employed by this firm. Do not leave blank. If none or zero, put the number 0 in the space provided.

List of Owners/Officers – Include the full name, title and percentage of ownership of each person who has ownership or financial interest in the business entity. If the business is a publicly-traded corporation or non-profit organization, list all Corporate Officers and Directors only.

For All Contracts – (Not required for publicly-traded corporations)

- 1) Indicate if any member, partner, owner or principal involved in the business entity is an employee or appointed official of the Las Vegas-Clark County Library District. If yes, the following paragraph applies.

In accordance with NRS 281A.430.1, a public officer or employee shall not bid on or enter into a contract between a government agency and any private business in which he has a significant financial interest, except as provided for in subsections 2, 3, and 4.

- 2) Indicate if any member, partner, owner or principal involved in the business entity has a second degree of consanguinity or affinity relation to any employee or appointed/elected official of the Las Vegas-Clark County Library District – see (reference form on Page 2 for definition).

If YES, complete the Disclosure of Relationship Form.

A professional service is defined as a personal service which may legally be performed only pursuant to a license, certificate of registration, or other legal authorization (NRS 89.020.10) such as legal services, architectural and engineering services, insurance broker, investment management, auditing, etc.

Signature and Print Name – Requires signature of an authorized representative and the date signed.

Disclosure of Relationship Form – If any member, partner, owner or principal involved in the business entity has a second degree of consanguinity or affinity relation to any employee or appointed/elected official of the Las Vegas-Clark County Library District, this form MUST be completed in its entirety.

DISCLOSURE OF OWNERSHIP/PRINCIPALS AND RELATIONSHIPS

Business Entity Type (Please Check one)							
Sole Proprietorship <input type="checkbox"/>	Partnership <input type="checkbox"/>	Limited Liability Company <input type="checkbox"/>	Corporation <input checked="" type="checkbox"/>	Trust <input type="checkbox"/>	Non-Profit Organization <input type="checkbox"/>	Other <input type="checkbox"/>	
Business Designation Group (Please CHECK ALL that apply) Not Applicable							
MBE <input type="checkbox"/>	WBE <input type="checkbox"/>	PBE <input type="checkbox"/>	ESB <input type="checkbox"/>	SBE <input type="checkbox"/>	LBE <input type="checkbox"/>	NBE <input type="checkbox"/>	
Minority Business Enterprise	Women-Owned Business Enterprise	Physically Challenged Business Enterprise	Emerging Small Business*	Small Business Enterprise	Large Business Enterprise	Nevada Business Enterprise	
*ESB must be certified by the Governor's Office of Economic Development							
Number of Clark County Nevada Residents Employed:			63				
Corporate/Business Entity Name:		CORE West, Inc.					
(Include d.b.a., if applicable)		CORE Construction					
Street Address:		7150 Cascade Valley Court					
City, State, and Zip Code:		Las Vegas, NV 89128		Contact Name:		Seth Maurer	
Telephone No:		702-794-0550		Title:		President	
Fax No:		702-926-1813		Email:		SethMaurer@coreconstruction.com	
Nevada Local Street Address: (If different from above)				Website:		coreconstruction.com	
City, State and Zip Code:				Local Contact Name:		Mark Hobaica	
Local Telephone No:				Title:		Executive Vice President	
Local Fax No:				Email:		markhobaica@coreconstruction.com	

All entities, with the exception of publicly-traded and non-profit organizations, must list the names of individuals holding more than five percent (5%) ownership or financial interest in the business entity appearing before the Board.

Publicly-traded entities and non-profit organizations shall list all Corporate Officers and Directors in lieu of disclosing the names of individuals with ownership or financial interest. The disclosure requirement, as applied to land-use applications, extends to the applicant and the landowner(s).

Entities include all business associations organized under or governed by Title 7 of the Nevada Revised Statutes, including but not limited to private corporations, close corporations, foreign corporations, limited liability companies, partnerships, limited partnerships, and professional corporations.

FULL NAME	TITLE	% OWNED (Not required for Publicly Traded Corporations/Non-profit organizations)
The CORE Group, Ltd.	Parent Company	100%

This section is not required for publicly-traded corporations. Are you a publicly-traded corporation? Yes ☐ No ☒

1. Are any individual members, partners, owners or principals, involved in the business entity, Las Vegas-Clark County Library District?

☐ Yes

☒ No

(If yes, please note LVCCLD employees and appointed/elected officials may not perform any work on professional service contracts, or other contracts, which are not subject to competitive bid.)

2. Do any individual members, partners, owners or principals have a spouse, registered domestic partner, child, parent, in-law or brother/sister, half-brother/half-sister, grandchild, grandparent, related to a Las Vegas-Clark County Library District employee or appointed/elected official?

☐ Yes

☒ No

(If yes, please complete the Disclosure of Relationship form on Page 2. If no, please print N/A on Page 2.)

I certify under penalty of perjury, that all of the information provided herein is current, complete, and accurate. I also understand that the Board will not take action on land-use approvals, contract approvals, land sales, leases or exchanges without the completed disclosure form.

Discussed by:
 Signature Mark Hobaica
 8212A53AFACD4A2...
 Title Executive Vice President

Mark Hobaica
 Print Name
 2/23/2024 | 11:17 AM PST
 Date

**DISCLOSURE OF OWNERSHIP/PRINCIPALS AND
RELATIONSHIPS -****T**

Contractor member, partner, owner or principal consanguinity or affinity relation to any employee or appointed/elected official of the Las Vegas-Clark County Library District, this form MUST be completed in its entirety.

In regard to this form, Contractor must consider first and second degree as follows: Spouse – Registered Domestic Partner – Children – Parents – Sibling – Half-Sibling – Grandchildren – Grandparents – In-laws (first/second degree)

Not Applicable – Initial Here: MT and complete Contractor's Signature Block.

CONTRACTOR	LIBRARY DISTRICT		
NAME (MEMBER, PARTNER, OWNER, PRINCIPAL)	NAME OF OWNER'S EMPLOYEE OR /OFFICIAL	RELATIONSHIP TO EMPLOYEE OR OFFICIAL	IF DISTRICT EMPLOYEE, WHICH DEPARTMENT

CONTRACTOR SIGNATURE BLOCK

Legal Name of Bidder (Prime Contractor) As It Should Appear on Contract	CORE West, Inc.
Name of Bidder's Authorized Representative	Mark Hobaica
Title of Bidder's Authorized Representative	Executive Vice President
Signature of Bidder's Authorized Representative	DocuSigned by: <u>Mark Hobaica</u>
Today's Date	8212A53AFACD442 February 23, 2024

Below for LVCCLD Use Only:

If any Disclosure of Relationship is noted above, complete the following:

Is any LVCCLD employee noted above involved in the selection process for this contract? **CIRCLE ONE** Yes No

Is any LVCCLD employee noted above involved in performance of the contract? **CIRCLE ONE** Yes No

Notes/Comments: _____

Name: _____ Date: _____

Title: _____