

Gardnerville Station Site Improvements

PROJECT NO. 2501

TABULATION OF BIDS RECEIVED ON MONDAY, JUNE 23, 2025 @ 10:00 A.M.

ITEM NO.	DESCRIPTION	QUANTITY	ENGINEER'S ESTIMATE		White Rock Construction Inc.	
			UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	Provide mobilization, demobilization, bonding, insurance, traffic control, compliance with the general conditions and permit conditions and any other work for which a specific bid item is not provided.	1 LS	70,000.00	70,000.00	19,000.00	19,000.00
2	Construction Staking and surveyed asbuilts per Douglas County Design Criteria and Improvement Standards.	1 LS	7,500.00	7,500.00	12,000.00	12,000.00
3	Permit Allowance	1 Allow	1,000.00	1,000.00	1,000.00	1,000.00
Erosion Control						
4	Furnish and install erosion control per Sheet C-4 of the improved plans including: fiber rolls, tree protection, inlet protection, stabilized construction entrance (one only plan incorrectly calls out 2), dust control and construction fencing	1 LS	19,370.00	19,370.00	10,000.00	10,000.00
Station Demo Work (APN 1320-33-402-086)						
5	Earthwork – site grading, export and storm drain basin.	1 LS	5,000.00	5,000.00	40,000.00	40,000.00
6	Remove and dispose of existing bollards	4 EA	250.00	1,000.00	450.00	1,800.00
7	Remove and dispose of existing wooden fence	72 LF	10.00	720.00	32.00	2,304.00

Town of Gardnerville
Gardnerville, Nevada

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ITEM NO.	DESCRIPTION	QUANTITY	EA	ENGINEER'S ESTIMATE		White Rock Construction Inc.	
				UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
8	Remove and dispose of existing reinforced concrete sign base foundation – depth and width unknown	2	EA	3,500.00	7,000.00	1,500.00	3,000.00
9	Sawcut, remove and dispose of existing concrete around building to nearest joint	550	SF	10.00	5,500.00	10.00	5,500.00
10	Sawcut, remove and dispose of existing concrete curb and gutter to nearest joint	112	LF	25.00	2,800.00	25.00	2,800.00
11	Sawcut, remove and dispose of existing AC Pavement (Mission Street)	225	SF	5.00	1,125.00	26.00	5,850.00
12	Remove and dispose of existing metal guard rail fence	88	LF	25.00	2,200.00	23.00	2,024.00
13	Sawcut, remove and dispose of existing concrete panel to nearest joint	19	SF	25.00	475.00	55.00	1,045.00
Station Site Construction (APN 1320-33-402-086)							
14	Furnish and install asphalt parking lot Per Detail 6 on Sheet C-10	6,314	SF	13.00	82,082.00	14.50	91,563.00
15	Furnish and install asphalt patch per Detail 1 on Sheet C-10	225	SF	13.00	2,925.00	69.00	15,525.00
16	Furnish and install 2-foot vertical curb and gutter (standard) per Detail 2 on Sheet C-10	250	LF	75.00	18,750.00	80.00	20,000.00

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ITEM NO.	DESCRIPTION	QUANTITY	ENGINEER'S ESTIMATE		White Rock Contruction Inc.	
			UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
17	Furnish and install 2-foot vertical spill curb and gutter per Detail 3 on Sheet C-10	150 LF	75.00	11,250.00	97.00	14,550.00
18	Furnish and install transition curb per Detail 7 on Sheet C-10	35 LF	75.00	2,625.00	92.00	3,220.00
19	Furnish 24-foot-wide urban residential driveway per Detail 3 on Sheet C-11. This pay item includes curb, gutter and sidewalk along the 24-foot width.	1 EA	8,000.00	8,000.00	13,200.00	13,200.00
20	Furnish and install 3-foot concrete valley gutter per Detail 2 Sheet C-11	25 LF	15.00	375.00	163.00	4,075.00
21	Furnish and install concrete sidewalk per Detail 5 Sheet C-10	1,775 SF	15.00	26,625.00	15.00	26,625.00
22	Furnish and install midblock ramp per Detail 1 on Sheet C-11.	1 EA	4,000.00	4,000.00	5,600.00	5,600.00
23	Furnish and install 1.5' curb cut	1 EA	75.00	75.00	4,080.00	4,080.00
24	Furnish and install concrete pad for backflow prevention device	1 EA	500.00	500.00	600.00	600.00
25	Furnish and install bench and concrete pad per Detail 3 Sheet C-13	1 EA	2,500.00	2,500.00	2,400.00	2,400.00
26	Furnish and install concrete pad and install town furnished bike rack per Detail 6 Sheet L-3	1 EA	1,000.00	1,000.00	600.00	600.00
27	Furnish and install 6' screen wall per Sheet C-16	181 LF	75.00	13,575.00	958.00	173,398.00

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ITEM NO.	DESCRIPTION	QUANTITY	ENGINEER'S ESTIMATE		White Rock Construction Inc.	
			UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
28	Furnish and install telespar posts and various signs per Detail 4 on Sheet C-11	4 EA	500.00	2,000.00	1,700.00	6,800.00
29	Furnish and install Do Not Enter Sign on Decorative Signpost per Detail 1 on Sheet C-14	2 EA	3,000.00	6,000.00	1,000.00	2,000.00
30	Furnish and install all paint striping and symbols required at the Gardnerville Station per Sheet C-5 of the approved plans.	1 LS	2,500.00	2,500.00	8,870.00	8,870.00
31	Furnish and install waste receptacle and concrete pad per Detail 2 Sheet C-14.	1 EA	1,000.00	1,000.00	2,200.00	2,200.00
Solid Waste Enclosure (APN 1320-33-402-071)						
32	Complete all sawcut and removal of asphalt, curb, concrete and existing solid waste enclosure CMU as required per Sheet C-8 of the approved plans for the installation of a 2-cubic yard solid waste enclosure. (sign has been removed and disposed of) by town staff)	1 LS	4,000.00	4,000.00	2,400.00	2,400.00
33	Furnish and install all work including concrete, asphalt, curb and paint striping necessary for the complete installation of a 2-cubic yard dumpster per Sheet C-8 of the approved plans. Furnish and install dumpster enclosure per approved plans.	1 LS	20,000.00	20,000.00	27,000.00	27,000.00

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ITEM NO.	DESCRIPTION	QUANTITY	ENGINEER'S ESTIMATE		White Rock Construction Inc.	
			UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE

Storm Drain Work

34 Furnish and install 15-inch rubber gasketed reinforced concrete pipe. 30 LF 300.00 9,000.00 230.00 6,900.00

35 Furnish and install town 36-inch drop inlet er Detail 1 on Sheet C-13 1 EA 10,000.00 10,000.00 5,900.00 5,900.00

36 Core into existing manhole to connect 15-inch storm drain 1 EA 2,000.00 2,000.00 2,200.00 2,200.00

37 Raise manhole rims to finished grade and provide concrete collar per Detail 3 on Sheet C14 in paved area. 4 EA 2,000.00 8,000.00 2,000.00 8,000.00

Electrical Work

38 Relocated two electric car charging stations per plans. Include in this bid item all conduit and conductors necessary for fully functional chargers at the completion of construction. 1 LS 30,000.00 30,000.00 19,900.00 19,900.00

39 Furnish and install town decorative street lights per Detail 2 on Sheet C-13. Include in this bid item all conduit and conductors necessary for fully functioning streetlights at the completion of construction 3 EA 10,000.00 30,000.00 10,800.00 32,400.00

40 Furnish and install junction boxes size per approved plans 3 EA 2,000.00 6,000.00 2,000.00 6,000.00

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			UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	
Landscape Work							
41	Furnish and install 2-inch caliper tree. Species per Sheet L-1 of the approved plans.	14	EA	500.00	7,000.00	1,400.00	19,600.00
42	Furnish and install 5-gallon plant. Species per Sheet L-1 of approved plans.	195	EA	15.00	2,925.00	36.00	7,020.00
43	Furnish and install root barrier per Sheet L-1 of the approved plans	187	LF	15.00	2,805.00	15.00	2,805.00
44	Furnish and install stabilized decomposed granite per Detail 4 on Sheet L-3	846	SF	1.00	846.00	2.00	1,692.00
45	Furnish and install Sienna 1-1.5-inch diameter rock 3-inches in depth	3,065	SF	2.50	7,662.50	2.40	7,356.00
46	Furnish and install Sienna 2-4-inch diameter rock 3-inches in depth	339	SF	4.50	1,525.50	4.00	1,356.00
47	Furnish and install detention basin landscape material sienna 4" x 10" rock	347	SF	10.00	3,470.00	5.00	1,735.00
48	Furnish all items necessary to complete full automated irrigation system including backflow prevention device, controllers, valves, PVC irrigation mainline, sleeves, PE lateral lines, drip emitters and all other items of work on Sheet L-2 of the approved plans	1	LS	25,000.00	25,000.00	43,300.00	43,300.00
TOTAL BASE BID (Items 1 through 48)				479,706.00		697,183.00	
Difference between Engineer's estimate and WRC bid price for bid items 5, 20, & 27 is as follows: - Bid Item 5 - \$35,000.00 - Bid Item 20 - \$3,700.00 - Bid Item, 27 - \$159,823.00 These discrepancies add up to a total difference of \$198,523.00 If we were to remove these three mis-figured items from the Engineer's Estimate, the total base bid tabulations would be as follows: -Engineer's Estimate - \$460,756.00 -White Rock Construction, Inc. - \$479,710.00 This is an approximate difference of 4%							

Difference of \$217,477.00

Difference between Engineer's estimate and WRC bid price for bid items 5, 20, & 27 is as follows:
 - Bid Item 5 - \$35,000.00
 - Bid Item 20 - \$3,700.00
 - Bid Item, 27 - \$159,823.00
 These discrepancies add up to a total difference of \$198,523.00

If we were to remove these three mis-figured items from the Engineer's Estimate, the total base bid tabulations would be as follows:
 -Engineer's Estimate - \$460,756.00
 -White Rock Construction, Inc. - \$479,710.00
 This is an approximate difference of 4%

Good afternoon board members. My name is Kristy Norberg. I am a construction manager for White Rock Construction. It has been brought to our attention that Mr. Nilssen will be recommending that you reject our bid for the Gardnerville Station Site Improvements project due to our bid being \$217,000 over the engineer's estimate. We are here today to ask that you review a few discrepancies within the engineer's estimate and consider awarding, rather than rejecting, our bid. It is our opinion that we put in a fair and accurate estimate and that wage and material prices will cause an increase in price if this project is re-bid in the spring of 2026.

The first item I want to direct your attention to is bid item 5 which is site grading, export, and constructing the storm drain basin. If you would please take a look at the first page of the bid tabulation packet and sheet C-6 of the plans.... The engineer's estimate for this item is \$5,000. This item includes scarifying and compacting the subgrade, grading to design elevations, getting ready for aggregate base, digging out and grading the stormwater detention area, and offhaul of excess material. Trucking and disposal fees alone for the excess 389 cubic yards of dirt that must be removed is \$3,547 without markup. This would leave only \$1,453 for all labor, equipment, and materials needed to complete this bid item.

The next item I'd like you to look at is bid item 20 which is to furnish and install a 3-foot concrete valley gutter. If you would turn the page of the bid tabulation packet... The engineer's estimate for 25 linear feet of 3' wide valley gutter is \$375. If you would please go to the estimate from V & C Construction you will see that their price just to set and pour this is \$2,125. This price does not include the aggregate base, trucking, labor, and equipment for us to prep this for V & C, or our markup.

The last and largest discrepancy is in bid item 27 which is to furnish and install 181 linear feet of 6' screen wall. The engineer's estimate for this item is \$13,575. If you would please turn to plan sheet C-16..... Working from the bottom of the screen wall to the top you can see that this item includes labor, material, tools, and equipment for excavation, concrete and reinforcing steel for 31 concrete piers and 181' of concrete grade beam, 181' of concrete wall, brick facade on all sides of the concrete wall, 181' of brick top cap, 31 powder coated high strength steel fence posts with welded caps, 181 linear feet of redwood fencing and top rail with strong drive simpson fasteners to connect the redwood planks to the powder coated posts, and Sherwin Williams solid color wood stain. If you would now take a look at the packet with the estimate from Hawk and Sons Enterprises in the front. The cost of the masonry work plus fence

materials is approximately \$83,000.00. The cost for White Rock Construction's labor, tools, equipment, forming supplies, concrete, and other miscellaneous materials to build the fence, and form and pour the concrete piers, beam, and wall is approximately \$75,000. To show that this is fair we have included a price for the redwood fence from Tholl fence that we did not use. This puts our hard costs for this item at approximately \$158,000 plus 10% markup for a total of \$173,398.

These three miscalculations within the engineer's estimate add up to \$198,523. If we were to remove these three items from the bid tabulations the engineer's estimate would come in at \$460,756, and White Rock's total base bid would be \$479,710. This is an approximate difference of only 4%.

In addition to the cost miscalculations in the engineer's estimate we feel that we were the only bid because of the scope of the project, and not the time of year this job was bid. The jobs we are currently bidding have had anywhere between 3 and 10 bidders. With the amount of specialty items and the number of sub contractors necessary to complete this work, we feel that many contractors didn't bid this project because it's a lot to manage. Also, the prime contractor has to complete at least 50% of the work which excludes other specialty contractors from bidding.

As for the landscaping, Fall is considered to be the best time for planting and provides optimal conditions for root growth as the soil is still warm from summer, but air temperatures are cooling down. This allows trees and plants to focus on root development before the ground freezes, setting them up for a strong start in the spring.

Thank you for your time and if you have any questions please don't hesitate to ask.

V & C CONSTRUCTION, INC.
PO BOX 1269
MINDEN, NV 89423

Estimate

Date	Estimate #
6/23/2025	1110

Name / Address
WHITE ROCK CONSTRUCTION 769 PINTO CIRCLE GARDNERVILLE, NV 89410 wrckristy@gmail.com

P.O. No.

Description	Qty	Rate	Total
GARDNERVILLE STATION SITE SET AND POUR 250 LF OF 2 FT VERTICAL CURB AND GUTTER	250	35.00	8,750.00
SET AND POUR 150 LF OF 2 FT VERTICAL SPILL CURB AND GUTTER	150	35.00	5,250.00
SET AND POUR 35 LF OF TRANSITION CURB	35	40.00	1,400.00
SET AND POUR 25 LF OF 3 FT VALLEY GUTTER	25	85.00	2,125.00
SET AND POUR 1775 SF OF 4" CONCRETE SIDEWALK	1,775	8.75	15,531.25
SET AND POUR GARBAGE ENCLOSURE PAD	1	4,800.00	4,800.00
1 ADA RAMP	1	3,400.00	3,400.00
1 DRIVEWAY 24 FT WIDE	1	3,800.00	3,800.00
PRICE EXCLUDES SURVEY, PERMIT AND TESTING			
If Accepted Please Sign & Return By Fax or Email		Total	\$45,056.25

Phone #	Fax #	NV #0021752 CA #645708
(775) 267-1967	(775) 267-1968	



Estimate

Name / Address
White Rock Construction, Inc

Phone #	E-mail
775-691-8816	casey@hakanssonmasonry.com



1203 Industrial Way
Sparks, NV 89431

775-358-4610

www.apcsnv.com



Work Order

Date	Estimate #
6/18/2025	27122

Name / Address	
cash	
P.O Number	Terms
	Due on Receipt

Ship To	
White Rock Construction (775)265-7473	
Estimated Completion Date	Rep
6/18/2025	AKM

Item	Description	Qty	Cost	Total
Refinish	Refinish Customer Supplied Parts Described Below		0.00	0.00
N/T Material	8' 5" of 4" x 4" x 3/16" Tubing	32	101.00	3,232.00
N/T Material	1/4" x 4" x 4" Caps	32	5.00	160.00
138/91021	Anodized Silver	32	18.85	603.20
**Quote Only **Powder to be weighed and charged accordingly **Measurement to be verified **Post must have holes for hanging purposes if they are not hollow.				



This work order shows basic charges for this job only. We guarantee only that the materials used and process of powder coating will perform satisfactorily under normal conditions of usage for a period of ninety days. Advanced Powder Coating & Sandblasting, L.L.C. warranty will only cover recoating or repairs to powder coatings. Customer holds harmless and indemnifies Advanced Powder Coating & Sandblasting, L.L.C. for all related charges as a result of product failure. This includes all replacement costs to include labor, materials, rentals, down time, attorney fees, and all other costs associated with customer repairs. EXCEPT AS EXPRESSLY PROVIDED ABOVE, THERE IS NO WARRANTY OR GUARANTEE OR MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE, OR OF ANY OTHER KIND, EXPRESS OR IMPLIED, WITH RESPECT TO THE SERVICES PERFORMED OR PARTS FURNISHED BY US.

Subtotal	\$3,995.20
Sales Tax (8.265%)	\$49.85
Total	\$4,045.05

Name: _____ Date: _____ Signature: _____



Quote No. 78-527263

Quoted By Stephanie Anguiano
Phone (775) 358-1441
Fax (775) 355-1443
Stephanie.Anguiano@PDMSteel.com

Effective 2/1/24, invoice payments made via credit card will incur a processing fee.

250 KLEPPE LN - SPARKS, NV 89431
(775) 358-1441 OR (800) PDM-1400 FAX (775) 355-1443

Copy For: KRISTY

Page 1

Quoted To
08684
Kirsty
WHITE ROCK CONSTRUCTION
769 PINTO CIRCLE
GARDNERVILLE NV 89410
775-265-7473 Fax

Ship To
808684

WHITE ROCK CONSTRUCTION
1080 CENTERVILLE
GARDNERVILLE NV 89410

Quote Date 6/18/25		Project		MILL TEST REPORTS NOT REQUIRED	
Wanted 6/19/25		FOB		Ship Via OUR TRUCK	
Line	Description	Quantity	Weight	Unit Price	Total
10	4 X 4 X .188 HS TUBING - 48 A500B** IN STOCK	2 EA	904.320 LB	506.45 EA	1,012.90
20	4 X 4 X .188 HS TUBING - 40 A500B** IN STOCK	5 EA	1,884.000 LB	422.05 EA	2,110.25
30	4 X 4 X .188 HS TUBING - 20 A500B** IN STOCK	1 EA	188.400 LB	211.00 EA	211.00
40	32 POS 8'-2" SHIP DROP SAWING CHARGES **	1 EA		480.00 EA	480.00
5-6 DAY LEAD TIME					
60	NO BID FOR CAPS. Fuel Surcharge subject to \$30.00 minimum	2,976.720 LB		1.05 CW	31.26

Sub-Total 3,845.41
Tax 7.10000% 273.02
Final Total 4,118.43

Please refer to the above Quote# when placing your order.
Please review to ensure we are quoting everything as you requested.
Prices quoted are based on current mill costs and are subject to
change without notice.

PRICE IN EFFECT AT TIME OF SHIPMENT WILL PREVAIL

Thank you for the opportunity to quote you.

May we please have your order?

Please contact your sales representative to order.

Subject to Credit Approval.

Prices are subject to change without notice. Applicable taxes will be billed.

Material is subject to availability at time of order.

Buyer's Signature _____

Date _____

PO# _____

Job# _____

Steel Service - when and where you need it!

WHITE CAP[®] ON ACCOUNT



040 - Reno
1830 East Lincoln Way
Sparks, NV, 89434
(775) 353-3333

QUOTE

66672956

**THIS IS A QUOTE ONLY DO NOT SHIP OR
TENDER FUNDS**

Sold To: 10000004069
WHITE ROCK CONSTRUCTION INC
769 PINTO CIR
GARDNERVILLE, NV, 89410

Ship To : YARD,10005041909
1080 CENTERVILLE LN
GARDNERVILLE, NV, 89460
Job Site Contact:
Job Site Phone:
Map #:

04:50 PM

Ordered By: KRISTY NORBERG

Contact Phone:

Quote Number		Quote Date	Valid Until	Request Date		Sales Person
66672956		06/18/2025	07/28/2025			Weidemaier, W
Terms		Shipping Method	Quote Name	Customer PO		Created By
N30D		0. Will Call	GARDNERVILLE STATION PROJECT			Brooks, M
SEQ	Part# H/M	Description	Ord Quantity	U/M Unit WT	Price COO	Amount
10	43542060	#4 GR60 1/2"X20' REBAR SOLD/PC	150	EA 13.36 LBS	\$7.68	\$1,152.00
20	113WT6161K	6" 16GA BAR TIE 1M/ROLL 1000 TIES/BG	1	RL 29.31 LBS	\$22.39	\$22.39
30	SP/TBP1460R1000	#14 X 2-3/8" FH #3 SQ DRV SD W/WINGS SCREWS BLACK PHOSPHATE COAT 1000/BX THIS ITEM IS SPECIAL ORDER AND MAY BE NON-RETURNABLE 750EA/BX	1	BOX 25 LBS	\$240.00	\$240.00
40	137TBP1460R50	#14X2-3/8" BLACK PHOSPHATE STRONGDRIVE TB SCREW 50/BX SIMPSON STRONG TIE 50EA/BX	1	BOX LBS	\$31.99	\$31.99
50	179345SVHG1455	14GA X 5.5 + 9/32 345-SV SEISMIC BUCK ANCHOR HDG(250/BOX) H&B 250ea/BX	250	EA .23 LBS	\$2.09	\$522.50

Shipped amount		\$1,968.88
Order charges		\$0.00
Tax amount		\$136.85
Lumber Tax rate/amount	1.00%	\$0.00
Quote total		\$2,105.73



Carson City 10PM

89705

W.

Shop All

Services

DIY

Log In

Cart 99+

Pay \$513 per Month** When You Use Your Card



\$513 per month** suggested payments with 6 months financing on this \$3072.16 qualifying purchase. ⓘ
[Apply Now](#)

CART (116)

[Remove All Items](#)

Share

Pickup and delivery options

Choose an option to change all items in your cart (if available)

Pickup

All items available

Delivery

All items available

Pickup

Carson City (2 items)



Mendocino Forest Products

2 in. x 8 in. x 12 ft. Construction
Common S4S Redwood Lumber

Model #476870

\$853.60

(\$42.68/item)

Get Bulk

Pricing of

\$38.41 on

this item

when you

purchase at

least 24

units.

Pickup at
Carson City

Delivering to
89705

Pickup

Today

26 in stock

FREE

Delivery

Tomorrow

51 available

Your Order

Subtotal \$3,318.88

Savings

\$246.72

Pickup

FREE

Estimated Sales Tax*

Total \$3,072.16

You Saved 7% Off Your Items

Have a Promo Code? ✓

Checkout

Check Out Quickly With

rayrac

Feedback



Easy In-Store and Online
Returns

Read Our [Return Policy](#)

+ 7.1% tax

\$ 3,290.28

My Store: Carson City #708039



What can we help you find?

Shop by

Specifications

Project

Services

Color

Business

PRO+

Para los



SHERWIN-WILLIAMS.



SHERWIN-WILLIAMS.

Product Details



\$415 + tax @ 7.62
cc
for 10 gallons
\$446.54

SuperDeck 9600 Series Acrylic-Alkyd Solid Color Stain

★★★★★

2 Reviews | Write a Review

SuperDeck® Solid Color Acrylic-Alkyd Stain is an exterior acrylic latex solid color coating that is fortified with an alkyd resin. It features the benefits of oil and water combined in one unique formula with easy soap and water cleanup.



ESTABLISHED
1912

NEVADA LICENSE 5493 A
CALIFORNIA LICENSE 199672

800 Glendale Avenue • P.O. Box 855 • Sparks, Nevada 89432 • Telephone 775.358.8680 • Fax 775.358.7197

June 23, 2025

Town of Gardnerville
Gardnerville, Nevada
Attn: Estimator

Subject: Gardnerville Station Site Improvements

We are pleased to quote on your fence requirements as follows:

Tholl Fence proposes to furnish and install approx. 181' of 3' 10" tall screening wall fence. Tholl Fence will provide 4" x 4" square steel posts to others to be installed in CMU / retaining wall. After posts are set and wall is built, Tholl Fence will return to install 181' of 2" x 6" & 2" x 8' redwood fence on top of wall.

Our Quotation PLF \$276.00 - **\$49,956.00**

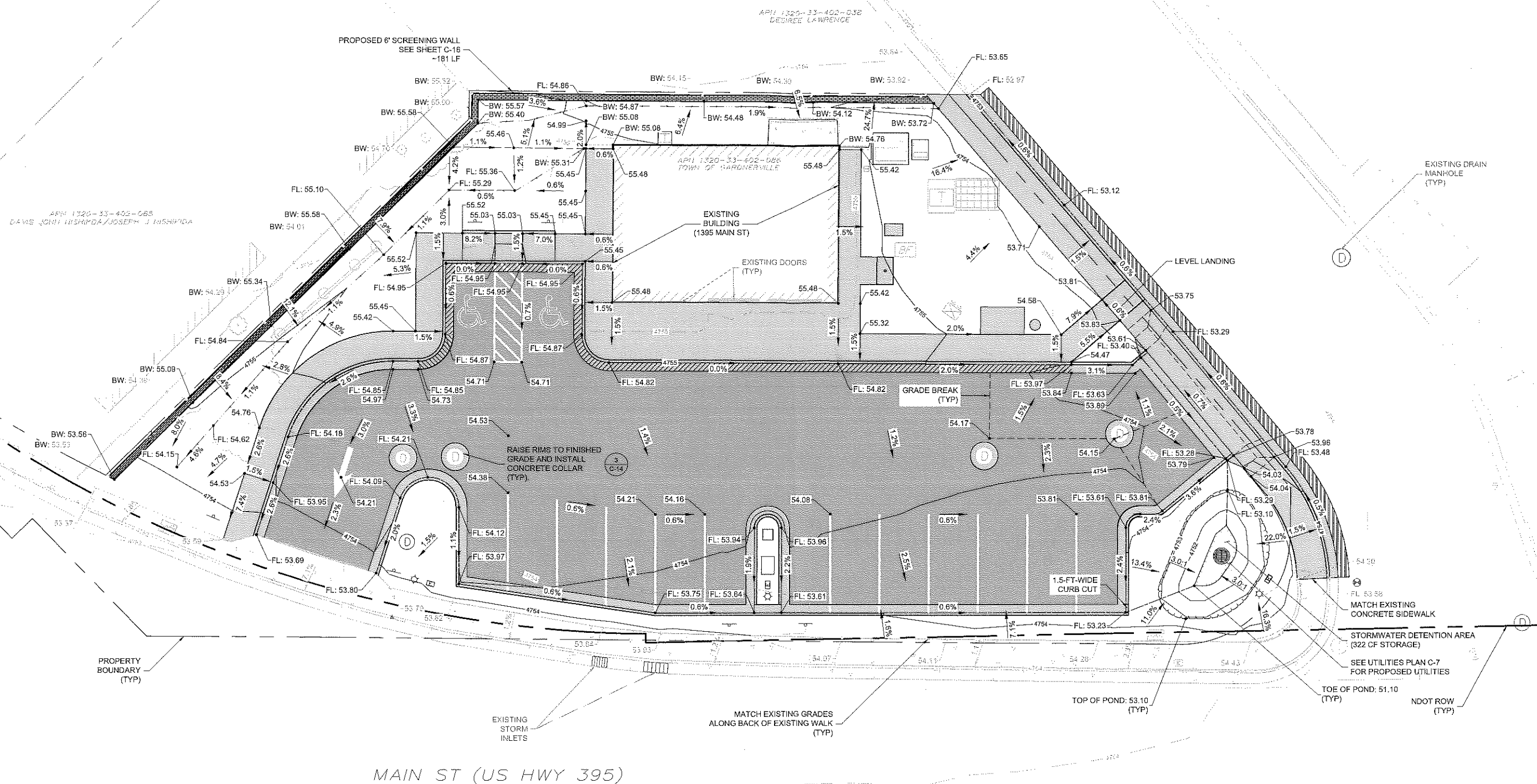
- Excludes permits, bonds and fees.
- Excludes grading, staking, grubbing and clearing of the fence line.
- Excludes hand digging.
- Excludes underground considerations.
- Posts to be installed by others.

Sincerely,

Andy Sutherland
Tholl Fence, Inc.
800 Glendale Ave
Sparks, NV 89431
775.358.8680
775.525.2023 direct line
andys@thollfence.com
www.thollfence.com



Quality through Experience

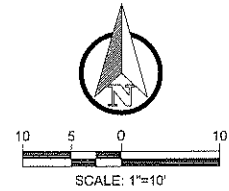


- NOTES:
- 1) SEE SHEET C-3 FOR GRADING GENERAL NOTES.
 - 2) SPOT ELEVATIONS HAVE BEEN TRUNCATED FOR DISPLAY PURPOSES. ADD 4700 TO ALL SPOT ELEVATIONS SHOWN.
 - 3) BW = GRADE AT BOTTOM OF WALL, FL = FLOW LINE
 - 4) THE PROJECT PARCEL IS LOCATED WITHIN A MAPPED SPECIAL FLOOD HAZARD AREA, ZONE AE, AS INDICATED ON FEMA FIRMETTE 32005C0253H, EFFECTIVE 06/15/2016. THE PROJECT PARCEL IS NOT LOCATED WITHIN THE MAPPED FLOODWAY.

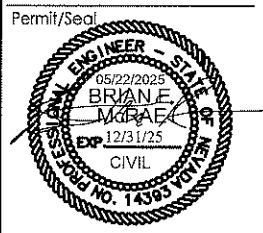
ESTIMATED CUT AND FILL QUANTITIES:

NET CUT (EXPORT):	389 CUBIC YARDS
NET FILL (COMPLETE IN PLACE):	42 CUBIC YARDS
TOTAL EARTHWORK QUANTITY:	431 CUBIC YARDS

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CONTACT UNDERGROUND SERVICE ALERT (USA)
DIAL 811 A MINIMUM 48-HOURS
PRIOR TO ANY CONSTRUCTION WORK



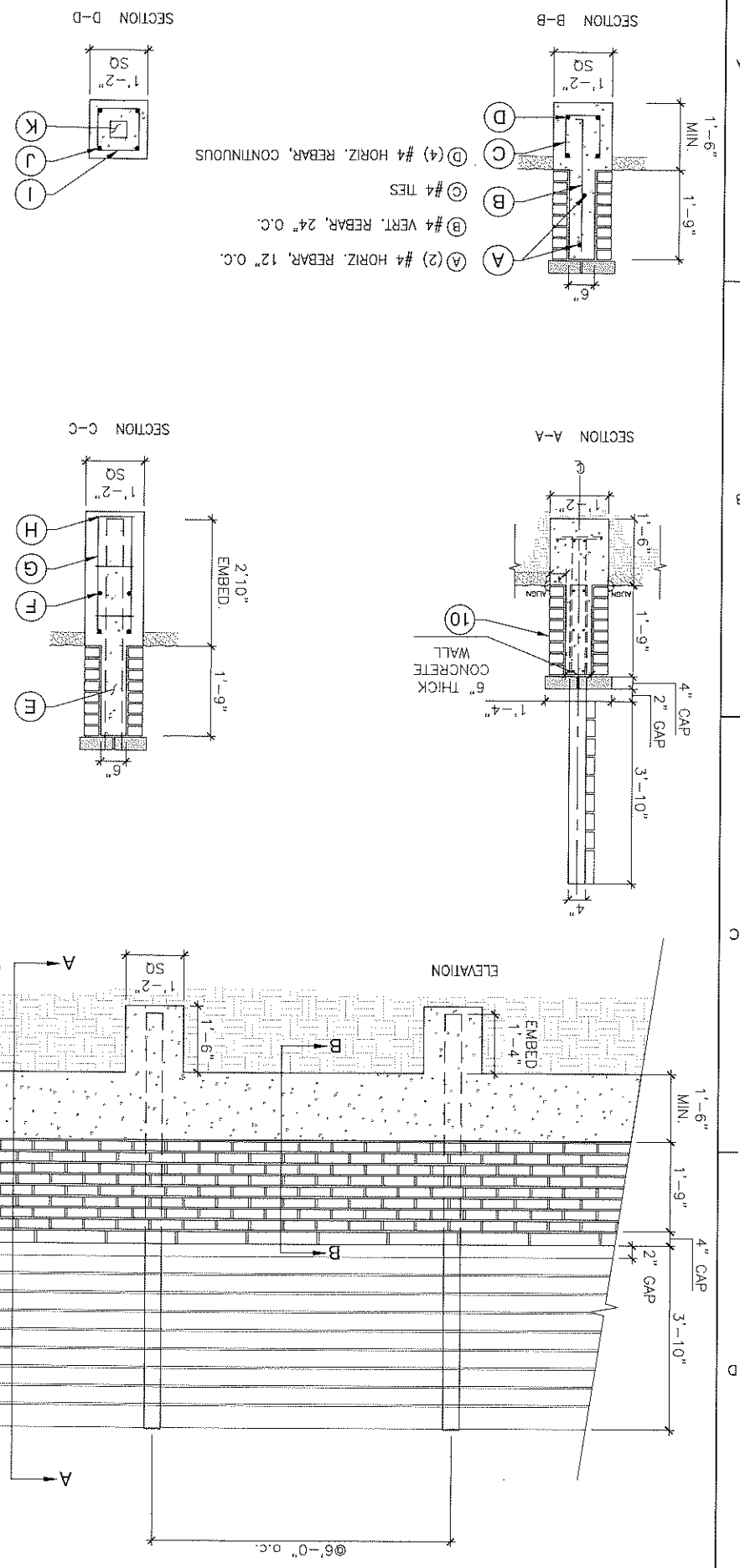
Consultant	
ISSUED	By: YYY.M.M.D.D
REVISION	By: YYY.M.M.D.D



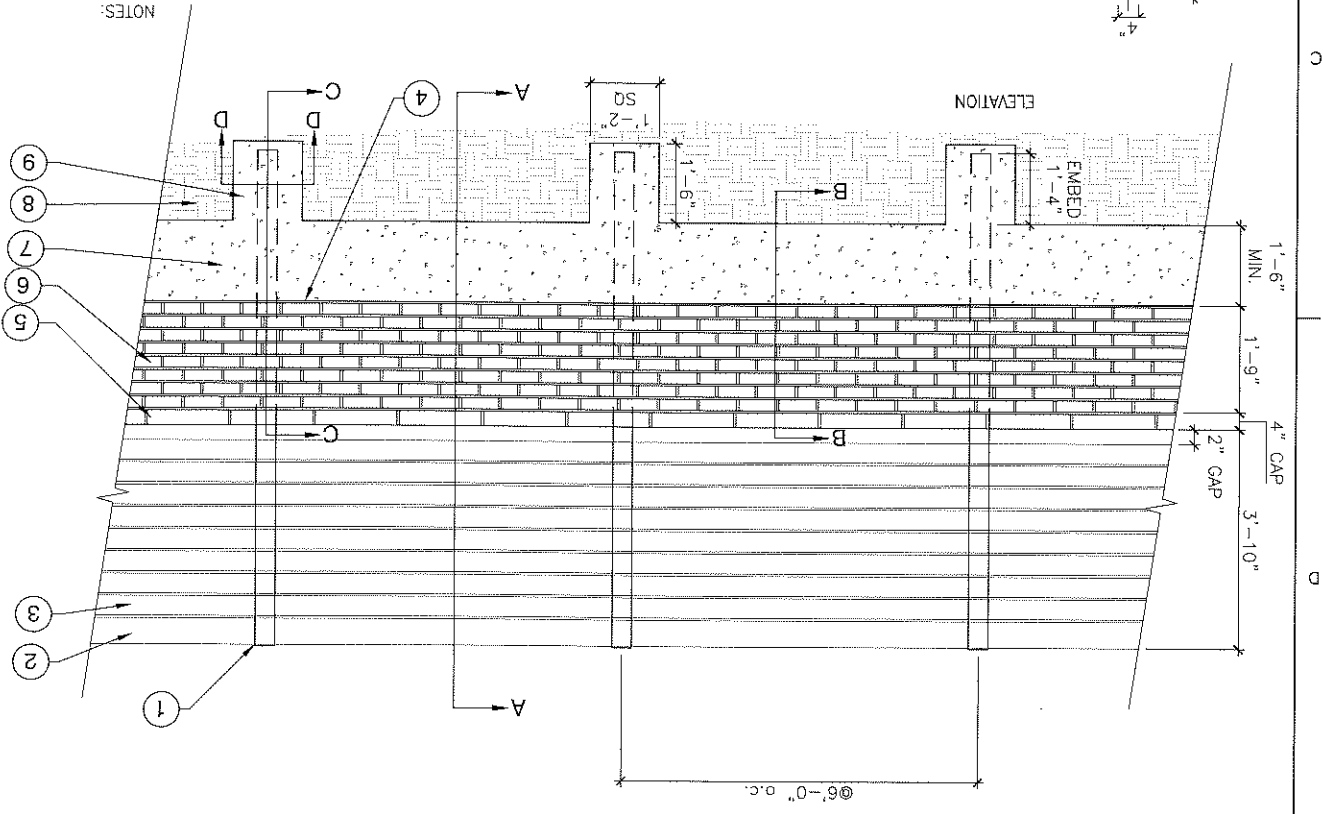
Client/Project	
TOWN OF GARDNERVILLE	
GARDNERVILLE STATION	
DOUGLAS COUNTY, NV	
Project No.: 187506811	
File Name: grading plan.dwg	
Scale: 1"=10'	
PS	PS
Dwn.	Dwn.
Chkd.	Chkd.
2025.05.22	2025.05.22
Title	
GRADING PLAN	
Revision: Sheet: 6 of 29	
Drawing No. C-6	

6-FT TALL SCREENING WALL

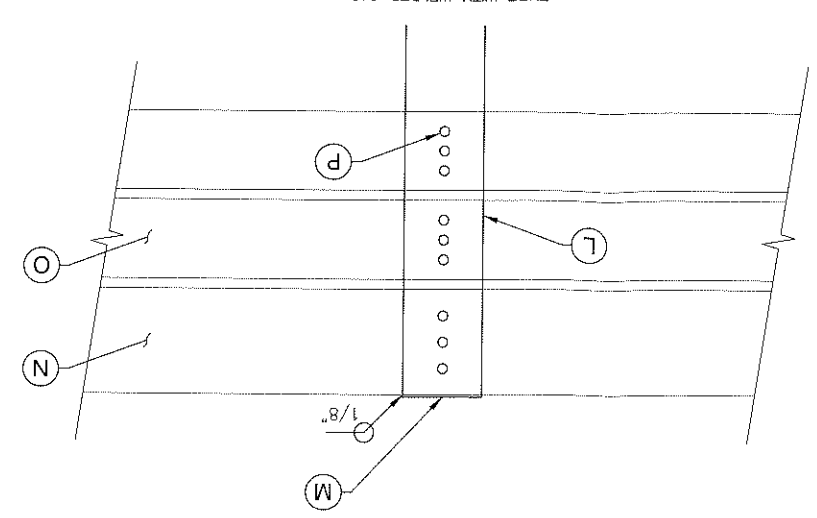
C-16 NTS



- (K) #4 HSS 4"x4"x3/16" TUBE
- (J) #4 VERT. REBAR, (4) PER PIER
- (I) #4 TIES @ 12"
- (H) #4 HSS 4"x4"x3/16" TUBE
- (G) #4 VERT. REBAR, (4) PER PIER
- (F) #4 HORIZ. REBAR, CONTINUOUS
- (E) #4 HSS 4"x4"x3/16" TUBE



- (1) HSS 4"x4"x3/16" TUBE WITH WELDED CAP
- (2) 2" X 8" REDWOOD TOP RAIL
- (3) 2" X 6" REDWOOD PLANKS, 1/2" MAX. SPACING.
- (4) FINISH GRADE.
- (5) 4"x16" DOUBLE ROW SOLDIER COURSE BRICK
- (6) TOP CAP WITH MORTAR FILL, COLORS TO MATCH EXISTING STATION BUILDING. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
- (7) 6" THICK CONCRETE WALL WITH SOLDIER COURSE BRICK FACADE ON ALL SIDES, WITH MORTAR FILL. COLORS TO MATCH CSP-1120 CANYON ROCK (BENJAMIN MOORE). INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
- (8) 14"x18" CONCRETE GRADE BEAM
- (9) EXISTING SUBGRADE TO BE COMPACTED TO 95% R.D.
- (10) UNDER POST FOOTINGS.
- (11) 14"x14" CONCRETE PIER @ 6'-0" O.C.
- (12) "BTC" @ 18" O.C., BRICKWORK STAGGERED



- 1. BASIS OF DESIGN:
 - A. CODES
 - B. SOILS
 - C. SEISMIC DATA
 - D. WIND
 - 1. BASIC WIND SPEED, V_{WIND} = 130 MPH, 3 SECOND GUST, EXP. "C"
 - 2. SITE CLASS "D", SEISMIC DESIGN CATEGORY "D"
 - 3. SPECTRAL RESPONSE ACCELERATION, 1 SEC. PERIOD S_1 = 48.50%g
 - 4. EARTHQUAKE MOTION
 - E. SNOW LOADS
 - F. MATERIALS
- 2. STRUCTURAL NOTES:
 - A. ALL WORK SHALL BE IN ACCORDANCE WITH THESE SPECIFICATIONS, THE INTERNATIONAL BUILDING CODE, IBC 2018, IRC 2018, 2018 NORTHERN EVIDA AMENDMENTS, ASCE 7-16 AND THE REQUIREMENTS OF DOUGLAS COUNTY.
 - B. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND EXISTING BUILDING DIMENSIONS SHOWN ON THE DRAWINGS PRIOR TO BEGINNING WORK. DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.
 - C. DETAILS NOTED AS "TYPICAL" SHALL BE USED WHENEVER APPLICABLE. SPECIFIC DETAILS OR NOTES TAKE PRECEDENCE OVER TYPICAL DETAILS AND NOTES. STRUCTURAL FEATURES, WHICH ARE NOT FULLY DESCRIBED ON THE DRAWINGS OR IN THE SPECIFICATIONS, SHALL BE CONSTRUCTED IN A SIMILAR MANNER AS THOSE SHOWN ON THE DRAWINGS OR DESCRIBED IN THESE SPECIFICATIONS.
 - D. THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE METHODS, PROCEDURES, OR SEQUENCE OF CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE ALL FINISH STRUCTURES TO MATCH WITH EXISTING FINISHES.
 - E. STRUCTURAL DESIGN OR REVIEW OF TEMPORARY SHORING, ADDITIONAL BRACING, FORMWORK, SCAFFOLDING, ERECTION METHOD, ETC. REQUIRED FOR PROPER CONSTRUCTION OF ANY COMPONENTS OF THE PROJECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 - F. EXISTING BUILDING FOUNDATIONS CONSIST OF CONVENTIONAL EDGE GRADE BEAM FOOTINGS AND HAVE BEEN DESIGNED TO IMPOSE LESS THAN 1500 PSF FOR TOTAL LOADS AS PER VISUAL INSPECTION PRESSURES. THIS IS BASED ON IBC 2018, TABLE 1806.2.
 - G. ALL CONCRETE AND COMPONENT MATERIALS USED IN THIS PROJECT SHALL CONFORM TO THE FOLLOWING CRITERIA:
 - 1. 28-DAY COMPRESSIVE STRENGTH (MIN.)
 - 2. CEMENT
 - 3. CONCRETE AGGREGATE
 - 4. MAXIMUM AGGREGATE SIZE
 - 5. WATER CEMENT RATIO
 - 6. ENTRAINED AIR CONTENT
 - 7. 4.5% - 7.5%
 - 8. EXCEPT AS ABOVE ITEMIZED, ALL CONCRETE WORK SHALL BE PRODUCED, PLACED, CONSOLIDATED, CURED, AND FINISH ON CONFORMANCE WITH AMERICAN CONCRETE INSTITUTE STANDARDS 301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS", STANDARD 305, "HOT WEATHER CONCRETING", AND STANDARD 306, "COLD WEATHER CONCRETING", CALCULUM CHLORIDE, SALT, OR OTHER MATERIALS CREATING A CORROSIVE ENVIRONMENT IN THE CONCRETE SHALL NOT BE USED FOR ANY REASON.
 - H. REINFORCING STEEL SHALL CONFORM TO ASTM A 615, GRADE 60, UNLESS OTHERWISE NOTED. LAP BARS AS SHOWN ON PLANS, 30 BAR DIAMETERS IN CONCRETE, ALL BARS SHALL BE LAPPED 2'-0" MINIMUM. REINFORCING STEEL SHALL BE FABRICATED IN CONFORMANCE WITH ACI STANDARD 318.
 - I. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT (UNLESS NOTED OTHERWISE):
 - 1. CONCRETE CAST AGAINST EARTH
 - 2. CONCRETE EXPOSED TO WEATHER OR WEATHER
 - 3. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND
 - 4. 1-1/2 INCHES
 - 5. 2 INCHES
 - 6. MIN. COVER
 - J. ALL WORKS SHALL BE IN ACCORDANCE WITH THE "SPECIFICATIONS FOR THE DESIGN FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS" AS ADOPTED BY THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION, INC. (AISC) 360, "SPECIFICATIONS FOR STRUCTURAL STEEL PLATES AND SHAPES" CONFORM TO ASTM A 36, STEEL TUBES ASTM A 500, GRADE B, F_y 46 KSI.
 - K. ALL WELD ELECTRODES SHALL BE E70XX. ALL WELDS SHALL BE DONE BY CERTIFIED WELDER.
 - L. SPECIAL INSPECTION REQUIREMENTS
 - M. THE FOLLOWING TESTS AND INSPECTIONS AS INDICATED BELOW WILL BE REQUIRED AS DETAILED IN APPLICABLE PROJECT PLANS, SPECIFICATIONS, AND THE INTERNATIONAL BUILDING CODE 2018, SECTION 1701.
 - N. CONCRETE
 - O. WELDING
 - P. REINFORCING STEEL
 - Q. DURING THE TAKING OF TEST SPECIMENS AND PLACING OF REINFORCED CONCRETE DURING THE PLACING OF REINFORCING STEEL AND TENDONS
 - R. DURING ALL STRUCTURAL WELDS AND SHOP WELDING.

- (L) HSS 4"x4"x3/16" TUBE
- (M) USE CAP R 1/4"x4"x4", WELDED
- (N) 2"x8" REDWOOD TOP RAIL
- (O) 2"x6" REDWOOD PLANKS, 1/2" MAX SPACING
- (P) USE (3) STRONG-DRIVE FASTENER TB-1460S (SIMPSON FASTENER) PER PLANK PER TUBE

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