

**Minutes of the  
Gardnerville Ranchos General Improvement District  
Board of Trustees meeting held  
January 19, 2022, at 5 PM @  
931 Mitch Drive, Gardnerville, NV 89460**

**Pledge of Allegiance:**

Trustees Present: Leann Teter, Brad Newlon, James McKalip and John Sheridan and Bob McDowell attended by zoom.

**Also Present:** Greg Reed, Dawn Hinds, Jonathan Lesperance and Michael Bennett and Jeff from Q&D, LLC.

**Public Comment:** none

**Approval of Agenda:**

**James McKalip motioned to approve the Agenda. Leann Teter seconded the motion. All ayes. Motion passed.**

**Public Comment:** none

**Old Business:**

**I For Possible action:** Board discussion and possible action to authorize the District Manager to execute a CMAR contract with Q&D, LLC for the Guaranteed Maximum Price (GMP) of \$5,280,845.00 for the construction of Phase 1 of the 2021 South District Pipeline Replacement Project.

The CMAR process requires that the owner, engineer and contractor develop a GMP together. Q&D, Lumos and the District started this project considerably apart; through communication, negotiation and mitigating unknowns on the project, we were able to agree as a group on the final GMP of \$5,280,845.00.

In order to assure the Board that the District is getting the best possible price for this project, the District Manager authorized the hiring of a third-party

independent cost estimator to look at the project and create a cost of the work. That estimate, which cost the District a total of \$5,130.00, detailed that the cost of the labor on the project would be \$1,824,558.00 for the original scope of work for the project which included the pipeline up to the 3-million-gallon tank. Q&D's detailed estimate for the cost of labor for the project including the pipeline to the tank was \$1,814,179.00, a difference of \$10, 379.00 or two tenths of one percent of the total project cost.

Jeff added that the team was extremely collaborative, there was a lot of open and honest communication. He feels it went the way an ideal CMAR should go, and he is looking forward to working with the GRGID.

Leann asked if Mike Rowe had reviewed the contract. Mike has made his comments and changes have been addressed.

Bob McDowell asked what the District is going to do about cost increases on material. Jeff Bean replied when the Board approves the contract Q&D will send out purchase orders as soon as tomorrow morning locking in prices. Any price increases not included with the pipe, aggregate and asphalt costs, will not be seen in a change order, they will come from the GMP.

John Sheridan is looking forward to the project, especially the public outreach program.

Brad Newlon stands his ground that this is the wrong time for the project because of costs. This is not about working relationships.

**Bob McDowell motioned to authorize the District Manager to execute a CMAR contract with Q&D, LLC for the Guaranteed Maximum Price (GMP) of \$5,280,845.00 for the construction of Phase 1 of the South District Pipeline Replacement Project (SDPRP). James McKalip seconded the motion. Four ayes. Brad Newlon stood  
Opposed. Motion passed.**

**Public Comment:** none

**New Business:**

- II For Possible action:** Board discussion and possible action to authorize the District Manager to execute a contract with Lumos & Associates at a cost not  
To exceed \$260,000.00 for inspection and testing services for Phase 1 of the South District Pipeline Replacement Project.

The proposal from Lumos & Associates includes three tasks associated with engineering service for Phase 1 of the South District Pipeline Replacement Project. Task 1 – Construction Administration, Task 2 – Construction Surveying and Task 3 – Inspection & Materials Testing.

The District will conduct as much of the inspection as we can in house and will be able to save some of the money that Lumos has proposed. The Design contract with Lumos for the SDPRP did not include the three tasks outlined above because we were not sure that the SDPRP was going forward. If the SDPRP did not go forward this proposal would not be necessary.

**James McKalip motioned to authorize the District Manager to Execute a contract with Lumos & Associates at a cost not to exceed \$260,000.00 for inspection and testing services for Phase 1 of the South District Pipeline Replacement Program. John Sheridan Seconded the motion. Four ayes. Brad Newlon stood opposed. Motion passed.**

**Public Comment:** none

**Consent Calendar:**

**Trustee reports:**

Leann Teter has only heard good things about Q&D. James McKalip is ready to get this project moving. Bob McDowell would like to talk money strategies for the upcoming phases. John Sheridan mentioned that the Nevada League of Cities has proposed a significant dues increase.

**Public Comment:** none

**James McKalip motioned to adjourn the meeting. Leann Teter  
Seconded the motion. All ayes. Motion passed.**

**Meeting adjourned at 6 p.m.**

**By**

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**Dawn Hinds  
Acting Secretary**