

WASHOE COUNTY HEALTH DISTRICT

ENHANCING QUALITY OF LIFE

Sewage, Wastewater and Sanitation Hearing Advisory Board Meeting Notice and Agenda

Members

Matthew Buehler

Frank Kurnik

Chad Carnes, P.E.

Kenneth Lund, Attorney

John Adams

Matt Smith – Alt.

Ronald J. Anderson, P.E., Alt.

May 4, 2023

5:30 p.m.

Washoe County Administration Complex, Building B
Health District South Conference Room

1001 East Ninth Street
Reno, NV

An item listed with asterisk (*) next to it is an item for which no action will be taken.
5:30 p.m.

1. *Roll Call and Determination of Quorum

2. *Pledge of Allegiance

3. *Public Comment

Any person is invited to speak on any item on or off the agenda during this period. Action may not be taken on any matter raised during this public comment period until the matter is specifically listed on an agenda as an action item.

4. Approval of Agenda – **(For possible action)**

May 4, 2023

6. Approval of Draft Minutes – **(For possible action)**

May 5, 2022

7. **Public Hearing** to determine whether to recommend approval to the District Board of Health for a variance for APN 552-084-06 section 020.080. – **(For possible action)**

Staff Representative: Latricia Lord

Sergio Quezada & Maria Reyes

8900 Spearhead Way

Reno, NV 89506

9. *Public Comment

Any person is invited to speak on any item on or off the agenda during this period. Action may not be taken on any matter raised during this public comment period until the matter is specifically listed on an agenda as an action item.

10. Adjournment – **(For possible action)**

Possible Changes to Agenda Order and Timing: Items on the agenda may be taken out of order, combined with other items, withdrawn from the agenda, moved to the agenda of another later meeting, moved to or from the Consent section, or they may be voted on in a block. Items with a specific time designation will not be heard prior to the stated time but may be heard later. Items listed in the Consent section of the agenda are voted on as a block and will not be read or considered separately unless withdrawn from the Consent agenda.

Special Accommodations: The Sewage, Wastewater and Sanitation Board Meetings are accessible to the disabled. Disabled members of the public who require special accommodations or assistance at the meeting are requested to notify Administrative Health Services in writing at the Washoe County Health District, 1001 East Ninth Street, Building B, Reno, NV 89512, or by calling 775.328.2415, 24 hours prior to the meeting.

Public Comment: During the “Public Comment” items, anyone may speak pertaining to any matter either on or off the agenda, to include items to be heard on consent. For the remainder of the agenda, public comment will only be heard during items that are not marked with an asterisk (*). Any public comment for hearing items will be heard before action is taken on the item and must be about the specific item being considered by the Board. In order to speak during any public comment, each speaker must fill out a “Request to Speak” form and/or submit comments for the record to the Recording Secretary. Public comment presentations for individual agenda items are limited as follows: fifteen minutes each for staff and appellant presentations, five minutes for a speaker representing a group, and three minutes for individual speakers unless extended by questions from the Board or by action of the Chair.

Response to Public Comment: The Sewage, Wastewater, and Sanitation Hearing Advisory Board can deliberate or take action only if a matter has been listed on an agenda properly posted prior to the meeting. During the public comment period, speakers may address matters listed or not listed on the published agenda. The *Open Meeting Law* does not expressly prohibit responses to public comments by the Sewage, Wastewater, and Sanitation Hearing Advisory Board. However, responses from the Board members to unlisted public comment topics could become deliberation on a matter without notice to the public. On the advice of legal counsel and to ensure the public has notice of all matters the Sewage, Wastewater, and Sanitation Hearing advisory Board will consider, Board members may choose not to respond to public comments, except to correct factual inaccuracies, ask for Health District Staff action or to ask that a matter be listed on a future agenda. The Sewage, Wastewater, and Sanitation Hearing Advisory Board may do this either during the public comment item or during the following item: “Board Comments – Limited to Announcement or Issues for future Agendas.”

Posting of Agenda; Location of Website:

Pursuant to NRS 241.020, Notice of this meeting was posted at the following locations:

Washoe County Health District, 1001 E. 9th St., Reno, NV
Downtown Reno Library, 301 S. Center St., Reno, NV
Reno City Hall, 1 E. 1st St., Reno, NV
Sparks City Hall, 431 Prater Way, Sparks, NV
Washoe County Administration Building, 1001 E. 9th St, Reno, NV
Washoe County Health District Website: www.washoecounty.gov/health
State of Nevada Website: <https://notice.nv.gov>

How to Get Copies of Agenda and Support Materials: Supporting materials are available to the public at the Washoe County Health District located at 1001 E. 9th Street, in Reno, Nevada. Ms. Susy Valdespin, Administrative Assistant to the District Board of Health is the person designated by the Washoe County District Board of Health to respond to requests for supporting materials. Ms. Valdespin is located at the Washoe County Health District and may be reached by telephone at (775) 328-2415 or by email at svaldespin@washoecounty.gov. Supporting materials are also available at the Washoe County Health District Website www.washoecounty.gov/health pursuant to the requirements of NRS 241.020.

**SEWAGE, WASTEWATER, AND SANITATION HEARING BOARD
MEETING MINUTES**

Members

Matthew Buehler, Chair
Kenneth Lund, Atty
John Adams
Frank Kurnick, Jr.
Chad Carnes, P.E.
Kenneth Lund, Atty
Matt Smith – Alternate
Ronald J. Anderson, P.E.– Alternate

**Thursday, May 5, 2022
6:00 p.m.**

Washoe County Administration Complex

**Washoe County Chambers
1001 East Ninth Street
Reno, NV**

6:00 p.m.

1. *Roll Call and Determination of Quorum

The following members and staff were present:

Members present: Matthew Buehler
Kenneth Lund, Atty
John Adams
Chad Carnes, P.E.
Frank Kurnick, Jr.

Staff present: Dania Reid, DDA
Dave Kelly
Ellen Messinger-Patton
Josh Philpott

Members absent: Matt Smith, Alternate
Ronald J. Anderson, P.E., Alternate

2. *Pledge of Allegiance

Those present pledged allegiance to the flag.

3. *Public Comment

4. Election of New Chair

Dave Kelly thanked the new and existing SWS Board Members for their time and service. Dania Reid, DDA requested the board nominate a new chair. A motion was made by Mr. Carnes “Motion to nominate Mr. Buehler as the new Chair.” Second by Mr. Adams, motion carried.

5. Approval of Agenda – May 5, 2022

Chair Buehler moved to approve the agenda of the May 5, 2022, Sewage, Wastewater, and Sanitation Board (SWS Board) regular meeting. Second by Mr. Adams, motion approved.

6. Approval of Draft Minutes – September 3, 2019

Since the only board member present on May 5, 2022, was Matt Buehler and staff, Mr. Kelly created an agenda item to confirm staff verified the minutes to be accurate. Mr. Buehler moved to approve the minutes of the September 3, 2019, Sewage, Wastewater, & Sanitation Board (SWS Board) regular meeting. Second by Mr. Adams, motion approved.

7. Hearing - Variance APN 230-101-07- Section 0.0100

Staff Representative: Ellen Messinger-Patton

Ms. Messinger-Patton provided an overview and stated that the Health District recommends the Sewage, Wastewater and Sanitation (SWS) Hearing Board support the presented Variance Case H22-0001VARI (M&T Land Holdings LLC) to allow the approval of portions of a septic system (WBLD21-104161) with less than the required 25' setback to a drainage channel. The variance requests a building sewer line be allowed to cross a storm drainage channel. The building sewer will be sleeved with 6" SDR35 pipe, anchored with concrete and installed 1' below the lined drainage channel. She further stated that none of this protrudes into the drainage ditch (below) and that WCHD has allowed this in the past with variance and will be recommending it be allowed when the regulations are updated.

Mr. Adams stated his company has done this exact system before with 4" SDR in 6" SDR35 pipe. He recommended installing warning tape at least one foot above the 50' sleeve for these crossings. Suggested clean-out green markers even though nobody wants to see markers.

Michael Vet, Engineer for the crossing project stated they would be extending a 25' sleeve on both sides so probably 60 feet total. This may address your concern as the crossing is five feet underneath the driveway and will require an engineer sign off for the septic system. Crossing will be underneath the drainage pipe. This is in a flood zone and everything is already elevated so all water is being directed away from the project.

Chair Buehler expressed concern about future changes. Dave Kelly stated as-builts are required with any changes and WCHD has 98% of records on all Washoe County properties. EHS runs into this frequently. Last two variances were similar and crossed irrigation ditches. Intent of reg changes will be a minor risk to public health and larger issues will still come before the SWS Board.

Conditions of Approval

1. Any instances of system non-function must be reported to WCHD for review and shall be repaired immediately. In the event of failure to maintain or lack of system function, WCHD may require sampling and/or impose restrictions on the property based on the functionality of the septic system, up to and including removal of the drainage channel crossing.
2. Require recording of the variance to the parcel to ensure proper public records notification in the event the property is sold to any other person or entity. Recording may not be removed without Health District approval.

Motion made by Chair Buehler "Move to present to the District Board of Health a recommendation for approval of Variance Case H22-0001VARI (M&T Land Holdings LLC) to allow the approval of a septic system as proposed, including all recommended conditions which includes DTAC tape over the entire 50-foot surrounding area." Second by Mr. Carnes, motion approved. Chair Buehler closed the public hearing.

8. Hearing - Variance for APN 222-073-04 section 040.100 Table 2

Staff Representative: Josh Philpott

Mr. Philpott provided an overview and stated that the Health District recommends the Sewage, Wastewater and Sanitation (SWS) Hearing Board support the presented to update and provide any direction from the Board on the Environmental Health Services Division's (EHS) review of the submitted variance application for your decision to recommend or deny approval to the District Board of Health (DBOH) a variance for APN 222-073-04 which is owned by Michael & Julie Dianda. The variance requests the allowance of a building sewer line to cross an existing hard piped storm water drainage channel. The building sewer line would be concrete encased from the point of crossing, extending to 5 feet on both sides of the crossing. The building sewer line will run above the drainage channel with a minimum vertical separation of 6 inches.

Discussion and questions with Ryan Simms and Roy Haliburton with Q&D Construction regarding other options considered. Currently has SDR35 PVC pipe for lot drainage (rain only) so no possibility of debris blockage. Pipe is in a non-traffic load area.

Mr. Adams stated that it is one pipe over another like the first variance reviewed earlier in the agenda. No further concerns or discussion.

Conditions of Approval

1. Any instances of system non-function must be reported to WCHD for review and shall be repaired immediately. In the event of failure to maintain or lack of system function, WCHD may require sampling and/or impose restrictions on the property based on the functionality of the building sewer line, up to and including removal of the storm drain crossing.
2. Require recording of the variance to the parcel to ensure proper public records notification in the event the property is sold to any other person or entity. Recording may not be removed without Health District approval.

Motion

Motion made by Chair Buehler "Move to present to the District Board of Health a recommendation for approval of Variance Case H22-0002VARI (Michael & Julie Dianda) to allow the approval of a septic system as proposed, including all recommended conditions which includes DTAC tape over the entire 50-foot surrounding area." Second by Mr. Adams. Motion approved.

Chair Buehler closed the public hearing.

9. *Public Comment

As there were no public comment requests, Chair Buehler closed the public comment period.

10. Adjournment –

At 6:23 p.m., Chair Buehler moved to adjourn the meeting. Second by Mr. Lund, motion approved.

STAFF REPORT

BOARD MEETING DATE: May 4, 2023

TO: Sewage, Wastewater, and Sanitation Hearing Advisory Board
FROM: Latricia Lord, Senior Environmental Health Specialist
775-328-2689, llord@washoecounty.gov
SUBJECT: Variance Case #H23-0001VARI; Variance to Section 020.080, Parcel 552-084-06, 8900 Spearhead Way, Washoe County, NV

SUMMARY

This staff report summarizes the Environmental Health Services Division's (EHS) review of the submitted variance application for your decision to recommend or deny approval to the District Board of Health (DBOH) a variance for APN 552-084-06, owned by Sergio Quezada & Maria Reyes. The variance requests permission to install a septic system on an undeveloped parcel where municipal sewer is available within 200 feet.

Previous Action

There has been no previous action with this variance request. The parcel in question will be served by community water.

Background

The variance correctly identifies the Washoe County Health District (WCHD) Regulations Governing Sewage, Wastewater, and Sanitation (regulations) that prohibits the issuance of a permit to install a septic system if public sewer is available within 200 feet from the property line of an undeveloped parcel. After consultation with Washoe County Utilities and City of Reno, an available sewer line is in E. Golden Valley Road, approximately 40 feet from the SW corner of Mr. Quezada and Mrs. Reyes' property.

The property owners wish to build a dwelling on the property and while a test trench has not been performed on the parcel, it appears to WCHD staff that sufficient space exists on the property for a standard septic system and/or sand filter bed and associated future repair area, meeting all applicable setbacks required by the current code.

The only reason for the variance request is due to the proximity of the sewer line, which prohibits WCHD from issuing the necessary permits for the dwelling. Mr. Quezada and Mrs. Reyes are contending that the cost for dragging the sewer line to his property is cost prohibitive.

Findings of Fact

The Board must consider the following when making a recommendation on this variance to the DBOH:

1. Will the proposed variance result in contamination of water to the extent it cannot be used for its existing or expected use?

Reply: The proposed systems would be able to meet all relevant setbacks that a normal system would and should not pose any additional threat to groundwater. There is no expectation of groundwater contact expected based on the original sizing of the system; However, if groundwater were encountered at depths, WCHD would require an appropriate re-design and believes space is available for any necessary modifications to protect groundwater should it be encountered.

2. Will the proposed variance pose a threat to public health?

Reply: There are two primary ways that sewage can pose a threat to public health, direct exposure via surface and groundwater contamination in areas with domestic wells. All sewage would be discharged underground preventing direct exposure and as all setbacks and design requirements are met, no increased risk of groundwater contamination is expected.

3. Are there other reasonable alternatives?

Reply: WCHD regulations do not allow for the issuance of any permit to install, modify or replace a septic system with municipal sewer available within 400 feet. There is no alternative other than for the property owner to drag the sewer line from E. Golden Valley Road to his property.

Conditions of Approval

1. WCHD is not recommending any conditions of approval at this time, as the property is of sufficient size for a standard septic system or a sand filter bed that will meet all applicable setbacks. WCHD would follow its normal permitting and inspection procedures and if groundwater or other limiting layers were encountered would require the appropriate redesign. If the Board does determine that there are appropriate conditions of approval, any conditions they set should be required to be recorded to the title, not to be removed without Health District approval.

Recommendation

Staff is neutral as to whether the Sewage, Wastewater and Sanitation (SWS) Hearing Board should support the presented Variance Case # H23-0001VARI (Sergio Quezada & Maria Reyes) to allow for the construction of a septic system to support a new dwelling, as all setbacks should be able to be met and the relative cost of dragging sewer to the property is the only issue. Our primary reason for remaining neutral is due to EHS's internal policy that financial hardship situations are not to be decided at the staff level but rather at the Advisory Board and District Board of Health level to avoid any personal judgements as to what constitutes a financial hardship.

Possible Motion

Should the SWS Hearing Board wish to approve the variance application, the three possible motions would be:

1. “Move to present to the District Board of Health a recommendation for approval of Variance Case # H23-0001VARI (Sergio Quezada & Maria Reyes) to allow the permitting and construction of a septic system as requested”; OR
2. “Move to present to the District Board of Health a recommendation for approval of Variance Case # H23-0001VARI (Sergio Quezada & Maria Reyes) to allow the permitting and construction of a septic system as proposed, with the following conditions (list conditions)”; OR
3. “Move to present to the District Board of Health a denial of Variance care # H23-0001VARI (Sergio Quezada & Maria Reyes)”.

The SWS Board may also formulate their own motion or request additional information from the applicant if desired.

H23-0001VARI

Washoe County



Health District

WASHOE COUNTY HEALTH DISTRICT
ENVIRONMENTAL HEALTH SERVICES DIVISION
1001 East Ninth Street • PO Box 11130 • Reno, Nevada 89520
Telephone (775) 328-2434 • Fax (775) 328-6176
www.washoecounty.us/health

Office Use Only

Fee Paid 2583.00
Date Paid 4-13-23
Cash/CC/Check # 000234
Receipt No. 753129
Date Appl. Received _____
Considered Comp. _____

APPLICATION FOR VARIANCE
TO THE REGULATIONS GOVERNING SEWAGE,
SANITATION AND WASTEWATER

DATE 4/13/2023 PROJECT NAME QUEZADA Estates

OWNER Name SERGIO QUEZADA **ENGINEER** Name _____
Address _____ Address _____
Phone _____ Phone _____
Email Address _____ Email Address _____

The following items must be submitted with this application:

JOB ADDRESS 8900 Spearhead way Reno NV. 89506
SIZE OF PARCEL 42,907 sq ft /Acre

COPY OF LEGAL DESCRIPTION AND VERIFICATION OF CURRENT VESTING ON TITLE
EXISTING PARCEL(S) APN(S) 552-084-06 LOT 6 BLOCK 084
REASON FOR VARIANCE REQUEST Cost prohibitive to connect to municipal sewer.

SECTION(S) OF REGULATIONS TO BE VARIED 020.080

IF A PARCEL MAP: PROJECT NAME _____
APN(S) _____ LOT _____ BLOCK _____
IF TENTATIVE MAP: PROJECT NAME _____
NUMBER OF PROPOSED LOTS _____ LOTS REQUIRING VARIANCES _____
LOT DESCRIPTION(S) _____

Prepare and submit this original application with 9 copies and 10 copies of a construction plot plan with specifications drawn to scale (minimum 1 inch = 30 feet) and include the required following requirements:

- Vicinity map.
- The direction of North.
- A diagram of the location of roadways, easements or areas subject to vehicular traffic, material storage or large animal habitation.

... continued from previous page

- ❑ A diagram of the location and distance to any well and on-site sewage disposal system within 150 feet of the subject property (if none, so indicate).
- ❑ A diagram of the distances from the proposed on-site disposal system to any proposed or existing on-site well.
- ❑ A diagram of the location of any percolation hole or test trench(es) on the property.
- ❑ A diagram to scale of the location of all proposed on-site sewage disposal system components, including a delineated area for future replacement of disposal trench(es).
- ❑ A diagram of the distance to any available sewer system (if none, so indicate).
- ❑ The number of bedrooms in the proposed building.
- ❑ The maximum slope across the disposal area.
- ❑ A diagram of the lot dimensions and total lot area.
- ❑ The location of water supply lines.
- ❑ A diagram of all structures on site.
- ❑ A diagram of all existing and proposed drainage improvements.
- ❑ A diagram of the location of any watercourse and/or natural drainage channel within 150 feet of the property (if none, so indicate).
- ❑ Soil logs and percolation test results, including calculations and actual field data (if required).
- ❑ Sewage loading calculations and application rates.
- ❑ System sizing calculations.
- ❑ Pertinent geological and hydrogeological information.
- ❑ Construction drawings, cross-sections and specifications of the proposed system.
- ❑ Certification by an engineer that the proposed system is properly designed to function for at least ten (10) years (engineer's seal).
- ❑ Submit a completed Notice of Special On-Site Requirements. We will give you the form after variance is approved by the District Board of Health.

BE PREPARED TO SUBMIT:

- ❑ Other information may be required to enable the Board to adequately consider the application.

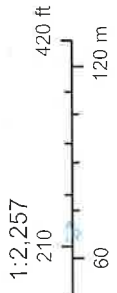
THE SUBMITTED DATA, DOCUMENTS AND DESIGNS MUST DEMONSTRATE WHETHER:

1. The proposed system will significantly and/or adversely impact any water so that the water may no longer be used for its existing or expected beneficial use.
2. The proposed system will be detrimental or pose a danger to the public health, safety or create or contribute to a public health hazard.
3. Other reasonable alternatives for compliance with these regulations are available to the applicant. State the alternatives considered, including reasons for rejection.

ALL INFORMATION MUST BE PROVIDED AND THIS APPLICATION MUST BE PROPERLY COMPLETED PRIOR TO SUBMITTAL. FAILURE TO DO SO MAY RESULT IN SIGNIFICANT DELAYS TO THE PROCESSING OF THIS VARIANCE REQUEST.




September 8, 2022



Washoe County GIS
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

This information is for illustrative purposes only. Not to be used for boundary resolution or location and not intended to be used for measurement, calculation, or delineation.
Washoe County Technology Services - Regional Services Division, 1001 E. 5th St, Building C-200, Reno, NV 89512 www.washocounty.gov (775) 328-2345

8900 SPEARHEAD WAY GRADING AND UTILITY PLAN SHEET 01A GAYNE COUNTY PROJECT NO. 13880103		PREPARED FOR SERGIO QUEZADA 3340 CITY VIEW TERN SUITE 101 WAXAHACH, TX 75080 PHONE: 972.382.1111 FAX: 972.382.1112 WWW: SERGIOQUEZADA.COM	DRAWN BY DAVID WARD 2021-03-13 DATE		REVISIONS <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>2021-03-13</td> <td>DAVID WARD</td> <td>FOR CLIENT REVIEW</td> </tr> <tr> <td>2</td> <td>2021-03-13</td> <td>DAVID WARD</td> <td>FOR CLIENT REVIEW</td> </tr> <tr> <td>3</td> <td>2021-03-13</td> <td>DAVID WARD</td> <td>FOR CLIENT REVIEW</td> </tr> <tr> <td>4</td> <td>2021-03-13</td> <td>DAVID WARD</td> <td>FOR CLIENT REVIEW</td> </tr> <tr> <td>5</td> <td>2021-03-13</td> <td>DAVID WARD</td> <td>FOR CLIENT REVIEW</td> </tr> <tr> <td>6</td> <td>2021-03-13</td> <td>DAVID WARD</td> <td>FOR CLIENT REVIEW</td> </tr> <tr> <td>7</td> <td>2021-03-13</td> <td>DAVID WARD</td> <td>FOR CLIENT REVIEW</td> </tr> <tr> <td>8</td> <td>2021-03-13</td> <td>DAVID WARD</td> <td>FOR CLIENT REVIEW</td> </tr> </table>	NO.	DATE	BY	DESCRIPTION	1	2021-03-13	DAVID WARD	FOR CLIENT REVIEW	2	2021-03-13	DAVID WARD	FOR CLIENT REVIEW	3	2021-03-13	DAVID WARD	FOR CLIENT REVIEW	4	2021-03-13	DAVID WARD	FOR CLIENT REVIEW	5	2021-03-13	DAVID WARD	FOR CLIENT REVIEW	6	2021-03-13	DAVID WARD	FOR CLIENT REVIEW	7	2021-03-13	DAVID WARD	FOR CLIENT REVIEW	8	2021-03-13	DAVID WARD	FOR CLIENT REVIEW
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ALL WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES AN ENCROACHMENT PERMIT BY A DULY LICENSED CONTRACTOR

RESIDENTIAL PRELIMINE REDUCION VALVE REQUIRED WHEN BUILDING CONSTRUCTION FOR 1.5 INCH ZONE



C1

SHEET 2 OF 3

April 12, 2023

Washoe County Health Department
Attn: David Kelly, REHS and Latricia Lord, REHS
1001 E Ninth Street, Building B
Reno, Nevada 89512

Re: 8900 Spearhead Way; APN 552-084-06 – Variance Application Request

Dear David & Latricia,

Along with my wife Maria and our family, I am requesting a variance from Washoe County in order to be able to install a septic system on my lot at 8900 Spearhead Way.

Over the last few years, I have been trying to work with the County to determine a cost-effective solution to hooking up to the municipal sewer, but have been unable to do so. I have received two estimates from civil contractors, both of which are nearly three times my purchase price of \$100,000. In speaking with the County, the sewer main in E Golden Valley Road is at a depth of 17' which would require special shoring for the trenches. Additionally, traffic control for working in E Golden Valley Road is also extremely expensive.

I have also reached out to my neighbors to see if they would be interested in participating in sharing the cost of extending the sewer main up Spearhead Way, but all of my neighbors are content with their septic systems and have no desire, nor the budget, to switch to municipal sewer.

In preparation for a septic system, I have engaged a civil engineering firm and am prepared to have them perform a percolation test, as well as a complete septic system design, including a sand-filtered system if necessary.

I appreciate your time and consideration.

Thank you,



Sergio Quezada



CONSTRUCTION CO., INC.
 19 Cygnet Drive
 Moundhouse, NV 89706
 Tel: (775)883-6161 Fax: (775)246-5556

Proposal/Contract

General Contractor
 Commercial - Industrial - Residential
 NV License No. 41648A
 CA License No. 741126
 Bid Limit - \$8,000,000.00

Submitted to:	Sergio Quezada	Email	
Street	8900 Spearhead Way	Job Address	Same
City, State, Zip	Reno, Nv	Job City, State, Zip	Same
Estimator	Billy Dunn	Telephone/Date	3/3/2023

Proposal For Sergio Quezada - Septic System Installation

Install Septic System:

Mobilization (Mob In, Clean up, and Mob out.)	1/ls	\$6,000.00	\$6,000.00
4" SDR35	140/lf	\$50.00	\$7,000.00
Clean Out Assemblies	3ea.	\$350.00	\$1,050.00
1,500/gal Septic Tank and Distribution Box	1/ls	\$18,850.00	\$18,850.00
60/lf Leach Lines	2ea.	\$3,300.00	<u>\$6,600.00</u>
			\$39,500.00

Authorized Signature: <i>Billy Dunn</i>	Date: 3/3/2023
Client Signature:	Date:



CONSTRUCTION CO., INC.
19 Cygnet Drive
Moundhouse, NV 89706
Tel: (775)883-6161 Fax: (775)246-5556

Proposal/Contract

General Contractor
Commercial - Industrial - Residential
NV License No. 41648A
CA License No. 741126

Submitted to:	Sergio Quezada	Email	
Street	8900 Spearhead Way	Job Address	Same
City, State, Zip	Reno, Nv	Job City, State, Zip	Same
Estimator	Billy Dunn	Telephone/Date	3/3/2023

Proposal For Sergio Quezada - Sewer Main Extention

Special: No permits, bonds or fees included. No Survey or Compaction testing included.
 No SWWPP plans. No over excavation due to discovery of unsuitable subgrade.
 No relocation of exiting utilities. Import for work bid only.
 No night work included.
 Any price escalation of materials due to inflation shall be past on to owner/GC.
 SF approx. Verify by field measurement. Unit price to prevail.
 No Additional shoring included due to over excavation outside of bid line items.
 All utilities to be left outside the bldg. footprint 5' away.
 Cruz Construction excludes work not listed i.e., gas installation, landscaping, fences, and etc.
 Cruz Construction also excludes off haul of excess spoils for other trades
 Any hazardous material well abandonments or septic sewer removal not included.
 No Dewatering, processing, handling, re working or drying of excess wet material.
 Trench dewatering is excluded. We exclude repair of existing streets other than what's shown on plans.
 Excludes any cleaning or video testing of existing sewer or storm drain.
 This bid is based on a 40 hours work week with no overtime. If requested by owner overtime will be worked with payment made by owner for the premium time only.
 We exclude weed killer, arborist, hydroseeding, protection of wetlands, prime oil, fog seal or slurry of asphalt
 Excludes roof drains, irrigation pipe, and sleeving, except for what is in bid.
 Bid based off plans dated: 07/13/2021 By Robinson Engineering
 No plans or layout for septic system. This is for Budgetary use only.

Page 2 of 2

We hereby agree to furnish material and labor to complete job in accordance with the above specifications for the sum of: **\$39,500.00**

Payment Terms: 30% deposit due upon acceptance of proposal. Progress billings due upon work completed.

A service charge of 0.75% bi-weekly or 18% annually will be assessed for payments over 15 days. There is a \$20.00 returned check fee.

Cruz rejects any requirement that payment shall be delayed until Hiring Party is paid by others.

All material is guaranteed to be as specified. All work will be completed in a workmanlike manner according to standard practices. All extra work done beyond the above job description will be an addition to this Proposal/Contract. We are not responsible for any damage caused by snow removal equipment, structural settling, erosion, or Acts of God. No Warrantee for crack patching and crack filling.

Excludes all permits, permit fees, engineering and inspections.

ACCEPTANCE OF PROPOSAL/CONTRACT: *The above prices, specifications, and conditions are satisfactory and are hereby accepted. Cruz Construction Co., Inc. is authorized to do the work as specified. Payment will be made as outlined above.*

Authorized Signature: <i>Billy Dunn</i>	Date: 3/3/2023
Client Signature:	Date:



CONSTRUCTION CO., INC.
 19 Cygnet Drive
 Moundhouse, NV 89706
 Tel: (775)883-6161 Fax: (775)246-5556

Proposal/Contract

General Contractor
 Commercial - Industrial - Residential
 NV License No. 41648A
 CA License No. 741126
 Bid Limit - \$8,000,000.00

Submitted to:	Sergio Quezada	Email	
Street	8900 Spearhead Way	Job Address	Same
City, State, Zip	Reno, Nv	Job City, State, Zip	Same
Estimator	Billy Dunn	Telephone/Date	3/3/2023

Proposal For Sergio Quezada - Sewer Main Extention

Install 12" Sewer Main Extention: Approx. 225/lf

Mobilization (Mob In, Clean up, and Mob out.)	1/l	\$23,000.00	\$23,000.00
Traffic Control	1/l	\$40,000.00	\$40,000.00
Trench Shoring	1/l	\$30,000.00	\$30,000.00
12" SDR-35	225/lf	\$255.00	\$57,375.00
Sewer Manholes	2ea.	\$28,000.00	\$56,000.00
Utility Testing	1/l	\$12,000.00	\$12,000.00
Asphalt Patching (Pave Back Spearhead Way with Hot Mix)	2,400/sf	\$16.55	\$39,720.00
Washoe County Permit	1/l	\$30,000.00	\$30,000.00
			\$288,095.00

Authorized Signature: <i>Billy Dunn</i>	Date: 3/3/2023
Client Signature:	Date:



CONSTRUCTION CO., INC.
 19 Cygnet Drive
 Moundhouse, NV 89706
 Tel: (775)883-6161 Fax: (775)246-5556

Proposal/Contract

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 Commercial - Industrial - Residential
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Submitted to:	Sergio Quezada	Email	
Street	8900 Spearhead Way	Job Address	Same
City, State, Zip	Reno, Nv	Job City, State, Zip	Same
Estimator	Billy Dunn	Telephone/Date	3/3/2023

Proposal For Sergio Quezada - Sewer Main Extention

Special: No permits, bonds or fees included.) No Survey or Compaction testing. (Only Washoe County Permit Included.)
 No SWWPP plans. No over excavation due to discovery of unsuitable subgrade.
 No relocation of exiting utilities. Import for work bid only.
 No night work included.
 Any price escalation of materials due to inflation shall be past on to owner/GC.
 SF approx. Verify by field measurement. Unit price to prevail.
 No Additional shoring included due to over excavation outside of bid line items.
 All utilities to be left outside the bldg. footprint 5' away.
 Cruz Construction excludes work not listed i.e., gas installation, landscaping, fences, and etc.
 Cruz Construction also excludes off haul of excess spoils for other trades
 Any hazardzous material well abandonments or septic sewer removal not included.
 No Dewatering, processing, handling, re working or drying of excess wet material.
 Trench dewatering is excluded. We exclude repair of existing streets other than what's shown on plans.
 Excludes any cleaning or video testing of existing sewer or storm drain.
 This bid is based on a 40 hours work week with no overtime. If requested by owner overtime will be worked with payment made by owner for the premium time only.
 We exclude weed killer, arborist, hydroseeding, protection of wetlands, prime oil, fog seal or slurry of asphalt
 Excludes roof drains, irrigation pipe, and sleeving, except for what is in bid.
 Bid based off plans dated: 07/13/2021 By Robinson Engineering
 Laterals not included in bid.
 Bid is based on existing manhole having an inlet to tie into. No core drilling or by pass systems included in pricing.

Page 2 of 2

We hereby agree to furnish material and labor to complete job in accordance with the above specifications for the sum of: **\$288,095.00**

Payment Terms: 30% deposit due upon acceptance of proposal. Progress billings due upon work completed.

A service charge of 0.75% bi-weekly or 18% annually will be assessed for payments over 15 days. There is a \$20.00 returned check fee.
 Cruz rejects any requirement that payment shall be delayed until Hiring Party is paid by others.
 All material is guaranteed to be as specified. All work will be completed in a workmanlike manner according to standard practices. All extra work done beyond the above job description will be an addition to this Proposal/Contract. We are not responsible for any damage caused by snow removal equipment, structural settling, erosion, or Acts of God. No Warrantee for crack patching and crack filling.
 Excludes all permits, permit fees. engineering and inspections.

ACCEPTANCE OF PROPOSAL/CONTRACT: *The above prices, specifications, and conditions are satisfactory and are hereby accepted. Cruz Construction Co., Inc. is authorized to do the work as specified. Payment will be made as outlined above.*

Authorized Signature: <i>Billy Dunn</i>	Date: 3/3/2023
Client Signature:	Date:



745 E. Greg St, Suite 3
 Sparks, NV 89431
 O-775-856-9777
 C-775-453-3522

NV A LIC# 0084980 & NV C-5 LIC# 0087471
 mike@westcoastdirtworks.com
 Bid Limit \$1,700,000.00

Date	Proposal No.
2/23/2023	651

Customer Information
Sergio Quezada 8900 Spearhead Way Reno, NV 89506

Project
Install Septic System

Scope of Work	Qty	Rate	Total
Install New Septic System for 8900 Spearhead Way			
1). Install (1) New 1500 Gallon Septic Tank			
2). Install 100' x 2' x 13' Leachfield			
Total Price To Complete Project		23,500.00	23,500.00

We Propose hereby to furnish material and labor complete in accordance with the above specifications for the sum of:

Base Bid: \$23,500.00

All material is guaranteed to be specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements beyond Note: Owner to carry fire, tornado and other necessary contingent upon strikes, accidents or delays in insurance. Our workers are fully covered by Workers Compensation Insurance. This proposal is based on day work Mon-Fri 7:00am-3:30pm.

We reserve the right to withdraw this proposal if not accepted within 30 days.

Exclusions: All Work Unless Specifically Listed Above!

- After Hours and / or Overtime
- Permits/ Bonds/ Testing of any kind, and all associated fees
- The proposal excludes all layout, unless otherwise outlined above
- Traffic Control
- Concrete Washout
- Frost Protection
- Landscape
- Temp Fencing
- Concrete
- Asphalt Patch
- After Hours Dust Control
- Staking/ Surveying
- Over Excavate Bad Soils
- Irrigation
- Field Measure Prevails
- Retaining Walls
- Shade Structures
- Fencing
- New Turf
- Electrical
- Protect Existing Sod
- Damage to Tree's or Roots
- Trench Drains
- CMU
- Plumbing
- Vapor Barrier
- Striping, Signage
- Cross Drains
- Portable Structures
- Bollards
- Trash Enclosures
- Conduit
- Concrete Pump
- Demo

Owner/Customer shall absorb all costs incurred from unknown conditions such as rock removal, poor digging conditions or poor soil bearing capacity; including but not limited to Excavator, Breaker or Jackhammer plus delivery and operator charges.

Acceptance Of Proposal: If the above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

DATE OF ACCEPTANCE: _____

Authorized Signature: _____

Title: _____



745 E. Greg St, Suite 3
 Sparks, NV 89431
 O-775-856-9777
 C-775-453-3522

NV A LIC# 0084980 & NV C-5 LIC# 0087471
 mike@westcoastdirtworks.com
 Bid Limit \$1,700,000.00

Date	Proposal No.
2/23/2023	650

Customer Information
Sergio Quezada 8900 Spearhead Way Reno, NV 89506

Project
Install Sewer Line

Scope of Work	Qty	Rate	Total
Install (1) New Manhole and connect to existing sewer main at the intersection of Golden Valley Dr and Spearhead Way. Extend sewer line North on Spearhead Way to Manhole #2. Install a 4" sewer lateral to service 8900 Spearhead Way.		375,000.00	375,000.00

We Propose hereby to furnish material and labor complete in accordance with the above specifications for the sum of:

Base Bid: \$375,000.00

All material is guaranteed to be specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements beyond Note: Owner to carry fire, tornado and other necessary contingent upon strikes, accidents or delays in insurance. Our workers are fully covered by Workers Compensation Insurance. This proposal is based on day work Mon-Fri 7:00am-3:30pm.
 We reserve the right to withdraw this proposal if not accepted within 30 days.

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- Permits/ Bonds/ Testing of any kind, and all associated fees
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- Traffic Control
- Concrete Washout
- Frost Protection
- Landscape
- Temp Fencing
- Concrete
- Asphalt Patch
- After Hours Dust Control
- Staking/ Surveying
- Over Excavate Bad Soils
- Irrigation
- Field Measure Prevails
- Retaining Walls
- Shade Structures
- Fencing
- New Turf
- Electrical
- Protect Existing Sod
- Damage to Tree's or Roots
- Trench Drains
- CMU
- Plumbing
- Vapor Barrier
- Striping, Signage
- Cross Drains
- Portable Structures
- Bollards
- Trash Enclosures
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- Concrete Pump
- Demo

Owner/Customer shall absorb all costs incurred from unknown conditions such as rock removal, poor digging conditions or poor soil bearing capacity; including but not limited to Excavator, Breaker or Jackhammer plus delivery and operator charges.

Acceptance Of Proposal: If the above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

DATE OF ACCEPTANCE: _____
 Authorized
 Signature: _____
 Title: _____