



J-U-B ENGINEERS, INC.



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

J-U-B FAMILY OF COMPANIES

January 7, 2026

Via email: bbyrd@fallonnevada.gov

Brian Byrd
Public Works Director
City of Fallon
55 W. Williams Avenue
Fallon, NV 89406

**Re: Request for Proposal for Auction Road Rehabilitation Civil Design and Bidding Support,
City of Fallon, Nevada**

Dear Mr. Byrd:

J-U-B ENGINEERS, Inc. (J-U-B) is pleased to submit this Proposal to provide Civil Engineering services for street rehabilitation design, topographical surveying, and bidding support services for the Auction Road Project, located in the City of Fallon bordered by US-50 on both ends including Allen Road and an extension of North Whitaker Lane from US-50 to Auction Road.

The Scope of Services outlined on the following pages is based on the information provided during recent emails and conversations and the understanding of your needs.

Civil and Survey

Task 1: Project Management

\$51,254

During design, J-U-B's project manager and other design staff will be available to meet in person or by video conference call and coordinate with City of Fallon management and staff, utility agencies, and other stakeholders, as needed. J-U-B will be available for coordination regarding the roadway design, survey of existing conditions, potential site constraints/workarounds, files exchange, and other coordination efforts. In addition, this allows J-U-B to manage the projects status, budget, and schedule. J-U-B anticipates monthly, one hour duration Project Manager meetings for a fifteen (15) month period in addition to twelve (12) other non-specific, hour long, but project related meetings.

Task 2: Public and Agency Involvement

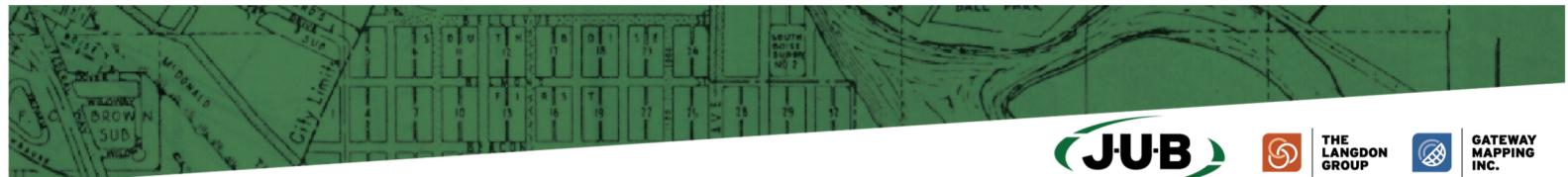
\$12,893

J-U-B will develop three (3) exhibits showing the proposed improvements for public dissemination by the City of Fallon. Coordination with NDOT is expected as the project touches NDOT right-of-way in three locations and may require modifications to existing access points especially the existing intersection of Auction Road and US-50. J-U-B anticipates four (4) meetings with NDOT to discuss access changes. NDOT has stated a preference for an Interlocal Cooperative Agreement in lieu of an Encroachment Permit.

Task 3: Project Development

\$180,935

J-U-B will research existing conditions, including utility locations and any potential right-of-way concerns. We will contact utility purveyors and local permitting agencies regarding locations of existing water, telephone, gas, data (fiber and/or communications) and electrical service. AT&T charges \$200 fee for their existing utility information. This fee is included in this task and is assumed to not be provided by the City



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of Fallon. J-U-B will also make site visits to investigate any potential shallow utilities that may require special attention during roadway construction activities. Fallon will provide city crews and vac-trucks to assist J-U-B with locating and documenting below ground utilities for potential conflicts. We will also investigate the condition of existing storm drain facilities and discuss with the City of Fallon to determine if any potential replacement and/or upgrades are needed. Auction Road between Allen Road and US-50 does not currently have a storm drain system. The project design will include in-ground infiltration basins of sufficient capacity to handle an on-street 25-year storm event and/or maintain one travel lane in a traversable condition. If a new storm drain system is requested, J-U-B will provide an estimate for those additional services.

Survey

Conduct field surveys and office support to provide topographic design survey of the proposed project area (width at least 20 feet behind the sidewalks or edge of pavement). Include cross-sections at 50+/- foot intervals in sufficient detail to allow for development of a plan and profile set of design drawings. Topographic information will include centerline spot elevations, edge of pavement and striping, curb/gutter, sidewalk, driveways, aprons, flowlines, hinge points, utility poles/anchors, fences, signs, gas and water valves, survey monuments, storm drain and sewer manholes (rim/invert for storm drain only) and storm drain catch basins. In addition, survey limits of this phase will continue 50' beyond curb returns at the intersection of Allen Road and US-50. Locate underground utility carbonite markers (if any). Overlay record property and right-of-way information (County GIS) to include assessor's parcel numbers.

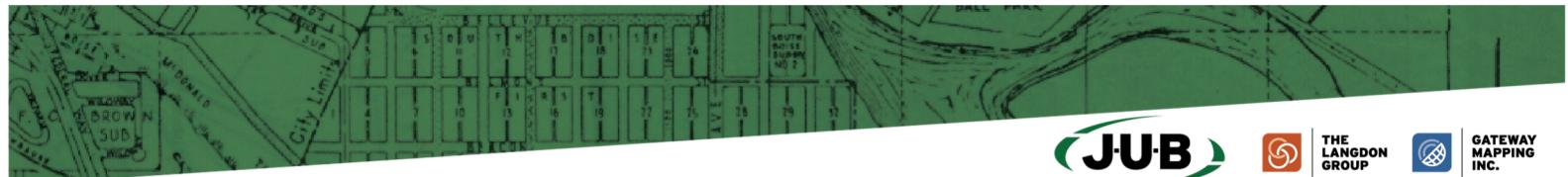
Horizontal Datum will be based on Nevada State Plane Coordinate System, West Zone NAD83/94 (HARN). Vertical Datum will be based on NAVD88.

Right-of-Way research for the purposes of Mapping will verify right-of-way widths and ownership will be provided. Should any discrepancies be encountered, J-U-B will notify City of Fallon and develop a mitigation plan. Should right-of-way need to be corrected or set, J-U-B will provide a separate scope and fee for those services.

Environmental

To support NDOT/FHWA NEPA requirements, J-U-B will provide analysis of environmental conditions and impacts from the project. It is anticipated that the following resources will require documentation:

- A. Biological Resources-including noxious weeds, vegetation, wildlife, MBTA. J-U-B will provide site visits and NDOT formatted summary technical memorandum of findings. J-U-B assumes no adverse effect on any state or federally listed species, no Section 7 Consultation with USFWS and no wetland or Waters of the US impacts.
- B. Type 1 Noise Analysis-Because of the inclusion of the Whitaker Lane extension, the project qualifies as a Type 1 project requiring a noise study. J-U-B acknowledges that NDOT intends to attempt to use their screening tool to assist Fallon with this clearance. J-U-B assumes a limited noise analysis will be required for the North Whitaker Extension and will perform this work. Due to the lack of sensitive noise receptors in the area of the Extension, sound abatement is not anticipated.
- C. Hazardous Materials-J-U-B will provide an Initial Site Assessment for hazardous waste. J-U-B assumes no ground sampling and no full Environmental Site Assessment required.



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D. Cultural Resources-Several properties may be eligible to the National Register of Historic Places. J-U-B will team with partner firm Kautz Environmental to provide full Section 106 of the NHPA support in accordance with NDOT guidelines. J-U-B will provide the accompanying 4(f) documentation for cultural resources. J-U-B assumes no adverse effect to any resources and no Individual 4(f).

All other NEPA resources are assumed to have no effect or are not present. They are shown below and will be included in NEPA documents as required to explain their absence to complete NDOT NEPA documentation.

E. Socioeconomics-J-U-B assumes no Environmental Justice review due to its removal from NEPA consideration by FHWA.

F. Air Quality-Fallon appears to be outside of federally recognized nonattainment or maintenance areas for all NAAQS regulated pollutants.

G. Non-Historic Section 4(f)-There are no properties within the project footprint that qualify for protection under Section 4(f) of the DOT Act.

H. Section 6(f)- There are no properties within the project footprint that qualify for protections under or funded with Section 6(f) of the Land and Water Conservation Act.

Prime Farmland-No NRCS Prime Farmland is identified within the project footprint.

Geotechnical

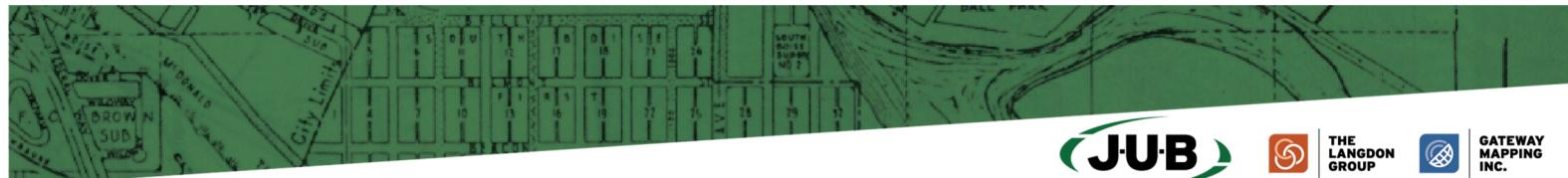
Our scope of services includes:

- Subsurface exploration utilizing vertical test borings;
- Pavement investigation including asphalt cores;
- Laboratory testing to assess the index properties of the underlying base and subgrade;
- Percolation tests for in-ground storm drain system, and
- Engineering analyses to allow formulation of recommendations for design and construction of this project.

Traffic Counts

To satisfy the Noise Analysis requirements, J-U-B will collect current traffic counts at five (5) locations. Counts will include vehicular traffic, pedestrians, bicyclists, and truck traffic. A standard growth factor will be used to project future traffic volumes. J-U-B will work with NDOT to model future traffic noise for analysis of a soundwall. J-U-B does not anticipate the necessity of a soundwall. As such, design of a soundwall is not included in this scope.

Task 4: Preliminary Design	\$130,096
J-U-B will develop preliminary 30%, 60%, and 90% plans in conformance with City of Fallon and Orange Book requirements, the plans will show the general intent and pavement rehabilitation improvements based on recommendations, replacement of curb and gutter and sidewalk, driveways, pedestrian access ramps, roadway striping, sewer main replacement, and minor storm drain improvements, as needed (catch basin and/or lateral replacement/adjustments). It is assumed that major utility relocations or improvements, if needed or requested as part of this project, will be provided by others or under a separate contract (water, gas, communications, electrical, storm drain manholes and/or mainlines).	



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The plan package will consist of the following:

- A. Cover and General Notes Sheets with Vicinity Map, Sheet Index, Plan Specifications (General) and Fernley specifications (as-needed), Legend, and Abbreviations
- B. Plan and Profile Sheets
 - Sheets showing the horizontal and vertical characteristics for the project. The plan views will show existing surface features and existing utilities as depicted in the topographic survey. The plan will show any needed grading modifications, street restoration limits, striping, concrete restoration and minor storm drain improvements (catch basins and/or lateral replacements or adjustments) based on the limits of removal and replacement. If potential conflicts arise, or "vulnerable" utilities are within excavation limits (eg. aging transite water mains), offsets, relocations, or replacements will be shown or called-out for further design recommendations and/or coordinated with the owner agency (AT&T, etc.) prior to finalizing design.
- C. Details
 - J-U-B will provide details of roadway section replacement, concrete improvements (sidewalks, curb, gutter, driveways, ADA ramps) and any associated storm drain catch basin and lateral details (if needed).

J-U-B will review the 30%, 60% and 90% plans with the City of Fallon and incorporate comments and revisions to produce a final 100% set of plans for use as Bid documents. We will provide a 70% Opinion of Probable Construction Cost ("Engineer's Estimate") with each submittal. It is assumed that front-end project specifications will be provided by the City of Fallon and the Standard Specifications for Public Works Construction (SSPWC "Orange Book") will be utilized for project technical specifications with minor modifications, as needed, to fit the work. The SSPWC will be referenced for inclusion in the contract documents. Additional specifications are not included in this scope of work.

Task 5: Final Design

\$4,092

J-U-B will develop 100% plans in conformance with City of Fallon and Orange Book requirements and incorporating comments and revisions from the 30%, 60% and 90% plans. The plans will show the general intent and pavement rehabilitation improvements based on recommendations, replacement of curb and gutter and sidewalk, driveways, pedestrian access ramps, roadway striping, sewer main replacement, and minor storm drain improvements, as needed (catch basin and/or lateral replacement/adjustments). It is assumed that major utility relocations or improvements, if needed or requested as part of this project, will be provided by others or under a separate contract (water, gas, communications, electrical, storm drain manholes and/or mainlines).

Task 6: Bidding Services

\$4,684

J-U-B will provide support for the bidding process. J-U-B shall issue bid documents to prospective bidders and attend a pre-bid meeting. Other assistance includes issuing up to two (2) addenda and conformed drawings as appropriate. Electronic drawing files of the conformed bid documents can be made available upon request to the successful bidder. J-U-B shall not prepare front-end bid documents or contracts between the client and contractor/builder.



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SCHEDULE

We will work with the City of Fallon to develop a final schedule that is acceptable to all parties. The general goal of the project is to begin design in January 2026 and begin advertising in Q2 of 2027. This schedule can be adjusted, as needed, to best suit the needs of the City of Fallon with respect to desired date of substantial completion of construction.

ITEMS PROVIDED BY CLIENT OR OTHERS

It is assumed that Client will provide the following items:

- 1) All fees payable to government entities and utility purveyors/agencies, unless otherwise stated in the Scope of Services.
- 2) Pavement structural section.
- 3) Contractor is required to design and implement a sewer bypass pumping plan.

ADDITIONAL SERVICES

Any items requested not specifically outlined in the above scope will be considered additional services and will be provided as requested and authorized by the Client. J-U-B can provide the following services, however; they are not included in the limited scope of this agreement:

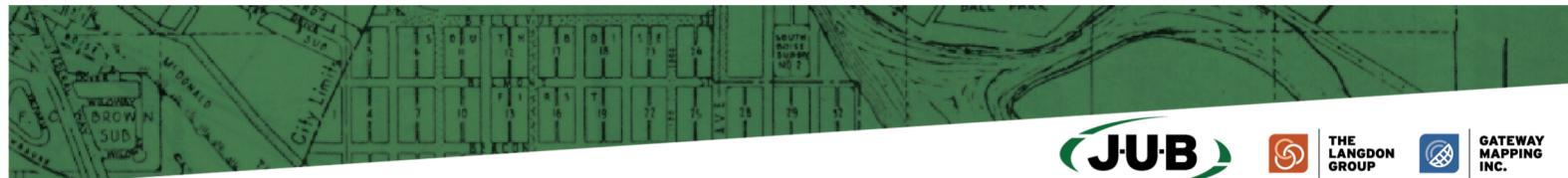
- 1) Significant revisions to Plans and/or desired Scope to Reduce Cost after 30%, 60%, 90%, or 100% Design submittals.
- 2) Geotechnical investigation for soil conditions or pavement structural section.
- 3) Construction inspection, administration and support services.
- 4) Construction survey staking.

FEE AND BILLING

J-U-B proposes to perform the services in Tasks 1 – 5 of the Scope of Services on a Lump Sum basis, with reimbursable expenses charged on a Time and Materials Basis (T&M) as follows:

Civil and Survey

Task 1	Project Management	\$ 51,254
Task 2	Public and Agency Involvement	\$ 12,893
Task 3	Project Development	\$180,935
Task 4	Preliminary Design	\$130,096
Task 5	Final Design	\$ 48,092
Task 6	Bidding Services	\$ 4,684
Contingency (T&M, not-to-exceed)		\$ 25,000
Civil and Survey Grand Total Services		\$452,954



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Direct reimbursable expenses such as express delivery services, fees, plotting and other direct expenses will be billed at cost. All permitting, application and similar project fees will be paid directly by the Client, unless otherwise stated in the Scope of Services.

Fees and expenses will be invoiced monthly based, as applicable, upon the percentage of services performed and expenses incurred as of the invoice date. Payment will be due within 30 days of your receipt of the invoice.

CLOSURE

Fees stated in this Agreement are valid for ninety (90) days after the date of this letter.

We look forward to working with the City of Fallon on this important infrastructure project. Please do not hesitate to contact us if you have questions.

Sincerely,

J-U-B ENGINEERS, Inc.

Vijay Kornala, P.E.
Transportation Region Lead-UT/NV

J-U-B ENGINEERS, Inc.

Garth Oksol, P.E.
Project Manager

Exhibit B-1

City of Fallon - Auction Road #DRAFT

Task	Task	Principal	Senior Project Engineer (PM)	Project Designer - Lead	Project Designer	Design Manager	QC Lead	Env Lead	Env Specialist	Noise Modeling	PLS -Senior	Survey Technician - Senior	Survey Technician - Lead	Administrative	Sub Consultant	
		\$281	\$265	\$165	\$144	\$258	\$229	\$226	\$144	\$230	\$224	\$160	\$135	\$114	\$1	
1	Project Management	\$1,405	\$27,825	\$2,475	\$2,160	\$9,546	\$687	\$2,034	\$432	\$0	\$1,344	\$640	\$540	\$2,166	\$0	\$51,254
	1.1 Project Management Meetings	1	60	15	15	12	3	9	3		2	4	4	1		\$28,807
	1.2 Project Management Tasks	4	45			25					4			18		\$22,447
2	Public and Agency Involvement	\$0	\$10,600	\$0	\$0	\$2,064	\$229	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,893
	2.1 Interlocal Cooperative Agreement (NDOT)		40			8	1									\$12,893
3	Project Development	\$0	\$11,660	\$9,240	\$9,216	\$0	\$0	\$14,464	\$10,368	\$9,200	\$11,648	\$21,760	\$9,720	\$0	\$73,659	\$180,935
	3.1 Condition Survey		8	12	8						4					\$6,148
	3.2 Utility Investigation/Depiction			16	32							8				\$8,528
	3.3 Utility Potholing (Optional)		4	4	4								12		\$7,250	\$11,166
	3.4 Topographic Survey		4	8	16						16	72	60			\$27,888
	3.5 Geotechnical Investigation		2	8	4										\$34,955	\$37,381
	3.5 Traffic Counts		6												\$6,300	\$7,890
	3.6 Right-of-Way Mapping		4	4							8	32				\$8,632
	3.7 Right-of-Way Engineering Services		8	4							24	24				\$11,996
	3.8 Environmental Services		8						64	72	40				\$25,154	\$61,306
4	Preliminary Design	\$2,248	\$16,960	\$69,960	\$25,344	\$12,384	\$2,748	\$452	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$130,096
	4.1 Conceptual Design (30%)	4	24	64	16	16	4									\$25,392
	4.2 Preliminary Project Design (60% and 90%)	4	40	360	160	32	8	2								\$104,480
5	Final Design	\$0	\$16,960	\$13,200	\$11,520	\$4,128	\$1,832	\$452	\$0	\$0	\$0	\$0	\$0	\$0	0	\$48,092
	5.1 Prepare Final Plans & Specifications (100%)		64	80	80	16	8	2								\$48,092
6	Bidding Services	\$0	\$1,060	\$1,320	\$2,304	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,684
	6.1 Bidding Services		4	8	16											\$4,684
7	Design Contingency															\$25,000
		\$3,653	\$85,065	\$96,195	\$50,544	\$28,122	\$5,496	\$17,402	\$10,800	\$9,200	\$12,992	\$22,400	\$10,260	\$2,166	\$73,659	\$452,954 Design
																\$452,954 Total Fee



Exhibit B

J-U-B Engineers

Fee Schedule

July 2025-June 2026 ⁽¹⁾

Labor Category	Hourly Rate
Principal / Program Manager	\$251-\$300
Project Engineer – Senior/Discipline Lead	\$221-\$280
Project Manager	\$224-\$242
Project Engineer	\$180-\$220
Project Designer	\$144-\$170
CAD Designer	\$116-\$180
Environmental Specialist Lead/Senior	\$183-\$238
Environmental Scientist	\$108-\$156
Survey PLS – Senior/Discipline Lead	\$224-\$245
Survey PLS or Lead	\$178-\$224
Survey Technician – Lead/Senior	\$135-\$170
Assistant Surveyor	\$126-\$157
Assistant Designer/Intern	\$91-\$150
Survey Technician	\$101-\$135
Project Accountant	\$97-\$135
Administrative Assistant	\$66-\$95

- 1) Rates subject to change on a yearly basis.
- 2) GPS, mileage, per diem, and other direct costs will be specified in Project Scopes of Work and budgets. No direct costs will be charged without Client approval.
- 3) A 10 percent markup will be applied to Subconsultant fees.