

204 Marsh Ave., Floor 3 • Reno, NV 89509  
Office: (775) 825-4926

**March 26, 2026**

**Lyon County School District**

Attn: RFP Evaluation Committee  
25 East Goldfield Avenue  
Yerington, NV 89447

**RE: CMAR Proposal Submission – Silver Stage High School & Yerington High School Single Point of Entry Projects**

To the Evaluation Committee:

Pellett Construction, LLC is pleased to submit our proposal to serve as the Construction Manager at Risk for the Silver Stage High School and Yerington High School Single Point of Entry projects. As a Nevada-based general contractor with more than 22 years of experience, we bring a proven record of delivering high-quality public-sector projects, including work for Lyon County and Lyon County School District.

Established in 2003, Pellett Construction is organized as a Limited Liability Company and headquartered in Reno, Nevada, within Washoe County. Our firm employs 20 full-time professionals, including project managers, superintendents, estimators, and field staff experienced in CMAR delivery, pre-construction planning, and occupied-campus construction. We will support this project directly from our Reno office.

**Principal Personnel:**

- **Kyle Pellett**, CEO / Project Executive  
kyle@pellett.com | O: (775) 825-4926 | C: (775) 691-5744
- **Summer Pellett**, COO  
summer@pellett.com | O: (775) 825-4926 | C: (775) 544-6801

Our team has successfully partnered with Lyon County on the Lyon County Courthouse project and with LCSD on the Bleachers & Lighting improvements. These projects reflect our ability to coordinate with multiple stakeholders, maintain safe operations in active

environments, and deliver work that meets the District's expectations for quality, schedule, and communication.

We appreciate the opportunity to be considered for these important campus safety and access improvements. Our team looks forward to the possibility of partnering with LCSD, Paul Cavin Architect LLC, and project stakeholders to deliver secure, functional, and well-coordinated single point-of-entry enhancements for both high schools.

Sincerely,

**Kyle Pellett**

Chief Executive Officer

Pellett Construction, LLC



## 1. Firm Information

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**Firm Name:** Pellett Construction, LLC

**Business Address:** 204 Marsh Ave., FL 3  
Reno, NV 89509

**Year Established:** 2003

**Firm Ownership:** Limited Liability Company

**Total Personnel:** 20 full-time employees

**Type of Firm Ownership:** Limited Liability Company

<b><u>Principal Personnel:</u></b>	Summer Pellett	Kyle Pellett
	COO	CEO/Project Executive
	summer@pellett.com	kyle@pellett.com
	O: (775)825-4926	O: (775)825-4926
	C: (775)544-6801	C: (775)544-6801

Pellett Construction maintains its headquarters in Reno, Nevada, within Washoe County, and will support this project directly from this office.

LYON COUNTY SCHOOL DISTRICT

Paul Cavin Architect LLC

Kyle Pellett  
CMAR Team Leader/Project Executive

Summer Pellett  
COO

Greg Gilmore  
Project Manager

Keston Pilgrim  
Safety/Compliance

Matt Penkal  
Project Supervisor

Yasmine Griego  
Project Accountant

Richard Long  
Estimator/Asst. PM

3rd Party Safety

Subcontractors

Julianna Phillips  
Office Admin

Foreman

Mariah Belcher  
Project Engineer

Carlos Gayosso  
Project Engineer

Carpenters

Laborers

Our current workload reflects a healthy balance of projects ranging from small tenant improvements and remodels to large-scale commercial and industrial builds. Active work includes several notable projects such as the 1701 Group Storage Building (\$2.25M), and the Tesla NNRC project (\$1.8M). We also maintain a variety of mid-size and specialty projects such as the Tesla Bathroom (630K) and Circus Circus Escalator (221K) plus multiple remodels and site improvements. This diversity demonstrates our ability to successfully manage and deliver projects of all scopes and sizes, while keeping resources available to pursue and execute new opportunities. Our team thrives in fast-paced, collaborative environments, making us well-positioned to serve as a partner who can deliver quality, cost efficiency, and schedule certainty.

**Project Name & Contract Value**

- 1701 Group Storage Building – \$2,250,000
- Tesla NNRC – \$1,861,187
- Tesla J1 Bathroom - \$629,002.21
- SNC Awning – \$4,458.00
- Circus Circus R&R Elevator - \$220,590.06
- Hoffmaster Breakroom TI - \$178,703.00
- Local 35 Display Case - \$16,233.47
- Local 350 TI - \$145,303.41
- Intuit Sliding Doors - \$54,401.15
- Tesla Valeo Breakroom TI - \$90,868.00
- Galena MRI Removal - \$30,760
- SMRMC Fire Doors Replacement - \$44,000.28
- Microsoft Sign Repair - \$4,527.02
- MSC Fernley Stairs - \$62,745



**Key Personnel Qualifications**  
**a. Resumes for Key Personnel**

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**Greg Gilmore**  
Senior Project Manager

**Qualifications:**

- **Total Years of Construction Experience:** 30 years
- **K-12 Construction Experience:** 20 years
- **Experience in Carson City/Northern Nevada:** 30 years
- **CMAR (Construction Manager at Risk) Experience:** 20 years
- **Familiarity with Local Building Departments & Codes:** 30 years
- **Experience with Pellett Construction:** 1 year

**Education:**

**1982-1986**

***University of Nevada, Reno***

Bachelor of Science in Secondary Education

**Certifications:**

**2023**

***OSHA Training Institute***

OSHA 30-Hour Construction Safety Certification

**Business Experience:**

**2024-Present**

***Pellett Construction, Reno Nevada***

***Senior Project Manager***

Manage commercial and public sector construction projects from preconstruction through completion, overseeing budgets, schedules, subcontractors, and client communications. Drive project success through proactive risk management, quality control, and adherence to safety standards. Mentor teams and foster collaboration to ensure high performance and continuous improvement across all phases of a project.

**2023-2024**

***Plenium Builders Inc. Sparks Nevada***

***Senior Project Manager – CMAR, Design-Build***

Led complex construction projects utilizing CMAR and design-build delivery methods across commercial, institutional, and public sectors. Oversaw preconstruction planning, budgeting, client coordination, and contract execution. Collaborated closely with architects and consultants to align design with construction feasibility. Managed project teams, subcontractors, and field operations to ensure high-quality, timely, and cost-effective outcomes. Prioritized value engineering, schedule optimization, and proactive risk management throughout all project phases.

**2000-2023**

***Q&D Construction, Inc. Sparks, Nevada***

***Project Manager – Medical, TI, CMAR Washoe County School District***

Managed a wide range of projects including healthcare facilities, tenant improvements, and public works projects for Washoe County. Specialized in CMAR delivery, navigating complex regulatory requirements and tight timelines. Directed all aspects of project execution from preconstruction through closeout, including budgeting, scheduling, permitting, and quality control. Maintained strong client relationships and consistently delivered projects on time and within budget. Projects included hospital renovations, administrative buildings, and educational upgrades.

**1998-2000**

***Q&D Construction, Inc. Sparks, Nevada***

***Project Engineer – PM***

Supported project management teams in scheduling, submittal processing, RFIs, and document control. Assisted with coordination between field operations and design teams. I gained foundational experience in commercial and public-sector construction while developing skills in cost tracking, document management, and construction sequence.

**K-12 CONSTRUCTION**

- **Nick Poulakidas Elementary School, Reno NV**
  - \$32M, 80,394-square-foot new elementary school built for the Washoe County School District using the CMAR delivery method. The school is designed to become a prototype for future school construction.
  - Notable scope: Full site development
  - Approximate Duration: 1.5 years
  - Total Project: \$32,000,000.00
- **Hug High School Signature Academy, Reno NV**
  - Senior Project Manager on an 11,000-square-foot, \$4,000,000.00 addition and renovation to Hug High School, expanding the school's vocational education curriculum with new Sports Medicine and Culinary Arts facilities
  - Notable scope: Included construction of specialized learning environments. Careful coordination with school staff to maintain campus operations. Work was completed over a 2-year rotating summer school schedule to align with academic calendars and minimize disruption.
  - Approximate Duration: 2 years
  - Total project: \$4,000,000.00
- **Swope Middle School, Reno NV**
  - Renovation of outdoor athletic facilities and support infrastructure
  - Notable scope: PM oversight of sports complex upgrades including fields, tracks and supporting structures.
  - Approximate Duration: 5 months
  - Total Project: \$1,000,000.00

- **Natchez Elementary School, Wadsworth, NV**
  - Project Manager - 10,000-Square-foot Revitalization Project to renovate existing finishes in main school area, single point of entry and walkway approach, Modular unit LV and interior and exterior finish upgrades for Washoe County.
  - CMAR project delivery coordination of Spring and Summer Break activities for completion. Provided VE options for schedule and cost savings.
  - Total Project: \$550,000.00
- **Marvin Piccolo Elementary School Revitalization and Renovation Reno, NV**
  - Project Manager -12,000-square-foot Revitalization of Interior/Exterior and Single Point of Entry and Modular unit upgrade.
  - CMAR Delivery, preconstruction Services and coordination for summer break completion.
  - Scope to include new Home Economics Kitchen/Classroom, provide special needs accommodation features in select classrooms. Low voltage and circuitry upgrades, Interior and exterior finishes. Window repair and replacement. Single point of entry.
  - Total Project: \$750,000.00
- **Jack's Valley Elementary School, Jack's Valley, Douglas County, NV**
  - Project Manager – 10,000-square-foot Revitalization CMAR delivery coordinate design and finishes for summer completion.
  - Scope to include - Renovate existing main restrooms to replace piping and update ADA requirements. Coordinate mechanical changeout, reconfigure exterior entry features and incorporate single point of entry. Provide replacement flooring in corridors and Gym floor resurfacing and striping.
  - Work design, confirm budget and schedule construction to deliver for fall enrollment.
  - Total Project: \$850,000.00.

#### **HIGHER EDUCATION**

- **William J. Pennington Health and Science Center TMCC Redfield Campus**
  - Project Manager on Building Addition for 16,000-square-foot Nursing School Educational facility. Expand TMCC Nursing to School provide state of the art specialty nurse training.
  - Notable scope: CMAR Project Delivery, Preconstruction Included High-Tech nursing lab smart patient technology, Radiology technology and veterinary technology programming, large classrooms, meeting rooms, offices and existing building common area and Library Renovation. Brick Clad Architectural featured building and innovative VE mechanical systems and site coordination.
  - 12 - month duration
  - Total Project: \$7,800,000.00

#### **DOUGLAS COUNTY & NORTHERN NEVADA CONSTRUCTION**

- **Attorney General's Office & Hero's Annex – Seismic Retrofit & Renovation, Carson City NV**
  - Design and preconstruction management for seismic and finish upgrades to historically significant government buildings.
  - Approximate Duration: 6 months (Design Phase)
  - Total Project: \$300,000.00
- **Saint Mary's West Campus Expansion, Reno NV**
  - Led buildouts for the office building, including common areas, auditoriums, doctor's offices, physical therapy, extensive oncology and radiology services and wellness center.
  - Notable scope: Managed construction of advanced medical facilities.
  - Approximate Duration: 2 years
  - Total Project: \$64,500,000.00
- **Harvey's (Caesars Republic) Rebrand, Stateline NV**
  - Rebrand GMP project at Harvey's Casino including TI at Casino Floor for new finishes and mechanical/electrical redesign; new poker room buildout; three new sets of restrooms (men's/women's); lobby redesign TI; new coffee bar and retail space; demolish existing escalators and relocate with new; exterior façade improvements to high tower glazing, stone, paint, signage, lighting, and EIFS repairs.
  - Notable scope: Tight schedule GMP to meet summer event series, GMP contract negotiated with construction manager, undisclosed issues with existing conditions encountered throughout project.
  - Approximate Duration: 9 months
  - Total Project: \$44,079,000.00
- **Harrah's Brew Brothers Restaurant, Stateline NV**
  - Demolished existing food court to construct the new Brew Brothers Restaurant on the casino floor, utilizing the existing central bar structure with upgraded finishes. Completed a full commercial kitchen buildout including refrigeration, sinks, ovens, hoods and custom workstations. Replaced rooftop mechanical units to accommodate kitchen ventilation and restaurant air handling.
  - Notable scope: Tight GMP schedule aligned with summer business demands; contract negotiated with construction manager. Managed extensive unforeseen conditions discovered during demolition and construction phases.
  - Approximate Duration: 5 months
  - Total Project: \$4,306,000.00
- **Harrah's Summit Suites Rebrand, Stateline NV**
  - Rebranded 16<sup>th</sup> Floor Summit Suites at Harrah's Casino with full tenant improvements and upgraded finishes throughout. Replaced existing pneumatic controls at radiant floor heaters with digital thermostats/controllers across the entire floor. Built out a new IT room with independent temperature control for the owner.
  - Notable scope: GMP contract negotiated with CM, tight schedule to meet summer event series, and resolution of unforeseen existing conditions throughout the project.
  - Approximate Duration: 6 months
  - Total Project: \$5,476,000.00



**Key Personnel Qualifications**  
**a. Resumes for Key Personnel**

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**Matthew R. Penkal**  
Project Superintendent

**QUALIFICATIONS:**

- **Total Years of Construction Experience:** 30 years
- **K-12 Construction Experience:** 4 years
- **Experience in Carson City/Northern Nevada:** 30 years
- **CMAR (Construction Manager at Risk) Experience:** 5 years
- **Familiarity with Local Building Departments & Codes:** 30 years
- **Experience with Pellett Construction:** 11 years

**EDUCATION:**

- 1995** ***Bozeman High School***  
Diploma
- 2004** ***Carpenter Apprentice Program***  
Graduate with trade degree in Carpentry, Carpenter Local Union #971

**CERTIFICATIONS:**

- 2010** ***OSHA Training Institute***  
OSHA 30 Hour Construction Safety Certification

**BUSINESS EXPERIENCE:**

- 2014-Present** ***Pellett Construction, Reno, Nevada***  
***Construction Superintendent***  
Responsible for coordination and follow up of sub-contractors and suppliers, meeting and interaction with building officials and inspectors, scheduling subcontractors and suppliers, expediting of all onsite job-related trades, provides daily job report, inventory control of tools and equipment
- 2009-2014** ***TC Construction dba: Raven Construction, Reno, Nevada***  
***Construction Superintendent***  
Responsible for coordination and follow up of sub-contractors and suppliers, meeting and interaction with building officials and inspectors, scheduling subcontractors and suppliers, expediting of all onsite job-related trades, provides daily job report, inventory control of tools and equipment
- 2004-2008** ***Trammel Crow Company, Reno/Sparks Nevada***  
***Construction Superintendent***  
Responsible for coordination and follow up of sub-contractors and suppliers, meeting and interaction with building officials and inspectors, scheduling subcontractors and suppliers, expediting of all onsite job-related trades, provides daily job report, inventory control of tools and equipment
- 2003-2004** ***Marc Novak Construction***  
***Carpenter***  
Responsible for millwork installation in Washoe County and Douglas County Schools
- 2001-2003** ***Romero Door and Hardware***  
***Carpenter***  
Responsible for installing doors and hardware
- 1995-2001** ***Montana Army National Guard: Classification E-5***  
63B10 Light Wheel Vehicle Mechanic

### **K-12 CONSTRUCTION:**

- **Incline Village Elementary School – Phase 2**
  - Project in Incline Village Nevada that included a 35,000sf addition to the existing school.  
Total Project: \$4,500,000
    - Notable scope: Delivered a two-story school addition featuring new classrooms, mechanical systems, and windows, completed safely and efficiently while the campus remained fully operational.
    - Approximate Duration: 2 years
    - Total Project: \$4,500,000
- **UNR Temp Dining Hall**
  - Construction of a new 15,000sf temporary dining hall at UNR.
    - Notable scope: Developed a new site by constructing a large building pad and installing trailers outfitted with full commercial kitchen equipment, supporting continuous 24-hour operations.
    - Approximate Duration: 3 months
    - Total Project: \$3,500,000.00
- **Lyon County School District Lighting & Bleachers project**
  - Construction of new bleacher and stadium lighting including all infrastructure for Dayton, Fernley and Yerington High Schools. Project took 3 months from start to completion.
    - Notable scope: Installed ADA-accessible bleachers and athletic field lighting, including all structural and electrical work, on a tight schedule while ensuring full compliance with safety and code requirements.
    - Approximate Duration: 6 months
    - Total Project: \$5,600,000.00
- **HVAC at Dayton Elementary**
  - Installed a new roof with roof curbs under a tight schedule, ensuring quality and weatherproofing standards were met
    - Notable scope: New roof installation with roof curbs, completed under a tight schedule while ensuring durability and weatherproofing compliance.
    - Approximate Duration: 3.5 months
    - Total Project:
- **UNR Demobilization**
  - Relocated all kitchen equipment, dismantled the sprung structure, performed complete demolition, and restored the site to its original landscaped condition.
    - Notable scope: Removed all kitchen equipment, dismantled the sprung structure, completed full demolition, and restored the site to its original landscape condition.
    - Approximate Duration: 3 months
    - Total Project: 1,412,000.00

### **DOUGLAS COUNTY & NORTHERN NEVADA CONSTRUCTION**

- **Harvey's (Caesars Republic) Rebrand, Stateline NV**
  - Rebrand GMP project at Harvey's Casino including TI at Casino Floor for new finishes and mechanical/electrical redesign; new poker room buildout; three new sets of restrooms (men's/women's); lobby redesign TI; new coffee bar and retail space; demolish existing escalators and relocate with new; exterior façade improvements to high tower glazing, stone, paint, signage, lighting, and EIFS repairs.
    - Notable scope: Tight schedule GMP to meet summer event series, GMP contract negotiated with construction manager, undisclosed issues with existing conditions encountered throughout project.
    - Approximate Duration: 9 months
    - Total Project: \$44,079,000.00
- **Harrah's Brew Brothers Restaurant, Stateline NV**

- Demolished existing food court to construct the new Brew Brothers Restaurant on the casino floor, utilizing the existing central bar structure with upgraded finishes. Completed a full commercial kitchen buildout including refrigeration, sinks, ovens, hoods and custom workstations. Replaced rooftop mechanical units to accommodate kitchen ventilation and restaurant air handling.
  - Notable scope: Tight GMP schedule aligned with summer business demands; contract negotiated with construction manager. Managed extensive unforeseen conditions discovered during demolition and construction phases.
  - Approximate Duration: 5 months
  - Total Project: \$4,306,000.00
- **Harrah's Summit Suites Rebrand, Stateline NV**
  - Rebranded 16<sup>th</sup> Floor Summit Suites at Harrah's Casino with full tenant improvements and upgraded finishes throughout. Replaced existing pneumatic controls at radiant floor heaters with digital thermostats/controllers across the entire floor. Built out a new IT room with independent temperature control for the owner.
    - Notable scope: GMP contract negotiated with CM, tight schedule to meet summer event series, and resolution of unforeseen existing conditions throughout the project.
    - Approximate Duration: 6 months
    - Total Project: \$5,476,000.00
- **Hell's Kitchen Expansion – Caesars Republic, Stateline NV**
  - Remove existing bars and escalators at Harvey's to expand Hell's Kitchen Restaurant, adding a full-service bar, temperature-controlled wine storage, and extra seating.
    - Notable scope: High-end finishes, tight schedules, and complex demolition involving heavy steel structures from original escalators.
    - Approximate Duration: 6 months
    - Total Project: \$3,283,000.00
- **Sierra Vet Clinic**
  - Construction included constructing a 20,000 sf, two-story, wood-frame veterinary clinic and 24-hour emergency center from the ground up.
    - Notable scope: meeting elevator requirements, installing hydrotherapy pools, outfitting the facility with full medical equipment, and completing all work on a tight schedule.
    - Approximate Duration: 10 months
    - Total Project: 4,500,000.00



**Key Personnel Qualifications**  
**a. Resumes for Key Personnel**

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**Richard L. Long, MBA**  
Estimator/Asst. Project Manager

**QUALIFICATIONS:**

- **Total Years of Construction Experience:** 4 years
- **K-12 Construction Experience:** 2 years, including remodel and additions
- **Experience in Carson City/Northern Nevada:** 4 years
- **CMAR (Construction Manager at Risk) Experience:** 1 year (GMP projects in collaboration with CM)
- **Familiarity with Local Building Departments & Codes:** 4 years
- **Experience with Pellett Construction:** 2.5 years

**EDUCATION:**

**2022-2024**

**University of Southern California**  
Master of Business Administration (MBA)

**2013-2017**

**University of Nevada, Reno**  
Bachelor of Science in Mechanical Engineering  
Minors: Unmanned Autonomous Systems, Mathematics

**CERTIFICATIONS:**

**2021**

**OSHA Training Institute**  
OSHA 30-Hour Construction Safety Certification

**2017**

**Dassault Systèmes**  
Certified SolidWorks Associate (CSWA)

**2017**

**State of Nevada**  
Engineer in Training (EIT)

**BUSINESS EXPERIENCE:**

**Pellett Construction, Reno, Nevada**  
**Estimator/Asst. Project Manager**

**2022-2026**

Manage commercial construction projects ranging from \$3,000 to \$8.0 million, leading teams of up to 40 professionals from pre-construction through closeout. Act as the primary point of contact for clients, architects, and subcontractors, ensuring clear communication, scope alignment, and schedule adherence. Oversee estimating, budgeting, and cost tracking processes in accordance with Pellett Construction standards and IBC 2018, as well as state and local codes. Ensure jobsite efficiency and safety while mentoring project team members toward project management roles, promoting accountability and continuous professional development

**Apollo Mechanical Contractors, Sparks, Nevada**  
**Project Engineer**

**2021-2022**

Responsible for managing job site documentation, coordinating logistics, and overseeing subcontractors and vendors to ensure work is completed efficiently. Maintained and updated pre-construction budgets

and estimates, tracked project costs against purchase orders and subcontracts, ensured schedules were met, and monitored productivity for teams of up to 60 individuals.

**General Atomics, Centennial, Colorado**  
**Satellite Design Engineer II**

**2020-2021**

Responsible for designing, surveying, and modifying spacecraft lifting hardware, making rapid design decisions during cleanroom construction, interfacing with external vendors and customers, drafting statements of work for project clarity, and supporting procurement efforts through detailed cost analysis and delivery times.

**Raytheon Technologies, Aurora, Colorado**  
**Design Engineer**

**2018-2020**

Responsible for creating and releasing mechanical models and drawings using CREO and PLM software in accordance with ASME and military standards. Supported GPS ground station development in both unclassified and secure environments. Improved team efficiency by streamlining documentation procedures. Self-trained in CREO Schematics and BarTender to meet program needs and helped onboard new engineers by training them on team tools and processes.

**The Hamilton Company, Reno, Nevada**  
**Mechanical Engineering R&D Intern**

**2015**

Prepared detailed engineering documents to support product development and testing. Reviewed legacy and new products using standardized lab procedures to meet performance and deadline requirements

**K-12 CONSTRUCTION**

- **Pine Middle School Floor Replacement, Reno NV**
  - Removed asbestos tile and lead-contaminated shelving and lockers, replacing with Altro quartz tile across second floor classrooms and hallways.
    - Notable scope: Maintain the summer schedule for fall reopening.
    - Approximate Duration: 2 months
    - Total Project: \$322,000.00
- **Cottonwood Elementary School Chiller Replacement, Fernley NV**
  - Remove and replace main and secondary chillers at Cottonwood Elementary School.
    - Notable scope: Provided preconstruction services and maintained the summer schedule and managed tight site conditions to meet the fall semester deadline without exceeding budget.
    - Approximate Duration: 2 months
    - Total Project: \$119,000.00
- **Sutro Elementary School Flatwork, Dayton NV**
  - Assisted CM with chiller replacement at Sutro Elementary School by providing dirt work, thickened edge concrete pads, and new site fencing.
    - Notable scope: Provided preconstruction services and maintained summer construction schedule without over-extending budget to meet upcoming fall semester schedule.
    - Approximate Duration: 1 month
    - Total Project: \$56,000.00

## **DOUGLAS COUNTY & NORTHERN NEVADA CONSTRUCTION**

- **BluePearl Pet Hospital TI, Reno NV**
  - Remodeled interior spaces of BluePearl Pet Hospital for better customer services and increased healthcare capacities. Included new surgery, MRI, dermatology, endoscopy and dental suites, as well as improved lobby and patient exam rooms.
    - Role: Estimator/Project Manager
    - Notable scope: MRI space built to human healthcare standards even though this was a veterinary clinic, construction in an actively occupied clinic.
    - Approximate Duration: 5 months
    - Total Project: \$2,082,000.00
- **Lyon County Courthouse, Yerington NV**
  - Built out Lyon County Courthouse shell space to include three full courts, one non-injury court, offices for judges and legal staff, witness rooms, and a resource library with updated technology.
    - Notable scope: MEP, security and specialized finishes.
    - Approximate Duration: 1 year
    - Total Project: \$9,717,000.00
- **Harvey's (Caesars Republic) Rebrand, Stateline NV**
  - Rebrand GMP project at Harvey's Casino including a complete remodel of the Casino Floor; new poker room buildout; three new sets of restrooms (men's/women's); complete lobby remodel; new coffee bar and retail space; demolish existing escalators and relocate with new; exterior façade improvements including: glazing, stone, paint, signage, lighting, and EIFS repairs.
    - Notable scope: Tight schedule GMP to meet summer event series, GMP contract negotiated with construction manager. Managed extensive unforeseen conditions discovered during demolition and construction phases.
      - Required to work with AHJ to bring existing failing fire systems up to current code and provide a safe building for patrons
    - Approximate Duration: 9 months
    - Total Project: \$44,079,000.00
- **Hell's Kitchen Expansion – Caesars Republic, Stateline NV**
  - Remove existing bars and escalators at Harvey's to expand Hell's Kitchen Restaurant, adding a full-service bar, temperature-controlled wine storage, and extra seating.
    - Notable scope: High-end finishes, tight schedules, and complex demolition involving the removal of escalators and an elevator to make room for a new bar and wine room, as well as additional table seating and entrance.
    - Approximate Duration: 6 months
    - Total Project: \$3,283,000.00
- **Harrah's Brew Brothers Restaurant, Stateline NV**
  - Demolished existing food court to construct the new Brew Brothers Restaurant on the casino floor, utilizing the existing central bar structure with upgraded finishes. Completed a full commercial kitchen buildout including refrigeration, sinks, ovens, hoods and custom workstations. Replaced rooftop mechanical units to accommodate kitchen ventilation and restaurant air handling.
    - Notable scope: Tight GMP schedule aligned with summer business demands; contract negotiated with construction manager. Managed extensive unforeseen conditions discovered during demolition and construction phases.
      - Required to work with AHJ to bring existing failing fire systems up to current code and provide a safe building for patrons
      - Had to deal with delays from an indecisive owner that was trying to reuse

existing kitchen hoods and create new kitchen layout configurations after the project had started. Required expedited work to bring the project back to schedule a creative procurement to get the facility operational

- Approximate Duration: 5 months
- Total Project: \$4,306,000.00

- **Harrah's Summit Suites Rebrand, Stateline NV**

- Rebranded 16<sup>th</sup> Floor Summit Suites at Harrah's Casino with full tenant improvements and upgraded finishes throughout. Replaced existing pneumatic controls at radiant floor heaters with digital thermostats/controllers across the entire floor. Built out a new IT room with independent temperature control for the owner.
  - Role: Estimator/Project Manager
  - Notable scope: GMP contract negotiated with CM, tight schedule to meet summer event series, and resolution of unforeseen existing conditions throughout the project.
  - Approximate Duration: 6 months
  - Total Project: \$5,476,000.00

- **Apex Anodizing, Sparks NV**

- Assisted in anodizing line remodel, including design for TI, new OFCI equipment, process piping, and extensive permitting challenges for chemical off-gassing.
  - Role: Estimator/Project Manager
  - Notable scope: Makeup air unit (including structural reinforcement and TPO replace/repair), electrical, process piping, concrete chemical containment berms with custom chemical liners.
  - Approximate Duration: 3 months
  - Total Project \$147,000.00



**Key Personnel Qualifications**  
**a. Resumes for Key Personnel**

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**Kyle R. Pellett**

CMAR Team Leader/Schedule Coordinator

Qualifications:

- **Total Years of Construction Experience:** 22 years
- **K-12 Construction Experience:** 10 years
- **Experience in Carson City/Northern Nevada:** 22 years
- **CMAR (Construction Manager at Risk) Experience:** 10 years
- **Familiarity with Local Building Departments & Codes:** 22 years
- **Experience with Pellett Construction:** 20 years

Education:

2011	Western Nevada College Bachelor of Technology in Construction Management
2007	Leadership in Energy and Environmental Design (LEED) Accredited Professional (AP) Credential
2003-2006	Carpenter Apprentice Program Graduated with trade degree in Carpentry, Carpenters Local Union #97
2000-2003	University of Nevada, Reno Completed coursework (no degree awarded)

Certifications:

2010	OSHA Training Institute OSHA 30-Hour Construction Safety Certification
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Business Experience:

2021-Present	Pellett Construction, Reno, Nevada Owner Oversee all business operations including strategic planning, financial management, and client relations. Lead business development and secure new projects by cultivating partnerships. Manage project budgets, contracts and schedules to ensure timely, profitable, and high-quality project delivery. Supervise and mentor staff to promote productive and professional work environment. Address operational challenges and make critical decisions to drive company growth and success.
2005-2021	Pellett Construction, Reno, Nevada Project Superintendent/Project Manager/Estimator/Quality Control Manager. Project Manager and Estimator at Pellett Construction since 2008, managing large-scale commercial projects from preconstruction through completion.

2004-2005	<p>Prepares cost estimates and proposals across multiple delivery methods while overseeing budgets, schedules, subcontractors, and teams to ensure projects meet scope, schedule, and quality standards.</p> <p>Clark &amp; Sullivan, Reno, Nevada Carpenter Foreman</p> <p>Hired for Mills Lane Justice Center Project: Oversaw a crew responsible for constructing eight-story concrete shear walls, with accountability for quality control and adherence to scheduled concrete pours.</p>
2003-2004	<p>Shaver Construction, Reno/Sparks Nevada Apprentice Carpenter</p> <p>Served as a carpenter responsible for constructing, repairing, and installing Infrastructure frameworks and buildings on a wide range of construction projects, delivering quality workmanship while meeting project specifications and safety requirements.</p>

**EDUCATION RELATED CONSTRUCTION:**

- **Lyon County School District Lighting & Bleachers, Yerington NV**
  - Construction of new bleacher and stadium lighting systems, including all related infrastructure, for Dayton, Fernley and Yerington High Schools.
    - Notable scope: Installed ADA-accessible bleachers and athletic field lighting, including all structural and electrical work, on a tight schedule while ensuring full compliance with safety and code.
      - Handled the challenges of working in multiple locations at the same time in rural areas of Nevada
    - Approximate Duration: 3 months
    - Total Project: 5,600,000.00
- **Pine Middle School Floor Replacement, Reno NV**
  - Removed asbestos tile and lead-contaminated shelving and lockers, replacing with Altro quartz tile across second floor classrooms and hallways.
    - Notable scope: Maintain the summer schedule for fall reopening.
    - Approximate Duration: 2 months
    - Total Project: \$322,000.00
- **UNR Temp Dining Hall, Reno NV**
  - Construction of a new 15,000 sq. ft. temporary dining hall at the University of Nevada, Reno
    - Notable Scope: Developed a new site by constructing a large building pad and installing trailers outfitted with full commercial kitchen equipment, supporting continuous 24-hour operations.
    - Approximate Duration: 6 weeks
    - Total Project: \$3,500,000.00
- **UNR Temp Dining Hall Demob, Reno NV**
  - Removal of Temp Dining Hall and put the JTB Lawn back to the preconstruction condition
    - Notable Scope: Developed a responsibility/ownership matrix to ensure that all items that were to be removed went to the proper owners.
      - The facility was paid for by insurance, owned by the university and operated by a food service subcontractor. Ensuring that all items were accounted for and then claimed by the proper owner guaranteed an easy close out and no claims of damage or lost or

- stolen property at the end of the project
  - Heavy demolition work in the middle of the University campus required advanced coordination with the university and lots of safety considerations to guarantee the safety of the students and staff
    - Approximate Duration: 4 weeks
    - Total Project: \$1,500,000.00

#### RURAL/NORTHERN NEVADA CONSTRUCTION

- **Lyon County Courthouse, Yerington NV**
  - Remolded Lyon County Courthouse shell space to include three full courts, one non-injury court, offices for judges and legal staff, witness rooms, and a resource library with updated technology.
    - Notable scope: Work in an existing, secure, facility. Included new holding cells
      - Work had to include creative phasing to ensure that existing court operations stayed active while maintaining security for the existing attached jail and that the safety separations between the public and staff were maintained during construction.
    - Approximate Duration: 1 year
    - Total Project: \$9,717,000.00
- **Harvey's (Caesars Republic) Rebrand, Stateline NV**
  - Rebrand GMP project at Harvey's Casino including a complete remodel of the Casino Floor; new poker room buildout; three new sets of restrooms (men's/women's); complete lobby remodel; new coffee bar and retail space; demolish existing escalators and relocate with new; exterior façade improvements including: glazing, stone, paint, signage, lighting, and EIFS repairs.
    - Notable scope: Tight schedule GMP to meet summer event series, GMP contract negotiated with construction manager. Managed extensive unforeseen conditions discovered during demolition and construction phases.
      - Required to work with AHJ to bring existing failing fire systems up to current code and provide a safe building for patrons
    - Approximate Duration: 9 months
    - Total Project: \$44,079,000.00
- **Harrah's Brew Brothers Restaurant, Stateline NV**
  - Demolished existing food court to construct the new Brew Brothers Restaurant on the casino floor, utilizing the existing central bar structure with upgraded finishes. Completed a full commercial kitchen buildout including refrigeration, sinks, ovens, hoods and custom workstations. Replaced rooftop mechanical units to accommodate kitchen ventilation and restaurant air handling.
    - Notable scope: Tight GMP schedule aligned with summer business demands; contract negotiated with construction manager. Managed extensive unforeseen conditions discovered during demolition and construction phases.
      - Required to work with AHJ to bring existing failing fire systems up to current code and provide a safe building for patrons
      - Had to deal with delays from an indecisive owner that was trying to reuse existing kitchen hoods and create new kitchen layout configurations after the project had started. Required expedited work

to bring the project back to schedule a creative procurement to get the facility operational

- Approximate Duration: 5 months
- Total Project: \$4,306,000.00

- **Harrah's Summit Suites Rebrand, Stateline NV**

- Rebranded 16<sup>th</sup> Floor Summit Suites at Harrah's Casino with a complete remodel and upgraded finishes throughout. Replaced existing pneumatic controls at radiant floor heaters with digital thermostats/controllers across the entire floor. Built out a new IT room with independent temperature control for the owner.

- Notable scope: GMP contract negotiated with CM, tight schedule to meet summer event series, with the owner deciding to add extensive mechanical, electrical and technology upgrades to the entire floor after the project commenced.
- Approximate Duration: 6 months
- Total Project: \$5,476,000.00

- **Hell's Kitchen Expansion – Caesars Republic, Stateline NV**

- Remove existing bars and escalators at Harvey's to expand Hell's Kitchen Restaurant, adding a full-service bar, temperature-controlled wine storage, and extra seating.

- Notable scope: High-end finishes, tight schedules, and complex demolition involving the removal of escalators and an elevator to make room for a new bar and wine room, as well as additional table seating and entrance.
- Approximate Duration: 6 months
- Total Project: \$3,283,000.00



## 5. Project Experience in Projects of Similar Size & Scope

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### **Project Name:** Pine Middle School Flooring

**Project Description:** Removed asbestos tile and lead-contaminated shelving and lockers, replaced with Altro quartz tile across first floor cafeteria and second floor classrooms and hallways.

**Client Reference:** Andrea Bradford  
Assistant Project Manager  
[Andrea.Bradford@WashoeSchools.net](mailto:Andrea.Bradford@WashoeSchools.net)  
(859) 213-7967

**Completion Date:** 08/04/2023

**Project Budget:** \$328,325.61

**Type of Services Provided:** Scope of work included hazardous material abatement and interior renovations within an active school facility (during the summer session). Work consisted of the removal and proper disposal of asbestos-containing floor tile and lead-contaminated shelving and lockers, followed by installation of new Altro quartz tile flooring throughout the school, including several second-floor classrooms and hallways. All work was carefully phased and coordinated to maintain safety, regulatory compliance, and minimal disruption to surrounding areas.

**Other Pertinent Information:** Pellett Construction successfully executed this project within a compressed summer schedule to ensure completion prior to the start of the fall semester. The team implemented proactive planning, detailed phasing, and strict adherence to abatement protocols to safely manage hazardous material removal while maintaining schedule certainty. Close coordination with school district representatives and subcontractors ensured timely material procurement, efficient workflow, and high-quality installation, resulting in a seamless turnover aligned with the school's operational needs.

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### **Project Name:** Army Recruiting TI

**Project Description:** Tenant improvement of an existing commercial retail space to suit requirements of the Army Corps of Engineers for a new Army Recruiting Center. Full commercial tenant improvement, including demolition to shell and build back.

Highlighted scopes include design coordination and permitting, plumbing retrofit, and security/camera system; entire space constructed to GS standards,

**Client References:** Jeff Reed  
Realty Specialist  
[jeffery.m.reed@usace.army.mil](mailto:jeffery.m.reed@usace.army.mil)  
(702) 416-4047

**Completion Date:** 2/26/24

**Project Budget:** \$319,135.00

**Type of Services Provided:**

Scope of work included a full tenant improvement of an existing commercial retail space to meet the requirements of the Army Corps of Engineers for a new Army Recruiting Center. Work consisted of demolition to shell condition and complete interior build-back, including design coordination, permitting, plumbing retrofit, framing/drywall/paint, electrical, and installation of security and camera systems. The project was constructed in accordance with General Services (GS) standards, requiring strict compliance with federal guidelines and specifications.

**Other Pertinent Information:**

Pellett Construction successfully delivered this project within an active commercial setting, requiring careful coordination with local jurisdictions and adherence to federal requirements. The team maintained close collaboration with designers and stakeholders to ensure timely permitting, efficient execution, and compliance with all GS standards. Through proactive management and attention to detail, the project was completed to meet the operational needs and security requirements of the end user.

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**Project Name:** LCSD Elementary Schools

**Project Description:** This project involved working as a subcontractor to a mechanical team to replace the main and secondary chillers at Cottonwood and Sutro Elementary Schools, along with site improvements required to support the new equipment. The scope included preconstruction coordination, earthwork, installation of thickened-edge concrete equipment pads, new site fencing, interior demolition, existing finish protection, framing/drywall/paint within active (summer season) school environments. All work was executed under a compressed summer schedule to ensure the upgraded systems were fully operational before the start of the fall semester

**Client References:** Connor Secrest  
Project Manager  
Connor.secrest@trane.com  
(916) 215-5053

**Completion Date:** 8/04/23

**Project Budget:** \$175,460.00

**Type of Services Provided:** Preconstruction coordination, site investigation, and construction services for the replacement of main and secondary chillers at Cottonwood and Sutro Elementary Schools. Work included earthwork, installation of thickened-edge concrete equipment pads, and placement of new site fencing, interior demolition, existing finish protection, framing/drywall/paint to support upgraded mechanical systems. All activities were performed within active school environments during the summer off-season, requiring careful planning, communication, and safety management.

**Other Pertinent Information:** The project was completed under a compressed summer schedule to ensure all systems were fully operational before the start of the fall semester. Coordination with school staff, mechanical subcontractors, and district representatives was essential to maintain safety, minimize disruptions, and meet the required turnover date.

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**Project Name: Sheet Metal Workers JATC New Office Remodel**

**Project Description:** Tenant improvement at the Sheet Metal Apprenticeship Program Office in Reno including office space, break room, multiple classrooms, shop space, and new lighting throughout the building. Construction work was completed around the apprenticeship school schedule.

**Client Reference:** Thomas Blotzke  
Business Manager  
[tblotzke@smart26jatc.org](mailto:tblotzke@smart26jatc.org)  
(775) 331-6393

**Completion Date:** 08/10/2023

**Project Budget:** \$119,500.00

**Type of Services Provided:** Tenant improvement services for the Sheet Metal Apprenticeship Program Office in Reno, including upgrades to office space, a break room, multiple classrooms, shop space, and new lighting throughout the building. Work

included coordination with program staff, phased construction planning, and execution of improvements within an active training environment.

***Other Pertinent Information:*** All work was scheduled and sequenced around the apprenticeship program's class schedule to minimize disruption and maintain safe, continuous operations. Close coordination with instructors and facility staff ensured that training activities remained uninterrupted while improvements were completed efficiently and safely

***a. Describe your approach to performing pre-construction services.***

As a Construction Manager at Risk, Pellett Construction views its role as an active partner to the Owner and design team throughout the life of the project. During pre-construction, the objective is to provide clear cost information, practical construction insight, and early identification of potential challenges so that decisions can be made with confidence as the design progresses. By maintaining an open-book approach and encouraging collaboration between the design team and key trade partners, the project team works to develop a well-coordinated set of construction documents that supports efficient construction and protects the project budget and schedule. Throughout pre-construction, the project team works collaboratively to provide real-time feedback on constructability, cost, and schedule impacts as the design develops. Participation in design review meetings at each milestone allows the team to identify opportunities to improve efficiency, reduce risk, and maintain alignment with project goals. Detailed cost models, constructability reviews, and schedule refinement support informed decision-making and help address potential issues before construction begins. For projects involving multiple campuses or sites, early planning also focuses on logistics, phasing, and coordination between locations to ensure consistency in approach and efficient use of resources across all project areas.

***b. Describe your approach to involve sub-contractors in the pre-construction process and obtain subcontractor bids in a CMAR process.***

Early trade partner involvement plays an important role in establishing successful project outcomes. During pre-construction, key subcontractors are engaged to review developing design documents and provide input related to constructability, material availability, and current market pricing. This early coordination helps identify potential challenges while design solutions remain flexible and assists the project team in maintaining alignment with the project budget and schedule.

As design progresses, subcontractor work packages are competitively bid in accordance with Nevada public procurement requirements. Clear bid packages are developed, bidder questions are managed through the procurement process, and bids are evaluated for completeness, responsiveness, and scope coverage. Prior to finalizing subcontractor awards, scope reviews are performed to confirm that all required work is accounted for and that no gaps or overlaps exist between trades, supporting a fair and transparent bidding process. On projects involving multiple sites, bid packaging and subcontractor coordination are structured to promote efficiency and consistency across locations while maintaining flexibility to address site-specific conditions.

***c. Describe your approach to performing construction administration and construction management.***

During construction, the project will be supported by consistent on-site leadership and experienced project management oversight to ensure work progresses safely, efficiently, and in accordance with the contract documents. The Project Manager oversees contract administration

activities including RFIs, submittals, change management, cost tracking, and coordination with the Owner and design team, while the Superintendent provides daily field leadership and manages subcontractor coordination and construction progress.

Regular coordination meetings are held with the Owner, design team, and subcontractors to review progress, discuss upcoming work activities, and address issues early. Project administration is managed through Procore, which serves as a centralized platform for documentation, communication, and tracking of project activities, providing clear visibility for all members of the project team. For projects with work occurring at multiple campuses, the team coordinates schedules, staffing, and subcontractor activities across sites to maintain consistent progress and communication, while ensuring each location receives the necessary attention and oversight.

***d. Describe your approach to controlling the project construction budget and schedule.***

Maintaining alignment between the project budget and schedule remains a priority throughout the life of the project. During pre-construction, detailed cost estimates and milestone schedules are developed and refined as the design progresses, with consideration given to phasing and sequencing across multiple project locations where applicable.

Throughout construction, project costs and schedule performance are continuously monitored through cost reporting, subcontractor commitment tracking, and look-ahead schedule planning. When potential cost or schedule impacts are identified, they are communicated promptly so the project team can evaluate available options and determine the most effective path forward. This proactive approach supports informed decision-making and helps maintain alignment with project objectives. For multi-site projects, careful coordination of manpower, material procurement, and sequencing helps maintain efficiency while minimizing the risk of delays between project locations.

***e. Describe your approach to performing quality assurance and quality control during construction.***

A structured Quality Assurance and Quality Control process begins during pre-construction and continues through project completion. Constructability reviews performed during design help identify coordination issues, specification conflicts, and scope gaps early in the process. During construction, the Superintendent performs routine field inspections to verify that work complies with the contract documents, applicable codes, and established quality standards. Inspection activities are documented through daily reporting so that corrective actions can be addressed promptly. Subcontractors are also responsible for conducting internal quality checks prior to requesting inspection, creating a layered review process that helps minimize rework and maintain project quality. This approach is applied consistently across all project sites to ensure uniform quality standards are maintained regardless of location.

***f. Describe your approach to administering a safety program.***

Pellett Construction is committed to maintaining a safe job site for all workers and project stakeholders. A site-specific safety plan is implemented and enforced by OSHA-30 certified field leadership, with consideration given to the unique conditions of each project site.

Daily safety oversight and coordination with subcontractors reinforce safe work practices throughout construction. Task-specific hazard analyses are performed prior to new work activities to identify potential risks and establish appropriate mitigation measures. Subcontractors are required to follow established safety protocols, and safety concerns identified in the field are addressed immediately to maintain a safe and controlled project environment. On projects involving active school campuses with staff potentially on site through the summer, additional attention is given to site separation, access control, and maintaining safe conditions for staff and visitors.

***g. Describe your approach to achieving project close out documentation (commissioning, final job walks, warranties, O&M manuals, final inspections, and certificates of occupancy).***

Project close-out planning begins prior to the final stages of construction to support a smooth transition from construction to occupancy. As the project nears completion, the project team coordinates with the Owner and design team to develop a detailed punch list identifying items requiring final attention at each project location.

Commissioning and testing of building systems are coordinated to confirm proper operation and performance. Final walkthroughs are conducted to verify that all project requirements have been met and that each site is ready for occupancy. Close-out documentation is assembled and provided to the Owner, including warranties, operation and maintenance manuals, and record drawings. The team remains available during the warranty period to respond to questions or address any issues that may arise, ensuring each facility is fully operational and supported.

***h. Describe your approach to change orders from sub-contractors and suppliers.***

Change orders from subcontractors and suppliers are reviewed promptly to verify scope, pricing, and schedule impacts. Each change is evaluated against the contract documents to confirm validity and ensure that it reflects work that is outside the original scope.

Supporting documentation is required for all change requests, including detailed cost breakdowns and schedule impacts. The project team works to resolve change order requests efficiently while maintaining transparency with the Owner so that informed decisions can be made. Consistent tracking and coordination across all project sites ensures that changes are managed in a uniform manner and that impacts are clearly understood.

***i. Describe what is a legitimate change order to the GMP contract for additional time, cost, and general conditions.***

A legitimate change order to the GMP contract includes changes in scope initiated by the Owner, unforeseen conditions not reasonably identifiable during pre-construction, design revisions, or regulatory requirements that impact the project.

Such changes must be supported by proper documentation and clearly demonstrate impacts to cost, schedule, or general conditions. Each change is reviewed to confirm that it is outside the original contract scope and that the associated costs and time adjustments are reasonable and justified. This consistent evaluation process helps maintain fairness and clarity throughout the project.

***j. Describe how you deal with adverse weather conditions, pandemics, government mandates and the potential costs and delays that might arise due these unforeseen impacts.***

Potential impacts related to adverse weather, pandemics, or government mandates are monitored throughout the project and addressed proactively. The project team evaluates schedule and cost impacts as they arise and communicates these conditions promptly to the Owner and design team.

Where impacts affect construction activities, the team works collaboratively to identify mitigation strategies, adjust sequencing where possible, and maintain alignment with overall project objectives. Documentation is maintained to support any necessary adjustments to schedule or cost. For projects occurring at multiple sites, coordination between locations allows the team to shift resources or adjust sequencing where feasible to help minimize overall project impacts.

***k. Provide an explanation of what work duties are being completed out of the office within Lyon County or the State of Nevada.***

Project management, estimating, scheduling, and administrative services are performed from Pellett Construction's local office within the region, allowing the team to remain accessible and responsive throughout the project.

Field supervision and daily coordination are managed by on-site Superintendents supported by local project staff at each location. Local subcontractors and suppliers are actively engaged, and the project benefits from established relationships and experience working throughout Northern Nevada. Pellett Construction has demonstrated the ability to manage projects across multiple locations simultaneously, coordinating staffing, logistics, and subcontractor activities to maintain efficiency and consistency. This approach allows for responsive service, effective coordination, and strong alignment with the Owner and all project stakeholders.

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Pellett Construction has a strong record of delivering public, private, and confidential projects throughout Northern Nevada, including educational facilities, tenant improvements, and secure corporate environments. Our work consistently meets budget and schedule expectations, with most projects completed at or below the original contract value. In the few instances where costs increased, adjustments were driven by owner-requested changes or unforeseen existing conditions and were managed through a transparent, collaborative process. We are experienced in working within occupied and operational facilities, where detailed phasing, proactive communication, and strict safety and operational controls are essential. Pellett Construction delivers high-quality projects that meet client expectations and support long-term partnerships with school districts and private industry clients.

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### **Pine Middle School Flooring**

**General Description:** Removed asbestos tile and lead-contaminated shelving and lockers, replacing with Altro quartz tile across second floor classrooms and hallways. Maintain the summer schedule for fall reopening.

**Owner Contact:** Andrea Bradford, [Andrea.Bradford@WashoeSchools.net](mailto:Andrea.Bradford@WashoeSchools.net), 859-213-7967

**Contract Award Amount:** \$328,325.61

**Final Construction Cost:** \$306,717.61

**Cost Performance Explanation:** Force account credit back to owner.

**Scheduled Completion Date:** 8/04/2023

**Final Completion Date:** 8/04/2023

### **Army Recruiting TI**

**General Description:** Tenant improvement of an existing commercial retail space to suit requirements of the Army Corps of Engineers for a new Army Recruiting Center. Full commercial tenant improvement, including demolition to shell and build back. Highlighted scopes include design coordination and permitting, plumbing retrofit, and security/camera system; entire space constructed to GS standards,

**Owner Contact:** Jeff Reed, [jeffery.m.reed@usace.army.mil](mailto:jeffery.m.reed@usace.army.mil), 702-416-4047

**Contract Award Amount:** \$316,087.49

**Final Construction Cost:** \$319,135.00

**Cost Performance Explanation:** During construction, a previously poured plumbing trench was uncovered that would not allow for proper flooring installation. This condition could not be identified during preconstruction and required additional corrective labor to remediate for long-term flooring system performance. The associated cost impacts are a result of addressing this unforeseen existing condition.

**Scheduled Completion Date:** 2/12/2024

**Final Completion Date:** 2/26/2024. Pushed final completion date on account of long lead time items not able to be shipped within original suspected timeline.

### **LCSD Elementary Schools**

**General Description:** The project consisted of the replacement of main and secondary chillers at Cottonwood and Sutro Elementary Schools, along with associated site improvements to support new equipment installation. Scope of work included preconstruction coordination, earthwork, installation of thickened-edge concrete equipment pads, and new site fencing within active school environments. Work was performed during a compressed summer schedule to ensure all systems were operational prior to the start of the fall semester.

**Owner Contact:** The updated price reflects the added scope, which includes additional concrete and the installation of a new man-gate. These items were not part of the original proposal, so the total cost has been adjusted accordingly.

**Contract Award Amount:** \$175,460.00

**Final Construction Cost:** 240,755.80

**Cost Performance Explanation:** The updated price reflects owner-initiated additions to the project scope, including extra concrete and the installation of a new man-gate. Because these items were not part of the original proposal, the total cost has been adjusted accordingly.

**Scheduled Completion Date:** 8/29/23

**Final Completion Date:** 08/04/23

### **Sheet Metal Workers JATC New Office Remodel**

**General Description:** Tenant improvement at the Sheet Metal Apprenticeship Program Office in Reno including office space, break room, multiple classrooms, shop space, and new lighting throughout the building. Work completed around apprenticeship school schedule.

**Owner Contact:** Thomas Blotzke, [tblotzke@smart26jatc.org](mailto:tblotzke@smart26jatc.org), 775-331-6393

**Contract Award Amount:** \$119,500.00

**Final Construction Cost:** \$119,500.00

**Cost Performance Explanation:** N/A

**Scheduled Completion Date:** 08/18/2023

**Final Completion Date:** 08/10/2023

**Sierra Nevada Corporation (SNC) Projects**

**General Description:** NDA

**Owner Contact:** Jaspreet Singh, Senior Facilities Engineering Specialist, MST,

[jaspreet.singh@sncorp.com](mailto:jaspreet.singh@sncorp.com), 775-710-8325

**Contract Award Amount:** \$NDA

**Final Construction Cost:** \$NDA

**Cost Performance Explanation:** NDA

**Scheduled Completion Date:** NDA

**Final Completion Date:** NDA

**Microsoft Projects**

**General Description:** NDA

**Owner Contact:** Joel Soriao Rojas, Workplace Experience Manager,

[joesor@microsoft.com](mailto:joesor@microsoft.com), 775-515-2114

**Contract Award Amount:** \$NDA

**Final Construction Cost:** \$NDA

**Cost Performance Explanation:** NDA

**Scheduled Completion Date:** NDA

**Final Completion Date:** NDA

*Have liquidated damages been assessed against your firm? If so, describe when, where, and why.*

**No**

*Has there been a termination from a contract before completion? If so, describe when, where, and why.*

**No**

*Has your firm been declared to be in default on any contract (whether bonded or not bonded)? If so, describe when, where, why, and identify the Party declaring such default.*

**No**

*Has any type of settlement been paid by your firm or to your firm in excess of \$25,000? If so, describe when, where, and why.*

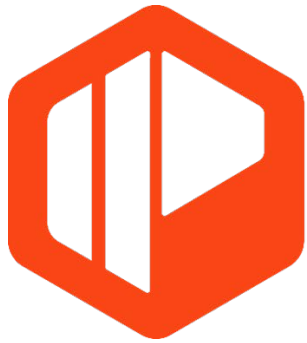
**No**

*Has there been a judgment rendered for breach of contract, other than a breach for legitimate cause? If so, describe when, where, and why.*

**No**

*If a judgment has been entered and a case has been appealed, provide the general facts of the case, the basis of the appeal, and the outcome.*

**N/A**



# **Pellett<sup>TM</sup>** **Construction**

Health & Safety Plan

Revision Date: 1/1/2026

## INTRODUCTION

Pellett Construction shall have sole and complete responsibility for the implementation of a workplace safety plan and shall take necessary precautions for the health and safety of employees and fully comply with applicable provisions of all sections of 29 CFR 1926-OSHA Construction Industry Safety and Health Standards, Nevada Occupational Safety and Health NRS and NAC 618, National Fire Protection Association codes, and all standards or codes referred to in the listed document and any other applicable standards or requirements that would make for a safer work site.

Due to the changing nature of health and safety regulations, and because new information is constantly becoming available, this plan is subject to change.

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Statement of Company Health & Safety Policy

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Section 2: Safety & Emergency Contact

Section 3: Accident/Incident Investigation

Section 4: Training

Section 5: Occupational Health

Section 6: Job Specific Elements (Based on Scope of Work)

- A. Hazard Communication Standard- 29 CFR 1910.1200
- B. Housekeeping- 29 CFR 1910.22 and/or 29 CFR 1926.25
- C. Hand and Power Tools- 29 CFR 1926 Subpart I
- D. Mechanized Equipment- 29 CFR 1926 Subpart O
- E. Traffic Control- 29 CFR 1926 Subpart O
- F. PPE- 29 CFR 1910 Subpart I
- G. Hot Work- 29 CFR 1910 Subpart Q
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Identification, Analysis and Control of Hazards

- A. General Safety Rules
- B. Accountability

Wildfire Smoke Protection Plan

Employee Report of Injury Form

Accident Witness Statement Form

Supervisor Report of Injury Form

## STATEMENT OF COMPANY HEALTH & SAFETY POLICY:

It is the goal at Pellett Construction to provide a safe and healthy workplace for all employees and to eliminate occupational injuries and illness. The priority of workplace safety and health is of such importance that it is placed above operating efficiency and productivity whenever necessary. Safety is the number one priority in our operations and work activities. Everyone benefits from a safe workplace. Lack of safety on the job results in needless accidents, painful injuries, unnecessary suffering, and in decreased performance and productivity.

Every employee and management representative of Pellett Construction is expected to think safety and work safely, participate in all available safety training, follow all the safety rules, report hazards and work-related

injuries to supervisor promptly, and make suggestions for improving the company's safety policies and procedures.

Pellett Construction believes that workplace safety requires a cooperative, team effort. Every employee has a voice in safety on the job. Safety concerns brought to management will receive immediate attention. Harassment and/or discrimination of any kind against employees voicing valid safety concerns will not be tolerated.

## SECTION 1: PURPOSE & SCOPE

Pellett Construction has the project goal of ZERO accidents and ZERO injuries, with work tasks designed to minimize or eliminate hazards to personnel, processes, equipment, and the general public. No worker should ever perform a task that may endanger their own safety and health or that of others.

## SECTION 2: SAFETY & EMERGENCY CONTACTS

1) Pellett Construction Project Accountant	Yasmine Griego	(505)5579133
2) Pellett Construction Safety Director	Chris Carling	(775)843-8496
3) Pellett Construction Project Supervisor	Kyle Pellett	(775)691-5744
4) Pellett Construction Operations Manager	Summer Pellett	(775)544-6801
5) Pellett Construction Compliance/ HR	Keston Pilgrim	(530)616-0440
6) Pellett Construction Site Safety Manager	Greg Gilmore	(775)750-8930
7) Pellett Construction Project Superintendent	Matt Penkal	(775)690-9630

## SECTION 3: ACCIDENT/INCIDENT INVESTIGATION

### Purpose

The purpose of this section is to establish a consistent process for investigating all workplace accidents, incidents, and near-misses in order to determine root causes, prevent recurrence, and maintain a safe and healthy work environment for all employees, subcontractors, and visitors.

The procedures and responsibilities apply to all Pellett Construction employees, subcontractors, and site visitors. Any incident that results in injury, illness, property damage, environmental release, or a near-miss that had the potential to cause harm.

### Project Manager

- Ensures all incidents are promptly reported and investigated.
- Reviews investigation reports and ensures corrective actions are implemented.

### Site Superintendent / Foreman

- Secures the incident scene and prevents further hazards.
- Conducts or assists with the investigation.
- Submits initial incident report within 24 hours.

### Safety Manager / Safety Coordinator

- Leads the investigation for serious incidents.
- Coordinates with medical providers, insurance, and regulatory agencies as required.
- Tracks and trends incident data for reporting and prevention.

### Employees / Subcontractors

- Must immediately report all accidents, injuries, and near-misses to their supervisor.
- Cooperate fully with the investigation process.

### **Reporting Procedure**

#### 1. Immediate Notification

- All incidents must be reported to the supervisor immediately, no later than the end of the shift.
- Serious incidents (fatality, hospitalization, amputation, or eye loss) must be reported to OSHA within 8 hours, and any inpatient hospitalization, amputation, or eye loss must be reported within 24 hours.

#### 2. Incident Report

- Supervisor completes the Incident Report Form within 24 hours.
- Include witness statements, photos, sketches, and any supporting documentation.

### **Investigation Process**

1. Secure the Scene – Prevent further injury or damage.
2. Collect Information – Interview witnesses, photograph conditions, document equipment/tools involved.
3. Identify Root Cause – Use methods such as the “5 Whys” or Cause-and-Effect analysis to identify underlying causes.
4. Corrective Actions – Recommend immediate and long-term corrective actions to prevent recurrence.
5. Follow-Up – Verify that corrective actions have been implemented and are effective.

### **Documentation & Recordkeeping**

- All investigation reports shall be maintained by the Safety Manager for a minimum of 5 years.
- OSHA 300 and 301 forms will be completed as required.
- Lessons learned will be communicated during toolbox talks and safety meetings.

### **Continuous Improvement**

Incident data will be reviewed quarterly to identify trends and recurring hazards. Findings will be used to improve training, procedures, and project-specific safety measures.

## **SECTION 4: TRAINING**

Pellett Construction has a comprehensive safety and health training program tailored to the scope of work for each project. All employees receive a project safety orientation upon assignment to the project. Topics include but are not limited to:

- Hazard Communication
- Personal Protective Equipment
- Housekeeping
- Proper Use of Tools and Equipment
- Hazard identification and reporting: chain of command, stop work, emergency response

Training records are maintained electronically and/or on site in the job site office. Should OSHA visit our job site, these training records are one indication of our implementation of an active safety program.

Toolbox Safety meetings are scheduled to review safety inspections, findings, and corrective actions taken; critical safety procedures, discuss recent workplace incidents, and to celebrate safety milestones. The Project Manager/Superintendent should schedule routine Toolbox Safety meetings in advance or set a regular date/time to be sure that all workers can plan to attend this safety meeting. Records of these meetings are on file in the job site office with attached attendance sheets.

Pellett Construction shall conduct a project specific safety orientation for all Pellett Construction personnel who work on the project. Pellett Construction shall conduct a pre-mobilization safety meeting with each trade prior to the trade commencing work and keep minutes of the meeting. Pellett Construction shall hold daily safety meetings prior to the start of each work shift. The meeting shall have a duration of 10 to 15 minutes and must be documented. Topics will be appropriate for the task, conditions and trades present.

## **SECTION 5: OCCUPATIONAL HEALTH**

### **Medical Services**

The following clinic and/or hospital provide emergency medical treatment to workers injured on this job.

Renown Urgent Care  
975 Ryland St.  
Reno, NV 89502  
(775) 982-5000

Renown Regional Emergency Room  
1155 Mill St W14  
Reno, NV 89502  
(775) 982-4100

However, employees are not limited to only these medical treatment facilities for an injury/medical emergency. A different facility may be used for medical care due to job location and/or severity of the need for immediate care.

### **Emergency Medical Response**

Pellett Construction displays posters with emergency telephone numbers and locations of emergency facilities in visible locations and at selected phone locations throughout the project area (including Pellett Construction facilities). The following information is provided:

- Urgent care & hospital name, location, and number (consistent with selected medical treatment facilities)
- Police department name, location, and number
- Fire department name, location, and number

### **Medical Monitoring**

Potential health hazards shall be recognized and addressed on a per project basis. Each project that requires project specific medical monitoring shall be implemented as necessary.

## **SECTION 6: JOB SPECIFIC ELEMENTS (Based on Scope of Work)**

### **Section 6 A: Hazard Communication Standard**

1. Is there a list of hazardous substances used in your workplace and an SDS readily available for each hazardous substance used?
2. Is there an employee training program for hazardous substances that includes:
  - a. an explanation of what an SDS is and how to use and obtain one;
  - b. SDS contents for each hazardous substance or class of substances;
  - c. explanation of "A Right to Know";
  - d. identification of where an employee can see the written hazard communication program;
  - e. location of physical and health hazards in particular work areas and the specific protective

- measures to be used; and
  - f. details of the hazard communication program, including how to use the labeling system and SDSs.
3. Are employees aware of the potential hazards and trained in safe handling practices for situations involving various chemicals stored or used in the workplace such as acids, bases, caustics, epoxies, phenols, etc.?
  4. Are all employees required to use personal protective clothing and equipment when handling chemicals (gloves, eye protection, respirators, etc.)?
  5. Have appropriate control procedures been instituted for hazardous materials, including safe handling practices and the use of respirators and ventilation systems?
  6. Subcontractors are required to advise Pellett Construction in advance of any chemicals brought on site and confirm that SDS are available and that employees have been trained in proper use, storage and disposal.

#### **Section 6 B: Housekeeping**

1. Are all worksites clean, sanitary and orderly?
2. Are work surfaces kept dry and appropriate means taken to assure the surfaces are slip-resistant?
3. Are all spilled hazardous materials or liquids, including blood and other potentially infectious materials, cleaned up immediately and according to proper procedures?
4. Is combustible scrap, debris and waste stored safely and removed from the worksite promptly?

#### **Section 6 C: Hand and Power Tools**

1. Are grinders, saws and similar equipment provided with appropriate safety guards?
2. Are power tools used with proper shields, guards, or attachments, as recommended by the manufacturer?
3. Are circular saw guards checked to ensure that they are not wedged up, leaving the lower portion of the blade unguarded?
4. Are all cord-connected, electrically operated tools and equipment effectively grounded or of the approved double insulated type?
5. Are all tools and equipment used at the workplace in good condition?

#### **Section 6 D: Mechanized Equipment**

1. Are employees properly trained in the use of the type of mechanized equipment they operate?
2. Are only trained and/or licensed (if required) personnel allowed to mechanized equipment?
3. Does the mechanized equipment have a warning horn, whistle, gong, or other device that can be clearly heard above normal noise in the areas where it is operated?
4. If mechanized equipment is in need of repair removed from service immediately?

#### **Section 6 E: Traffic Control**

1. Are aisles and passageways kept clear and marked as appropriate?
2. Are holes in the floor, sidewalk, or other walking surface repaired properly, covered, or otherwise made safe?
3. Are spilled materials cleaned up immediately?
4. Are aisles or walkways that pass near moving or operating machinery, welding operations, or similar operations arranged so employees will not be subjected to potential hazards?

#### **Section 6 F: PPE**

1. Has the employer determined whether hazards that require the use of PPE (e.g., head, eye, face, hand, or foot protection) are present or are likely to be present?
2. Have both the employer and the employees been trained on PPE procedures, i.e., what PPE is necessary for job tasks, when workers need it, and how to properly wear and adjust it?
3. Are protective gloves, aprons, shields, or other means provided and required where employees

could be cut or where there is reasonably anticipated exposure to corrosive liquids, chemicals, blood, or other potentially infectious materials?

4. Are approved safety glasses required to be worn at all times in areas where there is a risk of eye injuries such as punctures, abrasions, contusions, or burns?
5. Is appropriate foot protection required where there is the risk of foot injuries from hot, corrosive, or poisonous substances, falling objects, crushing, or penetrating actions?
6. Are hard hats required, provided and worn where danger of falling objects exists?
7. A Class II safety vest required to be worn at all times?

### **Section 6 G: Hot Work**

1. Are only authorized and trained personnel permitted to use welding, cutting, or brazing equipment?
2. Are signs posted reading "DANGER, NO SMOKING, MATCHES, OR OPEN LIGHTS," or the equivalent?
3. Are approved safety glasses required to be worn at all times in areas where there is a risk of eye injuries such as punctures, abrasions, contusions, or burns?
4. Do eye protection, helmets, hand shields and goggles meet appropriate standards?
5. Is a check made for adequate ventilation in and where welding or cutting is performed?
6. Is suitable fire extinguishing equipment available for immediate use?

### **Section 6 H: Environmental**

1. Are wet methods used, when practicable, to prevent the emission of airborne asbestos fibers, silica dust and similar hazardous materials?
2. Are exhaust stacks and air intakes located so that nearby contaminated air will not be recirculated within a building or other enclosed area?
3. Are wet methods used, when practicable, to prevent the emission of airborne asbestos fibers, silica dust and similar hazardous materials?
4. Are employees trained?

## **IDENTIFICATION, ANALYSIS AND CONTROL OF HAZARDS**

A basic safety checklist contained as an attachment to this program is to be completed by the Safety Officer prior to and during each job. All items noted on the checklist will be corrected within 30 working days or less depending on the requirements to mitigate the hazard and the urgency of the item. Observations requiring immediate action are possible.

The superintendent, foreman or designee will conduct an informal work area inspection daily, documenting only items, which require correction on one of the safety checklists contained in the attachments to this policy. Once the corrections have been accomplished there is no need to maintain the informal inspection sheets.

### **A. GENERAL SAFETY RULES**

1. Follow the safe job procedures established by your supervisor. You are to perform only those jobs you have been assigned and properly instructed to perform.
2. Wear the protective equipment required for your job, as established by your supervisor through job instruction. It is your responsibility to see that protective equipment should be in good repair. Damaged equipment should be reported to your supervisor immediately.
3. Report unsafe acts or unsafe conditions to your supervisor without delay.

4. Report all accidents to your supervisor immediately whether anyone is hurt or not. In cases of injury, get first aid as soon as possible.
5. Keep all mechanical safeguards in position during operation.
6. Put main switch in "off" position whenever making adjustments, when setting up jobs or when machine is to remain idle for any length of time. Don't allow machinery to operate unattended.
7. Use only the machinery, equipment and tools you are qualified and authorized to use by the supervisor. A form must be completed by supervisor for any employee to be "authorized".
8. HORSEPLAY, such as scuffling, fooling, playing practical jokes, or throwing articles at each other will not be tolerated.
9. No employee is permitted to make repairs on any electrical device or equipment unless authorized to do so. ELECTRICAL EQUIPMENT IS NOT TO BE TAMPERED WITH IN ANY WAY.
10. MACHINE MASTER SWITCHES ARE TO BE TAGGED OR LOCKED OPEN WHEN MAJOR REPAIR, OILING AND GREASING OR MAINTENANCE IS BEING PERFORMED.
11. The covers on SWITCH BOXES AND FUSE STATIONS ARE TO BE KEPT CLOSED AT ALL TIMES.
12. All employees are required to WALK, NOT RUN, WHILE THEY ARE WITHIN the work areas.
13. No employee will be permitted to remove any guard installed over the point of operation, power transmission, or moving parts without permission from the supervisor and then only after proper safety procedures have been followed. After use in specific instances where the guard was removed, it must be replaced immediately. This includes all saws, grinders, compressors, or any other equipment designed and equipped to be guarded.
14. Compressed air should never be used for cleaning clothes, cooling or practical jokes. VIOLATION OF THIS RULE CAN RESULT IN SERIOUS INJURY OR DEATH.
15. No worker will be permitted to use flammable solvents in an open container. FLAMMABLES MUST BE STORED AND HANDLED IN APPROVED SAFETY CONTAINERS.
16. First aid will be administered only by the specifically trained and authorized personnel. Under no circumstances shall any employee attempt to remove foreign objects from the eyes or ears of a fellow employee.
17. Riding hand trucks and hitching rides on power trucks is prohibited.
18. The use of any tools, machinery or equipment for the personal use of any employee, whether on company time or not shall not be permitted.
19. Only qualified maintenance persons, authorized by supervision, are permitted to repair machinery and equipment.
20. Safety equipment, such as brushes, safety glasses, shields, safety shoes, etc., shall be used whenever the operation or job requires them unless otherwise stated in this written Safety Program.

21. Employees who violate these safety rules may be subject to disciplinary action.
22. ALL ACCIDENTS must be reported to your immediate supervisor. If necessary, in-house FIRST AID, or professional medical attention will be available. In ALL cases, a written report of injury will be completed.
23. Any unsafe condition noted must be reported to your supervisor, who is responsible for having the condition corrected prior to proceeding with the job.
24. Safety goggles and other personal protective equipment issued for your protection must be used or worn in designated areas or activities as instructed or covered in this Program.
25. As an employee you are required to wear appropriate work clothing and shoes. Shoes with thin or badly worn soles should not be worn. Steel toe, chemically resistant uppers with slip and puncture resistant soles are required. (No tennis shoes)
26. Safety glasses in all shop areas are required at all times.
27. Do not stand or walk under suspended loads.
28. Use of liquor or drugs is not permitted and those reporting for work under the influence will be subject to appropriate disciplinary action.
29. Good housekeeping should be maintained at all times throughout the work area. All spills should be cleaned up immediately.
30. Air lines, electrical cords, or any other objects that could cause a hazard need to be moved to a safe location when not in use.
31. Only authorized items, materials, pictures, notices, etc. are to be placed on any wall, bulletin board, etc.
32. Work benches, windowsills and other like areas are not for storage. Keep free of excess materials and litter.
33. Areas on, around, in front and over electrical controls or panels and fire extinguishers are to be kept clear at all times. This includes fire exits.

## **B. ACCOUNTABILITY**

In order for a Safety Program to be effective, there must be a means developed for holding employees accountable for their unsafe work habits or conditions.

1. *RESPONSIBILITY FOR DISCIPLINARY ACTION*: Disciplinary action will be the direct responsibility of the Safety Officer. All employees including managers, foremen, and supervisors will be held equally accountable for compliance with safety policies and regulations.
  - a. If an accident occurs and if it has been determined that the accident could have been avoided, the means of holding employees accountable should be made more severe after each consecutive offense.
  - b. The purpose of holding employees accountable is to help employees conform to company

- policy and work safely. It is not designed to end employment and, therefore, employees should be given the opportunity to start over with a clean slate periodically.
- c. All employees from top management to the newest hire are to be held equally accountable for any safety infraction.
2. *POLICY OF PROGRESSIVE DISCIPLINE*: A policy of progressive discipline will be followed in enforcing safety practices. The policy for violating safety rules will be progressive, with the final result being dismissal.
- a. 1<sup>st</sup> Offense - Verbal warning
  - b. 2<sup>nd</sup> Offense - Verbal and written warning with a copy of the written warning becoming a part of the employee's file
  - c. 3<sup>rd</sup> Offense - One day off work with no pay
  - d. 4<sup>th</sup> Offense - Possible employment termination.
3. *SERIOUS OFFENSES MAY RESULT IN IMMEDIATE TERMINATION*

NOTE: Severe violations, such as the use of drugs, etc., that could result in death or serious bodily injury to others will result in immediate dismissal after review.

## WILDFIRE SMOKE PROTECTION PLAN (Revised April 20, 2022)

When it can be reasonably anticipated that Pellett Construction employees may be exposed to a PM 2.5 Air Quality Index (AQI) of 151 or greater for more than one hour during their shift, supervisors must ensure that affected employees receive documented training covering the topics outlined below.

### **1. Responsibility**

It is the responsibility of the employer to protect the employees from Wildfire Smoke. Employees who work outdoors or in a location that does not have mechanical air filtration and may be exposed to a PM2.5 AQI of 151 or greater for more than one hour during your shift, must be provided the following:

- The current AQI before and periodically during each shift
- Documented training covering the information in this document
- Work modifications to reduce the exposure; and
- Respirators with training on how to use them

### **2. Health Effects of Wildfire Smoke**

Although there are many hazardous constituents of wildfire smoke, the primary harmful pollutant for people who are not close to the fire is fine particulate matter (tiny particles suspended in the air). Particulate matter can irritate the lungs and cause persistent coughing, phlegm, wheezing, or difficulty breathing. It can also cause more severe problems, such as reduced lung function, bronchitis, worsening of asthma, heart failure, and early death. People over 65 and people who already have heart and lung problems are the most likely to suffer from serious health effects. The smallest and usually the most harmful particulate matter is called PM2.5 because it has a diameter of 2.5 micrometers or smaller.

### **3. The Right to Obtain Medical Treatment without Fear of Reprisal**

Pellett Construction employees who show signs of injury or illness due to wildfire smoke exposure are encouraged to seek medical treatment and may not be punished for seeking such treatment. Employers must also have effective provisions made in advance for prompt medical treatment of employees in the event of serious injury or illness caused by wildfire smoke exposure. If necessary, please follow the company incident reporting procedures to obtain prompt medical treatment without fear of reprisal.

#### **4. How you can obtain the current Air Quality Index**

(AQI) for PM2.5. Various government agencies monitor the air at locations throughout California and Nevada and report the current AQI for those places. The AQI is a measurement of how polluted the air is. An AQI over 100 is unhealthy for sensitive people, and an AQI over 150 is unhealthy for everyone. Although there are AQIs for several pollutants, Pellett Construction only uses the AQI for PM2.5. The easiest way to find the current and forecasted AQI for PM2.5 is to go to <https://www.airnow.gov/> and enter the zip code of the location where you will be working. The current AQI is also available from the U.S. Forest Service at <https://tools.airfire.org/> and the local air quality district, which can be located at <https://ww3.arb.ca.gov/capcoa/dismap.htm>. Employees who do not have access to the internet can contact their supervisor for the current AQI. Additionally, the EPA website [www.enviroflash.info](http://www.enviroflash.info) can transmit daily and forecasted AQIs by text or email for particular cities or zip codes.

#### **5. The local two-way communication system**

Supervisors must alert employees when the air quality is harmful and what protective measures are available to employees. Supervisors shall also encourage employees to inform them if they notice the air quality is getting worse, or if they are suffering from any symptoms due to the air quality, without fear of reprisal. This information will be communicated to employees either in-person, via text, email, website, radio, or other effective method.

#### **6. Methods for protecting employees from wildfire smoke**

Supervisors must take action to protect employees from PM2.5 when the current AQI for PM2.5 is 151 or greater. Local methods for reducing employee exposure are (check all that applies):

- Relocating work to enclosed structures or vehicles where the air is filtered.
- Moving workers to a place with a lower current AQI for PM2.5.
- Reducing work time in areas with unfiltered air.
- Increasing rest time and frequency and providing a rest area with filtered air.
- Reducing the physical intensity of the work to help lower the breathing and heart rates.

Specific actions to reduce employee exposure are to be noted as necessary for each job that is impacted by wildfire smoke.

#### **7. The Importance, Limitations, And Benefits of Using a Respirator When Exposed To Wildfire Smoke**

Respirators can be an effective way to protect employee health by reducing exposure to wildfire smoke when they are properly selected and worn. Surgical masks or other items worn over the nose and mouth such as scarves, T-shirts, and bandanas do not provide protection against wildfire smoke. A NIOSH certified N95 filtering facepiece respirator (shown in the image below) is the minimum level of respiratory protection allowable for wildfire smoke. Filtering facepiece respirators such as N95s will not protect the user against gases, chemical vapors, oxygen deficient atmospheres or highly toxic materials. When the current AQI for PM2.5 is 151 or greater, supervisors shall provide their workers with proper respirators for voluntary use. If the current AQI is greater than 500, respirator use is required, and individuals must enroll in the Pellett Construction Respiratory Protection Program before using a respirator.

#### **8. How to properly put on, use, and maintain respirators provided**

Respirators must be used properly and replaced if they become damaged, deformed, dirty, or difficult to breathe through. Filtering facepiece respirators such as N95s are disposable and cannot be cleaned or disinfected and should be replaced at the beginning of each shift. If you have symptoms such as difficulty breathing, dizziness, or nausea, go to an area with cleaner air, remove your respirator, and notify your supervisor or get medical help as needed. When wearing a respirator, the following precautions must be taken:

1. Only respirators certified by the National Institute for Occupational Safety and Health (NIOSH) for protection against particulates should be used. A label or statement of certification should appear on the respirator or respirator packaging. It will list what the respirator is designed for (particulates, for example).
2. Read and follow the manufacturer's instructions on the respirator's use, maintenance, cleaning, and care, along with any warnings regarding the respirator's limitations. The manufacturer's instructions for medical evaluations, fit testing, and shaving should also be followed.
3. Do not wear respirators in areas where the air contains contaminants for which the respirator is not designed. A respirator designed to filter particles will not protect you against gases or vapors, and it will not supply oxygen.
4. Individuals should keep track of their respirator so that they do not mistakenly use someone else's respirator.
5. Talk to your doctor if you have heart or lung problems before wearing a respirator.

To get the most amount of protection from a respirator, there must be a tight seal between the respirator and the user's face. A respirator will provide much less protection if facial hair interferes with the seal. Following the manufacturer's instructions for user seal checks and adjust the respirator if air leaks between the seal and the face. The more air leaks under the seal, the less protection the user receives. Follow the instructions below for proper donning of N95 and other filtering facepiece respirators:

1. Place the mask over the nose and under the chin, with one strap placed below the ears and one strap above.
2. Massage the metal part (if there is one) of the respirator over the top of the nose so it fits securely.
3. Perform user seal checks per the manufacturer's instructions.

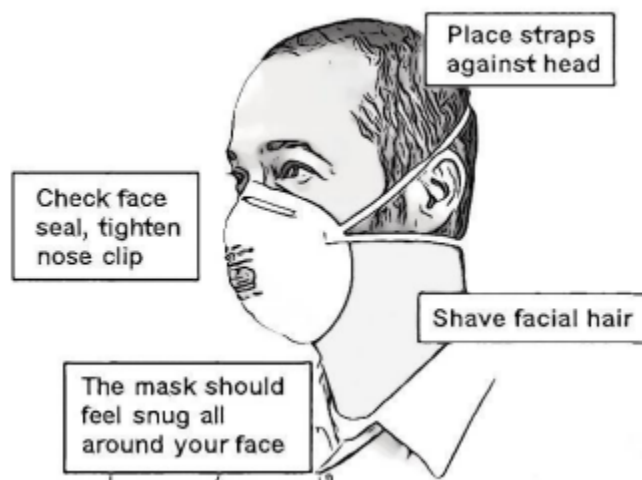
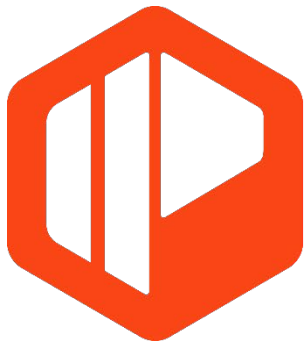


Figure 1. Drawing Showing Proper Fitting of a Filtering Facepiece Respirator (shaving is not required for voluntary respirator use)

<b>Company Name</b>	<b>Printed Name</b>	<b>Signature</b>
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# Pellett<sup>TM</sup> Construction

## EMPLOYEE REPORT OF INJURY FORM

(TO BE COMPLETED BY THE INJURED EMPLOYEE)

Use this form to report accidents, injuries, medical situations, criminal activities, traffic accidents, or behavior accidents. If possible, a report should be completed within 24 hours of the event.

### INJURED EMPLOYEE INFORMATION

Date of Report: \_\_\_\_\_

Full Name: \_\_\_\_\_

Home Address: \_\_\_\_\_

Date of Birth: \_\_\_/\_\_\_/\_\_\_ Phone: (\_\_\_) \_\_\_-\_\_\_ E-Mail: \_\_\_\_\_

Company Name: \_\_\_\_\_

Present Job Classification: \_\_\_\_\_ How Long Employed Here: \_\_\_\_\_

Social Security Number: \_\_\_\_\_

Name of Supervisor: \_\_\_\_\_ Phone #: \_\_\_\_\_

To whom did you report the injury: \_\_\_\_\_

At what time and date did you report the injury: \_\_\_\_\_

Where did you seek treatment for your injury (if any): \_\_\_\_\_ Physicians Name: \_\_\_\_\_

### **ACCIDENT DETAILS:**

Date of Accident: \_\_\_\_\_ Time of Accident: \_\_\_:\_\_\_  AM  PM

Location of Accident: \_\_\_\_\_

Describe fully how the accident occurred (including events that occurred immediately before the accident):

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Describe bodily injury sustained (be specific about body part(s) affected):

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Recommendation on how to prevent this accident from reoccurring:

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Were there witnesses to the incident?  Yes  No

If yes, enter the witnesses' names and contact information:

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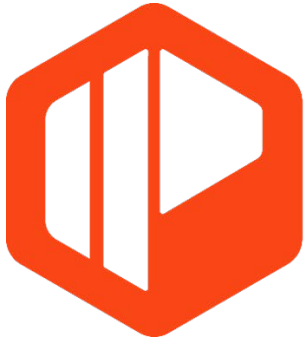
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Signature of Injured Employee: \_\_\_\_\_ Date: \_\_\_\_\_



# Pellett<sup>TM</sup> Construction

## ACCIDENT WITNESS STATEMENT

(TO BE COMPLETED BY ALL WHO WITNESSED THE ACCIDENT)

Use this form to report accidents, injuries, medical situations, criminal activities, traffic accidents, or behavior accidents. If possible, a report should be completed within 24 hours of the event.

Today's Date: \_\_\_\_\_ Injured Employee's Name: \_\_\_\_\_

### WITNESS INFORMATION:

Your Name: \_\_\_\_\_

Home Address: \_\_\_\_\_

Date of Birth: \_\_\_/\_\_\_/\_\_\_ Phone: (\_\_\_) \_\_\_-\_\_\_ E-Mail: \_\_\_\_\_

Company Name: \_\_\_\_\_

Present Job Classification: \_\_\_\_\_ How Long Employed Here: \_\_\_\_\_

Social Security Number: \_\_\_\_\_

Name of Witnesses' Supervisor: \_\_\_\_\_ Phone #: \_\_\_\_\_

### ACCIDENT DETAILS:

Date of Accident: \_\_\_\_\_ Time of Accident: \_\_\_:\_\_\_ AM PM

Location of Accident: \_\_\_\_\_

Describe fully how the accident occurred (including events that occurred immediately before the accident):

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Describe bodily injury sustained (be specific about body part(s) affected):

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Recommendation on how to prevent this accident from reoccurring:

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Were there additional witnesses to the incident?  Yes  No

If yes, enter the additional witnesses' names and contact information:

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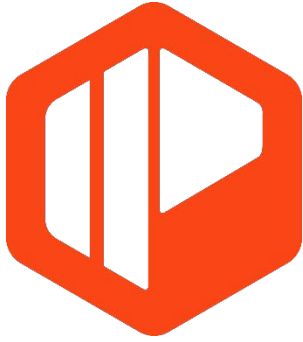
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Signature of Witness: \_\_\_\_\_

Date: \_\_\_\_\_



# Pellett<sup>TM</sup> Construction

## SUPERVISOR REPORT OF INJURY FORM

(TO BE COMPLETED BY THE INJURED EMPLOYEE)

Use this form to report accidents, injuries, medical situations, criminal activities, traffic accidents, or behavior accidents. If possible, a report should be completed within 24 hours of the event.

### SUPERVISOR INFORMATION

Date of Report: \_\_\_\_\_

Full Name: \_\_\_\_\_

Home Address: \_\_\_\_\_

Date of Birth: \_\_\_/\_\_\_/\_\_\_ Phone: (\_\_\_) \_\_\_-\_\_\_ E-Mail: \_\_\_\_\_

Company Name: \_\_\_\_\_

Present Job Classification: \_\_\_\_\_ How Long Employed Here: \_\_\_\_\_

Social Security Number: \_\_\_\_\_

Who was injured: \_\_\_\_\_

How long has injured employee worked at this job site?: \_\_\_\_\_

### **ACCIDENT DETAILS:**

Date of Accident: \_\_\_\_\_ Time of Accident: \_\_\_:\_\_\_ AM PM

Location of Accident: \_\_\_\_\_

Describe fully how the accident occurred (including events that occurred immediately before the accident). What machine/tool was being used? What type of operation was being performed?:

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Describe bodily injury sustained (be specific about body part(s) affected. Did you notice/were you aware of any prior physical/medical conditions of the employee?:

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Recommendation on how to prevent this accident from reoccurring:

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PLEASE INDICATE ALL OF THE FOLLOWING WHICH CONTRIBUTED TO THE INJURY OR ILLNESS:

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Failure to lockout   | <input type="checkbox"/> Improper maintenance          | <input type="checkbox"/> Poor housekeeping  |
| <input type="checkbox"/> Failure to secure    | <input type="checkbox"/> Improper protective equipment | <input type="checkbox"/> Poor ventilation   |
| <input type="checkbox"/> Horseplay            | <input type="checkbox"/> Inoperative safety device     | <input type="checkbox"/> Unsafe arrangement |
| <input type="checkbox"/> Improper dress       | <input type="checkbox"/> Lack of training or skill     | <input type="checkbox"/> Unsafe equipment   |
| <input type="checkbox"/> Improper guarding    | <input type="checkbox"/> Operating without authority   | <input type="checkbox"/> Unsafe position    |
| <input type="checkbox"/> Improper instruction | <input type="checkbox"/> Physical or mental impairment | <input type="checkbox"/> Other              |

Was the injured employee trained appropriately to use Personal Protective Equipment/proper safety procedures?

Yes       No

Was the injured employee cautioned for failure to use Personal Protective Equipment/proper safety procedures?

Yes       No

Did the injured employee promptly report the injury/illness?

Yes       No

Were there witnesses to the incident?     Yes       No

If yes, enter the witnesses' names and contact information:

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Signature of Supervisor \_\_\_\_\_

Date: \_\_\_\_\_



## 9c. Recent Safety Records

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Pellett Construction maintains a comprehensive safety program focused on proactive training, site safety, reporting, hazard identification, and accountability. The firm's safety performance is measured and independently verified through the National Council on Compensation Insurance (NCCI) Experience Modification Rate (EMR), an industry-standard indicator of workers' compensation loss performance.

### **Five-Year Safety Performance (EMR)**

<b>Rating Year</b>	<b>Rating Effective Date</b>	<b>EMR</b>	<b>Issuing Authority</b>
2021	10/11/2021	1.64	NCCI
2022	10/11/2022	0.87	NCCI
2023	10/11/2023	0.87	NCCI
2024	10/11/2023 – 1/01/2025	0.87	NCCI
2025	01/01/2025	0.85	NCCI
2026	01/01/2026	0.82	NCCI

*\*NCCI EMR rating sheets available upon request*

**Summary Description of Drug & Alcohol Policy**

Pellett Construction adheres to the Drug and Alcohol Policy as developed and agreed by the Laborers Union, Local 169, Carpenters Union, Local 971, and the Nevada Chapter of the Associated General Contractors of America. It is mandatory that all employees, prior to being dispatched to a job site, and as a condition of employment, be tested for drug and alcohol abuse. If the individual passes the test, he or she will be immediately hired and dispatched to the job site.

Pellett Construction is committed to providing all employees with a drug-free and alcohol-free workplace. It is our combined goal to protect the health and safety of all employees, management personnel, craft workers, and visitors to our jobsites; to promote a productive workplace and protect the reputation of all organizations and their people. Consistent with those goals, we agree to prohibit the use, possession, distribution or sale of drugs, drug paraphernalia or alcohol at the facilities or project sites of all employers who adopt this Drug and Alcohol Policy.

**I. Prohibited Substances**

A drug is defined as any substance which may impair mental or motor function including but not limited to illegal drugs, controlled substances, designer, synthetic drugs, look alike drugs and, under circumstances described in this policy, prescription drugs. Alcohol is defined as any beverage or substance containing alcohol.

**II. Pre-Employment Testing**

Prior to the start of employment, prospective employees will be asked to provide a body fluids specimen to test for the presence of prohibited substances. Presence of one or more prohibited substances will be cause for rejection of employment. Refusal to provide a specimen for the test will be considered voluntary withdrawal of the application for employment. If the medical facility cannot provide test results prior to the scheduled reporting date, employment will be considered probationary until the test results are known to the Company.

**III. Testing of Employees**

Employees may be asked to undergo a body fluids test under the following circumstances:

- A. As part of a job site massive drug screening.
- B. Direct involvement in any type of accident. Accident testing will be performed in accordance with "Points of Understanding" paragraph 2.
- C. When supervision has reason to suspect employee drug use or alcohol intoxication, testing will be accomplished in accordance with the provisions of Section IV, paragraph B

**IV. Testing Procedures**

- A. All body fluid\* tests will be performed in accordance with standards disseminated by the National Institute of Drug Abuse, in an independent testing laboratory licensed by the prevailing state agency and jointly approved by the signatory parties. Test specimens may be obtained and forwarded by clinical facilities jointly approved by the signatory parties, provided a chain of custody is maintained.
- B. An employee suspected of being under the influence of a prohibited substance shall, for reasons of safety, be suspended until test results are available. If a test proves negative, the employee will be reinstated with back pay.

**V. Prescription Drugs**

Employees using a prescription drug which may impair mental, or motor function, shall inform their supervisor of such drug use. For the safety of all employees, the Company may place persons using such drugs in a less hazardous job assignment or place them on temporary medical leave until released as fit for duty by the prescribing physician. The Company reserves the right to have its physician determine if a prescription drug produces hazardous effects or to restrict the quantity the employee is allowed to bring to the workplace.

**VI. Disciplinary Action**

- A. Applicants testing positive will not be hired.
- B. Employees testing positive, in both the basic and positive test verification, will be terminated.
- C. Employees found in possession of illegal drugs or drug paraphernalia will be terminated.
- D. Employees found selling drugs will be terminated and turned over to proper authorities for prosecution.

- E. Employees found under the influence of alcohol while on duty or while driving a Company vehicle will be subject to termination.
- F. Employees who refuse to cooperate with testing procedures will face disciplinary action consistent with a positive test.

Our company is committed to maintaining a safe, productive, and drug-free workplace. The use of drugs or alcohol poses serious safety risks on construction projects, where teamwork, alertness, and sound judgment are critical to protecting workers and the public.

# SECRETARY OF STATE



## NEVADA STATE BUSINESS LICENSE

PELLETT CONSTRUCTION, LLC

**Nevada Business Identification # NV20031125027**

**Expiration Date: 08/31/2026**

In accordance with Title 7 of Nevada Revised Statutes, pursuant to proper application duly filed and payment of appropriate prescribed fees, the above named is hereby granted a Nevada State Business License for business activities conducted within the State of Nevada.

Valid until the expiration date listed unless suspended, revoked or cancelled in accordance with the provisions in Nevada Revised Statutes. License is not transferable and is not in lieu of any local business license, permit or registration.

**License must be cancelled on or before its expiration date if business activity ceases. Failure to do so will result in late fees or penalties which, by law, cannot be waived.**



Certificate Number: B202508135996444

You may verify this certificate  
online at <https://www.nvsilverflume.gov/home>

IN WITNESS WHEREOF, I have hereunto set my  
hand and affixed the Great Seal of State, at my  
office on 08/13/2025.

FRANCISCO V. AGUILAR  
Secretary of State

Southern Nevada Office  
8400 West Sunset Road, Suite 150  
Las Vegas, Nevada 89113  
(702) 486-1100  
www.nscb.nv.gov

Northern Nevada Office  
5390 Kietzke Lane, Suite 102  
Reno, Nevada 89511  
(775) 688-1141  
www.nscb.nv.gov

## STATE CONTRACTORS BOARD

The Nevada State Contractors Board certifies that

**PELLETT CONSTRUCTION LLC**

Licensed since February 10, 2004

License No. **0057121**

Is duly licensed as a contractor in the following classification(s):

**PRINCIPALS:**

KYLE PELLETT, Member, QI  
SUMMER PELLETT, Manager

**B General Building**

LIMIT: Unlimited  
EXPIRES: 02/28/2027



Chair, Nevada State Contractors Board





# NEVADA STATE CONTRACTORS BOARD

5390 KIETZKE LANE, SUITE 102, RENO, NEVADA, 89511 (775) 688-1141 FAX (775) 688-1271, INVESTIGATIONS (775) 688-1150  
8400 WEST SUNSET ROAD, SUITE 150, LAS VEGAS, NEVADA, 89113 (702) 486-1100 FAX (702) 486-1190, INVESTIGATIONS (702) 486-1110

## CERTIFICATE OF ELIGIBILITY PER NRS 338.147 and NRS 338.1389

CERTIFICATE NUMBER: **BPC-09-02-17-0389**

**PELLETT CONSTRUCTION LLC** (HEREIN THE "GENERAL CONTRACTOR") NEVADA STATE CONTRACTORS' LICENSE NUMBER: **0057121** ORIGINAL ISSUE DATE: **02/10/2004** BUSINESS TYPE: **LIMITED LIABILITY COMPANY** CLASSIFICATION: **B-GENERAL BUILDING** MONETARY LICENSE LIMIT: **UNLIMITED** STATUS: **ACTIVE**, IS HEREBY ISSUED THIS CERTIFICATE BY THE NEVADA STATE CONTRACTORS' BOARD, BASED UPON THE INFORMATION CONTAINED IN THE STATEMENT OF COMPLIANCE WITH NEVADA REVISED STATUTES (NRS) 338.147 AND NRS 338.1389 AND THE AFFIDAVIT OF CERTIFIED PUBLIC ACCOUNTANT SUBMITTED TO THE NEVADA STATE CONTRACTORS BOARD AS PROOF OF CONTRACTOR'S COMPLIANCE WITH THE PROVISIONS OF NRS 338.147 AND NRS 338.1389. IN ACCORDANCE WITH THE PROVISIONS OF NRS 338.147(3), THE ABOVE-NAMED GENERAL CONTRACTOR AND A CERTIFIED PUBLIC ACCOUNTANT HAVE SUBMITTED FULLY EXECUTED AND NOTARIZED SWORN AFFIDAVITS AS PROOF OF PREFERENTIAL BIDDER STATUS, UNDER PENALTY OF PERJURY, CERTIFYING THAT THE GENERAL CONTRACTOR IS QUALIFIED TO RECEIVE A PREFERENCE IN BIDDING AS SET FORTH IN NRS 338.147 AND NRS 338.1389 AND OTHER MATTERS RELATING THERETO.

THIS CERTIFICATE OF ELIGIBILITY IS ISSUED ON **MARCH 1, 2026** AND EXPIRES ON **FEBRUARY 28, 2027**, UNLESS SOONER REVOKED OR SUSPENDED BY THE NEVADA STATE CONTRACTORS BOARD.



  
**SUSAN BROILI KAMESCH, LICENSING ADMINISTRATOR** DATE **2-18-2026**  
**FOR DAVID BEHAR, EXECUTIVE OFFICER**

The Nevada State Contractors Board assumes no liability or responsibility for the accuracy or validity of the information contained in the Contractors Statement of Compliance or the Affidavit of Certified Public Accountant as Proof of Contractors Compliance with the Provisions of NRS 338.147 and NRS 338.1389. The above-named General Contractor shall bear the responsibility to ascertain the accuracy and validity of the affidavits provided to support the issuance of this certificate.

# AFFIDAVIT OF COMPLIANCE

(Required for projects estimated above \$250,000)

Affiant, Summer Pellett being first duly sworn, deposes and states upon personal  
(Name)

knowledge and under penalty of perjury as follows:

1. I am the COO of the Pellett Construction and have held  
(Title) (Company Name)  
that position since \_\_\_\_\_. I have the authority to make the representations contained herein on  
(Year)  
behalf of Pellett Construction.  
(Company Name)

2. I have personal knowledge of the matters set forth herein and if called upon to testify could and would competently testify consistent with the matters set forth in this Affidavit.

3. In connection with the bid for Silver Stage & Yerington HS <sup>Single Point of Entry -</sup> CMAR (Public Work)  
(Project Name/Project Number)

I certify on behalf of Pellett Construction that for the duration of this Public Work:  
(Company Name)

a. At least 50% of all workers, collectively and not on any specific day, employed on this Public Work by Pellett Construction, including any workers employed by any subcontractor  
(Company Name)  
engaged on this Public Work, will hold a valid driver's license or identification card issued by the Nevada Department of Motor Vehicles; and

b. All vehicles used primarily for this Public Work will be registered and partially apportioned to Nevada pursuant to the International Registration Plan, as adopted by the Department of Motor Vehicles pursuant to Nevada Revised Statutes Section 706.826; or will be registered in the State of Nevada; and

c. Pellett Construction, as well as any subcontractor engaged on this Public Work,  
(Company Name)  
will maintain and make available for inspection within this State our records concerning payroll relating to this Public Work.

Further Affiant Saith Naught.

Dated this 24 day of March, 2026

Signature

Summer J. Ruff

Title (Print)

COO

ACKNOWLEDGMENT

State of Nevada

County of Washoe

Subscribed and sworn to before me this

24 day of March, 2026

MeB

My Commission Expires 12-18-27



(Notary Seal)

Pellett Construction, LLC hereby certifies that it has not been found liable for breach of contract, other than for legitimate cause, on any project within the five (5) years preceding the date of this Request for Proposals. The firm has maintained a consistent record of professional performance, contractual compliance, and good-faith project execution with its clients and project partners.

Authorized Signature: **Summer N. Pellett**  
Printed Name & Title: Summer Pellett  
Date: 3/16/2026

Digitally signed by  
Summer N. Pellett  
Date: 2026.03.16  
15:36:47 -07'00'

**Joe Lombardo**  
*Governor*



**Joy Grimmer**  
*Director*

**Wilfred J. Lewis, Jr.**  
*Administrator*

**Carson City Office:**  
680 West Nye Lane, Suite 103  
Carson City, Nevada 89703  
Phone: (775) 684-4141

**STATE OF NEVADA**  
**DEPARTMENT OF ADMINISTRATION**  
***PUBLIC WORKS DIVISION***

**Las Vegas Office:**  
7115 Amigo Street, Suite 100  
Las Vegas, Nevada 89119  
Phone: (702) 486-5115

August 13, 2025

Pellett Construction, LLC  
Attn: Ms. Summer Pellett  
204 Marsh Avenue, Floor 3  
Reno, NV 89509

RE: Qualification results

Dear Ms. Pellett:

On **August 13, 2025** the State Public Works Board qualified **Pellett Construction, LLC** to bid public works construction projects up to **\$20,000,000** using the State of Nevada license number **57121** license classification **B – General Building** and using the State of Nevada license number **57121A** license classification **C3 – Carpentry, Maintenance and Minor Repairs**.

This qualification to bid is valid through **August 12, 2027**. The results of the Qualification will be posted on our web site [www.publicworks.nv.gov](http://www.publicworks.nv.gov) the “bid” drop down menu at the top of the home page / List of Qualified bidders.

Please contact this office at (775) 684-4141, if you should have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Wilfred J. Lewis, Jr.".

Wilfred J. Lewis, Jr.  
Public Works Administrator

WJL/kp  
cc: file

Pellett Construction, LLC hereby certifies that it has not been disqualified from being awarded a public works contract pursuant to Nevada Revised Statutes NRS 338.017 or NRS 338.13895. The firm remains in good standing and eligible to perform public works projects within the State of Nevada..

Summer N.  
Pellett

Digitally signed by  
Summer N. Pellett  
Date: 2026.03.16 15:38:25  
-07'00'

Authorized Signature: \_\_\_\_\_

Printed Name & Title: Summer Pellett

Date: 3/16/2026



United Fire & Casualty Company  
United Fire & Indemnity Company  
Financial Pacific Insurance Company

SURETY

March 18, 2026

Lyon County School District  
25 E. Goldfield Ave.  
Yerington, NV 89447  
Attn: Harman Bains, Executive Director of Operations

RE: Pellett Construction, LLC – Silver State High School Single Point of Entry, Bid #: 360-03-2026, PWP #: LY-2026-182 & Yerington High School Single Point of Entry, Bid #: 360-04-2026, PWP #: LY-2026-181

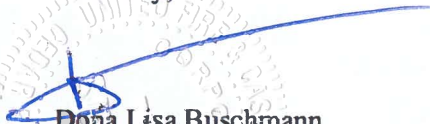
Dear Mr. Bains,

The purpose of this letter is to confirm that Pellett Construction, LLC is a valued surety customer of United Fire & Casualty Company, a member of the United Fire Group. United Fire & Casualty Company is licensed to do business in the State of Nevada and we are listed on the U.S. Department of the Treasury's Listing of Approved Sureties (Department Circular 570) with an underwriting limitation of \$65,202,000. We are rated "A-" by A.M. Best & Co.

We have been providing bonds to Pellett Construction, LLC since 2023. In the past, we have considered performance and payment bonds for them on projects up to \$20,000,000 and on aggregate programs of work in excess of \$30,000,000.

Please note that while we desire to meet any and all bond requests for Pellett Construction, LLC, any support we provide is contingent upon favorable review of contract documents, financing information and other pertinent underwriting information at the time performance and payment bonds are required. Any arrangement to provide bonds is a matter between Pellett Construction, LLC and United Fire & Casualty Company. We assume no liability to you, nor to any other third party, should we decide not to issue said bonds.

Sincerely,



Dona Lisa Buschmann  
Attorney-In-Fact  
United Fire & Casualty Company

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Placer )

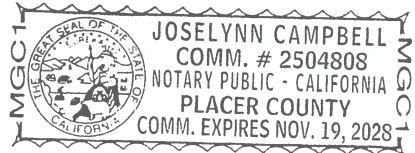
On March 18, 2026 before me, Joselynn Campbell, Notary Public  
(insert name and title of the officer)

personally appeared Dona Lisa Buschmann,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)





UNITED FIRE & CASUALTY COMPANY, CEDAR RAPIDS, IA  
 UNITED FIRE & INDEMNITY COMPANY, WEBSTER, TX  
 FINANCIAL PACIFIC INSURANCE COMPANY, LOS ANGELES, CA  
 CERTIFIED COPY OF POWER OF ATTORNEY  
 (original on file at Home Office of Company – See Certification)

Inquiries: Surety Department  
 118 Second Ave SE  
 Cedar Rapids, IA 52401

KNOW ALL PERSONS BY THESE PRESENTS, That United Fire & Casualty Company, a corporation duly organized and existing under the laws of the State of Iowa; United Fire & Indemnity Company, a corporation duly organized and existing under the laws of the State of Texas; and Financial Pacific Insurance Company, a corporation duly organized and existing under the laws of the State of California (herein collectively called the Companies), and having their corporate headquarters in Cedar Rapids, State of Iowa, does make, constitute and appoint

DONA LISA BUSCHMANN, ROBERT D. LAUX, KATHY RANGEL, EDWARD D. JOHNSON, JULIE A. SHIROMA, MAGGIE BENDER-JOHNSON, ASHLEY WHITE, JOSELYNN CAMPBELL, EACH INDIVIDUALLY

their true and lawful Attorney(s)-in-Fact with power and authority hereby conferred to sign, seal and execute in its behalf all lawful bonds, undertakings and other obligatory instruments of similar nature provided that no single obligation shall exceed \$50,000,000.00 and to bind the Companies thereby as fully and to the same extent as if such instruments were signed by the duly authorized officers of the Companies and all of the acts of said Attorney, pursuant to the authority hereby given and hereby ratified and confirmed.

The Authority hereby granted is continuous and shall remain in full force and effect until revoked by United Fire & Casualty Company, United Fire & Indemnity Company, and Financial Pacific Insurance Company.

This Power of Attorney is made and executed pursuant to and by authority of the following bylaw duly adopted by the Boards of Directors of United Fire & Casualty Company, United Fire & Indemnity Company, and Financial Pacific Insurance Company.

**"Article VI – Surety Bonds and Undertakings"**

Section 2. Appointment of Attorney-in-Fact. "The President or any Vice President, or any other officer of the Companies may, from time to time, appoint by written certificates attorneys-in-fact to act in behalf of the Companies in the execution of policies of insurance, bonds, undertakings and other obligatory instruments of like nature. The signature of any officer authorized hereby, and the Corporate seal, may be affixed by facsimile to any power of attorney or special power of attorney or certification of either authorized hereby; such signature and seal, when so used, being adopted by the Companies as the original signature of such officer and the original seal of the Companies, to be valid and binding upon the Companies with the same force and effect as though manually affixed. Such attorneys-in-fact, subject to the limitations set forth in their respective certificates of authority shall have full power to bind the Companies by their signature and execution of any such instruments and to attach the seal the Companies thereto. The President or any Vice President, the Board of Directors or any other officer of the Companies may at any time revoke all power and authority previously given to any attorney-in-fact.

IN WITNESS WHEREOF, the COMPANIES have each caused these presents to be signed by its vice president and its corporate seal to be hereto affixed this 1st day of October, 2023

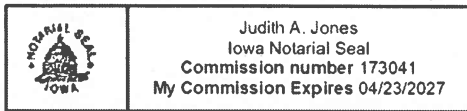
UNITED FIRE & CASUALTY COMPANY  
 UNITED FIRE & INDEMNITY COMPANY  
 FINANCIAL PACIFIC INSURANCE COMPANY

By: *Kyanna M. Saylor*  
 Vice President



State of Iowa, County of Linn, ss:

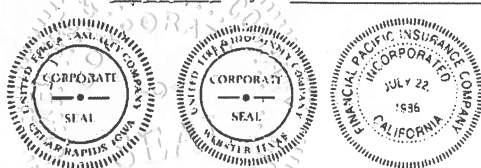
On 1st day of October, 2023, before me personally came Kyanna M. Saylor to me known, who being by me duly sworn, did depose and say; that she resides in Cedar Rapids, State of Iowa; that she is a Vice President of United Fire & Casualty Company, a Vice President of United Fire & Indemnity Company, and a Vice President of Financial Pacific Insurance Company the corporations described in and which executed the above instrument; that she knows the seal of said corporations; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said corporations and that she signed her name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporations.



*Judith A. Jones*  
 Notary Public  
 My commission expires: 04/23/2027

I, Mary A. Bertsch, Assistant Secretary of United Fire & Casualty Company and Assistant Secretary of United Fire & Indemnity Company, and Assistant Secretary of Financial Pacific Insurance Company, do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Section of the bylaws and resolutions of said Corporations as set forth in said Power of Attorney, with the ORIGINALS ON FILE IN THE HOME OFFICE OF SAID CORPORATIONS, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

In testimony whereof I have hereunto subscribed my name and affixed the corporate seal of the said Corporations this 18th day of March, 2026.



By: *Mary A. Bertsch*  
 Assistant Secretary,  
 UF&C & UF&I & FPIC



## ADDITIONAL COVERAGES

<b>Ref #</b>	<b>Description</b> Uninsured motorist combined single limit	<b>Coverage Code</b> UMCSL	<b>Form No.</b>	<b>Edition Date</b>	
<b>Limit 1</b> 1,000,000	<b>Limit 2</b>	<b>Limit 3</b>	<b>Deductible Amount</b>	<b>Deductible Type</b>	<b>Premium</b>
<b>Ref #</b>	<b>Description</b> Waiver of Subrogation	<b>Coverage Code</b> WVSUB	<b>Form No.</b>	<b>Edition Date</b>	
<b>Limit 1</b>	<b>Limit 2</b>	<b>Limit 3</b>	<b>Deductible Amount</b>	<b>Deductible Type</b>	<b>Premium</b>
<b>Ref #</b>	<b>Description</b>	<b>Coverage Code</b>	<b>Form No.</b>	<b>Edition Date</b>	
<b>Limit 1</b>	<b>Limit 2</b>	<b>Limit 3</b>	<b>Deductible Amount</b>	<b>Deductible Type</b>	<b>Premium</b>
<b>Ref #</b>	<b>Description</b>	<b>Coverage Code</b>	<b>Form No.</b>	<b>Edition Date</b>	
<b>Limit 1</b>	<b>Limit 2</b>	<b>Limit 3</b>	<b>Deductible Amount</b>	<b>Deductible Type</b>	<b>Premium</b>
<b>Ref #</b>	<b>Description</b>	<b>Coverage Code</b>	<b>Form No.</b>	<b>Edition Date</b>	
<b>Limit 1</b>	<b>Limit 2</b>	<b>Limit 3</b>	<b>Deductible Amount</b>	<b>Deductible Type</b>	<b>Premium</b>
<b>Ref #</b>	<b>Description</b>	<b>Coverage Code</b>	<b>Form No.</b>	<b>Edition Date</b>	
<b>Limit 1</b>	<b>Limit 2</b>	<b>Limit 3</b>	<b>Deductible Amount</b>	<b>Deductible Type</b>	<b>Premium</b>
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<b>Limit 1</b>	<b>Limit 2</b>	<b>Limit 3</b>	<b>Deductible Amount</b>	<b>Deductible Type</b>	<b>Premium</b>
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<b>Limit 1</b>	<b>Limit 2</b>	<b>Limit 3</b>	<b>Deductible Amount</b>	<b>Deductible Type</b>	<b>Premium</b>
<b>Ref #</b>	<b>Description</b>	<b>Coverage Code</b>	<b>Form No.</b>	<b>Edition Date</b>	
<b>Limit 1</b>	<b>Limit 2</b>	<b>Limit 3</b>	<b>Deductible Amount</b>	<b>Deductible Type</b>	<b>Premium</b>



## ADDITIONAL REMARKS SCHEDULE

<b>AGENCY</b> L/P Insurance Services LLC		<b>NAMED INSURED</b> Pellett Construction, LLC	
<b>POLICY NUMBER</b>		<b>EFFECTIVE DATE:</b>	
<b>CARRIER</b>	<b>NAIC CODE</b>		

**ADDITIONAL REMARKS**

**THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,**

**FORM NUMBER:** 25      **FORM TITLE:** Certificate of Liability Insurance: Notes

Continued from Description of Operations Section:  
 NAMED INSURED: Pellett Construction, LLC  
 When Named Insureds operations are performed for Certificate Holder and/or entities listed in Description of Operations on the Acord 25 form pursuant to a valid written contract or agreement executed by Named Insured prior to loss, in accordance with the noted policies: Additional Insured Status is determined by attached GL Form #CNA74705XX(1-15), Commercial Auto Form #CNA63359XX(04/12); Waiver of Subrogation Status is determined by GL Form #CNA74705XX(1-15), Workers Compensation Form #WC 00 03 13; Primary and Non-Contributory Status is determined by GL Form CNA74705XX(1-15).