



**Building Company**  
General Contractors

P.O. Box 772  
Chico, CA 95927  
PH: (530) 891-4533  
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August 22, 2025

## EXHIBIT “B”

Desiree Belding, CPPO, CPPB  
Nevada County Purchasing Division  
950 Maidu Avenue  
Nevada City, CA 95959

RE: **Alternate Budget Options & CONTRACT SUMMARY**  
**Nevada County Regional Law Enforcement Indoor Shooting Range**  
15434 CA Highway 49  
Nevada City, CA 95959

As requested, Modern Building offers the following options to the proposed shooting range development. These options supplement the original scope of work proposed in our Response to RFP No. 19429, submitted May 2, 2025.

Background:

In response to request by Nevada County, JKAE entered into a separate agreement with Nevada County to provide programming and preliminary master planning efforts on the proposed site, considering the addition of improvements to the site to accommodate other County departments and resources at this site. Following a preliminary programming effort, JKAE prepared and provided four improvement options to the proposed site development. Through interactive review and discussion with the County, it was determined the County preferred option was ‘Scheme D’, attached to this proposal as **EXHIBIT “C”**.

Modern Building has analyzed the additional scope of work and has broken the work down into a number of options for the County, including:

OPTION #1 – Shift the Shooting Range to the East & Add Parking:	\$ 3,175,000
OPTION #2 – Add SAR Garage & Classroom Structure:	\$ 1,075,000
OPTION #3 – Upgrade SAR Garage Improvements:	\$ 975,000
OPTION #4 – Add Fire Sprinklers to SAR Garage:	\$ 80,000



**OPTION #1 – Shift the Shooting Range to the East & Add Parking: \$3,175,000.**

**Option #1 – Conceptual Basis of Design:**

- Move the Shooting Range location to the east of the existing Dispatch Facility as approximately indicated on Scheme D.
- This move of the range building provides for additional parking at the previously planned range building location, south of the existing Dispatch Facility.
- In addition to the 14 planned stalls for the Shooting Range, add approximately 60 additional parking stalls on the site for the dispatch unit. No modifications and/or improvements have been included for the existing parking on-site.
- Prepare an earth building pad only for a potential added standalone Garage building located south of the existing facility to accommodate the Nevada County Search and Rescue.
- K9 Training Area to be shifted to the east side of the existing building.
- Complete underground utilities to accommodate the revised location of the range building and stubbed to the building pad of the potential future Garage building.
- New asphalt pavements assumed to be 3" thick over 6" of aggregate base rock over compacted subgrade.
- Outdoor 'social space' is included, considering basic turf area only and covered roof structure, approximately 20' x 30'. No brick pavers have been included at this time. No other equipment, accessories or appliances have been considered for this space at this time.
- Landscaping at the new range location would be limited to minor landscape/irrigation at the south and east sides of the range. No landscaping has been considered adjacent to the existing dispatch facility, future Garage area or rear parking areas.
- Site lighting would be provided primarily of building mounted lighting on the planned range building and the existing facility building.
- Three (3) EV charging stations have been considered in the new parking area and additional EV capable spaces (conduit only).
- Two (2) 20' chain link sliding gates have been considered at the added rear parking area.
- Acceptance of this option adds approximately 2 months to the overall construction schedule.
- We would need to work with the County to enable earthwork operations to commence not later than July 2026, to allow the substantial earthwork operations and underground utilities to be completed before seasonal inclement weather conditions.
- Planned work includes earthwork as necessary to accommodate the new range building location, assuming the final building and building pad design will allow for a sloped fill embankment on the east and north sides of the range building – not assuming no structural retaining walls, terraced grading or similar.
- Existing soils on-site are assumed to be suitable for new earth pad construction for the range building with excess spoil materials stock-piled on the adjacent site to the west, similar to the approach outlined in the original range proposal.



- No work has been considered on the existing dispatch or juvenal detention facility of any kind.
- No offsite improvements or any work or any added scope associated with mitigating measures added due to results of the CEQA process have not been considered. Scope of work is limited to the new Shooting Range, additional Parking Areas and Search & Rescue Garage.
- As noted in the original range proposal, no upgrades are assumed to be required to the existing septic tank/pump system.
- Perimeter fencing has not been considered in this option at this time. Extent of perimeter fencing yet to be determined.
- The property line to the east may require a lot line adjustment to accommodate the revised location of the shooting range as approximately indicated in Scheme D (Exhibit "C"). Any lot line adjustment costs have not been considered in this proposal.

**OPTION #2 – Search & Rescue Garage & Classroom Structure:                   \$1,075,000.**

**Option #2 – Conceptual Basis of Design:**

- Construct a 40' x 135' pre-engineered metal building Garage and classroom building, with an additional 16' open wash bay on the east end of the Garage building.
- Building shell to include:
  - o 40' x 105' x 16' eave garage area
  - o 40' x 30' x 12' eave classroom area (this area may include a 16' eave height as well, pending final building design).
  - o 6" slab-on-grade at the garage area and 4" slab-on-grade at the future classroom area. No additional slab thickening and/or footings have been included for any vehicle lifts.
  - o Seven (7) 12' x 12' commercially-rated roll-up curtain doors, with 26-gauge curtains and manually-operated chain hoists.
  - o Insulation at the roof and walls
  - o Roof and walls to include 26-gauge, exposed fastener steel panels, with the County's choice of colors from the manufacturer's standard color chart.
  - o Gutters and downspouts on both sides of the building.
- 16' wide roof-only area to cover a wash-bay, including:
  - o Waste water to drain to a sand-oil separator before being then gravity drained to the new lift station. Sand-oil separator assumed to be 500 gallons for this single stall wash bay.
  - o Cold water hose bibb will be provided to this wash bay only; no other wash equipment or infrastructure is assumed to be required.
- Garage area to include basic LED lighting throughout assuming a basic vehicle storage use.



- 40' x 30' classroom space to include shell space only with this option. See Option #3 for classroom improvements.
- Garage area is assumed to be unconditioned with roof-mounted gravity ventilators only. See alternate Option #3 below to add heating of this Garage space.
- Fire sprinklers have not been included in this Option #2; see Option #4 below should fire sprinklers be desired.
- Low voltage systems are not included in this Option #2; see Option #3 for low voltage systems, e.g. surveillance, security, A/V, access control, network communication, etc.
- No fire alarm is assumed to be required for this garage space.
- No underground storm drainage has been considered for this garage structure; surface drainage from the downspouts has been assumed.
- No landscaping or irrigation has been considered at this new garage area.
- Garage space is understood to be for vehicle storage only – not a vehicle repair shop.

**OPTION #3 – Search & Rescue Garage/Classroom Improvements:     \$975,000.**

**Option #3 – Conceptual Basis of Design:**

- Upgrade the Garage to include:
  - o Classroom:
    - Insulated partition wall separating the Garage area from the classroom area and perimeter classroom walls to include a basic painted sheetrock finish.
    - Suspended ceiling system at the classroom area.
    - One handicap compliant unisex restroom, including basic floor-mounted water closet and wall-mounted lavatory.
    - Exposed, sealed concrete floors at classroom, restroom and storage spaces only.
    - Classroom area shall include standard heating and cooling.
  - o HVAC controls to include a stand-alone thermostat, not tied into the Building Management System (BMS).
  - o Low voltage systems at the classroom, including:
    - Network/Communication
    - A/V System
    - Access Control
    - Intrusion Detection
    - Video Surveillance
  - o Gas-fired unit heaters at the garage space to provide a semi-conditioned space.
  - o Four (4) 4' x 8' white boards / marker boards.
  - o No classroom furniture, furnishings or cabinetry/casework has been considered at this time.



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**OPTION #4 – Search & Rescue Garage – Add Fire Sprinkler System: \$80,000.**

**Option #4 – Conceptual Basis of Design:**

- Add fire sprinklers in the Garage, including resulting basic fire alarm requirements.

**General Design Guidelines Consideration:**

Nevada County has Design Guidelines intended to preserve community character and ensure compatibility of new development within Nevada City. While these guidelines typically apply to private development, it is assumed for the purposes of this project that the proposed County-owned public safety training facility is exempt from formal aesthetic review. This assumption is based on the essential public service nature of the facility and its ownership by Nevada County.

**CONTRACT SUMMARY:**

(including accepted Alternates from original Phase II Proposal & Options noted above):

Sheriff Office Regional Training Facility Cost Summary		
Phase I (currently funded)		
	Indoor Shooting Range	\$12,979,000.00
Alt. iv)	Full Tactical Baffle System	\$270,000.00
Alt. v)	Range Ceiling Tiles	\$42,000.00
Option #1	Scheme D Design layout and Additional Parking	\$3,175,000.00
	Contingency	\$367,500.00
	<b>Total cost for Phase I (currently funded)</b>	<b>\$16,833,500.00</b>
Phase II (pending federal earmark funding)		
Option #2	Search and Rescue Garage and Classroom (shell structure only)	\$1,075,000.00
Option #3	Search and Rescue space improvements	\$975,000.00
Option #4	Search and Rescue Fire Sprinklers	\$80,000.00
	Contingency	\$213,000.00
	<b>Total cost for Phase II (pending funding)</b>	<b>\$2,343,000.00</b>
	Total Project Cost of Phase I and Phase II	\$18,596,000.00
	Contingency Allowance of Phase I and Phase II	\$580,500.00
	<b>Total Board Approved amount</b>	<b>\$19,176,500.00</b>



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**\*\* OPTION CLARIFICATION:**

At the sole discretion of Nevada County, the following Phase II Options noted below may or may not be selected to be completed under this contract:

- Phase II Option #2 – SAR Garage & Classroom Structure: \$ 1,075,000.00
- Phase II Option #3 – SAR Garage/Classroom Improvements: \$ 975,000.00
- Phase II Option #4 – SAR Garage – Fire Sprinklers: \$ 80,000.00

Modern Building shall NOT proceed with any design or construction efforts related to these three options, Option #2, Option #3 or Option #4, without a written Second Notice to Proceed by Nevada County.

Nevada County may choose to issue a Second Notice to Proceed with Option #2 while not issuing direction to proceed with Option #3 or Option #4.

Modern Building acknowledges that there is no guarantee Nevada County will issue direction to proceed with any of these options. In the event direction to proceed is not issued for any or all of the three options noted above, Modern Building shall issue a deductive change order for the options not selected.

A Second Notice to Proceed with these options shall be given to Modern Building not later than March 1, 2026, unless otherwise mutually agreed by Modern Building and Nevada County.



PARKING SUMMARY

NON-SECURED - 33	SECURED - 89	<b>TOTAL - 122</b>
NEW - 15	NEW - 60	NEW - 75
EXISTING - 18	EXISTING - 29	EXISTING - 47

*GARAGE - Not accounted for in total*  
*(7) Parking spaces (approx. 12'x40' ea)*

EXHIBIT "C"

