

TOP RANK BUILDERS

COMMERCIAL & RESIDENTIAL

2941 E. LORELIE ST., PAHRUMP, NV 89048
OFFICE 775-751-2009 FAX 775-751-4980

Customer Info:

Nye County School District.
484 S West St.
Pahrump, NV 89048

Jobsite:

NCSD Beatty High School Welding Shop
Project No. PWP-NY-2026-186

We hereby submit a proposal for the Welding Shop Project as follows:

Mobilization, Site Conditions, Supervision:

Fee: \$80,000.00

Demobilization:

Fee: \$20,000.00

Demolition:

- Remove existing evaporative cooler
- Remove 6"x6" concrete pad for evaporative cooler.
- Wall penetration for exterior duct installation

Fee: \$20,779.00

Welding Boot Installation:

- Provide Labor, Materials and Equipment to install as per manufacturer recommendations:
 1. (10) IAP Weldshell-6x6 welding boots.
 2. (10) IAP Weldshell-LK led light kits
 3. (10) IAP Weldshell-WC-6X6 shade 8 (black) welding curtains
 4. (10) IAP Weldshell-JH J-Hooks
 5. (10) IAP Weldshell-BR-08 corner mounting bracket and 8" fume extraction arm. RH unless otherwise noted.
 6. (10) IAP FA-084884-T 8" telescopic fume extraction arm.

Fee: \$233,726.00

Welding Machine:

- Provide Equipment and installation:
 - (10) Miller Multimatic 215 welding machine.

Fee: \$50,312.50



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Electric:

- Provide Labor, Materials and Equipment to install:
 1. Run power to 75KV Transformer from existing panel VHA.
 2. Run power to panel VLW from new 75KV transformer
 3. Run power from VLW to proposed welding receptacles (10 total) and circulation pump with surface mount conduit.
 4. Supply the following equipment: VLW panel, 75KV 480-120/208V Nema 3R 3 phase transformer.

Fee: \$87,349.00

HVAC:

- Provide Labor, Materials and Equipment to install:
 1. (1) Evaporative cooler made by Champion. Model # 10/12. Equipment to be 460v, 3 phase. Complete with motor, water pump, pulley, and belt. Duct work as per plans and complete with registers and dampers. Duct work to be spiral.
 2. (2) exhaust fans, (1) 4200 CFM and the other 2800 CFM. Do duct work accordingly, complete with stands and roof curbs as needed.

Fee: \$40,356.00

Wall repairs:

- Patch and repair all visible surfaces to match adjacent materials

Fee: \$21,696.00

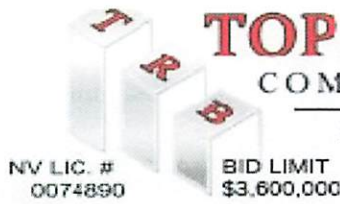
Total Fee: \$554,218.50

Exclusions:

- Any and all Engineering
- Repairs of damage to unknown utilities
- Night shift work
- Any items not included in this proposal
- Permit Fees
- Any and all testing and continuous inspection
- Multi-phasing
- Temporary Power, Water

Payment Schedule:

- Progress payments.



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This proposal is valid for 30 days.

Rene Morales

Owner / Agent

-Acceptance of Proposal -

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above and the undersigned further acknowledges this work order serves as a notice of materials supplied and work performed and also notice of intent to lien per NRS 108.245.

Signature

Date

NV LIC. #
0074890

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OFFICE 775-537-2006 FAX 775-751-4980

**SECTION 00 4100
BID FORM**

THE PROJECT AND THE PARTIES

1.01 TO:

- A. Nye County School District
1. Nye County School District
484 S. West St., Pahrump NV 89048
B. _____ (Nye County School District)

1.02 FOR:

- A. Project: NCSD Beatty High School Welding Shop
B. Architect's Project Number: 240219
C. PWP- NY-2026-186

1.03 DATE: 7/01/2026 (BIDDER TO ENTER DATE)

1.04

1.05 SUBMITTED BY: (BIDDER TO ENTER NAME AND ADDRESS)

- A. Bidder's Full Name Top Rank Builders Inc.
1. Address 2941 Lorelie St
2. Address _____
3. City Pahrump
4. State, Zip NV 89048

1.06 OFFER

- A. Having examined the Place of The Work and all matters referred to in the Instructions to Bidders and the Contract Documents prepared by the Owner for the above mentioned project, we, the undersigned, hereby offer to enter into a Contract to perform the Work for the Sum of:
B. BASE BID
C. Five hundred Fifty four thousand two hundred
eighteen dollars and 50/100 dollars
(\$ 554,218.50), in lawful money of the United States of America.
D. The Base Bid shall include the complete Work as described in the Contract Documents.
E. All applicable federal taxes are included and State of Nevada taxes are included in the Bid Sums.

1.07 ACCEPTANCE

- A. This offer shall be open to acceptance and is irrevocable for sixty days from the bid closing date.

1.08 CONTRACT TIME

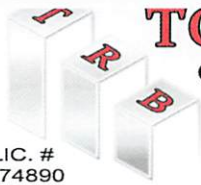
- A. If this Bid is accepted, we will:
B. Complete the Work by the 1st day of October, 2026.

Nye County School District
Beatty High School Welding Shop

Addendum 001
June 11, 2026

00 4100
Bid Form

NV LIC. #
0074890



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1.09 ADDENDA

A. The following Addenda have been received. The modifications to the Bid Documents noted below have been considered and all costs are included in the Bid Sum.

1. Addendum # 001 Dated 6/11/2026.
2. Addendum # _____ Dated _____.
3. Addendum # _____ Dated _____.
4. Addendum # _____ Dated _____.

1.10 BID FORM SUPPLEMENTS

A. The following Supplements are attached to this Bid Form and are considered an integral part of this Bid Form:

1. Document 00 2003 Subcontractors Exceeding 5% List
2. Document 00 2008 Form of Non-Collusive Affidavit
3. Document 00 2009 Contractors Guaranty
4. Document 00 2010 Subcontractors Guaranty
5. Contractors Proposed Product/Assembly/Systems Substitutions: Include the cost variation to the Bid Sum applicable to the Work affected by the proposed substitution.

B. We agree to submit the following Supplements to Bid Forms within 24 hours after submission of this bid for additional bid information:

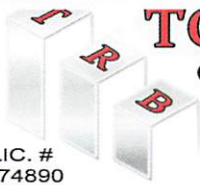
1. Document 00 4336.02 Subcontractors Exceeding 1% List
2. Document 00 4373 Proposed Schedule of Values

1.11 BID FORM SIGNATURE(S)

- A. *Steve Morales*, President
- B. (Authorized signing officer, Title)
- C. _____
- D. (Authorized signing officer, Title)

END OF BID FORM

NV LIC. #
0074890



TOP RANK BUILDERS

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OFFICE 775-537-2006 FAX 775-751-4980

FORM OF NON-COLLUSIVE AFFIDAVIT

00 2008

FORM OF NON-COLLUSIVE AFFIDAVIT

AFFIDAVIT FROM Top Rank Builders Inc.
(Bidder's Name)

State of Nevada County of Nye

Rene Morales, being first duly sworn, deposes and says that he is the:
(Print Name)

President
(a partner, officer, etc., of the company)

making the foregoing offer or bid for: NCSD Beatty High School Welding Shop / PWP-NV-2026-186
(Project Name and Number)

that such offer or bid is genuine and not collusive or sham; that said bidder has not colluded, conspired, connived or agreed, directly or indirectly, with any bidder or person, to put in a sham bid or to refrain from bidding, and has not in any manner, directly or indirectly, sought by agreement or collusion, or communication or conference, with any person, to fix the bid sum of affiant or of any other bidder, or to fix any overhead, profit or cost element of said bid price, or of that of any other bidder, or to secure any advantage against the Owner or any person interested in the proposed contract, and that all statements in said proposal or bid are true.

The Corporate Seal of:

Top Rank Builders Inc.
(Bidder - please print the full name of your Proprietorship, Partnership, or Corporation)

was hereunto affixed in the presence of:

Rene Morales Title President
Authorized signing officer
(Seal)

Authorized signing officer Title

If the bid is a joint venture or partnership, add additional forms of execution for each member of the joint venture in the appropriate form or forms as above.

Nye County School District Bid / Permit Submittal
Beatty High School Welding Lab June 10, 2026

00 2008
Non-Collusive Affidavit
Page 1 of 2



TOP RANK BUILDERS

COMMERCIAL & RESIDENTIAL

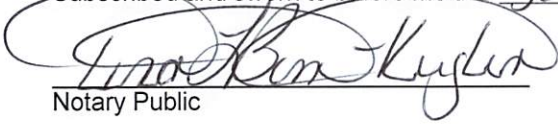
2941 E. LORELIE ST., PAHRUMP, NV 89048
OFFICE 775-537-2006 FAX 775-751-4980

NV LIC. #
0074890

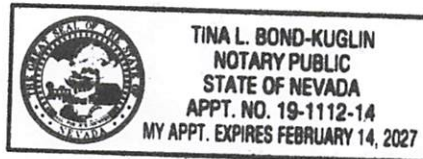
FORM OF NON-COLLUSIVE AFFIDAVIT

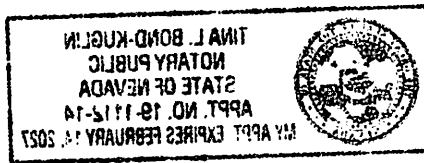
00 2008

Subscribed and sworn to before me this 30th day of JUNE, 2024.

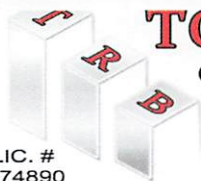

Notary Public

My commission expires on the 14 day of FEB, 2027.





NV LIC. #
0074890



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OFFICE 775-537-2006 FAX 775-751-4980

FORM OF GUARANTEE

00 2009

FORM OF GUARANTEE

When required by the specifications, written guarantees shall be in the form of the following guarantee, on the general contractor's own letterhead:

GUARANTEE FOR NCSD Beatty High School Welding Shop

The undersigned, jointly and severally, hereby guarantee that the NCSD Beatty High School Welding Lab as described in the Project Manual and Contract Documents, have been done in accordance with the Contract Documents and drawings and specifications and that the Work installed will fully conform with and fulfill the requirements included in the specifications and Project Manual. General Contractor warrants to Owner that (i) all Work will be completed in full conformance with the Contract Documents, (ii) the Work will be free from defects, (iii) the Work and Project will be delivered lien free to Owner, and (iv) all materials and equipment furnished under the Contract Documents will be new unless otherwise noted and approved by Owner. The undersigned General Contractor agrees to repair or replace any or all Work, together with any adjacent Work which may be displaced by so doing, that may prove to be defective in its workmanship or materials within a period of one (1) year from the date of acceptance of the above-mentioned Work by Owner, ordinary wear and tear, and unusual abuse or neglect excepted. This guarantee is in addition to, and not in lieu of, any additional warranties under the Contract Documents and any applicable judicial case law, or applicable laws, rules, or regulations.

In the event of our failure to comply with the above-mentioned conditions within a reasonable period of time, as determined by the Owner, after being notified in writing by the Owner, we, collectively or separately, do hereby authorize the Owner to proceed to have said defects repaired and made good at our expense, and we will honor and pay the costs and charges therefore upon demand.

SIGNED General Contractor

By

Rene Morales

Title

President

Local Representative to be contacted for service:

Name

Rene Morales

Telephone Number

775-209-6092

Address

2941 Lorelie St

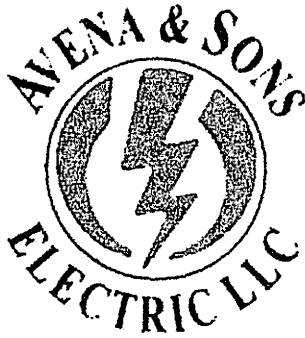
Fax Number

775-751-4980

Nye County School District
Beatty High School Welding ab

Bid / Permit Submittal
June 10, 2026

00 4100
Bid Form



Avena & Sons Electric, LLC
5169 Agio
Pahrump, NV 89061
LIC #0083363
Phone 775-513-2339

GUARANTEE FOR: NCSD Beatty High School Welding Shop

We hereby guarantee that the **NCSD Beatty High School Welding Lab** as described in the Project Manual and Contract Documents, which we have installed in accordance with the Contract Documents and drawings and specifications and that the Work installed will fully comply with the Contract Documents and fulfill the requirements included in the specifications. Subcontractor warrants to Owner that (i) all Work will be completed in full conformance with the Contract Documents, (ii) the Work will be free from defects, (iii) the Work and Project will be delivered lien free to Owner, and (iv) all materials and equipment furnished under the Contract Documents will be new unless otherwise noted and approved by Owner. The undersigned jointly and severally agree to repair or replace any or all Work, together with any adjacent Work which may be displaced by so doing, that may prove to be defective in its workmanship or materials within a period of one (1) year from the date of acceptance of the above-mentioned Work by Owner, ordinary wear and tear, and unusual abuse or neglect excepted. This guarantee is in addition to, and not in lieu of, any additional warranties under the Contract Documents and any applicable judicial case law, or applicable laws, rules, or regulations.

In the event of our failure to comply with the above-mentioned conditions within a reasonable period of time, as determined by the Owner, after being notified in writing by the Owner, we, collectively or separately, do hereby authorize the Owner to proceed to have said defects repaired and made good at our expense, and we will honor and pay the costs and charges therefore upon demand.

SIGNED:
Subcontractor

Avena & Sons Electric
By [Signature]

Managing Member
Title

CO-SIGNED:
General Contractor

Top Rank Builders Inc
By [Signature]

owner
Title

Local Representative to be contacted for service:

Name

Telephone Number

Address

Fax Number

Nye County School District
Beatty High School Welding Shop

Addendum 001
June 10, 2026

00 4100
Bid Form



SUBCONTRACTOR FORM OF GUARANTEE

00 2010

SUBCONTRACTOR FORM OF GUARANTEE

When required by the specifications, written guarantees shall be in the form of the following guarantee, on the subcontractor's own letterhead:

GUARANTEE FOR: NCSD Beatty High School Welding Shop

We hereby guarantee that the **NCSD Beatty High School Welding Lab** as described in the Project Manual and Contract Documents, which we have installed in accordance with the Contract Documents and drawings and specifications and that the Work installed will fully comply with the Contract Documents and fulfill the requirements included in the specifications. Subcontractor warrants to Owner that (i) all Work will be completed in full conformance with the Contract Documents, (ii) the Work will be free from defects, (iii) the Work and Project will be delivered lien free to Owner, and (iv) all materials and equipment furnished under the Contract Documents will be new unless otherwise noted and approved by Owner. The undersigned jointly and severally agree to repair or replace any or all Work, together with any adjacent Work which may be displaced by so doing, that may prove to be defective in its workmanship or materials within a period of one (1) year from the date of acceptance of the above-mentioned Work by Owner, ordinary wear and tear, and unusual abuse or neglect excepted. This guarantee is in addition to, and not in lieu of, any additional warranties under the Contract Documents and any applicable judicial case law, or applicable laws, rules, or regulations.

In the event of our failure to comply with the above-mentioned conditions within a reasonable period of time, as determined by the Owner, after being notified in writing by the Owner, we, collectively or separately, do hereby authorize the Owner to proceed to have said defects repaired and made good at our expense, and we will honor and pay the costs and charges therefore upon demand.

SIGNED:
Subcontractor



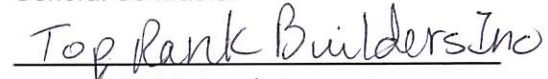
Luis Banuelos

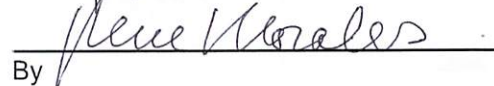
By

President

Title

CO-SIGNED:
General Contractor





By

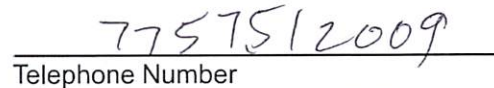


Title

Local Representative to be contacted for service:

Name

Address



Telephone Number



Fax Number

Nye County School District
Beatty High School Welding Shop

Addendum 001
June 10, 2026

00 4100
Bid Form



AIA[®] Document A310[™] – 2010

Bid Bond

CONTRACTOR:

(Name, legal status and address)

Top Rank Builders Inc.

**2941 Lorelie St.
Pahrump, NV 89048**

OWNER:

(Name, legal status and address)

**Nye County School District
484 S. West St.
Pahrump, NV 89048**

BOND AMOUNT: \$ 554,218.50

PROJECT:

(Name, location or address, and Project number, if any)

Uninterruptible Power Supply (UPS)

**NCSD Beatty High School Welding Shop
Project No. PWP-NY-2026-186**

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted here from and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

SURETY:

(Name, legal status and principal place of business)

**Robert E. Ford
2799 E. Tropicana Ave. Suite H Las Vegas, NV 89121**

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author

has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

Signed and sealed this day of ,


(Witness)

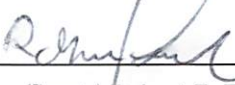

(Witness)

Jacob V. Wynn


(Principal) Rene Morales (Seal)

President

(Title)


(Surety) Robert E. Ford (Seal)

Individual Surety

(Title)

Init.



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