



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: December 16, 2025

DATE: November 20, 2025

TO: Board of County Commissioners

FROM: Dwayne Smith, P.E., Division Director, Engineering and Capital Projects
Community Services Dept., 775-328-2043, desmith@washoecounty.gov

THROUGH: Eric Crump, Director,
Community Services Dept., 775-328-3625, ecrump@washoecounty.gov

SUBJECT: Recommendation to authorize Sierra Nevada Construction, Inc., as the Construction Manager-At-Risk (CMAR) and approve a Guaranteed Maximum Price 1 (GMP 1) Agreement to construct reclaimed water pipelines, gravity sewer pipelines, sewer force main pipelines, and appurtenances, to support the Pleasant Valley Interceptor Reach 3 Project [in the amount of \$6,538,873.95]. (Commission District 2.) FOR POSSIBLE ACTION

SUMMARY

The Community Services Department is requesting authorization to award GMP 1 to the Construction Manager at Risk (CMAR), Sierra Nevada Construction, Inc. Sierra Nevada Construction, Inc. was selected for CMAR Pre-Construction Services on June 13, 2025, through a competitive CMAR request for qualifications (RFQ) process. Washoe County and Sierra Nevada Construction, Inc. have negotiated a Guaranteed Maximum Price (GMP) Agreement in the amount of \$6,538,873.95, CMAR overhead and profit in the amount of \$340,461.46 and bonds and insurance in the amount of \$153,929.85. A total of \$370,124.94 is included in the GMP for Contractor & Owner allowance/contingencies in the event there are additional scope items that need to be added to the project or changes to specifications after the GMP has been approved.

Pleasant Valley Interceptor Reach 3 GMP 1	
Cost of the Work (<i>excluding General Conditions</i>)	\$5,158,507.00
CMAR's General Conditions Cost	\$515,850.70
CMAR fee w/overhead & profit 6%	\$340,461.46
General Liability	\$92,853.13
P & P Bond NV	\$61,076.72
CMAR's Contingency 3%	\$185,062.47
Owner's Contingency 3%	\$185,062.47
Total Guaranteed Maximum Price (GMP)	\$6,538,873.95

AGENDA ITEM # _____

Washoe County Strategic Objective supported by this item: Fiscal Sustainability:
Long-term sustainability.

PREVIOUS ACTION

On May 20, 2025, the Board of County Commissioners (Board) adopted the Washoe County Final budget for Fiscal Year 2026 as well as adopting the Capital Improvement Plan (CIP) for Fiscal Years 2026-2030.

On June 20, 2023, the Board approved Amendment No. 1 to an Agreement for Professional Consulting Services between Washoe County and Carollo to provide professional engineering permitting services, engineering construction management and environmental engineering oversight for Pleasant Valley Sanitary Sewer Interceptor - Reach 3 Project and the Pleasant Valley Sanitary Sewer Lift Station Project within the STMWRF service area in the amount of \$811,367.70.

On April 12, 2022, the Board approved a Grant of Sanitary Sewer and Reclaim Facilities Easement for the Pleasant Valley Sanitary Sewer Interceptor Reach 3 Project and approved the payment of \$15,000.00 for the easement to 40 Zircon LLC, according to the appraised valuation dated January 12, 2022.

On May 11, 2021, the Board approved an Agreement for Professional Consulting Services between Washoe County and Kautz Environmental Consultants, Inc. to provide pre-construction cultural resource mitigation activities for Reach 3 of the Pleasant Valley Sewer Interceptor Project within the STMWRF service area in the amount of \$391,681.00.

On May 11, 2021, the Board authorized, as an invited signatory, the Memorandum of Agreement (MOA) among the Nevada Division of Environmental Protection, the US Environmental Protection Agency (Region 9), the Nevada State Historic Preservation Officer and Washoe County, (UT #2019-5827), for the Pleasant Valley Interceptor Reach 3 Project located within the STMWRF service territory, a project necessary to respond to sanitary sewer demands from new area development.

On June 23, 2020, the Board approved an Agreement for Professional Engineering Services between Washoe County and Carollo to provide construction management and bidding services for Pleasant Valley Interceptor Reach 3 and Pleasant Valley Lift Station Construction Management Services in the amount of \$1,873,241.00.

On August 28, 2018, the Board approved an agreement for consulting engineering services with Carollo, to provide final engineering design and bidding services for the Pleasant Valley Reach 3 Sanitary Sewer Interceptor project commencing August 28, 2018 through January 31, 2020 in the amount of \$838,797.00.

BACKGROUND

Washoe County owns and operates STMWRF, which provides sewer treatment to approximately 25,000 homes and businesses within southern Washoe County, including portions of the City of Reno.

The Pleasant Valley Interceptor Sanitary Sewer – Reach 3 project was identified several years ago as a project necessary to expand the service territory south in response to new development. The Project will expand sewer collection service for the South Truckee Meadows from the Damonte Parkway to the vicinity of Town Drive.

Construction elements that are part of the project include reclaimed water pipelines, gravity sewer pipelines, sewer force main pipelines, appurtenances, jack-and-bore operations beneath U.S. Highway 395 and Geiger Grade, roadway restoration and the early procurement of select equipment that includes submersible pumps, backup diesel pump, auxiliary diesel power generator, lift station electrical, lighting, disconnects, transfer switch, and instrumentation.

Staff has planned for this project to be delivered via two construction work packages. GMP #2 will include additional sewer interceptor, borings beneath creeks and associated sensitive areas, as well as the construction of a new sanitary sewer lift station. This new lift station will allow the County to demolish an existing lift station that has exceeded its useful life and has become more costly to maintain and operate.

FISCAL IMPACT

Should the Board approve the Guaranteed Maximum Price (GMP) 1 Agreement with Sierra Nevada Construction, Inc. for \$6,538,873.95, there is sufficient funds and budget authority in FY26 in the Utilities Fund (566), Pleasant Valley Interceptor Phase I (WR842017), Construction Contracts (781080). Revenues in support of the project are provided from sewer connection fees.

RECOMMENDATION

It is recommended the Board of County Commissioners authorize Sierra Nevada Construction, Inc., as the Construction Manager-At-Risk (CMAR) and approve Guaranteed Maximum Price (GMP 1) Agreement to construct reclaimed water pipelines, gravity sewer pipelines, sewer force main pipelines, and appurtenances, to support the Pleasant Valley Interceptor Reach 3 Project [in the amount of \$6,538,873.95].

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be: "Move to authorize Sierra Nevada Construction, Inc., as the Construction Manager-At-Risk (CMAR) and approve Guaranteed Maximum Price (GMP 1) Agreement to construct reclaimed water pipelines, gravity sewer pipelines, sewer force main pipelines, and appurtenances, to support the Pleasant Valley Interceptor Reach 3 Project [in the amount of \$6,538,873.95]."