



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: October 14, 2025

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TO: Board of County Commissioners

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

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

SUBJECT: Recommendation to approve Construction Change Order No. 03, for the South Reno Manhole Rehabilitation Project between Washoe County and Farr Construction Corporation (doing business as Resource Development Company) [in the not to exceed amount of \$100,000.00, for a total contract amount not to exceed \$698,900.00] and extend project timeline to March 31, 2026. This request conforms to Nevada Revised Statutes and Washoe County policy requirements for project cost increases exceeding \$25,000.00 or 5%, whichever is greater, of the original approved contract amount. Change Order No. 03 is required due to unforeseen manhole and soil conditions requiring additional cementitious grout materials in excess of the original quantities included in the original contract award. (Commission District 2.) FOR POSSIBLE ACTION

SUMMARY

Recommendation to approve Change Order No. 03 to Farr Construction Corporation, doing business as Resource Development Company, for additional materials required after use of the cementitious grout materials fully consumed as part of the original scope of work for the South Reno Manhole Rehabilitation Project. While portions of the work have been completed, due to unforeseen manhole conditions and ground conditions, the cementitious grout material quantity needs to be increased to complete the manhole rehabilitation work. The identified labor will be provided per the original contract, and the additional cementitious grout will only be used on an as needed basis to complete the work and will be invoiced only for the additional material used. The amended contract amount will provide the additional materials required and extend project completion to March 31, 2026.

Staff is seeking the Board's approval of Change Order No. 3 in the not to exceed amount of \$100,000.00. This request recognizes the Washoe County policy requiring Board approval of any change to a project budget which results in costs increases exceeding \$25,000.00 or 5%, whichever is greater, of the original approved budget.

AGENDA ITEM # _____

Washoe County Strategic Objective supported by this item:

Economic Impacts: Support a thriving community.

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 November 12, 2024, the Board awarded a bid and approved the Agreement to the lowest responsive, responsible bidder for the South Reno Manhole Rehabilitation, PWP-WA-2024-016, [staff recommends Farr Construction Corporation doing business as Resource Development Company, in the amount of \$536,900.00]; and (2) approve a separate project contingency fund [in the amount of \$62,000.00 for the total construction cost not to exceed \$598,900.00].

On October 24, 2017, the Board approved an agreement for Professional Consulting Services between Washoe County and Carollo Engineers, Inc. for consulting engineering services for a flow and water quality investigation of the South Truckee Meadows Water Reclamation Facility (STMWRF) and Spanish Springs service areas in the amount of \$389,823.

BACKGROUND

During the very wet winter of 2017, significant increases in sanitary sewer flows were observed. The significant increase of inflows negatively affects the conveyance capacity of the existing sanitary sewer mains and lift stations in the STMWRF service area and allows for geothermally influenced groundwater to enter the sewer collection system, negatively impacting recycled water quality. Staff determined that a detailed storm, infiltration and inflow analysis for sanitary sewers was needed for the service territory. Typically, these inflows are attributed to surface runoff reaching the collection system either directly into the system through manhole lids or through a cross-connection from an existing storm drain system. The high rainfall also increases the existing ground water levels, and these higher levels can increase the infiltration into the collection system. The infiltration enters the collection system through leaks in the pipe or manholes and fixing such leaks requires either replacing the pipe and manholes or lining the pipes and manholes; lining the manholes and pipe is a more cost-effective method.

A local professional engineering firm provided professional services to help develop a mitigation plan for lowering infiltration and inflow and concentration of certain contaminants in the sewer flows. The subject project represents the second phase of sanitary sewer manhole repair performed in the South Truckee Meadows. The first phase of work in the South Truckee Meadows was successful and led to a reduction in inflow and infiltration, reducing total sewer flows and mitigating negative water quality impacts.

The approval of change orders exceeding 5% is governed by Nevada Revised Statutes (NRS) and local municipal codes. Specifically, NRS 354.598005 outlines the requirements for budget augmentations, including the use of unanticipated revenues or fund balances to support increased expenditure authority. Additionally, Washoe County policies mandate that any project cost increase exceeding \$25,000 or 5% of the original contract amount must be reviewed and approved by the Board of County Commissioners.

FISCAL IMPACT

Should the Board approve Change Order No. 03 for the South Reno Manhole Rehabilitation Project for \$100,000.00, there is sufficient funds and budget authority in FY26 in the Utilities Fund (566), Non-Operating/R&R Construction Sewer (664950), Repairs and Maintenance (710205). Revenues in support of this change order are provided from monthly user rate charges.

RECOMMENDATION

It is recommended the Board of County Commissioners approve Construction Change Order No. 03, for the South Reno Manhole Rehabilitation Project between Washoe County and Farr Construction Corporation (doing business as Resource Development Company) [in the not to exceed amount of \$100,000.00, for a total contract amount not to exceed \$698,900.00] and extend project timeline to March 31, 2026. This request conforms to Nevada Revised Statutes and Washoe County policy requirements for project cost increases exceeding \$25,000.00 or 5%, whichever is greater, of the original approved contract amount. Change Order No. 03 is required due to unforeseen manhole and soil conditions requiring additional cementitious grout materials in excess of the original quantities included in the original contract award.

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be: "Move to approve Construction Change Order No. 03, for the South Reno Manhole Rehabilitation Project between Washoe County and Farr Construction Corporation (doing business as Resource Development Company) [in the not to exceed amount of \$100,000.00, for a total contract amount not to exceed \$698,900.00] and extend project timeline to March 31, 2026. This request conforms to Nevada Revised Statutes and Washoe County policy requirements for project cost increases exceeding \$25,000.00 or 5%, whichever is greater, of the original approved contract amount. Change Order No. 03 is required due to unforeseen manhole and soil conditions requiring additional cementitious grout materials in excess of the original quantities included in the original contract award."