



# WASHOE COUNTY

Integrity Communication Service  
[www.washoecounty.us](http://www.washoecounty.us)

## STAFF REPORT

BOARD MEETING DATE: September 10, 2019

**DATE:** August 9, 2019  
**TO:** Board of County Commissioners  
**FROM:** Megan Sizelove, P.E., Project Manager,  
Community Services Department, 328-2316, [msizelove@washoecounty.us](mailto:msizelove@washoecounty.us)  
**THROUGH:** Dwayne Smith, P.E., Division Director, Engineering and Capital Projects,  
Community Services Department, 328-2043, [desmith@washoecounty.us](mailto:desmith@washoecounty.us)  
**SUBJECT:** Recommendation to award a bid and approve the Agreement to the lowest responsive, responsible bidder for the Mustang Road Improvement Project, PWP-WA-2018-191 [staff recommends Sierra Nevada Construction in the amount of \$359,007]. (Commission District 4.)

---

### SUMMARY

The Mustang Road Improvement project consists of a roadway reconstruction, installation of a storm drain and restoration of an existing culvert. Work also includes pavement striping and installing signage and lights for the complete improvement, including the intersection of Mustang Road and the private access road to the Scannell Property into a four-way stop. Total project length is approximately ½ mile.

This work will bring the roadway up to Washoe County standards as well as minimize safety concerns related to the increased traffic volumes along Mustang Road due to the recent development by Scannell Properties within this area.

Scannell Properties has agreed to pay two-thirds of the costs of the improvements necessary to bring the roadway up to Washoe County standards up to a maximum cost of \$317,666.67 as identified in the previously approved Board action dated September 12, 2017.

Sealed bids were opened on August 7, 2019. The list of sealed bids received for the project is as follows:

Mustang Road Improvement Project	
Bidder	Amount
Sierra Nevada Construction	\$359,007.00
Granite Construction Company	\$452,452.00
Q & D Construction	\$552,452.00
Spanish Springs Construction	\$562,444.00
Engineer's Estimate	\$476,500.00

Staff has verified in the System for Award Management Exclusions that no bidder is excluded from receiving federal government contracts as a result of being debarred; thus, none of the bidders is prohibited by NRS 338.017(2) from being awarded a public works contract.

AGENDA ITEM # \_\_\_\_\_

Washoe County Strategic Objective supported by this item: Safe, secure and healthy communities.

### **PREVIOUS ACTION**

On September 12, 2017, the Board of County Commissions approved the acceptance of rights-of-way and roadway parcels associated with Mustang Road from Storey County; authorized proceeding with a construction project to bring Mustang Road into compliance with Washoe County roadway standards with partial funding from Scannell Properties #249, LLC, an Indiana limited liability company [up to \$317,666.67]; and authorized the County Manager to execute assignment and transfer documents upon receipt.

### **BACKGROUND**

Prior to September 2017, a portion of Mustang Road has been a dedicated public right-of-way within Washoe County in favor of Storey County. This has historically been seen by Washoe County as a roadway specific to the needs of Storey County; therefore, maintenance and ownership was the responsibility of Storey County.

The Community Services Department staff worked with Scannell Properties to develop a 117.76 acre property in the Truckee Canyon for the construction of a FedEx Ground distribution facility and a speculative warehouse facility. Washoe County committed to bringing Mustang Road, which previously consisted of Storey County rights-of-way and roadway parcels within Washoe County, into compliance with Washoe County Roadway standards.

This brought about discussions between the two counties related to the appropriateness of the historical operation of this roadway, now that it no longer simply supports the needs of Storey County. Storey County, at its September 5, 2017, Board meeting, approved assigning to Washoe County its Mustang Road rights-of-way from the Bureau of Land Management and Union Pacific Railroad, and Storey County has deeded a portion of Mustang Road to Washoe County.

### **FISCAL IMPACT**

Sufficient funds are available in the Roads Special Revenue Fund (216) for the Mustang Road Improvement Project in Roads Capital (216003) – Roads Bridge Capital (781003). Once the project is complete the CSD will request reimbursement for two-thirds of the actual cost, up to a maximum of \$317,666.67, from Scannell Properties, #249, LLC. The reimbursement will be deposited back in the Roads Special Revenue Fund.

### **RECOMMENDATION**

It is recommended that the Board of County Commissioners award a bid and approve the Agreement to the lowest responsive, responsible bidder for the Mustang Road Improvement Project, PWP-WA-2018-191 [staff recommends Sierra Nevada Construction in the amount of \$359,007].

### **POSSIBLE MOTION**

Should the Board agree with staff's recommendation, a possible motion would be: "Move to award a bid and approve the Agreement to the lowest responsive, responsible bidder for the Mustang Road Improvement Project, PWP-WA-2018-191 [staff recommends Sierra Nevada Construction in the amount of \$359,007]."