



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: March 19, 2024

DATE: February 20, 2024

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 award a bid and approve the Agreement to the lowest responsive, responsible bidder for the Washoe County Regional Archery Facility Phase 1 Improvements Project, PWP-WA-2024-127, located at 1255 Matterhorn Boulevard, Lemmon Valley, Nevada. Staff recommends Farr Construction Corporation doing business as Resource Development Company, [in the amount of \$414,780.00 and approve a \$73,395.00 contingency fund for a total project amount of \$488,175.00]. The project includes construction of a parking lot, storage road, and improvements to the access road. (Commission District 5.)

SUMMARY

This project includes construction of a parking lot, storage road, and improvements to the access road to the Washoe County Regional Archery Facility. The Regional Archery Facility consists of 110 acres located at 1255 Matterhorn Boulevard, Lemmon Valley, Nevada. Funding for this project is provided through Washoe County match and a previously approved Nevada Department of Wildlife Shooting Range grant that was accepted by the Board of County Commissioners (Board) on September 13, 2022.

Sealed bids for the Washoe County Regional Archery Facility Phase 1 Improvements Project were opened on February 8, 2024. The list of bids received for the project is as follows:

Washoe County Regional Archery Facility - Phase 1 Improvements Project	
Bidder	Base Bid Amount
Farr Construction Corp. DBA Resource Development Company	\$414,780.00
Taurus Construction	\$488,175.00
Facilities Management Inc.	\$496,875.65
M4 Engineering LLC	\$529,709.88
F.W. Carson Co.	\$536,964.69
Q&D Construction LLC	\$632,500.00
Sierra Nevada Construction Inc.	\$652,007.00
MKD Construction	\$697,777.00
Gradex Construction Company	\$699,427.75
Engineer's Estimate	\$300,000.00

AGENDA ITEM # _____

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 NRS338.017(2) from being awarded a public works contract.

Washoe County Strategic Objective supported by this item: Fiscal Sustainability – Long Term Sustainability.

PREVIOUS ACTION

February 27, 2024 – The Board approved the purchase of real property through a Deed of Dedication (Silver Arrow Range Road), a portion of APN 079-540-18, totaling ±277,155 square feet [at the appraised value of \$30,500.00] for use as a public access to Washoe County Regional Archery Facility, in support of the 2021 adopted Regional Archery Facility Master Plan.

May 16, 2023 – The Board adopted the Washoe County Final budget for Fiscal Year 2024 as well as the adopting the Capital Improvement Plan (CIP) for Fiscal Years 2024-2028.

September 13, 2022 – The Board accepted \$407,169.00 (\$45,241 Washoe County match) in Nevada Department of Wildlife Shooting Range Grant funds from the subgrant award agreement execution date through June 30, 2023 (later extended through June 30, 2024). The scope of work for the grant included installation of a 2-stall pit toilet, construction of a parking lot, road improvements, and general course improvements such as erosion control, trail stabilization, and permanent target installation.

June 21, 2022 - The Board approved a sub-lease agreement with Silver Arrow Bowmen Archery Club, a local non-profit 501-c3 organization, for continued operation of the Regional Archery Facility in Lemmon Valley, retroactive to June 4, 2022 for a term of five years, with an additional five year renewal option.

July 20, 2021 – The Board adopted the Regional Archery Facility Master Plan.

June 1, 2021 - The Washoe County Regional Parks and Open Space Commission recommended that the Board of County Commissioners adopt the Regional Archery Facility Master Plan.

April 14, 2020 - The Board accepted \$255,537.50 (\$85,180 match) in Nevada Department of Wildlife Shooting Range Grant funds from March 31, 2020 through June 30, 2020. Funds were used for Regional Shooting Facility improvements and to develop a Master Plan for the Regional Archery Facility.

May 12, 2020 – The Board approved Amendment #1 to the Lease Agreement between Washoe County and the Silver Arrow Bowmen, a Nevada non-profit organization, effective June 15, 2020, to allow the Silver Arrow Bowmen Archery Club to directly allocate user fees toward improvements and repairs at the Regional Archery Facility in Lemmon Valley.

April 24, 2012 – The Board executed a 20-year Recreation and Public Purposes (R&PP) Act lease with the U.S. Department of Interior, Bureau of Land Management (BLM), for 110-acres in Lemmon Valley for continued use as a Regional Archery Facility; and executed a Lease Agreement (5-year sub-lease) with the Silver Arrow Bowmen Archery Club to operate the facility.

BACKGROUND

Washoe County, through its Community Services Department, has held a Recreation and Public Purposes (R&PP) Act lease for the Regional Archery Facility since 2007. The facility consists of 110 acres located at 1255 Matterhorn Blvd., in Lemmon Valley. The facility is operated by the Silver Arrow Bowmen Archery Club, a local non-profit organization, under a sub-lease. Washoe County Parks staff applied for a Shooting Range Grant through the Nevada Department of Wildlife (NDOW) for the purposes of developing a Master Plan for the Regional Archery Facility and improving access and safety at the Regional Shooting Facility. The grant was awarded by NDOW and accepted by the Board on April 14, 2020.

The Regional Archery Facility Master Plan was completed and adopted by the Board on July 20, 2021. The Master Plan identified several needed improvements and priority projects including restrooms, access road improvements, a parking lot, indoor facilities, and a new Olympic range. Washoe County Parks staff applied for an additional Shooting Range Grant through the NDOW to implement projects identified in Phase 1A of the Master Plan. The Board accepted the grant funding on September 13, 2022.

The Regional Archery Facility Master Plan identified access road improvements as a critical need for the long-term goals and success of the facility. During the planning process it was discovered that the main access road to the facility, Silver Arrow Range Road, was located on a private parcel near the property boundary and not on public lands as originally identified when the R&PP lease was secured in 2007. Staff reviewed options for legal access to the public facility and determined that purchasing the land to legitimize the access road and make the necessary improvements for public access was most cost-effective. The property owner, International Community of Christ, agreed to the proposed Deed of Dedication and its appraised valuation of \$30,500.00. The purchase was approved by the Board on February 27, 2024.

This project will utilize the balance of the NDOW Shooting Range Grant funding combined with Washoe County matching funds and additional Washoe County Parks funding to complete Phase 1 improvements including construction of a parking lot, storage road, and improvements to the access road (Silver Arrow Range Road). The full scope of the grant project includes design (under separate contract), purchase and installation of restrooms (under separate contract), and general course improvements such as erosion control, trail stabilization, and permanent target installation that have already been completed.

The NDOW Shooting Range grant provided a total of \$407,169.00 in funds to complete the entire scope of work for the project. A purchase order was issued to DOWL, LLC to complete design work and provide project support (grant funded \$54,157.00). A purchase order was issued to CXT, Inc. for fabrication and installation of the restrooms (grant portion \$53,367.00; cash match portion \$20,826.00). Grant funding was also spent on permitting and bid advertisement (\$2,010.22). The remaining balance of the grant funding (\$297,634.78) will be used for this contract award. The lowest bid received for this project including contingency exceeded the total amount of grant funding available. Washoe County Parks identified additional funds (\$190,540.22) needed to complete the project and award the contract in the Parks Capital Fund (404), NDOW Regional Archery Facility Non-Grant (PK906054).

Washoe County identified a total of \$45,241.00 in matching funds for the grant. The matching funds include \$3,425.00 in-kind volunteer hours, \$12,500.00 in-kind staff time for project management, and \$29,316.00 in cash match from the Parks Infrastructure Preservation Fund (C140900). In addition to the restroom contract (\$20,826.00), field targets were purchased for \$8,490.00 for a total cash match of \$29,316.00.

FISCAL IMPACT

Sufficient funds and budget authority for this Agreement exist in FY24 in the Parks Capital Fund (404), NDOW Regional Archery Facility Non-Grant (PK906054), Construction Contracts (GL781080) in the amount of \$190,541 and in the NDOW Regional Archery Facility (PK906052), Construction Contracts (GL781080) in the amount of \$297,634.78.

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 Washoe County Regional Archery Facility Phase 1 Improvements Project, PWP-WA-2024-127, located at 1255 Matterhorn Boulevard, Lemmon Valley, Nevada. Staff recommends Farr Construction Corporation doing business as Resource Development Company, [in the amount of \$414,780.00 and approve a \$73,395.00 contingency fund for a total project amount of \$488,175.00]. The project includes construction of a parking lot, storage road, and improvements to the access road.

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 Washoe County Regional Archery Facility Phase 1 Improvements Project, PWP-WA-2024-127, located at 1255 Matterhorn Boulevard, Lemmon Valley, Nevada. Staff recommends Farr Construction Corporation doing business as Resource Development Company, [in the amount of \$414,780.00 and approve a \$73,395.00 contingency fund for a total project amount of \$488,175.00]. The project includes construction of a parking lot, storage road, and improvements to the access road."