



# WASHOE COUNTY

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## STAFF REPORT

BOARD MEETING DATE: May 26, 2026

**DATE:** April 24, 2026

**TO:** Board of County Commissioners

**FROM:** Dwayne Smith, P.E., Division Director, Engineering and Capital Projects  
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**THROUGH:** Eric Crump, Director,  
Community Services Dept., 775-328-3625,  
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**SUBJECT:** Recommendation to authorize the Guaranteed Maximum Price 2 (GMP 2) Agreement for the Pleasant Valley Interceptor Reach 3 Project (Project) with Sierra Nevada Construction, Inc., the Construction Manager-At-Risk (CMAR), [in the amount of \$5,111,861.86] for the implementation of a dewatering system to facilitate the installation of recycled water pipelines, gravity sewer pipelines, sewer force main pipelines, and appurtenances, and the procurement of polymer precast lift station components to support the Pleasant Valley Interceptor Reach 3 Project. (Commission District 2.) FOR POSSIBLE ACTION

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### SUMMARY

The Community Services Department is requesting authorization for the Guaranteed Maximum Price 2 (GMP 2) Agreement, in support of the next phase of project development of the Pleasant Valley Interceptor Reach 3 Project (Project). Authorization of the GMP2 Agreements will direct Sierra Nevada Construction, Inc., the Construction Manager-At-Risk (CMAR), to implement the dewatering system to facilitate the installation of recycled water pipelines, gravity sewer pipelines, sewer force main pipelines, and associated appurtenances for the Project.

On April 3, 2026, the CMAR received sub-contractor bids for all sub-contractor work packages drawn from a list of pre-approved sub-contractors and vendors. The CMAR provided transparent access to all bids and is awarding the various work packages to the appropriate responsive and responsible bidders. GMP2 represents the maximum price the County can expect to pay for the construction of this phase of work that supports the overall Pleasant Valley Interceptor Reach 3 Project. The following table breaks out the various cost items for GMP2, including both Washoe County's and the CMAR's contingencies and allowances.

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

<b>Pleasant Valley Interceptor Reach 3 GMP2</b>	
Cost of the Work ( <i>excluding General Conditions</i> )	\$4,154,800.00
CMAR's General Conditions Cost	\$415,480.00
CMAR fee w/overhead & profit 6%	\$274,216.80
General Liability	\$71,085.93
P & P Bond NV	\$47,389.95
Contingency 3%	\$148,889.18
<b>Total Guaranteed Maximum Price (GMP)</b>	<b>\$5,111,861.86</b>

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

### **PREVIOUS ACTION**

On December 16, 2025, the Board of County Commissioners (Board) authorized Sierra Nevada Construction, Inc., as the Construction Manager-At-Risk (CMAR) and approved a Guaranteed Maximum Price (GMP 1) Agreement to construct recycled 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.

On August 8, 2025, Washoe County entered into a professional service agreement for preconstruction services with Sierra Nevada Construction, Inc. approved by the Washoe County Purchasing Manager.

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 South Truckee Meadows Water Reclamation Facility (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 Ranch Parkway to the vicinity of Towne Drive.

Construction elements that are part of the project include recycled 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 have planned for this project to be delivered via three construction work packages. GMP #2 will include dewatering and GMP #3 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) 2 Agreement with Sierra Nevada Construction, Inc. for \$5,111,861.86, there is sufficient funds and budget authority in FY26 in the Utilities Fund (566), Pleasant Valley Interceptor project (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 the Guaranteed Maximum Price 2 (GMP 2) Agreement for the Pleasant Valley Interceptor Reach 3 Project (Project) with Sierra Nevada Construction, Inc., the Construction Manager-At-Risk (CMAR), [in the amount of \$5,111,861.86] for the implementation of a dewatering system to facilitate the installation of recycled water pipelines, gravity sewer pipelines, sewer force main pipelines, and appurtenances, and the procurement of polymer precast lift station components to support the Pleasant Valley Interceptor Reach 3 Project.

**POSSIBLE MOTION**

Should the Board agree with staff's recommendation, a possible motion would be: "Move to authorize the Guaranteed Maximum Price 2 (GMP 2) Agreement for the Pleasant Valley Interceptor Reach 3 Project (Project) with Sierra Nevada Construction, Inc., the Construction Manager-At-Risk (CMAR), [in the amount of \$5,111,861.86] for the implementation of a dewatering system to facilitate the installation of recycled water pipelines, gravity sewer pipelines, sewer force main pipelines, and appurtenances, and the procurement of polymer precast lift station components to support the Pleasant Valley Interceptor Reach 3 Project."