



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: June 23, 2026

DATE: May 22, 2026

TO: Board of County Commissioners

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

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

SUBJECT: Recommendation to: (1) award a bid and approve the Agreement to the lowest responsive, responsible bidder for the Canepa Ranch Open Space Phase 1 Trailhead Site Improvements Project, PWP-WA-2026-311 [staff recommends Pokrajac Corporation, in the base bid only amount of \$845,957.29]; and (2) approve a separate project contingency fund [in the amount of \$35,000.00, for a total project cost not to exceed \$880,957.29]. The Project is located along the Truckee River at 3550 Mario Road, Reno, Nevada and includes construction of a new trailhead with an access road, parking area, fencing, access gates, interpretive and wayfinding signage and kiosks, vault style restrooms, picnic areas, and landscaping with temporary irrigation. (Commission District 1.) FOR POSSIBLE ACTION

SUMMARY

The Canepa Ranch Open Space Phase 1 Trailhead Site Improvements Project entails construction of a new trailhead with amenities along the Truckee River located at 3550 Mario Road, Reno, Nevada. The project scope of work includes construction of an access road, parking area, fencing, access gates, interpretive and wayfinding signage and kiosks, vault style restrooms, picnic areas, and landscaping with temporary irrigation.

Sealed bids for the Canepa Ranch Open Space Phase 1 Trailhead Site Improvements Project, PWP-WA-2026-311, were opened via eBuilder on May 20, 2026. A base bid for the primary trailhead construction, along with one bid alternative, was included in the invitation to bid package. Washoe County specified in the project bid documents that potential construction contract award recommendation would be for the Base Bid only. Bid alternative #1 is not recommended for award due to the lack of funds in excess of the base bid total.

AGENDA ITEM # _____

The list of bids received for the project is as follows:

Canepa Ranch Open Space Phase 1 Trailhead Site Improvements Project				
Bidder	Base Bid Amount	Bid Alternative Amount	Total Evaluated Bid*	Reason for Recommendation
Pokrajac Corporation	\$845,957.29	\$87,358.95	\$845,957.29	Lowest, responsive, responsible bidder; meets all technical requirements
Impact Construction	\$1,085,183.60	\$395,000.00	\$1,085,183.60	-
Engineer's Estimate	\$710,000.00 – \$875,000.00	-	-	-

*Bid documents identify recommended award considers only the base bid

A contingency fund in the amount of \$35,000.00 has been included in the total project cost allowing for quick responses to unforeseen circumstances during construction which, if not addressed quickly, may result in additional project costs and project delays.

Staff have 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.

Washoe County Strategic Objective supported by this item: Economic Impacts – Support a thriving community.

PREVIOUS ACTION

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.

August 27, 2024 – The Board accepted a State of Nevada, Nevada Conservation and Recreation Program 8600-16 “Canepa Ranch Trailhead” grant [in the amount of \$748,497.00 with a Washoe County cash/in-kind match in the amount of \$187,125.00]; and approved the Project Agreement with a grant period from execution through December 1, 2026; and authorized the Assistant County Manager [Dave Solaro] to sign the Project Agreement and any subsequent documents related to the grant on behalf of the County; and directed the Comptroller’s Office to make the necessary budget amendments.

June 7, 2022 - The Open Space and Regional Parks Commission adopted the Carcione and Canepa Ranch Recreation Access Plan.

September 24, 2019 – The Board adopted the 2019 Regional Parks and Open Space Master Plan, which identifies a proposed trailhead on the Canepa Ranch property.

March 10, 2015 – The Board authorized the purchase of 21.72 acres (currently identified as Assessor's Parcel Numbers 038-150-18 and 038-150-20) located along the Truckee River [for a purchase price of \$440,000, funded through the WC-1 Parks, Trails and Open Space Bond of 2000 and State Question One Truckee River Bond] from JoAnne Silvia Grasso and Karen Jennifer Loin, trustees under the Carcione Family Revocable Living Trust

July 13, 2010 – The Board adopted the Verdi Area Plan, which identifies a proposed trailhead on the Canepa Ranch parcel and trail access into neighboring Forest Service lands.

August 11, 2009 – The Board executed a resolution authorizing the sale of 111.1 acres (a portion of the Canepa Ranch property) to the United States of America (through their Department of Agriculture, Forest Service) in the amount of \$1,530,000. All water rights appurtenant to those lands were retained.

December 16, 2008 – The Board authorized the purchase of 22.26 acres of land (Assessor's Parcel Number 038-150-19) along the Truckee River near Mogul to maintain as open space and utilize for passive recreation [for a purchase price of \$400,000, funded through the WC-1 and SQ-1 bonds from Mary Kathleen Carcione, Trustee under the Carcione Family Revocable Living Trust.

July 22, 2008 – The Board conducted a public hearing for comments on the proposed sale of 111.1 acres (a portion of the Canepa Ranch property) to the United States of America (through their Department of Agriculture, Forest Service) in the amount of \$1,530,000.

July 8, 2008 – The Board executed a resolution declaring the County's intent to sell 111.1 acres (a portion of the Canepa Ranch property) to the United States of America (through their Department of Agriculture, Forest Service) in the amount of \$1,530,000.

November 25, 2003 – The Board approved the SQ-1 Truckee River project acquisition list, which included the Carcione Family Trust parcels.

October 22, 2002 – The Board approved the purchase of 80.85 acres [part of the Canepa Ranch], including 153.18 acre-feet of water rights from Eva Canepa Trust Et Al and Canepa Realty Ltd for \$1,901,130 utilizing Regional Parks, Open Space and Trails Bond funds.

October 22, 2002 – The Board approved the purchase of 40 acres [part of the former Canepa Ranch], including 14.5 acre-feet of water rights from Evelyn G. Canepa, Louis John Canepa and Gary Thomas Canepa for \$290,750 utilizing Regional Parks, Open Space and Trails Bond funds.

January 15, 2002 – The Board directed Regional Parks and Open Space staff to move forward with the purchase of real property and water rights associated with Canepa Ranch near Mogul, Nevada.

April 25, 2000 – The Board approved the 2000 Regional Parks, Open Space and Trails Bond (WC-1) project list, which included Truckee River land acquisitions.

January 28, 1997 – The Board authorized the purchase of 42 acres of Truckee River property (currently identified as APN 038-790-01) in partnership with the Nevada Division of Wildlife for a total of \$50,000 (\$25,000 from Washoe County and \$25,000 from NDOW) for the purpose of providing Truckee River access, fisherman access, recreational access, winter deer range and open space along the Truckee River.

BACKGROUND

The Canepa Ranch Trailhead will be constructed on the Canepa Ranch open space properties located along the Truckee River in Reno, Nevada. The trailhead will provide public access to the Truckee River and to adjacent public lands and trails managed by the Forest Service. The Canepa Ranch parcels were acquired through several land acquisition deals in 1997 and 2002. The land acquisition in 1997 was a joint Washoe County and Nevada Division of Wildlife (NDOW) project for the purchase of ±42.4 acres with the goal of providing river and recreation access and protecting winter mule deer habitat. NDOW and the County continue to co-own that parcel. In 2002, Washoe County acquired six additional parcels totaling ±121 acres that were part of the former Canepa Ranch, along with their associated water rights. Then, in 2009, Washoe County sold ±111 of those acres to the United States Forest Service. In total, Washoe County retains ±53 acres of land that was once part of Canepa Ranch.

A Recreation Access Plan for the Carcione and Canepa Ranch open space properties was adopted by the Open Space and Regional Parks Commission on June 7, 2022. The plan recommended a variety of improvements including a new trailhead with amenities for the Canepa Ranch properties. The Canepa Ranch Trailhead is also identified as a proposed trailhead in the 2019 Regional Parks and Open Space Master Plan. A Conserve Nevada Program grant in the amount of \$748,497.00 with a Washoe County cash/in-kind match in the amount of \$187,125.00 was accepted by the Board in August 2024 to support Phase 1 construction of the trailhead. The project scope includes construction of an access road, parking area, fencing, access gates, interpretive and wayfinding signage and kiosks, vault style restrooms, picnic areas, and landscaping with temporary irrigation.

FISCAL IMPACT

Sufficient budget authority for this bid award and contingency is available in the FY26 budget in the Parks Capital Fund (404), Canepa Ranch Trailhead IO-12392 (PK906056), Construction Contracts (781080) and Carcione-Canepa Master Plan Implementation (PK052114), Construction Contracts (781080). Grant funding that supports this project is on a reimbursable basis.

RECOMMENDATION

It is recommended that the Board of County Commissioners: (1) award a bid and approve the Agreement to the lowest responsive, responsible bidder for the Canepa Ranch Open Space Phase 1 Trailhead Site Improvements Project, PWP-WA-2026-311 [staff recommends Pokrajac Corporation, in the amount of \$845,957.29]; and (2) approve a separate project contingency fund [in the amount of \$35,000.00, for a total project cost

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POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be: "Move to: (1) award a bid and approve the Agreement to the lowest responsive, responsible bidder for the Canepa Ranch Open Space Phase 1 Trailhead Site Improvements Project, PWP-WA-2026-311 [staff recommends Pokrajac Corporation, in the amount of \$845,957.29]; and (2) approve a separate project contingency fund [in the amount of \$35,000.00, for a total project cost not to exceed \$880,957.29]. The Project is located along the Truckee River at 3550 Mario Road, Reno, Nevada and includes construction of a new trailhead with an access road, parking area, fencing, access gates, interpretive and wayfinding signage and kiosks, vault style restrooms, picnic areas, and landscaping with temporary irrigation."