



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: July 14, 2026

DATE: May 15, 2026

TO: Board of County Commissioners

FROM: Dwayne Smith, P.E., Division Director, Engineering and Capital Projects
Community Services Dept., 775-328-2043, 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 South Valleys Regional Park Expansion Project Phase 2, PWP-WA-2026-308, including Base Bid, Bid Alternate 1 (east parking area), Bid Alternate 2 (west parking area), and Bid Alternate 3 (electrical conduit) [staff recommends Facilities Management, Inc. in the amount of \$3,782,319.50]; and (2) approve a separate project contingency fund in the amount of \$100,000.00. (Commission District 2.) FOR POSSIBLE ACTION.

SUMMARY

South Valleys Regional Park consists of 105+/- acres located in South Reno. In 2015, an update to the Park Master Plan was developed through public and stakeholder feedback, and the Plan was adopted by the Board of County Commissioners (Board) in January, 2016. A County Department project for expansion of the South Valleys Regional Park following the Park Master Plan was submitted and approved for funding through the Coronavirus State and Local Recovery Fund (SLFRF) in the amount of \$2,000,000.

In March of 2024, DOWL engineering was hired to design and provide engineering services for the development of approximately 35 acres of South Valleys Regional Park. The construction of the expansion will be done in phases based on funding. The first phase of the expansion was completed in December of 2025 which included grading, roadways design, parking lots, sidewalks, curb, gutter, striping, signage, storm and sewer infrastructure, irrigation, landscaping, lighting and electrical work.

On October 19, 2024 the Board of County Commissioners accepted a grant from the William N. Pennington Foundation for \$3,500,000.00 for the exclusive use of expanding the second phase of the South Valleys Regional Park. The grant requires a minimum of 2 softball fields, a concession building, and restrooms be constructed with the second phase.

AGENDA ITEM # _____

Base bid work for the second phase of the South Valley's Regional Park Expansion Project includes a designed roadway connection from within the park to S. Virginia Street, grading, placement and compaction of fill and aggregate base, sidewalk, curb, gutter, striping, signage, storm and sewer infrastructure, irrigation, landscaping, lighting and electrical work, and the construction of two softball fields, restrooms, and a concession building.

In accordance with the bid documents, the recommendation for award of the project is considered using the base bid only. Bid alternatives were included based on Park priorities and funding available.

Solicitation for bids was posted on April 7, 2026. Sealed bids were opened on May 19, 2026. Five responses were submitted. The list of sealed bids received for the project is as follows:

South Valleys Regional Park Expansion Project – Phase 2	
Bidder	Amount
1. Facilities Management, Inc.***	
- Base Bid	\$2,492,964.50
-Bid Alternate 1 – East parking area**	\$610,805.00
-Bid Alternate 2 – West parking area**	\$619,550.00
-Bid Alternate 3 – Electrical Conduit**	\$59,000.00
Total Base Bid & Selected Alternates	\$3,782,319.50
2. Lepori Construction	
-Base Bid	\$3,951,067.24
3. FW Carson Co	
-Base Bid	\$4,490,447.14
4. Integrated Concepts	
-Base Bid	\$2,895,854.88
5. Sierra Nevada Construction, Inc.	
-Base Bid	\$4,490,007.00

*Contract Awarded on Base Bid Amount

** Alternatives Selected to Award

***Lowest Responsive Bidder

Staff has verified in the system for award management (SAM) that the bidder is not excluded from receiving federal government contracts as a result of being debarred; thus, the bidder is not prohibited by NRS 338.017(2) from being awarded a public works contract.

Washoe County Strategic Objective supported by this item: Economic Impacts: Meet the growing needs of our community and support a thriving community.

PREVIOUS ACTION

On December 10, 2024, The Board of County Commissioners (Board) awarded a bid and approved the Agreement to the lowest, responsible bidder for the South Valleys Regional Park Expansion Project (Phase 1) in Washoe County, PWP-WA-2025-006 to Sierra Nevada Construction in the amount of \$2,516,257.00.

On November 19, 2024 the Board of County Commissioners (Board) accepted a grant from the William N. Pennington Foundation for \$3,500,000.00 for the exclusive use of expanding the second phase of the South Valleys Regional Park.

On March 26, 2024, the Board of County Commissioners (Board) Approved an Agreement for Services between Washoe County and DOWL [in the amount of \$798,980.00] effective March 26, 2024 through December 31, 2026, to provide engineering, design, and project oversight in support of the South Valleys Regional Park expansion project, located at 15650 Wedge Parkway, Reno, Nevada.

On July 11, 2023, the Board approved the allocation of American Rescue Plan Act (ARPA) funds through the Coronavirus State and Local Fiscal Recovery Fund (SLFRF) in the total amount of [\$8,269,635] for 18 Washoe County department projects including \$2,000,000 for South Valleys Regional Park Expansion.

On September 24, 2019, the Board approved the 2019 Washoe County Regional Parks and Open Space Master Plan.

On January 12, 2016, the Board adopted the South Valleys Regional Park Master Plan Update.

In 2009 an additional 23 acres of land was donated for park use bringing the South Valleys Regional Park total area to 105 acres.

BACKGROUND

South Valleys Regional Park is located in an urban portion of South Reno on Wedge Parkway, just west of Interstate 580. Park amenities include multi-use turf areas, playgrounds, baseball fields, a library, a park maintenance facility, group picnic shelters, parking, restrooms, concession building, and open space. (See attached location map.)

The original South Valleys Regional Park (formerly South Valleys Sports Complex) Master Plan was prepared by CFA and adopted by the Board of County Commissioners in 1993 based upon public input. The Plan for approximately 82-acres had one minor update in 2000 after the voters approved the WC-1 Regional Parks, Trails, Open Space and Libraries Bond of 2000 to accommodate the addition of the South Valleys Library.

In 2009, Dr. Dorostkar generously donated an additional 22.8-acre parcel adjacent to the park on the north end of the property. The additional acreage consisted of native open space with a riparian corridor on a portion of the parcel and was not included in the original Park Master Plan.

In 2016, an update to the Park Master Plan incorporating the newly acquired adjacent parcel was developed and adopted by the Board of County Commission. The update to the Park Master Plan identifies future uses and programmatic elements throughout the park, representing the community vision to guide future development.

An agreement was awarded to Dowl engineering in March of 2024 to provide professional engineering services to support the development of South Valleys Regional Park in accordance with the 2019 Park Master Plan. The projects include development of additional flat fields, baseball and softball fields, restrooms, picnic areas, play areas, a dog park, parking, roads and paths, and significant drainage improvements.

The first phase of construction included grading, paving, and drainage as well as installation of storm, sewer, and irrigation lines, lighting and electrical equipment, and landscaping with irrigation controls.

The second phase of construction will include, grading, paving, installation of storm, sewer and irrigation lines, lighting, electrical, landscaping, and the construction of two softball fields, restrooms, and a concession facility.

FISCAL IMPACT

Sufficient budget authority for this Agreement and contingency is available in the FY26 budget in the Capital Improvement Fund (402), in the SVRP Ph2A Pennington – IN29059 (PW920880), Professional Services (710100).

RECOMMENDATION

It is recommended the Board of County Commissioners to: (1) award a bid and approve the Agreement to the lowest responsive, responsible bidder for the South Valleys Regional Park Expansion Project Phase 2, PWP-WA-2026-308, including Base Bid, Bid Alternate 1 (east parking area), Bid Alternate 2 (west parking area), and Bid Alternate 3 (electrical conduit) [staff recommends Facilities Management, Inc. in the amount of \$3,782,319.50]; and (2) approve a separate project contingency fund in the amount of \$100,000.00.

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 South Valleys Regional Park Expansion Project Phase 2, PWP-WA-2026-308, including Base Bid, Bid Alternate 1 (east parking area), Bid Alternate 2 (west parking area), and Bid Alternate 3 (electrical conduit) [staff recommends Facilities Management, Inc. in the amount of \$3,782,319.50]; and (2) approve a separate project contingency fund in the amount of \$100,000.00."