



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: March 17, 2026

DATE: March 10, 2026

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 Dept., 775-328-3625, ecrump@washoecounty.gov

SUBJECT: Recommendation to approve a Professional Services Agreement between Washoe County and DOWL, LLC for the Washoe County Rancho San Rafael Amphitheater project [in the amount of \$866,000.00], commencing March 18, 2026. The Agreement is for services to deliver a 60% set of plans including civil, mechanical, electrical, landscape, architectural, and structural design documents and coordinate with stakeholders, City of Reno and other agencies, in accordance with the 2024 Regional Parks and Open Space Master Plan. The professional services will include analysis for required additional parking, alternative drop-off bus route, lighting, and fire safety requirements per City of Reno Development Code for a lawn seating venue for approximately 2,500 attendees. The target date to accomplish these deliverables is October 31, 2026. The project is located at 1595 N. Sierra Street, Reno, Nevada. Funding for the design phase comes from American Rescue Plan Act (ARPA) funds through the Coronavirus State and Local Fiscal Recovery Fund (SLFRF). Community Services. (Commission District 3.) FOR POSSIBLE ACTION

SUMMARY

Staff is requesting that the Board of County Commission approve a Professional Services Agreement between Washoe County and DOWL, LLC for the Washoe County Rancho San Rafael Amphitheater project commencing on March 18, 2026. The scope of work includes architectural and engineering design services for Scope Verification and Programming Phase that will further study one alternative concept for the amphitheater site. Through this effort, a revised amphitheater program will be defined and become the basis of full design of the project. The Agreement is for services to deliver a 60% set of plans including civil, mechanical, electrical, landscape, architectural, and structural design documents and coordinate with stakeholders, City of Reno and other agencies, in accordance with the 2024 Regional Parks and Open Space Master Plan. The total compensation is \$866,000.00 to be funded by the ARPA-SLFRF grant, to also include Scope Verification and Programming of required additional parking, alternative drop-off bus route, lighting, and fire safety requirements per City of Reno Development Code for

AGENDA ITEM # _____

a lawn seating venue for approximately 2500 attendees. The target time for the deliverables is October 31, 2026.

An open-air multi-purpose stage and community events space was identified as a benefit to park stakeholders. This space would support Regional Park and Open Space programming and increase access to cultural resources and quality of life for the community. Events would also provide rental revenue for Parks. Ongoing operation and maintenance costs are minimal. Capital Renewal costs are estimated at \$2,500.00 per year. Utilities are estimate at \$1,094.00 per year. Overall, an open-air multi-purpose stage and community events space is expected to be a net benefit to the quality of life of the community.

Washoe County Strategic Objective supported by this item:

Economic Impacts, Vulnerable Populations, and Innovative Services.

PREVIOUS ACTION

On September 17, 2024, the Board approved allocation of \$1,000,000 in ARPA-SLFRF funds for conceptual design, and site preparation for the Rancho San Rafael Community Events Space, including an open-air, multi-purpose amphitheater for performances and educational programs.

BACKGROUND

Phase I of the project has been completed by DOWL, LLC who prepared conceptual renderings to campaign for funds to construct the Rancho San Rafael Amphitheater with stakeholders. The funding came from the ARPA-SLFRF grant in the amount of \$132,000.00.

Phase II expands DOWL's professional services to deliver a complete, bid-ready package including civil, mechanical, electrical, landscape, architectural, and structural design documents in the amount of \$866,000.00. Additionally, DOWL will coordinate with the City of Reno and comply with the Reno Development Code in regard to parking requirements, alternative bus drop-off routes, parking illumination specifications, fire safety compliance and reevaluation of expanding the conceptual stage size of 40' x 40' for community events and performance.

Construction of an open-air, multi-purpose stage and community events space should comply with the 2024 Rancho San Rafael Regional Park Master Plan.

The Rancho San Rafael Amphitheater project aligns with Washoe County's strategic objectives to meet the socio-cultural needs of our growing community. The open-air multi-purpose stage and community events space for performances, and educational programs. It is designed to support and enhance local artists by providing a professional venue where they can showcase and develop their talents in close collaboration with Artown, Reno Philharmonic, Dragon Lights, Ballon Race and other cultural organizations. The sitework should provide electrical utilities, enough for sound performance and lighting.

In accordance with Federal regulations 2 CFR 200.320(b)(2)(iv), Washoe County selected DOWL, LLC from the County's pre-qualified professional architectural and engineer (A&E) list, a list of pre-approved architects and engineers developed to support the delivery of federally funded projects. Staff verified in the System for Award Management Exclusions that DOWL, LLC and their subcontractors are not excluded from receiving federal government contracts as a result of being debarred.

FISCAL IMPACT

Sufficient budget authority for this Agreement is available in the FY26 budget in the Capital Improvement Fund (402), in the RSR Community Space Ph 1-SLFRF-IN12396 (PW920879), Construction Contracts (781080).

RECOMMENDATION

It is recommended the Board of County Commissioners approve an Agreement for Professional Consulting Services between Washoe County and DOWL, LLC for the Rancho San Rafael Amphitheater Project – Phase II Design Development Scope [\$866,000.00].

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be: "Move to approve an Agreement for Professional Consulting Services between Washoe County and DOWL, LLC for the Rancho San Rafael Amphitheater Project – Phase II Design Development Scope [\$866,000.00]."