



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: December 16, 2025

DATE: November 14, 2025

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: 1) approve the Arrowcreek Soundwall Abandonment Agreement for Access, Concrete Panel Replacement and Repair (Abandonment Agreement) to define the responsibilities of Washoe County and 14 residential property owners and their respective lots which abut Arrowcreek Parkway, beginning at 13430 Fieldcreek Lane and ending at 13560 Fieldcreek Lane; and 2) award a bid and approve the construction Agreement to the lowest responsive, responsible bidder for the Arrowcreek Parkway Wall Repair Project, PWP-WA-2015-414 [staff recommends Frank Lepori Construction, Inc., in the amount of \$387,642.03; and approve a project contingency in the amount of \$12,000.00 to be used on a time and materials basis if needed, for a total project cost of \$399,642.03]; and 3) upon completion and inspection of the wall replacement and repair project, direct staff to prepare a Boundary Line Adjustment to transfer ownership of the newly repaired wall to the property owners listed within the Abandonment Agreement and record the Abandonment Agreement against the 14 benefitting assessor parcel numbers: 049-312-23, 049-312-24, 049-312-25, 049-312-26, 049-312-27, 049-312-28, 049-312-29, 049-312-30, 049-312-31, 049-312-34, 049-312-33, 049-312-02, 049-312-03, and 049-312-04.
(Commission District 2.) FOR POSSIBLE ACTION

SUMMARY

The staff is requesting that the Board of County Commissioners (Board) approve the Arrowcreek Soundwall Abandonment Agreement for Access, Concrete Panel Replacement and Repair (Abandonment Agreement) and award a bid for the construction agreement in support of the Arrowcreek Wall Repair Project. Approval of both the Agreement and Construction Project Agreement recognizes the collaboration between the residents and the County to resolve the repair and ownership transfer of a deteriorated concrete panel wall that is currently located in Washoe County right-of-way but also serves as the rear fence line of the residential parcels.

AGENDA ITEM # _____

The Arrowcreek Wall Repair Project addresses the repair and subsequent transfer of ownership of a 6-foot high, 1,511 foot long precast concrete-panel wall located along the Arrowcreek Parkway right-of-way, serving as an infrastructure element for 14 residential lots beginning at 13430 Fieldcreek Lane and ending at 13560 Fieldcreek Lane. While the Abandonment Agreement identifies the total length of wall at 1,470 linear feet, the bid documents identify the total length of 1,511 linear feet of wall which is the actual field condition and this minor discrepancy is not material to the project and all the existing wall will be repaired. Upon completion of the repair project and the subsequent transfer of ownership and maintenance responsibilities to the abutting property owners, the County will eliminate its ongoing financial obligation for the wall. This transition is consistent with the County's strategic objective of fiscal sustainability, as it reduces future maintenance liabilities and aligns with the broader policy of limiting County responsibility for infrastructure that primarily benefits individual properties. The transfer of ownership of the newly repaired wall will be formalized through a Boundary Line Adjustment ensuring that future costs are borne by the direct beneficiaries of the concrete panel wall. All subject residents have signed the Abandonment Agreement and concur with the approach and outcome of this action.

A contingency fund in the amount of \$12,000.00 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. This contingency will be used on a time and materials basis and only used if necessary to complete the work.

The project was advertised for public bid on July 15, 2025, with a mandatory pre-bid conference held on July 24, 2025. Sealed bids were opened via Trimble Unity Construct (eBuilder) and reviewed on August 7, 2025. The following table summarizes all bids received for the Arrowcreek Wall Repair Project.

Arrowcreek Parkway Wall Repair Project	
Bidder	Amount
1. Frank Lepori Construction, Inc.	
-Base Bid	\$387,624.03
2. Facilities Management, Inc.	
-Base Bid	\$411,703.00
3. New Mountain Excavating, Inc.	
-Base Bid	\$475,766.70
<i>Engineer's Estimate</i>	<i>\$400,000.00</i>

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.

The repair will include the complete replacement of all the existing concrete panels with new concrete panels as well as full replacement of all of the concrete wall caps. As part of the Abandonment Agreement terms, the warranty for the wall will be transferred to the

subject property owners. Finally, Washoe County will create and record the required boundary line adjustment map to transfer ownership of the wall to the subject property owners and will include an access easement that allows the property owners access over the Washoe County property to perform future maintenance activities for the wall.

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

PREVIOUS ACTION

On May 20, 2025, the 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 February 11, 2025, the Board gave direction to staff regarding the disposition of a deteriorating 6 foot tall, 1,511 foot long, precast concrete-panel wall located on Arrowcreek Parkway within Washoe County right-of-way which was constructed by Southwest Pointe Development in 1999 as part of the offsite improvements for the Arrowcreek residential development. Possible approaches included repair, replacement or removal with associated costs estimates ranging between \$75,000.00 and \$400,000.00 with considerations for the transfer of ownership from Washoe County to the abutting individual residential properties

On February 27, 2024, the Board heard the first presentation of this item and tabled the item and subsequently directed staff to return with additional information regarding the disposition of the concrete panel wall, additional understanding of the Southwest Pointe Development Agreement and the position of the subject residents, along with additional considerations.

On July 23, 1996, the Board adopted the Southwest Pointe Final Development Agreement (DA9-1-93), to allow for the development of the Arrowcreek residential development under the terms and obligations of the agreement.

On February 8, 1994, the Board approved the preliminary development agreement in Development Agreement Case No. DA9-1-93.

BACKGROUND

In the late 1990s, as part of the Arrowcreek residential development (Southwest Pointe), a residential development located to the west of Thomas Creek Road, offsite infrastructure was designed and constructed by the project developer. This included improvements to Whites Creek Lane, now known as Arrowcreek Parkway. Prior to 1999, Arrowcreek Parkway did not exist behind the subject properties although a 100-foot-wide strip of land had been offered for dedication to Washoe County in 1989.

While initially contemplated to be four lanes wide, the plan for the new sections of Arrowcreek Parkway was designed as a two-lane roadway as it exists today. In response to concerns by several of the property owners whose property backs to Arrowcreek Parkway, a discussion between the developers' representative and the Washoe County Commission resulted in a commitment by the developer to "work with those homeowners, even meeting with them individually, if necessary, to come up with

acceptable solutions to minimize impacts on them.” After this commitment, Condition 19.C was included in the approved Development Agreement that required “Whites Creek Lane (now known as Arrowcreek Parkway) to be designed in a manner that minimizes any impacts on the adjacent homes to the north in Fieldcreek Ranch (e.g., fencing, berms, lowering the travel lanes).” It is understood that the Wall was included in the approved plans to assure compliance with Condition 19.C.

The concrete panel wall, constructed in 1999 through special assessment district funding, is a 6 foot high, 1,511 foot long, precast concrete-panel wall constructed directly behind the 14 subject residences. The concrete panel wall functions as the back fence for the majority of the 14 properties and is located on Washoe County accepted right-of-way, approximately 12 inches from the property line.

On February 11, 2025, the Board considered Agenda Item 10, which addressed the disposition of the wall. During this presentation it was confirmed that the wall is located within Washoe County right-of-way and that the County is responsible for its repair. It was recommended that the County proceed with repairs and, upon completion, transfer ownership and future maintenance responsibilities to the abutting property owners. The Board discussed the matter, including the estimated repair cost of approximately \$400,000, and the need for a capital project to fund the repairs. Public comments were received, including support from the Fieldcreek Homeowners Association with requests for cost transparency from residents. Following discussion, the Board directed staff to develop a program for repair of the failed sections of the wall, including a recommended funding source, project schedule, and an agreement with the abutting property owners for the transfer of ownership and future maintenance. The Board further directed that staff return with a comprehensive cost estimate, funding recommendation, and the proposed agreement for final approval.

FISCAL IMPACT

Sufficient budget authority for this agreement is available in the FY26 budget in the Capital Improvement Fund (402), in the Arrow Creek Concrete project (PW925008), Construction Contracts (781080).

RECOMMENDATION

It is recommended the Board of County Commissioners 1) approve the Arrowcreek Soundwall Abandonment Agreement for Access, Concrete Panel Replacement and Repair (Abandonment Agreement) to define the responsibilities of Washoe County and 14 residential property owners and their respective lots which abut Arrowcreek Parkway, beginning at 13430 Fieldcreek Lane and ending at 13560 Fieldcreek Lane; and 2) award a bid and approve the construction Agreement to the lowest responsive, responsible bidder for the Arrowcreek Parkway Wall Repair Project, PWP-WA-2015-414 [staff recommends Frank Lepori Construction, Inc., in the amount of \$387,642.03; and approve a project contingency in the amount of \$12,000.00 to be used on a time and materials basis if needed, for a total project cost of \$399,642.03]; and 3) upon completion and inspection of the wall replacement and repair project, direct staff to prepare a Boundary Line Adjustment to transfer ownership of the newly repaired wall to the property owners listed within the Abandonment Agreement and record the Abandonment Agreement against the 14 benefitting assessor parcel numbers: 049-312-23, 049-312-24, 049-312-25,

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POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be: "Move to 1) approve the Arrowcreek Soundwall Abandonment Agreement for Access, Concrete Panel Replacement and Repair (Abandonment Agreement) to define the responsibilities of Washoe County and 14 residential property owners and their respective lots which abut Arrowcreek Parkway, beginning at 13430 Fieldcreek Lane and ending at 13560 Fieldcreek Lane; and 2) award a bid and approve the construction Agreement to the lowest responsive, responsible bidder for the Arrowcreek Parkway Wall Repair Project, PWP-WA-2015-414 [staff recommends Frank Lepori Construction, Inc., in the amount of \$387,642.03; and approve a project contingency in the amount of \$12,000.00 to be used on a time and materials basis if needed, for a total project cost of \$399,642.03]; and 3) upon completion and inspection of the wall replacement and repair project, direct staff to prepare a Boundary Line Adjustment to transfer ownership of the newly repaired wall to the property owners listed within the Abandonment Agreement and record the Abandonment Agreement against the 14 benefitting assessor parcel numbers: 049-312-23, 049-312-24, 049-312-25, 049-312-26, 049-312-27, 049-312-28, 049-312-29, 049-312-30, 049-312-31, 049-312-34, 049-312-33, 049-312-02, 049-312-03, and 049-312-04."