



# WASHOE COUNTY

Integrity Communication Service

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## STAFF REPORT

BOARD MEETING DATE: January 21, 2025

**DATE:** December 26, 2024

**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](mailto:desmith@washoecounty.gov)

**THROUGH:** Eric Crump, Director  
Community Services Dept., 775-328-3625, [ecrump@washoecounty.gov](mailto:ecrump@washoecounty.gov)

**SUBJECT:** Recommendation to: (1) award a bid and approve the Agreement to the lowest responsive, responsible bidder for the Riverbend Trailhead Project, PWP-WA-2025-024 [staff recommends Frank Lepori Construction, Inc., in the amount of \$403,287.85 (base bid in the amount of \$380,932.85 plus bid alternate 1 in the amount of \$20,000.00 and bid alternate 2 in the amount of \$2,355.00)] and (2) approve a separate project contingency fund in the amount of \$56,000.00, for a total Project cost not to exceed \$459,287.85. The Project is located at 2555 Highway 40 West 13, Verdi, Nevada, and the scope of work includes construction of a new public trailhead and access path. Community Services. (Commission District 1.) FOR POSSIBLE ACTION

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### SUMMARY

The Riverbend Trailhead Project will provide a new public trailhead and access path at the Washoe County owned Riverbend Open Space property along the Truckee River in Verdi, Nevada. The scope of work includes construction of a ten-space parking lot and loading zone, construction of an access path with two pedestrian bridge crossings, installation of a kiosk and entrance sign, site clean-up, and installation of a portable restroom enclosure and other park amenities.

A base bid for the trailhead project, along with two bid alternatives, was included in the invitation to bid package. In accordance with the bid documents, the recommendation for award of the project is considered using the base bid only. Bid alternatives were included at the discretion of the County.

Sealed bids for the Riverbend Trailhead Project, PWP-WA-2025-024 were opened on December 3, 2024. The list of bids received for the project is as follows:

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

<b>Riverbend Trailhead Project</b>	
<b>Bidder</b>	<b>Amount</b>
<b>1. Frank Lepori Construction, Inc.</b>	
-Base Bid	\$380,932.85
-Bid Alternate 1 (Selected)	\$20,000.00
-Bid Alternate 2 (Selected)	\$2,355.00
<b>Total Bid Award with Selected Alternates</b>	<b>\$403,287.85</b>
2. MKD Construction, Inc.	
-Base Bid	\$390,346.00
3. Facilities Management, Inc.	
-Base Bid	\$424,208.00
5. Nevada Dirt Works, LLC.	
-Base Bid	\$425,400.00
4. Burdick Excavating Company, Inc.	
-Base Bid	\$435,591.00
6. KP Construction	
-Base Bid	\$459,351.63
7. Sierra Nevada Construction, Inc.	
-Base Bid	\$544,470.75
<b>Engineer's Estimate</b>	<b>\$250,000.00</b>

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**

**September 10, 2024** – The Board of County Commissioners (Board) accepted additional funding for an existing Nevada Division of State Parks Land & Water Conservation Fund Grant [in the amount of \$72,587.99 with Washoe County as subgrantee with an additional cash/in-kind match in the amount of \$72,587.99] and approved the Land & Water Conservation Fund Project Amendment #1 (LWCF Project #32-00371) with a

grant period from November 15, 2022 through June 30, 2025 to construct a new trailhead and access path at the Washoe County owned Riverbend Open Space property along the Truckee River near Verdi, Nevada; and authorized Assistant County Manager [Dave Solaro] to sign the Land & Water Conservation Fund Project Amendment (LWCF Project #32-00371) 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.

**May 21, 2024** - The Board adopted the Washoe County Final budget for Fiscal Year 2025 as well as adopting the Capital Improvement Plan (CIP) for Fiscal Years 2025-2029.

**November 15, 2022** – The Board accepted a Nevada Division of State Parks Land & Water Conservation Fund Grant [in the amount of \$212,223.00 with Washoe County as subgrantee with a cash/in-kind match in the amount of \$212,223.00] and approved the Land & Water Conservation Fund Agreement #32-00371 with a grant period from final execution through June 30, 2025; and authorized the Assistant County Manager [Dave Solaro] to sign the Land & Water Conservation Fund Agreement #32-00371 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.

**March 22, 2022** - The Board approved a Boundary Line Adjustment (BLA) Purchase and Sale Agreement outlining the terms of a Boundary Line Adjustment between Washoe County and River Bend Mobile Home Park and Storage, LLC, to exchange the inland portion of a Washoe County property located along old US Hwy 40 in Verdi, NV for the riverfront portion of the adjacent properties owned by River Bend Mobile Home Park and Storage, LLC; and approved the associated Boundary Line Adjustment Deed; and approved a Declaration of Restrictive and Affirmative Covenants ensuring that the County's new parcel resulting from the BLA would be managed pursuant to Washoe County Code and only open for public use during daylight hours; and approved a Utilities, Drainage, Pedestrian Access and Trail Access Easement granted to River Bend Mobile Home Park and Storage, LLC, and approved Trail Access Easements granted to Washoe County to access and maintain a future trail system on the County's new parcel.

**June 22, 2021** – The Board approved the updated Recorded Amendment to Nonrevocable Agreement to Restrict Property between Washoe County and the State of Nevada that would transfer a deed restriction from Washoe County's Riverbend property in Verdi to Washoe County's new property resulting from a potential boundary line adjustment (BLA); and approved an updated side agreement titled Nonrevocable Agreement to Restrict Property between Washoe County and the State of Nevada further detailing the terms of the BLA process. These updated agreements corrected minor legal description errors in the agreements that were originally approved in May of 2020.

**May 26, 2020** – The Board approved the Recorded Amendment to Nonrevocable Agreement to Restrict Property between Washoe County and the State of Nevada and the side agreement titled Nonrevocable Agreement to Restrict Property between Washoe County and the State of Nevada.

**May 12, 2020** – The Board directed staff to conduct the boundary line adjustment between Washoe County and River Bend Mobile Home Park and Storage, LLC.

**June 4, 2019** – The Washoe County Regional Parks and Open Space Commission recommended that Community Services Department staff negotiate the River Bend BLA agreement for review and approval by the Board.

**November 8, 2011** – The Board approved the purchase of the Riverbend Property (then identified as APN 038-100-01, but currently identified as APN 038-100-34) along the Truckee River near Verdi and the associated water rights to maintain as open space and utilize for passive recreation for \$845,000.

### **BACKGROUND**

The Riverbend open space property is located at 2555 Highway 40 West 13, Verdi, Nevada. Washoe County originally acquired the Riverbend open space property in 2011 utilizing State Question One-Truckee River (SQ-1) and Washoe County Regional Parks, Trails and Open Space (WC-1) bond funds. A Boundary Line Adjustment (BLA) between Washoe County and River Bend Mobile Home Park and Storage, LLC was completed in March 2022. The BLA exchanged the inland portion of the Washoe County property for the riverfront portion of the adjacent properties owned by River Bend Mobile Home Park and Storage, LLC.

Washoe County Parks was awarded a Nevada State Parks Land and Water Conservation Fund grant in November 2022 to develop a new public trailhead and access path on the Riverbend open space property. An amendment to increase the amount of grant funding awarded to the project was approved by the Board in September 2024.

The scope of work includes construction of a ten-space parking lot and loading zone, construction of an access path with two pedestrian bridge crossings, installation of a kiosk and entrance sign, site clean-up, and installation of a portable restroom enclosure and other park amenities. The access path will tie into the new portage trail for the Washoe/Highland Diversion Dam that the Truckee Meadows Water Authority (TMWA) built in 2022 to increase safety for river users. This trailhead project will result in additional public recreation opportunities along the Truckee River including hiking, swimming, wildlife viewing, fishing, dog walking, rafting, tubing, and kayaking.

### **FISCAL IMPACT**

Sufficient budget authority for this Agreement exists in FY25 in the Parks Capital Fund (404), WC1 Riverbend Trails Phase 2 (PK052320), Construction Contracts (781080) and Truckee Riverbend Trail LWCF-IO12092 (PK052321), Construction Contracts (781080). Grant funding that supports this Agreement is on a reimbursable basis.

### **RECOMMENDATION**

It is recommended the Board of County Commissioners: (1) award a bid and approve the Agreement to the lowest responsive, responsible bidder for the Riverbend Trailhead Project, PWP-WA-2025-024 [staff recommends Frank Lepori Construction, Inc., in the amount of \$403,287.85 (base bid in the amount of \$380,932.85 plus bid alternate 1 in the

amount of \$20,000.00 and bid alternate 2 in the amount of \$2,355.00)] and (2) approve a separate project contingency fund in the amount of \$56,000.00, for a total Project cost not to exceed \$459,287.85. The Project is located at 2555 Highway 40 West 13, Verdi, Nevada, and the scope of work includes construction of a new public trailhead and access path.

**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 Riverbend Trailhead Project, PWP-WA-2025-024 [staff recommends Frank Lepori Construction, Inc., in the amount of \$403,287.85 (base bid in the amount of \$380,932.85 plus bid alternate 1 in the amount of \$20,000.00 and bid alternate 2 in the amount of \$2,355.00)] and (2) approve a separate project contingency fund in the amount of \$56,000.00, for a total Project cost not to exceed \$459,287.85. The Project is located at 2555 Highway 40 West 13, Verdi, Nevada, and the scope of work includes construction of a new public trailhead and access path."