



# WASHOE COUNTY

Integrity Communication Service

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## STAFF REPORT

BOARD MEETING DATE: December 10, 2024

**DATE:** November 13, 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 South Valleys Regional Park Expansion Project, PWP-WA-2025-006, [staff recommends Sierra Nevada Construction, Inc. in the amount of \$2,365,007.00]; and (2) approve a separate project contingency fund in the amount of \$153,250.00, for a total project cost of \$2,516,257.00; and direct the Finance Office to make the necessary cross-fund and cross-functional budget appropriation transfers. Community Services. (Commission District 2.) FOR POSSIBLE ACTION.

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### 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 to 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 Base Bid work for this first phase includes demolition and removal of existing facilities, grading of the site according to the plans and specifications, and the placement and compaction of fill and aggregate base. A segment of the designed roadway and parking lot will be installed along with sidewalks, curb, gutter, striping and signage. Additionally, the project will install storm, sewer, and irrigation lines, lighting and electrical equipment, and landscaping with irrigation controls.

In accordance with the bid documents, the recommendation for award of the project is considered using the base bid only. Bid alternatives were included and are at the discretion of the Board of County Commission.

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

Solicitation for bids was posted on September 19, 2024. Sealed bids were opened on October 17, 2024. Six responses were submitted. The list of sealed bids received for the project is as follows:

<b>South Valley’s Regional Park Expansion Project</b>	
<b>Bidder</b>	<b>Amount</b>
<b>1. Sierra Nevada Construction, Inc.</b>	
<b>- Base Bid</b>	<b>\$2,365,007.00</b>
-Bid Alternate 1 – West Parking Section	\$369,000.00
-Bid Alternate 2 – Drop Off and Food Truck Parking	\$165,000.00
-Bid Alternate 3 – Temporary Access Road	\$91,800.00
-Bid Alternate 4 – RRFB	\$17,200.00
<b>Total Base Bid</b>	<b>\$2,365,007.00</b>
<b>2. A&amp;K Earth Movers, Inc.</b>	
-Base Bid	\$2,816,315.00
<b>3. Burdick Excavating Co, Inc.</b>	
-Base Bid	\$2,947,268.00
<b>4. FW Carson Co</b>	
-Base Bid	\$2,712,959.23
<b>5. Spanish Springs Construction, Inc.</b>	
-Base Bid	\$2,876,430.00
<b>6. Q&amp;D Construction, LLC</b>	
-Base Bid	\$2,974,520.00
<b>7. Engineer’s Base Bid Estimate</b>	
	<b>\$1,861,063.90</b>

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 March 26, 2024, the Board of County Commission (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 will include grading, paving, and drainage as well as installation of storm, sewer, and irrigation lines, lighting and electrical equipment, and landscaping with irrigation controls.

**FISCAL IMPACT**

Due to market inflation, labor costs and materials, additional budget authority is needed for the agreement. The South Valleys Regional Park expansion project has multiple funding sources to include ARPA/SLFRF funding, Residential Construction Tax, and General Fund. The following cross-fund and cross-functional net-zero appropriation transfers will be required:

<b>Fund/Function</b>	<b>Cost Center/Project</b>	<b>G/L Account</b>	<b>Budget Change</b>
Parks Capital (404) Culture and Rec	PK900141 - South Valleys Regional Park Ph 1	781080 – Construction Contracts	(\$759,500)
Parks Capital (404) Culture and Rec	PK900141 - South Valleys Regional Park Ph 1	814092-Transfer to Public Works	\$759,500
Capital Improvements Fund (402) Public Works	IN20457 – Major Maintenance Replacement	781080- Construction Contracts	(\$300,000)
Capital Improvements Fund (402) Culture and Rec	PW920881 – South Valleys Regional Park - Phase 2	781080 – Construction Contracts	\$1,059,500
Capital Improvements Fund (402) Culture and Rec	PW920881 – South Valleys Regional Park - Phase 2	624404 – Transfer from Parks Capital	\$759,500

Note: Impact to the County budget is net-zero.

If the above table is approved, FY25 will have sufficient budget in the Capital Project Fund (402), South Valleys Regional Park Phase 2 (PW920881), Construction Contracts (781080) and South Valleys Regional Park Area 1 (PW920878), Construction Contracts (781080).

**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 Valley’s Regional Park Expansion Project, PWP-WA-2025-006, [staff recommends the base bid from Sierra Nevada Construction, Inc. in the amount of \$2,365,007.00]; and (2) approve a separate project contingency fund in the amount of \$153,250, for a total project cost of

\$2,518,257.00; and direct the Finance Office to make the necessary cross-fund and cross-function budget appropriation transfers.

**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 Valley's Regional Park Expansion Project, PWP-WA-2025-006, [staff recommends the base bid from Sierra Nevada Construction, Inc. in the amount of \$2,365,007.00]; and (2) approve a separate project contingency fund in the amount of \$153,250, for a total project cost of \$2,518,257.00; and direct the Finance Office to make the necessary cross-fund and cross-function budget appropriation transfers.