



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: April 28, 2026

DATE: April 17, 2026

TO: Board of County Commissioners

FROM: Dwayne Smith, P.E., Division Director, Engineering and Capital Projects, Community Services Department, 328-2043, desmith@washoecounty.gov

THROUGH: Eric Crump, Director, Community Services Dept., 775-328-3625, ecrump@washoecounty.gov

SUBJECT: Recommendation to approve Clark/Sullivan Constructors, Inc., doing business as Clark Sullivan Construction, as the Construction-Manager-At-Risk (CMAR) for the Washoe County Registrar of Voters (ROV) Tenant Improvement Project, located at 6550 Longley Lane, Suite 145, Reno, Nevada. Clark Sullivan Construction is recommended for selection as the project CMAR as identified in Nevada Revised Statutes (NRS) 338.169 following the required competitive processes. Community Services. (Commission District 2.) FOR POSSIBLE ACTION

SUMMARY

The Community Services Department is requesting the Board of County Commissioners select Clark Sullivan Construction (Clark Sullivan) as the Construction Manager at Risk (CMAR) for the Washoe County Registrar of Voters Tenant Improvement Project. Clark Sullivan participated in a competitive selection process initiated through a request for proposals released on 02/18/2026. Subsequently, interviews with the qualifying contractors were performed on 03/26/2026 with Clark Sullivan selected by the interview panel. Clark Sullivan has been determined to meet the requirements of NRS 338 Contract Involving Construction Managers at Risk pursuant to the provisions of NRS 338.1691 to 338.1696 and Washoe County has entered into a separate contract for preconstruction services to assist the County with identifying scheduling and constructability constraints and assisting the project architect and design team to resolve issues and allow for a successful project design. Should the Board of County Commissioners select Clark Sullivan as the project CMAR, Clark Sullivan and Washoe County will initiate negotiations for the first guaranteed maximum price (GMP) contract.

Staff has verified in the System for Award Management Exclusions that Clark/Sullivan Construction is not excluded from receiving federal government contracts as a result of being debarred.

Washoe County Strategic Objective supported by this item: Fiscal Sustainability: Long-term sustainability.

AGENDA ITEM # _____

PREVIOUS ACTION

April 3, 2026 Washoe County entered into a professional service agreement for preconstruction services with Clark Sullivan Construction approved by Washoe County Director of Purchasing.

April 14, 2026 the Board of County Commissioners approved Amendment No. 1 to the Agreement for Professional Consulting Services between Collaborative Design Studio and Washoe County to provide architectural design, permitting, and construction administration services in support of Phase 2 of the Washoe County Registrar of Voters Leased Space Tenant Improvements Phase 2 Project

On December 16, 2025, the Board of County Commissioners approved a lease agreement with 6550 Longley LLC for 49,500 square feet of warehouse and office space at 6550 Longley Lane, Suite 145, Reno, Nevada, to serve as the new centralized operational hub for the Registrar of Voters.

BACKGROUND

The Washoe County Registrar of Voters (ROV) currently operates from two locations: 9,020 square feet of office space at 1001 E. 9th Street and 12,913 square feet of leased warehouse space at 250 S. Rock Blvd. This split-facility model has resulted in logistical inefficiencies, increased operational costs, and insufficient space to support current and future election requirements. The existing warehouse could not accommodate the new ballot-processing equipment required for expanded mail ballot operations, nor could the warehouse accommodate the new in-person approved ballot marking devices and cannot meet the increased statutory and security expectations governing election administration. Subsequently Washoe County Commission authorized a lease agreement for a 49,500 square foot warehouse and office space at 6550 Longley Lane, Suite 145, in Reno Nevada. The new warehouse has available space to allow the Registrar of Voters to perform their required duties in support of elections in Washoe County. Washoe County Capital Projects will deliver the project using the CMAR project delivery method to modify the space to conform with the ROV requirements.

FISCAL IMPACT

There is no fiscal impact in authorizing Clark Sullivan as the Construction Manager At Risk (CMAR) for the Registrar of Voters Tenant Improvement Project. Any and all future guaranteed maximum price agreement(s) between Washoe County and Clark Sullivan will be brought to the Board of County Commissioners or to the Washoe County Director of Purchasing for authorization, depending on the contact value and in full conformance with Washoe County Policy and Nevada Revised Statute requirements.

RECOMMENDATION

It is recommended that the Board approve Clark/Sullivan Constructors, Inc., doing business as Clark Sullivan Construction, as the Construction-Manager-At-Risk (CMAR) for the Washoe County Registrar of Voters (ROV) Tenant Improvement Project, located at 6550 Longley Lane, Suite 145, Reno, Nevada.

POSSIBLE MOTION

Should the Board agree with Staff's recommendation, a possible motion would be :“Move to approve Clark/Sullivan Constructors, Inc., doing business as Clark Sullivan Construction, as the Construction-Manager-At-Risk (CMAR) for the Washoe County Registrar of Voters (ROV) Tenant Improvement Project, located at 6550 Longley Lane, Suite 145, Reno, Nevada”