

STAFF REPORT

Date: March 12, 2025

To: Mayor and City Council

Through: Jackie Bryant, City Manager

Subject: Staff Report (For Possible Action): Approval of Consultant Agreement with DOWL, for design services for the 2026 Rivermount Neighborhood Street and Sewer Rehabilitation Project - Phase I, in an amount not to exceed \$377,454. (Street Fund and Sewer Fund) [Ward 2]

From: Jonathan Smith, Senior Civil Engineer

Department: Public Works

Summary:

This item is a consultant agreement with DOWL to provide the design services for Phase I of the Rivermount Neighborhood Street and Sewer Rehabilitation Project, which includes, evaluation of a new sewer system, replacing deteriorated curbs and sidewalks and driveways, pedestrian safety improvements, new pavement, and striping and signage. The design is anticipated to be complete by January 2026, with construction planned for spring 2026. Staff recommends approval of this agreement.

Streets in the Rivermount area were confirmed in 2022 for construction in 2025, however, the design and construction timelines have been extended due to the rising construction costs. As a result, the Rivermount Street Rehabilitation Project is now broken into two phases. Phase I includes three streets, Carter Drive, Frandsen Circle and Suda Way. Phase II includes the remaining six streets and will be designed by Public Works engineering staff and constructed in 2027.

Every three years, a visual pavement condition survey is performed on all neighborhood streets, and data is collected on pavement distress types, severity, and quantity. This data is then used to calculate a Pavement Condition Index (PCI), which ranges from 100 (excellent condition) to 0 (failing pavement). Streets with a PCI below 55 have nearly reached their useful life and are in need reconstruction. Currently, nearly 90 miles of neighborhood streets within the City need to be reconstructed. In the past three years, the construction cost has nearly doubled, making the total cost to reconstruct all streets with a PCI below 55 to approximately \$500 million. Street funds are used to fund the reconstruction of streets and \$10 million is allocated annually.

Consent Review	Yes	No
1. Is this item an annual or standard item that comes before Council for regular approval?		X
2. Is this item an agreement required based on an item previously approved by Council?		X
3. Is this item included in the current budget approved and adopted by Council?	X	
Other Considerations		
What percent of the total City budget does this item represent?	0.04%	

Alignment with Strategic Plan:

Infrastructure, Climate Change, and Environmental Sustainability

Previous Council Action:

March 23, 2022 – Council confirmed the streets proposed for the 2025 Neighborhood Street Rehabilitation Program.

Background:

This project falls under the Neighborhood Street Program, which was adopted by the City Council in 1997 to guide street rehabilitation and preventative maintenance for neighborhood streets. Street candidates for rehabilitation are identified by City staff and brought to the Council for confirmation several years before construction begins. Selections for street reconstructions are brought to the Council for confirmation several years before the construction in order to coordinate with utility providers.

Every three years, a visual pavement condition survey is performed on all neighborhood streets, and data is collected on pavement distress types, severity, and quantity. This data is then used to calculate a Pavement Condition Index (PCI), which ranges from 100 (excellent condition) to 0 (failing pavement). Streets with a PCI below 55 are further evaluated.

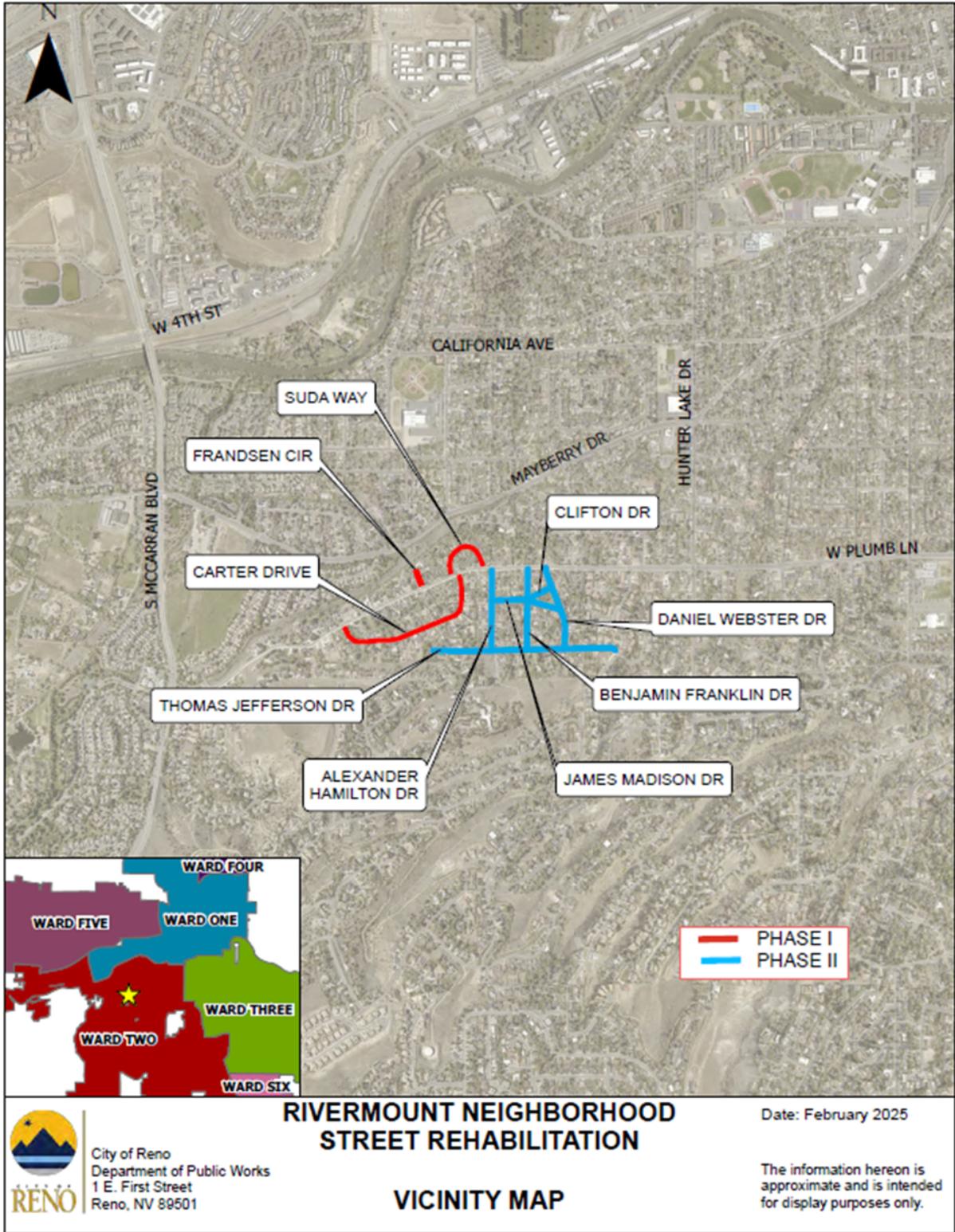
To optimize cost and minimize disruptions to residents, streets in close proximity and similar conditions are grouped together. The cost for street and sewer rehabilitation is determined, and coordination with all utilities (gas, water, sewer, cable/fiber) is conducted to establish an efficient schedule. This approach results in cost-saving measures, better bid prices, and fewer disruptions. A final recommendation is then presented to the City Council based on available funding.

The areas confirmed for 2025 Neighborhood Street Rehabilitation are located in Southwest Reno and include the Rivermount area (James Madison Drive, Daniel Webster Drive, Benjamin Franklin Drive, Alexander Hamilton Drive, Thomas Jefferson Drive, Clifton Drive, Carter Drive,

Suda Way, and Frandsen Circle), the California and River Run neighborhood (California Avenue and River Run Parkway), the Marsh neighborhood (Marsh Avenue from Saint Lawrence Avenue to Plumb Lane), and the Sharon neighborhood (Sharon Way from Marsh Avenue to Skyline Boulevard).

The Rivermount Street and Sewer Rehabilitation Project consists of improvements to nine neighborhood streets. The project scope includes removing and replacing the pavement section, driveways, pedestrian ramps, neighborhood walkways, sanitary sewer manholes and pipe installation, storm drain upgrades, pavement striping, signage, and other miscellaneous work. The Rivermount Street Rehabilitation Project is shown on the vicinity map below.

Vicinity Map



Due to various challenges, the construction timelines for several street rehabilitation projects originally scheduled for 2025 have been extended. Supply chain disruptions, increased material costs, and the need for additional coordination with utility providers have significantly impacted

the schedules. As a result, the Rivermount Street and Sewer Rehabilitation Project will be constructed with two phases, one in 2026 and 2027.

Discussion:

Nevada law prohibits the competitive bidding of engineering, architectural, or land surveyor services; therefore, the City of Reno, Public Works Department has established a selection process based on competence and qualifications. DOWL was selected from the City’s Street Rehabilitation ranked list of consultants from the 2024/2026 Statement of Qualifications (SOQ) list.

The DOWL scope of services includes topographic surveying, soils investigation and geotechnical studies, field investigation of existing utilities, preparation of construction plans, construction bid documents, and bid assistance for the rehabilitation of street and sewer in the Rivermount neighborhood.

The consequences of not approving this agreement will result in the delay of the design and the construction of the 2026 Rivermount Street and Sewer Rehabilitation Project – Phase I and further deterioration of the streets.

Financial Implications:

Funding for this agreement is budgeted in the Sewer and Street Fund and identified in the City of Reno Capital Improvement Program FY 24/25.

Cost Allocation of Street Fund and Sewer Fund

	Recommended Award Amount	Street Fund	Sewer Fund
DOWL	\$377,454	\$188,727	\$188,727
Percentages	100%	50%	50%

Legal Implications:

The parties are bound by the terms of the agreement as prepared by the Office of the City Attorney.

Recommendation:

Staff recommends Council approval of the consultant agreement with DOWL for design services for the 2026 Rivermount Neighborhood Street and Sewer Rehabilitation Project – Phase I, in an amount not to exceed \$377,454 and authorize the Mayor to sign

Proposed Motion:

I move to approve staff recommendation of the consultant agreement with DOWL for design services for the 2026 Rivermount Neighborhood Street and Sewer Rehabilitation Project- Phase I, in an amount not to exceed \$377,454.

Attachments:

- 2025_DOWL_Design Services Agreement (PDF)