

STAFF REPORT

Date: April 9, 2025

To: Mayor and City Council

Through: Jackie Bryant, City Manager

Subject: Staff Report (For Possible Action): Award of Contract to JLW Holdings Series I LLC for the University East Phase 1 Street Rehabilitation Project in the amount of \$1,244,897.29. (Street Fund) [Ward 1]

From: Jonathan Smith, Senior Civil Engineer

Department: Public Works

Summary:

The 2025 University East Phase 1 Street Rehabilitation Project is a critical infrastructure improvement designed to address the deteriorating condition of the roadway. The pavement in this area has reached the end of its service life, exhibiting widespread cracking, potholes, and surface failures. If left unaddressed, further degradation will significantly increase repair costs, pose safety risks to motorists and pedestrians, and create accessibility challenges.

Council confirmed the 2025 Street Rehabilitation Projects for reconstruction in March 2022, which allows time for coordination with property owners and private utility companies, as well as preparing design and bid documents. Staff held a neighborhood meeting on January 14, 2025, and presented the project to the Reno Access Advisory Committee on January 23, 2025.

To address these urgent infrastructure concerns, this project was advertised for bid on February 20, 2025. Six bids were received and opened on March 13, 2025. JLW Holdings Series 1 LLC submitted the best bid pursuant to the requirements established in Nevada Revised Statute (NRS) Chapter 338. The project scope includes full pavement reconstruction, curb and gutter replacement, sidewalk and driveway improvements, pedestrian ramp upgrades, storm drain enhancements, pavement striping, and traffic control measures.

This project is funded with Street Funds and is in the City's Capital Improvement Plan (CIP) budget for Fiscal Year 2025, with construction scheduled to begin in spring 2025 and be completed by fall 2025. Delaying the contract award would lead to further roadway deterioration, increased long-term repair costs, and prolonged disruptions to residents, businesses, and commuters in the University East area. Staff recommends that Council approve

the contract award to JLW Holdings Series 1 LLC in an amount not to exceed \$1,244,897.29 to ensure timely and cost-effective project delivery.

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?	0.14%	

Alignment with Strategic Plan:

Infrastructure, Climate Change, and Environmental Sustainability

Previous Council Action:

December 11, 2024 – Council approved the Consultant Agreement with DOWL for engineering support and construction services for the 2025 Street Rehabilitation Projects - East University Phase I Project and California Ave & River Run Parkway Project in an amount not to exceed \$400,000 (Sewer & Street Fund).

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

Background:

The Neighborhood Street Program, adopted by Council in 1997, is a program for street rehabilitation and preventative maintenance of the City's neighborhood streets. The City currently has an inventory of approximately 543 centerline miles of neighborhood streets to maintain, with the streets separated into three areas: Northwest-Stead-Verdi, Northeast-Southeast, and Southwest.

Every three years, a visual survey is performed on all neighborhood streets, and data is collected about the type, severity, and quantity of pavement distresses. This information is put into a computer program that calculates a pavement condition index (PCI). The index ranges from 100 for pavements in excellent condition to zero for failing pavement. All the streets with a PCI below 55 are evaluated. Then, a number of streets in close proximity with the same general condition are grouped together and a construction cost for street rehabilitation and sewer main rehabilitation (if needed) is determined. Finally, coordination with all the utilities (gas, water, sewer, cable/fiber) occurs to determine the optimum schedule for the rehabilitation of streets in the neighborhood. The streets' grouping to be rehabilitated results in cost-saving measures,

including better bid prices and fewer disruptions to the residents. A final recommendation is then made to Council based on the funding available.

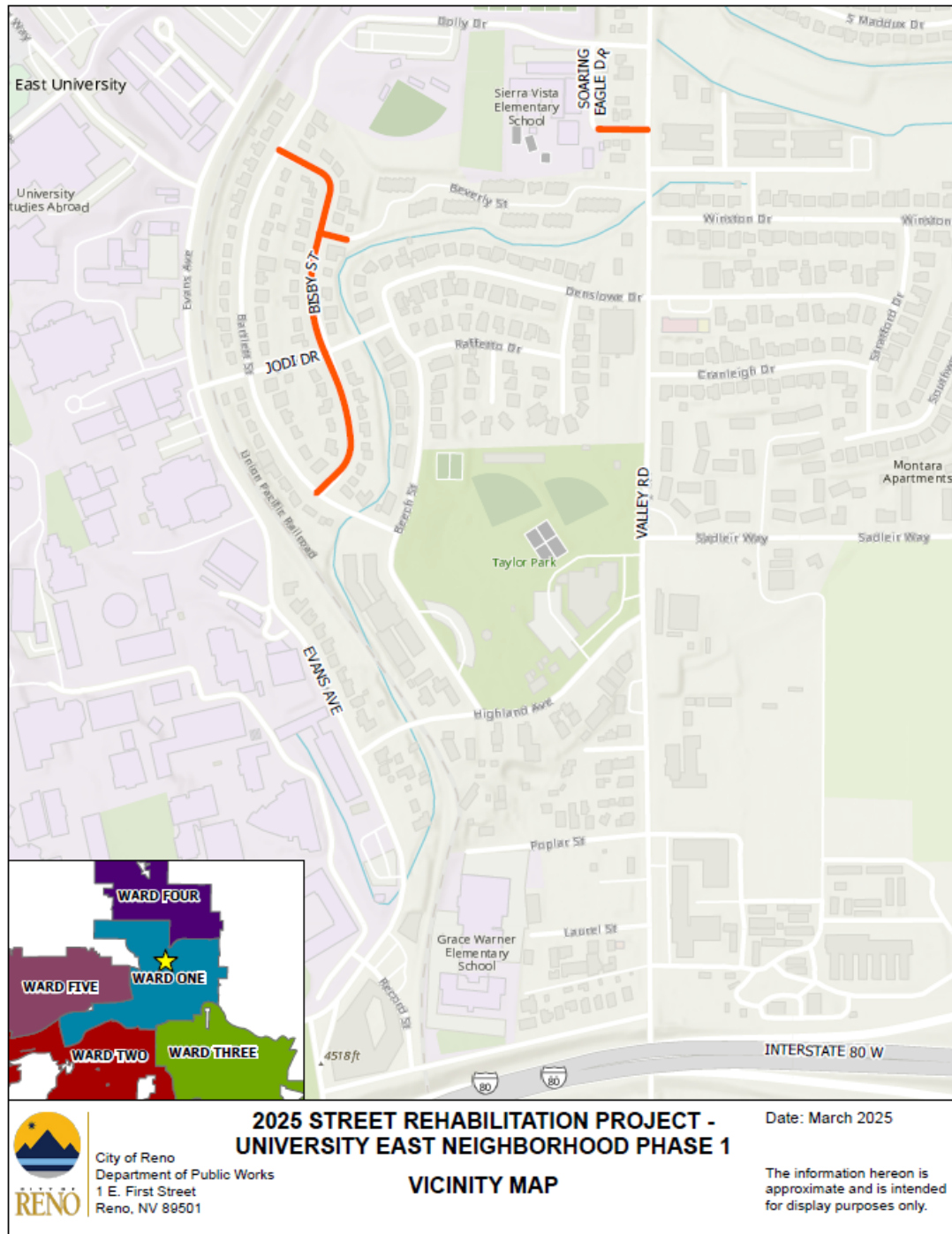
Discussion:

The University East Phase 1 Street Rehabilitation Project consists of Bisby Street and Soaring Eagle Drive as shown on the Vicinity map below.

The Neighborhood Street Program guides the replacement (rehabilitation) for the City's neighborhood streets. Staff identified the candidates for street rehabilitation and brought them to Council for confirmation several years prior to the actual rehabilitation to allow property owners and other utilities time for replacements or new installations of new mains or service laterals. Council confirmed the 2025 Neighborhood Street Rehabilitation Program, including the University East Phase 1 Project, in March of 2022.

This project includes removing and replacing pavement, curb and gutter, sidewalks, driveways, pedestrian ramps, storm drain inlets and pipe, pavement striping, provisions for traffic control, and other miscellaneous work associated with the reconstruction project.

Vicinity Map - University East Phase 1



Staff received and opened six bids for the 2025 University East Phase 1 Street Rehabilitation Project on March 13, 2025. JLW Holdings Series 1 LLC submitted the best bid pursuant to the requirements established in NRS Chapter 338.

JLW Holdings Series 1 LLC is a local General Contractor licensed in Nevada.

Table 1 – Bid Summary

Bidder	Total Bid Price
Engineer's Estimate	\$1,377,528.00
JLW Holdings Series 1 LLC	\$ 1,094,897.29
M4 Engineering	\$ 1,177,313.50
Spanish Springs Construction, Inc.	\$ 1,260,000.00
Sierra Nevada Construction, Inc.	\$ 1,291,007.00
Granite Construction Company	\$ 1,296,296.00
Q&D Construction, LLC	\$ 1,419,000.00

Staff recommends award to JLW Holdings Series 1 LLC for the University East Phase 1 Street Rehabilitation Project for \$1,244,897.29 which includes a \$150,000 contingency for unforeseen items encountered during construction.

Table 2 - Recommended Bid Award

University East Phase 1 Street Rehabilitation Project (Base Bid)	\$1,094,897.29
Contingency	\$150,000
Bid Award	\$1,244,897.29

The consequences of not awarding this bid today will result in further deterioration of streets, citizen complaints, and limited pedestrian and Americans with Disabilities Act (ADA) accessibility.

Financial Implications:

Funding for this project is from the Street Fund as identified in the City of Reno FY25 CIP.

Legal Implications:

This Contract was competitively bid in accordance with Chapter 338 of NRS. NRS 338.147 provides that a local government shall award a contract for a public work for which the estimated cost exceeds \$250,000 to the contractor who submits the best bid pursuant to the requirements of the chapter. JLW Holdings Series 1 LLC maintains the proper license to perform the project and submitted the best bid pursuant to state law.

Recommendation:

Staff recommends Council award the contract to JLW Holdings Series 1 LLC for the University East Phase 1 Street Rehabilitation Project in the amount of \$1,244,897.29 and authorize the Mayor to sign the contract.

Proposed Motion:

I move to award the contract to JLW Holdings Series 1 LLC for the University East Phase 1 Street Rehabilitation Project in the amount of \$1,244,897.29 and authorize the Mayor to sign the contract.

Attachments:

JLW Holdings Series 1 LLC Contract (PDF)