



WASHOE COUNTY

Integrity Communication Service

www.washoecounty.gov

STAFF REPORT

BOARD MEETING DATE: July 23, 2026

DATE: Monday, July 20, 2026

TO: P25 Joint Operating Committee

FROM: Quinn Korbolic, IT Manager, Technology Services
755-328-2348, qkorbolic@washoecounty.gov

THROUGH: Behzad Zamanian, Chief Information Officer

SUBJECT: Recommendation to approve RX3, Inc. as the Construction Manager at Risk (CMAR) and approve RX3, Inc.'s Guaranteed Maximum Price (GMP) Agreement to construct the Seven Lakes public safety radio communication site as part of the Nevada Shared Radio System P25 System upgrade; and recommend that the P25 Joint Operating Committee recommend that the Washoe County Board of County Commissioners authorize RX3, Inc. as the Construction Manager at Risk and approve RX3, Inc.'s Guaranteed Maximum Price (GMP) Agreement in the amount of [\$1,577,134.00]. (All Commission Districts).

SUMMARY

This project is to construct the Seven Lakes public safety radio communication site as part of Washoe County's portion of the Nevada Shared Radio System (NSRS) P25 System upgrade. The Seven Lakes radio communication site will provide public safety radio coverage in Red Rock/Ranch Haven where there is currently no radio coverage or existing radio coverage has significant coverage gaps.

The Washoe County Technology Services Department is requesting approval of a Guaranteed Maximum Price bid by the Construction Manager at Risk (CMAR), RX3, Inc. RX3 Inc., was selected for CMAR Pre-Construction Services in June of 2023, through a competitive CMAR request for qualifications (RFQ) process. Washoe County and RX3, Inc. have negotiated a Guaranteed Maximum Price (GMP) Agreement in the amount of [\$1,577,134.00]. The GMP Agreement cost is detailed in table 1.

Washoe County staff recommend approval of RX3, Inc. as the Construction Manager at Risk (CMAR) and approval of RX3, Inc.'s Guaranteed Maximum Price (GMP) Agreement to construct the Seven Lakes public safety radio communication site as part of the Nevada Shared Radio System P25 System upgrade; and recommend that the P25 Joint Operating Committee recommend that the Washoe County Board of County Commissioners authorize RX3, Inc. as the Construction Manager at Risk and approve RX3, Inc.'s Guaranteed Maximum Price (GMP) Agreement in the amount of [\$1,577,134.00]. RX3's GMP bid is detailed in Table 1. The complete detailed GMP is included as attachment 1.

AGENDA ITEM # _____

Table 1-Construction Cost Summary

Description	Amount
Direct Construction Cost Subtotal	\$1,122,620
C — GENERAL CONDITIONS	
• Construction Management Field Labor & Project Management	\$183,937
• Temporary Facilities & Utilities	\$21,500
General Conditions Subtotal	\$205,437
D — FEES, BONDING & INSURANCE	
• CMAR Fee	\$132,806
• Bond	\$27,889
• Insurance (1.0%)	\$13,281
Pre-Contingency Estimated Contract Value	\$1,502,032
Global Project Contingency (5%)	\$75,102
<u>Total Estimated Contract Value</u>	<u>\$1,577,134</u>

PREVIOUS ACTION

On October 17, 2024, the P25 Joint Operating Committee recommended that P25 Radio System Partner Agencies should ratify the first Addendum to the June 2020 P25 Radio System Interlocal Agreement. P25 Radio System Partner Agencies subsequently signed the agreement resulting in completion of agreement signatures and full ratification in May of 2026.

On January 17, 2020, the 800 MHz Joint Operating Committee (JOC) recommended that Washoe County Regional Communication System Partner Agencies ratify the P25 Radio System Interlocal Agreement. 800 MHz Partner Agencies Subsequently signed the agreement resulting in completion of agreement signature and full ratification in September 2020.

BACKGROUND

Washoe County staff and staff from the Washoe County Regional Communication System (WCRCS) member agencies have worked together over the last eight years with L3Harris on plans to migrate from the Enhanced Digital Access Communication System (EDACS) to the P25 public safety radio standard protocol. The primary goal of the P25 Radio System Project is to provide a robust flexible system that supports Public Safety communications with technology and Internet Protocol (IP) capable networking. The

Radio system was established by the Washoe County Regional Communication System (WCRCS) through a partnership with Nevada Department of transportation (NDOT), and NV Energy in 1990 with the desire to combine resources to build a radio system that covers the state of Nevada.

Through a rigorous procurement and review process administered by NDOT, NDOT, Washoe County, and NV Energy selected Harris Communications Corp. to construct and implement the statewide radio system. Subsequently, NDOT, Washoe County and NV Energy each successfully negotiated and signed separate contracts for their respective portions of the P25 radio system. Washoe County's contract with Harris Communications Corp. was signed on September 27, 2018.

Washoe County and WCRCS Partner Agencies established the Washoe County P25 Radio System Interlocal Agreement in June of 2020. The interlocal agreement provides a comprehensive framework for the financing, development, operation, and management of the Washoe County Regional Communications P25 Radio System. The agreement establishes an operational and management structure — including a P25 System Joint Operating Committee and Technical Advisory Committee — that provides Partner Agencies the opportunity to participate in ongoing governance, administration, and management of the P25 Radio System, while setting a framework for allocating costs proportionate to each agency's use of the system, with Washoe County assuming overall ownership and financing responsibility.

The First Addendum to the Washoe County P25 Radio System Interlocal Agreement of June 2020 was ratified in May of 2025. The P25 Addendum primarily addresses a substantial increase of \$3,963,706 in P25 System construction costs incurred since the original Systems Purchase Agreement with Harris Corporation and requiring each Partner Agency to contribute a proportionate share of those additional costs based on their use of the radio system. Critically, the Addendum also establishes formal project management procedures for future capital projects, requiring Washoe County to work with Washoe County Community Services Department (CSD) staff and/or a contracted project manager to ensure industry standards for construction contracts, administration, and management are followed; mandating that construction bids include a contingency or force account not to exceed 5% of the bid; and requiring that any cost overruns exceeding the included contingency be submitted to the Joint Operating Committee for review and recommendation before proceeding.

FISCAL IMPACT

Washoe County's Capital Project account for the P25 Radio System (NSRS Debt 2020, PW920408) has sufficient budget authority in construction contracts (781080) in the amount of \$1,577,134.00.

Per the First Addendum to the P25 Radio System Interlocal Agreement, Washoe County Regional Communication System Partner Agencies have contributed up to \$2,232,394.42 in Fiscal Year FY26 and will contribute up to an additional \$1,731,311.40 in FY27.

RECOMMENDATION

Recommendation to approve RX3, Inc. as the Construction Manager at Risk (CMAR) and approve RX3, Inc.'s Guaranteed Maximum Price (GMP) Agreement to construct the Seven Lakes public safety radio communication site as part of the Nevada Shared Radio System P25 System upgrade; and recommend that the P25 Joint Operating Committee recommend that the Washoe County Board of County Commissioners authorize RX3, Inc. as the Construction Manager at Risk and approve RX3, Inc.'s Guaranteed Maximum Price (GMP) Agreement in the amount of [\$1,577,134.00].

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be: "Move to approve RX3, Inc. as the Construction Manager at Risk (CMAR) and approve RX3, Inc.'s Guaranteed Maximum Price (GMP) Agreement to construct the Seven Lakes public safety radio communication site as part of the Nevada Shared Radio System P25 System upgrade; and recommend that the P25 Joint Operating Committee recommend that the Washoe County Board of County Commissioners authorize RX3, Inc. as the Construction Manager at Risk and approve RX3, Inc.'s Guaranteed Maximum Price (GMP) Agreement in the amount of [\$1,577,134.00]."

Attachment 1 – Detailed GMP bid

COST SUMMARY BY CATEGORY	
Trade / Cost Element	Cost
A — CONSTRUCTION (Total Direct Cost per Defined Feature of Work ("DFOW"))	
Subcontractor General Conditions (including water buffalo for fire protection and dust control), Mobilization & Demobilization	\$148,000
Special Inspections (compaction at the bottom of the footings; rebar placement inspection; concrete slump, moisture and break testing; and placement and grade of steel)	\$10,000
Access Road Widening	\$50,000
Lease Compound Pad (clearing/grading/compaction/base)	\$49,680
Design + Implement Storm Water Control (SWPPP)	\$9,500
Onsite Batch Plant	—
Supply + Install Tower Foundation (120-ft SST)	\$94,250
Supply + Install Shelter Foundation	\$84,250
Supply + Install Fuel Tank Foundation	\$20,000
Supply + Install Solar Array Foundations (pads + piers)	\$33,120
Supply + Install Underground Electrical Conduit	\$8,000
Supply + Install Underground Grounding System	\$27,500
Supply + Install Underground Fuel Line	\$20,000
Transport Tower from County Yard/Reno including Loading/Unloading/Craning (supply NIC)	\$6,900
Assemble + Erect 120-ft SST Tower (supply NIC)	\$52,000
Supply + Install Lightning Rod + Tower Grounding Leads	\$2,700
Truck Shelter to Site (supply NIC)	\$25,000
Set Shelter on Pad	\$43,750
Install items shipped loose with shelter: two (2) exterior door lights and awnings (one above each door, one (1) exterior buss bar, and two (2) exterior AC hoods (supply NIC)	\$6,500
Install Fuel Tank (supply NIC)	\$39,500
Supply + Install Fuel Pump	\$15,000
Supply + Install Ice Bridge	\$32,500
Supply + Install + Compact Base Material on Pad	\$35,500
Supply + Install 8" solar support pipes	\$12,250
Install Solar Racking + Array (supply NIC)	\$65,000
Supply + Install Fencing + two (2) Double Gates (8-ft tall chain link with top, mid, and bottom rails, and concertina wire on top)	\$53,500
Supply + Install two (2) Bollards in front of the AC units	\$4,550
Install DC power plant, batteries, and three racks (supply NIC), plus supply and install of the conduit and wire from the subpanel to the DC plant	\$38,750
Final Electrical Connections (generator, ATS, inverter, radios, batteries, grounding, fuel)	\$23,100
Final Fuel Tank Connections + Initial Fuel Delivery	\$19,000
Ground Resistance Testing	\$2,000

COST SUMMARY BY CATEGORY	
Trade / Cost Element	Cost
A — CONSTRUCTION (Total Direct Cost per Defined Feature of Work ("DFOW"))	
Subcontractor Bonding & Insurance	\$17,500
Base Bid Subtotal	\$1,049,300
Alternate 1: Paint Tower with Alternating Orange and White Colors	\$11,375
Alternate 2: Supply + Install Aircraft Warning Light	\$25,720
Shelter delivery / pickup - VA to Reno Yard	\$36,225
Alternates and Shelter Delivery Subtotal	\$73,320
Direct Construction Cost Subtotal	\$1,122,620
C — GENERAL CONDITIONS	
Construction Management Field Labor & Project Management	\$183,937
Temporary Facilities & Utilities	\$21,500
General Conditions Subtotal	\$205,437
D — FEES, BONDING & INSURANCE	
CMAR Fee	\$132,806
Bond	\$27,889
Insurance (1.0%)	\$13,281
PRE-CONTINGENCY ESTIMATED CONTRACT VALUE	\$1,502,032
Global Project Contingency (5%)	\$75,102
TOTAL ESTIMATED CONTRACT VALUE	\$1,577,134