



# WOOD RODGERS

February 10, 2026

Gabrielle Enfield, MPA, CGMS  
Community Reinvestment Manager  
Office of the Washoe County Manager  
1001 E. 9<sup>th</sup> Street  
Reno, NV 89512  
775-233-3957  
VIA EMAIL: GEnfield@washoecounty.gov

**RE: Gerlach Gateway Park Feasibility Study**

Dear Gabrielle,

Per your request, we have provided below a proposal to assist you with a feasibility study for the Gerlach Gateway Park located on Parcel APN 071-240-12. We understand you are working with the community to analyze the feasibility of developing approximately 1-2 acres of the parcel near SR447 to accommodate a gateway park which include a ±20 space parking lot, general location of future interpretive signage and art installation, other amenities as directed by Washoe County, and future space for a trailhead and trail connectivity. The feasibility study will include two (2) planning level alternative layouts and a colored illustrative preliminary site plan for the preferred alternative. As part of the feasibility study our team will utilize County provided GIS data for topographic mapping, parcel lines, aerial, flood and drainage information, and will include desktop reviews for potential geotechnical, cultural, and environmental constraints. Wood Rodgers will also provide planning level cost estimates for final design and construction.

We have provided the anticipated Scope of Work to be covered under this Contract. Please note that all services are to be performed on a Lump Sum (LS) or Time and Materials (T&M) basis. Our Proposed Scope of Work is as follows.

## SCOPE OF SERVICES

### **1. Preliminary Planning & Engineering**

**\$13,500 T&M**

Wood Rodgers will provide the following preliminary planning services:

- Develop a GIS level base map in CAD utilizing publicly available parcel, aerial, topography, and potential development constraints.
- General review of a current Title Report (provided by Washoe County), and publicly available GIS information to analyze potential constraints, easements, etc.
- Provide GIS exhibits depicting site constraints and potential development area.
- Analyze Washoe County Municipal Code for requirements that would apply to the Project.
- Analyze potential access points, review NDOT access criteria, and provide recommendations for safe access to SR 447 meeting NDOT requirements.
- Prepare up to two (2) alternative site concepts at the Client's direction. Additional site concepts may be provided at the Client's request and billed as T&M.
- Address one (1) round of comments and provide a preliminary colored illustrative site plan based on Client's preferred site plan, including depicting a phase 1 versus future phase desired by the Client.
- Wood Rodgers will provide planning level ball park costs for the different alternatives.

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Reno Office: 1361 Corporate Boulevard, Reno, NV 89502 • 775.823.4068 • Fax: 775.823.4066

[www.woodrogers.com](http://www.woodrogers.com)

- Wood Rodgers will provide a preliminary engineering estimate for the Client preferred preliminary site plan.
- This contract does not include design of interpretive panels or art installations and will only focus on general location within the preliminary site plan of these items. Wood Rodgers will include planning level costs for interpretive panels as part of the preliminary cost estimates. Wood Rodgers may provide conceptual design of interpretive panels under a separate contract if desired.

## 2. Preliminary Environmental Review

**\$3,500 LS**

Wood Rodgers will provide the following preliminary Environmental services:

- Collect publicly available environmental data for the Project Parcel and provide a desktop review of any identified constraints.
- Develop a map of any environmental constraints.
- Wood Rodgers will utilize subconsultant, Great Basin Consulting, to conduct the following desktop cultural review:
  - **Records Search**  
The record search will consist of a review of archival records maintained by the Nevada Cultural Resources Information System (NVCRIS) records. Additional information requested from SHPO will include GIS shapefiles of previous archaeological and architectural inventories and resources, National Register listed properties, and records pertinent to resources within a 0.5-mile buffer of the project area. Results of the records search will be compiled into site and inventory tables. Concurrent with the search of records at SHPO we will conduct a search of historic documents including GLO plats and historic maps available on-line and at various repositories in order to identify historic features, including roads and trails that may be present on the landscape.
  - **Report Preparation**  
Upon completion of the Record Search, a letter report summarizing findings and potential for encountering cultural resources will be prepared.

## 3. Preliminary Geotechnical Review

**\$3,900 LS**

Wood Rodgers will provide the following preliminary Geotechnical services:

- Due diligence level document review including:
  - Geological maps and soil survey
  - Historical aerial imagery review
  - Groundwater data and flood map review
  - Seismic hazard and fault line map review
- Site visit to document current conditions, field observations, and conduct a Geophysical Survey utilizing Refraction Microtremor (ReMi) techniques to measure shear wave velocities to a depth of approximately 100 feet. The results will help determine the appropriate scope for subsurface investigation needed for design level exploration as the project advances
- The scope does not include exploration is solely based on existing data available and field observations.
- The accuracy of third-party reports is not verified, and Wood Rodgers is not liable for errors therein.
- This review does not include evaluation of contamination, or hazardous materials.
- Wood Rodgers will provide a preliminary report summarizing findings to support a preliminary approach to design and construction of proposed structures including suitable foundations, subject to change based on future design level exploration.

**4. Meetings and Coordination**

**\$4,000 T&M**

Wood Rodgers will be available for project coordination with the Client, Client’s Representative, and other project team members through the life of the project. Wood Rodgers will be available for meetings with Washoe County staff to discuss the proposed development plan. Meetings and Coordination includes on-line, telephone, and face-to-face meetings, one (1) site visit, as well as email correspondence involving any aspect or task of this project.

**TOTAL ESTIMATED FEE**

**\$24,900 T&M**

Any items required or requested by the Client or reviewing agency that are not specifically identified in the above Scope of Services will be brought to the Client’s attention prior to the services begin provided and will result in the request for a contract amendment. Any Client or agency requested or required modifications to any plans, text, graphics, supporting documentation, or other part of the application contract amendment. Fees for such changes, modification and/or additional information should be expected to increase the estimate fee amounts listed above.

**SPECIAL CONDITONS AND ITEMS PROVIDED BY CLIENT OR OTHERS**

1. Client to provide Preliminary Title Report(s) for the subject parcels.
2. Client understands that the T&M estimates are provided as not to exceed without prior authorization. The scope of services identified represents Wood Rodgers’ limited understanding of the project needs at this time and Client understand that this scope of services is subject to modification throughout the life of the project. Upon scope of services modifications, appropriate change orders will be provided to the Client.
3. This contract does not include permit applications, engineering design, survey, or geotechnical engineering which can be provided by Wood Rodgers under a separate contract.
4. This contract does not include design of art installation, or design of interpretive sign panels.

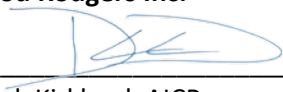
**CLOSING**

This proposal is based on knowledge of the project at its current status. If this proposal meets with your approval, please sign the attached Agreement and return the original to our office. This proposal will remain valid for a period of ninety (90) days from the date of issuance.

We have included Exhibit “A” Wood Rodgers Invoicing, Payment & Liability Policies as a part of this proposal. We have included Exhibit “B”, an hourly rate Fee Schedule for Time and Materials work and for Client requested changes that affect the scope of work are contained herein.

Thank you for the opportunity to provide this contract to work with you on this project. Should you have any questions or require additional information, please contact us.

Sincerely,  
**Wood Rodgers Inc.**

  
\_\_\_\_\_  
Derek Kirkland, AICP  
Principal Planner

**IN AGREEMENT WITH THE ABOVE TERMS:**

Company:

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

## EXHIBIT A

### **WOOD RODGERS, INC. INVOICING, PAYMENT & LIABILITY POLICIES**

1. "Reimbursable expenses" are not included in proposal costs, and shall include actual expenditures made by Wood Rodgers, Inc. (Wood Rodgers) in the performance of its services (blueprints, reproductions, etc.) and shall be billed at the actual cost to Wood Rodgers.
2. Invoices are submitted monthly by Wood Rodgers. Client shall notify Wood Rodgers in writing of any and all objections, if any, to an invoice within ten (10) days of the date of the invoice. Otherwise, the invoice shall be deemed proper and accepted by the Client. Amounts invoiced are due and payable upon receipt. Client's account shall be considered delinquent if Wood Rodgers does not receive full payment within thirty- (30) days after the invoice date.
3. A service charge shall be applied to delinquent accounts at the rate of 1.5% per month. Payment thereafter shall be applied first to accrued interest and then to unpaid principal. Client shall pay all costs and expenses, including without limitation, reasonable attorney's fees, incurred by Wood Rodgers in connection with collection of delinquent accounts of Client.
4. If a delinquency occurs, Wood Rodgers may choose to suspend work upon ten- (10) days written notice to Client. Wood Rodgers shall recommence work once such delinquency is completely cured and any and all attendant collection costs, fees, or other amounts required to be paid by Client under this contract are paid in full. If a delinquency by Client occurs and Wood Rodgers chooses not to suspend work, no waiver or estoppel shall be implied. Client agrees and understands that if Wood Rodgers suspends its work pursuant to this paragraph, Wood Rodgers shall not be liable for any costs or damages, including but not limited to delay and consequential damages, to the Client, other owner of the property where such work is being performed, or any other third party, that may arise from or be related to such work suspension. Client agrees to indemnify and hold Wood Rodgers harmless from and against any and all damages, costs, attorney's fees, and/or other expenses, which Wood Rodgers may incur as a result of any claim by any person or entity arising out of such suspension of work.
5. When non-standard billing is requested by Client, time spent by office administrative personnel in preparation of such billing shall be considered an extra cost to the project and shall be billed as such.
6. In providing services under this Agreement, Wood Rodgers will endeavor to perform in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances.
7. Client and Wood Rodgers have discussed the risks, rewards and benefits of the project and Wood Rodgers total fee for services. The risks have been allocated such that Client and Wood Rodgers agrees that, to the fullest extent permitted by law, Wood Rodgers total liability to Client and to all construction contractors and subcontractors on the project for any and all injuries, claims, losses, expenses, damages or claim expenses arising out of this agreement from any cause or causes shall not exceed the total aggregate liability for the amount of the total contract. Such causes include but are not limited to Wood Rodgers negligence, errors, omissions, strict liability, and breach of contract and breach of warranty.
8. This agreement and the applicable Services Authorization & Agreement or Proposal/Contract constitute the entire agreement between the parties and there are no conditions, agreements or representations between the parties except as expressed in said documents. It is not the intent of the parties to this agreement to form a partnership or joint venture.
9. As part of the agreed compensation, Wood Rodgers, Inc. will perform the Research and Development associated with completion of the contract scope of services.

**EXHIBIT “B”**

**WOOD RODGERS, INC. FEE SCHEDULE**

<b>CLASSIFICATION</b>	<b>STANDARD RATE</b>
Directing Principal Engineer/Geologist/Surveyor/Planner/GIS/LA*	\$330
Principal Engineer/Geologist/Surveyor/Planner/GIS/LA* II	\$310
Principal Engineer/Geologist/Surveyor/Planner/GIS/LA* I	\$290
Senior Engineer/Geologist/Surveyor/Planner/GIS/LA* II	\$275
Senior Engineer/Geologist/Surveyor/Planner/GIS/LA* I	\$260
Project Engineer/Geologist/Surveyor/Planner/GIS/LA* II	\$240
Project Engineer/Geologist/Surveyor/Planner/GIS/LA* I	\$225
Engineer/Geologist/Surveyor/Planner/GIS/LA* II	\$205
Engineer/Geologist/Surveyor/Planner/GIS/LA* I	\$195
Assistant Engineer/Geologist/Surveyor/Planner/GIS/LA*	\$170
Designer	\$110
Senior CAD Technician/Graphics Designer II	\$195
Senior CAD Technician/Graphics Designer I	\$180
CAD Technician/Graphics Designer	\$160
Project Coordinator	\$165
Administrative Assistant	\$145
1 Person Survey Crew	\$200
2 Person Survey Crew	\$280
3 Person Survey Crew	\$360
Construction Director	\$225
Construction Manager	\$205
Senior Inspector III	\$200
Senior Inspector II	\$170
Senior Inspector I	\$155
Inspector II	\$150
Inspector I	\$145
Senior Field Technician I	\$140
Field Technician II	\$130
Field Technician I	\$105
Consultants, Outside Services, Materials & Direct Charges	Cost Plus 10%
Overtime Work, Expert Witness Testimony and Preparation	Rate Plus 50%

\*LA = Landscape Architect

Blueprints, reproductions, and outside graphic services will be charged at vendor invoice. Auto mileage will be charged at the IRS standard rate when incurred.

Fee Schedule subject to change January 1, 2027 and annually thereafter.