



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: April 14, 2020

DATE: February 20, 2020
TO: Board of County Commissioners
FROM: Brett Steinhardt, Project Manager, Engineering and Capital Projects
Community Services Department, 328-2049, bsteinhardt@washoecounty.us
THROUGH: Dwayne Smith, P.E., Division Director, Engineering and Capital Projects,
Community Services Department, 328-2043, desmith@washoecounty.us
SUBJECT: Recommendation to award a bid and approve the Agreement to the lowest
responsive, responsible bidder for the Bowers Mansion Pool Deck
Expansion Project [staff recommends Houston Smith Construction, in the
amount of \$211,730.00]. (Commission District 2.)

SUMMARY

The Bowers Mansion Pool Deck Expansion Project consists of expanding the existing concrete pool deck to provide a rentable area with shade structures, picnic tables, and benches.

Sealed bids for the Bowers Mansion Pool Deck Expansion Project were opened on February 20, 2020. The list of bids received for the project is as follows:

Bowers Mansion Pool Deck Expansion Project	
Bidder	Amount
FMI	\$306,500.00
Houston Smith Construction	\$211,730.00
Reyman Brothers Construction	\$232,727.00
Shaw Construction	\$238,558.00
Simerson Construction	\$310,690.00
Tico Construction	\$318,847.00
Engineer's Estimate	\$350,000.00

Staff has verified in the System for Award Management Exclusions that no bidder is excluded from receiving federal government contracts as a result of being debarred; thus, none of the bidders is prohibited by NRS 338.017(2) from being awarded a public works contract.

Washoe County Strategic Objective supported by this item: Safe, secure and healthy communities.

AGENDA ITEM # _____

PREVIOUS ACTION

On May 21, 2019, the Board of County (Board) Commissioners approved this project as part of the adopted Parks Capital Plan for Fiscal Years 2020-2024.

On December 11, 2018, the Board accepted the William N. Pennington Foundation grant [in the amount of \$447,715 with a Washoe County cash match in the amount of \$25,000] and approved the Grant Agreement for the construction and infrastructure improvements to the Bowers Mansion Pool deck and concessions.

BACKGROUND

Bower's Mansion Regional Park is one of Washoe County's premier park destinations and provides for a wide variety of programs and community events. Thanks to the generosity of the Pennington Foundation over the last few years, Washoe County was able to reopen the pool after the closure resulting from the economic recession. We have replaced the plaster in the pool, installed a pool cover to protect the plaster in the off-season and replaced the aged and failing mechanical and filtration equipment. These tremendous contributions enabled the facility to operate for the last five years, serving approximately 300,000 patrons during its summer operation. We have seen annual park attendance increase fifty percent in these five years from 70,000 to 104,000. There is no question that this increase is largely due to the re-opening of the pool. This expansion will accommodate two rentable pavilions and add concessions within existing park facilities. With these additions, Bowers Mansion Pool could potentially operate with a positive revenue stream. This cost-covering strategy will prove beneficial as the additional revenues can be used to fund future improvements and repairs

FISCAL IMPACT

The Bowers Mansion Pool Deck Expansion project (PK906046) is an approved FY20 Parks Capital Project. There is sufficient budget authority in the Parks Capital Fund (404) for this agreement.

RECOMMENDATION

It is recommended that the Board of County Commissioners award a bid and approve the Agreement to the lowest responsive, responsible bidder for the Bowers Mansion Pool Deck Expansion Project [staff recommends Houston Smith Construction, in the amount of \$211,730.00].

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be. "Move to award a bid and approve the Agreement to the lowest responsive, responsible bidder for the Bowers Mansion Pool Deck Expansion Project [staff recommends Houston Smith Construction, in the amount of \$211,730.00]."