



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: February 11, 2020

DATE: January 10, 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 Repairs – Phase III Project [staff recommends Sullivan Structures LLC., in the amount of \$510,840.00]. (Commission District 2.).

SUMMARY

This project is generally described as repair and replacement of the mansion railing system, waterproofing walking deck surfaces and repair of substrate, patching and repair of plaster, repair of brick chimneys, new roof system on the billiard room, cupola repairs and painting of entire exterior, and replacement of columns and selective trim pieces on the Historic Bowers Mansion.

Staff competitively bid the repair work on the Bowers Mansion and sealed bids were opened on December 19, 2019. The list of bids received for the project is as follows:

Bowers Mansion Repairs – Phase III Project	
Bidder	Amount
Sullivan Structures, LLC	\$510,840.00
Group West Construction	\$535,788.00
Reyman Brothers Construction	\$587,177.93
Walker River Construction, Inc.	\$654,400.26
Engineer's Estimate	\$550,000.00

Based on the competitive bid results, and review of the submitted bid package against all requirements listed in the bid and necessary under NRS 338, staff recommends Sullivan Structure, LLC. be awarded the contract for this project.

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

AGENDA ITEM # _____

PREVIOUS ACTION

September 18, 2007 - The Board of County Commissioners (Board) approved the adoption and execution of a resolution of support for submitting an application to the Nevada State Historic Preservation Office (SHPO) Commission for Cultural Affairs (CCA) Grant Program for the Bowers Mansion Rehabilitation for an amount of up to \$300,000.

December 9, 2008 – The Board approved the acceptance of a grant award in the amount of \$100,000 from the Commission on Cultural Affairs for structural rehabilitation and seismic retrofit of Bowers Mansion.

September 22, 2009 – The Board approved the acceptance of a reimbursable grant [\$100,000 with required County match of \$20,000] from the Commission on Cultural Affairs for the continuation of structural rehabilitation and seismic retrofit of Bowers Mansion.

January 12, 2010 – The Board authorized Public Works to bid phase II of the structural rehabilitation and seismic retrofit of Bowers Mansion.

October 4, 2010 – The Purchasing and Contracts Administrator awarded a contract to Sullivan Structures, LLC, in the amount of \$47,910.00 for restoration and repair of exterior columns, continued seismic retrofit work, flooring, and wood refurbishing work.

BACKGROUND

Bowers Mansion is one of the County's most valuable historic resources and provides a significant tourist attraction for the area, serving thousands of visitors each year. As such, the preservation of this facility, which is listed on both the National and State Registers of Historic Places, is of utmost importance.

In an effort to continue needed preservation of this valuable historic resource the Community Services Department retained expert structural consultants specializing in historic buildings, to provide the best course of action to preserve the Bowers Mansion. With the Mansion being over 150 years old and constructed with materials of stone and wood framing, the structure needs continual repair and maintenance for preservation. The Phase III Repair Project scope addresses a major portion of damage to structural elements associated with the Mansion.

FISCAL IMPACT

There is sufficient budget authority in the Parks Capital Fund (404), Bowers Mansion Seismic Retrofit Phase III project (PK052317) for this agreement.

RECOMMENDATION

It is recommended the Board of County Commissioners award a bid and approve the Agreement to the lowest responsive, responsible bidder for the Bowers Mansion Repairs – Phase III Project [staff recommends Sullivan Structures LLC., in the amount of \$510,840.00].

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 Repairs – Phase III Project [staff recommends Sullivan Structures LLC., in the amount of \$510,840.00]."