



WASHOE COUNTY

Integrity Communication Service

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STAFF REPORT

BOARD MEETING DATE: February 28, 2023

DATE: January 13, 2023

TO: Board of County Commissioners

FROM: Bill Wardell, Project Manager, Engineering and Capital Projects, Community Services Dept., 328-3636, wardell@washoecounty.gov

THROUGH: Dwayne Smith, P.E., Division Director, Engineering and Capital Projects Community Services Dept., 328-2043, desmith@washoecounty.gov

SUBJECT: Recommendation to award a bid and approve the Agreement to the lowest responsive, responsible bidder for the Reno Downtown Library Elevator Modernization Project [staff recommends Kone, Inc., in the amount of \$354,890.00]; and approve a separate contingency budget of \$25,000.00 for a total estimated project budget of \$379,890.00. The planned elevator modernization project at 301 S. Center Street, Reno, will ensure the safe function of the single elevator and reduce maintenance costs over the lifetime of the facility. (Commission District 3.)

SUMMARY

The Reno Downtown Library Elevator Modernization Project consists of replacing elevator controllers, motors, signal and fixtures and will bring the closed-loop door fire service operators up-to-date in the elevator located in the Washoe County Reno Main Library. This elevator has exceeded its useful life and is becoming increasingly unreliable, unsafe, and is increasing maintenances cost to Washoe County.

Sealed bids for the Reno Downtown Library Elevator Modernization Project were opened on January 12, 2023. The list of bids received for the project is as follows:

Reno Downtown Library Elevator Modernization Project	
Bidder	Amount
Koch Elevator, LLC	\$378,342.00
Kone, Inc.	\$354,890.00
Engineer's Estimate	\$325,000.00

A contingency budget in the amount of \$25,000 is necessary as the elevator modernization work is being performed within existing facilities and funds may be needed to address unknown factors and conditions. A contingency budget allows for quick responses to unforeseen circumstances during construction which, if not addressed quickly, may result in project delays with greater project costs.

Strategic Objective supported by this item: Fiscal Sustainability: Long-term sustainability

AGENDA ITEM # _____

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.

PREVIOUS ACTION

On May 17, 2022, the Washoe County Board of Commissioners (Board) approved the Capital Improvement Plan (CIP) for Fiscal Years 2023-2027.

BACKGROUND

The project is located at 301 S. Center St. Reno, Nevada within the downtown corridor. The elevator being modernized in the Reno Downtown Library is the only elevator that serves the Library. This elevator provides staff and the public direct access from the upper levels to the lower level to access restrooms and Library functions. The elevator serves five call stations within the Library. The existing elevator system was originally installed in 1965 and has exceeded its useful life expectancy. For the past several years maintenance costs have risen, the units have become unreliable, with increased failures, and replacement parts are becoming unavailable. Nevada Elevator Consultants, LLC was contracted to assess the equipment and provide a replacement design to meet current building codes and standards.

FISCAL IMPACT

The Reno Downtown Library Elevator Modernization Project is an approved capital project in the FY23 budget. Sufficient budget authority exists in the FY23 Capital Improvements Fund (402) in the Reno Downtown Library Elevator project (PW920860) for the base bid and contingency amounts.

RECOMMENDATION

It is recommended the Board of County Commissioners award a bid and approve the Agreement to the lowest responsive, responsible bidder for the Reno Downtown Library Elevator Modernization Project, [staff recommends KONE, Inc., in the amount of \$354,890.00 base bid; and approve a separate contingency budget of \$25,000.00 [for a total estimated project budget of \$379,890.00]. This planned elevator modernization will ensure the safe function of the single elevator and reduce maintenance costs over the lifetime of the facility.

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 Reno Downtown Library Elevator Modernization Project, [staff recommends KONE, Inc., in the amount of \$354,890.00 base bid; and approve a separate contingency budget of \$25,000.00 [for a total estimated project budget of \$379,890.00]. This planned elevator modernization will ensure the safe function of the single elevator and reduce maintenance costs over the lifetime of the facility."