



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: March 10, 2026

DATE: February 18, 2026

TO: Board of County Commissioners

FROM: Dwayne Smith, P.E., Division Director, Engineering and Capital Projects
Community Services Dept., 775-328-2043, desmith@washoecounty.gov

THROUGH: Eric Crump, Director,
Community Services Dept., 775-328-3625, ecrump@washoecounty.gov

SUBJECT: Recommendation to: (1) award a bid and approve the Agreement to the lowest responsive, responsible bidder for the Northwest Library Heating Ventilation and Cooling (HVAC) Replacement Project, PWP-WA-2026-067 [staff recommends Acco Engineered Systems, Inc for the base bid in the amount of \$1,127,250.00]; and (2) approve a separate project contingency [in the amount of \$56,363.00 for a total project cost not to exceed \$1,183,613.00]. The Project is located at 2325 Robb Dr, Reno, Nevada, and consists of 17 rooftop heating and air conditioning units. Community Services. (Commission District 5.) FOR POSSIBLE ACTION.

SUMMARY

The Northwest Library HVAC Replacement Project involves the replacement of seventeen (17) rooftop heating and air-conditioning units that have reached the end of their anticipated service life. The project will install new high-efficiency HVAC equipment designed to reduce energy consumption and lower long-term operation and maintenance costs. In addition, the HVAC control systems will be upgraded to improve operational efficiency and optimize system performance throughout the facility.

Sealed bids for the Northwest Library HVAC Replacement Project were opened on January 13, 2026. Three (3) bids were determined to be non-responsive due to failure to submit a complete 2% subcontractor list and/or failure to acknowledge addenda on the bid proposal, in accordance with Nevada Revised Statutes (NRS) 338. The bids received for the project are summarized as follows:

AGENDA ITEM # _____

Northwest Library HVAC Project

Bidder	Bid Amount
Acco Engineered Systems, Inc (low bidder)	\$1,127,250.00
Simerson Construction, LLC	1,370,990.00
Mt Rose Heating & Air Conditioning* (non-responsive)	
Mark 3 Construction* (non-responsive)	
American Southwest Companies* (non-responsive)	
Engineering Estimate	\$1,200,000.00

*Non-responsive due to failure to comply with NRS 338 bid submittal requirements.

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: Fiscal Sustainability: Long-term sustainability.

PREVIOUS ACTION

On May 21, 2024, the Board of County Commissioners (Board) adopted the Washoe County Final budget for Fiscal Year 2025 as well as adopting the Capital Improvement Plan (CIP) for Fiscal Years 2025-2029.

BACKGROUND

Northwest Library, located at 2325 Robb Dr, has been in operation since 1998. The heating, ventilation and air conditioning (HVAC) units and associated control systems have reached the end of their service life and require replacement. The proposed improvements will increase energy efficiency, reduce ongoing maintenance costs, and better support the library’s evolving operational scheduling needs.

FISCAL IMPACT

Sufficient budget authority for this bid award and contingency is available in the FY26 budget in the Capital Improvement Fund (402), in the NW Library HVAC Replacement Project (PW920874), Construction Contracts (781080).

RECOMMENDATION

It is recommended the Board of County Commissioners to (1) award a bid and approve the Agreement to the lowest responsive, responsible bidder for the Northwest Library Heating Ventilation and Cooling (HVAC) Replacement Project, PWP-WA-2026-067

[staff recommends Acco Engineered Systems, Inc for the base bid in the amount of \$1,127,250.00]; and (2) approve a separate project contingency [in the amount of \$56,363 for a total project cost not to exceed \$1,183,613.00]. The Project is located at 2325 Robb Dr, Reno, Nevada, and consists of replacing 17 rooftop heating and air conditioning units.

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be: "Move to 1) award a bid and approve the Agreement to the lowest responsive, responsible bidder for the Northwest Library Heating Ventilation and Cooling (HVAC) Replacement Project, PWP-WA-2026-067 [staff recommends Acco Engineered Systems, Inc for the base bid in the amount of \$1,127,250.00]; and (2) approve a separate project contingency [in the amount of \$56,363 for a total project cost not to exceed \$1,183,613.00]. The Project is located at 2325 Robb Dr, Reno, Nevada, and consists of replacing 17 rooftop heating and air conditioning units."