



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: February 17, 2026

DATE: January 16, 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 reject all bids received for the Galena Creek
Schoolhouse Restoration – Phase 2 (Building Interior Rehabilitation)
Project, due to insufficient available funding pursuant to the Nevada
Revised Statutes (NRS) 338.1385(6)(d). Community Services.
(Commission District 2) FOR POSSIBLE ACTION

SUMMARY

The Community Services Department, Engineering and Capital Projects Division, advertised the Galena Creek Schoolhouse Restoration – Phase 2 (Building Interior Rehabilitation) Project for competitive bidding. The project scope includes interior rehabilitation of the historic schoolhouse, including interior wall improvements, flooring restoration, lighting installation, electrical service upgrades and associated accessibility and building improvements.

Galena Creek School House Rehabilitation Phase 2	
Bidder	Amount
American Southwest Companies	\$425,481.33
KP Construction	\$509,366.00
JAG Builders	\$464,238.63
Simerson Construction (Apparent low bidder)	\$395,461.00
Engineer's Estimate	\$275,000.00 - \$325,000.00
Available Budget (Grant and Match funds for all phases)	\$310,548.20

AGENDA ITEM # _____

Four (4) sealed bids were received and opened via e-Builder on December 4, 2025. In accordance with Nevada Revised Statutes (NRS) 338.1385(6)(d), and the mandatory requirements of the bid documents, each bid was reviewed for responsiveness. One (1) bid was determined to be responsive. Three (3) bids were determined to be non-responsive due to failure to comply with required bid submittal requirements, including required contractor licensing classifications per NAC 624.210(1) and other material conditions of the bid documents.

The specific determination for this bid rejection per NRS Chapter 338.1385 (6) is:

- (d) The public interest would be served by such a rejection.

Following rejection of the bids, staff will rescope the project into four (4) phases to better align the work with available funding and project priorities. Staff has coordinated the revised phasing approach with the Parks Department, which operates the Galena Creek Schoolhouse, to ensure the proposed scope and sequencing align with available project funding, operational needs, and the long-term use of the facility. In coordination with the Parks Department, staff evaluated the option of increasing the project budget to match the bid results. It was concluded that reducing and re-phasing of the project scope is necessary to align the project with available funding.

The revised Phase 2 scope will include electrical service installation and exterior building improvements, including replacement of exterior doors, replacement of two windows, infill of the former door opening, exterior painting and sealing, and installation of a handrail. The revisions will require review and approval of the reduction in the Scope of Work by the State Historic Preservation Office (SHPO) prior to re-advertisement.

Phase 3 will consist of interior rehabilitation work in accordance with SHPO-approved plans.

Phase 4 will consist of civil site improvements, which have also received SHPO approval.

Rejecting the bids will allow staff to reassess the project scope, funding strategy and timing, and to evaluate revised phasing options to better align the project with available resources prior to any future consideration of re-advertising the project.

Washoe County Strategic Objective supported by this item: Economic Impact. Safe, Secure and Healthy Communities.

PREVIOUS ACTION

On January 17, 2023 the Board of County Commissioners (Board) approved and accepted a grant in the amount of \$345,050.00 from the Commission for Cultural Centers and Historic Preservation for Phase 1 of the Galena Creek Restoration.

On May 21, 2024 the Board of County Commissioners (Board) approved and adopted the County Manager's recommended Capital Improvements Plan for Fiscal Years 2025-2029.

On May 20, 2025 the Board of County Commissioners (Board) approved the County Manager's recommended Capital Improvements Plan for Fiscal Years 2025-2030.

BACKGROUND

The Galena Creek Schoolhouse was originally constructed in 1940 and serves as a historic public facility. Phase 1 of the restoration project addressed exterior and structural improvements and was completed in August 2024. Phase 1 was delivered using Washoe County's Informal Bidding Process, as the construction cost was below the threshold requiring Board of County Commissioners approval.

Phase 2 of the project was intended to complete interior rehabilitation necessary for the building to function as a publicly accessible facility while preserving its historic character, consistent with prior approvals and applicable historic preservation requirements.

FISCAL IMPACT

There is no fiscal impact with the recommendation to reject the current bid as allowed under NRS 338.1385(6)(d).

RECOMMENDATION

It is recommended that the Board of County Commissioners reject all bids submitted for the Galena Creek Schoolhouse Restoration – Phase 2 (Building Interior Rehabilitation) Project due to insufficient available funding, pursuant to Nevada Revised Statutes (NRS) 338.1385(6)(d). (Commission District 2.)

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be: "Move that the Board of County Commissioners reject all bids submitted for the Galena Creek Schoolhouse Restoration – Phase 2 (Building Interior Rehabilitation) Project due to insufficient available funding."