



WASHOE COUNTY

Integrity Communication Service

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STAFF REPORT

BOARD MEETING DATE: December 10, 2019

DATE: November 5, 2019

TO: Board of County Commissioners

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

THROUGH: Dave Solaro, Assistant County Manager

SUBJECT: Recommendation to: (1) award a bid and approve the Agreement to the lowest responsive, responsible bidder for the 911 Parr - Housing Unit (HU) 4 Roof Replacement Project [staff recommends D & D Roofing and Sheet Metal, Inc., in the amount of \$319,790]; and if awarded, (2) approve the purchase of roofing materials from Garland, DBS [in the amount of \$185,937.95] utilizing Cobb County Georgia Bid No. 14-5903 pursuant to the joinder provision of NRS 332.195; and (3) approve a separate \$20,000 project contingency fund and \$7,500 allowance for snow removal [for a total project amount of \$553,227.95]. (Commission District 3.)

SUMMARY

The 911 Parr – HU 4 Roof Replacement Project consists of removal of the existing roofing membrane and foam from Housing Unit 4 portion of the Washoe County Detention Center located at 911 Parr Boulevard and construction of a new sloped-insulation and membrane roofing system.

The Community Services Department is also seeking approval to purchase all roofing materials necessary for the Project and to join on Cobb County, Georgia's bid award to Garland DBS, Inc. (Garland) under Contract # 14-5903 which was approved by the Cobb County Georgia Commission on July 22, 2014. Through a competitive public process, Garland was selected as the lowest, responsible and responsive bidder for the advertised "Roofing Supplies and Services, Waterproofing and Related Products and Services Bid" (#14-5903), bids opened on March 27, 2014. The term of the agreement is three years with 1-year extensions (January 1, 2015 thru January 30, 2020) with options to renew for two additional one-year periods.

Sealed bids for the 911 Parr – HU 4 Roof Project were opened on November 7, 2019. A single bid was received for the project:

AGENDA ITEM # _____

911 Parr – HU 4 Roof Replacement Project	
Bidder	Amount
D & D Roofing & Sheet Metal, Inc.	319,790.00
Engineer's Estimate	\$290,000

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.

PREVIOUS ACTION

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

BACKGROUND

The Washoe County Regional Detention Center is located at 911 Parr Boulevard, Reno, Nevada. The existing Roofing insulation and membrane on the Lower Detention roof was installed during the initial construction of the facility in 1988. The existing roofing material has failed and bubbled resulting in saturated insulation. Washoe County requested an analysis of the roof from Garland/DBS, Inc. Garland recommended the roof be replaced as the roof has exceeded its useful life and the foam insulation is 90% saturated with water. No viable repairs are available for the type of roofing installed.

The project will result in a 30-year watertight roof warranty with the material manufacturer Garland/DBS, Inc.

FISCAL IMPACT

The 911 Parr HVAC/Roof Project is an approved Capital Improvement Project in the Capital Improvement Fund (402). There is sufficient budget authority in the Capital Improvement Fund (402) in the 911 Parr HVAC/Roof Project (PW920440) for the agreement, materials, contingency, and if needed, snow removal.

RECOMMENDATION

It is recommended the Board of County Commissioners: (1) award a bid and approve the Agreement to the lowest responsive, responsible bidder for the 911 Parr – HU 4 Roof Replacement Project [staff recommends D & D Roofing and Sheet Metal, Inc., in the amount of \$319,790]; and if awarded, (2) approve the purchase of roofing materials from Garland, DBS [in the amount of \$185,937.95] utilizing Cobb County Georgia Bid No. 14-5903 pursuant to the joinder provision of NRS 332.195; and (3) approve a separate

\$20,000 project contingency fund and \$7,500 allowance for snow removal [for a total project amount of \$553,227.95].

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be:
"Move to approve: (1) award a bid and approve the Agreement to the lowest responsive, responsible bidder for the 911 Parr – HU 4 Roof Replacement Project [staff recommends D & D Roofing and Sheet Metal, Inc., in the amount of \$319,790]; and if awarded, (2) approve the purchase of roofing materials from Garland, DBS [in the amount of \$185,937.95] utilizing Cobb County Georgia Bid No. 14-5903 pursuant to the joinder provision of NRS 332.195; and (3) approve a separate \$20,000 project contingency fund and \$7,500 allowance for snow removal [for a total project amount of \$553,227.95]."