



WASHOE COUNTY

Integrity Communication Service

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STAFF REPORT

BOARD MEETING DATE: **January 25, 2022**

DATE: January 6, 2022

TO: Board of County Commissioners

FROM: Brett Steinhardt, Project Manager, Engineering and Capital Projects, Community Services Dept., 328-2049, bsteinhardt@washoecounty.gov

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

SUBJECT: Recommendation to award the base bid only to the lowest responsive, responsible bidder for the Bowers Mansion Pool Replaster/Remodel Project [staff recommends Western Water Features, Inc. in the amount of \$1,108,696.00]. This project includes a complete replaster of the pool, the conversion of a wading pool into a children's splash pad as well as ADA (Americans with Disabilities Act) ramp and other necessary improvements. (Commission District 2.)

SUMMARY

Bowers Mansion, one of Washoe County's premier park destinations, continues to experience pool failures, specific to the plaster of the pool walls and bottom. These continued failures have resulted in several closures of the pool over the last six years and most significantly during the 2021 operating season. Closures for emergency repairs have negatively impacted swim lessons and group reservations as the overall operation of the pool ceased until the required work could be completed. These repairs were made anticipating the subject project to fully restore the plaster lining which typically has a 10-year life span.

In addition to the pool replaster, the wading pool feature will no longer be able to operate under a Washoe County Health District permit. Since the wading pool area is used by our youngest visitors, transitioning the area to a splash park is a welcome option. Washoe County has experienced great success with splash pads/parks at both the North Valleys and Spanish Springs facilities. Further improvements will be made to the diving board to bring it into compliance with current code requirements and a ramp will be constructed in accordance with the ADA (Americans with Disabilities Act).

Washoe County Strategic Objective supported by this item: Economic Impacts:
Support a thriving community

Sealed bids for the project were opened on December 17, 2021. The list of bids received for the project is as follows:

AGENDA ITEM # _____

Bowers Mansion Pool Replaster/Remodel Project		
Bidder	Base Bid Amount	Bid Alternates Total
Western Water Features, Inc.	\$1,108,696.00	\$17,200.00
California Commercial Pools, Inc	\$1,187,000.00	\$38,000.00
Engineer's Estimate	\$740,000	

Staff has verified in the System for Award Management (SAMs) 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 November 9, 2021, the Board of County Commissioners (Board) approved a Grant agreement between the William N. Pennington Foundation and Washoe County for the Bowers Mansion Pool replaster/remodel project in the amount of \$539,647.

On May 18, 2021, the Board approved the Capital Improvement Plan for Fiscal Years 2022-2026.

BACKGROUND

Bower’s Mansion Regional Park is one of Washoe County’s premier park destinations and provides for a wide variety of programs and community events with approximately 124,000 annual visitors - 24,000 visitors using the pool annually.

The pool facility has had numerous upgrades in the past nine years including a replaster, a new mechanical room and an expansion to the pool deck to include reservable spaces for parties and gatherings. Plaster typically needs replacement every 10 years. While the maintenance project is proceeding, demolition of the wading pool area, in order to create a splash pad, the addition of an ADA ramp, and improvements to the diving board to comply with code changes will occur.

FISCAL IMPACT

There is sufficient budget authority in FY22 for the bid amount of \$1,108,696.00 in the Parks Capital Fund 404; Pennington-Bowers Pool Facility Improvements Ph2 (PK906051) and Bowers Pool Replaster (PK052330).

RECOMMENDATION

It is recommended that the Board of County Commissioners award the base bid only to the lowest responsive, responsible bidder for the Bowers Mansion Pool Replaster/Remodel Project [staff recommends Western Water Features, Inc. in the amount of \$1,108,696.00]. This project includes a complete replaster of the pool, the conversion of a wading pool into a children’s splash pad as well as ADA (Americans with Disabilities Act) ramp and other necessary improvements.

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be. "Move to award the base bid only to the lowest responsive, responsible bidder for the Bowers Mansion Pool Replaster/Remodel Project [staff recommends Western Water Features, Inc. in the amount of \$1,108,696.00]. This project includes a complete replaster of the pool, the conversion of a wading pool into a children's splash pad as well as ADA (Americans with Disabilities Act) ramp and other necessary improvements."