



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: May 26, 2026

DATE: April 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: (1) award a bid and approve the Agreement to the lowest responsive, responsible bidder for the 911 Parr Boulevard Housing Units 3 and 7 Roof Replacements Project, PWP-WA-2026-286 [staff recommends D & D Roofing and Sheet Metal, Inc., in the amount of \$617,970.00]; (2) approve the purchase of roofing materials from Garland, DBS [in the amount of \$550,388.11], utilizing Racine County, Wisconsin Contract # PW1925 pursuant to the joinder provision of Nevada Revised Statute 332.195; (3) approve a separate project contingency fund [in the amount of \$40,000.00, for a total project cost not to exceed \$1,208,358.11]. This capital project will remove and replace failing roofing materials with a modified bituminous membrane roofing system, reducing maintenance and preserving the lifespan of the Washoe County Regional Detention Center, located at 911 Parr Boulevard, Reno. Community Services. (Commission District 5.) FOR POSSIBLE ACTION

SUMMARY

This project is generally described as complete roof replacement for 911 Parr Blvd. Housing Unit 3 and Housing Unit 7 (PW924000). The project consists of removing the existing roofing membranes and foam from Housing Unit 3 and Housing Unit 7 at the Washoe County Detention Center located at 911 Parr Boulevard and construction of new sloped bituminous membrane roofing systems.

A base bid for the primary roof replacements was included in the invitation to bid package. The recommendation for award of the project is based on the base bid. Sealed bids for the 911 Parr Boulevard Housing Unit 3 and Housing Unit 7 Roof Replacements Project, PWP-WA-2026-286 were opened via eBuilder on April 16, 2026.

The list of bids received for the project is as follows:

911 Parr Boulevard Housing Units 3 and 7 Roof Replacements Project	
Bidder	Amount
1. D & D Roofing & Sheet Metal, Inc. (Labor Cost)	(low bid) \$617,970.00
2. American Southwest Companies	\$662,553.45

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2. State Roofing Systems, Inc.	\$1,110,000.00
<i>Engineer's Estimate</i>	<i>\$600,000.00</i>

It is recommended that the required roofing materials for the project be purchased from Garland DBS (Garland), using an approved joinder agreement with the Racine County, Wisconsin competitive bid award under Contract # PW1925, approved by the Racine County, Wisconsin Commission on October 15, 2019. 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 contract 2019”. The term of the agreement is five years (October 15, 2019, through October 14, 2024) with option to renew for one (1) additional five (5) year period. On January 3, 2024, the one (1) additional five (5) year option to renew was granted extending the agreement to October 14, 2029. Following the OMNIA Partners cooperative purchasing program requirements, Racine County acted as a principal procurement agency and competitively selected Garland allowing for a National Cooperative Contract from which other public agencies can benefit. OMNIA Partners was created through the merging of U.S. Communities and National IPA, both national purchasing organizations of which Washoe County has benefited from following Nevada Revised Statute requirements (NRS 332.195), which allows the joining of competitively solicited bids for certain materials purchases.

AB332 legislation passed in 2015 amending NRS 338 requires the County to pay sales tax on materials purchased for installation by a contractor. The procurement of roofing materials from Garland, DBS for use on this project will be in compliance with NRS 332 and 338 and requires Washoe County to pay sales tax of \$38,373.97 which is included within the materials purchase price of \$550,388.11.

Since the Project is within an existing facility, a contingency fund in the amount of \$40,000.00 has been included in the total project cost allowing for quick responses to unforeseen circumstances during construction which, if not addressed quickly, may result in additional project delay costs and project delays.

Staff 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 20, 2025, the Board of County Commissioners (Board) adopted the Washoe County Final budget for Fiscal Year 2026 as well as adopting the Capital Improvement Plan (CIP) for Fiscal Years 2026-2030.

BACKGROUND

The Washoe County Regional Detention Center is located at 911 Parr Boulevard, Reno, Nevada. The existing roofing insulation and membrane on the Housing Unit roof was

installed during the initial construction of the facility in 1988. The existing roofing material has failed resulting in saturated and damaged 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. 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

Sufficient budget authority for this bid award and contingency is available in the FY26 Budget in the Capital Improvements Fund (402), 911 Parr Housing Units 3 and 7 Roof Replacements project (PW924000), Construction Contracts (781080).

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 Boulevard Housing Units 3 and 7 Roof Replacements Project, PWP-WA-2026-286 [staff recommends D & D Roofing and Sheet Metal, Inc., in the amount of \$617,970.00]; (2) approve the purchase of roofing materials from Garland, DBS [in the amount of \$550,388.11], utilizing Racine County, Wisconsin Contract # PW1925 pursuant to the joinder provision of Nevada Revised Statute 332.195; (3) approve a separate project contingency fund [in the amount of \$40,000.00, for a total project cost not to exceed \$1,208,358.11]. This capital project will remove and replace failing roofing materials with a modified bituminous membrane roofing system, reducing maintenance and preserving the lifespan of the Washoe County Regional Detention Center, located at 911 Parr Boulevard, Reno.

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 911 Parr Boulevard Housing Units 3 and 7 Roof Replacements Project, PWP-WA-2026-286 [staff recommends D & D Roofing and Sheet Metal, Inc., in the amount of \$617,970.00]; (2) approve the purchase of roofing materials from Garland, DBS [in the amount of \$550,388.11], utilizing Racine County, Wisconsin Contract # PW1925 pursuant to the joinder provision of Nevada Revised Statute 332.195; (3) approve a separate project contingency fund [in the amount of \$40,000.00, for a total project cost not to exceed \$1,208,358.11]. This capital project will remove and replace failing roofing materials with a modified bituminous membrane roofing system, reducing maintenance and preserving the lifespan of the Washoe County Regional Detention Center, located at 911 Parr Boulevard, Reno."