



# WASHOE COUNTY

Integrity Communication Service

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## STAFF REPORT

BOARD MEETING DATE: **October 22, 2024**

**DATE:** September 20, 2024

**TO:** Board of County Commissioners

**FROM:** Dwayne Smith, Division Director, Engineering & Capital Projects  
Community Services, 775-328-2043, [Desmith@washoecounty.gov](mailto:Desmith@washoecounty.gov)

**THROUGH:** Eric Crump, Director,  
Community Services Dept., 775-328-3625, [ecrump@washoecounty.gov](mailto:ecrump@washoecounty.gov)

**SUBJECT:** Recommendation to: (1) award a bid and approve the Agreement to the lowest responsive, responsible bidder for the 220 S. Center Parking Garage Security Improvements Project – PWP-WA-2024-406. [staff recommends Houston Smith Construction, Inc., in the amount of \$867,462.48]. The project is located at 220 South Center Street, Reno, Nevada and renovations will consist of safety and security improvements to the existing seven-story, 392 space parking garage. (Commission District 3.)

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### SUMMARY

The 220 South Center Parking Garage Security Improvements Project consists of safety and security enhancements to the existing seven story, 392 space parking garage currently utilized by the Human Services Agency, and the Public Defender's and Alternate Public Defender's Offices for staff and county vehicle parking. Additionally, adjacent office users park in the garage as part of an existing Parking-Space Lease Agreement with Washoe County.

The proposed enhancements to the garage include new vehicle and pedestrian security gates and associated fencing of the ground level openings to secure the garage from unauthorized vehicles or pedestrians. The improvements also include new security cameras at each entry point and on each floor, with new high output LED lighting to further enhance security and safety. Improvements will also be constructed to better direct roof drainage on the east side of the building to prevent ice buildup on this side of the garage.

Two (2) sealed bids were received and opened on June 20, 2024. After review, the bid received from Miller Electric Company, Inc. dba PEC was deemed non-responsible pursuant to NAC 624.170. Specifically, the bid identified a B-2 license classification to perform the advertised scope of work as the prime contractor. A B-2 license classification is restricted to buildings three stories or less in height above ground and one story below ground, and Miller Electric Company, Inc, dba PEC, is not allowed to perform this scope as prime contractor for this project based upon licensure.

**AGENDA ITEM # \_\_\_\_\_**

<b>220 S. Center Parking Garage Security Improvements Project</b>	
<b>Bidder</b>	<b>Amount</b>
1. Houston Smith Construction, Inc.	
-Base Bid	\$867,462.48
2. Miller Electric Company, Inc. dba PEC	
-Base Bid (Non-responsible per NAC 624.170)	\$750,000.00
<b>Engineer's Estimate</b>	<b>\$475,000.00</b>

**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.

On April 24, 2018, the Board approve a Parking-Space Lease Agreement, under NRS 244.294(3), between Washoe County (Lessor) and Gorelick Real Estate Advisors, LLC, (Lessee) to lease 20 parking spaces at Washoe County’s 220 South Center Street Garage commencing on April 24, 2018, and terminating on July 31, 2028.

**BACKGROUND**

The 220 South Center Street parking garage is adjacent to the County’s 350 South Center Street facility and has been identified in the County’s CIP as a Project to improve safety and security for users of the garage. The parking garage is primarily used by Washoe County’s Public Defender, Alternate Public Defender and Human Services Agency staff, who transport children and families receiving services to and from appointments and visits. Security enhancements are necessary due to the significant increase in hazardous incidents occurring, which include confrontations with loiterers asking staff for money or demonstrating mental health issues in stairwells and elevators. Additionally, icy conditions around entrances can create a significant risk to the safety of those entering and exiting the garage.

**FISCAL IMPACT**

Sufficient budget authority for this bid award based on unaudited financials is available in the FY25 budget in the Capital Improvement Fund (402) 220 S Center St. Parking Security Enhancements project (PW920550).

Any variance after the capital augmentation between Fiscal Year 2024 unaudited financials and the audited financials will be brought to the Board if necessary.

**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 220 S. Center Parking

Garage Security Improvements Project – PWP-WA-2024-406. [staff recommends Houston Smith Construction, Inc., in the amount of \$867,462.48]. The project is located at 220 South Center Street, Reno, Nevada and renovations will consist of safety and security improvements to the existing seven-story, 392 space parking garage.

**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 220 S. Center Parking Garage Security Improvements Project – PWP-WA-2024-406. [staff recommends Houston Smith Construction, Inc., in the amount of \$867,462.48]. The project is located at 220 South Center Street, Reno, Nevada and renovations will consist of safety and security improvements to the existing seven-story, 392 space parking garage.”