



# WASHOE COUNTY

Integrity Communication Service

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## STAFF REPORT

BOARD MEETING DATE: February 11, 2025

**DATE:** January 16, 2025

**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](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 WCSO HU9 HVAC, PWP-WA- 2024-442 [staff recommends Mt Rose Heating & Air Conditioning, Inc., in the amount of \$1,629,000.00]; and (2) approve a separate project contingency fund [in the amount of \$81,450] for the total construction cost not to exceed \$1,710,450. The project is located at 911 Parr Blvd, Reno, Nevada, and the scope of the project is the selective demolition of existing HVAC equipment, ducts, controls and appurtenances and the installation of new HVAC systems equipment, devices and controls including modifications and extensions of existing utility services for detention center housing unit 9. Community Services. (Commission District 5.) FOR POSSIBLE ACTION

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### SUMMARY

The WCSO Detention Housing Unit 9 Air Handler Replacement project is generally described as the selective demolition of existing heating, ventilation and air conditioning (HVAC) equipment, ducts, controls and appurtenances; and the installation of new HVAC systems equipment, devices, and controls including modifications and extensions of existing utility services to the Housing Unit #9 at the 911 Parr Detention Center.

Staff competitively bid the WCSO Detention Housing Unit #9 Air Handler Replacement Project and sealed bids were opened on September 11, 2024. The list of bids received for the project is as follows:

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

**WCSO HU9 HVAC Replacement**

<b>Bidder</b>	<b>Base Bid Amount</b>
<b>Mt Rose Heating and HVAC</b>	<b>\$1,629,000.00</b>
Engineers Estimate	\$1,005,599.00

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: Fiscal Sustainability: Long-term sustainability.

**PREVIOUS ACTION**

On May 21, 2024, the Board of County Commissioners (Board) approved the County Manager’s recommended Capital Improvement Plan (CIP) Fiscal Years 2025-2029.

**BACKGROUND**

The Washoe County Regional Detention Center is located at 911 Parr Boulevard, Reno, Nevada. The existing HVAC systems on Housing Unit #9 were installed during the initial construction of the facility in 1988. The original HVAC equipment has exceeded its life cycle causing numerous maintenance issues and subsequent higher operational and utility costs. Washoe County initiated an audit of the mechanical system to provide recommendations and project scope and through that effort it is recommended that the 36-year-old units be replaced along with the associated ductwork and building automated temperature control systems. This work effort will also include re-zoning for the current inmate population occupying Housing Unit #9 which will improve the surrounding environment for the residents and Washoe County staff that work in these areas. Further, the proposed project will greatly increase the reliability of the heating and cooling system as well as reduce annual operational and energy costs

**FISCAL IMPACT**

Sufficient budget authority for this bid award and contingency is available in the FY25 budget in the Capital Improvement Fund (402), 911 Parr HU9 HVAC\_Roof Replacement (PW920423) project.

**RECOMMENDATION**

It is recommended that the Board of County Commissioners: (1) award a bid and approve the Agreement to the lowest responsive, responsible bidder for the WCSO HU9 HVAC, PWP-WA- 2024-442 [staff recommends Mt Rose Heating & Air Conditioning, Inc., in

the amount of \$1,629,000.00]; and (2) approve a separate project contingency fund [in the amount of \$81,450] for the total construction cost not to exceed \$1,710,450. The project is located at 911 Parr Blvd, Reno, Nevada, and the scope of the project is the selective demolition of existing HVAC equipment, ducts, controls and appurtenances and the installation of new HVAC systems equipment, devices and controls including modifications and extensions of existing utility services for detention center housing unit 9.

**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 WCSO HU9 HVAC, PWP-WA- 2024-442 [staff recommends Mt Rose Heating & Air Conditioning, Inc., in the amount of \$1,629,000.00]; and (2) approve a separate project contingency fund [in the amount of \$81,450] for the total construction cost not to exceed \$1,710,450. The project is located at 911 Parr Blvd, Reno, Nevada, and the scope of the project is the selective demolition of existing HVAC equipment, ducts, controls and appurtenances and the installation of new HVAC systems equipment, devices and controls including modifications and extensions of existing utility services for detention center housing unit 9."