

STAFF REPORT

Date: May 22, 2024

To: Mayor and City Council

Through: Doug Thornley, City Manager

Subject: Staff Report (For Possible Action): Award of Contract to Houston Smith Construction, Inc. for the renovation of the kitchen and dining area at Fire Station #3 in an amount not to exceed \$180,000. (Capital Maintenance Fund)

From: Dan Tresley, Project Manager

Department: Maintenance and Operations

Summary:

Staff recommends the award of a contract to Houston Smith Construction, Inc. in an amount not to exceed \$180,000 for the kitchen remodel at Fire Station #3. The scope of work shall consist of 1) demolition of flooring, cabinetry, casework, lighting, and ceiling; 2) electrical, plumbing, ceiling grid, tiles, light-emitting diode (LED) lighting; and 3) new flooring, paint, sinks, and fixtures.

Consent Review	Yes	No
1. Is this item an annual or standard item that comes before Council for regular approval?		X
2. Is this item an agreement required based on an item previously approved by Council?		X
3. Is this item included in the current budget approved and adopted by Council?	X	
Other Considerations		
What percent of the total City budget does this item represent?	0.02%	

Alignment with Strategic Plan:

Infrastructure, Climate Change, and Environmental Sustainability

Previous Council Action:

There is no recent Council action relevant to this item.

Background:

Fire Station #3 was built in 1989 and is located at 580 West Moana Lane. It is one of the busiest stations per call volume and houses three crews, a truck crew of up to five personnel, an engine crew of four personnel, and a medic crew with two personnel, and is also a location for one of the Battalion Chiefs. With this number of people in one station, the kitchen and dining room have very high daily use. It is not known when the last upgrade to the kitchen was, and it has far exceeded its useful life.

Discussion:

Fire Station #3 is a critical facility that is used 24/7/365 and provides a vital need to the community it serves. Fire staff recommends the remodeling of the kitchen and dining room areas so that staff have the necessary equipment to perform their daily activities. Remodeling this area helps address several issues including 1) the current condition of the cabinets that are damaged and, 2) creating a durable and sanitary kitchen surface with a stainless-steel finish. Fire and Facilities Maintenance staff has reviewed the bid information and recommend the award of the bid to Houston Smith Construction, Inc. as the lowest responsive and responsible bidder.

Six bids were received and opened on April 15, 2024. The bid results are shown in Table 1 – Bid Summary, below:

Fire Station #3 Remodel	Houston Smith Construction, Inc	PEC Contracting & Engineering	Bruce Purves Construction, Inc	K7 Const.	Group West Const.	Silver Star Dev.
Base Bid	\$162,000*	\$173,000*	\$171,176	\$183,599	\$215,648.89*	\$216,600
Force Account	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000
TOTAL	\$180,000	\$191,000	\$189,176	\$201,599	\$233,648.89	\$234,600
*A 5% preference in bidding was considered						

Financial Implications:

Funding is available in the Capital Maintenance Fund in the amount of \$180,000.

Legal Implications:

Legal review completed for compliance with City procedures and Nevada law. The contract was competitively bid pursuant to Nevada Revised Statute (NRS) 338.147 and the award is pursuant to City procedures and state law.

Recommendation:

Staff recommends Council award a contract to Houston Smith Construction, Inc. in an amount not to exceed \$180,000 for the remodel of the kitchen and dining area at Fire Station #3 and authorize the Mayor to execute the contract.

Proposed Motion:

I move to approve staff recommendation.

Attachments:

FM997 Fire Station #3 Kitchen Remodel - Contract