

STAFF REPORT

Date: March 8, 2023

To: Mayor and City Council

Thru: Doug Thornley, City Manager

Subject: Staff Report (For Possible Action): Authorization to award a contract to the lowest responsive and responsible bidder in accordance with competitive bidding laws set forth in Chapter 338 of Nevada Revised Statutes (NRS) for National Bowling Stadium roof repair project in an amount not to exceed \$150,000. (Two-thirds majority voting requirement)(Capital Projects Room Surcharge Fund) [Ward 5]

From: Justin George, Senior Civil Engineer

Department: Public Works

Summary:

Staff requests Council authorization to award a contract to the lowest responsive and responsible bidder for National Bowling Stadium (NBS) roof replacement labor and materials in an amount not to exceed \$150,000. The roofing membrane on three of the five roof levels is exposed and has the potential for water to leak into the facility during and after storm events. Reno Sparks Convention and Visitors Authority (RSCVA) staff has temporarily covered the exposed roof membrane, however permanent repairs are required. The Capital Projects Room Surcharge Committee authorized up to \$150,000 from the \$2 room tax surcharge fund for NBS roof labor and materials.

Alignment with Strategic Plan:

Infrastructure, Climate Change, and Environmental Sustainability

Previous Council Action:

June 8, 2022 - The City of Reno (City), RSCVA, and United States Bowling Congress (USBC) executed the Fourth Amendment to the Agreement to include bowling tournaments at the NBS until 2032 and remove and replace the bowling lanes by 2029.

November 4, 2020 - the City, RSCVA, and USBC executed the Third Amendment to the Agreement to move the 2022 Women's Tournament to 2021, and modify the completion deadline for RSCVA and City to refurbish the exterior of the NBS to February 1, 2023.

January 7, 2015 - the City, RSCVA, and USBC executed the Second Amendment to Agreement.

February 11, 2014 – the City, RSCVA, and USBC executed the First Amendment to Agreement.
June 13, 2012 - the City, RSCVA, and USBC entered into the Agreement.

Background:

NBS was opened in 1995. There are five levels of roof at the NBS. The top three levels (3, 4 & 5) roofing membrane were replaced in 2008 with a 20 year warranty. The bottom two levels (1 & 2) roofing membrane were replaced in 2013 with a 20 year warranty. Each tier of the roof had a colored light band around the perimeter, original to the building. The light bands were dated, posed logistic and maintenance problems during wind events, and were inefficient to operate. The light band assemblies were removed as part of the exterior refresh prior to February, 1 2023 to satisfy contractual obligations with the United States Bowling Congress.

Discussion:

The following capital expenditures are necessary the NBS for normal operations to occur. The removal of the exterior lighting band assembly from the roof of the NBS exposed the edge of the roof membrane on the first and second levels and a small section on the fifth level. The exposed edge of the roof membrane creates the potential for water to leak into the facility during and after storm events. RSCVA staff have temporarily covered the exposed area, however a permanent repair is required. To cover the exposed edge of roof membrane a repair requiring labor and materials is required. This repair must be performed by a certified roofing contractor to maintain the existing roof membrane warranties. A capital maintenance expenditure is considered an expense that exceeds \$10,000, is generally rehabilitative in nature, and is required to keep the facility in good operating condition. The roof membrane labor and materials is required to keep water from intruding into the building and meets the qualifications of a capital maintenance expense. The Capital Projects Room Surcharge Committee authorized up to \$150,000 from the \$2 room tax surcharge fund for NBS roof labor and materials.

Staff recommends Council authorize to award a contract to the lowest responsive and responsible bidder in an amount not to exceed \$150,000.

Financial Implications:

Funding for this project comes from the Capital Projects \$2 room tax surcharge.

Legal Implications:

Legal review completed for compliance with City procedures and Nevada law. The surcharge of \$2 must be used solely to pay the cost of improving and maintaining publicly owned facilities for tourism and entertainment in the district. A two-thirds majority vote is required for approval.

Recommendation:

Staff recommends Council authorization to award a contract to the lowest responsive and responsible bidder in accordance with competitive bidding laws set forth in Chapter 338 of NRS in an amount not to exceed \$150,000, and authorize the Mayor to sign the contract.

Proposed Motion:

I move to approve staff recommendation.