

MEMORANDUM

TO: Board of Trustees

THROUGH: Steven J. Pinkerton
General Manager

THROUGH: Joseph J. Pomroy, P.E.
Director of Public Works

FROM: Bradley A. Johnson, P.E.
Director of Asset Management

R. Charley Miller, P.E.
Principal Engineer

SUBJECT: Review, discuss and possibly award Multiple Contracts for the Public Works Equipment Storage Building Project – 2016/2017 CIP Project: Fund: Utility; Division: Public Works; Project # 2097BD1301, 2097BD1502, and 2097LI1401; Vendors: Geney/Gassiot, Inc. in the amount of \$2,026,997, BJB Architecture and Engineering in the amount of \$89,100, and Tri Sage Consulting in the amount of \$65,000

STRATEGIC PLAN: Long Range Principle 5 – Assets and Infrastructure

DATE: March 31, 2017

I. RECOMMENDATION

That the Board of Trustees moves to:

1. Award a construction contract to Geney/Gassiot, Inc. in the amount of \$2,026,997 for the construction of the Public Works Equipment Storage Building Project and related site fueling facility and paving improvements.
2. Authorize Chair and Secretary to execute the contract based on a review by General Counsel and Staff.

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3. Authorize Staff to approve change orders to the construction contract for additional work not anticipated at this time of up to 10% of the project bid – \$202,000.
4. Authorize Staff to enter into an Additional Services Addendum with BJJ Architecture and Engineering totaling \$89,100 for design services during construction of the project.
5. Authorize Staff to enter into an Additional Services Addendum with Tri Sage Consulting totaling \$65,000 for construction inspection services during completion of the project.

II. DISTRICT STRATEGIC PLAN

Long Range Principle #5 – Assets and Infrastructure – The District will practice perpetual asset renewal, replacement, and improvement to provide safe and superior long term utility services and recreation activities.

- The District will maintain, renew, expand, and enhance District infrastructure to meet the capacity needs and desires of the community for future generations.
- The District will maintain, procure, and construct District assets to ensure safe and accessible operations for the public and the District's workforce.

III. BACKGROUND

The Public Works Equipment Storage Building Project, which began planning work in 2008 and saw a design contract authorized by the Board of Trustees on July 31, 2013, proposes to construct a 7,600 square foot heavy equipment and vehicle storage building at the Public Works facility located at 1220 Sweetwater Road. The new single story, seven bay, masonry block building is designed with minimal features, heating, and utilities and is intended to house the District's critical operations and emergency response equipment. This equipment, which is presently stored outdoors, includes one of the District's Vactor vacuum excavation trucks, three loaders with snowplows, the backhoe, the sander/plow truck, the small self-propelled Trackless snowblower, the large loader mounted

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snowblower, and the District's dump truck. There is also room in the proposed building for a variety of smaller equipment like the hose trailer, two trailer mounted emergency generators, the traffic control trailer, and the emergency response/confined space rescue trailer.

By storing this equipment indoors and out of freezing temperatures and inclement weather, response times dramatically improve, equipment life is prolonged, and labor costs associated with the preparation and inspection of the equipment (snow removal, de-icing, vehicle warm-up, and pre-operational checks) is reduced. Currently the time frame associated with equipment preparation in the winter is approximately three hours per day (depending on the equipment utilized) and it is expected this time could be cut in half by storing equipment indoors. Additionally, indoor storage increases employee safety by eliminating the need to prepare the equipment outdoors; a task frequently performed at night, in icy conditions and inclement weather, and often times alone.

The Nevada Department of Transportation and Washoe County both operate similar facilities for their critical equipment in Incline Village and this type of structure is considered standard for municipal and utility operations in winter climates.

In order to leverage project economies of both scope and scale, the District combined two other planned capital improvements with the Public Works Equipment Storage Building work. The proposed contract will also construct a new fueling facility at Public Works and rebuild the pavement of the lower Public Works parking lot.

The new fueling facility, which also began planning in 2008, will entirely replace the existing underground 3,500 gallon diesel and 4,000 gallon gasoline tanks as well as the associated dispensing systems. These tanks, originally installed in the early 1990s, are seeing unacceptable water intrusion and have reached the end of their serviceable lives. The proposed contract will abandon the existing underground tanks in compliance with state and federal regulations and install three 5,000 gallon aboveground storage tanks (with two tanks dedicated to diesel fuel). Moving to aboveground tanks reduces regulatory compliance requirements for inspection and operation and reduces the potential environmental risks associated with a tank leak. Increasing storage capacity reduces the frequency of

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Equipment Storage Building Project –
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fuel deliveries (reducing District fuel costs) and increases the amount of available diesel fuel to support emergency generator operations during prolonged power outages. Additionally, by installing two diesel tanks (rather than one large one), the District will have greater flexibility to implement the use of bio-diesel for on the road vehicles (whether by choice or a regulatory mandate associated with vehicle count). The work has been sequenced to ensure the availability of fueling operations during construction by building out the new fueling facility prior to the abandonment of the existing one.

The paving portion of the proposed contract will rebuild and pave out approximately 38,000 square feet of parking area in the lower yard that is seeing substantial structural failure.

IV. BID RESULTS

IVGID publicly advertised this project for bidding and plan sets were acquired by fourteen interested bidders and builders' exchanges. Five bids were received and opened on March 23, 2017. The Engineer's estimate for the project was \$2,290,593. The bid results are as follows:

Contractor	Bid Amount
Geney/Gassiot, Inc.	\$2,026,997
K7 Construction	\$2,319,400
Bison Construction	\$2,336,000
Granite Construction	\$2,598,598
Reyman Construction	\$2,740,000

The low responsive bidder is Geney/Gassiot, Inc. District Staff reviewed the bid and checked references for the contractor and recommends award of this project to Geney/Gassiot, Inc. If awarded, the project is scheduled to start June 1, 2017 and be substantially complete by June 1, 2018.

BJG Architecture and Engineering has been the project Architect of Record since the start of project planning and design. Additionally, BJJ has completed multiple projects in the past for the District including the design of Public Works Building A and the Parks Crew Building.

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Tri Sage Consulting was selected by District Staff to provide daily construction inspection activities based on the quality and comprehensive project experience of their field staff. Tri Sage has previously worked for the District providing construction inspection activities on the 2014, 2015, and 2016 Watermain Replacement Projects, the Spooner Pump Station Improvements Project, the Burnt Cedar Water Disinfection Plant Improvements Project, and the Water Pump Station 4-1/5-3 Improvements Project.

V. FINANCIAL IMPACT AND BUDGET

This work is included in the 2016/2017 Capital Improvement Program Budget under 2097BD1301 – Public Works Equipment Storage Building Project, 2097BD1502 – Fueling Facility Upgrade Project, and 2097LI1401 – Pavement Maintenance, Utility Facilities Project (see attached data sheets). Additionally, all three projects have additional funds carried forward and available from previous fiscal years. The following table outlines the total available project budget.

Total Available Budget

Description	Amount
2097BD1301 (Building) – FY16/17 Funds	\$300,000
2097BD1301 (Building) – Carry Forward Funds	\$1,077,258
2097BD1502 (Fuel Facility) – FY16/17 Funds	\$580,000
2097BD1502 (Fuel Facility) – Carry Forward Funds	\$87,000
2097LI1401 (Paving) – FY16/17 Funds	\$387,500
2097LI1401 (Paving) – Carry Forward Funds	\$62,709
Total Available Budget	\$2,494,467

The total available budget to complete the proposed work is \$2,494,467.

The estimated project construction budget is presented in the following table.

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 Equipment Storage Building Project –
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 and Engineering in the amount of \$89,100, and Tri
 Sage Consulting in the amount of \$65,000

Project Construction Budget

Description	Amount
Construction Contract	\$2,026,997
Construction Contingency at 10%	\$202,000
Design Services During Construction	\$89,100
Construction Inspection Services	\$65,000
Special Inspection and Materials Testing	\$24,026
District Staff Time	\$50,000
Estimated Project Total	\$2,457,123

VI. ALTERNATIVES

Not award the construction contract and not move forward with construction of the Equipment Storage Building. Doing so would mean necessary improvements to the Public Works fueling facility and site pavement would be postponed to future years. Additionally, critical equipment would continue to be stored outside with equipment and work crews exposed to inclement conditions.

VII. BUSINESS IMPACT

This item is not a "rule" within the meaning of Nevada Revised Statutes, Chapter 237, and does not require a Business Impact Statement.



Project Summary

Project Number:	2097BD1301	
Title:	Public Works Equipment Storage Building	
Asset Class:		
Division:	97 - Public Works Shared	
Budget Year:	2017	
Scenario Name:		Active: Yes
Budget Status:	Data Entry	
Locations:		
Project Something:	BD - Buildings & Structures	

Project Description

The Utility Department has identified a need to construct an enclosed equipment storage building to house the District's critical and emergency response equipment. The unimproved area at the base of the Mill Creek Dam is a suitable site for this building but that space is currently utilized as a decanting station for debris from District owned drains, detention ponds, interceptors, leak excavation sites and vaults. Under partnership with NDOT, the Washoe County Road Department, and the District a master decanting facility located at the NDOT yard was constructed during the summer of 2008. This master decanting facility allows the District to close and abandon the decanting station currently located at the base of Mill Creek Dam allows construction of an enclosed equipment storage building on that portion of land. The equipment storage building will have minimal requirements for heat, water, and electricity and will keep District owned equipment (some of which cannot be stored in freezing conditions) out of the harsh winter elements. Water usage will be for wash down of the equipment or inside of the building. The heat would be designed to maintain 50 degrees inside of the building. Lights would be new high efficiency lighting that would be designed to provide adequate lighting for moving safely within and around the building but will not be designed to perform vehicle maintenance.

Project Internal Staff

Project Justification

The equipment storage building will house a tractor excavating machine, 3 loaders, 1 backhoe, 1 CCTV van, 1 sand/ plow truck, 1 trackless snow blower, 1 small dump truck, 1 Kodiak blower attachment and a safety/emergency trailer. By storing this equipment indoors and out of freezing temperatures, it will dramatically increase response times, prolong equipment life, and cut labor costs associated with the preparation of the equipment (snow removal, de-icing, and vehicle warm-up). Currently this time frame is about two to three hours per man per day. This preparation and warm up time would be cut by half each time. Additionally, indoor storage will increase employee safety by eliminating the need to prepare the equipment which is frequently performed at night, in icy conditions and inclement weather, and often times alone. One of the vacuum trucks(#534), which is susceptible to damage from freezing conditions, and Snowblower #309, which requires thawing of the ice & snow to perform operator service requirements between usage, are currently housed in the equipment maintenance building. Moving this equipment to a new indoor location will free-up the vehicle maintenance space for its intended use by vehicle maintenance staff and will increase efficiency in their daily operations. Much of the equipment is required to have pre-operational checks of all fluid levels, hoses, fittings, frame components, hydraulic rams, plow blades, pins, etc. It is almost impossible to perform these in the dark adverse conditions and many problems such as fluid levels, hoses, fittings could very easily go unnoticed leading to a failure or more serious damage. Some of the parts special order are only made by one local company and are not readily available or would not be able to be fixed quickly enough to complete our tasks leading to possible revenue losses such as the Chateau, Ski area and Recreation center. Some of the pieces of equipment such as the loaders, backhoe, used to be on buy back programs with three year cycles. We now have a total life depreciation which makes it even more important to keep them out of damaging weather be it cold, snow or rain conditions as well as UV damage to hoses, interiors, paint or other susceptible items. Costs for this equipment to be stored is valued at approximately \$1,700,000 dollars. Previous carryover budget has been applied to the construction of this project.

This work will be completed as part of a single contract that constructs the new Fueling Facility and rebuilds the lower Public Works Yard parking lot in order to gain efficiencies and economies of scope and scale.

Forecast			
Budget Year	Total Expense	Total Revenue	Difference
2017			
Construction Equipment Storage	200,000	0	200,000
Construction Testing/inspection	75,000	0	75,000
Internal Services	25,000	0	25,000
Year Total	300,000	0	300,000
	300,000	0	300,000

Year Identified	Start Date	Project Partner	Manager	Est. Completion Date
2012			Director of Asset Management	



Project Summary

Project Number:	2097BD1502	
Title:	Fueling Facility Upgrade	
Asset Class:		
Division:	97 - Public Works Shared	
Budget Year:	2017	
Scenario Name:	Main	Active: Yes
Budget Status:	Data Entry	
Locations:		
Project Something:	BD - Buildings & Structures	

Project Description				
Public Works owns and operates a gasoline and diesel fuel storage and dispensing facility. The system is comprised of a 3500 gallon underground diesel storage tank, a 4000 gallon underground unleaded gasoline storage tanks, tank monitoring system, fuel piping, a fuel dispensing island and associated controls to track fuel usage. The fuel island is used by the District venues for refueling licensed vehicles and for Public Works large equipment. It is essential for the operation of Public Works to have diesel fuel on-site for fueling equipment and as a back-up source of fuel storage for use in the emergency power generators at the sewage and water pumping stations. The fueling system is out of compliance with NDEP regulations. Unacceptable water intrusion has been noted around the tanks. This project will construct new above ground fuel storage tanks, fueling dispensers, and associated containment, monitoring equipment, and sand/oil separator in compliance with NDEP regulations. The new fueling island will include the necessary lighting to facilitate night-time fueling. The new facility will be located away from the PW building and in a location that allows improved ingress and egress. The existing fuel island will remain active until the new facility is complete. Upon completion of the new fueling facility, the existing storage tanks, piping and refilling structures will be demolished and removed in compliance with NDEP requirements.				
Project Internal Staff				
The project will be managed by the Engineering and Fleet Division. The project will be bid to outside contractors. The project will require special permitting and inspection from Washoe County and the State of Nevada.				
Project Justification				
The fuel island is used by the District venues for refueling licensed vehicles and for Public Works large equipment. It is essential for the operation of Public Works to have diesel fuel on-site for fueling equipment and as a back-up source of fuel storage for use in the emergency power generators at the sewage and water pumping stations. The fueling system has been operation since 1989. Enhancement to the fueling facility will also allow more extensive use of bio-diesel in the fleet.				
This work will be completed as part of a single contract that constructs the new Equipment Storage Building and rebuilds the lower Public Works Yard parking lot in order to gain efficiencies and economies of scope and scale.				
Forecast				
Budget Year	Total Expense	Total Revenue	Difference	
2017				
CM/Testing	42,000	0	42,000	
Construction	513,000	0	513,000	
Internal Services	25,000	0	25,000	
Year Total	580,000	0	580,000	
	580,000	0	580,000	
Year Identified	Start Date	Project Partner	Manager	Est. Completion Date
2012			Director of Public Works	Dec 31, 2016



Project Summary

Project Number:	2097LI1401	
Title:	Pavement Maintenance, Utility Facilities	
Asset Class:		
Division:	97 - Public Works Shared	
Budget Year:	2017	
Scenario Name:		Active: Yes
Budget Status:	Data Entry	
Locations:		
Project Something:	LI - Land Improvements	

Project Description
This project is for the continued maintenance and repair of pavement assets at all Utility facilities. Facilities include sewer and water pumping stations, reservoirs, Wastewater Treatment Plant and Public Works Facility. There are 19 utility sites with a combined total of 231,000 square feet of coverage. Public Works staff maintains a database of these and other facilities for pavement conditions, past projects and forecasts long-term maintenance needs. Public Works staff performs annual inspections of all sites. Life of maintenance measures varies: New pavement has a typical lifespan of 15-20 years, Overlay 5-10 years, Slurry Seal can last 3-6 years and crack fill 1-3 years all dependent on degree of use and severity of weather and snow removal.
Project Internal Staff
Public Works staff will perform design, bid, contract administration and related inspection tasks. Work will be performed by outside contractors.
Project Justification
Regular preventative maintenance of pavement significantly increases the life of the asset and defers the timeline for which wholesale replacement is required. Once pavement has reached its expected lifespan and begins to fail, major rehabilitation is required. Tahoe's freeze/thaw climate and snow removal operations accelerate pavement deterioration. By sealing the cracks and sealing the surface it extends the life of the pavement and protect the structure below. A baseline of annual funds are budgeted due the overall age of most facilities and the possibility for unforeseen winter damage. The rebuild of the lower Public Works Yard parking lot will be completed as part of a single contract that constructs the new Equipment Storage Building and the new Fueling Facility in order to gain efficiencies and economies of scope and scale.

Forecast			
Budget Year	Total Expense	Total Revenue	Difference
2017			
CM/testing	30,000	0	30,000
Internal Services	27,500	0	27,500
Miscellaneous repairs	10,000	0	10,000
Public Works Facility Construction	320,000	0	320,000
Year Total	387,500	0	387,500
2018			
Internal Services	2,500	0	2,500
Miscellaneous repairs	10,000	0	10,000
Year Total	12,500	0	12,500
2019			
Internal Services	5,000	0	5,000
Miscellaneous repairs and design for next year's reconstruction.	20,000	0	20,000
Year Total	25,000	0	25,000
2020			
Internal Services	10,000	0	10,000
Reconstruct WPS 4-2/5-1, R1 and WPS 3-1.	254,000	0	254,000
Year Total	264,000	0	264,000
2021			
Crack fill and slurry all sites	229,000	0	229,000
Internal Services	10,000	0	10,000
Year Total	239,000	0	239,000
2022			
Internal Services	2,500	0	2,500
Miscellaneous repairs	10,000	0	10,000
Year Total	12,500	0	12,500
2023			
Internal Services	2,500	0	2,500
Miscellaneous repairs	10,000	0	10,000
Year Total	12,500	0	12,500
2024			
Internal Services	2,500	0	2,500
Miscellaneous repairs	10,000	0	10,000
Year Total	12,500	0	12,500
2025			
Internal Services	10,000	0	10,000
Repave Utility Facilities	250,000	0	250,000
Year Total	260,000	0	260,000