



**AGENDA ITEM:** \_\_\_\_\_

MEETING DATE: January 25, 2017  
TO: Board of Directors  
FROM: Bill Quesnel PE, District Engineer  
SUBJECT: Contract Award, Vehicle Maintenance Building Addition

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**RECOMMENDATION:**

Staff recommends the Board of Directors:

- Award a Construction Contract to Geney/Gassiot Inc., of Reno, Nevada in the amount of \$823,586.00 for the expansion of the Vehicle Maintenance Building;
- Authorize the Board President to sign the Contract subject to review and approval of Counsel;
- Authorize the General Manager to approve Change Orders in an amount not-to-exceed 10% of the contract amount due to unanticipated field conditions or changes to the project scope;
- Authorize the General Manager to sign a Professional Services Contract with Prosser Building and Development for Project Management services in the amount of \$42,000.

**DISCUSSION:**

The expansion of the Vehicle Maintenance Building was identified by Staff as necessary to provide space for the storage of the District's snow removal equipment and free-up stalls for maintenance of the rolling stock. The 2,460 sf addition includes a drive-through bay with room for four of the largest pieces of equipment and storage space on two levels that can be used for smaller vehicles/equipment (lower level) and materials/supplies on the upper level. The addition is designed to be heated to a maximum of 50° and includes led lighting, power, communications, water and compressed air systems.

The project was advertised in the *Sierra Sun* and the Invitation to Bid was sent to area contractors to solicit interest. The District received six bids:

Geney/Gassiot Inc. (Reno, NV)	\$823,586
Reyman Brothers Construction (Sparks, NV)	\$835,103
Plummerbuilt Inc. (Herald, CA)	\$887,500
DG Granade, Inc. (Shingle Springs, CA)	\$915,885
Patriot Construction Inc. (Stockton, CA)	\$1,010,956
Swierstok Enterprises (Orangevale, CA)	\$1,069,500

In June 2016, the project was estimated to cost \$918,000 including a 10% contingency. The bid amounts do not include the installation of a fire protection system as the capacity of the existing sprinkler system is yet to be analyzed because of the fire flow limitations discussed at the June 2016 meeting. The District is working to retain an independent Fire System Engineer to analyze the distribution system

capacity and determine if increasing the pressure throughout the airport is necessary, with the possible result being system leakage due to the change, or modification of portions of the Maintenance Building's existing system. Staff believes the cost of installing fire protection in the addition will be approximately \$40,000 and a separate contract will be awarded once the design is complete by the Engineer.

Geney/Gassiot has been in business since 1981, holds Class A and B Licenses and has constructed and/or managed the construction of many private and government buildings in the Truckee and North Tahoe area. I contacted the firm re: the low bid and specifically the amounts proposed for some items of work. Mr. Geney responded "the company has verified all in-house numbers and subcontractor bids thus confirming its ability to complete the items of work in compliance with project plans and specifications for the proposed amount. The bid should be considered complete, responsive and responsible".

The project schedule is based on the following milestones:

- Contract Award (planned) is January 25, 2017;
- Submittal of Structural Drawings and Calculations prepared by metal building supplier to the District for submittal to regulatory agencies for issuance of Permits required by April 15, 2017;
- Estimated date of issuance of Notice to Proceed is 60 days after submittal of drawings;
- Building to be erected & weather-tite and all site work completed by October 15, 2017;
- Building interior to be completed and Certificate of Occupancy issued by December 31, 2017;
- Liquidated Damages: \$500.00 per Calendar Day past the December 31, 2017 deadline.

My office has taken the lead as Project Manager up to this point with respect to preparation of contract documents and the bidding process and will continue to assist with the Nevada County and utility provider permitting process. However, as the construction process begins, my office does not have the staffing or time available to continue the PM role. I have spoken with Peter Beaupre re: the need for construction services and he has proposed a fee not to exceed \$42,000 to assume that role. I reviewed the scope of work and believe it is based on reasonable assumptions.

The budget for the project is \$950,000 while the estimated cost of the project is:

<b>Design and Bidding Costs to Date</b>	<b>\$47,000</b>
<b>Complete Permit Process (Design Team)</b>	<b>\$7,000</b>
<b>Nevada County Permit Fees plus 10% contingency</b>	<b>\$5,500</b>
<b>Prosser Building and Development PM Services</b>	<b>\$42,000</b>
<b>Design Team Assistance during Construction</b>	<b>\$16,000</b>
<b>Construction Contract plus 10% contingency</b>	<b>\$906,000</b>
<b>Fire Sprinkler System Design/Installation plus 10% contingency</b>	<b>\$44,000</b>
<b>TOTAL</b>	<b>\$1,067,500</b>