

**UNIVERSITY MEDICAL CENTER OF SOUTHERN NEVADA
BOARD OF HOSPITAL TRUSTEES
AGENDA ITEM**

Petitioner: Mason Van Houweling, Chief Executive Officer

Recommendation:

Approve the award of Bid No. 2025-07, UMC 7 Story Tower & Trauma Building Elevator Modernization Project, PWP# CL-2026-102, to Monument Construction, the lowest responsive and responsible bidder, contingent upon submission of the required bonds and insurance; and authorize the Chief Executive Officer to execute change orders within his delegation of authority; or take action as deemed appropriate. (For possible action)

FISCAL IMPACT:

Fund #:	5420.000	Fund Name:	UMC Operating Fund
Fund Center:	3000999901	Funded PGM/Grant:	N/A
Amount:	\$5,649,883.00		
Description:	Award of Bid 2025-07 UMC 7 Story Tower & Trauma Building Elevator Modernization Project		
Additional Comments:	Bid/RFP/CBE: Formal bid pursuant to NRS 338.1385. Term: No more than 540 days from the date provided in a Notice to Proceed, subject to any alteration in days allowed for in subsequently executed change orders, if applicable. Out Clause: UMC has the right to immediately terminate for convenience upon notice.		

BACKGROUND:

On October 27, 2025, Bid No. 2025-07 was published in the Las Vegas Review-Journal and posted on the Nevada Government eMarketplace (NGEM) Portal, soliciting bid proposals for the completion of an elevator modernization project to take place within the 7 Story Tower and Trauma Building of the main campus of UMC. As a part of the scope, the existing traction elevators are to be completely replaced and/or refurbished to meet current safety standards, improve efficiency, and enhance user experience.

UMC received bids as follows:

Bids Received
Monument Construction
Builders United, LLC

Total Base Bid Amounts
\$ 5,072,200.00

Cleared for Agenda

02/17/2026

File ID#

26-1204

\$ 5,731,395.28

Taylor International Corp.	\$ 6,128,219.00
SHF International LLC	\$ 6,212,059.00
Cobblestone Construction (Benchmark Contracting Inc.)	\$ 6,912,146.25

All of the above bids were received on or before November 19, 2025 and were unsealed on November 19, 2025. The apparent lowest base bid of \$5,072,200.00 was received from Monument Construction, a Nevada corporation, which correctly submitted all required documentation within the relevant deadlines.

Following the bid unsealing, UMC sought additional information from both Monument and Monument's elevator subcontractor to assess their qualifications to undertake the work specified in the bid. Based on the information provided, UMC determined that Monument's elevator subcontractor did not possess the requisite qualifications. Therefore, UMC formally requested a substitution in accordance with NRS 338.141(5)(a).

Thereafter, Monument provided revised bid documents, substituting its elevator subcontractor. This change resulted in a change to Monument's base bid amount.

Below are the revised base bid totals:

Bids Received
Monument Construction
Builders United, LLC

Total Base Bid Amounts
\$ 5,590,795.00
\$ 5,731,395.28

Taylor International Corp.	\$ 6,128,219.00
SHF International LLC	\$ 6,212,059.00
Cobblestone Construction (Benchmark Contracting Inc.)	\$ 6,912,146.25

Accordingly, after the subcontractor substitution, Monument Construction remained the lowest responsive and responsible bidder.

In addition to the base bid amount, which covers the scope, UMC chose several additives, Additive Alternatives 1 through 3, to ensure that the elevators are serviced during the project. Such additives increase the total necessary expenditure and required authorization by \$59,088.00, to a grand total of \$5,649,883.00.

The term of the agreement is no more than 540 days from the date provided in a Notice to Proceed, subject to any alteration in days allowed for in subsequently executed change orders, if applicable, plus a 12-month workmanship warranty. UMC may terminate the Agreement for convenience prior to, or during, the performance of the work.

Monument Construction currently holds a Clark County Business License. UMC's Director of Facilities Maintenance has reviewed the bid documents and recommends this award. The recommendation of award to Monument Construction is in accordance with NRS 338.1385(5), which requires a public body or its authorized representative to award a contract to the lowest responsive and responsible bidder.

The bid documents and notice of award have been approved as to form by UMC's Office of General Counsel.

This agreement was reviewed by the Governing Board Audit and Finance Committee at their January 21, 2026 meeting and recommended for award by the Governing Board.

The Governing Board at their January 28, 2026 meeting reviewed the bid documents and notice of award and approved and recommended for award as requested above by the Board of Hospital Trustees.