

STAFF REPORT

Date: June 11, 2025

To: Mayor and City Council

Through: Jackie Bryant, City Manager

Subject: Staff Report (For Possible Action): Award of Contract to All Eagle, LLC for demolition of the Community Assistance Center buildings located at 315 & 335 Records Street in an amount not to exceed \$700,000. (Redevelopment Agency #2 Fund) [Ward 1]

From: Frank Avera, Maintenance & Ops Manager

Department: Maintenance and Operations

Summary:

The Community Assistance Center located at 315 and 335 Record Street has been closed since 2021 when the Cares Campus opened. The next step is to demolish the buildings to remove downtown blight, the potential for vandalism, and the potential unlawful occupation of a vacant building on City owned property.

The property is under an Exclusive Negotiating Agreement (ENA) with Ulysses Development Group, who will reimburse the Reno Redevelopment Agency for the cost of demolition. Four bids were received on May 15, 2025. All Eagle, LLC submitted the best bid pursuant to the requirements established in Nevada Revised Statute (NRS) Chapter 338.

Staff recommends Council Award of Contract to All Eagle, LLC for the Community Assistance Center Demolition Project in an amount not to exceed \$700,000, which includes contingencies of \$19,800.

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?	.0023%	

Alignment with Strategic Plan:

Infrastructure, Climate Change, and Environmental Sustainability
Public Safety

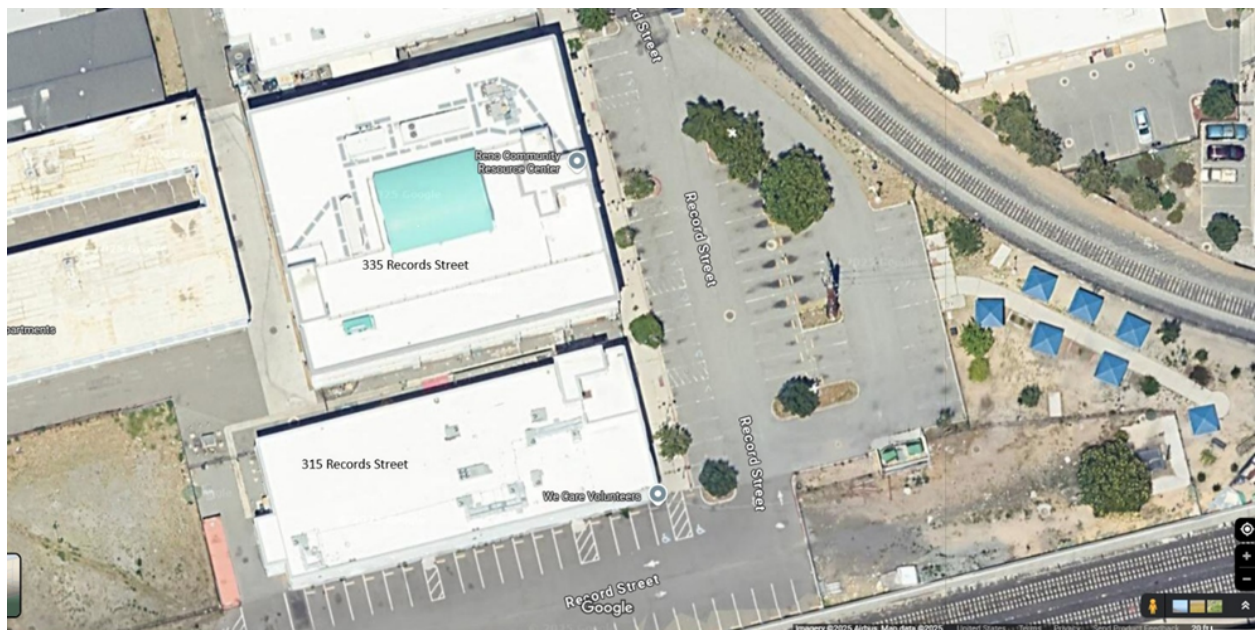
Previous Council Action:

June 4, 2024 – The City of Reno issued an RFP seeking proposals to partner with the City on the economic development of a city-owned parcel located at 315 & 335 Record Street.

September 25, 2024 – Approval of Exclusive Negotiating Agreement (ENA) with Ulysses Development Group outlining the terms that would be included in a Disposition of Development Agreement (DDA) for the sale of properties located at 315 & 335 Record Street, formerly known as the Community Assistance Center.

Background:

In September of 2024, Council selected, through a Request for Proposal (RFP) process, to sell the properties formerly known as the Community Assistance Center located at 315 & 335 Record Street to Ulysses Development Group, which proposed building 136 units of affordable housing on the sites.

**Discussion:**

Staff conducted a public bid for the 315 & 335 Record Street Demolition Project and opened four bids on May 15, 2025. All Eagle, LLC submitted the best bid pursuant to the requirements

established in Nevada Revised Statutes (NRS) Chapter 338. All Eagle, LLC is a local General Contractor licensed in Nevada and has completed several recent abatement projects for the City.

Table 1 - Bid Summary

Bidder	Total Bid Price
Engineer's Estimate	\$700,000
All Eagle, LLC	\$680,200*
Olcese Construction Co., Inc.	\$650,000
Clauss Construction	\$857,673
Q&D Construction, LLC	\$932,000

*** 5% Bidders Preference** was a factor in determining award of contract

The engineer's estimate was based on recent projects of similar scope and complexity. Staff recommends award to All Eagle, LLC for the demolition of 315 & 335 Record Street in an amount not to exceed \$700,000 including \$19,800 in contingencies for unforeseen items encountered during the project.

Table 2 – Recommend Bid Award

315 & 335 Demolition – Base Bid	\$680,200
Contingency	\$19,800
Bid Award	\$700,000

Financial Implications:

Funding has been approved for the FY26 Redevelopment Agency #2 Fund.

Legal Implications:

This Contract was competitively bid in accordance with Chapter 338 of the Nevada Revised Statutes (NRS). NRS 338.147 provides that a local government shall award a contract for a public work for which the estimated cost exceeds \$250,000 to the contractor who submits the best bid pursuant to the requirements of the chapter. All Eagle, LLC maintains the proper license to perform the project and submitted the best bid pursuant to State Law.

Recommendation: Staff recommends Council Award of Contract to All Eagle, LLC for the demolition of the Community Assistance Center buildings located at 315 & 335 Record Street in an amount not to exceed \$700,000. (Redevelopment Agency #2 Fund) and authorize the Mayor to sign the contract.

Proposed Motion:

I move to approve the award of contract to All Eagle, LLC for the demolition of the Community Assistance Center buildings located at 315 & 335 Record Street in an amount not to exceed \$700,000 (Redevelopment Agency #2 Fund) and authorize the Mayor to sign the contract.

Attachments:

All Eagle, LLC 315 & 335 Record Street Demolition Contract (PDF)