

## STAFF REPORT

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**Date:** July 24, 2024

**To:** Mayor and City Council

**Through:** Jackie Bryant, Interim City Manager

**Subject:** Staff Report (For Possible Action): Award of Contract to D&D Plumbing, Inc. for the replacement of two hydronic boilers at the McKinley Arts and Culture Center in an amount not to exceed \$361,704. (Capital Maintenance Fund)

**From:** Dan Tresley, Project Manager

**Department:** Maintenance and Operations

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**Summary:**

Staff recommends the award of a contract to D&D Plumbing, Inc. in an amount not to exceed \$361,704 for the boiler replacement at the McKinley Arts and Culture Center. The scope of work shall consist of 1) demolition of two (2) existing boilers, flue, pumps, expansion tank, hot water piping, boiler controls, boiler power, and pump power; 2) installation of two (2) new boilers, boiler flues, boiler dampers, hot water pump, chemical feed tank, boiler controls, expansion tank, two (2) 5 hp variable frequency drives (VFDs), new boiler pump, VFD power, and new lighting; and 3) installation and/or rework associated piping and electrical systems.

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?	0.04%	

**Alignment with Strategic Plan:**

Infrastructure, Climate Change, and Environmental Sustainability

**Previous Council Action:**

There is no recent Council action relevant to this item.

**Background:**

Mckinley Arts and Culture Center was built in 1909 and is located at 925 Riverside Drive. It includes Mission/Spanish Revival architecture designed by George Ferris. It was listed on the National Register of Historic Places in 1985. The last known upgrade to the mechanical system was completed in 1999. Both boilers have exceeded their useful life.

**Discussion:**

Mckinley Arts and Culture Center is a vital and integral part of the vibrant downtown/riverwalk area of Reno. There are many public and private events held there year-round. There is a rotating art gallery in each wing, they have farmers' markets in the parking lots, and a wonderful auditorium that can be set up for bigger gatherings. Replacing the two boilers that have both exceeded their useful life will bring more consistency, higher efficiency, and a trouble-free product to a beautiful location that so many enjoy.

Six bids were received and opened on May 31, 2024. The bid results are shown in Table 1 – Bid Summary, below:

McKinley Arts Boiler Replacement	D&D Plumbing, Inc	Smith Mechanical	ACCO Engineered Systems	TNT Industrial	S&S Mechanical	Ryan Mechanical
<b>Base Bid</b>	\$328,704	\$330,477	\$332,250	\$336,161	\$375,641	\$381,000
<b>Force Account</b>	\$33,000	\$33,000	\$33,000	\$33,000	\$33,000	\$33,000
<b>TOTAL</b>	\$361,704	\$363,477	\$365,250	\$369,161	\$408,641	\$414,000
<b>*A 5% preference in bidding was considered</b>						

**Financial Implications:**

Funding is available in the Capital Maintenance Fund in the amount of \$361,704.

**Legal Implications:**

Legal review completed for compliance with City procedures and Nevada law. The contract was competitively bid pursuant to Nevada Revised Statutes (NRS) 338.147 and the award is pursuant to City procedures and state law.

**Recommendation:**

Staff recommends Council award a contract to D&D Plumbing, Inc. in an amount not to exceed \$361,704 for the replacement of two boilers at the McKinley Arts and Culture Center and authorize the Mayor to execute the contract.

**Proposed Motion:**

I move to approve staff recommendation.

**Attachments:**

FM996B McKinley Arts Boiler Replacement – Contract