



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: February 25, 2025

DATE: January 23, 2025

TO: Board of County Commissioners

FROM: Dwayne Smith, P.E., Division Director, Engineering and Capital Projects
Community Services Dept., 775-328-2043, desmith@washoecounty.gov

THROUGH: Eric Crump, Director,
Community Services Dept., 775-328-3625, ecrump@washoecounty.gov

SUBJECT: Recommendation to: (1) award a bid and approve the Agreement to the lowest responsive, responsible bidder for the Mills B. Lane Justice Center Chiller Replacement Project, PWP-WA-2024-109 [staff recommends American Chiller Service Inc, for the base bid in the amount of \$489,500; (2) approve construction bid alternates 1, 2, 3, 4, 5 and 6 in the amount of \$65,629; and (3) approve a project construction contingency fund in the amount of \$55,467.90] for a total award amount of \$554,679 with a \$55,467.90 contingency for a total project construction cost not to exceed \$610,146.90. The Project is located at 1 South Sierra Street, Reno, Nevada, and the scope of work includes the procurement, delivery, installation and controls of a water-cooled magnetic levitating centrifugal chiller and connection to existing chilled and condenser water piping. Community Services. (Commission District 1.) FOR POSSIBLE ACTION

SUMMARY

The Mills B. Lane Justice Center Chiller Replacement project will consist of the procurement, delivery, installation and controls of a 300-ton water-cooled magnetic levitating centrifugal chiller and connection to existing chilled and condenser water piping. The new high-efficient chiller will reduce energy cost and will provide high efficiency cooling for the complex.

A base bid along with six bid alternatives were included in the invitation to bid package. Bid alternative 1 will replace six (6) refrigerant relief valves on each existing chillers 1 and 2. Total number of replace refrigerant relief valves will be twelve (12). Bid alternate 2 will relocate existing condenser water flow switches on chillers 1 and 2. Bid alternate 3 will replace expansion bellows on existing chillers 1 and 2 with new braided expansion joints with stainless steel jacketing. Bid alternate 4 will relocate condenser water and chilled water isolation valves on existing chillers 1 and 2 and provide piping to accommodate bid alternatives 2 and 3. Bid Alternative 5 will provide 5-year warranty on

AGENDA ITEM # _____

Danfoss turbocor compressors beyond 1 year warranty included in project. Bid alternative 6 will install plant isolation valves on chilled and condenser water piping.

In accordance with the bid documents, the recommendation for award of the project is considered using the base bid only. Bid alternatives were included and are at the discretion of the Board of County Commission.

Sealed bids for the Mills Lane Chiller Replacement Project were opened on January 15, 2025. The list of bids received for the project is as follows:

Mills Lane Chiller Replacement	
Bidder	Amount
1. American Chiller Service Inc	
• Base Bid	\$489,500.00
○ Bid Alternate 1 (Selected)	\$8,878.00
○ Bid Alternate 2 (Selected)	\$1,320.00
○ Bid Alternate 3 (Selected)	\$7,965.00
○ Bid Alternate 4 (Selected)	\$23,160.00
○ Bid Alternate 5 (Selected)	\$12,276.00
○ Bid Alternate 6 (Selected)	\$11,580.00
Total Bid Award with Alternatives	\$554,679.00
*base bid and selected alternatives are shown in bold	
2. Emcor Services	
• Base Bid	\$526,626.00
3. Simerson Construction, LLC	
• Base Bid	\$684,400.00
Engineers Estimate	\$555,816.00

Staff has verified in the System for Award Management Exclusions that no bidder is excluded from receiving federal government contracts as a result of being debarred; thus, none of the bidders is prohibited by NRS 338.017(2) from being awarded a public works contract.

Washoe County Strategic Objective supported by this item: Fiscal Sustainability: Long-term sustainability.

PREVIOUS ACTION

On May 21, 2024, the Board of County Commissioners (Board) adopted the Washoe County Final budget for Fiscal Year 2025 as well as adopting the Capital Improvement Plan (CIP) for Fiscal Years 2025-2029.

BACKGROUND

The Mills B. Lane Justice Center is located at 1 S. Sierra St, Reno Nevada. This project is phase 2, the final phase of the Mills Lane chiller replacement project. In 2019, phase 1 of the project was executed by two 200-ton chillers were removed after 22 years of service due to reliability concerns and using an obsolete R-22 refrigerant and installing one 300-ton chiller. The chiller installation in phase 2 will allow more flexibility for Washoe County staff to perform maintenance on the chillers within the plant and allow flexibility with obtaining optimal chiller plant efficiency with regard to energy efficiency.

FISCAL IMPACT

Sufficient budget authority for this bid award and contingency is available in the FY25 budget in the Capital Improvement Fund (402), in the 1 So. Sierra – Mills Lane Chiller Replacement (PW920371).

RECOMMENDATION

It is recommended the Board of County Commissioners to: (1) award a bid and approve the Agreement to the lowest responsive, responsible bidder for the Mills B. Lane Justice Center Chiller Replacement Project, PWP-WA-2024-109 [staff recommends American Chiller Service Inc, for the base bid in the amount of \$489,500; (2) approve construction bid alternates 1, 2, 3, 4, 5 and 6 in the amount of \$65,629; and (3) approve a project construction contingency fund in the amount of \$55,467.90] for a total award amount of \$554,679 with a \$55,467.90 contingency for a total project construction cost not to exceed \$610,146.90. The Project is located at 1 South Sierra Street, Reno, Nevada, and the scope of work includes the procurement, delivery, installation and controls of a water-cooled magnetic levitating centrifugal chiller and connection to existing chilled and condenser water piping.

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be: "Move to (1) award a bid and approve the Agreement to the lowest responsive, responsible bidder for the Mills B. Lane Justice Center Chiller Replacement Project, PWP-WA-2024-109 [staff recommends American Chiller Service Inc, for the base bid in the amount of \$489,500; (2) approve construction bid alternates 1, 2, 3, 4, 5 and 6 in the amount of \$65,629; and (3) approve a project construction contingency fund in the amount of \$55,467.90] for a total award amount of \$554,679 with a \$55,467.90 contingency for a total project construction cost not to exceed \$610,146.90. The Project is located at 1 South Sierra Street, Reno, Nevada, and the scope of work includes the

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