



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: July 14, 2026

DATE: June 25, 2026

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 1 South Sierra Street North Tower Boiler Replacement Project, PWP-WA-2026-430 [staff recommends Acco Engineered Systems for the base bid in the amount of \$450,000]; and (2) approve a separate project contingency fund [in the amount of \$45,000 for a total installation cost not to exceed \$495,000]. The Project is located at 1 South Sierra Street, Reno, Nevada, and consists of replacing two condensing boilers and associated mechanical systems. Community Services. (Commission District 1.) FOR POSSIBLE ACTION

SUMMARY

The 1 South Sierra Street North Tower Boiler Replacement Project consists of replacing two existing condensing boilers with modern high-efficiency condensing boilers, including associated mechanical systems, controls, and code-compliance upgrades. The replacement is required based on failed components of the current system and will improve heating system reliability, reduce energy consumption, and lower long-term maintenance costs.

Long-lead equipment and materials were procured in advance of the formal installation solicitation to mitigate schedule risks associated with manufacturing and delivery timelines for critical components. These previously procured items are excluded from the current bid scope. This approach allows installation activities to occur over the next couple of months, ensuring that the building has an operable heating system this coming winter.

Sealed bids for the installation portion of the 1 South Sierra Street North Tower Boiler Replacement Project were opened on June 25, 2026. The bids received are listed below:

AGENDA ITEM # _____

1 S. Sierra St North Tower Boiler Replacement Project

Bidder	Bid Amount
Acco Engineered Systems	\$450,000
Emcor Services Nevada	\$455,450
TNT Industrial Contractors, Inc	513,200
Engineering Estimate	\$526,000

Staff have 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

In March 2026, the CIP Committee approved the emergency replacement of two boilers at the 1 South Sierra Street North Tower.

On April 28, 2026, the Board of County Commissioners acknowledged a net-zero cross-functional budget appropriation transfer of \$860,000 from the Public Works function to the Judicial function within the Capital Improvements Fund for the Downtown Courts North Tower Boiler Failure project.

BACKGROUND

The 1 South Sierra Street North Tower is part of Washoe County's downtown judicial complex and supports courtrooms, judicial chambers, holding areas, and public access spaces for judicial operations. The existing heating system includes two Cleaver-Brooks FLX-200 boilers installed in 1996. The boilers have exceeded their typical service life, and recent assessments identified critical failures and operational risks requiring emergency replacement. Continued heating system reliability is necessary to maintain judicial operations and public services within the facility.

The project is being completed in two phases. Phase 1 included procurement of long-lead equipment. Phase 2 includes award of the construction contract for installation of the County-procured equipment and associated mechanical, controls, and code-compliance work.

FISCAL IMPACT

Sufficient budget authority for this agreement is available in the FY27 budget in the Capital Improvement Fund (402), in the Downtown Courts North Tower (PW920376), Professional Services (710100).

RECOMMENDATION

It is recommended that the Board of County Commissioners: (1) award a bid and approve the Agreement to the lowest responsive, responsible bidder for the 1 South Sierra Street North Tower Boiler Replacement Project, PWP-WA-2026-430 [staff recommends Acco Engineered Systems for the base bid in the amount of \$450,000]; and (2) approve a separate project contingency fund [in the amount of \$45,000 for a total installation cost not to exceed \$495,000.] The Project is located at 1 South Sierra Street, Reno, Nevada, and consists of replacing two condensing boilers and associated mechanical systems.

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 1 South Sierra Street North Tower Boiler Replacement Project, PWP-WA-2026-430 [staff recommends Acco Engineered Systems for the base bid in the amount of \$450,000]; and (2) approve a separate project contingency fund [in the amount of \$45,000 for a total installation cost not to exceed \$495,000]. The Project is located at 1 South Sierra Street, Reno, Nevada, and consists of replacing two condensing boilers and associated mechanical systems."