

STAFF REPORT

Date: March 24, 2021

To: Mayor and City Council

Thru: Doug Thornley, City Manager

Subject: Staff Report (For Possible Action): Approval of an Award of Contract to Farr Construction Corporation dba Resource Development Company for the Truckee Meadows Water Reclamation Facility (TMWRF) Top Deck Recoating and Repair Project in an amount not to exceed \$1,817,600 with the City of Reno's share being \$1,247,418.88 (Sewer Fund).

From: Matt Smith, Associate Civil Engineer

Summary: Truckee Meadows Water Reclamation Facility (TMWRF) has concrete infrastructure that has been in service for several years without adequate protection from weather and the corrosive environment where it resides. An appropriate solution to protecting the concrete from these conditions consists of preparing and traffic coating the concrete such that moisture and corrosive materials will be stopped from penetrating and degrading the concrete. This item is a contract with Farr Construction Corporation dba Resource Development Company (RDC) to repair, prepare, and coat the concrete on several of the concrete treatment units at the Truckee Meadows Water Reclamation Facility. RDC was the lowest bidder for the work, at \$1,817,600 (of which \$1,247,418.88 is the City's share), from already budgeted funds within the City's sewer fund. Staff recommends Council approve the award of the TMWRF Top Deck Recoating and Repair Project contract to RDC.

Previous Council Action: There is no recent Council action relevant to this item.

Background: The Truckee Meadows Water Reclamation Facility (TMWRF) was built in 1964 and is jointly owned by the Cities of Reno and Sparks. The treatment plant has several treatment units (processes) constructed of reinforced concrete that have been in use for decades with failed coatings. These coatings are important to the long-term durability of the concrete, especially the older portions of the plant.

Coatings on concrete degrade over time with exposure to UV light from the sun, industrial equipment wear & tear, and foot traffic. Once the coating's deeper layers have been compromised, there is no maintenance that can be done to salvage the coating and protect the underlying concrete.

As part of the Capital Improvement Program, the City of Reno's project manager engages plant staff on a risk ranking analysis of plant infrastructure which identifies capital improvement projects and recommends further evaluation of the infrastructure in question. This project ranked high on the risk ranking analysis which resulted in the project's inclusion in this year's Capital

Improvement Program. An evaluation that occurred in 2019 indicated all the existing coatings observed at the top deck areas at TMWRF are past their end of life.

Discussion: Large areas of coatings are relatively easy to replace because of machines available to do the preparation and the efficiency of applying coatings to large areas at one time. Areas that have extensive guardrails, equipment supports or pipe penetrations will take longer and be more complex as the preparation and application must work around these obstacles. Fortunately, the concrete surface preparation is not as sensitive to exposure post-preparation; unlike steel where the preparation of the surface can be lost in a matter of hours. This work is not possible with the staff at the plant, thus a contractor specialized in concrete repair and traffic coating application is required to perform the work to maintain this particular infrastructure at the plant. There is an economy of scale and uniformity of coating application that is realized when mobilizing a contractor for concrete preparation and coating work. It is for that reason that staff decided that the best recommendation is to coat all top deck surfaces of the treatment units at TMWRF at once instead of performing phases of this work.

The public bid was noticed on the City’s web site and published in the Reno Gazette Journal. The bid period was open for twenty eight days, from the first advertisement on January 27th to the bid opening on February 24th. Both bids received were higher than the Engineer’s estimate of \$1,465,000. The Engineer’s estimate was calculated in October of 2019, before COVID-19, and the project was deferred until this year. The Engineer’s estimate did not include the \$200,000 contingency that is a part of this contract. The lowest responsive and responsible bidder is Farr Construction Corporation dba Resource Development Company (RDC). The current CIP budget approved by the TMWRF Joint Coordinating Committee for the construction of this project will support the award of the Bid in the amount of \$1,817,600.

Table 1 presents a summary of the bids received:

Table 1 – Bid Summary

Item	Farr Construction Corporation dba Resource Development Company (RDC)	SILegacy Floor Finishing
Bid	\$1,817,600	\$2,049,999.90

The consideration of approval for an agreement with BJB Architects and Engineers for construction management services for this project will also be considered by Council as a separate, but related item.

Financial Implications: The City of Reno will administer the contract and will be reimbursed for a portion of the costs by the City of Sparks through the current cost sharing agreement for the TMWRF Operation and Maintenance and Capital Improvement Budget. The City of Reno and the City of Sparks share the cost of this project as follows: 68.63% for Reno and 31.37% for

Sparks, as shown in Table 2. Costs for the City of Reno are budgeted in the Sewer Fund. This project is included in the TMWRF Capital Improvement Plan that was approved by the Joint Coordinating Committee on October 7th, 2020.

Table 2 - Cost Sharing Between Reno and Sparks

Total Cost of Contract	Reno Share	Sparks Share
\$1,817,600	\$1,247,418.88	\$570,181.12
Percentages	68.63%	31.37%

Legal Implications: The 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 established in Chapter 338.147.

Recommendation: Staff recommends Council to award Contract to Farr Construction Corporation dba Resource Development Company (RDC) for the Truckee Meadows Water Reclamation Facility (TMWRF) Top Deck Recoating and Repair Project in an amount not to exceed \$1,817,600 with the City of Reno's share being \$1,247,418.88 (Sewer Fund), and authorize the Mayor to sign the contract documents.

Proposed Motion: I move to approve staff recommendation.