



C I T Y O F  
**RENO**  
Memorandum

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**DATE:** November 15, 2024

**TO:** Mayor and City Council

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

**FROM:** Kerrie Koski, Director  
Catie Harrison, Engineering Manager

**DEPT:** Public Works

**SUBJECT:** ARPA Funding - Lear Theater Project

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This memo serves to update the Council on the progress of the Lear Theater Project. On March 8, 2023, the Council approved the allocation of \$1 million in ARPA funds for site and security improvements at the Lear Theater. To date, \$172,627 of these funds have been spent, which includes \$99,957 for the Historic Structures Report and \$72,670 for design, permitting, and bid documents. This leaves a remaining balance of \$827,373 for the construction of the improvements.

The proposed improvements included the replacement of the concrete steps and terrace landing on the south façade, installation of new ADA-compliant handrails for the steps at the south façade, replacement of landscaping based on historic landscaping, new exterior lighting to illuminate the building from the landscape, new irrigation installation, and a new temporary perimeter wrought iron fence and gates. These items are typically bid under one contract to allow the contractor to efficiently coordinate the related work across different elements of the project and potentially achieve cost savings.

The Lear Theater is listed on the National, State, and Local Registers of Historic Places. There are also multiple covenants on the building that require the City (owner) to consult with State Historic Preservation Office (SHPO) on any work being performed. Below is a summary of the project timeline:

- Design began: February 2024
- Initial SHPO submittal: March 2024
- Subsequent SHPO submittals and clarifications: May 13 and June 11, 2024

- Received SHPO fence denial letter: June 24, 2024
- Received SHPO preliminary approval with required revisions: October 4, 2024
- Bid advertisement (federally funded projects require 3 weeks): October 17, 2024
- On-site pre-bid meeting: October 31, 2024
- Bid opening: November 7, 2024, and no bids were received

Multiple Contractors attended the pre-bid site meeting and expressed interest in the project throughout the bid advertisement period. However, no bids were received on November 7, 2024 and staff had no requests to extend the bid period during this time. Due to the requirement to advertise federally funded projects for a minimum of 3 weeks, there is not enough time to rebid this project and award a contract by the ARPA deadline of December 31, 2024. As a result, this project cannot move forward with ARPA funding, and \$827,373 will need to be reallocated, or the funds will need to be returned to the Federal government.