

STAFF REPORT

Date: July 31, 2024

To: Mayor and City Council

Through: Jackie Bryant, Interim City Manager

Subject: Staff Report (For Possible Action): Approval of Consultant Agreement with DOWL, LLC for the site civil final design for the Reno Fire Department (RFD) Central Station project in an amount not to exceed \$424,520. (Redevelopment Agency 2 Fund)

From: Justin George, Senior Civil Engineer

Department: Public Works

Summary:

This consultant agreement with DOWL, LLC (DOWL) is for the site civil final design of the Reno Fire Department (RFD) Central Station project. This agreement with DOWL will provide design development, construction document development, and construction permitting services and is needed to design the horizontal site from the property line to the foundation including utility coordination, sidewalks, driveways, roadways, parking lots, and irrigation and landscaping.

In the Redevelopment Agency (RDA) #2 fund for fiscal year (FY) 2024/2025, \$10,000,000 is allocated for the final design and initial site work for the RFD Central Station and the abatement and demolition of the existing facility at 455 East Second Street, the current location of the Reno Police Department (RPD). This facility will be vacant in September 2024 when RPD moves to the new Public Safety Center (PSC) at 911 Kuenzli Street.

The first phase involved preliminary facility and site design, and the selection of a Construction Manager at Risk (CMAR). This phase is complete. The next phases include final design, abatement, demolition, and construction. Construction of the new facility will begin after abatement, demolition, and final design are complete and funding has been secured. Construction of the new RFD Central Station facility is projected to take 18 to 24 months.

Also on this RDA agenda is a consultant agreement for architectural design services on this project. Due to the complexities of developing the site and building a new fire station, the site civil engineer and architect will be engaged separately so staff can manage the project efficiently. The site civil engineer will be collaborating with the architect and the CMAR, CORE Construction, on a parallel

path to design a facility that meets the needs of the RFD and community.

Staff recommends Council approve the consultant agreement with DOWL in an amount not to exceed \$424,520.

Alignment with Strategic Plan:

Public Safety

Economic and Community Development

Infrastructure, Climate Change, and Environmental Sustainability

Previous Council Action:

May 22, 2024: Council adopted the FY 2024/25 final budget for RDA #2 including \$10,000,000 allocated to RFD Central Station design and construction work.

April 24, 2024: Council approved the selection of CORE West, Inc. (dba CORE Construction) for CMAR on the RFD Central Station project and approved the Owner-CMAR pre-construction services agreement with CORE Construction.

January 17, 2024: Council adopted a Resolution appointing the City Manager as the authorized representative of Council to conduct the required CMAR selection process.

October 11, 2023: Council authorized staff to pursue the CMAR project delivery method.

March 8, 2023: Council approved consultant agreements with TSK Architects for architectural schematic design and with DOWL for site civil engineering schematic design and demolition administration.

March 23, 2022: Council adopted a bond resolution of intent and sale resolution for tax-exempt general obligations to construct the PSC and the Moana Springs Community Aquatics and Fitness Center, and to design the RFD Central Station.

February 23, 2022: Council adopted a bond resolution to begin the process to issue tax-exempt general obligations to construct the PSC and the Moana Springs Community Aquatics and Fitness Center, and to design the RFD Central Station.

December 8, 2021: Council adopted a bond resolution to begin process to issue tax-exempt general obligations to construct the PSC and the Moana Springs Community Aquatics and Fitness Center, and to design the RFD Central Station.

Background:

The original RFD Station #1 was built in 1975 at 200 Evans Avenue. This location was demolished in 2008 to accommodate the Aces Ballpark Stadium. RFD Station #1 was split and relocated to temporary modular buildings at 495 East Fourth Street (Station 1) and 2501 Mill Street (Station 21), and RFD administration services to the fourth floor of City Hall.

In 2021 Station #1 was ranked the fifth busiest station in the United States, responding to over 6,704 calls. In addition, RFD brought on an additional 30 full-time staff members. To meet the growing demands of the community, a new downtown station and headquarters for RFD is proposed at 455 East Second Street. Figure 1 shows a schematic design rendering of the facility.



Figure 1. Schematic Design Rendering

The current police station is located at 455 East Second Street. With the completion of the new PSC project, RPD will be relocating from 455 East Second Street to 911 Kuenzli Street. Due to the age and poor condition, a Coldwell Banker Richard Ellis (CBRE) study in 2011 concluded the useful life of the existing building at 455 East Second Street has expired and the building is inefficient to operate.

The proposed new facility at 455 East Second Street will replace the temporary structure at 495 East Fourth Street while providing the department with the additional capacity for expansion and relocation of RFD administration services from the fourth floor of City Hall back to RFD Central Station.

Discussion:

The approach for project delivery of the RFD Central Station is in multiple phases. The first phase of this project was the preliminary design of the new facility, completed in 2023, and the selection of a CMAR, completed in April 2024. The CMAR will provide construction cost estimating and value engineering services and prepare a guaranteed maximum price (GMP) to construct the new facility. The next phases include final design, abatement, and demolition of the existing police station after RPD has moved to the new PSC. Funding for final design, abatement, demolition, and soil infill to level the site after demolition was adopted in the FY 2024/25 budget. RFD and the Finance Department are currently developing a funding plan to complete the project.

Large facility projects like RFD Central Station are very complex and require engagement with site civil engineers and architects. Developing a site and constructing a new building requires multiple phases and looking at the project from different angles. To ensure smooth project delivery, staff have found success with hiring site civil engineers and architects under separate consultant agreements. The consultant agreement with DOWL will provide site civil engineering services in collaboration with the project architect, also on today's agenda. The site civil engineer and project architect will work with the CMAR, CORE Construction, and RFD and Public Works to develop a design to best meet the needs of the community.

DOWL's scope of work includes design development, construction document development, and construction permitting. Construction administration services consultant agreements will be included in future phases of improvements for this project. DOWL was chosen from the City's two-year pre-qualified list of consultants prior to preliminary design.

The project timeline with major milestones is shown in Figure 2 below.

RFD Central Station – Project Timeline

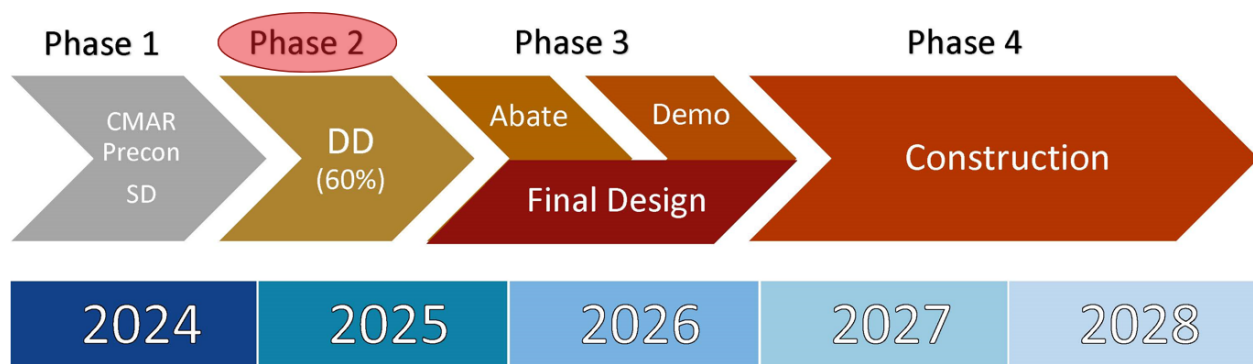


Figure 2. Project Timeline

Staff recommends Council approve the consultant agreement with DOWL in an amount not to exceed \$424,520.

Financial Implications:

Council adopted the FY 2024/25 final budget for RDA #2, including \$10,000,000 allocated to the RFD Central Station for the final design and initial site work, and the abatement and demolition of the existing facility at 455 East Second Street. A portion of the funds will be used for this consultant agreement.

Legal Implications:

Legal review completed for compliance with City procedures and Nevada law. Nevada law prohibits the competitive bidding of engineering, architectural or land surveyor services; therefore, the Public Works Department has established a selection process based on competence and qualifications. DOWL was selected from the City's two-year pre-qualified list of consultants prior to preliminary design. The parties are bound by the terms of the agreement as prepared by the Office of the City Attorney.

Recommendation:

Staff recommends Council approve the consultant agreement with DOWL for the site civil final design for the Reno Fire Department Central Station project in an amount not to exceed \$424,520 and authorize the Mayor to sign.

Proposed Motion:

I move to approve staff recommendation.

Attachments:

Consultant Agreement