

## STAFF REPORT

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**Date:** June 5, 2024

**To:** Mayor and City Council

**Through:** Doug Thornley, City Manager

**Subject:** Staff Report (For Possible Action): Resolution of the City of Reno appointing the City Manager or his assigned designee as the authorized representative of the City Council pursuant to Nevada Revised Statutes 338.1693 to appoint the interview panel(s) to select the most qualified applicant for pre-construction services for Construction Manager-At-Risk for the Truckee Meadows Water Reclamation (TMWRF) Facility Dewatering Building project.

**From:** Matt Smith, Senior Civil Engineer

**Department:** Utility Services

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**Summary:**

Staff recommends Council adopt this resolution appointing the City Manager or assigned designee as the authorized representative of Council to conduct the required tasks per Nevada Revised Statute (NRS) 338.1693 of establishing a panel of three to seven members to evaluate and rank proposals submitted to the City of Reno for the Construction Manager-At-Risk (CMAR) for the Truckee Meadows Water Reclamation Facility (TMWRF) Dewatering Building project. The recommended CMAR will come back to Council along with the pre-construction agreement. The CMAR delivery method is ideal for a project with complexities and challenges such as those associated with the project at TMWRF.

**Table 1: Consent Review**

<b>Consent Review</b>	<b>Yes</b>	<b>No</b>
1. Is this item an annual or standard item that comes before Council for regular approval?		<b>X</b>
2. Is this item an agreement required based on an item previously approved by Council?	<b>X</b>	
3. Is this item included in the current budget approved and adopted by Council?	<b>X</b>	
<b>Other Considerations</b>		
What percent of the total City budget does this item represent?	<b>0.00%</b>	

**Alignment with Strategic Plan:**

Fiscal Sustainability

Economic and Community Development

Infrastructure, Climate Change, and Environmental Sustainability

**Previous Council Action:**

May 25, 2022 - Council approved a consultant agreement with Jacobs Engineering Group, Inc. for evaluation and pre-design services.

August 23, 2022 - Council approved a consultant agreement with Jacobs Engineering Group, Inc. for design and CMAR support services.

**Background:****TMWRF Dewatering Building**

The existing Dewatering Building was constructed in 1983 and has since undergone several improvements and alterations to accommodate increasingly higher flows and loadings. Despite these improvements, the facility currently operates continuously, without redundancy, and is at risk of failure during an earthquake. More extensive modifications to increase processing capacity and achieve redundancy within the existing building were evaluated, however, limitations of the existing building proved unable to improve upon the current operations.

The pre-design conducted by Jacobs Engineering Group, Inc. recommended a new building due to the age of the building, the age of the assets within the building, and the existing constraints around the building which are unable to be improved for safe operation.

A new dewatering building is therefore proposed on the south side of the TMWRF property to provide safe operations, redundancy, and efficient treatment of the solids stream at the plant. The existing dewatering building will be retained to provide storage space, pilot project capabilities, and other ancillary uses as necessary. The TMWRF Dewatering Building project is estimated to be completed in 2028.

Figure 1 shows the locations of the existing and proposed new dewatering facilities.

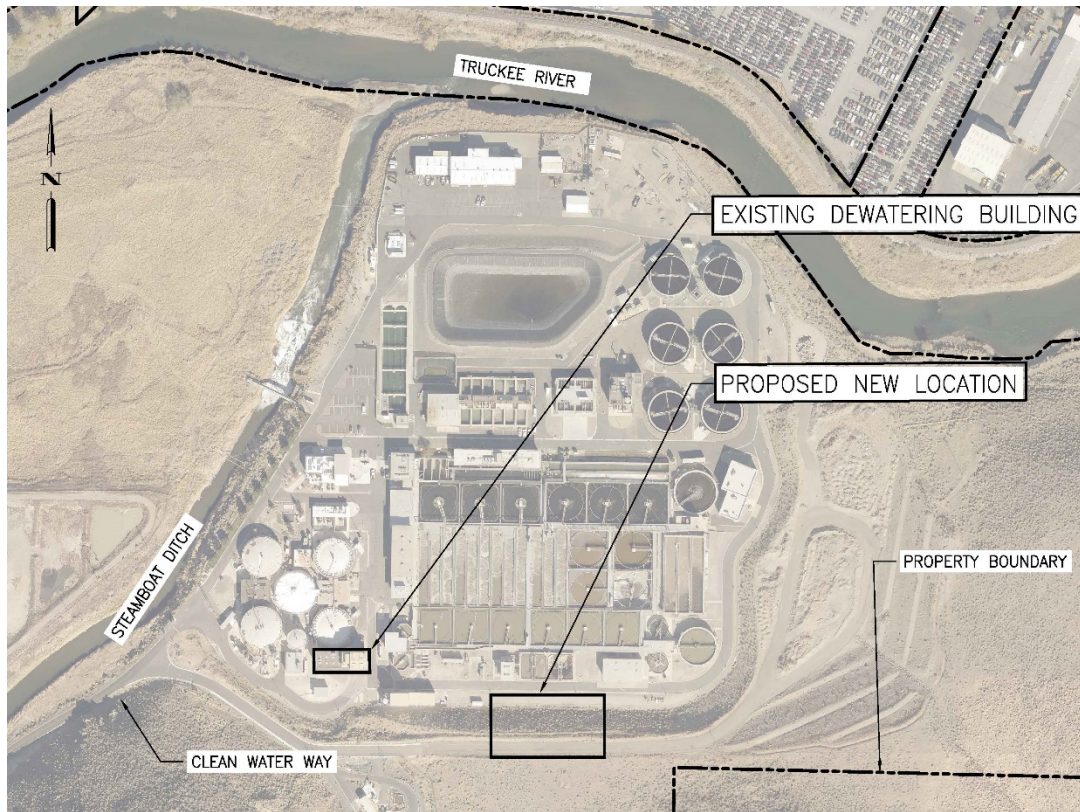


Figure 1: TMWRF Overview and Proposed Building

### Construction Project Delivery Methods

The CMAR project delivery method is to be used to construct the project. CMAR is a common construction practice that has been used by the City of Reno and other jurisdictions such as Washoe County; Washoe County School District (WCSD); the Regional Transportation Commission (RTC); Nevada Department of Transportation (NDOT); the University of Nevada, Reno (UNR); and Truckee Meadows Community College (TMCC).

The CMAR delivery method is a team approach that would involve:

- Owners – City of Reno and City of Sparks
- Designer – Jacobs Engineering Group, Inc.
- CMAR – Construction Contractors

The CMAR process is different from the design, bid, and build method in that:

- The Contractor is selected based on qualifications and references rather than a low bid.
- CMAR identifies & addresses constructability, budget, and schedule impacts of design to the owner during the design phase.
- Guaranteed Maximum Price (GMP) is the not-to-exceed total project cost, excluding design fees. The CMAR is responsible for delivering the price at or below the GMP.

A CMAR has a similar contractual agreement to that of a general contractor under a design, bid, and build method of contracting. Like a general contractor, the CMAR oversees all the subcontracts with the correlated work and scheduling.

The CMAR can participate in the design process, identifying industry trends, construction challenges, budget constraints, material availability issues, scheduling concerns, etc. Since the CMAR is familiar with the project early on in design, many project challenges can be reduced or eliminated.

**Discussion:**

As part of the CMAR project delivery method, contractors are asked to provide proposals outlining their qualifications for a CMAR construction project. The proposal will include:

- Experience with similar size and scope of public or private projects
- Past Performance on similar projects
- Key personnel to be assigned to the project
- References with knowledge, background, character, and technical competence
- A project implementation plan
- Evidence the contractor can meet bonding, insurance, and licensing requirements
- Safety programs, and drug and alcohol policy

A panel, consisting of at least three and no more than seven individuals, is to be selected by the public body to evaluate and rank each proposal and is authorized to interview each applicant as outlined in NRS 338.1693. Upon final rankings, the qualified applicant and the City will enter into a pre-construction services agreement. Pre-construction services provided by the CMAR starting after the schematic design phase (30% completion of design) allow for successful coordination with the design architect and civil engineer. Pre-construction services will include:

- Participation in regular design meetings with the Design Engineer to provide input related to constructability, cost, construction methods, and sequences
- Conducting site investigations
- Assessing impacts related to long lead items or equipment
- Developing questions, reviewing comments, and providing suggestions and cost estimates at each phase of the design
- Reconciling cost differences between the Engineer and CMAR contractor
- Developing constructability and value engineering suggestions at each phase of the design
- Establishing advertisements, pre-qualification requirements, and contracts for all subcontractors.
- Developing a potential bidders list for all trades

- Distributing documents to potential bidders, coordinating bids, and determining the best bids in each category or construction trade
- Coordinating bid opening with the City or City representative and providing all bidding documentation
- Coordinating questions or input from all subcontractors
- Reviewing proposals from all bidders, determining completeness, and providing recommendations based on what is deemed to be the best value for the City
- Developing a GMP for project construction

This Resolution will appoint the City Manager or assigned designee as the authorized representative of Council to conduct the required tasks per NRS 338.1693 of establishing a panel to evaluate and rank proposals submitted to the City of Reno for the CMAR for the TMWRF Dewatering Building project. The most qualified contractor and agreement for pre-construction services will be brought to Council for approval, anticipated in August 2024.

**Financial Implications:**

None associated with the adoption of this Resolution.

**Legal Implications:**

The Resolution is to establish the City Manager or assigned designee as the authorized agent for Council pursuant to NRS 338.1693 in selecting a panel of members to evaluate CMAR proposals for the TMWRF Dewatering Building project.

**Recommendation:**

Staff recommends Council adopt the Resolution.

**Proposed Motion:**

I move to adopt the Resolution.

**Attachments:**

TMWRF Dewatering Building CMAR Resolution