

STAFF REPORT

Date: October 23, 2024

To: Mayor and City Council

Through: Jackie Bryant, Interim City Manager

Subject: Staff Report (For Possible Action): Award of Contract to Professional Asbestos Removal Corporation for the abatement of asbestos containing material in the Reno Police Department building at 455 E. 2nd Street as a part of the Central Station Project in an amount not to exceed \$552,227. (Redevelopment Agency #2)

From: Justin George, Senior Civil Engineer

Department: Public Works

Summary:

The Reno Fire Department Central Station will be located on city-owned property at 455 East Second Street. The Reno Police Department (RPD) is vacating this site and moving to the new Public Safety Center (PSC) at 911 Kuenzli Street.

This contract is for the abatement of asbestos containing materials in the building. This work is needed to prepare the site for demolition of the building.

This project was advertised for two weeks, and bids were opened on September 30, 2024. Two bids were received, and Professional Asbestos Removal Corporation submitted the best bid pursuant to the requirements established in Nevada Revised Statutes (NRS) Chapter 338.

Funding was allocated for this project in the Redevelopment Agency #2. This abatement work is scheduled to be complete by February 2025. Staff recommends Council award of the contract to Professional Asbestos Removal Corporation in an amount not to exceed \$552,227.

Alignment with Strategic Plan:

Public Safety

Infrastructure, Climate Change, and Environmental Sustainability

Previous Council Action:

July 31, 2024: Council approved consultant agreements with TSK Architects for architectural

final design in an amount not to exceed \$2,508,000 and with DOWL for site civil engineering final design in an amount not to exceed \$424,520.

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

April 24, 2024: Council approved the selection of CORE West, Inc. (dba CORE Construction) for Construction Manager-At-Risk (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 Bond Resolution of Intent and Sale Resolution for tax-exempt general obligations to construct; Public Safety Center and Moana Springs Community Aquatics and Fitness Center and to design the Reno Fire Department Central Station.

February 23, 2022: Council adopted a Bond Resolution to begin process to issue tax-exempt general obligations to construct; Public Safety Center and Moana Springs Community Aquatics and Fitness Center and to design the Reno Fire Department Central Station.

December 8, 2021: Council adopted a Bond Resolution to begin process to issue tax-exempt general obligations to construct; Public Safety Center and Moana Springs Community Aquatics and Fitness Center and to design the Reno Fire Department Central Station.

Background:

The original Reno Fire Department Station #1 was built in 1975 at 200 Evans Avenue. This location was demolished in 2008 to accommodate the Aces Ballpark Stadium. Reno Fire 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, the RFD brought on an additional 30 full-time staff members. In order to meet the growing demands of the community a new downtown station and headquarters for RFD is proposed at 455 East Second Street.

With the completion of the new Public Safety Center project, the Reno Police Department (RPD) has relocated 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 old police station is set to be demolished in early 2025. To prepare for demolition the asbestos containing materials must be removed and properly disposed of by abatement. This is a health code requirement.

The proposed new RFD facility at 455 East Second Street will replace the temporary RFD structure at 495 East Fourth Street while providing the additional capacity for expansion needed for the department and relocation of RFD administration services from City Hall fourth floor back to Central Station, see Figure 1.



Figure 1. Vicinity Map

Discussion:

The project scope of work includes the abatement of asbestos containing materials at the Old Reno Police Station at 455 East 2nd Street.

Staff conducted a public bid for this project. Staff received and opened two bids for the Old Police Station Abatement project on September 30, 2024. Professional Asbestos Removal Corporation submitted the best bid pursuant to the requirements established in Nevada Revised Statute (NRS) Chapter 338.

Table 1. Bid Summary

Bidder	Total Bid Price
Engineer's Estimate	\$950,000
Professional Asbestos Removal Corporation	\$462,227
Advance Installations Inc.	\$564,699

Staff recommends award to Professional Asbestos Removal Corporation for the Old Police Station Abatement project for \$552,227 which includes a \$90,000 contingency for unforeseen items encountered during construction.

Table 2. Recommended Bid Award

Professional Asbestos Removal Corporation	\$462,227
Contingency	\$90,000
Bid Award	\$552,227

The consequences of not awarding this bid today will result in delayed demolition of the Old Police Station resulting in an unoccupied building sitting on a City owned parcel, increased downtown blight and potential for vandalism and squatting, and a delay in the progression of the RFD Central Station project.

Financial Implications:

Funding for this project comes from the Redevelopment Agency #2 Fund.

Legal Implications:

Legal review completed for compliance with City procedures and Nevada law. This Contract was competitively bid in accordance with Chapter 338 of the Nevada Revised Statutes (NRS). Professional Asbestos Removal Corporation submitted the best bid and maintains the proper license to perform the project.

Recommendation:

Staff recommends Council award the contract to Professional Asbestos Removal Corporation for the abatement of asbestos containing material in the Reno Police Department building at 455 E. 2nd Street as a part of the Central Station project in an amount not to exceed \$552,227. (Redevelopment Agency #2).

Proposed Motion:

I move to award the contract to Professional Asbestos Removal Corporation for the abatement of asbestos containing material in the Reno Police Department building at 455 E. 2nd Street as a part of the Central Station project in an amount not to exceed \$552,227. (Redevelopment Agency #2).

Attachments:

Contract