

STAFF REPORT

Date: April 10, 2024

To: Mayor and City Council

Through: Doug Thornley, City Manager

Subject: Staff Report (For Possible Action): Award of Contract to Martin Harris Construction for the major remodel of floors 10, 11, 14, and 16, asbestos abatement, and heating/cooling induction piping separation at City Hall in an amount not to exceed \$5,381,164. (General Capital Maintenance Fund and Sewer Enterprise Fund)

From: Dan Tresley, Project Manager

Department: Maintenance and Operations

Summary:

Staff recommends award of contract to Martin Harris Construction in an amount not to exceed \$5,381,164 for the major remodel of floors 10, 11, 14, and 16, asbestos abatement, and heating/cooling induction unit piping separation at City Hall. The scope of work shall consist of 1) asbestos abatement; 2) electrical, mechanical, plumbing, fire sprinklers, and architectural changes; 3) new carpet, paint, window blinds, and audio/visual upgrades; and 4) induction unit piping separation to allow for more options for heating and cooling the building.

Consent Review	Yes	No
1. Is this item an annual or standard item that comes before Council for regular approval?		X
2. Is this item an agreement required based on an item previously approved by Council?	X	
3. Is this item included in the current budget approved and adopted by Council?	X	
Other Considerations		
What percent of the total City budget does this item represent?	0.62%	

Alignment with Strategic Plan:

Infrastructure, Climate Change, and Environmental Sustainability

Previous Council Action:

May 24, 2023 – Council approved a consulting agreement with Dube Group for Design Services for the City Hall Remodel Project in an amount not to exceed \$263,620.

February 14, 2024 – Council approved an amendment to a consulting agreement with Dube Group for design services for the City Hall Remodel Project to increase the contract amount to an amount not to exceed \$281,455.

Background:

In 2002, the City of Reno purchased the 16-story Cal-Neva office building on the northeast corner of First and North Virginia Streets. Several floors were remodeled at the time, but there are still four floors that require asbestos abatement and remodeling to accommodate the space needed for our growing workforce. Many of the finishes, including carpet, paint, and wallpaper, have been in place since 2003 and are past their useful life. Additionally, remodeling these floors will provide an opportunity to upgrade the restrooms to current Americans with Disabilities Act (ADA) standards that were not in effect in 2003.

Discussion:

City Hall is a critical facility and staff recommends the remodel project for floors 10, 11, 14, and 16 so that staff have the necessary space to perform their duties. Remodeling these floors helps address several issues including, 1) finishing the asbestos abatement that was started in 2003, 2) adding these four floors to the new fire sprinkler system which can only be accomplished once the abatement is complete, 3) bringing restrooms in City Hall into compliance with ADA requirements, 4) separation of the heating/cooling induction unit piping to address the inadequate climate control in the building.

City Hall Remodel	Martin Harris Construction	K7 Construction, Inc
Base Bid	\$4,002,364	\$4,351,979
Bid Alternate	\$528,800	\$606,000
Force Account	\$750,000	\$750,000
Incentive Pay	\$100,000	\$100,000
TOTAL	\$5,381,164	\$5,807,979

Financial Implications:

Funding is available in the General Capital Maintenance Fund in the amount of \$4,343,876 and the Sewer Enterprise Fund in the amount of \$1,037,288.

Legal Implications:

The contract was competitively bid pursuant to Nevada Revised Statute (NRS) 338.147 and the award is pursuant to City procedures and state law.

Recommendation:

Staff recommends Council award a contract to Martin Harris Construction in an amount not to exceed \$5,381,164 for the major remodel of floors 10, 11, 14, and 16, asbestos abatement, and induction piping separation at City Hall and to authorize the Mayor to execute the contract.

Proposed Motion:

I move to approve staff recommendations.

Attachments:

FM991C City Hall Remodel Project - Contract