

Neil Road Facility Remodel and Expansion Project

Item D.4 – Acceptance of donation for construction costs from CHA

Item D.5 – Award of construction contract with K7 Construction

Item D.6 – Approval of long-term lease agreement with CHA

October 23, 2024



Alignment with Strategic Plan



Economic Opportunity,
Homelessness, &
Affordable Housing

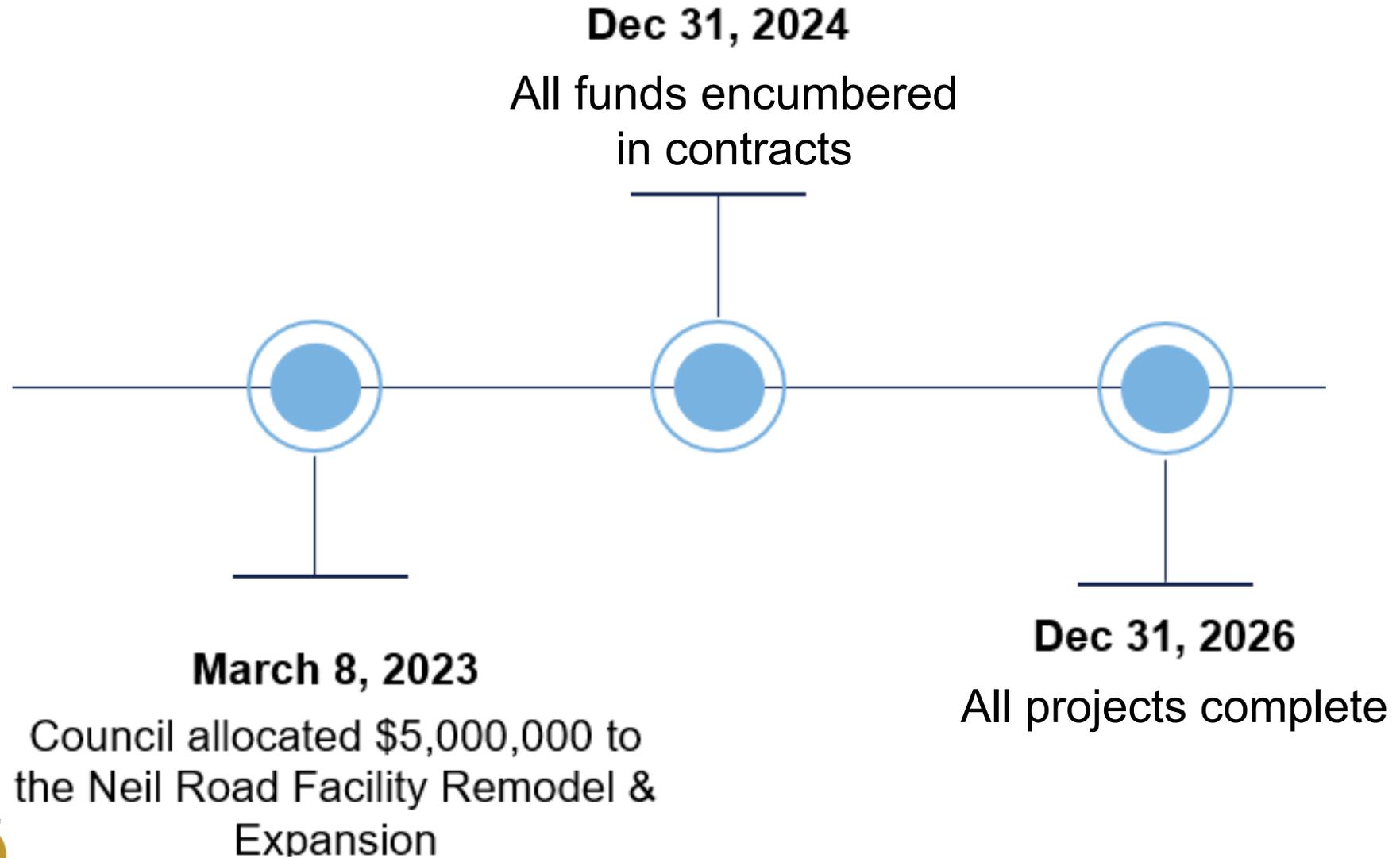


Economic & Community
Development



Infrastructure, Climate
Change, & Environmental
Sustainability

ARPA Funding Timeline





Project Scope

Expansion – 4,000 square feet

Remodel – 5,120 square feet



Project Schedule



July 31, 2024

Council Approval of MOU & Lease Term Sheet



April - September 2024

Design, Plan Review, Permitting



September 4, 2024

Advertising



October 1, 2024

Bid Opening



October 23, 2024

Council Award of Construction Contract & Lease



January 2025 - October 2026

Construction

Overall Project Costs

Item	Amount
Design Fee	\$ 342,583
Project soft costs	\$ 185,517
Construction Contract *	\$ 4,871,900
Project Total	\$ 5,400,000

*Agenda item D.5

Project Funding

Item	Fee
Project Total	\$ 5,400,000
City of Reno (ARPA Fund)	\$ 5,000,000
Community Health Alliance Donation *	\$ 400,000

* Agenda item D.4

** FF&E cost estimate of \$900,000 not included in overall project costs

Lease Terms

- 20 years with (2) 5-year options to extend
- \$1 per year rent
- CHA pays all utilities
- CHA responsible for daily maintenance
- City is responsible for large capital improvements (HVAC & Roof)

Recommended Motion

Item D.4 - I move to accept the donation from Community Health Alliance for construction costs on the Neil Road Facility Remodel and Expansion project in the amount of \$400,000.

Recommended Motion

Item D.5 - I move to award the contract to K7 Construction Inc. in an amount not to exceed \$4,871,900 for the Neil Road Facility Remodel and Expansion project and authorize the Mayor to sign the contract.

Recommended Motion

Item D.6 - I move to approve the lease agreement for the Neil Road Family Services Center located at 3915 Neil Road, Reno, NV with Community Health Alliance and authorize the Mayor to sign.