

## STAFF REPORT

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**Date:** October 9, 2024

**To:** Mayor and City Council

**Through:** Jackie Bryant, Interim City Manager

**Subject:** Staff Report (For Possible Action): Approval of Agreement for construction administration services with Keller Associates for the Reno-Stead Water Reclamation Facility Admin and Maintenance Building project in an amount not to exceed \$514,840. (Sewer Fund)

**From:** Nicholas Brothers, Associate Civil Engineer

**Department:** Utility Services

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**Summary:**

Engineering support and construction administration services play a critical part in making sure the City and the general public receive a quality product. The consultant agreement with Keller Associates will provide construction administration for the Reno-Stead Water Reclamation Facility Admin and Maintenance Building project. Staff recommends approval of the agreement with Keller Associates for construction management services in an amount not to exceed \$514,840. (Sewer Fund)

<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>0.052 %</b>	

**Alignment with Strategic Plan:**

Infrastructure, Climate Change, and Environmental Sustainability

**Previous Council Action:**

June 8, 2022 - The City Council Approved the design agreement with Keller Associates for the

Reno-Stead Water Reclamation Facility Admin and Maintenance building project in an amount not to exceed \$202,967.

**Background:**

The existing multipurpose RSWRF maintenance/storage/administration building, built in 1989, consists of a main room, one office where the servers are located, a laboratory, locker room, unisex restroom, two bay garage, and shop area. Since its construction, the RSWRF had four major expansions adding new equipment and staff. The administration building is undersized for operational uses and warrants an expansion to service its current and future needs.

RSWRF Facility Admin and Maintenance Building project adds a new dedicated server room with temperature and ventilations controls, a new office with designated meeting space, optimization of the current layout for file storage and control room needs, new maintenance/storage, shop area for the repair of larger pieces of equipment (such as mixers and pumps), and garage space for indoor storage of vehicles and utility trailers.

**Discussion:**

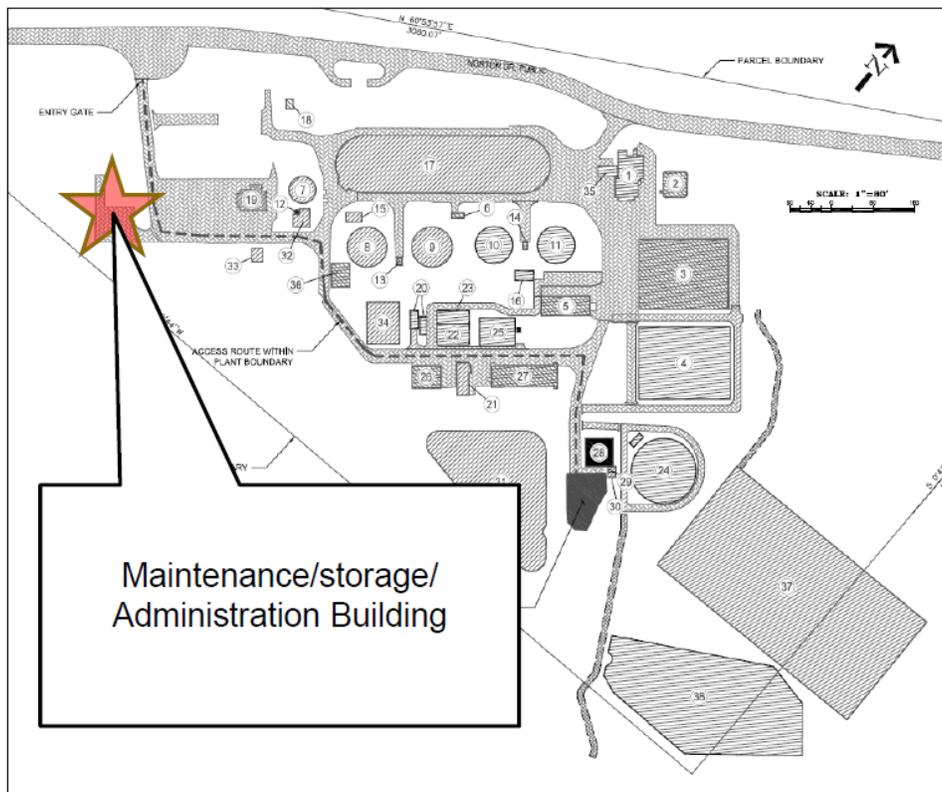
Construction inspection is crucial for ensuring the contractor builds the project per design and specification. This construction services agreement will provide review of submittals, special inspections, material testing, construction monitoring and oversight, and preparation of record drawings.

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. Staff selected Keller Associates from Reno's 2024 to 2026 prequalified list of consultants.

On the agenda for Council consideration in conjunction with this consultant agreement is the bid award to K7 Construction, Inc. for the Reno-Stead Water Reclamation Facility Admin and Maintenance Building project.

Staff recommends approval of the agreement with Keller Associates, the design engineer, for construction management services on the project.

### Vicinity Map



**Financial Implications:**

Funding is available from the Sewer Enterprise Fund and is budgeted in the FY 2025 Capital Improvement Plan.

**Legal Implications:**

Legal review completed for compliance with City procedures and Nevada law.

**Recommendation:**

Staff recommends Council approve the agreement with Keller Associates for construction management services to support construction of the Reno-Stead Water Reclamation Facility Admin and Maintenance Building project, in an amount not to exceed \$514,840 (Sewer Fund)

**Proposed Motion:**

I move to approve staff recommendation.

**Attachments:**

Keller Associates Agreement Construction Services