

STAFF REPORT

Date: March 12, 2025

To: Mayor and City Council

Through: Jackie Bryant, City Manager

Subject: Staff Report (For Possible Action): Award of Owner-CMAR Construction Contract to CORE West, Inc. (dba CORE Construction) for the demolition of the Reno Police building at 455 East 2nd Street as a part of the Central Station Project in an amount not to exceed \$3,534,997. (Redevelopment Agency #2 Fund) [Ward 1]

From: Justin George, Senior Civil Engineer

Department: Public Works

Summary:

The Reno Police Department (RPD) has vacated this site and moved to the new Public Safety Center (PSC) at 911 Kuenzli Street and the abatement of the hazardous materials inside the building is complete. The next step is to demolish the building to remove downtown blight, the potential for vandalism, and the potential unlawful occupation of a vacant building on City owned property; as well as prepare the site for future construction of RFD Central Station.

This contract is for the demolition of the building at 455 East Second Street and earthwork to build the site back up to grade. CORE Construction provided a Guaranteed Maximum Price (GMP) for this work, GMP #1 and the work will start in April and be completed by August 2025.

Staff recommends Council award of the Owner-CMAR Construction Contract to CORE West, Inc. (dba CORE Construction) in an amount not to exceed \$3,534,997.

Alignment with Strategic Plan:

Public Safety

Infrastructure, Climate Change, and Environmental Sustainability

Previous Council Action:

October, 23, 2024: Council awarded 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 part of the Central Station project in an amount not to exceed \$552,227.

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 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 building has been abated and all asbestos containing materials were removed and properly disposed of in February 2025. The building is now ready for demolition.

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:

CORE Construction is responsible for bidding the construction work using the CMAR process. CORE advertised a request for proposal on December 11, 2024. On January 23, 2025, CORE opened bids from subcontractors, with staff and consultants present. CORE evaluated the bids and according to NRS provisions prepared GMP #1 in the not to exceed amount of \$3,534,997. The bids received are in alignment with the engineers estimate. .

Demolition is anticipated to begin in April 2025. 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. It could also delay the progression of the RFD Central Station project, and necessitate CORE Construction to re-bid the project, potentially when the market is not as favorable as it is now.

Financial Implications:

Budget is available for this project from the Redevelopment Agency #2 Fund.

Legal Implications:

Legal review completed for compliance with City procedures and Nevada law. This CMAR GMP #1 was conducted within the requirements of Nevada Revised Statutes (NRS) 338.1685 – 338.16995. The parties are bound by the terms of the contract as prepared by the Office of the City Attorney.

Recommendation:

Staff recommends Council award the Owner-CMAR Construction Contract to CORE West, Inc. (dba CORE Construction) for the demolition of the Reno Police building at 455 E. 2nd Street as a part of the Central Station Project in an amount not to exceed \$3,534,997 and authorize the Mayor to sign the contract.

Proposed Motion:

I move to award the Owner-CMAR Construction Contract to CORE West, Inc. (dba CORE Construction) for the demolition of the Reno Police building at 455 E. 2nd Street as a part of the Central Station Project in an amount not to exceed \$3,534,997 and authorize the Mayor to sign the contract.

Attachments:

Owner-CMAR Construction Contract