

## STAFF REPORT

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**Date:** February 14, 2024

**To:** Mayor and City Council

**Thru:** Doug Thornley, City Manager

**Subject:** Staff Report (For Possible Action): Approval of the Amended Consulting Agreement with Dube Group for additional required services for the City Hall Remodel Project and to increase the contract amount from \$263,620 to an amount not to exceed \$281,455. (General Capital Maintenance Fund)

**From:** Dan Tresley, Project Manager

**Department:** Maintenance and Operations

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**Summary:**

Staff is recommending approval of an amendment to the City Hall Remodel Project Design Consultant Agreement with Dube Group to provide additional architectural consulting services. Due to the significant amount of demolition that will be performed on floor 10, we are installing Americans with Disabilities Act (ADA) compliant restrooms. The additional scope of work will consist of 1) development of construction documents, 2) specifications and bid documents, and 3) opinion of probable construction costs to remodel floors 10, 11, 14, and 16 in City Hall. The remodel will include asbestos abatement, demolition (flooring, ceilings, walls), and new construction (flooring; carpentry; plumbing; heating, ventilation, and air conditioning [HVAC]; electrical; ADA compliance).

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?	0.002%	

**Alignment with Strategic Plan:**

Infrastructure, Climate Change, and Environmental Sustainability

**Previous Council Action:**

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

**Background:**

In 2002, the City of Reno purchased the 16-story Cal-Neva office building on the northeast corner of First and N. 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 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, and 3) bringing restrooms in City Hall into compliance with ADA requirements. When this project was first being designed, one of the floors was not going to be brought to a complete demolition, but plans have since changed and now that floor is being demolished; therefore, we need to address the ADA compliance of that floor.

**Financial Implications:**

Funding for this service is available in the Facility Capital Maintenance Fund CMP for Fiscal Year (FY) 23/24.

**Legal Implications:**

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

**Recommendation:**

Staff recommends Council approval of an amendment to the agreement with Dube Group from \$263,620 to an amount not to exceed \$281,455 to provide additional consulting services for the City Hall Remodel Project.

**Proposed Motion:**

I move to approve staff recommendation.

**Attachments:**

City Hall Remodel Dube Group Consultant Agreement – executed  
City Hall Remodel Amendment with Dube Group