

STAFF REPORT

Date: April 12, 2023

To: Mayor and City Council

Thru: Doug Thornley, City Manager

Subject: Staff Report (For Possible Action): Approval of Consultant Agreement with OneStudio D + A for construction administration for the Public Safety Center project in an amount not to exceed \$298,000. (Capital Project Fund)[Ward 3]

From: Justin George, Senior Civil Engineer

Department: Public Works

Summary:

This consultant agreement with OneStudio D + A is for construction administration services for the Public Safety Center (PSC) project at 911 Kuenzli Street. This second consultant agreement with OneStudio D + A is necessary to complete the PSC project. OneStudio D + A, formerly MBA Architecture and Interior Design, is the Project Architect for the PSC project. The first consultant agreement with OneStudio D + A for the PSC project was approved by Council at the October 2, 2019 meeting in an amount not to exceed \$1,874,000. The first agreement included construction administration services for a fifteen month construction duration. The PSC project is being constructed in two phases for a total twenty nine month construction duration. Construction is currently at month fifteen and this agreement will provide construction administration services for the remaining fourteen months of construction.

Construction administration services are crucial to construction. This is how the architect provides clarification needed to assist the City, contractor, consultants, and vendors with the necessary procurement, installation, and construction for the PSC project. The construction administration scope of services includes coordination of all documentation, review and approval of shop drawings, submittals, samples, purchase orders, payment applications, and requests for clarifications. The architect attends all weekly construction meetings with staff to represent the City's interests.

The PSC project is scheduled for completion in summer 2024. The final phase of construction is currently in progress.

Staff recommends Council approve the consultant agreement with OneStudio D + A in an

amount not to exceed \$298,000.

Alignment with Strategic Plan:

Public Safety

Economic and Community Development

Infrastructure, Climate Change, and Environmental Sustainability

Previous Council Action:

October 26, 2022 - Council approved Contract Amendment to Plenium Builders, Inc. for the Public Safety Center Project –Phase 2 in the amount of \$34,300,000.

May 18, 2022 - Council approved award of an Energy Performance Contract with Ameresco Inc. for rooftop solar, battery storage and roof replacement of the west and northeast areas of the Public Safety Center and a park lighting retrofit in the amount not to exceed \$4,749,970.

April 27, 2022 - Council adopted a Resolution authorizing the Finance Director to execute purchase orders and required contracts or Joinder contracts for the purchase of materials, equipment and independent services for the Public Safety Center pursuant to Chapter 332 of the Nevada Revised Statutes.

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 Headquarters.

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 Headquarters.

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 Headquarters.

October 13, 2021 - Council approved award of contract to Plenium Builders, Inc. for the Public Safety Center Phase 1 in the amount not to exceed \$19,976,335 for the base bid.

September 22, 2021 - Council approved extending the contract term and increasing the Security Services agreement with Allied Universal Security Services by \$46,834, for a total not to exceed \$171,834.

September 23, 2020 - Council approved a Security Services agreement with Allied Universal

Security Services not to exceed \$125,000.

November 6, 2019 - Council directed staff to analyze the feasibility of establishing an impact fee system to fund qualified portions of the PSC.

December 4, 2019 - Council accepted a Conditional Pledge Agreement with the William N. Pennington Foundation to construct a PSC in the amount of \$5,000,000.

November 6, 2019 - Council directed staff to analyze the feasibility of establishing an impact fee system to fund qualified portions of the PSC.

October 2, 2019 - Council approved a consulting agreement with MBA Architecture & Interior Design to design the PSC, not to exceed \$1,874,000 and authorized Staff to enter into a service contract with ABM for facility maintenance service not to exceed \$80,000.

July 24, 2019 - Council authorized staff to purchase the property at 911 Kuenzli Street (RGJ Building) for \$7,000,000 for a proposed PSC and approved staff to contract for maintenance and security of the property during improvements and prior to occupancy of the facility. here is no recent Council action relevant to this item.

Background:

The purpose of the PSC project is to remodel the property at 911 Kuenzli Street to provide a new facility for the Reno Police Department (RPD) headquarters, evidence processing and storage, and affiliated community service divisions. The property at 911 Kuenzli Street is the former Reno Gazette Journal newspaper printing, publishing and news facility. RPD will move from the current police station at 455 East Second Street to the PSC after construction completion in summer 2024.

The City of Reno purchased the property in July 2019. In October 2019 Council approved a consultant agreement with OneStudio D + A (formerly MBA Architecture & Interior Design) to design the PSC and provide construction administration services. In 2019, the anticipated construction duration for the PSC project was fifteen months. The consultant agreement included construction administration services for a fifteen month construction duration. The COVID 19 pandemic delayed bidding and start of construction to January 2022. The COVID 19 pandemic along with labor and material shortages increased the costs and construction duration of the PSC project. As a result, the PSC project was split into two construction phases for a total duration of twenty nine months.

Discussion:

Construction of the PSC project requires continuous involvement by the design architect,

OneStudio D + A. The architect provides construction administration services that are crucial to construction. During construction administration the architect reviews and responds to all requests for information, submittals, shop drawings, material samples, and payment applications from the contractor. The architect also coordinates building permit and plan revisions, evaluation of value engineering options, and coordination with vendors and other consultants. The architect attends all construction meetings with the City and contractor to provide clarification and direction for resolving unforeseen items and to represent the City's interests.

This consultant agreement is necessary to complete the project. The October 2019 consultant agreement with OneStudio D + A included construction administration services for a fifteen month construction duration. The month of March marked fifteen months of construction for the PSC project. The current construction duration is twenty nine months. This agreement will provide an additional fourteen months of construction administration services to complete the PSC project.

The first consultant agreement with OneStudio D + A was for \$1,874,000. This consultant agreement is for \$298,000 for a total architectural design and construction administration fee of \$2,172,000. The total construction cost of the PSC project is \$53,976,335. The architect's fee is approximately four percent of the total construction cost. This is below the typical architect fee of eight to ten percent for City facility projects.

Staff recommends Council approve the consultant agreement with OneStudio D + A in the amount not to exceed \$298,000.

Financial Implications:

Funds for the PSC project are allocated in the Capital Project Fund.

Legal Implications:

Legal review completed for compliance with City procedures and Nevada law. 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. OneStudio D + A is on the City's two-year pre-qualified list of consultants. The parties are bound by the terms of the agreement as prepared by the Office of the City Attorney.

Recommendation:

Staff recommends approval of consultant agreement with OneStudio D + A for construction administration for the Public Safety Center project in an amount not to exceed \$298,000.

Proposed Motion:

I move to approve staff recommendation.

Attachments:

Consultant Agreement (PDF)