

STAFF REPORT

Date: October 11, 2023

To: Mayor and City Council

Thru: Doug Thornley, City Manager

Subject: Staff Report (For Possible Action): Presentation, discussion and potential authorization for staff to pursue the Construction Manager-At-Risk (CMAR) project delivery method for the Reno Fire Department Central Station Project.

From: Justin George, Senior Civil Engineer

Department: Public Works

Summary:

This item is to authorize staff to pursue efforts to deliver the Reno Fire Department Central Station project using the Construction Manager at Risk (CMAR) project delivery method, on a parallel path with planned and ongoing design efforts.

Projects delivered using the CMAR process require early contractor engagement in the design process. Pre-construction services provided by the CMAR starting after the schematic design phase (30% completion of design) is required for successful coordination with the design architect and civil engineer. The services provided by the CMAR during pre-construction include, but are not limited to, design and construction plan review, constructability review, design development and detailed construction cost estimates.

The Reno Fire Department Central Station is planned to be located on city-owned property at 455 East Second Street. The Reno Police Department (RPD) will be vacating this site in July 2024 when they move to the new Public Safety Center (PSC) at 911 Kuenzli Street. This site is the preferred location for the new RFD Central Station based on its centralized location for an area with a very high call volume, RFD's analysis of their operational needs, and site accessibility. This facility will replace Fire Station #1, located at 495 East Fourth Street, which was built in 2008 as a temporary facility to accommodate the Aces Ballpark Stadium.

The location for RFD Central Station at 455 East Second Street is 2.12 acres, which is large enough to accommodate extremely diverse RFD functions, including housing, recreation, administration, training, community education, equipment and vehicle storage, equipment and

vehicle maintenance, and hazardous materials storage. Since this will be the RFD Central Station, the facility may also need to accommodate the general public for community education or outreach programs. Based on initial concepts, the facility will be a three to four story, 65,000 square foot facility with six apparatus bays, two ambulance bays, and approximately 80 parking spaces.

Council approved funding from general obligation bonds to finance preliminary design work on RFD Central Station. The preliminary design work includes space planning pre-design investigations through schematic design and preparation of demolition plans for the facility at 455 East Second Street. This preliminary work is needed to prepare for the final phases of the project for completion in 2028.

Staff recommends Council authorize staff to pursue the CMAR project delivery method. The CMAR can participate in the final design process and identify construction challenges, budget constraints, material availability issues, scheduling concerns, etc. Since the CMAR is familiar with the project from its conception, many problems can be reduced or eliminated during the project, thus reducing the project's cost.

Alignment with Strategic Plan:

Economic and Community Development

Public Safety

Infrastructure, Climate Change, and Environmental Sustainability

Previous Council Action:

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:

There are three main types of project delivery methods for publicly funded transportation projects in Nevada: Design-Bid-Build (DBB); Construction Manager at Risk (CMAR); and Design-Build (DB).

The CMAR delivery method involves procuring a general contractor with specialized experience to serve as a construction manager who assists city staff in designing the project during the pre-construction phase, and then constructing the project if a construction price, as validated by an Independent Cost Estimator (ICE), is agreed upon by the contractor and the City. This general contractor is the “Construction Manager.” The CMAR delivery method is statutorily authorized in NRS 338.1685 et seq.

The CMAR process largely follows the typical DBB process through both the pre-construction and construction phases. However, the uniqueness of CMAR is the involvement of the Construction Manager and ICE during the pre-construction phase to provide constructability and estimating input into the typical design workshops, risk and innovation discussions, and construction schedule development meetings. The other uniqueness of the CMAR process is the Construction Manager's and ICE's development of Opinion of Probable Construction Cost (OPCC) estimates at each major design milestone, all culminating in a Guaranteed Maximum Price (GMP) for construction to secure a construction contract.

A CMAR has a similar contractual agreement to that of a general contractor under a design, bid, build method of contracting. Like the general contractor, the CMAR holds all the subcontracts and is in charge of scheduling and overseeing work of the subcontractors.

Discussion:

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 needed at 455 East Second Street.

The current police station is located at 455 East Second Street. With the completion of the new Public Safety Center project in summer 2024, the Reno Police Department (RPD) will be

relocating 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 proposed new facility at 455 East Second Street will replace the temporary 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 RFD Central Station. The exhibit below shows the locations of the existing and new RFD facilities described above.



CMAR Construction Project Delivery for the Reno Fire Department Central Station

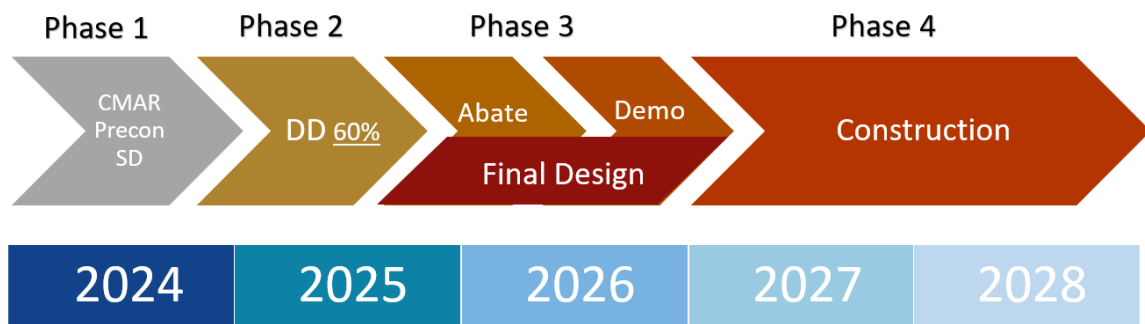
The Construction Manager-At-Risk (CMAR) project delivery method is recommended to be used to construct the project. CMAR, is a common construction practice that has been used by the City of Reno and other jurisdictions such as Washoe County, Washoe County School District, Regional Transportation Commission, Nevada Department of Transportation, University of Nevada Reno, and Truckee Meadows Community College.

The schematic design phase (30% completion) on the Reno Fire Department Central Station Project is nearly complete, and a CMAR can participate in the final design process and identify construction challenges, budget constraints, material availability issues, scheduling concerns, etc.

Since the CMAR is familiar with the project from its conception, many problems can be reduced or eliminated during the project, thus reducing the project's cost.

There will be upfront expenditures associated with the CMAR delivery method during the pre-construction phase, including the costs of the construction manager, which will be provided after the CMAR is selected. We estimated this fee to be approximately \$150,000 to \$250,000. There will also be staff time and resources required to manage the project. The anticipated project schedule is shown below.

RFD Central Station Project Schedule



Financial Implications:

None at this time.

Legal Implications:

Legal review completed for compliance with City procedures and Nevada law. This authorizes staff to proceed with the CMAR project delivery method pursuant to Nevada Statutes.

Recommendation:

Staff recommends Council approve for staff to pursue the Construction Manager-At-Risk (CMAR) project delivery method for the Reno Fire Department Central Station Project.

Proposed Motion:

I move to approve staff recommendation.