

STAFF REPORT

Date: March 8, 2023

To: Mayor and City Council

Thru: Doug Thornley, City Manager

Subject: Staff Report (For Possible Action): Presentation, discussion and potential direction to staff on the demolition of the Reno Police Headquarters located at 455 E. Second Street and building of a new Reno Fire Department Central Station facility and approval of Consultant Agreement with Dowl, LLC for the site civil schematic design and demolition administration for the Reno Fire Department Central Station project in an amount not to exceed \$419,029. (Capital Projects Fund) [Ward 3]

From: Justin George, Senior Civil Engineer

Department: Public Works

Summary:

Council approved funding from general obligation bonds to finance preliminary work on RFD Central Station. 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 feet facility with six apparatus bay, two ambulance bays, and approximately 80 parking spaces.

The RFD Central Station project is estimated for completion in 2027. The first phase of the project includes preliminary design of the new facility and demolition of the existing police station. Demolition is expected to take six to eight months after RPD moves to their new facility at 911 Kuenzli Street in summer 2024. The next phases of the project include final design and construction. RFD and the Finance Department are currently working to identify funding sources. Final design will begin after approval of the schematic design and allocation of additional funding. Construction of the new facility will begin after demolition and final design are complete and funding has been secured. Construction is projected to take 18-24 months.

This consultant agreement with Dowl is for site civil schematic design and demolition administration for the Reno Fire Department (RFD) Central Station project at 455 East Second Street. This agreement with Dowl will provide topographic survey, geotechnical investigation, traffic study, conceptual site design, schematic site design, demolition plans, and demolition administration that is needed to design the horizontal site from the property line to the foundation including utility coordination, sidewalks, driveways, parking lot, irrigation and landscaping. This preliminary work is needed to get the project started and to prepare for the next phases of the project. Dowl was chosen from the City's two-year pre-qualified list of consultants.

Also on this Council agenda is a consultant agreement for architectural services on this project. Due to the complexities of developing the site and building a new fire station, the site civil engineer and architect will be engaged separately for direct City oversight. The site civil engineer will be collaborating with the architect on a parallel path to design a facility that meets the needs of the RFD and community.

An agreement for final design and construction administration services will be brought for Council approval in the second phase of this project.

Staff recommends Council approve the consultant agreement with Dowl in an amount not to exceed \$419,029.

Alignment with Strategic Plan:

Public Safety

Economic and Community Development

Infrastructure, Climate Change, and Environmental Sustainability

Previous Council Action:

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.

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, 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, see Figure 1.



Figure 1. Vicinity Map

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.

Discussion:

The RFD Central Station is anticipated to be a three to four story building and would include:

- six fire engine bays
- two ambulance bays
- living and sleeping quarters
- administration office space
- community education and outreach program space

The parcel at 455 East Second Street provides an ideal downtown location for RFD Central Station. It is the current location of the Reno Police Station and a block from the previous downtown Reno Fire Station #1. This location provides direct access to major east and west bound thoroughfares Kuenzli and Second Streets, and nearby major north and south bound thoroughfares Virginia Street and Wells Avenue. The proposed design of the new RFD Central Station will meet the community's growing needs while maintaining a facility that can be constructed and operated within a reasonable budget.

The approach for project delivery of RFD Central Station will be in multiple phases. The first phase of this project will be to complete preliminary design of the new facility and demolish the existing police station after RPD has moved to the new Public Safety Center in summer 2024. Funding for the first phase of the project has been allocated from general obligation bonds secured in 2022. The schematic design will include a construction cost estimate to be used for establishing a funding baseline. RFD and the Finance Department are currently developing a funding plan to complete the project. The next phases of the project will include finalizing design and construction of RFD Central Station.

Large facility projects like RFD Central Station are very complex and require engagement with site civil engineers and architects. Developing a site and constructing a new building require

multiple phases and looking at the project from different angles. To ensure smooth project delivery, staff has found success with hiring site civil engineers and architects under separate consultant agreements. The consultant agreement with Dowl will provide site civil engineering services in collaboration with the project architect, also on today's agenda. The site civil engineer and project architect, will work with RFD and Public Works to develop a program and design to best meet the needs of the community.

Dowl's scope of work includes topographic survey, geotechnical investigation, traffic study, conceptual site design, schematic site design, demolition plans, and demolition administration. Final design and construction administration services will be included in the second phase of improvements for this project. Staff will bring those consultant agreements to Council next year.

Dowl, formerly Farr West Engineering, has extensive knowledge of site civil design elements. They were selected because of their familiarity with the design elements, pro-active methodology to design and construction, and collaborative approach. The preliminary project timeline with major milestones is shown in Figure 2 below.

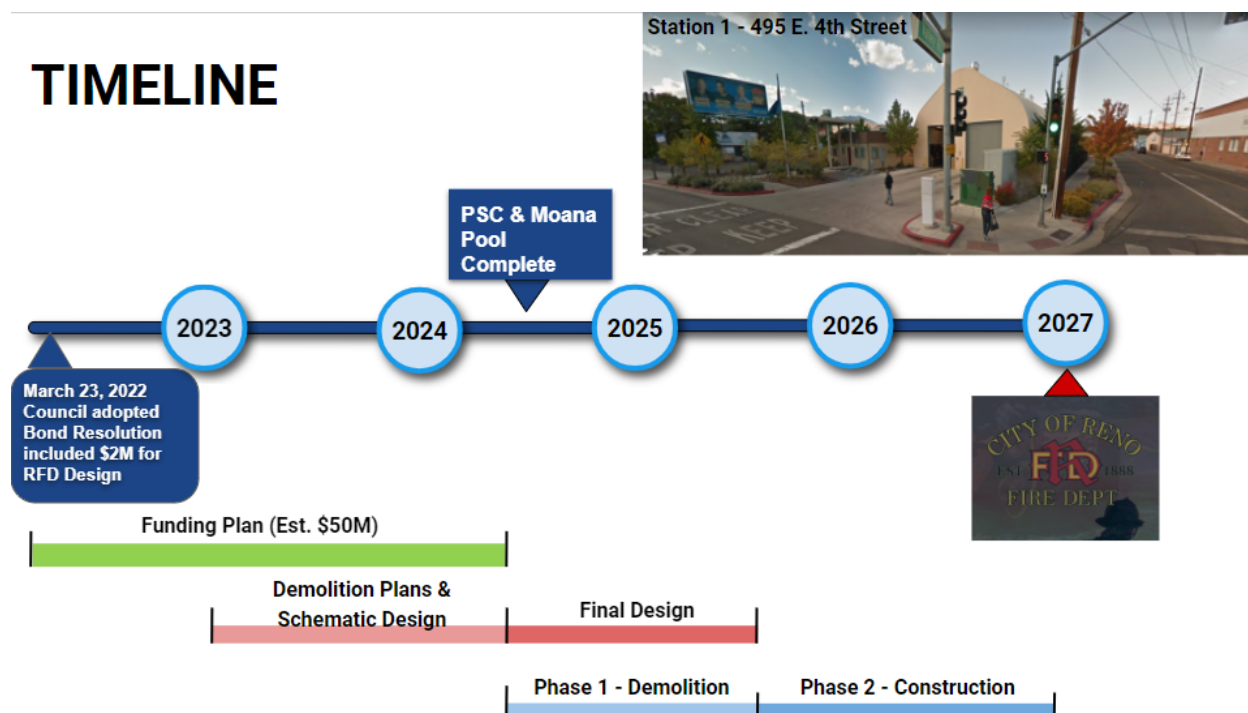


Figure 2. Preliminary project timeline

Staff recommends Council approve the consultant agreement with Dowl in the amount not to exceed \$419,029.

Financial Implications:

March 23, 2022 - Council adopted bond resolution including \$2,000,000 allocated to RFD Central Station project preliminary work.

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. Dowl was selected from 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 Council approve the demolition of the Reno Police Headquarters located at 455 E. Second Street and building of a new Reno Fire Department Central Station facility and approve consultant agreement with Dowl for the site civil schematic design and demolition administration for the Reno Fire Department Central Station project in an amount not to exceed \$419,029 and authorize the Mayor to sign.

Proposed Motion:

I move to approve staff recommendation.

Attachments:

Consultant Agreement (PDF)