

## STAFF REPORT

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**Date:** March 8, 2023

**To:** Mayor and City Council

**Thru:** Doug Thornley, City Manager

**Subject:** Staff Report (For Possible Action): Approval of Consultant Agreement with TSK Architects for the architectural schematic design for the Reno Fire Department Central Station project located at 455 E. Second Street in an amount not to exceed \$404,300. (Capital Projects Fund) [Ward 3]

**From:** Justin George, Senior Civil Engineer

**Department:** Public Works

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**Summary:**

This consultant agreement with TSK Architects (TSK) is for the architectural schematic design of the Reno Fire Department (RFD) Central Station project at 455 East Second Street. This agreement with TSK will provide pre-design services, program development, conceptual design, and schematic design and is needed to design the vertical building from the foundation upwards including mechanical, electrical, plumbing and structural engineering. TSK was chosen from the City's two-year pre-qualified list of consultants.

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

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 eighty parking spaces.

Council approved funding from general obligation bonds to finance preliminary work on RFD Central Station. The preliminary work includes pre-design investigations through schematic design and demolition of existing structures on site. This preliminary work is needed to get the project started and to prepare for the next phases of the project to meet the timeline below.

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 the PSC 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.

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 TSK in an amount not to exceed \$404,300.

**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, 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, see Figure 1.

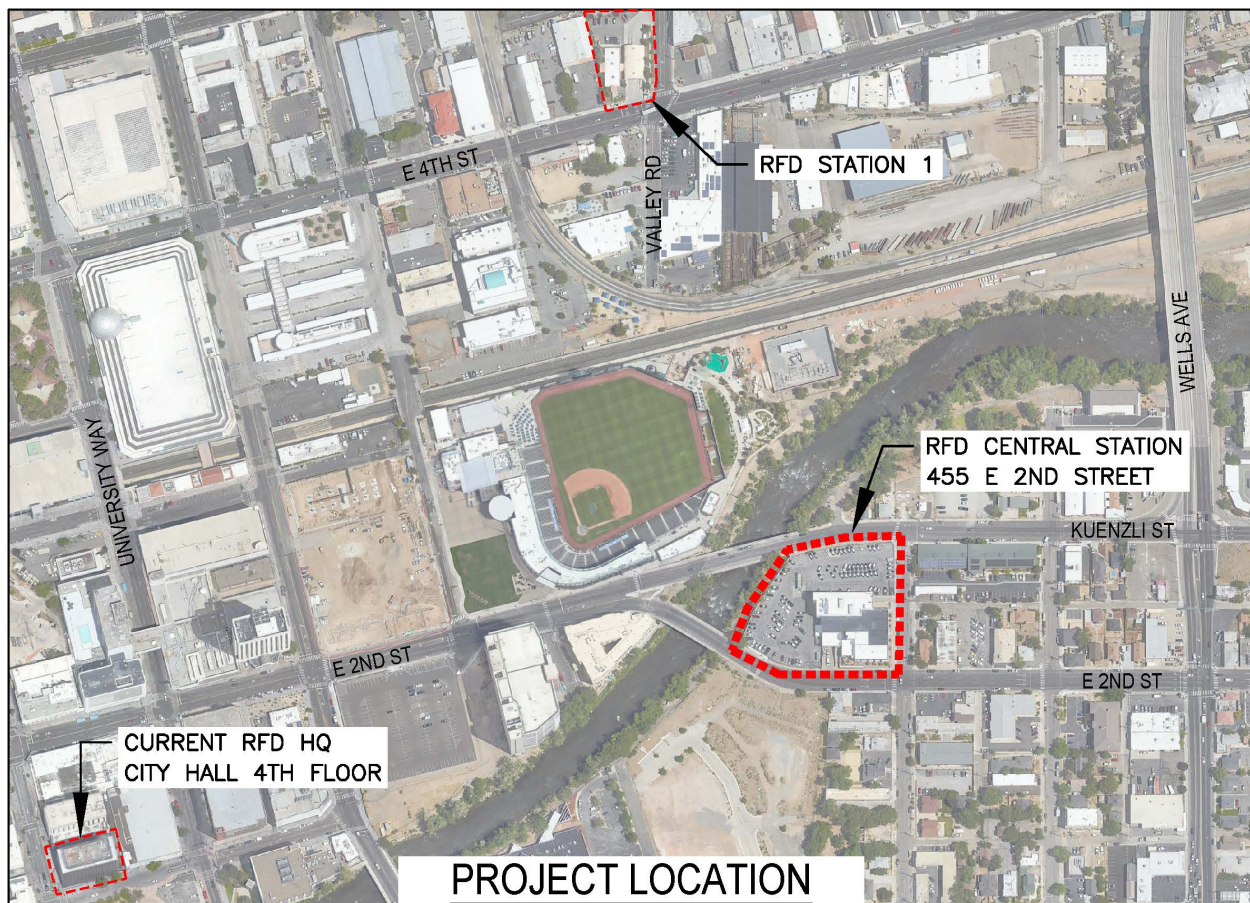


Figure 1. Vicinity Map

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 TSK will provide architectural services in collaboration with the project site civil engineer, also on today's agenda. The architect and project site civil engineer will work with RFD and Public Works to develop a program and design to best meet the needs of the community.

TSK's scope of work includes program development, conceptual design, and schematic design. Final design and construction administration services will be included in the second phase of improvements for this project. Staff will bringing those consultant agreements to Council next year.

TSK was selected for this project because of their extensive knowledge of municipal and fire station design elements and for their approach to implement logical sustainable strategies.

The preliminary project timeline with major milestones is shown in Figure 2 below.

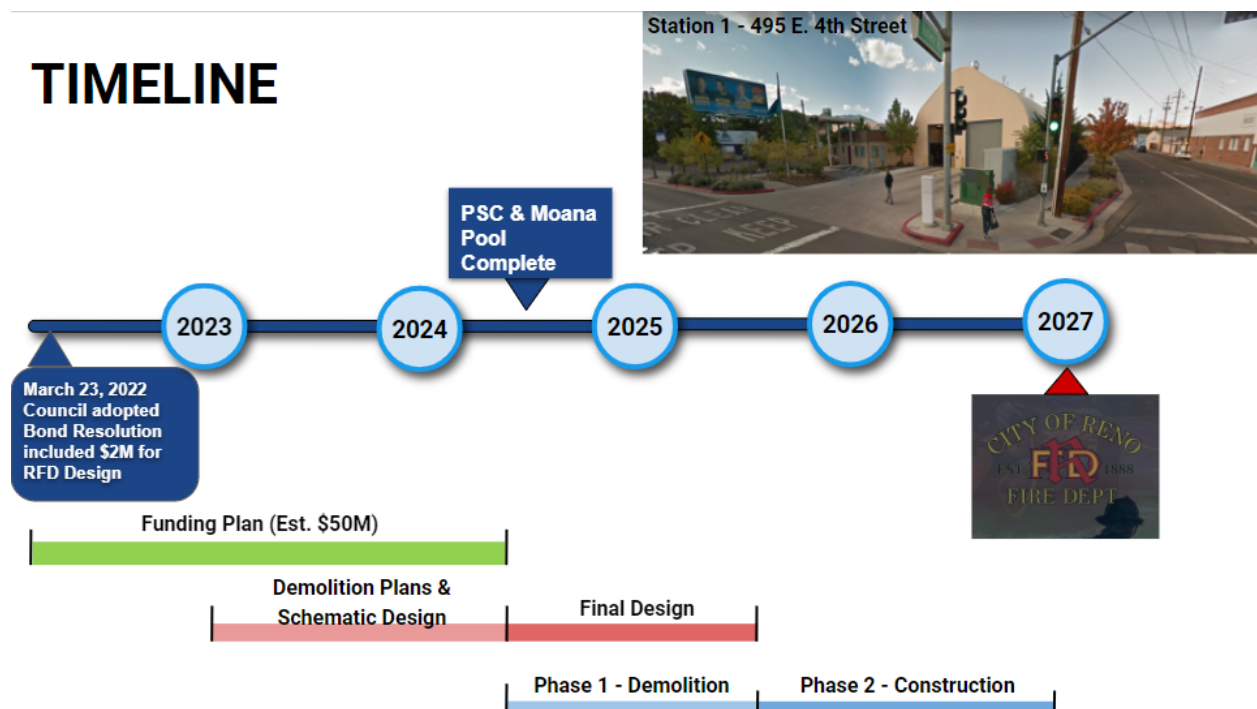


Figure 2. Preliminary project timeline

Staff recommends Council approve the consultant agreement with TSK in the amount not to exceed \$404,300.

### 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. TSK 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 consultant agreement with TSK for the architectural schematic design for the Reno Fire Department Central Station project located at 455 E. Second Street in an amount not to exceed \$404,300 and authorize the Mayor to sign.

**Proposed Motion:**

I move to approve staff recommendation.

**Attachments:**

Consultant Agreement (PDF)