

STAFF REPORT

Date: October 11, 2017

To: Mayor and City Council

Thru: Sabra Newby, City Manager

Subject: **B.5. Staff Report (For Possible Action): Award of Contract to Dianda Construction, Inc. for improvements to the sixth floor of Reno City Hall in an amount not to exceed \$1,475,350. (Building Permit Fund)**

From: Kerrie Koski, Engineering Manager

Summary: Bids for the improvements of the sixth floor of City Hall were opened on September 14, 2017. Dianda Construction, Inc. submitted the best bid pursuant to NRS 338.147 as shown on the attached bid summary. Staff recommends Council award the contract to Dianda Construction, Inc. for the City Hall, Sixth floor Improvements in an amount not to exceed \$1,475,350.

Previous Council Action:

January 11, 2017 - Award of Contract to Q&D Construction for demolition of the sixth floor of City Hall in an amount not to exceed \$529,521.

January 11, 2017 - Approval of Amendment to Consultant Agreement for abatement for sixth floor of City Hall in an amount not to exceed \$53,450.

January 11, 2017 - Approval of Consultant Agreement with BJB Architecture for design services for the sixth floor of City Hall in an amount not to exceed \$163,500.

Background: The City of Reno's Capital Improvement Plan (CIP) for Fiscal Year 16/17 identifies the sixth floor of City Hall as one of several floors not yet remodeled as a potential project. The sixth floor has been vacated by all the tenants and the demolition has been completed. It is proposed to relocate certain Building Division employees with little or no direct external customer interactions to the sixth floor. Permits counter team staff will remain on second floor for the benefit of customer service.

Discussion: Staff conducted a public bid for the improvements to the sixth floor of City Hall. Seven contractors pulled plans for the project and two submitted bids. Bid results are shown on the attached document. Bid Alternate 1 requires the contractor to perform ALL work at night and Staff is not recommended for award due to the cost impact to the project. Bid Alternate 2

requires the contractor to provide additional exterior lift to transport materials into the building during daytime hours and is included in the recommended \$1,475,350 bid award. These improvements to the sixth floor are anticipated to start at the end of October and completed by end of February 2018.

At the Building Enterprise Fund Advisory Committee (BEFAC) meeting held on September 26, 2017, the contract amount for the City Hall, Sixth Floor improvements was approved.

Financial Implications: Fund is available in the Building Permit Fund through the process of carrying forward the unspent amount in net assets into the FY 17/18 Capital Improvement Plan.

Legal Implications: The Contract was competitively bid in accordance with Chapter 338 of the Nevada Revised Statutes (NRS). NRS 338.147 provides that a local government shall award a contract for a public work for which the estimated cost exceeds \$250,000 to the contractor who submits the best bid pursuant to the requirements established in Chapter 338.147. The best bid pursuant to the contract documents is Dianda Construction, Inc.

Recommendation: Staff recommends Council award the contract to Dianda Construction Inc. for the City Hall, Sixth Floor Improvements in an amount not to exceed \$1,475,350 and authorize the Mayor to sign the contract.

Proposed Motion: I move to approve staff recommendation.

Attachments:

- Bid Summary for Bid Opening and Award 1506A 6th Floor Remodel_v2(PDF)