

STAFF REPORT

Date: November 15, 2017

To: Mayor and City Council

Thru: Sabra Newby, City Manager

Subject: **B.7. Staff Report (For Possible Action): Approval of Consultant Agreement with MBA Architecture & Interior Design for the National Bowling Stadium (NBS) Phased Entry and Stadium Level Refresh - Phase 3 in an amount not to exceed \$350,000 (two-thirds majority voting requirement). (Capital Projects Room Surcharge Fund)**

From: Kerrie Koski, Engineering Manager

Summary: This agreement with MBA Architecture & Interior Design will result in estimates of probable construction costs, construction documents for bidding and building the approved refresh concept on the fourth floor of the National Bowling Stadium (NBS). City staff, Reno Sparks Convention and Visitors Authority (RSCVA) representatives and MBA Architecture & Interior Design presented several options to the United States Bowling Congress (USBC) representatives of improvement concepts in October 2017. These options included changes to the exterior entrance and signage, a refresh to the entry level and the atrium and a revised bowler's area on the fourth floor to produce more space for the bowlers.

The USBC representatives said they were less interested in aesthetics and more interested in structural changes on the fourth floor which included more area for the bowlers at the bowling lane level as well as more space for the bowlers above the bowling lane level to provide a multifunctional fourth level. This concept includes the removal of the stadium seating and a portion of the raised deck area, relocation of the restrooms and relocation of the existing snack bar. This final concept was presented and approved by the USBC and the \$2 Surcharge Advisory Subcommittee in October 2017. The \$2 Surcharge Advisory Subcommittee requested that staff bring back an estimate of probable constructions costs for two alternatives of this final concept in January 2018.

Previous Council Action:

August 23, 2017 - Council approved an agreement with MBA Architecture & Interior Design for NBS Phased Entry and Stadium Level Refresh (Phases I and II) in an amount not to exceed \$120,000.

Discussion: This is the third phase of the Architectural and Interior Design services with the entry level refresh construction documents being phase I and the conceptual design for the entry and fourth level portions of scope as phase II. MBA will work with City representatives to finalize the fourth level drawings as approved in phase II to meet the construction budget available from Capital Projects Room Surcharge Fund. MBA is committed to complete design and provide a recommended bid award to the Surcharge Subcommittee and City Council by November 2018 for approval.

The fourth floor of the NBS is the busiest and most important floor to the Reno-Sparks Convention and Visitor Authority (RSCVA) and the United States Bowling Congress (USBC). The fourth floor is home to 78 of the 88 bowling lanes, Squad Room, Pro Shop, food and beverage concessions and the offices for RSCVA staff. The USBC has requested renovations to this floor to give it a fresher look and make the large cavernous space more flexible for its tournaments and their vendors for their next major tournament in February 2020. This request concurs with the facility upgrades and renovations outlined in the Second Amendment to the Agreement by and between the City of Reno, the RSCVA and the USBC (see attached).

Financial Implications: Funding for this project comes from the Capital Projects Room Surcharge Fund.

Legal Implications: The surcharge of \$2 must be used solely to pay the cost of improving and maintaining publicly owned facilities for tourism and entertainment in the district. A two-thirds majority vote is required for approval.

Recommendation: The Capital Projects \$2 Surcharge Advisory Subcommittee recommends Council approve the Consultant agreement with MBA Architecture & Interior Design for the National Bowling Stadium (NBS) Phased Entry and Stadium Level Refresh - Phase 3 in an amount not to exceed \$350,000 and authorize the Mayor to sign.

Proposed Motion: I move to approve staff recommendation.

Attachments:

- MBA_Consultant Agreement_NBS Phase 3_staff report (PDF)
- Second Amendment to Agreement USBC and RSCVA (PDF)