



Meeting Date: 10/18/17
Agenda Item: #

Mission Statement

To provide our growing dynamic community excellent municipal services to make Fernley a great place to live, work, and play. Together, we enhance the desirability, safety, friendliness, aesthetics and quality of life in our city.

CITY OF FERNLEY CITY COUNCIL MEETING STAFF REPORT

REPORT TO: Mayor & City Council

REPORT THRU: Daphne Hooper, City Manager

REPORT BY: Barry Williams, Deputy Public Works Director

REVIEWED BY: Brandi Jensen, City Attorney

REVIEWED BY: Denise Lewis, Finance Director

AGENDA ITEM: **Discussion, and possible Action to award a Contract for Construction for the Depot Lead-Based Paint Rehabilitation Project, to Fix Painting Company, in an amount not to exceed \$173,000.00 plus a 5% contingency of \$8,650.00; or provide direction of how council will like staff to proceed with alternatives.**

ACTION REQUESTED: Consent Ordinance Resolution Motion Receive/File

RECOMMENDED ACTION BY CITY COUNCIL

Staff recommends the Council consider the following actions:

- 1) Award a Contract for Construction for the Depot Lead-Based Paint Rehabilitation Project, to Fix Painting Company, in an amount not to exceed \$173,000.00, plus a 5% contingency of \$8,650.00 Minus Engineering Costs (\$9,580.00).
- 2) Cut the project back to smaller portions and Re-Bid the Lead Based Paint Abatement & Encapsulation as one project and then Painting the Depot as separate Projects in FY 17/18.
- 3) Direct Staff to prepare a new Budget item and Re-Bid for Lead-Based Paint Rehabilitation Project in FY 18/19. Please note this portion of the Depot rehabilitation is separate and aside from additional funding needed for roofing portion of this structure.

Key Points:

1. The Depot improvements were budgeted for \$146,000 (Fernley-Lassen Depot Rehabilitation) allocated during the FY 17/18 budget approval process to potentially re-paint and re-roof the structure.
2. Staff broke the project into re-painting and re-roofing as separate projects to let to bid. A consultant was hired from the City QPL to prepare bid documents for both projects separately. Public bidding process was followed.
3. The major work items for the **Lead Based Paint Rehabilitation project ONLY** include, but are not limited to: performing or providing all labor, services, and documentation necessary to repaint the Depot (i.e. lead based-paint abatement, encapsulating the paint surfaces, re-paint the building). Depot will be repainted to match historical colors per the State Historical Preservation Office (SHPO) letter dated August 25, 2009
4. Only one Bid was received. Fix Painting Company was the apparent responsible low bidder at the Project Bid Opening for the **Lead Based Paint Rehabilitation project ONLY** in the amount of \$173,000.00
5. The bid for repainting is \$27,000 over the amount allocated by City Council to potentially re-paint and re-roof the structure.
6. Staff is looking for direction from Council on alternatives to proceed with the Depot improvements.

POLICY REFERENCE

Nevada Statutes: NRS 332, NRS 338

Fernley Municipal Code: N/A

Policies & Procedure Manual: N/A

Community Assessment: Historic

Other: N/A

SUPPORTING INFORMATION

Dyer Engineering Consultants, Inc. was chosen the City list of qualified professionals for Design and Construction Management Services. Dyer prepared plans, specifications and estimates for the FY 17/18 Depot Rehabilitation Project (Lead-Based Paint, Encapsulation and Painting), and will be providing applicable Construction Management Services including inspection for Lead-Based Paint, Encapsulation and Painting only.

Staff advertised the Project in the Reno Gazette Journal, the Mason Valley News and on the City of Fernley website. The start date of Advertisement for RGJ and MVN was August 23, 2017. The Advertisement was posted on the City of Fernley website from August 23, 2017 through September 13, 2017.

Staff received one bid for the Encapsulation and Painting services only. The Bid was opened on September 13, 2017.

FINANCIAL INFORMATION

FISCAL IMPACT:

1. Is There A Fiscal Impact? Yes
2. Is it Currently Budgeted? Yes
3. If Budgeted, Which Line Item/Account?
 \$100,000.00 from 100-417-730
 \$46,000.00 from 305-425-730

FISCAL SYNOPSIS:

FY 17/18 \$146,000.00 Fernley Depot Improvements- Lead-Based Paint Encapsulation and Remediation, Painting and Roof. Lead Based Paint abatement and re-painting cost is bid at \$27,000 over the available funds. THIS DOES NOT INCLUDE ROOF REPAIRS.

BACKGROUND INFORMATION

The Train Depot is located on Mains Street and is currently not open to the Public. The building was moved to the current site and upgraded with structural improvements years ago. The exterior paint has not been replaced since the building has been moved and is beginning to wear through the wood in some locations. To prevent further degradation a new coat of paint is necessary. The new paint will match the historically accurate colors for the building to preserve the historic integrity of the building. The current roof on the building is made up of cedar shake shingles. There is no sheathing under the shingles so there are areas where water can easily make its way into the interior of the building. The new roofing will replace the current roofing and will maintain the integrity of the building.

City Council moved to approve the Depot Rehabilitation Project on 12/7/2016 as one of the “City Council Priorities”. The project scope was for Lead-Based Paint Rehabilitation and Re-Roofing of the Building. Dyer Engineering Consultants, Inc. was chosen from our list of qualified consultants for Design and Construction Management Services. They prepared plans, specifications and estimates for the FY 17/18 Depot Rehabilitation Project (Lead-Based Paint, Encapsulation and Painting) only, and will be providing applicable Construction Management Services including inspection.

PRIOR COUNCIL ACTION/REVIEW

12/7/2016 Council moves to approve “City Council Priorities for FY 17/18”.

ATTACHED INFORMATION

- 1) EJCDC Bid/Project Specifications and Contract
- 2) 2017 Depot Rehabilitation Project Bid Opening Table