



WASHOE COUNTY

Integrity Communication Service

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STAFF REPORT

BOARD MEETING DATE: June 28, 2022

DATE: Thursday, June 23, 2022

TO: Board of County Commissioners

FROM: Quinn Korbolic, IT Manager, Technology Services
755-328-2348, qkorbolic@washoecounty.gov
On behalf of the 800 MHz Joint Operating Committee

THROUGH: Behzad Zamanian, Chief Information Officer

SUBJECT: Recommendation to authorize Plenium Builders, Inc. as the Construction Manager at Risk (CMAR) and approve Guaranteed Maximum Price (GMP) Agreement between Washoe County for construction of a public safety communication site at Marble Bluff in the amount of [\$920,063]. (All Commission Districts).

SUMMARY

This project is to replace the existing communications tower located at Marble Bluff in preparation for installation of new radio equipment as part of the NSRS Radio Project. The existing Marble Bluff communication tower, originally constructed between 1947 and 1967, needs to be replaced due to age and overloading. The tower is loaded at 230% of its capacity and fails to meet the minimum ANSI/TIA222-H tower standards. The Telecommunications Industry Association (TIA) is accredited by the American National Standards Institute (ANSI) to develop voluntary, consensus-based industry standards for a wide variety of Information and Communication Technologies (ICT) products. These standards are used as standards for all Telecommunication related projects within the US, typically followed by professional engineers. The county assumes a great risk of the tower collapsing under certain weather conditions and poses a safety risk to the general public and anything within the surrounding area. This tower supports public safety radio communication in the pyramid lake area.

The Technology Services Department is requesting authorization to award GMP to the Construction Manager at Risk (CMAR), Plenium Builders. Plenium Builders was selected for CMAR Pre-Construction Services on October 6, 2021, through a competitive CMAR request for qualifications (RFQ) process. Washoe County and Plenium Builders have negotiated a Guaranteed Maximum Price (GMP) Agreement in the amount of \$920,063, this cost is broken down as follows, CMAR overhead and profit in the amount of \$83,642 and bonds and insurance in the amount of \$16,997. A total of \$39,830 is included in the GMP for Contractor contingency in the event there are additional scope items that need to be added to the project or changes to specifications after the GMP has been approved.

AGENDA ITEM # _____

Marble Bluff Communication Tower Project GMP	
Cost of the Work <i>(including General Conditions)</i>	\$779,594
CMAR fee w/overhead & profit 10%	\$83,642
Builders Risk	\$9,201
General Liability	\$7,796
CMAR's Contingency 5%	\$39,830
Total Guaranteed Maximum Price (GMP)	\$920,063

Due to the County's relationship with the Pyramid Lake Paiute Tribe (PLPT), relative to Marble Bluff, the entities will need to negotiate additional terms regarding ground disturbance on the reservation, including taxes owed to the Tribe. County Staff is working with PLPT to find a solution that is equitable and flexible enough to fit within our overall Nevada Shared Radio System (NSRS) construction schedule.

Washoe County Strategic Objective supported by this item: Fiscal Sustainability

PREVIOUS ACTION

On May 17, 2022, the Board of County Commissioners approved and directed the County Manager to submit the recommended 2023-2027 Capital Improvement Plan to the State of Nevada as required by NRS 354.5945.

On May 18, 2021, the Board of County Commissioners approved and directed the County Manager to submit the recommended 2022-2026 Capital Improvement Plan to the State of Nevada as required by NRS 354.5945.

On January 14, 2003, the Board of County Commissioners approved the Interlocal Agreement between Washoe County, the Pyramid Lake Paiute Tribe and the United States Government, Bureau of Indian Affairs concerning the use of the Marble Bluff Communications Site for the Washoe County 800 MHz Regional Radio System.

BACKGROUND

In January 2003, Washoe County entered an agreement with the Pyramid Lake Indian tribe for the use of the Communication site at Marble Bluff. The agreement states in section 3.1 "The Government agrees to permit the county use, and the county agrees to use from the government a portion of the existing transmitter site facility and existing building located at Marble Bluff in order for the county to construct, install and operate at its sole expense the WCRCS transmitter site, to include indoor and outdoor transmitter equipment, a generator, air conditioning, and electrical." On June 17, 2021, WCRCS members met with key stakeholders for the tribe to discuss this process of moving forward. Per section 5.1 "Except as otherwise provided herein, County agrees not to alter the premises without the prior consent of the tribe, which consent shall not be unreasonably withheld."

Washoe County staff and staff from the Washoe County Regional Communication System (WCRCS) member agencies have worked together over the last five years with L3Harris on plans to migrate from the Enhanced Digital Access Communication System (EDACS) to the P25 public safety radio standard protocol. The primary goal of the P25

Radio System Project is to provide a robust flexible system that support Public Safety communications with technology and Internet Protocol (IP) capable networking. The Radio system was established by the Washoe County Regional Communication System through a partnership with Nevada Department of transportation (NDOT), and NV Energy in 1990 with the desire to combine resources to build a radio system that covers the state of Nevada. By combining resources, all partners could save money by not having to pay for our own separate systems that would still need to communicate with one another.

Through a rigorous procurement and review process administered by NDOT, NDOT, Washoe County, and NV Energy selected a vendor to construct and implement the statewide radio system. Subsequently, NDOT, Washoe County and NV Energy each successfully negotiated and signed separate contracts for their respective portions of the radio system. Washoe County's contract with Harris Communications Corp. was signed on September 27, 2018.

The Marble Bluff communication tower was engineered and constructed by Los Angeles Department of Water and Power (LADWP) and built between 1947-1967. The tower is an angle tension steel structure, the same structures used in 110KV transmission towers. The average recommendation for tower use is 50 years and towers are considered for replacement thereafter. The complimenting shelter contains asbestos within the brick walls and roof. The current HVAC (Heating Ventilation, Air Conditioning) system is in need of replacement, which would require cutting into the side walls of the shelter, and thus requiring asbestos remediation. The roof is also in need of replacement or repair, the costs of this repair and maintenance combined is the same cost as it would be to replace the entire shelter.

In the Fall of 2021 a Construction Manager at Risk (CMAR), Plenium Builders, was contacted to replace the tower and other structures. During the Engineering review, it was determined that a number of additional upgrades would need to be completed in order to support the EDACS system and prepare for P25 System installation. These upgrades include a new transformer, upgrade of the electrical service from 200Amp to 300Amp, a new generator, battery system, fence repair, and electrical grounding remediation.

FISCAL IMPACT

The Marble Bluff Infrastructure Upgrades is a dedicated Capital Improvement Project in Fiscal Years 2022 and 2023. There is sufficient budget authority in Fiscal Years 2022 and 2023 in the Capital Improvement Fund (402) in Marble Bluff Infrastructure Upgrades (PW920411) for the GMP in the amount of \$920,063.

RECOMMENDATION

Recommendation to authorize Plenium Builders, Inc. as the Construction Manager at Risk (CMAR) and approve Guaranteed Maximum Price (GMP) Agreement between Washoe County for construction of a public safety communication site at Marble Bluff in the amount of [\$920,063].

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be: "Move to authorize Plenium Builders, Inc. as the Construction Manager at Risk (CMAR) and approve Guaranteed Maximum Price (GMP) Agreement between Washoe County for construction of a public safety communication site at Marble Bluff in the amount of [\$920,063]."