

STAFF REPORT

Date: March 12, 2025

To: Mayor and City Council

Through: Jackie Bryant, City Manager

Subject: Staff Report (For Possible Action): Award of Contract to Cutting Edge Construction LLC for the 2025 ADA Restroom Improvements Project in an amount not to exceed \$370,837.77. (Congressional allocation of Community Project Funding, Parks Capital Maintenance Fund)

From: Jonathan Smith, Senior Civil Engineer

Department: Public Works

Summary:

Senator Catherine Cortez Masto, Senator Jacky Rosen, and Congressman Mark Amodei have allocated \$1,056,000 for the purchase and installation of ADA restrooms within Idlewild Park, Manzanita Park, and Huffaker Park as part of the FY 2022 Congressional allocation of Community Project Funding (CPF). These CPF awards are administered by the U.S. Department of Housing and Urban Development (HUD). The HUD Office of Economic Development, Congressional Grants Division (CGD) has officially awarded the City of Reno \$1,056,000 to fund ADA Restroom facility upgrades at the identified park sites.

The purchase of the prefabricated restrooms was previously approved by council in November 2023 in the amount of \$808,280. This project utilizes the remaining grant funds, in combination with parks capital maintenance funds, for the construction of site improvements and installation of the four new prefabricated restrooms.

Nine bids were received, and Cutting Edge Construction LLC submitted the best bid pursuant to the requirements established in Nevada Revised Statute (NRS) Chapter 338. This project is approved in the fiscal year 2024-2025 Capital Improvement Plan (CIP) and funding was allocated through Congressional allocation of Community Project Funding and Parks Capital Maintenance Funds (CMF). This project is scheduled to be completed by the Fall of 2025. Staff recommends awarding the contract to Cutting Edge Construction LLC in the amount not to exceed \$370,837.77, which includes a project contingency for unforeseen issues during construction.

Consent Review	Yes	No
1. Is this item an annual or standard item that comes before Council for regular approval?		X
2. Is this item an agreement required based on an item previously approved by Council?	X	
3. Is this item included in the current budget approved and adopted by Council?	X	
Other Considerations		
What percent of the total City budget does this item represent?	0.04%	

Alignment with Strategic Plan:
Arts, Parks, and Historical Resources

Previous Council Action:

On November 15, 2023, Council approved the purchase of four prefabricated restroom buildings from Public Restroom Company for Idlewild Park Kiddieland, Idlewild Park Snowflake Shelter, Huffaker Park, and Manzanita Park using the Sourcewell Contract #081721-PRM in an amount not to exceed \$808,280.

On March 8, 2023, Council accepted the grant award under the FY2022 Economic Development Initiative Community Project Funding Grant for City of Reno Park Restroom Americans with Disabilities Act (ADA) Facility Upgrades in the amount of \$1,056,000.

Background:

The Parks and Recreation Department has identified four park restroom facilities in need of replacement. These facilities are located within Idlewild Park, Manzanita Park, and Huffaker Park, all of which serve as important recreational spaces for the community.

Idlewild Park, located at 1505 Idlewild Drive, spans 49 acres and features extensive biking and walking trails, picnic areas, and various recreational amenities. Manzanita Park, located at 630 Manzanita Lane, covers 11 acres and provides open green space, trails, and community gathering areas. Huffaker Park, located at 1160 E. Huffaker Lane, spans 10 acres and includes popular walking and biking paths that are frequently used by residents and visitors.

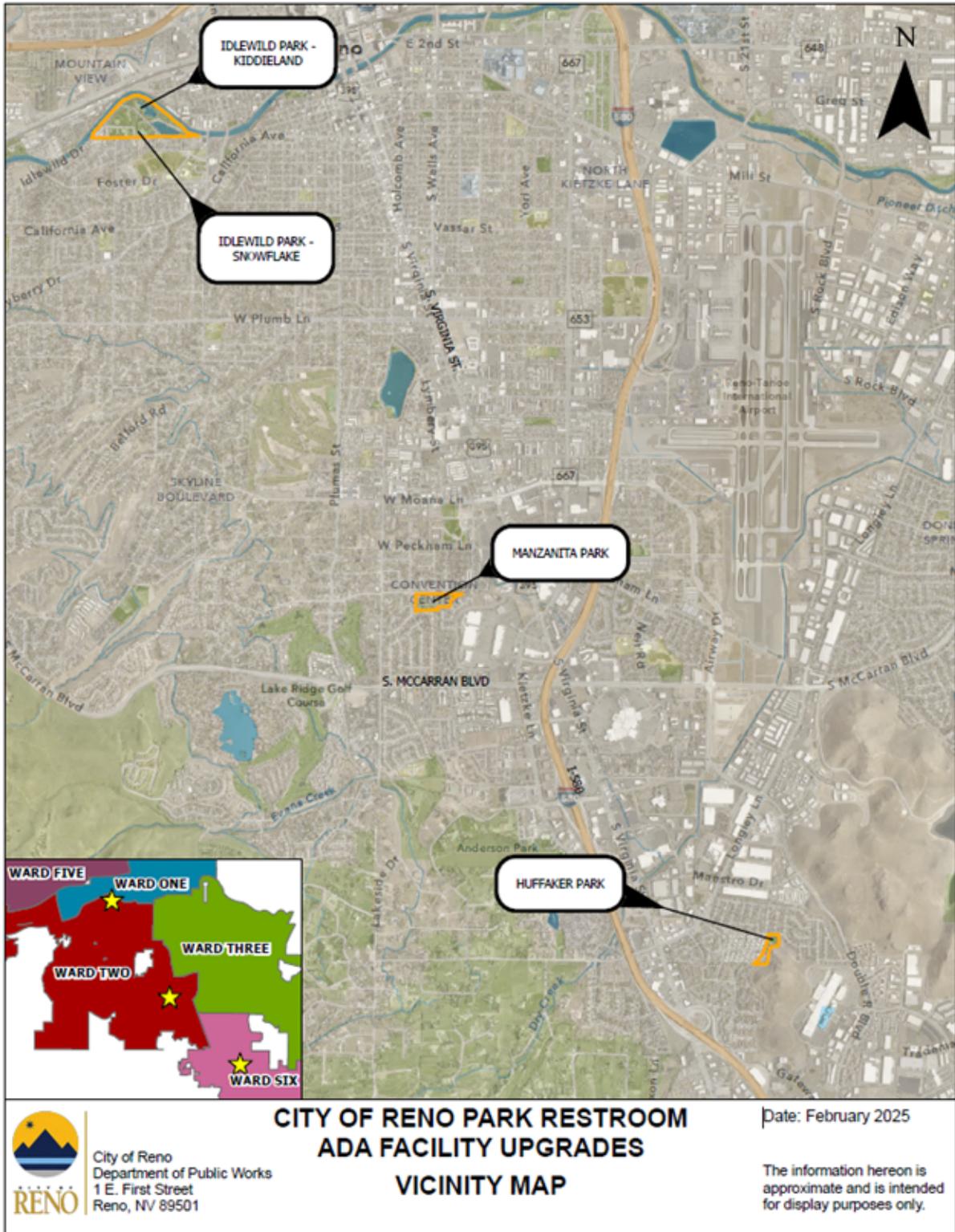
To support park users, the existing restroom facilities at these locations require upgrades to improve accessibility, functionality, and overall condition. The proposed improvements will ensure the facilities meet current standards and include enhanced security features such as timed locking mechanisms to prevent after-hours access. Figure 1 shows a rendering of what the restroom buildings will look like. Figure 2 is a vicinity map showing the locations of the three

parks where the restrooms will be located.

Figure 1: Pre-Fabricated Restroom Building



Figure 2: Vicinity Map



This project is made possible through a grant award allocated by Senator Catherine Cortez Masto, Senator Jacky Rosen, and Congressman Mark Amodei under the FY2022 Economic Development Initiative Community Project Funding (EDI CPF) initiative. These CPF awards are

administered by the U.S. Department of Housing and Urban Development (HUD). The HUD Office of Economic Development, Congressional Grants Division (CGD), has officially awarded the City of Reno \$1,056,000 to fund ADA restroom facility upgrades at the four park sites.

Discussion:

This project will include the construction of four building pads for the installation of precast restroom units, installation of utilities, and site improvements at the existing Parks; Idlewild Park, Manzanita Park, and Huffaker Park.

Staff received and opened nine bids for the 2025 ADA Restroom Improvements Project on February 13, 2025. Cutting Edge Construction LLC submitted the best bid pursuant to the requirements established in the Nevada Revised Statute (NRS) Chapter 338. Cutting Edge Construction LLC is a Contractor licensed in Nevada. Table 1 below shows the bid results.

Table 1 – Bid Summary

Sierra Vista Parking Lot and Restroom Improvements	Total Bid Price
CUTTING EDGE CONSTRUCTION	\$335,837.77
M4 ENGINEERING	\$397,023.00
Z7 DEVELOPMENT	\$397,050.00
GRADEX CONSTRUCTION	\$448,277.50
MKD CONSTRUCTION INC	\$457,777.00
TAURUS CONSTRUCTION	\$461,675.00
POWERHOUSE CONSTRUCTION INC	\$466,115.00
TRUCKEE MEADOWS CONSTRUCTION	\$484,532.17
SIERRA NEVADA CONSTRUCTION INC	\$570,007.00
ENGINEERS ESTIMATE	\$345,500.00

The Engineer's estimate was based on previous park improvement costs and current material and construction costs.

Staff recommends the Bid Award to Cutting Edge Construction LLC for a total not to exceed of \$370,837.77, which includes a contingency for unforeseen items encountered during construction, as shown in Table 2 below.

Table 2 – Recommended Bid Award

2025 ADA Restroom Improvements	\$335,837.77
Contingency	\$ 35,000,00
Bid Award	\$370,837.77

The consequences of not awarding this bid today will result in additional costs for re-bidding along with further deterioration of the existing restroom facilities.

Financial Implications:

This project is included in the FY24/25 Capital Improvement Plan and funds are available through the Congressional allocation of Community Project Funding and Parks Capital Maintenance Fund

Legal Implications:

This project 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 of the chapter. Cutting Edge Construction LLC maintains the proper license to perform the project and submitted the best bid pursuant to State Law.

Recommendation:

Staff recommends Council award the contract to Cutting Edge Construction LLC for the ADA Restroom Improvements Project in an amount not to exceed \$370,837.77 and authorize the Mayor to sign the contract.

Proposed Motion:

I move to award the contract to Cutting Edge Construction LLC for the ADA Restroom Improvements Project in an amount not to exceed \$370,837.77 and authorize the Mayor to sign the contract.

Attachments:

Cutting Edge_Construction_Contract_SR (PDF)