

STAFF REPORT

Date: June 12, 2024

To: Mayor and City Council

Through: Doug Thornley, City Manager

Subject: Staff Report (For Possible Action): Award of Contract to Garden Shop Nursery Landscaping Division, Inc. (Garden Shop) for the Moana Springs Playground and Surfacing project in an amount not to exceed \$131,043. (General Capital Fund)

From: Justin George, Senior Civil Engineer

Department: Public Works

Summary:

The contract with Garden Shop Nursery Landscaping Division, Inc. (Garden Shop) is necessary to install the new playground and safety surfacing at the site of the Moana Springs Community Aquatics and Fitness Center. The Moana Springs site was designed with accommodations for a new playground in the park area amongst the existing mature trees that were protected and preserved in design and through construction.

The City typically purchases playgrounds directly through cooperative purchasing agreements and then bids the installation and surfacing work. Playground structure selection and availability changes from year to year, making it not feasible to include the playground furnishing and installation in the main construction contract for the Moana Springs Community Aquatics and Fitness Center.

The playground was purchased and delivered to the site earlier this year and staff competitively bid the installation and safety surfacing for the best price. Staff advertised the project for two weeks and bids were opened on May 9, 2024. Garden Shop submitted the best bid pursuant to the requirements established in Chapter 338 of the Nevada Revised Statutes (NRS). Garden Shop is a local landscaping contractor that has the experience and ability to complete the project on time.

Staff recommends Council award the contract to Garden Shop for the Moana Springs Playground and Surfacing project in an amount not to exceed \$131,043.

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?	0.015%	

Alignment with Strategic Plan:

Economic and Community Development

Infrastructure, Climate Change, and Environmental Sustainability

Arts, Parks, and Historical Resources

Previous Council Action:

October 25, 2023: Council adopted a resolution authorizing the Finance Director to execute purchase orders and required contracts or Joinder contracts for the purchase of materials, equipment, and independent services.

January 25, 2023: Council awarded a contract amendment with CORE Construction for GMP #2 to construct the second phase of the Moana Springs Community Aquatics and Fitness Center for \$34,652,021.

July 20, 2022: Council awarded a contract with CORE Construction for GMP #1 to construct the first phase of the Moana Springs Community Aquatics and Fitness Center for \$12,064,629.

April 13, 2022: Council approved a consultant agreement with Farr West Consulting, Inc. for traffic signal design and construction management services for the Moana Springs Community Aquatics and Fitness Center for \$650,000.

April 13, 2022: Council approved a consultant agreement with Van Woert Bigotti Architects for final design and construction management services for the Moana Springs Community Aquatics and Fitness Center for \$2,039,100.

March 23, 2022: Council adopted the Bond Resolution of Intent and Sale Resolution for tax-exempt general obligations to construct the Public Safety Center and Moana Springs Community Aquatics and Fitness Center and to design the Reno Fire Department (RFD) Headquarters.

February 23, 2022: Council adopted a Bond Resolution to begin the process to issue tax-exempt general obligations to construct the Public Safety Center and Moana Springs Community Aquatics and Fitness Center and to design the RFD Headquarters.

January 26, 2022: Council selected CORE Construction for Construction Manager at Risk (CMAR) and awarded the City of Reno Owner-CMAR Pre-Construction Services Agreement with CORE Construction for the Moana Springs Community Aquatics and Fitness Center for \$70,000.

December 8, 2021: Council adopted a Bond Resolution to begin the process to issue tax-exempt general obligations to construct the Public Safety Center and Moana Springs Community Aquatics and Fitness Center and to design the RFD Headquarters.

September 21, 2021: Council adopted a resolution appointing the City Manager as the authorized representative to conduct the required CMAR selection tasks per NRS 338.1693 for the Moana Springs Community Aquatics and Fitness Center.

June 9, 2021: Council approved a consultant agreement with Farr West Consulting, Inc. for the civil site design of the Moana Springs Community Aquatics and Fitness Center for \$255,596.

June 9, 2021: Council approved a consultant agreement with Van Woert Bigotti Architects for the schematic design of the Moana Springs Community Aquatics and Fitness Center for \$460,000.

April 14, 2021: Council approved a funding plan for the Moana Springs Community Aquatics and Fitness Center, located at 240 West Moana Lane, for \$9,716,411 available incrementally: \$4,858,205 by June 30, 2021; \$2,429,103 by December 31, 2021; and \$2,429,103 by June 30, 2022.

July 29, 2020: Council approved an amended conditional pledge agreement with the William N. Pennington Foundation for Moana Springs Community Aquatics and Fitness Center construction, located at 240 West Moana Lane for \$9,000,000.

August 14, 2019: Council approved a conditional pledge agreement with the William N. Pennington Foundation for Moana Springs Community Aquatics and Fitness Center construction, located at 240 West Moana Lane for \$9,000,000.

October 24, 2018: Council directed staff to pursue a 35-meter pool with an option for a 50-meter pool if funding becomes available, and to fully explore party and meeting room options, outdoor hot springs, and a future spa.

January 24, 2018: Council directed staff to share in the capital fundraising campaign, evaluate room tax for the potential to subsidize operations, engage the Financial Advisory Board (FAB), and return to Council with a budget proposal.

June 17, 2017: Council approved the amended options agreement with Sierra Nevada Community Aquatics (SNCA) for an additional three years.

October 22, 2014: Council approved the amended options agreement with SNCA for an additional three years.

July 18, 2012: Council approved the option agreement with SNCA for the design, development, construction, and operation of a replacement aquatics center at Moana.

August 22, 2008: The City entered into a memorandum of understanding (MOU) with SNCA.

Background:

Construction of the Moana Springs Community Aquatics and Fitness Center began in July 2022 and completion is anticipated in August 2024. The Moana Springs site includes a park area amongst the existing mature trees that are in front of the Aquatics and Fitness Center. The park area is approximately 15,000 square feet (about one-third of an acre) and includes a 2,200-square-foot area for a new playground. The park area is outlined with a yellow rectangle and the playground is outlined with a red rectangle in the image below.



Discussion:

Playground styles are updated frequently, and playground structure material availability varies from year to year. The City typically purchases playground structures using cooperative purchasing agreements due to already established equipment costs and selection of playground styles. The playground structure was purchased and delivered to the site earlier this year. Playground structure and surfacing installation is generally straightforward and lends itself well to a competitive bid for the best installation price. For these reasons, staff did not include playground furnishing and installation in the CORE Construction contract.

The project includes the installation of the already purchased playground structure, furnishing and installation of the pour-in-place rubber playground surfacing, and playground safety audit.

Staff received and opened one bid for the Moana Springs Playground and Surfacing Project on May 9, 2024. Garden Shop submitted the best bid pursuant to the requirements established in NRS Chapter 338. Garden Shop is a contractor licensed in Nevada that has successfully completed playground installation projects for the City. Table 1 below shows the bid results.

Table 1 – Bid Summary

Moana Springs Playground and Surfacing Improvements	Garden Shop	Engineer's Estimate
Total Bid	\$124,803	\$125,000

The engineer's estimate was based on previous playground improvement costs and current material and construction costs.

Staff recommends awarding the bid to Garden Shop for a total amount not to exceed \$131,043, which includes a contingency for unforeseen items encountered during construction, as shown in Table 2 below.

Table 2 – Recommended Bid Award

Moana Springs Playground and Surfacing Improvements	\$124,803
Contingency	\$6,240
Bid Award	\$131,043

The consequences of not awarding this bid today will result in additional costs for re-bidding along with delayed playground accessibility.

Financial Implications:

Funds for the Moana Springs Playground and Surfacing project are allocated in the General Capital Fund.

Legal Implications:

Legal review completed for compliance with City procedures and Nevada law. This contract was competitively bid in accordance with Chapter 338 of NRS. Garden Shop Nursery Landscape Division, Inc. submitted the lowest responsive and responsible bid and maintains the proper license to perform the project.

Recommendation:

Staff recommends Council award the contract for the Moana Springs Playground and Surfacing project to Garden Shop Nursery Landscape Division, Inc. in an amount not to exceed \$131,043 and authorize the Mayor to sign the Contract.

Proposed Motion:

I move to award staff recommendation.

Attachments:

Contract