

## STAFF REPORT

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**Date:** September 19, 2024

**To:** Mayor and City Council

**Through:** Jackie Bryant, Interim City Manager

**Subject:** Staff Report (For Possible Action): Award of contract to Q&D Construction, LLC. for the Idlewild Pool Deck Replacement Project in an amount not to exceed \$974,000. (American Rescue Plan Act [ARPA] Fund, Parks Capital Maintenance Fund)

**From:** Jonathan Smith, Senior Civil Engineer

**Department:** Public Works

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**Summary:**

The Idlewild Pool facility, located at 1805 Idlewild Drive, is prioritized for substantial repairs following Council’s approval of \$1M in funding from the American Rescue Plan Act (ARPA). This funding will cover the replacement of the reinforced concrete pool deck, re-routing deck drains to sanitary sewer, and updating the pool to meet current building standards. This project was advertised for bids for three weeks. On August 15, 2024, Q&D Construction, LLC. submitted the best bid pursuant to the requirements established in Nevada Revised Statutes (NRS) Chapter 338.147. Staff recommends Council award the contract to Q&D Construction, LLC. in an amount not to exceed \$974,000, which includes a contingency. The project is anticipated to be complete and open to the public in the spring of 2025.

<b>Consent Review</b>	<b>Yes</b>	<b>No</b>
1. Is this item an annual or standard item that comes before Council for regular approval?		<b>X</b>
2. Is this item an agreement required based on an item previously approved by Council?	<b>X</b>	
3. Is this item included in the current budget approved and adopted by Council?	<b>X</b>	
<b>Other Considerations</b>		
What percent of the total City budget does this item represent?	<b>0.11%</b>	

**Alignment with Strategic Plan:**

Arts, Parks, and Historical Resources

Infrastructure, Climate Change, and Environmental Sustainability

**Previous Council Action:**

March 22, 2023 – Council approved the allocation of the remaining \$28,150,044.97 in State and Local Fiscal Recovery Funds (SLFRF) received through ARPA on May 19, 2021, which included \$1,000,000 for the Idlewild Pool Deck Replacement.

**Background:**

Concrete pool decks typically have a life expectancy of 20-30 years. Since the Idlewild Pool was built in 1982, the deck is now well past the typical lifespan. It has substantial cracking, areas of spalling, and drainage issues. It has deteriorated to the point that it has become cumbersome for City Staff to maintain and a hazard to the safety of the public. In addition, building codes have evolved significantly over the past 40 years and this facility no longer meets these requirements.

This project will remove and replace the existing reinforced concrete pool deck, re-route deck drains to sanitary sewer, install new tile pool depth markers, and update the pool to meet current building standards.

The vicinity map below shows the general location of the Idlewild Pool facility.

## Vicinity Map



Discussion:

This project will address these issues by updating both the pool deck and its drainage system to meet current standards. The new pool deck will be constructed with reinforced concrete and equipped with updated deck drains. Currently, these drains lead to the southern Idlewild Pond, but they will be re-routed to the sanitary sewer in compliance with current building codes. Additionally, the pool gutter will be treated with epoxy paint to enhance its durability.

Staff received and opened one bid for the Idlewild Pool Deck Replacement Project on August 15, 2024. Q&D Construction, LLC. submitted the best bid pursuant to the requirements established in Chapter 338 of the NRS. Q&D Construction, LLC. is a local general contractor licensed in Nevada, and they have completed multiple projects for the City within the past five years. Table 1 below shows the bid results.

**Table 1 – Bid Summary**

<b>Idlewild Pool Deck Replacement</b>	<b>Q&amp;D Construction, LLC.</b>	<b>Engineer’s Estimate</b>
<b>Total Bid</b>	<b>\$874,000</b>	<b>\$671,324</b>

The bid is higher than the engineer’s estimate; however, this estimate is reasonable given the complexity of the project and recent increased material cost.

Staff recommends award to Q&D Construction, LLC. for a total not to exceed \$974,000, which includes a \$100,000 contingency for unforeseen items encountered during construction, as shown in Table 2 below:

**Table 2 – Recommended Bid Award**

Idlewild Pool Deck Replacement	\$874,000
Contingency	\$100,000
<b>Bid Award</b>	<b>\$974,000</b>

The consequences of not awarding this bid today will result in further deterioration of the pool decks, increased safety concerns for the public, and a risk that the pool will need to be shut down.

**Financial Implications:**

This project will be funded through the federally funded ARPA Fund and Parks Capital maintenance Fund.

**Legal Implications:**

This contract was competitively bid in accordance with Chapter 338 of the 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. Q&D 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 Q&D Construction, LLC. for the Idlewild Pool Deck Replacement project in an amount not to exceed \$974,000 and authorize the Mayor to sign the contract.

**Proposed Motion:**

I move to award the contract to Q&D Construction, LLC. for the Idlewild Pool Deck Replacement project in an amount not to exceed \$974,000 and authorize the Mayor to sign the contract.

**Attachments:**

Idlewild Pool Deck Replacement\_Construction\_Contract\_SR