

STAFF REPORT

Date: **October 9, 2024**

To: **Mayor and City Council**

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

Subject: **Staff Report (For Possible Action): Award of Contract to Resource Development Company for the Lower Idlewild Pond Rehabilitation Project in an amount not to exceed \$1,629,174. (ARPA Fund, Parks Capital Maintenance Fund)**

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

Department: **Public Works**

Summary:

The Lower Idlewild Pond, located at approximately 1505 Idlewild Drive, is prioritized for substantial repairs following Council approval of \$1.6 million in funding from the American Rescue Plan Act (ARPA). This repair is necessary due to infiltration from the pond toward the Truckee River, which has led to deterioration of the adjacent parking lot. This funding will cover the rehabilitation of the lower Idlewild Pond with a new HDPE liner, concrete wall installation near a portion of failing asphalt parking area, and rehabilitation of the historic rock wall surrounding the pond. This project was advertised for bids for three weeks. On September 17, 2024, Farr Construction Corporation dba Resource Development Company submitted the best bid pursuant to the requirements established in Nevada Revised Statutes (NRS) Chapter 338.147. Staff recommends Council award the contract to Resource Development Company in an amount not to exceed \$1,629,174, which includes a contingency. The project is anticipated to be complete in the spring of 2025.

| 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? | 0.18% | |

Alignment with Strategic Plan:

Arts, Parks, and Historical Resources

Infrastructure, Climate Change, and Environmental Sustainability

Previous Council Action:

March 9, 2023 – Council approved the allocation of \$3,000,000 of the American Rescue Plan Act (ARPA) State and Local Fiscal Relief Funds to Parks and Recreation Department projects which included \$1,000,000 for the Idlewild Park Pond Bottom and Walls.

March 22, 2023 – Council approved the allocation of the remaining \$28,150,044.97 in State and Local Fiscal Recovery Funds received through the American Rescue Plan Act on May 19, 2021, which increased the amount to \$1,600,000 for the Idlewild Park Pond Bottom and Walls.

May 24, 2023 – Council approved a consultant agreement with J-U-B Engineering, Inc. in an amount not to exceed \$109,000.00. The scope of work for J-U-B Engineering, Inc. includes project management, topographic surveying, soils investigation and geotechnical studies, preliminary design, permit application preparation, submittal, and coordination, preparation of construction plans, construction bid documents and bid assistance.

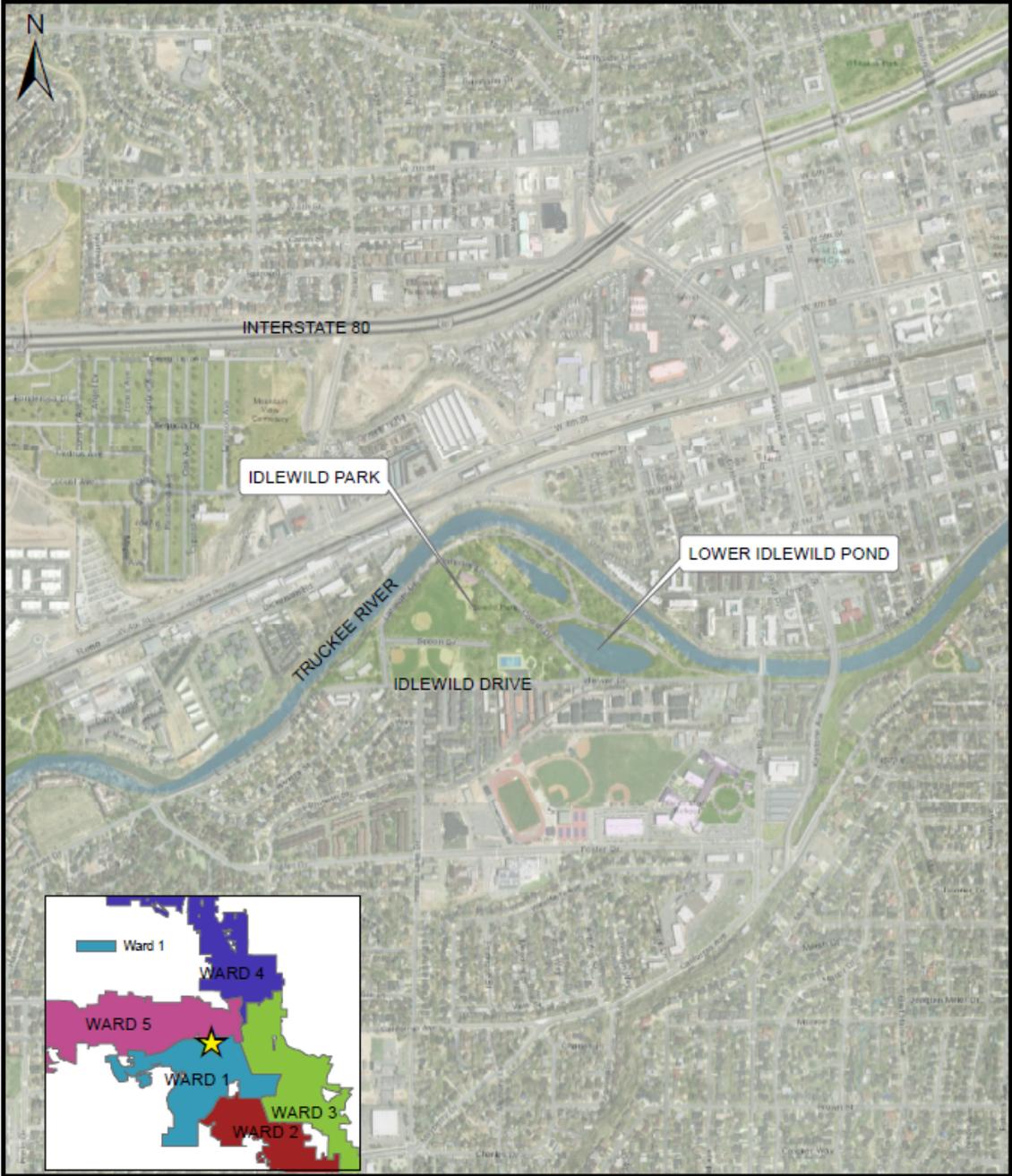
Background:

The land for Idlewild Park was initially purchased by the City of Reno in 1921, and the ponds were constructed in 1931. More recently, during the last major drought between about 2015 and 2016, the ponds were unable to keep the clay liner that retains water in the ponds saturated, leading to cracking. Due to the cracking from the drought years, the clay liner can no longer effectively contain water, resulting in significant infiltration issues. Since this drought period, the pond has experienced seeping, and substantial subsidence and cracking of the parking lot to the east of the lower pond has been observed.

The Parks and Recreation department prioritized the southern pond area to be rehabilitated to address the undesirable loss of water. A preliminary geotechnical study was performed by Terracon in 2017 and recommended installation of a geomembrane liner to rehabilitate and control the water level in the pond. J-U-B has prepared a design for rehabilitation of the pond bottom and walls.

The vicinity map below shows the general location of the Idlewild Pond.

Vicinity Map



City of Reno
Public Works

**LOWER IDLEWILD POND
REHABILITATION
VICINITY MAP**

Date: September 2024

The information heron is
approximate and is intended
for display purposes only.

Discussion:

To address the issues with the current pond liner and wall, this project will remove and replace the existing clay pond liner with a new HDPE liner. Additionally, approximate 350 feet of new concrete wall will be constructed just below the existing historic rock wall in the southeast portion of the lower pond. The concrete wall will be used as a buttress for the existing parking lot to the east, and as a batten for the new HDPE liner to be attached. The historic rock wall, though not officially on the Historic Register, will be preserved and repaired in accordance with the Secretary of the Interior’s Standards for Treatment of Historic Properties.

Staff received and opened one bid for the Lower Idlewild Pond Rehabilitation Project on September 19, 2024. Resource Development Company submitted the best bid pursuant to the requirements established in Chapter 338 of the NRS. Resource Development Company 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 (Base Bid and Bid Alternates)

| Lower Idlewild Pond Rehabilitation Project Bidder | Total Bid Price |
|--|------------------------|
| Engineer’s Estimate | \$1,615,898.00 |
| Farr Construction Corporation dba Resource Development Company | \$1,489,174.00 |
| Sierra Nevada Construction, Inc. | \$1,566,007.00 |
| F. W. Carson Co. | \$1,587,913.00 |
| Granite Construction Company | \$2,429,429.00 |
| Burdick Excavating Co Inc | \$2,760,117.87 |
| MKD Construction Inc. | \$2,990,421.00 |

Staff recommends award to Resource Development Company for a total not to exceed \$1,629,174, which includes a \$140,000 contingency for unforeseen items encountered during construction, as shown in Table 2 below:

Table 2 – Recommended Bid Award

| | |
|--|--------------------|
| Lower Idlewild Pond Rehabilitation Project | \$1,489,174 |
| Contingency | \$140,000 |
| Bid Award | \$1,629,174 |

The consequences of not awarding this bid today will result in further deterioration of the pond

and east parking lot, increased safety concerns for the public, and a risk that the area already shut down from the public will need to be expanded.

Financial Implications:

Budget of \$1,491,000 for this project is available in the federally-funded ARPA Fund and \$138,174 is available in the 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. Resource Development Company 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 Resource Development Company for the Lower Idlewild Pond Rehabilitation project in an amount not to exceed \$1,629,174 and authorize the Mayor to sign the Contract.

Proposed Motion:

I move to award the Contract to Resource Development Company for the Lower Idlewild Pond Rehabilitation project in an amount not to exceed \$1,629,174 and authorize the Mayor to sign the Contract.

Attachments:

- Lower Idlewild Pond Rehabilitation_Construction_Contract_SR (PDF)