

STAFF REPORT

Date: June 14, 2023

To: Mayor and City Council

Thru: Doug Thornley, City Manager

Subject: Staff Report (For Possible Action): Award of Contract to Sierra Nevada Construction, Inc. for the Grant Drive Parking Lot Reconstruction Project at 240 West Moana Lane in an amount not to exceed \$1,088,007. (General Capital Project Fund) [Ward 2]

From: Justin George, Senior Civil Engineer

Department: Public Works

Summary:

In September 2021, the City of Reno applied to be a host site under NV Energy's Community Based Solar Resource (CBSR) program. After a review by NV Energy, and a community voting process, NV Energy chose the Moana Springs parcel as the Northern Nevada host site. The CBSR program places an emphasis on environmental justice by offering a solar subscription option to residents who would otherwise not be able to obtain solar energy due to cost or lack of space. NV Energy will build, own, and operate the solar array and carports at the parking lot located on Grant Drive next to Fire Station #3. Council approved the contract for NV Energy to lease the lot on April 13, 2022.

The Moana Springs parking lot on Grant Drive has a pavement condition index of 12, which is very poor condition. This project is for the reconstruction of the existing parking lot to bring it into new condition and up to current code prior to the construction of the carports and solar array by NV Energy. Council approved the funds for the parking lot reconstruction on April 13, 2022.

Staff conducted a public bid for this project. Sierra Nevada Construction submitted the only bid, which was received and opened on May 18, 2023. Staff evaluated the bid, and determined it met the criteria under NRS Chapter 338. Sierra Nevada Construction is a local general contractor licensed in Nevada, and has successfully completed many construction projects for the City. Staff recommends award to Sierra Nevada Construction in an amount not to exceed \$1,088,007, which includes a \$90,000 contingency for unforeseen items encountered during construction.

Alignment with Strategic Plan:

Economic Opportunity, Homelessness, and Affordable Housing
Infrastructure, Climate Change, and Environmental Sustainability
Economic and Community Development
Arts, Parks, and Historical Resources

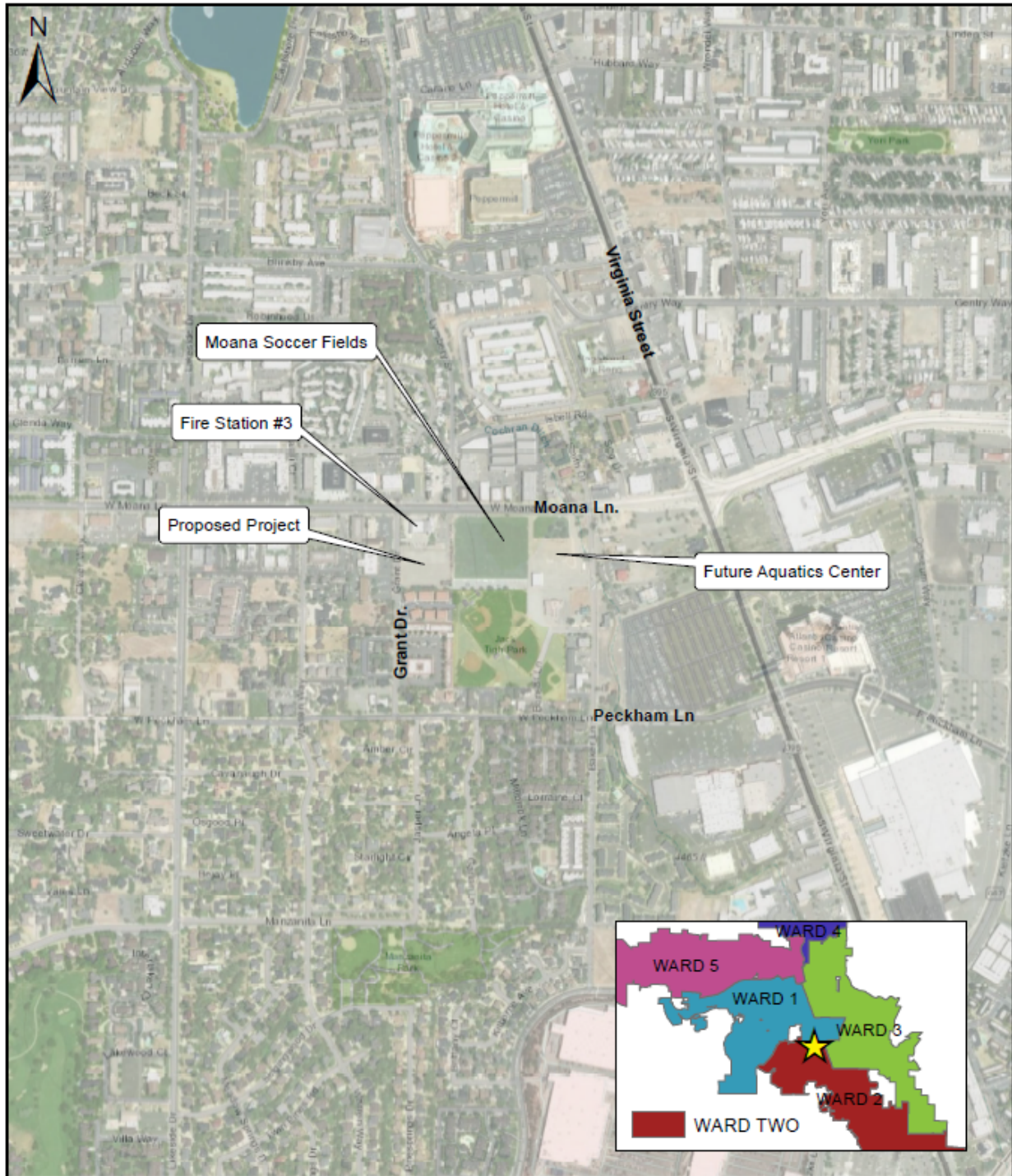
Previous Council Action:

April 13, 2022 - Council authorized the City's Finance Director to appropriate up to \$1,500,000 of unallocated excess fund balance in the General Fund for the Moana Springs Recreational Complex parking lot improvements and approved the Utility System Lease Agreement between Sierra Pacific Power Company (NV Energy) and the City of Reno.

Background:

In September 2021, the City of Reno applied to be a host site under NV Energy's Community Based Solar Resource (CBSR) program. The CBSR program places an emphasis on environmental justice by offering a solar subscription option to residents who would otherwise not be able to obtain solar energy due to cost or lack of space. This project aligns with the adopted City of Reno Sustainability and Climate Action Plan, goals 2.3 and 2.4 to expand solar infrastructure and expand rooftop solar. This program offers residents the ability to "subscribe" to a solar rate under a new solar resource. NV Energy will build, own, and operate the solar array and carports at the parking lot located on Grant Drive next to Fire Station #3 to serve the residents who apply to this program.

The Pavement Condition Index (PCI) is a numerical rating system used to assess the condition of pavement. The PCI scale ranges from 0 to 100, with 100 representing a pavement in excellent condition and 0 indicating a completely failed pavement. The index takes into account various distresses and defects that can affect the pavement, such as cracks, potholes, rutting, roughness, and surface deterioration. The Moana Springs parking lot on Grant Drive has a pavement condition index of 12, which is very poor condition. This project is for the reconstruction of the existing parking lot to bring it into new condition and up to current code prior to the construction of the carports and solar array by NV Energy.



City of Reno
Public Works

GRANT DRIVE PARKING LOT RECONSTRUCTION PROJECT

VICINITY MAP

Date: May 2023

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

Discussion:

The proposed project is for the reconstruction of the parking lot located on Grant Drive next to fire station #3, adjacent to the new Moana Springs Community Aquatics and Fitness Center and soccer fields. This project is for the reconstruction of the existing parking lot to bring it into new condition and up to current code prior to the construction of the carports and solar array by NV Energy. The project scope includes removal and replacement of the asphalt pavement, concrete curb, gutter, sidewalk and driveway, along with the addition of new landscaping and ADA compliant pedestrian path to connect the Grant Drive sidewalk to the Moana soccer fields.

Staff conducted a public bid for this project. One bid was submitted and opened on May 18, 2023. Staff evaluated the bid from Sierra Nevada Construction, and determined it met the criteria under NRS Chapter 338. Sierra Nevada Construction is a local general contractor licensed in Nevada, and has successfully completed many construction projects for the City.

Staff recommends award to Sierra Nevada Construction in the amount not to exceed \$1,088,007, which includes a \$90,000 contingency for unforeseen items encountered during construction. This is within reasonable range of the Engineer's Estimate of \$1,044,049. See Table 1 for the breakdown of construction costs.

Financial Implications:

Funds for Grant Drive Parking Lot Reconstruction Project are allocated from the General Capital Project Funds.

Legal Implications:

Legal review completed for compliance with City procedures and Nevada law. This Contract 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. Sierra Nevada Construction Inc. 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 Sierra Nevada Construction, Inc. for the Grant Drive Parking Lot Reconstruction Project in the amount not to exceed \$1,088,007 and authorize the Mayor to sign the contract.

Proposed Motion:

I move to approve staff recommendation.

Attachments:

Grant Drive Parking Lot Reconstruction Contract