

STAFF REPORT

Date: August 23, 2023

To: Mayor and City Council

Thru: Doug Thornley, City Manager

Subject: Staff Report (For Possible Action): Award of Contract to Gradex Construction for the Sierra Vista Parking Lot and Restroom Improvements Project in an amount not to exceed \$699,986.25. (Community Development Block Grant Funds) [Ward 5]

From: Jonathan Smith, Senior Civil Engineer

Department: Public Works

Summary:

City staff has identified the need for a parking lot and restroom at the existing Sierra Vista Park located at 1985 Beaumont Parkway. This project includes the construction of a new parking lot, site improvements, and installation of a pre-fabricated restroom. Public Works engineering staff designed and prepared construction plans and contract documents. The project is anticipated to be complete and open to the public in fall 2023.

The project was advertised for three weeks and bids were opened on July 25, 2023. Staff received and opened four bids. Gradex Construction submitted the best bid in an amount of \$699,986.25 which includes a contingency. This project is approved in the fiscal year 2023-2024 Capital Improvement Plan (CIP) with funding allocated through Community Development Block Grant (CDBG) funds. Staff recommends Council award the contract to Gradex Construction.

Alignment with Strategic Plan:

Arts, Parks, and Historical Resources

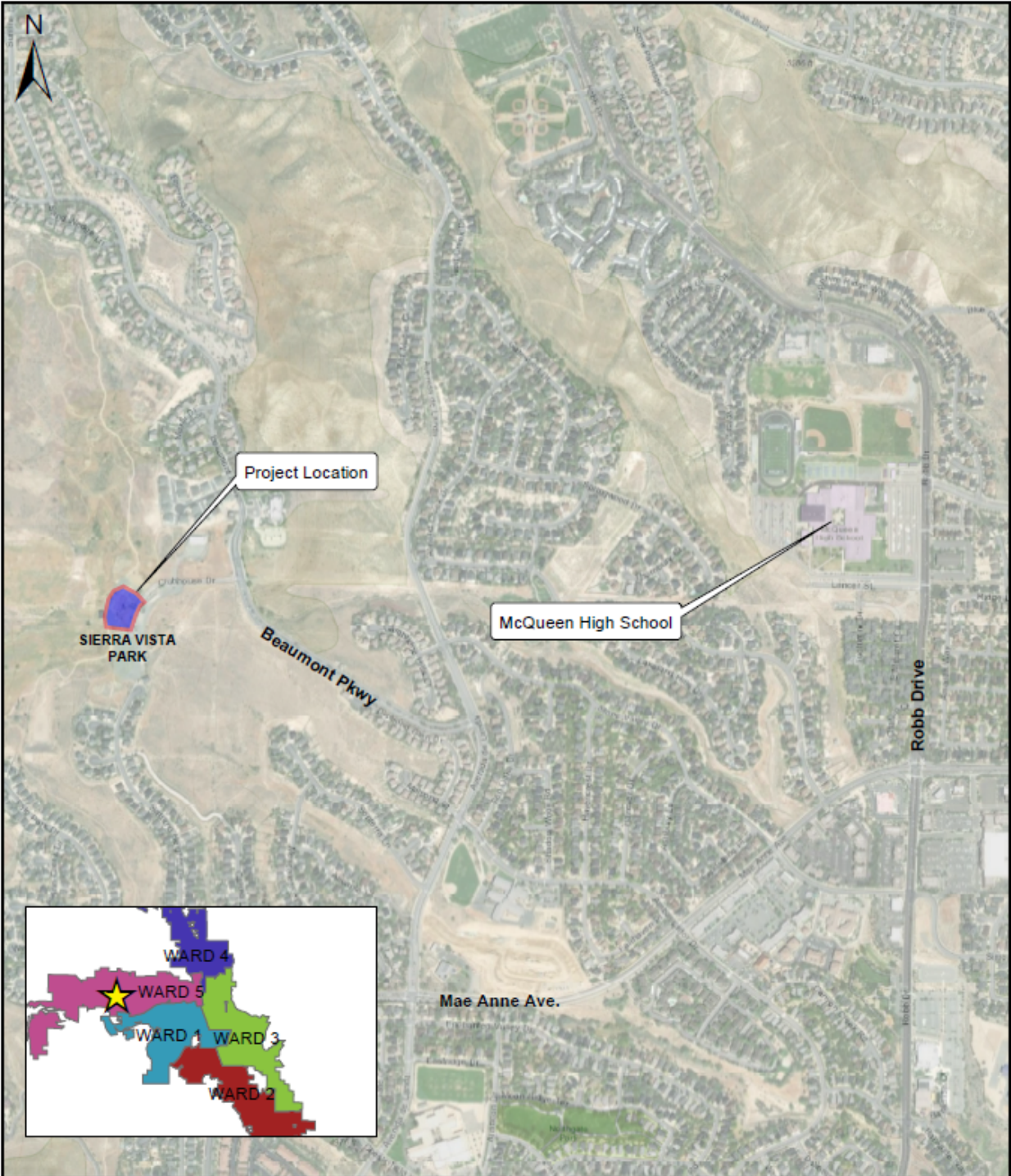
Previous Council Action:

June 8, 2022 – Council approved the 2022-2023 HUD Annual Action Plan for allocating grants from the federal Community Development Block Grant Program (CDBG) in the amount of \$2,070,240. Approving funding recommendations, including the Sierra Vista Parking Lot and Restroom Improvements, from the CDBG Subcommittee.

Background:

Sierra Vista Park, situated in northwest Reno at 1985 Beaumont Parkway, spans across 107 acres. Within the park, there are a variety of biking and walking trails frequently utilized by the public. The former use of the property was a golf course that included a clubhouse that has since then been removed. The park is in need of a parking lot area for the trails and a public restroom for use by the public. Please refer to the vicinity map below for the location of this park.

Vicinity Map



City of Reno
Public Works

**SIERRA VISTA
PARKING LOT IMPROVEMENTS**

VICINITY MAP

Date: July 2023

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

Discussion:

This project will include the construction of a building pad for the installation of a precast restroom unit, installation of utilities, and site improvements at the existing Sierra Vista Park (1985 Beaumont Parkway). Work will also include the construction of a new asphaltic concrete parking lot area.

Staff received and opened four bids for the Sierra Vista Parking Lot and Restroom Improvements Project on July 25, 2023. Gradex Construction submitted the best bid pursuant to the requirements established in the Nevada Revised Statute (NRS) Chapter 338. Gradex Construction is a Contractor licensed in Nevada. Table 1 below shows the bid results.

Table 1 – Bid Summary

Sierra Vista Parking Lot and Restroom Improvements	Gradex Construction	Spanish Springs Construction	Sierra Nevada Construction	Rapid Construction	Engineer's Estimate
Total Bid	\$639,986.25	\$697,000.00	\$778,007.00	\$875,578.00	\$741,800.00

The Engineers estimate was based on previous park improvement costs and current material and construction costs.

Staff recommends the Bid Award to Gradex Construction for a total not to exceed of \$699,986.25, which includes a contingency for unforeseen items encountered during construction, as shown in Table 2 below.

Table 2 – Recommended Bid Award

Sierra Vista Parking Lot and Restroom Improvements	\$639,986.25
Contingency	\$ 60,000.00
Bid Award	\$699,986.25

The consequences of not awarding this bid today will result in additional costs for re-bidding along with further deterioration of the existing parking surface, citizen complaints, and limited park accessibility

Financial Implications:

This agreement will be funded by a Community Development Block Grant (CDBG).

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. Gradex Construction 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 Gradex Construction for the Sierra Vista Parking Lot and Restroom Improvements Project in an amount not to exceed \$699,986.25 and authorize the Mayor to sign the contract.

Proposed Motion:

I move to approve staff recommendation.

Attachments:

- Gradex_Construction_Contract_SR (PDF)