

## STAFF REPORT

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**Date:** December 14, 2022

**To:** Mayor and City Council

**Thru:** Doug Thornley, City Manager

**Subject:** Staff Report (For Possible Action): Award of Contract to Powerhouse Construction, Inc. for the Mayors Park Phase 3 Project in an amount not to exceed \$1,878,275. (American Rescue Plan Act Fund and Residential Construction Tax Fund - District 1)

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

**Department:** Public Works

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**Summary:**

The Mayors Park Master Plan identified multiple phases of improvements to Mayors Park (4222 Norton Street) and Dorothy McAlinden Park (14000 Stead Boulevard). Phase 3 includes installation of an irrigation main supplied with treated effluent from the Reno/Stead Water Reclamation Facility (RSWRF); a new pump station to provide required irrigation pressure; the construction of a new irrigated recreational field with lighting; installation of a new concrete ramp to the recreational field that meets ADA standards; a 6-foot tall chain-link fence surrounding the recreational field; and removing the existing playground and installing an ADA compliant playground.

The civil engineering firm, Lumos & Associates, was contracted to prepare plans, assist with bidding support and construction oversight. In coordination with the civil engineer, Capital Projects engineering staff prepared contract documents for the project. The project was advertised for three weeks and bids were opened on November 17, 2022. Staff received and opened three bids. Powerhouse Construction submitted the best bid pursuant to the requirements established in NRS Chapter 338.147. This project is approved in the FY 2021 Capital Improvement Plan (CIP) and funding allocated through a combination of American Rescue Plan Act (ARPA) funds and Residential Construction Tax (RCT) funds - District 1.

**Alignment with Strategic Plan:**

Infrastructure, Climate Change, and Environmental Sustainability

**Previous Council Action:**

September 14, 2022 – Council approved purchase of playground equipment for Dorothy McAlinden Park for \$479,012 from ARPA and CDBG funds.

March 9, 2022 – Council approved the allocation of American Rescue Plan Act (ARPA) State and Local Fiscal Relief Funds to Parks and Recreation Departments projects, including Dorothy McAlinden/Mayors Park – Phase 3

June 2, 2021 – Council approved the consultant agreement with Lumos & Associates, Inc. for \$180,300 for assistance preparing a Site Plan Review, preparing plans, and bidding and construction support for Phase 3 of the Dorothy McAlinden/Mayors Park project.

May 19, 2021 – Council adopted the FY 2021 Capital Improvement Plan (CIP).

April 22, 2020 - Award of Contract to Spanish Springs Construction for the Mayors Park Phase 2 Improvement project in an amount not to exceed \$1,117,444 paid from RCT District 1 and CDBG funds.

September 23, 2019 – Council approved the purchase of a pre-fabricated restroom building from CXT, Inc. in the amount of \$105,479 for Mayors Park.

May 22, 2019 – Council approved the FY 19/20 CIP, which included \$400,000 in CDBG funds to install an ADA accessible restroom building at Mayors Park.

September 12, 2018 – Council approved the Master Plan for Mayors Park/Dorothy McAlinden Park.

November 8, 2017 – Council approved Agreement for Consulting Services with MIG, Inc. for professional design and consulting services for the Mayors/McAlinden Park master plan in the amount of \$75,038.

**Background:**

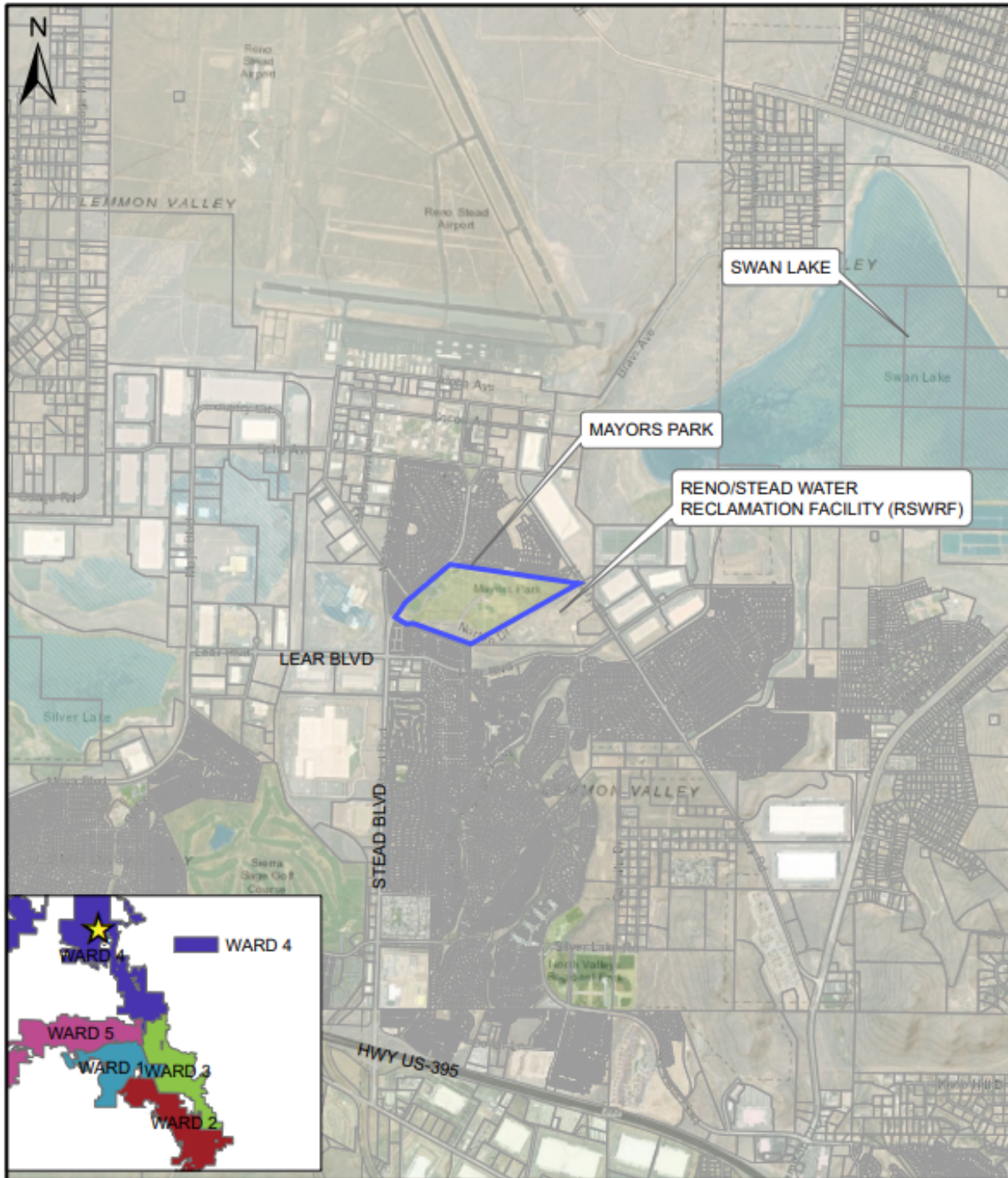
Mayors and Dorothy McAlinden Parks are two parks located on an 84 acre parcel located in Stead. Dorothy McAlinden Park is the neighborhood park portion along Stead Boulevard, while Mayors Park includes ball fields and the remaining undeveloped areas. The sites use effluent water for irrigation from the Stead Treatment Plant. Formerly part of the Stead Air Base, the City received the property through the National Park Service in 1973. The entire property is deed restricted for park purposes. The neighborhood park was built in the early 1980s and renamed Dorothy McAlinden Park in 1994 in honor of her community involvement. The City built the two ball fields in the early 1990s in Mayors Park. In September 2018, Council approved a Park Master Plan with extensive public contact, including two online surveys and

three public meetings. This masterplan provided the public vision for the future improvements to the site, which included a paved entry drive and parking lot, Babe Ruth field, installation of a permanent ADA restroom building and drainage improvements that were installed in 2019 through 2021 as part of the Phase 2 improvements.

Phase 3 of the Mayors Park/Dorothy McAlinden Park project includes irrigation upgrades, a new lighted and fenced recreational field, a concrete ADA compliant ramp, and the removal and replacement of the existing playground with a new ADA compliant playground with safety surfacing. An administrative approval for the lighting adjacent to the residential zoning was approved and all the designed improvements are in line with the approved Master Plan for Mayor's Park / Dorothy McAlinden Park.

The general location of Mayors/Dorothy McAlinden Park is shown in the Vicinity Map below.

### **Vicinity Map**



The layout of the approved Master Plan is depicted in the figure below:

### Conceptual Master Plan



### Discussion:

Mayors Park Phase 3 includes the construction of:

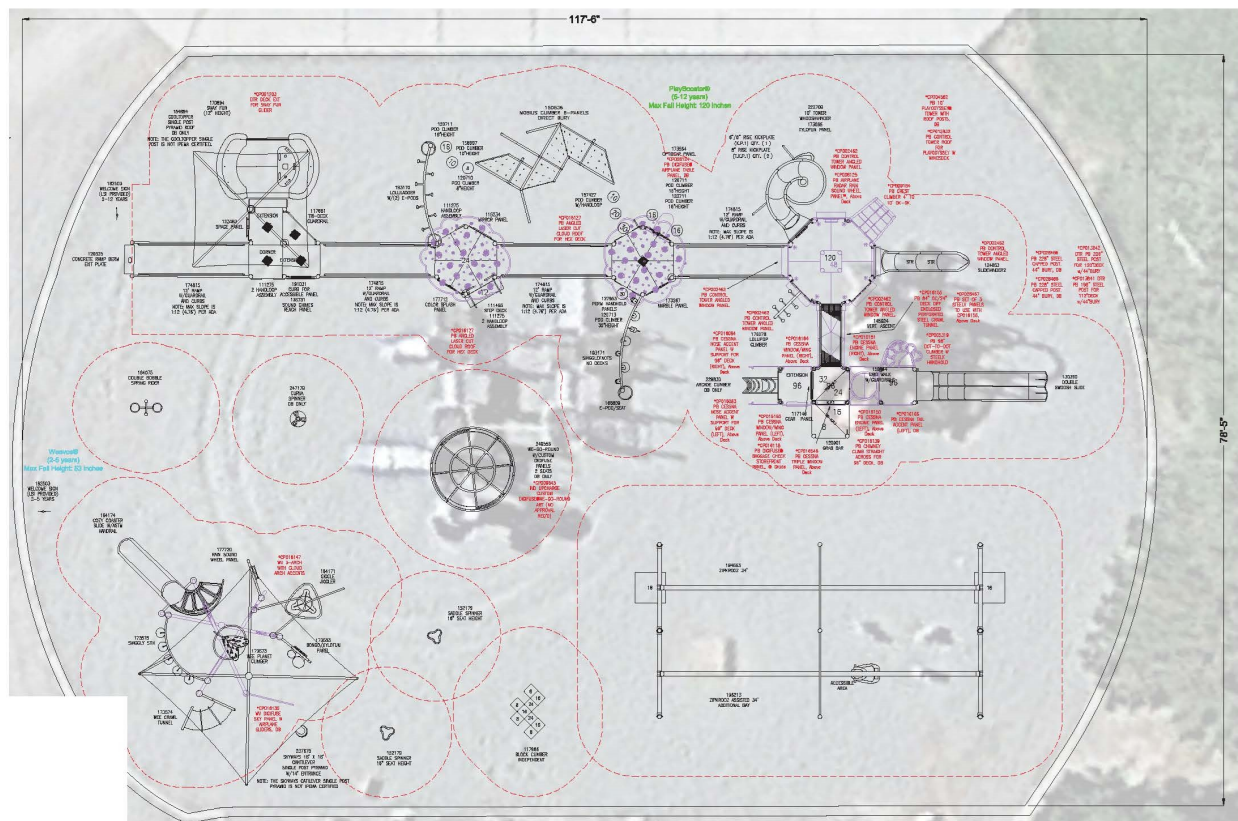
- A new irrigation upgrade to supply the additional demand from adding more than 100,000 square feet of new turf area for the recreational field. The existing irrigation supply line, which is pumped from RSWRF to a pond near the north side of Mayors Park, is undersized to meet the irrigation demand and pressures required. Additionally, the existing pump is at the end of its service life. The new demand of non-potable irrigation water will be supplied via approximately 2,500 linear feet of new PVC pipe, connecting to RSWRF. The new irrigation demands are incorporated into the RSWRF upgrades, and are anticipated to be available for this project in March 2023.
- A new booster pump, utilizing the existing infrastructure of the existing pump station, located east of the existing pond. The booster pump is a contingent item in this contract, meaning that if supplied pressure from the RSWRF is sufficient, the booster pump can be removed from the contract.
- A new 6-foot wide, 200 foot long ADA concrete ramp from the parking lot area to the new recreational field.



- Approximately 100,000 square feet of new turf will be installed for a new recreational field. The recreational field will be surrounded by 6-foot tall fence with two separate 12-foot wide gates (one will be installed at the bottom of the ADA ramp for public access, and one will be installed near the northeast corner of the field for parks maintenance access). Six new lights will be installed to provide lighting to the field. The new lighting is sufficient to light the field, and is directed to the field so that these lights will not adversely affect the nearby residences. The new recreational field will also include new irrigation.
- The existing playground at Dorothy McAlinden will be removed and replaced with a substantial upgrade of ADA play equipment. Approximately 8,440 square feet of pour-in-place rubberized safety surfacing will be installed.
- Other miscellaneous improvements will generally consist of addressing erosion and drainage throughout the park.

The following figure depicts the general layout and design of the new playground:

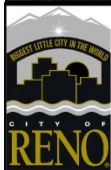
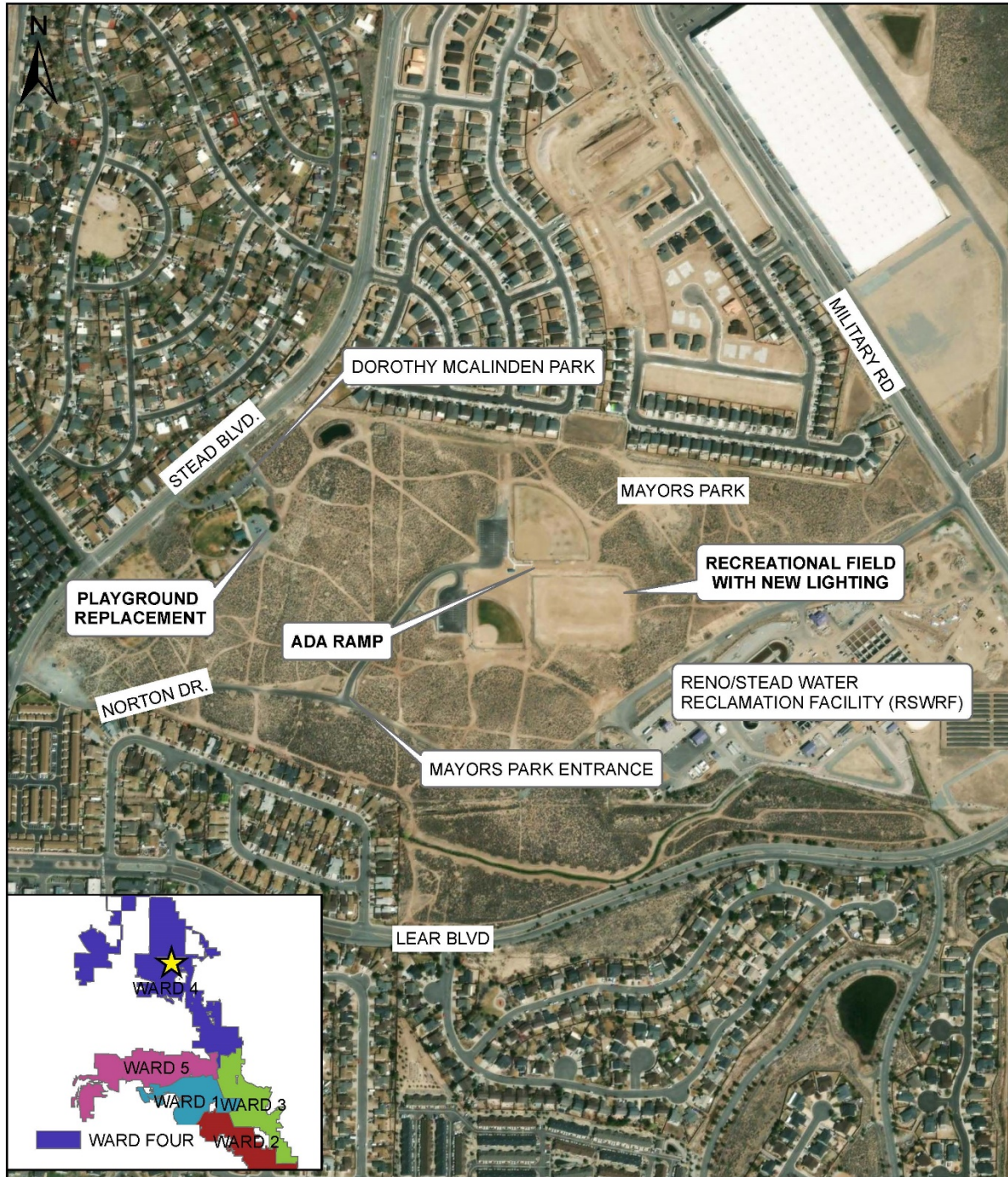
**Dorothy McAlinden Playground Layout**



The figure below shows the general location of the planned improvements:



## General Site Improvement Locations



City of Reno  
Public Works

### MAYORS PARK PHASE III

#### SITE PLAN

Date: DECEMBER 2022

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

Three bids were received and accepted on November 17, 2022. Powerhouse Construction, Inc. submitted the lowest bid, which was evaluated and met the criteria under NRS Chapter 338. Powerhouse Construction, Inc. is a General Contractor licensed in Nevada. Table 1 below shows the bid results.

**Table 1- Bid Summary**

| <b>Mayor's<br/>Park<br/>Phase III</b> | <b>Powerhouse<br/>Construction<br/>Inc.</b> | <b>Sierra<br/>Nevada<br/>Construction</b> | <b>West<br/>Coast<br/>Paving,<br/>Inc.</b> |
|---------------------------------------|---|---|--|
| <b>Bid Total</b>                      | \$1,678,275                                 | \$1,956,007                               | \$1,993,003                                |

The Engineer's estimate for this project is \$1,599,144. Although the low bid is around 5% higher than the estimate, the bid pricing aligns with current trend and material price increases.

The consequences of not awarding this bid today will result in additional costs for re-bidding and the high risk that bid prices will come in even higher.

Staff recommends the Bid Award to Powerhouse Construction, Inc. for a total not to exceed \$1,878,275, which includes a contingency for unforeseen items encountered during construction, as shown in Table 2 below.

**Table 2- Recommended Bid Award**

|                  |                    |
|------------------|--------------------|
| Base Bid         | \$1,678,275        |
| Contingency      | \$200,000          |
| <b>Bid Award</b> | <b>\$1,878,275</b> |

### **Financial Implications:**

Funding for this agreement is through a combination of the American Rescue Plan Act (\$1,115,000) and Residential Construction Tax District 1 (\$763,275).

### **Legal Implications:**

This Contract was competitively bid in accordance with Chapter 338 of the Nevada Revised Statutes (NRS). NRS338.147 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. Powerhouse Construction, Inc. submitted the best bid pursuant to State Law.



**Recommendation:**

Staff recommends Council award the Contract to Powerhouse Construction, Inc. for the Mayors Park Phase III Project an amount not to exceed \$1,878,275 and authorize the Mayor to sign the contract.

**Proposed Motion:**

I move to approve staff recommendation.

**Attachments:**

- Mayors Park Vicinity Map (PDF)
- Powerhouse\_Construction\_Contract\_SR (PDF)