

## STAFF REPORT

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**Date:** February 22, 2023

**To:** Mayor and City Council

**Thru:** Doug Thornley, City Manager

**Subject:** Staff Report (For Possible Action): Award of Contract to Spanish Springs Construction, Inc. for the Teglia's Paradise Park Playground and Restroom Project in an amount not to exceed \$1,322,900. (Community Development Block Grant (CDBG) and Residential Construction Tax (RCT) District 3 Funds) [Ward 3]

**From:** Matt Brezina, Parks Manager

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### **Summary:**

The playground and restroom at Teglia's Paradise Park (2700 Paradise Drive) have been identified for needed improvements to include new playground structures and safety surfacing, benches and picnic tables, a new restroom building, and upgraded sidewalks and landscaping. Stantec Consulting Services Inc. was contracted to prepare plans and assist with bidding support for the project. In coordination with Stantec, Truckee Meadows Parks Foundation was contracted to provide construction planning and oversight. Public Works engineering staff prepared contract documents for the project.

The project was advertised for three weeks and bids were opened on January 26, 2023. Staff received and opened two bids. Spanish Springs Construction submitted the best bid pursuant to the requirements established in NRS Chapter 338.147. This project is approved in the fiscal year 2022-2023 Capital Improvement Plan (CIP) and funding allocated through a combination of Community Development Block Grant (CDBG) funds and Residential Construction Tax (RCT) District 3 funds.

**Alignment with Strategic Plan:** Arts, Parks, and Historical Resources.

### **Previous Council Action:**

August 24, 2022 – Council approved the purchase playground equipment for Teglia's Paradise Park from Exerplay, Inc. in the amount of \$393,419.50. Agenda item D.1.

August 24, 2022 – Council approved the purchase of a pre-fabricated restroom building from Public Restroom Company for Teglia's Paradise Park, in an amount not to exceed \$178,725. Agenda item B.14.

May 23, 2022 – Community Development Block Grant (CDBG) Subcommittee approved staff recommendations for prior years' unused allocations, including improvements to Paradise Park playground and restroom.

**Background:** Teglia's Paradise Park is a 38.39 acre community park located in northeast Reno, near the corner of Oddie Boulevard and El Rancho Drive. The park was acquired in 1964 and has experienced many phases of improvements, including the installation of clay liners in two ponds in 1998, improvements to the Activity Center and parking lot in 2002, the installation of a community garden in 2003, improvements to the walking path in 2017, and the installation of a lighted mini-pitch court system in 2021. The RTC Oddie/Wells roadway improvement project is currently underway adjacent to the park, and will include the installation of a decorative steel fence and new landscaping along the park's north side. Staff have also initiated a master plan of Paradise Park with Stantec Consulting Services Inc. to be completed in 2023.

**Discussion:** This project will include demolition of the oldest portion of the playground and picnic shelter to make room for a custom, multi-structure inclusive playground. The new playground will include a 2-5 age structure, 5-12 age structure, inclusive merry-go-round, zip-lines, and an innovative ninja style fitness course. The safety surface will be a combination of rubber tiles and loose fill rubber mulch. Shaded benches, picnic tables, and sidewalks will be incorporated around the playground, along with upgraded landscape and a protective fence between the playground and parking lot.

A new, pre-fabricated restroom building will be installed near the parking lot entrance and the existing restroom will be deactivated and converted to storage. The new location of the restroom will allow a direct connection to the City's sanitary sewer system, eliminating the need for the problematic lift station that is currently in place.

The following figure depicts the design of the new playground:

### Paradise Park Playground Design



General Park Map

# Teglias Paradise Park



Two bids were received and accepted on January 26, 2023. Spanish Springs Construction, Inc. submitted the lowest bid, which was evaluated and met the criteria under NRS Chapter 338. Spanish Springs Construction, Inc. is a General Contractor licensed in Nevada. Table 1 below shows the bid results.

**Table 1- Bid Summary**

<b>Paradise Park Playground and Restroom</b>	Spanish Springs Construction, Inc.	A & K Earth Movers
<b>Bid Total</b>	\$1,192,900	\$1,395,000

The Engineer's estimate is \$1,253,206.80, and 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 Spanish Springs Construction, Inc. for a total not to exceed \$1,322,900, which includes a contingency for unforeseen items encountered during construction, as shown in Table 2 below.

**Table 2- Recommended Bid Award**

Base Bid	\$1,192,900.00
Contingency	\$130,000.00
<b>Bid Award</b>	<b>\$1,322,900.00</b>

**Financial Implications:** Funding for this agreement is through a combination Community Development Block Grant (CDBG and Residential Construction Tax (RCT) District 3.

**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. Spanish Springs Construction, Inc. submitted the best bid pursuant to State Law.

**Recommendation:** Staff recommends Council award the Contract to Spanish Springs

Construction, Inc. for the Paradise Park Playground and Restroom Project for an amount not to exceed \$1,322,900 and authorize the Mayor to sign the contract.

**Proposed Motion:** I move to approve staff recommendation.

**Attachments:**

Paradise Award