

**MEMORANDUM**

**TO:** Board of Trustees

**THROUGH:** Steven J. Pinkerton  
General Manager

**THROUGH:** Joseph J. Pomroy, P.E.  
Director of Public Works

**FROM:** Charley Miller, P.E.  
Engineering Manager

**SUBJECT:** Review, Discuss, and Possibly Award a Construction Contract for the ADA Access for On-Course Restrooms Project – 2017/2018 Capital Improvement Project: Fund: Golf; Division: Mountain Golf; Project # 3241BD1402; Vendor: Colbre Grading and Paving in the amount of \$99,395

**STRATEGIC PLAN:** Long Range Principle 5 – Assets and Infrastructure

**DATE:** January 11, 2017

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**I. RECOMMENDATION**

That the Board of Trustees moves to:

1. Award a lump sum construction contract to Colbre Grading and Paving in the amount of \$99,395 for the construction of the ADA Access for On-Course Restrooms Project.
2. Authorize Chair and Secretary to execute the contract with Colbre Grading and Paving based on a review by General Counsel and Staff.

**II. DISTRICT STRATEGIC PLAN**

Long Range Principle #5 – Assets and Infrastructure – The District will practice perpetual asset renewal, replacement, and improvement to provide safe and superior long term utility services and recreation activities.

- The District will maintain, renew, expand, and enhance District infrastructure to meet the capacity needs and desires of the community for future generations.
- The District will maintain, procure, and construct District assets to ensure safe and accessible operations for the public and the District's workforce.

### III. **BACKGROUND**

The Mountain Golf Course on-course bathrooms at holes #6 and #13, and the site surrounding the restrooms are not in compliance with current American Disabilities Act (ADA) requirements for access due to excessive cross slopes between the golf cart parking and the restrooms entryway. This project will re-construct the cross slopes and pave access from the golf cart parking to the restrooms entryway.

This project does not include remodeling the interior of the on-course restrooms to be compliant with the ADA requirements. That project is designed and will be executed in the 2019/2020 fiscal year.

The project will include tree removal, rockery retaining walls, regrading and repaving in the vicinity of the on-course restrooms (#6 & #13) to provide parking and cross-slopes from the golf cart parking spot to the bathrooms ensure compliance with the Americans with Disabilities Act.

### IV. **BID RESULTS**

The District publicly advertised this project for bidding and plan sets were acquired by four interested bidders. Three bids were received and opened on December 6, 2018. The Engineer's Estimate for the project was \$100,000. The bid results are as follows:

| <b>Contractor</b>         | <b>Bid Amount</b> |
|---------------------------|-------------------|
| Colbre Grading and Paving | \$99,395          |
| Armac Construction        | \$149,730         |
| F.W. Carson Construction  | \$152,500         |

The lowest responsive bidder is Colbre Grading and Paving. District Staff reviewed the bid and checked references for the contractor and recommends award of this project to Colbre Grading and Paving. If awarded, the project is scheduled to start May 1, 2019 and be substantially complete by June 1, 2019.

**V. FINANCIAL IMPACT AND BUDGET**

\$95,000 was included in the 2017/2018 Capital Improvement Program Budget under the ADA Access for On-Course Restrooms Project (Project # 3241BD1402 – see attached data sheet) of which there is a total of \$87,300 carried forward and currently available to complete the proposed work.

**Total Available Project Budget**

| <b>Description</b>   | <b>Amount</b>    |
|--|------------------|
| 3241BD1402 – Mountain Golf ADA Access for On-Course Restrooms – FY17/18 Funds  | \$87,300         |
| 3242LI1205 – Pavement Maintenance of Cart Paths - Mountain Golf – FY18/19Funds | \$45,000         |
| <b>Total Available Budget</b>  | <b>\$132,300</b> |

The estimated project construction budget is presented in the following table.

**Estimated Project Construction Budget**

| <b>Description</b>   | <b>Amount</b>    |
|--|------------------|
| Construction Contract  | \$99,395         |
| Construction Contingency at 10%                              | \$10,000         |
| Construction Management, Inspection, and District Staff Time | \$15,000         |
| <b>Estimated Project Total</b>                               | <b>\$124,395</b> |

The total estimated project budget to complete the proposed work is \$124,395 and, if the contract is approved, the additional \$37,095 will come from Pavement Maintenance of Cart Paths - Mountain Golf (Project #3241LI1205) where there is adequate available funds.

**VI. ALTERNATIVES**

Not award the contract and defer the grading and paving for conformance to American Disabilities Act to a future date.

Review, Discuss, and Possibly Award  
Construction Contract for the ADA Access for  
On-Course Restrooms Project – 2017/2018  
Capital Improvement Project: Fund: Golf; Division:  
Mountain Golf; Project # 3241BD1402; Vendor: Colbre  
Grading and Paving in the amount of \$99,395

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January 11, 2019

## **VII. BUSINESS IMPACT**

This item is not a "rule" within the meaning of Nevada Revised Statutes, Chapter 237, and does not require a Business Impact Statement.



## Project Summary

|                           |                                   |                |     |
|---------------------------|-----------------------------------|----------------|-----|
| <b>Project Number:</b>    | 3241BD1402                        |                |     |
| <b>Title:</b>             | ADA Access to On-course Restrooms |                |     |
| <b>Asset Class:</b>       |                                   |                |     |
| <b>Division:</b>          | 41 - Mountain Operations          |                |     |
| <b>Budget Year:</b>       | 2018                              |                |     |
| <b>Scenario Name:</b>     | Main                              | <b>Active:</b> | Yes |
| <b>Budget Status:</b>     | Data Entry                        |                |     |
| <b>Locations:</b>         |                                   |                |     |
| <b>Project Something:</b> | BD - Buildings & Structures       |                |     |

|  |                      |                        |                    |                             |
|--|----------------------|------------------------|--------------------|-----------------------------|
| <b>Project Description</b>   |                      |                        |                    |                             |
| The restrooms on the Mountain Golf Course do not meet ADA requirements for access. This project will regrade and pave a golf cart parking location and accessible route to each restroom. This work will be completed in conjunction with the remodel of the interior and exterior of the on-course restrooms (2016/2017 CIP Budget Project # 3241BD1503) as ADA compliance is necessary to procure the Washoe County Building Department permits to allow the remodel work. |                      |                        |                    |                             |
| <b>Project Internal Staff</b>  |                      |                        |                    |                             |
| This project will be designed by an outside Civil Engineering with management by the District's Engineering Division.  |                      |                        |                    |                             |
| <b>Project Justification</b>   |                      |                        |                    |                             |
| On-course restrooms must be ADA compliant with an accessible route from the location where a golf cart would be parked nearby.   |                      |                        |                    |                             |
| <b>Forecast</b>  |                      |                        |                    |                             |
| <b>Budget Year</b>   | <b>Total Expense</b> | <b>Total Revenue</b>   | <b>Difference</b>  |                             |
| 2018   |                      |                        |                    |                             |
| Construction   | 85,000               | 0                      | 85,000             |                             |
| Contingency  | 10,000               | 0                      | 10,000             |                             |
| Year Total   | 95,000               | 0                      | 95,000             |                             |
|  | <b>95,000</b>        | <b>0</b>               | <b>95,000</b>      |                             |
| <b>Year Identified</b>   | <b>Start Date</b>    | <b>Project Partner</b> | <b>Manager</b>     | <b>Est. Completion Date</b> |
| 2012   |                      |                        | Principal Engineer |                             |



## Project Summary

|                           |   |                |     |
|---------------------------|---|----------------|-----|
| <b>Project Number:</b>    | 3242LI1205  |                |     |
| <b>Title:</b>             | Pavement Maintenance of Cart Paths - Mountain Golf Course |                |     |
| <b>Asset Class:</b>       | E - Capital Maintenance                                   |                |     |
| <b>Division:</b>          | 42 - Mountain Maintenance                                 |                |     |
| <b>Budget Year:</b>       | 2019  |                |     |
| <b>Scenario Name:</b>     | Main  | <b>Active:</b> | Yes |
| <b>Budget Status:</b>     | Data Entry  |                |     |
| <b>Locations:</b>         |   |                |     |
| <b>Project Something:</b> | LI - Land Improvements                                    |                |     |

|  |                      |                      |                   |
|--|----------------------|----------------------|-------------------|
| <b>Project Description</b>   |                      |                      |                   |
| Continued maintenance and repair of Mountain Golf Course cart paths asphalt surfaces. Engineering maintains a database on this and other facilities for pavement condition, past projects and forecasts long-term maintenance and replacement needs. Includes 110,000 sf of pavement. Maintenance of retaining walls and slopes supporting the pathways are budgeted as a separate CIP. Combined projects amount to approximately \$50,000 in annual repairs.  |                      |                      |                   |
| <b>Project Internal Staff</b>  |                      |                      |                   |
| Engineering to perform design, bid, contract administration and inspection tasks. Work to be done by outside contractor.   |                      |                      |                   |
| <b>Project Justification</b>   |                      |                      |                   |
| Regular preventative maintenance of pavement significantly increases the life of a facility and defers the timeline for which wholesale replacement is required. Once pavement has reached its expected lifespan and begins to fail, major rehabilitation is required. Tahoe's freeze/thaw climate accelerate deterioration. These pathways see light use but also heavy damage due to age and irrigation and roots. Due to the nature of the facility and golf season regular small recurring annual projects are planned to keep up with a high level of service for the extensive cart path system. |                      |                      |                   |
| <b>Forecast</b>  |                      |                      |                   |
| <b>Budget Year</b>   | <b>Total Expense</b> | <b>Total Revenue</b> | <b>Difference</b> |
| 2019   |                      |                      |                   |
| Internal Services  | 5,000                | 0                    | 5,000             |
| Section Replacement  | 40,000               | 0                    | 40,000            |
| Year Total   | 45,000               | 0                    | 45,000            |
| 2020   |                      |                      |                   |
| Internal Services  | 5,000                | 0                    | 5,000             |
| Section Replacement  | 35,000               | 0                    | 35,000            |
| Year Total   | 40,000               | 0                    | 40,000            |
| 2021   |                      |                      |                   |
| Crack Fill and Maintenance   | 10,000               | 0                    | 10,000            |
| Internal Services  | 5,000                | 0                    | 5,000             |
| Section Replacement  | 30,000               | 0                    | 30,000            |
| Year Total   | 45,000               | 0                    | 45,000            |
| 2022   |                      |                      |                   |
| Internal Services  | 5,000                | 0                    | 5,000             |
| Section Replacement  | 40,000               | 0                    | 40,000            |
| Year Total   | 45,000               | 0                    | 45,000            |

|                            |        |   |        |
|----------------------------|--------|---|--------|
| 2023                       |        |   |        |
| Internal Services          | 5,000  | 0 | 5,000  |
| Section Replacement        | 40,000 | 0 | 40,000 |
| Year Total                 | 45,000 | 0 | 45,000 |
| 2024                       |        |   |        |
| Internal Services          | 5,000  | 0 | 5,000  |
| Section Replacement        | 40,000 | 0 | 40,000 |
| Year Total                 | 45,000 | 0 | 45,000 |
| 2025                       |        |   |        |
| Internal Services          | 5,000  | 0 | 5,000  |
| Sealing                    | 60,000 | 0 | 60,000 |
| Year Total                 | 65,000 | 0 | 65,000 |
| 2026                       |        |   |        |
| Crack Fill and Maintenance | 10,000 | 0 | 10,000 |
| Internal Services          | 5,000  | 0 | 5,000  |
| Year Total                 | 15,000 | 0 | 15,000 |
| 2027                       |        |   |        |
| Internal Services          | 5,000  | 0 | 5,000  |
| Section Replacement        | 50,000 | 0 | 50,000 |
| Year Total                 | 55,000 | 0 | 55,000 |
| 2028                       |        |   |        |
| Internal Services          | 5,000  | 0 | 5,000  |
| Section Replacement        | 50,000 | 0 | 50,000 |
| Year Total                 | 55,000 | 0 | 55,000 |
| 2029                       |        |   |        |
| Internal Services          | 5,000  | 0 | 5,000  |
| Section Replacement        | 50,000 | 0 | 50,000 |
| Year Total                 | 55,000 | 0 | 55,000 |
| 2030                       |        |   |        |
| Internal Services          | 5,000  | 0 | 5,000  |
| Sealing                    | 60,000 | 0 | 60,000 |
| Year Total                 | 65,000 | 0 | 65,000 |
| 2031                       |        |   |        |
| Crack Fill and Maintenance | 10,000 | 0 | 10,000 |
| Internal Services          | 5,000  | 0 | 5,000  |
| Year Total                 | 15,000 | 0 | 15,000 |
| 2032                       |        |   |        |
| Internal Services          | 5,000  | 0 | 5,000  |
| Section Replacement        | 50,000 | 0 | 50,000 |
| Year Total                 | 55,000 | 0 | 55,000 |
| 2033                       |        |   |        |
| Internal Services          | 5,000  | 0 | 5,000  |

|                            |         |   |         |
|----------------------------|---------|---|---------|
| Section Replacement        | 50,000  | 0 | 50,000  |
| Year Total                 | 55,000  | 0 | 55,000  |
| 2034                       |         |   |         |
| Internal Services          | 5,000   | 0 | 5,000   |
| Section Replacement        | 50,000  | 0 | 50,000  |
| Year Total                 | 55,000  | 0 | 55,000  |
| 2035                       |         |   |         |
| Internal Services          | 5,000   | 0 | 5,000   |
| Sealing                    | 60,000  | 0 | 60,000  |
| Year Total                 | 65,000  | 0 | 65,000  |
| 2036                       |         |   |         |
| Crack Fill and Maintenance | 10,000  | 0 | 10,000  |
| Internal Services          | 5,000   | 0 | 5,000   |
| Year Total                 | 15,000  | 0 | 15,000  |
|                            | 835,000 | 0 | 835,000 |

| Year Identified | Start Date | Project Partner | Manager         | Est. Completion Date |
|-----------------|------------|-----------------|-----------------|----------------------|
| 2012            |            |                 | Senior Engineer |                      |