

MEMORANDUM

TO: Board of Trustees

THROUGH: Steven J. Pinkerton
General Manager

FROM: Indra Winquest
Director of Parks and Recreation

Charley Miller, P.E.
Engineering Manager

SUBJECT: Award Multiple Contracts for the Incline Park Facility Renovations Project – 2018/2019 CIP Project: Fund: Community Services; Division: Parks; 4378LI1803; Vendors: Rapid Construction, Inc. in the amount of \$1,298,341 and Lloyd Engineering in the amount of \$22,500.

STRATEGIC PLAN: Long Range Principle 5 – Assets and Infrastructure

DATE: March 18, 2019

I. RECOMMENDATION

That the Board of Trustees moves to:

1. Award a construction contract to Rapid Construction, Inc. in the amount of \$1,298,341 for the construction of the Incline Park Facility Renovations Project.
2. Authorize Chair and Secretary to execute the contract based on a review by General Counsel and Staff.
3. Authorize Staff to submit change orders to the construction contract for additional work not anticipated at this time of up to 10% of the project bid – \$135,080, for approval by Incline Tahoe Foundation.
4. Authorize Staff to enter into an Additional Services Addendum with Lloyd Engineering totaling \$22,500 for design services and construction administration during construction of the project.

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

On December 13, 2017, the Board of Trustees approved entering into a project grant agreement totaling up to \$760,000 with the Incline Tahoe Foundation (ITF) for renovations at Incline Park as well as authorized an additional services addendum for design services associated with the work; Vendor: Lloyd Consulting Group in the amount of \$58,400.

On April 25, 2018, the Board authorized an amendment to the grant agreement between IVGID and ITF to increase the grant amount by \$448,071. from \$760,000 to \$1,208,071 to allow an expanded scope of work for the Incline Park Facility Renovations Project.

CURRENT SITUATION

Staff is recommending that the Board of Trustees moves to authorize staff to accept and amend the existing approved Grant Agreement between IVGID and ITF by increasing the overall grant by \$201,130 from \$1,208,071 to \$1,409,201 to cover the adjusted scope of work and increased costs for the Incline Park Facility Renovations Project.

IVGID has received correspondence from ITF that they have amended their Grant Agreement with the Dave and Cheryl Duffield Foundation (DCDF) to reflect the adjusted scope of the project to include adjustments to the overall scope of the improvements as well as an increase in the overall amount of the Grant to fund the

adjusted improvements for the Incline Park Facility Renovations Project. These improvements include but are not limited to:

Incline Park Field 3

- New baseball specific turf infield, drainage, and irrigation
- New outfield specific french drain
- New scoreboard with naming rights panel
- New modular batting cages with retaining/seating wall
- New foul poles
- Expansion of outfield dimensions, fencing replacement, and renovated outfield warning track
- New backer board at backstop/includes padding
- New enclosed custom modular dugouts with equipment storage
- Site signage improvements

The District publically bid the project in May 2018 and received no bids. The project was re-bid in December 2018 at a time when contractors were presumed to be less busy with the hopes of receiving more bids. The only bid received in December 2018 was more than the Donor had originally agreed to fund for the project.

This item is placed on the Consent Calendar as this is an award of construction contracts that are grant funded through an approved, existing grant agreement.

IV. BID RESULTS

IVGID publicly advertised this project for bidding and plan sets were acquired by five interested bidders and builders' exchanges. The project received one bid. The base bid was \$1,456,654.10, the total of the alternate bid items of \$357,764, and a grand total submitted cost of \$1,814,418.10. The Engineer's estimate for the project was \$1,000,000.

The District met with the Contractor to value engineer and renegotiate the project scope and budget. The reduced project included all the work on Field 3 with a modified infield drainage system and eliminated all work on fields 1&2. The District then met with the DCDF representatives to discuss the modifications. The District received concurrence from the DCDF to move forward with the modified project. The District then developed a deductive change order to the base bid in the amount of \$158,313. The renegotiated construction contract amount is \$1,298,341. The alternate bid items were rejected. The Value-Engineered bid result are as follows:

Contractor	Bid Amount
Rapid Construction, Inc.	\$1,298,341

The low responsive bidder is Rapid Construction. District Staff reviewed the bid and checked references for the contractor and recommends award of this project to Rapid Construction. As discussed, in the section above, the recommended Value-Engineered bid amount is \$1,298,341 and a deductive change order will be issued at the start of the project to lower the base bid amount to the recommended bid amount. If awarded, the project is scheduled to start May 1, 2019 and be substantially complete by August 30, 2019.

V. FINANCIAL IMPACT AND BUDGET

Design, ITF fees, permitting and construction costs on this project will be 100% funded by ITF up to \$1,409,201. The District will provide in-kind Staff time for project management and contract/construction oversight.

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

Description	Amount
Construction Contract	\$1,298,341
Design Services During Construction	\$22,500
Estimated Project Total	\$1,320,841

As discussed in the IVGID/ITF Memorandum of Understanding for the Incline Park Facility Renovations Project March 2019, The DCDF is aware of the potential for contingency fees not to exceed 10% (\$135,080) of the Grant amount. If contingency fees are required, the District and ITF will provide the DCDF full documentation describing the reasons associated with the needed fees and obtain spending approval from DCDF.

VI. ALTERNATIVES

The Board may choose to not award the project and not move forward with the Donor funded improvements

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

Project Number:	4378L11803	
Title:	Incline Park Facility Renovations (Net of Grants)	
Asset Class:	D - Capital Improvement - Existing Facilities	
Division:	78 - Parks Services	
Budget Year:	2019	
Scenario Name:	Main	Active: Yes
Budget Status:	Data Entry	
Locations:		
Project Something:	LI - Land Improvements	

Project Description				
This donor funded project will complete major improvements to the three ballfields at Incline Park. These improvements include:				
These improvements include but are not limited to:				
Field 1				
- Replacement of Dugouts				
- Replacement of Scoreboard				
- Backstop & Fencing Renovations & Replacement				
Field 2				
- Replacement of Dugouts				
- Replacement of Scoreboards				
- Backstop & Fencing Renovations & Replacement				
- Replacement of Spectator Seating				
Field 3				
- In-field Turf, Drainage, and Irrigation				
- Replacement of Scoreboard				
- Replacement of Batting Cages				
- Expansion of Outfield and Fencing Replacement				
- Backstop Renovations				
- Replacement of Dugouts				
- Site Signage Improvements				
Project Internal Staff				
Engineering Division with Support from Parks & Recreation Staff				
Project Justification				
Work was identified by and coordinated with District Staff, user groups, and the funding partner. Project is 100% funded by secured private donations.				
Forecast				
Budget Year	Total Expense	Total Revenue	Difference	
2019				
Incline Park Facility Renovations (Net of Grants)	1,208,071	0	1,208,071	
Year Total	1,208,071	0	1,208,071	
	1,208,071	0	1,208,071	
Year Identified	Start Date	Project Partner	Manager	Est. Completion Date
2018			Director of Asset Management	



Project Summary

Project Number:	4378LI1803	
Title:	Incline Park Facility Renovations (Net of Grants)	
Asset Class:	D - Capital Improvement - Existing Facilities	
Division:	78 - Parks Services	
Budget Year:	2019	
Scenario Name:	Main	Active: Yes
Budget Status:	Data Entry	
Locations:		
Project Something:	LI - Land Improvements	

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Project Description				
This donor funded project will complete major improvements to the three ballfields at Incline Park. These improvements include: These improvements include but are not limited to: Field 1 - Replacement of Dugouts - Replacement of Scoreboard - Backstop & Fencing Renovations & Replacement Field 2 - Replacement of Dugouts - Replacement of Scoreboards - Backstop & Fencing Renovations & Replacement - Replacement of Spectator Seating Field 3 - In-field Turf, Drainage, and Irrigation - Replacement of Scoreboard - Replacement of Batting Cages - Expansion of Outfield and Fencing Replacement - Backstop Renovations - Replacement of Dugouts - Site Signage Improvements				
Project Internal Staff				
Engineering Division with Support from Parks & Recreation Staff				
Project Justification				
Work was identified by and coordinated with District Staff, user groups, and the funding partner. Project is 100% funded by secured private donations.				
Forecast				
Budget Year	Total Expense	Total Revenue	Difference	
2019				
Incline Park Facility Renovations (Net of Grants)	1,409,201	0	1,409,201	
Year Total	1,409,201	0	1,409,201	
	1,409,201	0	1,409,201	
Year Identified	Start Date	Project Partner	Manager	Est. Completion Date
2018			Engineering Manager	