

MEMORANDUM

TO: Board of Trustees

THROUGH: Steven J. Pinkerton
General Manager

FROM: Indra Winqest
Director of Parks and Recreation

Charley Miller, P.E.
Engineering Manager

SUBJECT: Review, Discuss, and Possibly Award a Construction Contract for the Repair of the Deck, Stairs, and Powder Coat all Patio Deck Railings Project – 2017/2018 Capital Improvement Project: Fund: Community Services; Division: Recreational Center; Project # 4884FF1502; Vendor: Bruce Purves Construction in the amount of \$111,673

STRATEGIC PLAN: Long Range Principle 5 – Assets and Infrastructure

DATE: March 29, 2019

I. RECOMMENDATION

That the Board of Trustees moves to:

1. Award a lump sum construction contract to Bruce Purves Construction in the amount of \$111,673 for the construction of the Repair Deck, Stairs, and Powder Coat all Patio Deck Railings Project.
2. Authorize Chair and Secretary to execute the contract with Bruce Purves Construction 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 Incline Village Recreation Center was constructed in the early 1990’s and requires maintenance to ensure proper care and condition in order to maximize the value of the Recreation Center. The concrete stairways on the east side of the building have been sealed on a yearly basis for the past ten years as a best practice. The cracks and spalling on the south stairway is much worse due to elemental exposures and requires replacing. The proposed project will be replace the existing failing stairway with a metal stairway better suited to the weather exposure. The north facing stairway is in much better condition and will be resurfaced in a separate project with the remainder of the deck after this project is completed. This project will repair the spalled concrete and replace the railings surrounding the deck with code compliant railings that have protective coatings.

This item is placed on the Consent Calendar in accordance with Policy 3.1.0 (Consent Calendar) as it is included in the Capital Plan and is within budgeted amounts.

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 March 21, 2019. The Engineer’s Estimate for the project was \$100,000. The bid results are as follows:

Contractor	Bid Amount
Bruce Purves Construction, Inc.	\$111,673
Don Lazorko Construction, Inc.	\$128,688
West Tec Construction, Inc.	\$147,650

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

V. FINANCIAL IMPACT AND BUDGET

A total of \$48,500 was carried over from the 2017/2018 Capital Improvement Program Budget and \$40,000 was included in the 2018/2019 Capital Improvement Program Budget under the Repair Deck, Stairs, and Powder Coat all Patio Deck Railings Project (Project # 4884FF1502 – see attached data sheet) of which there is a total of \$82,300 carried forward and currently available to complete the proposed work. The additional \$36,600 will come from Resurface Recreational Center Patio Deck (Project #4884FF1501) where there is adequate available funds to bring the project budget to \$118,900.

Total Available Project Budget

Description	Amount
4884FF1502 – Repair Deck, Stairs, and Powder Coat all Patio Deck Railings – FY18/19 Funds	\$82,300
4884FF1501 – Resurface Recreational Center Patio Deck Project – FY17/18 Funds	\$36,600
Total Available Budget	\$118,900

The total estimated project budget to complete the proposed work is \$118,873 and is presented in the following table.

Estimated Project Construction Budget

Description	Amount
Construction Contract	\$111,673
Construction Contingency	\$5,000
District Staff Time	\$2,200
Estimated Project Total	\$118,873

VI. ALTERNATIVES

Not award the contract.

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:	4884FF1502
Title:	Repair Deck Stairs and Powder Coat All Patio Deck Railings
Project Type:	E - Capital Maintenance
Division:	84 - Operations
Budget Year:	2020
Finance Option:	
Asset Type:	FF - Furniture and Fixtures
Active:	Yes

Project Description					
<p>The concrete stairways have been sealed on a yearly basis for the past ten years but prior to that nothing was done. The cracks and spaulding on the south stairway is much worse due to exposures and should be completely replaced. It will be replaced with a metal stairway better suited to the exposure. The north facing stairway is in much better condition and will be resurfaced in a separate project. The deck railings were not powder coated on installation and have been maintained with rust removal and paint. However, for the railings to be preserved it would be much less expensive to have them removed and powder coated as opposed to replaced.</p> <p>This project should be done prior to and in conjunction with the patio deck resealing.</p>					
Project Internal Staff					
Staff will supervise and inspect contractor installation project.					
Project Justification					
The general purpose of this project is to improve our facilities through required maintenance and remodel improvements that directly or indirectly reflect on our guest experience. This project is designed primarily to maintain the value of the Recreation Center asset and customer service.					
Forecast					
Budget Year	Total Expense	Total Revenue	Difference		
2020	20,000	0	20,000		
Year Total	20,000	0	20,000		
	20,000	0	20,000		
Year Identified	Start Date	Est. Completion Date	Manager	Project Partner	
2013	May 4, 2015	May 29, 2015	Buildings Superintendent		



Project Summary

Project Number:	4884FF1501	Active:	Yes
Title:	Resurface Recreation Center Patio Deck		
Asset Class:			
Division:	84 - Operations		
Budget Year:	2018		
Scenario Name:	Main		
Budget Status:	Data Entry		
Locations:			
Project Something:	FF - Furniture and Fixtures		

Project Description				
The Recreation Center patio deck is pitted and stained in several areas and should be resurfaced. The concrete deck has been sealed on a yearly basis for the past ten years but prior to that nothing was done. The cracks and spaulding is becoming greater with each winter freeze thaw cycle and the deck is beginning to leak into the areas below it. Cleaning the deck following events requires more effort and leaves the deck looking less than what's expected from the Recreation Center on a customer service oriented venue. The new epoxy coatings similar to what has been done on the Ski Main Lodge patio deck will protect and make the deck easier to keep clean.				
Project Internal Staff				
Staff will supervise and inspect contractor installation project.				
Project Justification				
The general purpose of this project is to improve our facilities through required maintenance and remodel improvements that directly or indirectly reflect on our guest experience. This project is designed primarily to maintain the value of the Recreation Center asset and customer service.				
Forecast				
Budget Year	Total Expense	Total Revenue	Difference	
2018				
Contingency	2,500	0	2,500	
Internal Services	2,100	0	2,100	
Resurface patio deck	7,500	0	7,500	
Year Total	12,100	0	12,100	
2024				
Contingency	3,000	0	3,000	
Internal Services	620	0	620	
Resurface patio deck	25,000	0	25,000	
Year Total	28,620	0	28,620	
	40,720	0	40,720	
Year Identified	Start Date	Project Partner	Manager	Est. Completion Date
2013	Jun 1, 2015		Buildings Superintendent	Jun 5, 2015