

**MEMORANDUM**

**TO:** Board of Trustees

**THROUGH:** Brad Underwood, Director of Public Works

**FROM:** Bree Waters, District Project Manager

**SUBJECT:** Review, discuss and award the Construction Contract for Mt. Golf Cart Path Restoration - Phase II and Recirculation - Phase III with other construction related contracts (CIP #3241LI2001). (Requesting Staff Member: Director of Public Works Brad Underwood)

**RELATED STRATEGIC PLAN INITIATIVE(S):** **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 venues, facilities, and services.

**Budgeted Initiatives H:**

Complete the design and begin construction of the Mountain Golf Course Path Project. Construction of Phase I is complete. Public Works staff has re-evaluated the conditions of the remaining pathway. The results of this evaluation were presented to the Board with an alternate approach to construction. The Board accepted this alternate approach. It is anticipated that some work will be done in late spring 2023, with the remainder being done in Fall 2023.

**RELATED DISTRICT POLICIES, PRACTICES, RESOLUTIONS OR ORDINANCES**

Capital Planning Multi-Year Capital Planning Policy 12.1.0; Capital Planning Capital Project Budgeting Policy 13.1.0; Capital Planning Capital Expenditures Practice 13.2.0; Purchasing Policy for Public Works Contracts Policy 21.1.0

**DATE:** May 10, 2023

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## **I. RECOMMENDATION**

The Board of Trustees make a motion to:

1. Approve the award of the Construction Contract for Mt. Golf Cart Path Restoration - Phase II to Sierra Nevada Construction, Inc. in the amount of \$187,007.
2. Authorize staff to execute change orders for additional work for 10% of the Mt. Cart Path Restoration - Phase II construction contract in the amount of \$18,700.
3. Approve the contract with Black Eagle Consulting for materials testing for Mt. Golf Cart Path Restoration - Phase II in the amount of \$5,500 and for Mt. Golf Cart Path Restoration - Phase III in the amount of \$3,900.
4. Approve the award of the Construction Contract for Mt. Golf Cart Path Recirculation - Phase III to West Coast Paving, Inc. in the amount of \$216,000.
5. Authorize staff to execute change orders for additional work for 10% of the Mt. Cart Path Recirculation - Phase III construction contract in the amount of \$21,600.
6. Authorize staff to perform construction services and inspection as required, not to exceed \$60,450.
7. Approve the contract with Rockwood Tree Service for tree removal services in the amount of \$55,225.
8. Authorize staff to hold a \$60,000 Owner Allowance for unforeseen damage to the cart path due to the past winter that was not accounted for during inspections last year in preparation of the design.
9. Authorize staff to execute contract amendments for additional services as required with Black Eagle Consulting not to exceed \$1,000.
10. Authorize Chair and Secretary to execute the contracts in substantially the form presented.

## **II. BACKGROUND**

The Mountain Golf Course has approximately 14,440 linear feet (LF) of cart pathway, which equates to approximately 115,500 square feet (SF) of pavement. In addition, there is approximately 5,000 LF of asphalt curb. It was previously recommended that the entire path be reconstructed. Phase 1 of the Mountain Golf Course Cart Path was constructed during the fall of 2021 and reconstructed in several areas where the subgrade was failing.

On August 21, 2020, IVGID contracted with Lumos and Associates (Lumos) to evaluate the pathways and bridges, conduct a geotechnical investigation, and provide a design memorandum with a preliminary cost estimate. In their design memorandum, Lumos presented two (2) alternatives for pathway reconstruction, either spot repair or full cart path replacement. The Board of Trustees moved forward with full cart path replacement with a phased approach to design and construction, based on Staff's recommendation at that time. However, on August 31, 2022, the current Public Works Staff recommended the Board of Trustees

reevaluate this approach.

At the August 31, 2022 Board meeting, staff recommended that Phase II of the project scope be reduced to include removal and replacement of approximately 600 LF of cart path, tree root removal, crack sealing and slurry sealing the entire length of the path with an estimated construction cost was \$293,300. The original project scope called for complete removal and replacement of 10,281 LF, or approximately 82,248 SF of cart path with an estimated construction cost of \$2,463,800. The Board authorized this modification to the scope of the project which will provide substantial savings to the District.

Removal and replacement of the cart path is necessary where the subgrade is failing as indicated by apparent and excessive pavement surface cracking. A field investigation identified approximately 500 LF of the remaining cart path where the subgrade is failing. At these locations, the existing asphalt and supporting aggregate is recommended to be removed and the native subgrade assessed. Once the subgrade is suitably prepared, the full pavement section will be reconstructed. There are also a number of locations, approximately 100 LF of cart path, where tree roots are upheaving the cart path. Staff worked with TRPA's forester to develop a tree removal plan. All locations where roots are damaging the cart path, the trees will be removed, the roots will be cut and the cart path reconstructed in the same manner as stated above.

Staff also recommenced Phase III of the project, which consists of two sections of cart path that require realignment due to safety concerns be completed as well; the first is located between the green of Hole #2 and the Tee Box of Hole #3; the second is located at the crossing of Golfer's Pass Road from Hole #11 to the Tee Box of Hole #12. These two realignments require a Washoe County Grading Permit as well as a TRPA permit and lend themselves to being a separate phase of the project. The realignments require the removal of approximately 250 cubic yards (CY) of material. The cost estimate for this phase of the project was \$150,000.

The Board approved moving forward with the new phasing as shown in the exhibit for Phases II and III in Attachment A.

### **III. BID RESULTS**

The District publicly advertised the Project for bidding on March 14, 2023 with a bid submittal due date of April 6, 2023, a 3-week bid period. A mandatory pre-bid conference was held on March 23, 2023 with three (3) contractors present. The District advertised the work as required by NRS 338, and posted all construction documents on PlanetBids. Contractors, vendors and Plan Rooms on PlanetBids can access all of the District's documents at no cost. The online portal also tracks questions, addenda to the documents (none issued), plan holders and interested vendors.

The District received and opened two (2) bids for Phase II and one (1) bid for

Phase III. The Engineer's Estimate for Phase II was \$251,800 and for Phase III was \$154,000 (there were no contingencies in the Engineer's Estimates). The bid results were as follows:

<b>Phase / Contractor</b>	<b>Total Bid Amount</b>
Mt. Golf Cart Path Rehabilitation - Phase II	
Sierra Nevada Construction, Inc.	\$187,007
West Coast Paving	\$333,000
Mt. Golf Cart Path Recirculation - Phase III	
West Coast Paving	\$216,000

The lowest responsive bidder for Phase II was Sierra Nevada Construction, Inc. The Construction Contract has been included in Attachment B. The lowest responsive bidder for Phase III was West Coast Paving. The Construction Contract is included in Attachment C. The PW staff reviewed the bids, available project budgets and checked references for the Contractors. Staff recommends awarding the bid for Phase II to Sierra Nevada Construction, Inc for a total amount of \$187,007, and for Phase III to West Coast Paving for a total amount of \$216,000. A notice to proceed is expected to be issued on or about Sept. 5, 2023 with work expected to take approximately 60 consecutive days with a substantial completion date of Nov. 4, 2023.

The District reached out to three (3) tree removal contractors to ask for a proposal to remove sixty-seven (67) trees from the Mt. Golf Course with a proposed start date of May 11, 2023. The three (3) contractors were Bushwachters, Rockwood Tree Service and Tyrrell Resources. Two (2) proposals were received: Bushwackers (\$109,900) and Rockwood Tree Service (\$55,225), Tyrell Resources did not submit a proposal. The lowest responsive bid is Rockwood Tree Service. The contract for Rockwood Tree Removal Service has been included in Attachment D.

#### **IV. FINANCIAL IMPACT AND BUDGET**

The Mt. Golf Cart Path Restoration - Phase II (CIP #3241LI2001) and the Mt. Golf Cart Path Recirculation - Phase III (CIP #3241LI2001) is included in the FY 23 CIP Budget in the amount of \$1,100,000. See Project Data Sheet, Attachment E. The total below presents the estimated cost of the project:

<b>Task</b>	<b>Cost</b>
Mt. Golf Cart Path Rehabilitation - Phase II	\$187,007
Phase II Construction Contingency (10%)	\$18,700
Materials Testing - Phase II	\$5,500

Mt. Golf Cart Path Recirculation - Phase III	\$216,000
Phase III Construction Contingency (10%)	\$21,600
Materials Testing - Phase III	\$3,900
Materials Testing Contingency (10%)	\$1,000
Construction Management & Inspection Services	\$60,450
Tree Removal	\$55,225
Owners' Allowance	\$60,000
<b>Total</b>	<b>\$629,382</b>

A construction contingency is carried to account for any unforeseen conditions. The construction management and inspection will be done by PW staff, the materials testing will be completed by Black Eagle Consulting. The contracts for Black Eagle Consulting are included in Attachment F.

#### **V. ALTERNATIVES**

Not award the Mt. Golf Cart Path Rehabilitation Phase II or the Mt. Golf Cart Path Recirculation - Phase III and allow the Mt. Course golf cart path to deteriorate.

#### **VI. COMMENTS**

District Legal Counsel has reviewed the contracts.

The FY 23 Budget for this project is \$1,100,000. The difference in the project costs and the budget, \$470,618, will not be carried forward to the FY 24 Budget.

#### **VII. BUSINESS IMPACT/BENEFIT**

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

This project provides the necessary maintenance for the existing pavement to reach or exceed the expected life of the existing pavement, which is typically 20+ years. By making these improvements now, the District can avoid full pavement replacement prior to the expected life of the existing pavement. In addition, removal of trees, tree roots and cart path reconstruction in areas where there is upheaving in the golf cart path can reduce the wear and tear on the golf carts.

#### **VIII. ATTACHMENTS**





1. ATTACHMENT A\_MGCP Phases II & III Phasing
2. ATTACHMENT B\_Phase II Contract\_SNC
3. ATTACHMENT C\_Phase III Contract\_West Coast Paving
4. ATTACHMENT D\_Tree Removal\_Rockwood Tree Service
5. ATTACHMENT E\_Project Data Sheet
6. ATTACHMENT F\_Materials Testing Contract\_Black Eagle

## **IX. DECISION POINTS NEEDED FROM THE BOARD OF TRUSTEES**

The Board of Trustees make a motion to:

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**MOUNTAIN GOLF COURSE  
CART PATH PHASES 2 & 3**

-  COMPLETED PHASE 1
-  PHASE 2 - CRACK SEALING & SLURRY
-  PHASE 2 - APPROXIMATE REMOVAL AND RECONSTRUCTION LOCATIONS. TREE REMOVAL LOCATIONS NOT INDICATED.
-  PHASE 3 - RECIRCULATION

