

CITY OF PIEDMONT
City Council Staff Report

Date: July 19, 2004 Council Meeting
From: Mark Delventhal, Recreation Director
Subject: DRACENA CHILDREN'S PLAY AREA PROJECT BIDS

Staff Recommendation:

1. Reject all bids received for the Dracena Children's Play Area project.
2. Direct city staff and the project consultant architect to re-work the project design and specifications to lower the cost of the project through value engineering and modifications while attempting to maintain the basic integrity of the design.
3. Place the matter back before the City Council in the fall for consideration of design changes or modifications, budget impact, and re-bidding the project for late 2004, early 2005 construction schedule.

Background:

After months of consideration and comment by the community through the Recreation Commission with input of the Park Commission, the City Council approved a final design for the Dracena Children's Play Area on October 7, 2003 and authorized the solicitation of bids.

Nine contractors picked-up the bidding docs and plans. Three bids were received, the summary of which is attached to this report.

Bid versus Cost Estimate Discrepancy:

The difference between the base bid architects estimate and base bids actually received is obviously disappointing and troubling. After speaking with the bidders and reviewing the bids, Phil Singer has concluded that this discrepancy is based on several factors:

- The lack of economies due to the relatively small size of the project;
- Underestimating unit costs;
- The lack of "lay-out" space;
- Protection of existing trees, lawn, and planted areas.

Architect's Fee for Additional Services:

Phil Singer has informed staff that due to the large discrepancy between the architects estimate for the base bid work versus the low bid, Mr. Singer's firm will re-work and modify the project plans and specifications at no charge to the city.

Coordination with Citizens Group:

The citizens group that spearheaded the very successful fundraising efforts and who have also provided invaluable input and guidance along the way, have been and will continue to be part of this process in re-working the scope of the project without compromising the integrity of the approved design.

City Administrator's Comments:

Having personally met with Mr. Singer, Mr. Delventhal and with several members of the citizens group, I concur with Mr. Delventhal's recommendation.

GEOFFEY GROTE
City Administrator

CITY OF PIEDMONT

DRACENA CHILDRENS PLAY AREA PROJECT

BID SUMMARY

June 17, 2004

Bidder	Basebid	Architects Basebid Estimate	Alt. 1 Restroom	Architects Alt. 1 Estimate	Alt. 2 Terrace Planter Plantings	Architects Alt. 2 Estimate	Alt. 3 Crating Wet-Syn- thetic Surface	Architects Alt. 3 Estimate	Architects Estimates Base Bid + Alternatives	Total Bids Including Alternatives
Bay Construction Co.	\$381,000	\$205,902	\$55,405	\$53,688	\$12,075	\$10,200	\$56,000	\$45,210	\$315,000	\$604,480
JFC Construction Inc.	\$390,115	\$205,902	\$44,874	\$53,688	\$17,525	\$10,200	\$46,440	\$45,210	\$315,000	\$498,954
Cleary Bros. Landscape	\$457,000	\$205,902	\$53,000	\$53,688	\$9,000	\$10,200	\$57,000	\$45,210	\$315,000	\$576,000

Funding as of June 17, 2004

CDBG	\$75,000	
CIP Balance	\$95,000	
Private Funding	\$140,000	(anticipated-\$110,000 received)
Total	\$310,000	