

City of Piedmont
COUNCIL AGENDA REPORT

DATE: October 17, 2022

TO: Mayor and Council

FROM: Sara Lillevand, City Administrator

SUBJECT: Consideration of Authorization to Reject All Bids for the Piedmont Community Pool Project and Direction to Staff to Rebid the Project

RECOMMENDATION

Reject all bids for the Piedmont Community Pool Project and authorize staff to reissue modified bid documents for the same scope of work.

BACKGROUND

At its August 15, 2022 meeting, Council authorized staff to solicit bids from two pre-qualified contractors for the Piedmont Community Pool Project. The bid documents were structured to include a Base Bid, which is the basis of award; and a series of Alternative/Deductive items that provided the city with a second price, titled the Base Bid plus Add Alternatives. For reference, the Base Bid includes the following:

- Single Story Pool Building with an office, lobby, locker rooms, two gender neutral changing rooms and rooftop pavilion
- 27-meter x 25-yard Competition Pool with diving well
- 3,177 square foot Activity Pool with zero beach entry and three 25-yard lap lanes
- All-electric powered aquatic center, including building, site and pool systems
- Right of Way Improvements

The Alternative/Deductive items include the following:

- Competition Lighting (Additive)
- Pool Storage Enclosure (Additive)
- Scoreboard and Timing System (Additive)
- Composite Decking (Additive)
- Multipurpose Room (Deductive)
- Competition Pool Toe Ledges (Deductive)

The project construction cost estimate was prepared by ELS and vetted by Griffin Structures, with an expected Base Bid cost of \$21,152,000 and a Total Base Bid plus Add Alternatives cost of \$21,633,000. Bidding officially closed on Monday, September 26th at 2 p.m. The following bids were received:

Contractor	SJ Amoroso	Lathrop Const.
Total Base Bid	\$ 24,597,000	\$ 26,149,000
Total Add Alternative/Deduct	\$ 305,000	\$ 407,000
Total Base Bid, Allowances, & Add Alternates	\$ 24,914,600	\$ 26,556,000

As the bids exceeded the construction cost estimate by 16% and contained inconsistencies between them, staff recommends rejecting all bids with an intent to reissue modified bid documents and rebid the project without changing any elements of the current design. To encourage additional general contractors, and pool construction and concrete deck subcontractors to participate in the bid process, the proposed modifications to the bid documents slightly adjust the experience requirements for the general contractor and those subcontractors.

The project team has also conducted a thorough post-bid analysis including discussion with both bidders. Based on feedback received, scope of work portions of the bid documents have been simplified to provide additional clarity to future prospective bidders.

Immediately following the rejection of bids, staff is prepared to release the modified bid documents with a proposed bid opening date of November 16, 2022.

FISCAL CONSIDERATIONS

In alignment with the City's Capital Project Risk Management Policy, the project team is closely monitoring all anticipated costs and expenditures every step the way and in advance of awarding the contract for this project in order to ensure that costs and project funding remain in balance.

While there are no assurances, City staff are confident that a re-bid will result in a bid significantly less than the current low conforming bid of \$24,597,000. When awarded, funding for this project will primarily come from Measure UU General Obligation Bonds. The Piedmont Recreational Facilities Organization (PRFO) is leading a fundraising campaign in partnership with the City to offset the anticipated funding gap.

CITY ATTORNEY REVIEW

The City Attorney has reviewed these matters and agrees with staff's recommendation from a legal perspective.

By: Daniel Gonzales, Director of Public Works