

RESOLUTION NO. 1870

A RESOLUTION OF THE CITY OF WILSONVILLE APPROVING THE BID PROCESS; ACCEPTING THE LOWEST RESPONSIBLE BID; AWARDING A CONSTRUCTION CONTRACT TO J. P. CONTRACTORS, INC., THE LOWEST RESPONSIBLE BIDDER; AND VERIFYING FUND AVAILABILITY FOR THE PROJECT COMMONLY REFERRED TO AS TOWN CENTER PARK - PHASE 2B.

WHEREAS, the Town Center Park Phase 2B project including stage, water feature, picnic shelter, sport court and other amenities was duly advertised for competitive bids in the Daily Journal of Commerce, a newspaper of general circulation; and

WHEREAS, three sealed bids were received prior to 2 p.m. local time, May 11, 2004, at the Community Development Department, 8445 SW Elligsen Road, Wilsonville, Oregon; and

WHEREAS, the three bids were then opened individually, and separately read aloud at 4 p.m., local time, May 11, 2004. The Summary of Bids is marked Exhibit "A", attached hereto and incorporated herein; and

WHEREAS, J. P. Contractors, Inc. submitted the lowest responsible bid; and

WHEREAS, the City desires to execute a Construction Contract Agreement in a timely manner; and

WHEREAS, the City's FY03-04 budget includes a \$1,050,000 appropriation for the Town Center Park Phase 2B project; and

WHEREAS, in conjunction with adoption of the FY04-05 budget City Council and the Urban Renewal Agency Board will need to authorize a transfer from Urban Renewal contingency of \$550,000 to capital outlay Town Center Park project to cover anticipated project costs.

NOW, THEREFORE, THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:

1. Subject to the final review and approval of the City Engineer and in accordance with the provisions of Oregon Revised Statutes, Chapter 279, Public Bids and Contracting; Wilsonville Code 2.3.14, Contracts with the City; and the Attorney General's Model Rules which the City has adopted as its contracting rules; the City Council acting as the Local Contract Review Board hereby awards the contract for construction to J. P. Contractors, Inc.

2. Subject to final completion of all improvements specified in the contract documents and any supplementary changes, the City Engineer is authorized to certify the required improvements complete and make final payment including release of retainage.

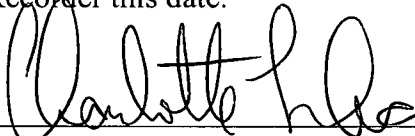
3. The City Engineer is authorized to approve change orders to this contract as required provided, however, that the total cost does not exceed the approved budget for this project.

4. The City Council hereby authorizes the expenditures for this contract not to exceed the total FY04-05 budget amount, which is intended to include a \$550,000 transfer from the Urban Renewal contingency to this project account during the adoption process:

<u>Account</u>	<u>Amount</u>
900.950.45030.9036	\$1,600,000

5. This resolution becomes effective upon adoption.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 17th day of May, 2004, and filed with the Wilsonville City Recorder this date.



CHARLOTTE LEHAN, Mayor

ATTEST:



SANDRA C. KING, City Recorder

SUMMARY of Votes:

Mayor Lehan	Yes
Council President Kirk	Yes
Councilor Holt	Yes
Councilor Scott-Tabb	Yes
Councilor Knapp	Yes

BID TABULATION
PROJECT: TOWNCENTER PARK PHASE 2B
OWNER: CITY OF WILSONVILLE
BID OPENING DATE: 5-11-2004 4:00pm

Resolution
Exhibit A

Item No.	Description	Quantity	Unit	Engineer's Estimate		Robinson Construction		J.P. Contractors		Goodfellow Bros.	
				Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
I. General Requirements and Site Preparation											
1	Mobilization, Bonds, Permits and Insurance	1	LS	Lump Sum	\$70,000.00	Lump Sum	\$110,000.00	Lump Sum	\$110,000.00	Lump Sum	\$145,000.00
2	Site Clearing, Grubbing, Tree Protection and Demolition	1	LS	Lump Sum	\$5,000.00	Lump Sum	\$11,000.00	Lump Sum	\$10,000.00	Lump Sum	\$50,000.00
3	Temporary Traffic Control Devices	1	LS	Lump Sum	\$1,000.00	Lump Sum	\$3,000.00	Lump Sum	\$3,000.00	Lump Sum	\$2,500.00
4	Temporary Traffic Control Labor	50	HR	\$35.00	\$1,750.00	\$40.00	\$2,000.00	\$45.00	\$2,250.00	\$32.00	\$1,600.00
5	Rough Grading	1	LS	Lump Sum	\$10,000.00	Lump Sum	\$15,000.00	Lump Sum	\$5,000.00	Lump Sum	\$45,000.00
6	Fine Grading	1	LS	Lump Sum	\$6,000.00	Lump Sum	\$25,000.00	Lump Sum	\$15,000.00	Lump Sum	\$25,000.00
7	Sediment Control Fence	650	LF	\$1.75	\$1,137.50	\$2.00	\$1,300.00	\$3.00	\$1,950.00	\$2.50	\$1,625.00
8	Temporary Inlet Protection	12	EA	\$40.00	\$480.00	\$100.00	\$1,200.00	\$150.00	\$1,800.00	\$50.00	\$600.00
9	Temporary Site Security Fencing, including gates	1	LS	Lump Sum	\$1,500.00	Lump Sum	\$9,000.00	Lump Sum	\$5,000.00	Lump Sum	\$3,500.00
10	Project Information Signs	1	LS	Lump Sum	\$500.00	Lump Sum	\$1,500.00	Lump Sum	\$1,500.00	Lump Sum	\$500.00
11	Relocate Ex. Street Signs	1	LS	Lump Sum	\$500.00	Lump Sum	\$2,000.00	Lump Sum	\$1,000.00	Lump Sum	\$500.00
12	Thermoplastic Crosswalk Stripe, incl. rem. of Ex. Striping	1	LS	Lump Sum	\$1,000.00	Lump Sum	\$1,500.00	Lump Sum	\$1,200.00	Lump Sum	\$1,000.00
Subtotal General Requirements and Site Preparation					\$98,867.50		\$182,500.00		\$157,700.00		\$276,825.00

II. Onsite Utilities											
1	Storm Drainage Improvements										
	a. 6" Storm Sewer	100	LF	\$40.00	\$4,000.00	\$30.00	\$3,000.00	\$20.00	\$2,000.00	\$30.00	\$3,000.00
	b. 4" Storm Sewer	25	LF	\$35.00	\$875.00	\$35.00	\$875.00	\$20.00	\$500.00	\$30.00	\$750.00
	c. 12" Storm Catch Basin, with Grate	1	EA	\$1,000.00	\$1,000.00	\$600.00	\$600.00	\$900.00	\$900.00	\$1,500.00	\$1,500.00
	d. Adjust Ex. Minor Structure to Finish Grade	8	EA	\$200.00	\$1,600.00	\$300.00	\$2,400.00	\$250.00	\$2,000.00	\$150.00	\$1,200.00
	e. Concrete Collar at Ex. Minor Structure	6	EA	\$150.00	\$900.00	\$350.00	\$2,100.00	\$250.00	\$1,500.00	\$250.00	\$1,500.00
	f. Connect to Ex. 8" Storm Main	1	EA	\$300.00	\$300.00	\$200.00	\$200.00	\$1,000.00	\$1,000.00	\$800.00	\$800.00

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2 Sanitary Sewer Improvements

a.	4" Sanitary Sewer	195	LF	\$35.00	\$6,825.00	\$2,800.00	\$546,000.00	\$20.00	\$3,900.00	\$24.00	\$4,680.00
b.	4" Sanitary Clean Out	2	EA	\$250.00	\$500.00	\$350.00	\$700.00	\$250.00	\$500.00	\$400.00	\$800.00
c.	3" Vaccum Relief Valve, with Box	1	EA	\$1,200.00	\$1,200.00	\$2,250.00	\$2,250.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00
d.	Connect to Ex. 4" Sanitary Sewer Stub	1	EA	\$250.00	\$250.00	\$550.00	\$550.00	\$350.00	\$350.00	\$400.00	\$400.00

3 Water System Improvements

a.	2" Copper Water Service	276	LF	\$33.00	\$9,108.00	\$21.00	\$5,796.00	\$8.00	\$2,208.00	\$23.00	\$6,348.00
b.	1/2" Copper Water Service	74	LF	\$28.00	\$2,072.00	\$20.00	\$1,480.00	\$4.00	\$296.00	\$18.00	\$1,332.00
c.	2" Gate Valve, with Box	2	EA	\$500.00	\$1,000.00	\$1,600.00	\$3,200.00	\$500.00	\$1,000.00	\$500.00	\$1,000.00
d.	2" Backflow Assymby, with box	2	EA	\$800.00	\$1,600.00	\$2,750.00	\$5,500.00	\$800.00	\$1,600.00	\$1,500.00	\$3,000.00
e.	Pressure Reducing Valve	1	EA	\$400.00	\$400.00	\$1,700.00	\$1,700.00	\$500.00	\$500.00	\$2,000.00	\$2,000.00
f.	4" Sleeve	24	LF	\$15.00	\$360.00	\$50.00	\$1,200.00	\$8.00	\$192.00	\$50.00	\$1,200.00

4 Electrical System Improvements

a.	Replace existing Utility Service (Xfmr., Meter pedestal/equip.)	1	LS	Lump Sum	\$8,000.00	Lump Sum	\$4,000.00	Lump Sum	\$7,900.00	Lump Sum	\$8,000.00
b.	Relocate existing light pole demolition and new base.	1	EA	\$1,000.00	\$1,000.00	\$1,300.00	\$1,300.00	\$2,100.00	\$2,100.00	\$2,000.00	\$2,000.00
c.	Existing South Event Receptacle Vaults modifications.	2	EA	\$1,000.00	\$2,000.00	\$1,500.00	\$3,000.00	\$1,500.00	\$3,000.00	\$1,500.00	\$3,000.00
d.	Installation of new Event Receptacle Handholes.	14	EA	\$1,000.00	\$14,000.00	\$600.00	\$8,400.00	\$1,400.00	\$19,600.00	\$1,200.00	\$16,800.00
e.	Installation of new pull-box Handholes.	1	EA	\$1,000.00	\$1,000.00	\$600.00	\$600.00	\$400.00	\$400.00	\$400.00	\$400.00
f.	Installation of Stage Receptacle Vault.	1	EA	\$4,000.00	\$4,000.00	\$2,800.00	\$2,800.00	\$3,450.00	\$3,450.00	\$3,500.00	\$3,500.00
g.	New Shelter Light Fixtures.	7	EA	\$365.00	\$2,555.00	\$700.00	\$4,900.00	\$1,200.00	\$8,400.00	\$1,100.00	\$7,700.00
h.	New Shelter lighting control and remote ballast enclosure.	1	LS	Lump Sum	\$1,500.00	Lump Sum	\$900.00	Lump Sum	\$2,875.00	Lump Sum	\$3,000.00
i.	Installation of new Shelter lighting and receptacle.	1	LS	Lump Sum	\$3,500.00	Lump Sum	\$925.00	Lump Sum	\$3,000.00	Lump Sum	\$3,000.00
j.	Installation of Water Feature power feeder.	125	LF	\$10.00	\$1,250.00	\$12.00	\$1,500.00	\$21.50	\$2,687.50	\$20.00	\$2,500.00

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	k. Installation of new branch circuit conduit and wiring.	1	LS	Lump Sum	\$15,000.00	Lump Sum	\$11,000.00	Lump Sum	\$14,000.00	Lump Sum	\$13,000.00
	l. Trenching, excavation, and backfilling for Electrical	1	LS	Lump Sum	\$8,000.00	Lump Sum	\$12,000.00	Lump Sum	\$7,500.00	Lump Sum	\$12,000.00
	m. Install new light pole and base	2	EA	\$2,000.00	\$4,000.00	\$3,000.00	\$6,000.00	\$4,600.00	\$9,200.00	\$4,000.00	\$8,000.00
Subtotal Onsite Utilities					\$97,795.00		\$634,876.00		\$104,058.50		\$113,910.00

III. Hardscape Improvements											
1	Concrete Paving- Type 1, including base rock	3,908	SF	\$3.50	\$13,678.00	\$4.00	\$15,632.00	\$4.50	\$17,586.00	\$5.00	\$19,540.00
2	Concrete Paving - Type 2, including base rock	6,872	SF	\$4.50	\$30,924.00	\$6.50	\$44,668.00	\$6.50	\$44,668.00	\$7.00	\$48,104.00
3	Picnic Table Pads, including base rock	226	SF	\$4.50	\$1,017.00	\$6.50	\$1,469.00	\$4.00	\$904.00	\$11.00	\$2,486.00
4	Concrete Sculpture Pads, including base rock	2	EA	\$200.00	\$400.00	\$500.00	\$1,000.00	\$500.00	\$1,000.00	\$300.00	\$600.00
5	Decomposed Granite Pathways, including base rock	2,456	SF	\$8.00	\$19,648.00	\$4.00	\$9,824.00	\$2.50	\$6,140.00	\$3.00	\$7,368.00
6	Concrete Unit Pavers at Fountain Area, including subslab, waterstops, waterproofing, sand, joint filler, etc.	4,461	SF	\$12.00	\$53,532.00	\$4.50	\$20,074.50	\$22.00	\$98,142.00	\$19.00	\$84,759.00
7	Steel Edging	376	LF	\$8.00	\$3,008.00	\$3.00	\$1,128.00	\$15.00	\$5,640.00	\$5.00	\$1,880.00
8	Concrete Band at Decomposed Granite Paving	62	LF	\$8.00	\$496.00	\$20.00	\$1,240.00	\$10.00	\$620.00	\$28.00	\$1,736.00
9	Stage Wall	55	LF	\$12.00	\$660.00	\$100.00	\$5,500.00	\$40.00	\$2,200.00	\$150.00	\$8,250.00
10	Concrete Site Walls including freestanding seatwalls, water feature walls, retaining walls, cistern, base rock	308	CY	\$400.00	\$123,200.00	\$620.00	\$190,960.00	\$600.00	\$184,800.00	\$750.00	\$231,000.00
11	Colored Concrete including subslab, waterstops, waterproofing, etc.	3,209	SF	\$12.00	\$38,508.00	\$17.00	\$54,553.00	\$14.00	\$44,926.00	\$20.00	\$64,180.00
12	Concrete Mow Bands	779	LF	\$5.00	\$3,895.00	\$12.00	\$9,348.00	\$7.00	\$5,453.00	\$25.00	\$19,475.00
13	Sawcut, Remove, and Replace Ex. Concrete Curb/Gutter	50	LF	\$30.00	\$1,500.00	\$10.00	\$500.00	\$20.00	\$1,000.00	\$40.00	\$2,000.00
Subtotal Hardscape Improvements					\$290,466.00		\$355,896.50		\$413,079.00		\$491,378.00

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IV. Sport Facilities											
1	Multi-use Court										
	a. Striping	1	LS	Lump Sum	\$500.00	Lump Sum	\$1,500.00	Lump Sum	\$500.00	Lump Sum	\$500.00
	b. Court Paving	3,420	SF	\$4.50	\$15,390.00	\$4.00	\$13,680.00	\$6.00	\$20,520.00	\$2.50	\$8,550.00
Subtotal Sport Facilities					\$15,890.00		\$15,180.00		\$21,020.00		\$9,050.00

V. Planting											
1	Trees, including soil preparation, mulch, staking, planting										
	a. Columnar Beech	42	EA	\$400.00	\$16,800.00	\$250.00	\$10,500.00	\$400.00	\$16,800.00	\$250.00	\$10,500.00
	b. Red Maple	5	EA	\$400.00	\$2,000.00	\$235.00	\$1,175.00	\$400.00	\$2,000.00	\$250.00	\$1,250.00
	c. Red Oak	18	EA	\$400.00	\$7,200.00	\$250.00	\$4,500.00	\$400.00	\$7,200.00	\$250.00	\$4,500.00
	d. Katsura	27	EA	\$400.00	\$10,800.00	\$250.00	\$6,750.00	\$400.00	\$10,800.00	\$250.00	\$6,750.00
	e. Norway Spruce	1	EA	\$400.00	\$400.00	\$300.00	\$300.00	\$400.00	\$400.00	\$500.00	\$500.00
2	Shrubs, including soil preparation, mulch and planting	31	EA	\$40.00	\$1,240.00	\$80.00	\$2,480.00	\$40.00	\$1,240.00	\$32.00	\$992.00
3	Seeded Lawn including soil preparation, materials, installation	79,650	SF	\$0.35	\$27,877.50	\$0.20	\$15,930.00	\$0.20	\$15,930.00	\$0.15	\$11,947.50
4	Maintenance and Warranty Period	1	LS	Lump Sum	\$5,000.00	Lump Sum	\$2,000.00	Lump Sum	\$2,000.00	Lump Sum	\$2,500.00
5	Black River Rock at Cistern	1	LS	Lump Sum	\$200.00	Lump Sum	\$700.00	Lump Sum	\$400.00	Lump Sum	\$800.00
6	Transplant Existing Trees and move plaques	1	LS	Lump Sum	\$600.00	Lump Sum	\$225.00	Lump Sum	\$2,500.00	Lump Sum	\$7,000.00
Subtotal Planting					\$72,117.50		\$44,560.00		\$59,270.00		\$46,739.50

VI. Irrigation											
1	Irrigation System, Complete	1	LS	Lump Sum	\$60,500.00	Lump Sum	\$14,500.00	Lump Sum	\$15,000.00	Lump Sum	\$20,000.00
Subtotal Irrigation					\$60,500.00		\$14,500.00		\$15,000.00		\$20,000.00

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				Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
VII. Site Furnishings											
1	Benches	3	EA	\$1,000.00	\$3,000.00	\$1,000.00	\$3,000.00	\$970.00	\$2,910.00	\$2,100.00	\$6,300.00
2	Picnic Tables and Benches	2	EA	\$1,500.00	\$3,000.00	\$1,250.00	\$2,500.00	\$1,500.00	\$3,000.00	\$2,300.00	\$4,600.00
3	Custom Tables and Chairs, materials, fabrication, installation	1	LS	Lump Sum	\$22,350.00	Lump Sum	\$11,000.00	Lump Sum	\$29,000.00	Lump Sum	\$25,000.00
4	Trash Receptacle	7	EA	\$750.00	\$5,250.00	\$900.00	\$6,300.00	\$1,100.00	\$7,700.00	\$1,000.00	\$7,000.00
5	Bicycle Rack	1	EA	\$500.00	\$500.00	\$700.00	\$700.00	\$700.00	\$700.00	\$1,200.00	\$1,200.00
6	Drinking Fountain	1	EA	\$4,000.00	\$4,000.00	\$3,100.00	\$3,100.00	\$5,000.00	\$5,000.00	\$3,500.00	\$3,500.00
7	Court Fixtures (Hoop, Backboard, Net, Pole)	1	LS	Lump Sum	\$1,500.00	Lump Sum	\$1,500.00	Lump Sum	\$1,500.00	Lump Sum	\$3,000.00
8	Cast Glass Domes and Panels	1	LS	Lump Sum	\$38,000.00	Lump Sum	\$40,000.00	Lump Sum	\$45,000.00	Lump Sum	\$35,000.00
9	Skate Barriers, materials, fabrication and installation	1	LS	Lump Sum	\$5,000.00	Lump Sum	\$3,000.00	Lump Sum	\$4,000.00	Lump Sum	\$5,000.00
10	Park Signage, materials, fabrication and installation	1	LS	Lump Sum	\$5,000.00	Lump Sum	\$2,500.00	Lump Sum	\$3,500.00	Lump Sum	\$500.00
Subtotal Site Furnishings					\$87,600.00		\$73,600.00		\$102,310.00		\$91,100.00
VIII. Structures											
1	Shelter	1	LS	Lump Sum	\$80,000.00	Lump Sum	\$120,000.00	Lump Sum	\$95,000.00	Lump Sum	\$50,000.00
Subtotal Structures					\$80,000.00		\$120,000.00		\$95,000.00		\$50,000.00
IX. Water Feature											
1	Water Feature, Mechanical, incl. fountain cntrls, all mechanical, electrical, vaults, grates, and other req. equipment.	1	LS	Lump Sum	\$150,000.00	Lump Sum	\$324,000.00	Lump Sum	\$395,000.00	Lump Sum	\$325,000.00
Subtotal Water Feature					\$150,000.00		\$324,000.00		\$395,000.00		\$325,000.00

Item No.	Description	Quantity	Unit	Engineer's Estimate		Robinson Construction		J.P. Contractors		Goodfellow Bros.	
				Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price

WORK SCHEDULE A - BID SUMMARY

I. General Requirements and Site Preparation Subtotal				<u>\$98,867.50</u>	<u>\$182,500.00</u>	<u>\$157,700.00</u>	<u>\$276,825.00</u>
II. Onsite Utilities Subtotal				<u>\$97,795.00</u>	<u>\$634,876.00</u>	<u>\$104,058.50</u>	<u>\$113,910.00</u>
III. Hardscape Improvements Subtotal				<u>\$290,466.00</u>	<u>\$355,896.50</u>	<u>\$413,079.00</u>	<u>\$491,378.00</u>
IV. Sport Facilities Subtotal				<u>\$15,890.00</u>	<u>\$15,180.00</u>	<u>\$21,020.00</u>	<u>\$9,050.00</u>
V. Planting Subtotal				<u>\$72,117.50</u>	<u>\$44,560.00</u>	<u>\$59,270.00</u>	<u>\$46,739.50</u>
VI. Irrigation Subtotal				<u>\$60,500.00</u>	<u>\$14,500.00</u>	<u>\$15,000.00</u>	<u>\$20,000.00</u>
VII. Site Furnishings Subtotal				<u>\$87,600.00</u>	<u>\$73,600.00</u>	<u>\$102,310.00</u>	<u>\$91,100.00</u>
VIII. Structures Subtotal				<u>\$80,000.00</u>	<u>\$120,000.00</u>	<u>\$95,000.00</u>	<u>\$50,000.00</u>
IX. Water Feature Subtotal				<u>\$150,000.00</u>	<u>\$324,000.00</u>	<u>\$395,000.00</u>	<u>\$325,000.00</u>
TOTAL BASE BID				<u><u>\$953,236.00</u></u>	<u><u>\$1,765,112.50</u></u>	<u><u>\$1,362,437.50</u></u>	<u><u>\$1,424,002.50</u></u>

**COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT & RECOMMENDATION**

DATE: May 17, 2004
TO: Honorable Mayor and Councilors
FROM: C. J. Sylvester, Economic Development Director
SUBJECT: Town Center Park Project - Phase 2B (project 9036)
Bid Award or Rejection

Summary: Competitive bids for the public improvements associated with the Town Center Park - Phase 2B project were opened on May 11, 2004; three bids were received, opened and read publicly. The Architect's construction cost estimate was \$953,236 for the Town Center Park - Phase 2B. The low bid is \$1,362,437.50. There are further construction related costs that would need budgetary consideration, including contingency, construction administration and special inspections.

If low bid is awarded contract, in conjunction with adoption of the FY04-05 budget, the Council and Agency Board will need to authorize a transfer from Urban Renewal contingency of \$550,000 to capital outlay Town Center Park project to cover anticipated project costs.

Discussion: The responsible low bid on Town Center Park - Phase 2B is \$312,437.50 or about 30% over the FY03-04 budget and Budget Committee proposed FY04-05 budget of \$1,050,000. There are additional construction-related costs that further increase the required project budget including construction contingency, construction administration and special inspections.

Bid costs are higher than estimated, in predominantly five areas:

1. General Requirements and Site Preparation

Bids exceeded estimate in nearly all items of this section including mobilization, clearing, grading, protection and signage. The Architect's estimate clearly underestimated level of effort for this section. \$60,000 - \$175,000 difference.

2. Concrete Unit Pavers at Fountain Area

Estimate was \$12/sf. This is nearly an identical detail to another recently constructed, Murase designed project. Bids on that project ranged from \$9.50 to \$14.00/sf. These bids ranged from \$4.00 to \$22.00/sf or from \$30,000 under estimate to \$45,000 over estimate.

3. Concrete Site Walls

In general, all of the concrete items were up significantly from recent bids. It is assumed that rapidly rising steel and concrete costs account for this. \$60,000 - \$110,000 over estimate.

4. Shelter Structure

Steel prices may also have been a factor in the cost overrun on the shelter structure. Bids varied from \$30,000 under estimate to \$40,000 over estimate.

5. Water Feature Mechanical

All three bidders identified the same subcontractor for this work effort – hence all three bids are \$175,000 to \$245,000 over estimate. This is a lump sum bid item, so we do not have visibility into this unanticipated cost overrun.

Recommendation: There are two options for City Council consideration:

1. Award contract:

Awarding contract to the responsible bidder allows this project to proceed with construction this summer. For a variety of reasons, completion of the park has been delayed for a number of years. This final phase will allow the community to fully utilize and appreciate this park.

Staff and the design team can work with the contractor throughout this process to make minor modifications where feasible that can result in cost savings (a credit to the contract price).

2. Reject all bids, redesign and rebid:

This option delays start of construction until Fall 2004 and renders the park off-limits to major events through the summer of 2005.

The intent of any redesign efforts would be to meet financial goals established by Council. As there are no identified errors in the construction documents, this means changes to the design itself. Design costs are also incurred as part of this effort; the extent of design costs are directly related to the extent of drawing modification.

Respectfully Submitted,

C. J. Sylvester
Economic Development Director

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