

**COEUR D'ALENE CITY COUNCIL  
ADDENDUM AGENDA NO. 1  
FOR THE OCTOBER 16, 2018  
COUNCIL MEETING**



**Addition of the following Action item to be placed on the agenda before public hearings:**

**I. OTHER BUSINESS**

1. Rejection of all bids for the Memorial Field Grandstand Project

**Staff Report by: Bill Greenwood, Parks and Recreation Director**

**MOTION: Motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to reject all bids for the Memorial Field Grandstand Project and direct staff to move forward with the CMGC selection process.**

**DISCUSSION**

**\*All in favor/opposed**

**\*Motion carried/failed**

*NOTE: The City will make reasonable accommodations for anyone attending this meeting who require special assistance for hearing, physical or other impairments. Please contact the City Clerk at (208) 769-2231 at least 72 hours in advance of the meeting date and time.*

**PARKS AND RECREATION COMMISSION  
STAFF REPORT**

**Date:** October 16, 2018  
**From:** Bill Greenwood Parks & Recreation Director  
**SUBJECT:** Memorial Grandstands Bid Rejection (*Council Action Required*)

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**DECISION POINT:** Should Council reject all bids for the remodel of the Memorial Grandstands and authorize staff to advertise for a Construction Manager/General Contractor (CM/GC)?

**HISTORY:** We advertised for bids on August 31<sup>st</sup> and September 14<sup>th</sup>, conducted a walk-through of the Grandstands on September 19<sup>th</sup>, and opened bids on October 4<sup>th</sup>. Three bidders submitted the following bids:

Ginno Construction: Base bid \$1,655,000, add alternates \$130,690 = \$1,785,690.

CNI / LaRiviere: Base bid \$1,347, 000, add alternates \$172,495 = \$1,519,495.

Walker Construction: Base bid \$1,341,000, add alternate \$63,700 = \$1,404,700

**FINANCIAL ANALYSIS:** The engineer's estimate for the remodel was a base bid in the amount of \$1,195,737 and for the alternates an amount of \$273,763, for a total cost of \$1,469,499.

**PERFORMANCE ANALYSIS:** We had 5 general contractors acquire bid packets, with three firms summiting on October 4<sup>th</sup>. The bidder information document states: "The award will be made to the lowest responsive bidder on the base bid." All base bids substantially exceeded the engineer's estimate. It is believed that the Construction Manager/General Contractor model will result in significant savings on this project and, therefore, we believe all of the bids should be rejected and the CM/GC process should be implemented.

**DECISION POINT / RECOMMENDATION:** Council should reject all bids for the remodel of the Memorial Grandstands and authorize staff to advertise for a Construction Manager/General Contractor (CM/GC)?