

**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*)

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 31st and September 14th, conducted a walk-through of the Grandstands on September 19th, and opened bids on October 4th. 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 4th. 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)?