



AGENDA REPORT

Meeting Date: December 6, 2011
Item Number: E-1
To: Honorable Mayor & City Council
From: Donielle Kahikina, Associate Project Manager
Subject: REJECTION OF ALL BIDS FOR CONTRACT WORK PERTAINING TO THE ROXBURY PARK DEVELOPMENT
Attachments: 1. Roxbury Community Center Post-bid Budget Analysis

RECOMMENDATION

It is recommended that the City Council move to reject all bids for contract work pertaining to the Roxbury Park development, located at 471 South Roxbury.

INTRODUCTION

On May 6, 2008, the City Council approved the Park Master Plan for Roxbury Park and La Cienega Park that was developed by Hirsch & Associates (Hirsch). On August 5, 2008, the City Council approved the Agreement with Hirsch to provide consultant services to provide Schematic Design and Design Development documents for the recommended scope of work for Phase One development of Roxbury Park including the Community Center. On August 31, 2010, Council approved an amendment to the Hirsch agreement to prepare the construction documents for the new Community Center.

DISCUSSION

Phase One of Roxbury Park Development includes the Community Center building as well as site work and surrounding landscape improvements. The Community Center scope of work includes a gymnasium, community meeting rooms, a kitchen for the senior nutrition program, staff offices and other spaces. Exterior improvements include upgrades to the Maintenance building and yard, parking lot improvements, grading and drainage improvements, and landscape planting.

Bid Process

The City sought to obtain bids from experienced community center building contractors for the construction. A prequalification procedure was utilized following the State guidelines, resulting in three pre-qualified bidders.

The bid package was issued with the base bid work including the Community Center and landscape improvements, and two deductive alternate bids and one additive alternate to provide the option to adjust the project cost.

The bid alternates are as follows:

- Deductive Alternate #1: Climbing Wall
- Deductive Alternate #2: Children's Tot Lot play area
- Additive Alternate #1: Increase all 24" box trees to 36" box trees

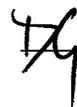
On November 18, 2011, bids were received from W.E. O'Neil, Suffolk-Roel, and C.W. Driver for the Roxbury Park development

The bid results are as follows:

	O'Neil	Suffolk-Roel	C.W. Driver
Base Bid	14,640,000	14,736,559	15,194,000
Deductive Alternate #1	180,000	231,519	197,000
Deductive Alternate #2	80,000	94,640	80,000
Additive Alternate #1	10,000	6,865	25,000
20 days delay	0	0	20,000
Basis of Selection	\$14,390,000	\$14,417,265	\$14,962,000

Under the current fiscal year 2011-12 Capital Improvement Program (CIP), the Community Services Department identified a budget for the Roxbury Park development project of \$14,700,000. This includes approximately \$12.2 million for construction costs, and approximately \$2.5 million for other project related soft costs that will be incurred in the construction phase. The total cost of project development, including construction administration and soft costs included in the attachment, based on the lowest bid would total to \$16.8 million.

All three of the bids received exceed the CIP budget established for construction costs. Therefore, staff recommends that all bids be rejected and seeks City Council direction with regard to the project going forward.



David D. Gustavson
Approved By

Attachment 1

ROXBURY COMMUNITY CENTER POST-BID BUDGET ANALYSIS

11/18/2011
W.E. O'Neil

Construction

Base Bid (incl all Allowances)	\$	14,640,000
Deductive Alternate #1 (Climbing Wall)	\$	(180,000)
Deductive Alternate #2 (Tot Lot)	\$	(80,000)
Additive Alternate #1 (Increase box tree size)	\$	10,000
Total for Compensable Delay	\$	-
Construction Total	\$	14,390,000

Additional Project Costs

Construction Admin - unencumbered arch. fees	\$	200,000
Construction contingency (10%)	\$	1,439,000
Geotech - testing & Inspection during const.	\$	75,000
Furniture & library stacks	\$	230,000
Relocation costs	\$	35,000
Commissioning (HVAC)	\$	10,000
Kitchen equipment	\$	120,000
Permits (2%)	\$	287,800
I.T. / AV equipment	\$	50,000
(includes, displays, computers, phones, projectors, wireless access pts, CCTV cameras)		
Subtotal	\$	2,446,800

TOTAL PROJECT \$ 16,836,800