



Agenda Item:

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COUNCIL COMMUNICATION City Manager's Office

GENERAL INFORMATION

Agenda Date: 08/23/04
429

Communication No.: 04-

Agenda No.:	Item	Type:	Resolution	Roll	Call
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Submitted by: Donald M. Tripp, Park and Recreation Director

SUBJECT—

Construction of Chesterfield Greenhouses-Bid Rejection

SYNOPSIS—

Approve the rejection of all bids for the proposed construction of the Chesterfield Greenhouses near the Chesterfield Community Center on Maury Avenue.

FISCAL IMPACT—

The Consultant's estimated base bid for approximately 12,888 square feet of greenhouse and head house space was \$312,200. The lowest base bid received was \$497,000. In order to meet budget, the project must be redesigned and rebid.

RECOMMENDATION—

Approval

BACKGROUND—

On March 22, 2004, Council approved hiring Larson Architecture, LLC of Des Moines, Iowa to provide design services for the construction of new City greenhouses near the Chesterfield

Community Center at 2501 Maury Street (Roll Call No. 04-6604). On July 12, 2004, Council approved soliciting bids for the construction of the Chesterfield greenhouses (Roll Call No. 04-1397). On August 9, 2004, Council approved a continuance of the hearing on the plans, specifications, and form of contract documents on the Chesterfield greenhouses (Roll Call No. 04-1726). The bids received were significantly higher than the Consultant's estimate of \$312,000 and additional time was required to evaluate alternatives. Possible reasons contributing to the higher than expected bids include:

- Previous efforts to reduce the scope of the project were not sufficient
- Bid timing was unfortunate in that there are a limited number of greenhouse providers and they were busy trying to complete current projects before winter.
- The time allowed for construction was relatively short and that normally exacts a premium.

After much research and deliberation, City Staff recommends that the bids received be rejected since the low bid was significantly above the Consultant's estimate. In order to complete the project within budget the following steps are recommended.

- Let bids in late winter/early spring with a longer construction completion period, sometime in mid/late summer. The original short construction completion period appeared to contribute to the higher bid prices
- Hire Larson Architecture, LLC to revise and, if necessary, reduce the greenhouse design to fit within the available funds. Additional design costs are \$13,500.
- Identify all City/public horticulture plant commitments for the spring and summer seasons and determine the best methods for meeting those commitments, i.e., purchasing, growing in leased facilities, a combination of both, etc...
- Consider using a portion of the existing Chesterfield facility to supplement the greenhouse operation.

The location of the greenhouses is recommended to stay at Chesterfield. The site is very flat requiring little preparatory grading, parking is already in place, and utilities are very close by. The existing Community Center provides restrooms and both heating and cooling for comfortable workspaces for attending staff. Covered storage may be utilized in the west end of the Center. The senior citizen programs operated at the Center also are a very viable source of volunteers to assist staff in greenhouse operations.