Item No. 8(e)
June 20, 2011

CITY COUNCIL AGENDA MEMORANDUM

SUBJECT
Motion to reject the single bid of Bid No. 11096 to construct two bridges for the Ravine Garden at the Bellevue Botanical Garden, revise the scope of the project, and rebid.

FISCAL IMPACT
Accepting this recommendation will require the City to re-bid the project at a minimal cost. If Council chooses to award a contract to the low bidder, it would obligate the City to an amount up to $1,308,300, which would be funded from Parks CIP Project P-AD-85, Parks Levy - Botanical Garden.

STAFF CONTACTS
Glenn Kost, Planning Manager, x5258
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Parks & Community Services Department

POLICY CONSIDERATION
Bellevue City Code 4.28 provides for the fair and equitable treatment of persons in the purchasing process.

BACKGROUND
The 2008 voter-approved Parks & Natural Areas Levy included $2 million for improvements at the Bellevue Botanical Garden. Together with $3.5 million in CIP funds, this is the City's share of the funding available to complete improvements identified in the adopted Botanical Garden Master Plan Update. In 2009, the Parks Department, in cooperation with our partner, the Bellevue Botanical Garden Society, identified the Ravine Garden, a new Visitor Center and Wetland Sun Terraced Garden as the highest priority projects, and began design work on all three. Additionally, the Garden Society began a $5 million capital fundraising campaign in hopes of completing these three projects. The Ravine Garden was identified as the highest priority project. To date, the Garden Society has raised over $1.3M of which approximately $633,000 has been specifically earmarked for the Ravine Garden.

SCOPE OF WORK AND TIMING
The proposed garden takes visitors along a pedestrian trail through a second growth forest and a small steep-sided ravine in the southeast corner of the Botanical Garden, allowing visitors to experience the most pristine portions of the Botanical Garden's wild spaces. The project includes construction of a 150 foot long x 5 foot wide cable pedestrian suspension bridge and a 75 foot long x 6 foot wide rigid truss bridge which will cross the ravine and provide an opportunity to observe unique topography, wildlife and native vegetation. Unique construction methods allow for bridge construction without disturbing the forest floor. Both bridges will be predominantly steel construction, and the project also includes the extension of the existing trail system to connect the bridges to form a loop trail beginning and ending at the existing Lost Meadow Trail. Work is expected to begin in July of 2011 and be completed by year's end.

BID ANALYSIS & RECOMMENDATION

Bids were requested online through the Builders Exchange, and advertised in *The Seattle Times* and the *Seattle Journal of Commerce*. One bid was opened June 8, 2011:

Bidder	Base Bid (Incl. WSST)
C.A. Carey Corp.	$1,308,300
Engineer's Estimate	**$850,000**

Because of supplemental bidder criteria associated with the bridges' unique design, method of installation, and location within a difficult-to-access, environmentally sensitive area, the pool of qualified contractors was very limited. The sole bid is substantially higher than the engineer's estimate. After discussions with the low bidder and other plan holders, and review of the contractor's schedule of values, we believe our engineers estimate did not accurately reflect the complexity of the project. Higher than expected fabrication costs of the rigid truss bridge, seismic upgrades required of the foundation systems, and recent commodity inflation also contributed to higher costs.

We believe changing scope and re-bidding the project to more closely align with the original funding target is in the best interest of both the City and the Garden Society. City funding, as well as the capacity for the Garden Society to increase their capital campaign goal, is limited.

EFFECTIVE DATE

If adopted by Council, this Motion will become effective immediately.

OPTIONS

1. Reject the single bid of Bid No. 11096 to construct two bridges for the Ravine Garden at the Bellevue Botanical Garden, revise the scope of the project, and rebid.
2. Award Bid No. 11096 to C.A. Carey Corp., as the lowest responsible bidder, to complete the project.
3. Reject the single bid and cancel the project.

RECOMMENDATION

Reject the single bid of Bid No. 11096 to construct two bridges for the Ravine Garden at the Bellevue Botanical Garden, revise the scope of the project, and rebid.

MOTION

Move to reject the single bid of Bid No. 11096 to construct two bridges for the Ravine Garden at the Bellevue Botanical Garden, revise the scope of the project, and rebid.

ATTACHMENT

CIP Project Description

P-AD-85 Parks Levy - Botanical Garden

Category: **Acquisition & Development** Status: **New**
Department: **Parks & Community Services** Location:

Programmed Funding

Programmed Funding	Appropriated To Date	FY 2011 Budget	FY 2012 Budget	FY 2013 Budget	FY 2014 Budget	FY 2015 Budget	FY 2016 Budget	FY 2017 Budget
5,533,000	33,000	2,500,000	2,000,000	1,000,000	-	-	-	-

Description and Scope

This project, funded in part by the 2008 voter-approved Parks and Natural Areas Levy, continues development at the Bellevue Botanical Garden (BBG). Together with a $5 million private fundraising effort of our partner, the Bellevue Botanical Garden Society, this project will construct two new gardens and expand the visitor center and parking facilities. These projects, the highest priorities identified in the Bellevue Botanical Garden Master Plan Update in 2008, include:

Ravine Garden: This project creates a short walk through a heavily wooded portion of the BBG, culminating with a dramatic 150' suspension bridge over a wooded ravine 30' below, allowing visitors the opportunity to experience this unique part of the BBG at tree canopy level.

Wetland-Sun Terraced Garden: Located in the western edge of the site, this two-acre garden takes advantage of existing slopes and sunny terraces to showcase plants suitable for this setting. It includes an overlook that affords views of the BBG and downtown Bellevue.

Visitor Center & Parking Lot: The approximately 6,000 square foot visitor center will accommodate a broad spectrum of uses, including visitor gathering places, classroom and meeting spaces, interpretive displays, offices, gift shop and a small library. The capacity of the new parking lot will more than double the existing 53 spaces to accommodate the additional use expected with growth in gardens and visitor amenities.

Rationale

This project develops new garden experiences and support spaces to accommodate visitors and programs that currently limit participation due to facility constraints. It will not only resolve current program and parking constraints, it will allow our partners to grow and expand their ability to assist the City with managing this community asset. While the function will remain focused on the gardens, this project will allow for new innovative, cultural and economic activities to be blended into the BBG by providing space for special events, meetings, and other activities. This will add value to the quality of life for our citizens. As the BBG has grown, its visibility beyond Bellevue has also increased, with its reputation reaching far beyond the Puget Sound region.

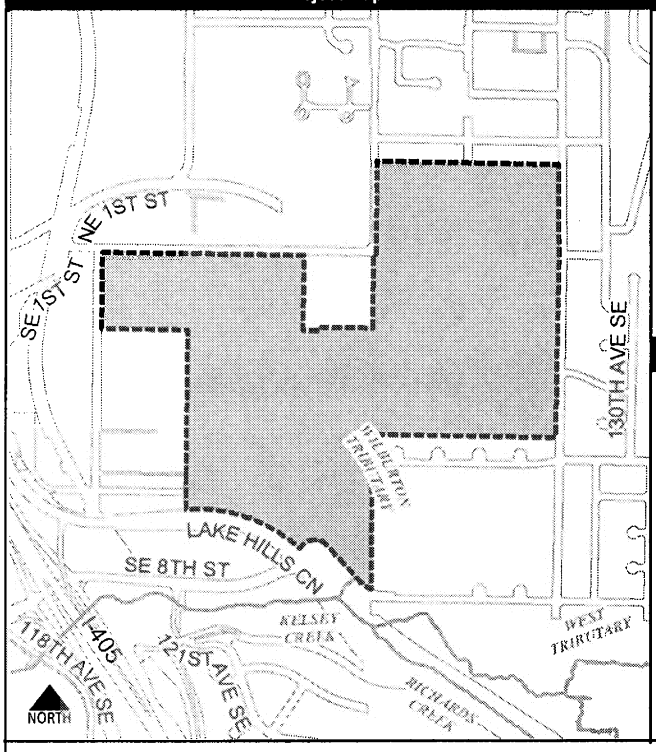
Environmental Impacts

Environmental review will be conducted in conjunction with development of the project plans.

Operating Budget Impacts

Maintenance and operations costs for the new gardens and facilities will begin in 2014. These costs, estimated at $150,000 annually, will be funded by the ongoing M&O component of the 2008 levy.

Project Map



Schedule of Activities

Project Activities	From - To	Amount
Project Costs	2011 - 2013	5,533,000
Total Budgetary Cost Estimate:		5,533,000

Means of Financing

Funding Source	Amount
2008 Parks Levy - Property Tax	2,033,000
Real Estate Excise Tax	3,500,000
Total Programmed Funding:	5,533,000
Future Funding Requirements:	0