



STAFF REPORT

Meeting Type: Sandy City Council
Meeting Date: January 16, 2024
From: Rochelle Anderholm-Parsch, Parks and Recreation Director
Subject: Contract Award: Construction of Cedar Park (Formerly Community Campus Park)

DECISION TO BE MADE:

Whether to authorize the City Manager to execute a contract for park construction at the Community Campus Site (now referred to as Cedar Park).

PURPOSE / OBJECTIVE:

The purpose of this report is to provide an overview of the bids received in response to the Invitation to Bid for the construction of Cedar Park, and to recommend the contract award to the lowest responsive qualified bidder.

BACKGROUND / CONTEXT:

In pursuit of a Council goal, the Parks and Recreation Department is working to design and implement improvements for Cedar Park, previously referred to as the Community Camps Park. Staff initiated an Invitation to Bid (ITB) for the construction and development of the City of Sandy's newest community park in late 2023.

The contract for construction of the 10-acre park will involve grading, right-of-way enhancements, utility installation, playground creation, parking lot construction, concrete and soft surface path establishment, landscaping, and restroom and shelter installation.

The Cedar Park Project prioritized robust public engagement through a multi-faceted approach. Surveys were distributed to gather community opinions on park design and amenities, while open houses facilitated in-person interactions. Professional engagement with JLA ensured diverse perspectives were considered through focus group discussions and workshops. A [dedicated website](#) served as a centralized hub for project information. The feedback received has been integral in shaping the project, aligning it with the community's [final vision](#).

The following five firms submitted bids in response to the ITB for the park construction project:

- Robert Evan's Company**

- Bid Amount: \$4,580,503.00

2. **P&C Construction**
 - Bid Amount: \$4,032,000.00
3. **ASA Construction**
 - Bid Amount: \$3,799,854.00
4. **Paul Brothers**
 - Bid Amount: \$3,710,470.00
5. **Good Fellow Brothers (Goodfellow Bros., LLC)**
 - Bid Amount: \$3,494,585.00

KEY CONSIDERATIONS / ANALYSIS:

The determination of the winning bidder for this project was the result of a meticulous evaluation of key factors essential to project success. The following considerations played a pivotal role in the decision-making process:

1. Cost Effectiveness: Cost is a critical determinant in assessing bidder suitability. Goodfellow Bros., LLC presented the lowest responsive responsible bid at **\$3,494,585.00**. While prioritizing cost, it was imperative to strike a balance with the firm's demonstrated capability to execute the project efficiently and safely.
2. Experience and Expertise: The evaluation of bidding firms also focused on their experience and expertise in handling substantial park construction projects. Goodfellow Bros., LLC showcased a proven track record, emphasizing successful project completions, unwavering adherence to safety protocols, and consistent compliance with stringent environmental regulations. A few regional projects listed in Goodfellow Bros. portfolio include: [Cedar Hills Park Redevelopment](#), [Camas High School Athletic Fields](#), and [53rd Ave. Park West](#).
3. Timely Project Completion: The ability to adhere to project timelines was a critical factor in the selection process. The chosen firm's capacity to meet the proposed schedule efficiently was thoroughly assessed to ensure timely completion.
4. Insurance and Regulatory Compliance: Compliance with essential insurance and regulatory requirements was a fundamental aspect of the evaluation. Goodfellow Bros., LLC demonstrated full compliance with these prerequisites, instilling confidence in their capability to execute the project securely and within the legal framework.

BUDGET IMPACT:

The proposed contract for the construction of Cedar Park in the amount of \$3,494,585.00 aligns with the allocation made for this project in the BN 2023-25 budget.

RECOMMENDATION:

Based on the analysis of the bids received and considering the factors mentioned above, staff recommends authorizing the City Manager to execute a construction project to Goodfellow Bros., LLC,

with their bid amount of \$3,494,585. This firm has provided the lowest cost proposal, and their experience and expertise in park construction projects are satisfactory.

SUGGESTED MOTION LANGUAGE:

"I move to authorize the City Manager to execute a contract with Goodfellow Bros., LLC for the construction of Cedar Park, in an amount not to exceed \$3,494,858."

LIST OF ATTACHMENTS / EXHIBITS:

1. Public Improvement Contract: Construction of Cedar Park