

City of Northampton
MASSACHUSETTS

In City Council, October 16, 2014

Upon recommendation of the Mayor

Ordered, that

Whereas the City has committed to the development of recreational facilities known as Florence Recreational Fields;

Whereas the Florence Recreation Fields include five multi-purpose fields, two baseball fields, a walking trail, parking lots, future playground and recreation pavilion which will contain restrooms, a concession stand and maintenance equipment storage;

Whereas this project almost doubles the amount of City of Northampton recreation land for field sports;

Whereas bids for the development of the restroom/concession/maintenance pavilion were received and opened on October 6, 2014;

Whereas additional funds are needed to complete the project;

Ordered that,

\$162,500 be appropriated from the Capital Stabilization Fund (5000 340616) for the purpose of constructing the restroom/concession/maintenance pavilion at Florence Fields.



Pamela Powers <ppowers@northamptonma.gov>

Fwd: Florence Fields - DRAFT of email to City Council

1 message

David Narkewicz <dnarkewicz@northamptonma.gov>

Tue, Oct 7, 2014 at 3:32 PM

To: "William H. Dwight" <wdwight@northamptonma.gov>

Cc: Pamela Powers <ppowers@northamptonma.gov>, Susan Wright <swright@northamptonma.gov>

Dear President Dwight

Attached is an order to appropriate \$162,500 from Stabilization to the Florence Fields restroom/concession/maintenance pavilion project for the October 16, 2014 meeting. Included with the order is a memorandum from Planning and Sustainability and the Recreation Department providing details on the overall project at Florence Fields and information on why, in part, the bids may have come in higher than expected. Also included is the record of the bids received.

The pavilion project was originally estimated to cost approximately \$400,000. With the addition of storage for the DPW field maintenance equipment and some other changes related to sustainability, the new estimate, prior to bidding was approximately \$453,000. As a result of the bids, the lowest bid for the construction of the concession and maintenance building was \$579,000 and \$446,500 is what is available for construction. The proposed order seeks \$162,500 to meet the gap in funding the low bid (\$132,500) and a contingency budget (\$30,000).

It is necessary to request two readings for this order because the City opened six bids yesterday, Monday, October 6, 2014 and the bids are good for 14 days. This means the City must accept and enter into a contract no later than October 20, 2014. The next regularly scheduled meeting of the Council is not for three weeks, November 6, 2014 and there is time sensitive and weather dependent construction that must occur before the weather turns colder to keep the project on schedule for completion by spring. Waiting to sign the contract following the November 6, 2014 meeting could jeopardize the contractor's ability to complete key components of the project before winter sets in.

I am submitting this order to you early so as to allow the City Council maximum notice about the funding request and the request for two readings. This appropriation, if approved by City Council, would Currently the Stabilization Fund balance from \$1,231,163.52 to \$1,068,663.52.

Thank you for your attention to this matter. Please let me know if you have any questions or need additional information.

Sincerely,

David

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David J. Narkewicz
Mayor, City of Northampton
210 Main Street, Room 12
Northampton, MA 01060
(413) 587-1249
www.northamptonma.gov

(City of Northampton E-mail is a public record except when it falls under one of the specific statutory exemptions.)

14.260



PLANNING AND SUSTAINABILITY • CITY OF NORTHAMPTON

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Wayne Feiden, FAICP, Director of Planning and Sustainability • wfeiden@northamptonma.gov • 413-587-1265

TO: City Council

FROM: Wayne Feiden, Director of Planning and Sustainability
Ann-Marie Moggio, Director of Recreation



RE: Restroom/Concession Recreation Pavilion at Florence Recreation Fields

DATE: October 7, 2014

The Mayor is requesting a transfer to allow us to sign a contract for the Restroom/Concession Recreation Pavilion at Florence Recreation Fields. The bids came in higher than we had hoped, but with six bidders it was a competitive bidding environment and we believe that the bids simply reflect the real cost. Florence Recreation Fields is part of the city's largest and most complex open space project:

Acreage	Land Protected and Improved by City (in partnership with others)
42	Mill River Greenway: one mile of Mill River frontage
116	Mill River Agricultural Preservation Restrictions: co-held by City and Commonwealth
24	Florence Fields Recreation Area: almost doubling city Recreation land for field sports
7	Florence Organic Community Garden (overlaps with land in APR): City hold 198 year lease

Total public funding for the entire project is \$4.63 million, of which \$2.45 million is from CPA. NO funding for the project to date has come from the City's General Fund.

Funding	Funding Dedicated for
\$ 990,000	CPA: city share of acquisition costs for recreation, conservation, agriculture preservation, and community gardens and the recreation master plan.
\$1,460,000	CPA: city share of construction of Florence Fields and related sidewalks and mitigation
\$ 6,273	Program income: sale of surplus soil and sliver of land
\$1,175,000	State and Federal grant: state share of agriculture preservation
\$ 500,000	Massachusetts Parkland Acquisitions and Renovations for Communities (PARC): state share of recreation purchase and rough grading of recreation site
\$ 500,000	PARC: state share of construction of Florence Fields
	Does NOT include Grow Food Northampton's purchase of their farmland, but does include city share of that project (agriculture preservation restriction and 198 year lease for the Florence Community Gardens)

The requested transfer \$162,500 represents only 3.5% of the entire public project funding.

Two steps as part of a broader effort to be more sustainable (net zero electricity, near-zero potable water consumption, providing sidewalks and bike path to connect to Florence) have driven this increase:

1. All irrigation water is drawn from a drilled well (not from city treated water). The well provided lower yields that hoped for, requiring some additional costs to the distribution system.
2. The city determined that it is more cost effective to store field maintenance equipment on-site instead of hauling it when needed, requiring a storage bay in the pavilion.



Florence Recreation Area—Restroom Pavilion Bid Record—General Contractor Bids

Bidder	Address	Bid	Certificate	Update	Bid Bond	Acknowledge Addendum	Other
Evergreen Construction Corp.	39 Sullivan St, Springfield, MA 01104	\$651,344	YES	YES	YES	YES	
Five Star Building Corp.	123 Union St, Easthampton, MA 01027	\$640,916	YES	YES	YES	YES	
Renaissance Builders	PO Box 272, Turners Falls, MA 01376	\$791,000	YES	YES	YES	YES	
Diversified Construction Services LLC	100 University Drive, Amherst, 01002	\$678,434	YES	YES	YES	YES	
Inglewood Development Corp	123 Dwight Rd, Longmeadow, MA 01106	\$579,000	YES	YES	YES	YES	
Marois Construction Company Inc.	262 Old Lyman Rd, S. Hadley, MA 01075	\$735,676	YES	YES	YES	YES	

Bid opening and witnesses

Wayne Feiden _____ **Date** **Ann-Marie Moggio** _____ **Date**

Florence Recreation Area—Restroom Pavilion Bid Record

Filed Sub-bids--Electric

Bidder	Address	Bid	Certificate	Update	Bid Bond	Acknowledge Addendum	Restrictions	Other
Orchard Electric, Inc.*	210 Florence Rd, Florence, MA 01062	\$27,426	YES	YES	YES	YES	None	Wrong bid form, clerical error
Icon West Corporation	251 Taylor Street, Springfield, MA 01105	\$33,300	YES	YES	YES	YES	None	
Staiti Electric LLC	222 Peterson Rd, Palmer, MA 01069	\$35,311	YES	YES	YES	YES	None	
Sommer Electric, Inc.	60 Printworks, Adams, MA 01220	\$31,800	YES	YES	YES	YES	None	

Attorney General bid unit ruled that using the wrong bid form does not require rejection

Bid opening and witnesses

Wayne Feiden Date

Joseph Cook Date

Ann-Marie Moggio Date

Florence Recreation Area—Restroom Pavilion Bid Record

Filed Sub-bids—Roofing

Bidder	Address	Bid	Certificate	Update	Bid Bond	Acknowledge Addendum	Restrictions	Other
Rockwell Roofing, Inc	44 Pond Street, Leominster, MA 01453	\$108,530	YES	YES	YES	YES	None	
Meadows Construction Company, LLC	4 New Pasture Rd, Newberyport, MA 01950	\$42,000	YES	YES	YES	YES	None	
D.P. Carney Construction Inc.	34 Horseshoe Circle, Ware, MA 01082	\$81,277	YES	YES	YES	YES	None	
J.D. Rivet & Company, Inc.	1634 Page Blvd, Springfield, MA 01104	\$63,250	YES	YES	YES	YES	None	

Bid opening and witnesses

Wayne Feiden _____ **Date**

Joseph Cook _____ **Date**

Ann-Marie Moggio _____ **Date**

Florence Recreation Area—Restroom Pavilion Bid Record

Filed Sub-bids—Plumbing

Bidder	Address	Bid	Certificate	Update	Bid Bond	Acknowledge Addendum	Restrictions	Other
Edward F. Corcoran Heating and Plumbing Co., Inc.	5 Rose Place, Springfield, MA 01104	\$69,968	YES	YES	YES	YES	YES	

Bid opening and witnesses

Wayne Feiden _____ **Date**

Joseph Cook _____ **Date**

Ann-Marie Moggio _____ **Date**

Florence Recreation Area—Restroom Pavilion Bid Record

Filed Sub-bids—Painting

Bidder	A d d r e s s	Bid	Certificate	Update	Bid Bond	Acknowledge Addendum	Restrictions	Other
King Painting, Inc.*	85 Flagship Drive, Ste K, N. Andover, MA 01845	\$36,000	YES	YES	YES	YES	none	Wrong bid form, clerical error
Keltic Paining, LLC	189 Hill Road, Thompson, CT 06277	\$35,700	YES	YES	YES	YES	none	
Grimaldi Painting, Inc.*	102 Lee Street, E. Longmeadow, MA 01028	\$20,500	No certificate	No updates	YES	Did not acknowledge addendum	none	Wrong bid form, bid rejected: no certificate, no update, and did not acknowledge addendum
Drizos Contracting, LLC	101 Middlesex Turnpike, Ste 6 #353, Burlington, MA 01803	\$49,400	YES	YES	YES	YES	none	
Dandis Contracting	1020 Turnpike St, Canton, MA 01021	\$59,980	YES	YES	YES	YES	none	
Northeast Painting Associates, Inc.	881 North King Street, Northampton, MA 01060	\$38,000	YES	YES	YES	YES	none	
Evergreen Construction Corp.*	39 Sullivan St, Springfield, MA 01104	\$79,700	YES	YES	YES	YES	Restricted to Evergreen Construction	Wrong bid form, clerical error
O Byrne Painting and Contracting, Inc.	21 Old Farm Rd, Wayland, MA 01778	\$18,800	YES	YES	YES	YES	none	Bid delivered to City on time but delayed at Central Services. Per AG, city should accept bid

Attorney General bid unit ruled that using the wrong bid form does not require rejection
Bid opening and witnesses

Wayne Feiden	Date	Joseph Cook	Date
		Ann-Marie Moggio	Date