

# Memo

**To:** Garage to Office Conversion Bidders  
**From:** Tracy Coleman, Public Works and Planning Director  
**CC:** Anthony Cooper, City Engineer  
Jeff Schwindt, HHPR  
Dallin Wise, HHPR  
**Date:** 7/3/2025  
**Re:** Bid Results for Garage to Office Conversion Due July 1, 2025

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Thank you for participating in our bidding process and the effort you put into preparing your bids!

The current bid results exceed the budget for the project. Having just completed the Community Center Remodel without any engineered drawings, on a as build basis, with exterior surface remodel, adding new window installations, new door installations, landscaping, HVAC add and another upgrade, new flooring, asbestos removal, firing out walls, insulation, two interior and exterior restroom remodels, we expected the current bids to come in a less than the community center, and they came in at over double. Had they come in at the same as the community center would have been unsurprising. This was unexpected.

While we appreciate the quality of the proposals, exploring other options **or** adjusting the project scope **or** adding more clarity in the drawings to bring the numbers closer to our estimated expenditure will need to be done. We are going to explore these options to bring the project within budget.

We have your contact information. Should we re-bid after completing our evaluation, we will reach out to those that attended the walk through to provide that opportunity.

The city is officially rejecting all bids for this project.