



4/16/2024

RE: Award Bid for Alice Pleasant Park Improvements

Alice Pleasant Park is a major component of the downtown area in Craig. It provides necessary green space for the downtown corridor and serves as a vital connectivity point. With community events and park reservations increasing, the existing infrastructure and site amenities no longer serve community needs. The City has prioritized Alice Park Improvements in an effort to align with numerous enhancements of the downtown area in promotion, economic vitality and attracting people to the downtown corridor.

Competitive bids for the Alice Pleasant Park Improvements were opened on Monday, April 15. Throughout the bidding process, two contractors were actively engaged. The City received one bid submittal for the project. Duran & Pearce Contractors presented a bid in the amount of \$759,450.22.

The approved budget amount for the project is \$600,000. With the original PLANNED APPROACH, identified on page two, the City would not need to postpone capital projects that were approved in the 2024 budget. However, since the project is over the budgeted amount, the City will now need to rely on those capital projects to fill the necessary funding gaps as presented in the SECONDARY OPTION on page two in order to move the project forward.

I would recommend City Council award the bid for Alice Pleasant Park Improvements to Duran & Pearce Contractors, NOT TO EXCEED AMOUNT of \$759,450.22. By awarding the bid "NOT TO EXCEED," the City can select a contractor and move forward with the project, as time is of the essence. There are many moving parts to this project and some lead times are extensive furthering the need to initiate the project. In addition, further delay will exacerbate planned Downtown Business Association events and other community programs that have already had to make modifications in planning due to the park improvements. In the interim, City staff, Ayres & Associates and selected contractor, will be actively working together seeking cost saving measures within the project budget while ensuring the quality of the overall project is not jeopardized.

This is a project that will make a significant impact within our community. It will highlight existing improvements that have already taken place in the downtown corridor and activate more community connection and further expand community events.

A detailed outline of project funding sources and anticipate expenses can be found on page two of document as well as an attached bid tabulation sheet for reference.

Feel free to reach out with any questions.

Alice Pleasant Park Improvement Funding and Expense Overview

2024 Budget Projections:

\$240,000- City of Craig

\$360,000- Anticipated Grant Funding

\$600,000- 2024 Approved Budget Amount

Funding Sources: PLANNED APPROACH

\$240,000- City of Craig

\$20,000 – Gates Family Foundation (GRANT AWARD)

\$250,000 – CDOT Mainstreet – (GRANT AWARD)

\$10,000 – Letter of Commitment from Kiwanis Club of Craig

\$80,000- Conservation Trust Fund

TOTAL FUNDING SOURCE AMOUNT: \$600,000

Funding Sources: SECONDARY OPTION

\$240,000- City of Craig

\$20,000 – Gates Family Foundation (GRANT AWARD)

\$250,000 – CDOT Mainstreet – (GRANT AWARD)

\$10,000 – Letter of Commitment from Kiwanis Club of Craig

\$100,000- Conservation Trust Fund

*\$151,250 – Postponing Park Capital Projects

TOTAL FUNDING SOURCE AMOUNT: \$771,250

(ACTUAL BID AMOUNT: \$759,450.22)

Budgeted Capital Projects:

*\$131,250 – Postpone North Park Playground. This project was budgeted and approved for 2024. Propose reallocating funding to Alice Pleasant Park Improvements.

*\$20,000 – Postpone utility box on park maintenance vehicle. Reallocate funding to Alice Pleasant Park Improvements.

Anticipated Expenses:

\$582,000-Estimated Engineered Opinion of Probable Costs for project (EOPC).

\$5,900-Construction Administration (Ayres)

ESTIMATED TOTAL PROJECT COST: \$587,900

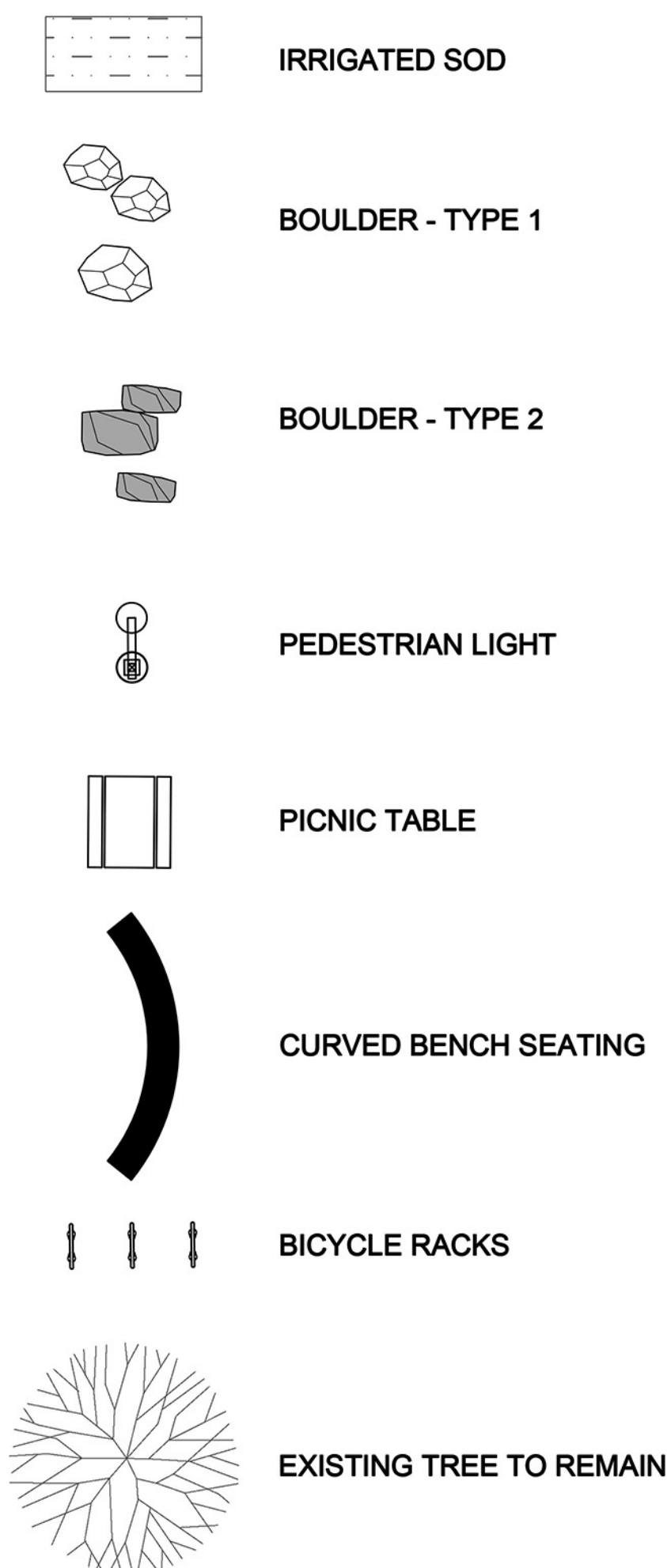


PLANT SCHEDULE					
TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
PTE	3	POPULUS TREMULA 'ERECTA' / SWEDISH COLUMNAR ASPEN	B&B	2"	
PVC	1	PRUNUS VIRGINIANA 'CANADA RED' / CANADA RED CHOKECHERRY	B&B	2"	
PVP	2	PRUNUS X VIRGINIANA 'P002S' / SUCKER PUNCH® RED CHOKECHERRY	B&B	2"	
EVERGREEN TREE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
PGD	2	PICEA GLAUCA 'DENSATA' / BLACK HILLS WHITE SPRUCE	B&B		6'-8" HT.
PGL	4	PICEA GLAUCA 'NORTH STAR' / NORTH STAR WHITE SPRUCE	B&B		6'-8" HT.
ORNAMENTAL TREE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
MSS	2	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE	B&B	2"	
DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT		
POS	6	PHYSOCARPUS OPULIFOLIUS 'SEWARD' TM / SUMMER WINE NINEBARK	5 GAL.		
PBS	7	PRUNUS BESSEYI 'P011S' TM / PAWNEE BUTTES SAND CHERRY	5 GAL.		
RAG	3	RIBES ALPINUM 'GREEN MOUND' / GREEN MOUND ALPINE CURRANT	5 GAL.		
RAU	3	RIBES AUREUM / GOLDEN CURRANT	5 GAL.		
EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT		
PPM	2	PICEA PUNGENS 'MESA VERDE' / MESA VERDE COLORADO SPRUCE	5 GAL.		
PMW	11	PINUS MUGO 'WHITE BUD' / WHITE BUD MUGO PINE	5 GAL.		
ORNAMENTAL GRASSES	QTY	BOTANICAL / COMMON NAME	CONT		
CAF	9	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	5 GAL.		
HSE	13	HELICOTRICHON SEMPERVIRENS / BLUE OAT GRASS	5 GAL.		

PLANTING NOTES

1. ALL EXISTING DEBRIS, I.E. CONCRETE, STONE, ETC. (SEE DEMOLITION PLAN) TO BE CLEARED FROM THE SITE PRIOR TO NEW SOIL PREPARATION AND PLANTING OF NEW MATERIAL.
2. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AAN SPECIFICATIONS FOR NUMBER ONE GRADE, SEE SPECIFICATIONS.
3. ALL PLANT AND LANDSCAPE MATERIAL IS SUBJECT TO APPROVAL BY OWNER AND/OR LANDSCAPE ARCHITECT.
4. CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF ANY SITE IMPROVEMENTS DISTURBED OR DAMAGED DUE TO THEIR OPERATIONS.
5. ALL NEW LANDSCAPE AREAS ARE TO BE WATERED WITH AN AUTOMATIC WATER CONSERVING IRRIGATION SYSTEM MEETING THE STANDARDS OF THE OWNER. SODDED AREAS TO BE IRRIGATED WITH POP-UP SPRAY WITH HEAD-TO-HEAD COVERAGE. TREE AND SHRUB PLANTING AREAS TO BE IRRIGATED WITH DRIP EMITTERS. SEE SPECIFICATIONS.
6. CONTRACTOR TO SUBMIT IRRIGATION LAYOUT PLAN INCLUDING VALVE AND TRENCHING LOCATIONS FOR OWNER REVIEW AND APPROVAL. TRENCHING TO BE FIELD-MARKED FOR OWNER APPROVAL PRIOR TO CONSTRUCTION. SEE SPECIFICATIONS.
7. NEW TURF SHALL BE A 4-TYPE BLEND BLUEGRASS SOD, PER SPECIFICATIONS. FINAL SOD SHALL BE AT GRADE. PRIOR TO SODDING, GRADE SHALL BE 1-1/2" LOWER THAN ADJACENT PAVING GRADE.
8. ALL FINISHED GRADES SHALL BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF SOD OR ANY OTHER PLANT MATERIAL.
9. ALL PLANTING BEDS SHALL RECEIVE WEED BARRIER FABRIC AND 1-1/2" MINUS GRAVEL ROCK MULCH TO A DEPTH OF 3". SEE SPECIFICATIONS FOR MATERIALS. SAMPLE OF MULCH TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
10. ANY PLANT SUBSTITUTIONS ARE TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
11. SOIL AMENDMENTS AND TOPSOIL SHALL BE USED IN TURF AREAS AND PLANTING BEDS. SOIL FOR LANDSCAPING SHALL BE AMENDED WITH 4 CU. YDS OF ORGANIC MATERIAL PER 1000 SQ. FT.
12. IF THERE IS A DISCREPANCY BETWEEN PLANT QUANTITIES ON PLANT LABELS AND PLANT SYMBOLS, PLANT TAKES PRECEDENCE. THE SUMMARY OF ALL OTHER QUANTITIES REPRESENTS AN APPROXIMATE QUANTITY ONLY AND MAY REQUIRE SOME ADJUSTMENT IN MATERIAL QUANTITY AT TIME OF CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN CONSTRUCTION QUANTITY ESTIMATES.
13. CONTRACTOR SHALL COORDINATE IRRIGATION AND PLANTING WORK SUCH THAT INSTALLED IRRIGATION EQUIPMENT SHALL NOT CAUSE ADJUSTMENT OF PLANTING LOCATIONS CONTRARY TO THE PLANS. IF IRRIGATION EQUIPMENT IS INSTALLED IN LOCATIONS OBSTRUCTING THE INTENDED LOCATIONS OF PLANTINGS, THE IRRIGATION EQUIPMENT SHALL BE RELOCATED.
14. NEW TREES SHALL BE PLANTED A MINIMUM OF 8" MIN. FROM WALKS, PATHS AND EDGES, AND 8' MINIMUM BETWEEN TREES, UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT. NO TREES SHALL BE PLANTED ABOVE IRRIGATION LINES OR UNDERGROUND UTILITIES.
15. ALL TREES SHALL BE LOCATED A MINIMUM OF 10' OFF ANY UTILITY.
16. ALL EXISTING LANDSCAPE, IRRIGATION EQUIPMENT, CONCRETE OR FENCING, ON OR OFF SITE DISTURBED BY CONSTRUCTION OPERATIONS SHALL BE REPAIRED AND RESTORED BY THE CONTRACTOR TO OWNER STANDARDS OR ORIGINAL CONDITION.
17. LOCATIONS FOR PLANTS SHALL BE VERIFIED AND STAKED ACCORDING TO PLANS. OWNER AND LANDSCAPE ARCHITECT SHALL BE NOTIFIED PRIOR TO PLANTING TO OBSERVE LOCATIONS.
18. CONTRACTOR SHALL HAND DIG ALL PLANTING PITS ADJACENT TO UTILITIES. IF UTILITIES ARE DAMAGED REPAIRS SHALL BE MADE AT THE CONTRACTOR'S EXPENSE.
19. IF CONDITIONS DO NOT ALLOW STRICT CONFORMANCE TO THE NOTES, DETAILS AND SPECIFICATIONS, THE CONTRACTOR SHALL REQUEST APPROVAL FROM THE LANDSCAPE ARCHITECT BEFORE PERFORMING WORK IN AN ALTERNATIVE MANNER.
20. CONTRACTOR SHALL USE CARE WHEN PLANTING BENEATH EXISTING TREES AND HAND DIG BETWEEN ROOTS. DO NOT DAMAGE ROOTS LARGER THAN 2" DIAMETER, USING PROPER HAND PRUNING TECHNIQUES WHEN REQUIRED. AMEND SOIL IN PLANTING WHERE POSSIBLE; DO NOT RAISE GRADE BELOW TREE DRIFLINE.
21. CONTRACTOR SHALL HOLD PRE-CONSTRUCTION MEETING WITH ALL SUB-CONSULTANTS AND OWNER AT THE PROJECT LOCATION TO DISCUSS THE PRESERVATION PLAN. CONTRACTOR SHALL TAKE EVERY MEASURE TO PROTECT THE EXISTING TREES ON SITE. NOTIFY OWNER IMMEDIATELY IF CONDITIONS ARISE THAT PREVENT ADHERENCE TO PLANS AND TREE PROTECTION REQUIREMENTS.

LEGEND





Alice Pleasant Park Improvements

Duran &
Pearce
Contractors

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Contractors

Item No.	Description	Unit	Approx. Quantity	Unit Price	Total Price
	Division 01-General Requirements				
1	Temporary Facilities and Controls	LS	1	\$6,500	\$6,500
2	Temporary Tree and Plant Protection	LS	1	\$1,500	\$1,500
	Division 01-General Requirements Subtotal				\$8,000
	Division 02 - Existing Conditions				
3	Tree Removal	EA	3	\$1,093.75	\$3,281.25
4	Turf Clear and Grub	SF	8800	\$2.00	\$17,600
5	Concrete Paving	SF	3150	\$5.48	\$17,270
6	Concrete Curb & Gutter	LF	182	\$23.90	\$4,350
7	Power Pedestals & Wiring	EA	5	\$400	\$2,000
8	Pedestrian Lighting & Bases	EA	2	\$400	\$800
9	Asphalt Pavement	SF	1890	\$2.61	\$4,925
10	Gravel	SF	1250	\$1.09	\$1,360
11	Furnishings	LS	1	\$2,000	\$2,000
12	Timber Retaining Wall	LS	1	\$950	\$950
	Division 02- Existing Conditions Subtotal				\$54,536.25
	Division 03 - Concrete				
13	6" Concrete Mow Band	LF	138	\$33.19	\$4,580.64
14	5" Depth Concrete Pavement	SY	626	\$105.30	\$65,920.48
15	Concrete Curb & Gutter	LF	165	\$62.65	\$10,337.43
	Division 03 - Concrete Subtotal				\$80,838.55
	Division 10 - Miscellaneuos Structures				
16	Restroom Building	LS	1	\$192,206.90	\$192,206.90
17	Shade Structure	LS	1	\$71,829.31	\$71,829.31
	Division 10 - Miscellaneuos Structures Subtotal				\$264,036.21
	Division 26 - Electrical				
18	Electrical Power Pedestal	EA	2	\$7,425.55	\$14,851.10
19	Pedestrian Light Pole & Fixture	EA	7	\$15,910.87	\$111,376.11
	Division 26 - Electrical Subtotal				\$126,227.21
	Division 31 Earthwork				
20	Earthwork (inlcude all required import/export)	CY	280	\$140.80	\$39,425
	Division 31 Earthwork Subtotal				\$39,425

Alice Pleasant Park Improvements

Duran &
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Item No.	Description	Unit	Approx. Quantity	Unit Price	Total Price
	Division 32 - Exterior Improvements				
21	Flexible Paving-Hot Mix Asphalt Beyond Curb & Gutter1ft.	SY	19	\$437.50	\$8,312.50
22	Automatic Underground Irrigation System	LS	1	\$21,200	\$21,200
23	Soil Preparation / Amendment	CY	31	\$427.74	\$13,260
24	4-Blend Bluegrass Sod	SF	4700	\$2.01	\$9,450
25	Deciduous Tree (2" Cal. B&B)	EA	6	\$1,409.33	\$8,456
26	Evergreen Tree (6'-8' HT. B&B)	EA	6	\$973.33	\$5,840
27	Ornamental Tree (2" Cal. B&B)	EA	2	\$2,010	\$4,020
28	Deciduous Shrub (5 Gal. Cont.)	EA	19	\$190.05	\$3,611
29	Evergreen Shrub (5 Gal. Cont.)	EA	13	\$212.69	\$2,765
30	Ornamental Grass (5 Gal. Cont.)	EA	22	\$161.59	\$3,555
31	Rock Mulch (1-1/2" minus angular granite)	TN	38	\$146.05	\$5,550
32	Landscape Weed Barrier Fabric	SF	3000	\$0.34	\$1,022
33	Landscape Boulders - Type 1	EA	6	\$383.33	\$2,300
34	Landscape Boulders - Type 2	EA	11	\$377.27	\$4,150
35	Stabilized Crusher Fines Paving	SF	1000	\$5.93	\$5,930
36	Bicycle Rack	EA	3	\$1,124.17	\$3,372.50
37	Trash Receptacle	EA	2	\$2,992.50	\$5,985
38	Picnic Table	EA	4	\$4,122.50	\$16,490
39	ADA Picnic Table	EA	1	\$6,326	\$6,326
40	Radius Bench	EA	3	\$10,880.67	\$32,642
41	Wood Mulch	SF	710	\$4.44	\$3,150
	Division 32 - Exterior Improvements Subtotal				\$167,387

	Division 00 - Procurement and Contracting Requirements				
00	Performance Bond Total Price				\$15,000
00	Mobilization & Demobilization				\$4,000

	Bid Total					\$759,450.22
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