

# Westside Park Phase 2 – Guaranteed Maximum Price

## Executive Summary 3/11/2022

1. Westside Park Phase 2 is a continuation of work previously performed at the park located at 1150 Sherwood Street, Missoula, Montana.
2. Approximate project SF is 63,200 SF, which includes landscape, hardscape, and playground.
3. 100% Bid Documents consist of Design Drawings from Missoula Parks and Recreation dated 2/18/2022.
4. Price Proposal includes all site work associated with the site modifications to the extent indicated in the Design Drawings including addendums as follows:
  - a. Addendum #1: Issued on 3/3/2022
  - b. 3/10/22 phone conversation with Nathan McLeod and follow-up email confirmation regarding the removing 8" of structural fill below the rubber play surface (Key Note 7 on C-1) and assumed depth of the rubber play surfacing (assume 3" PIP surface for bidding)

## Notable Risks and Challenges

1. Risk – Current market conditions are extremely volatile in both pricing and availability of materials. In many cases, product pricing cannot be secured until they have shipped from the manufacturer. Any price escalation of materials or equipment incurred during the standard procurement process shall be reimbursed by the Owner.
  - a. Substitution of materials may be required to maintain the Project Schedule and or reduce costs.
2. Risk/Challenge – Existing utilities located on site have not been field verified.
3. Risk – Soils and Hydrology report has not been provided for the project site.

## Notable Estimate Allowances and Assumptions, and Clarifications

### Allowances

1. Survey
2. Street cleaning and maintenance
3. Materials testing
4. Surface protections and repairs
5. SWPPP
6. Tree protections
7. Install of Owner furnished donor board

### Assumptions

1. Poured-in-place rubber playground surfacing was assumed to be 3" based on the conversation with Nathan McLeod on 3/10/22.
2. 8" of structural fill, as noted on C-1 Key Note 7, is not required. Structural fill buildup of the play mounds is included.
3. Salvaged equipment will be delivered to location designated by Missoula Parks and Recreation Project Manager. City will Provide equipment to offload.
4. Existing play equipment will be removed (by others) from existing play area prior to removal of wood chips. Play area will be unobstructed for wood chip removal.
5. Native material is assumed to be suitable for re-use on site.



6. Excess excavated materials, wood chips, and engineered wood fiber is assumed to be trucked offsite and delivered to the City's yard on Shakespeare St., unless otherwise indicated in the drawing.
7. Base course is assumed to meet standard Montana Public works specifications.
8. Playground equipment contractor to install play equipment after subgrade is prepped and before the base course is installed.
9. Existing drywells designated to be removed and re-used on site is in good condition and able to withstand the relocation activities.

## Clarifications

1. Budget includes 10% Construction Contingency.

## Exclusions

2. Architectural and engineering fees.
3. Building permit, impact fees, development fees.
4. Over excavation and replacement of unsuitable soils.
5. Removal/disposal of any unknown subgrade structures.
6. Pruning or grooming of existing trees is excluded.
7. Removal/demolition of existing wood play structure.
8. Poured in place play surfacing.
9. Furnishing and install of play equipment and play equipment foundations unless specifically noted above.
10. Furnishing of basketball goals, Futsal Multi Goals, and Gaga Court.
11. Furnishing of donor recognition board.
12. Furnishing of Mutt Mitt Dispensers and trash tans.
13. Furnishing of boulders and logs.
14. Furnishing of surface mount benches.
15. Owner FF&E

## Guaranteed Maximum Price Proposal

1. See attached Cost Breakdown and Alternates
2. See attached Schedule

IN WITNESS WHEREOF, Owner and Contractor have executed this Guaranteed Maximum Price Proposal

City of Missoula, Montana

Jackson Contractor Group, Inc.

By: \_\_\_\_\_  
OWNER (Authorized Signature)

\_\_\_\_\_  
CONTRACTOR (Authorized Signature)

\_\_\_\_\_  
Name & Title

\_\_\_\_\_  
Name & Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

EXHIBIT 1 - GMAX COST SUMMARY - WEST SIDE PARK - BID PACKAGE #1 - COMPLETE SCOPES

REV 1 - INCLUDE ALTERNATE 1 - CONCRETE PARK PATHWAYS

Bid Item	Description	Base Bid	Recommended Subcontractor	Notes	ALTERNATE #1 - CONCRETE PARK PATHWAYS	ALTERNATE #2 - WATER BASED COURT STRIPING	ALTERNATE #3 - SYNTHETIC COURT SURFACING
1.10	Sitework	\$ 520,600	Jackson Contractor Group		\$ 24,800	N/A	N/A
1.20	Irrigation Complete	\$ 68,660	Valley Landscape		N/A	N/A	N/A
1.30	Landscape Complete	\$ 49,980	Valley Landscape		N/A	N/A	N/A
1.40	Site Amenities Complete	\$ 51,800	Jackson Contractor Group		N/A	N/A	N/A
1.50	Fencing	\$ 27,950	Fencecrafters		N/A	N/A	N/A
1.60	Striping Complete	N/A	No Bids Received - See Alt 3		N/A	N/A	N/A
1.70	Alt 3 - Synthetic Court Surfacing	N/A	Koch Tennis Court Service		N/A	N/A	\$ 15,870
Subtotal of Base Bid Items =		\$ 718,990			\$ 24,800	\$ -	\$ 15,870

Alternates	Accepted	Not Accepted
ALTERNATE #1 - CONCRETE PARK PATHWAYS	\$ 24,800	\$ -
ALTERNATE #2 - WATER BASED COURT STRIPING	\$ -	\$ -
ALTERNATE #3 - SYNTHETIC COURT SURFACING	\$ 15,870	\$ -
Accepted Alternates =	\$ 40,670	

Allowances	Total	Notes
Surveying	\$ 10,000	Site survey and benchmarking for grading operations
Street Cleaning and Maintenance	\$ 10,000	Periodic cleaning of Phillips St as needed and incidental repairs as needed
Material Testing	\$ 12,000	Required for subgrade acceptance, excavation operations (filling), and concrete and asphalt testing
Surface Protections and Repairs	\$ 12,000	Protection of existing and constructed structures and surfaces from follow-on operations
SWPPP	\$ 20,000	Permits and SWPPP BMPs. Construction entrance in Sitework package.
Tree Protections	\$ 3,500	Approximately 700LF of tree protection install and removal
Donar Recognition Board	\$ 1,500	Board provided by Owner and installed by Contractor
Subtotal of Allowances =	\$ 69,000	

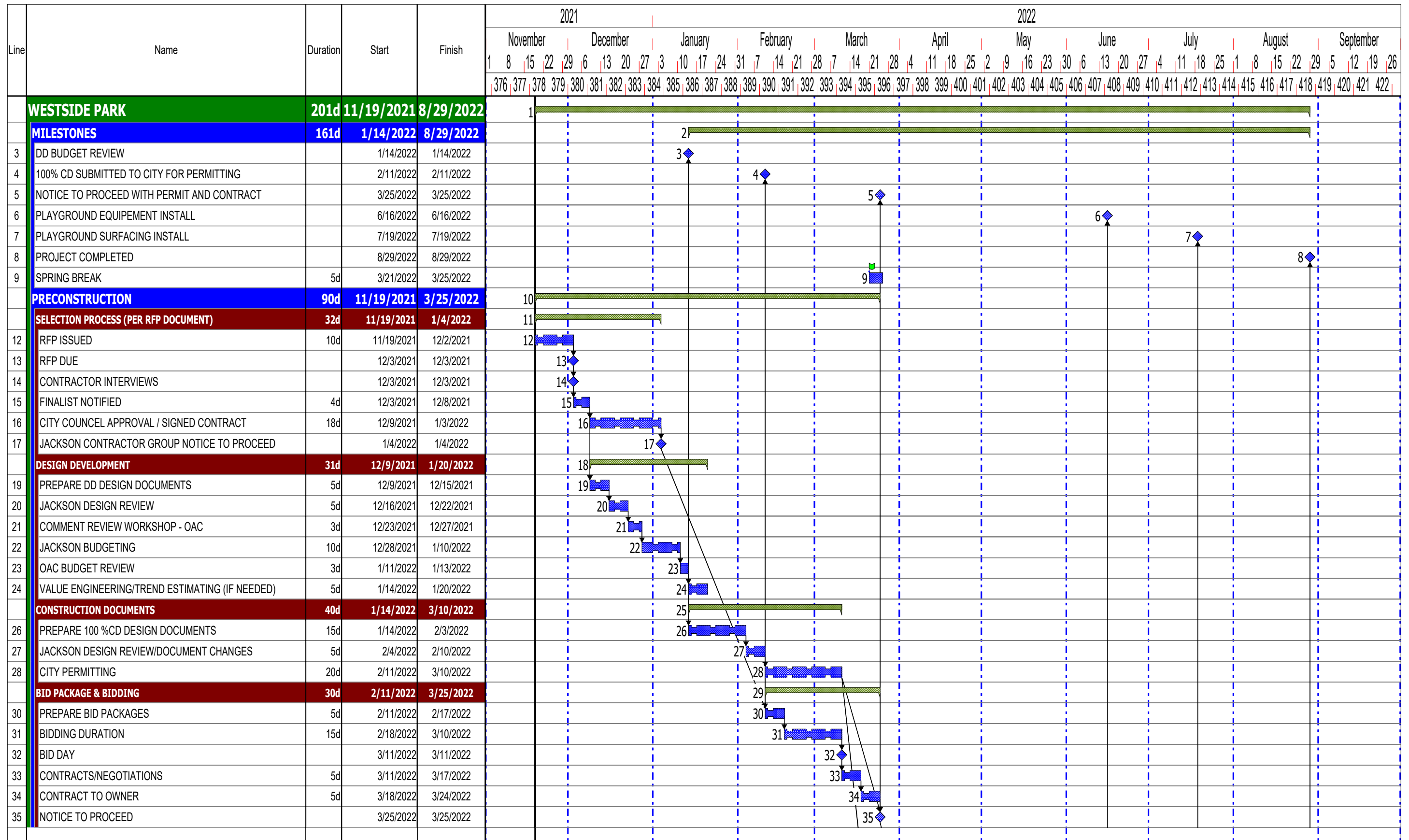
GENERAL REQUIREMENTS	Total	Notes
Temporary Snow Fencing for Ph 1 Areas	\$ 10,000	Surrounding Phase 1 and pre-school playground construction zones during operations
Traffic Control	\$ 5,000	MOT plan, sidewalk closure signs, and parking spot closed signs
Site Water Tap for Site Use	\$ 6,500	Tapping and potential metering of existing water sources
Temporary Tree Watering	\$ 5,720	Watering of existing trees while sprinkler system is off during construction
Subtotal of General Requirements =	\$ 27,220	

Total Cost of Construction =	\$ 855,880
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General Conditions	Total	Notes
Contractor Contingency	\$ 85,588	10.00%
Subtotal	\$ 941,468	
General Conditions	\$ 187,351	
Subtotal	\$ 1,128,819	
GL Insurance	\$ 11,288	1.000%
Subtotal	\$ 1,140,107	
Construction Management Fee	\$ 62,706	5.50%
Subtotal	\$ 1,202,813	
GRT	\$ 12,028	1.00%
Subtotal	\$ 1,214,841	

TOTAL BID PKG #1 COST =	\$1,214,841
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# WESTSIDE PARK



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