

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 indicted 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

Name & Title

Guaranteed Maximum Price Proposal

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

City of Missoula, Montana

By: ______

OWNER (Authorized Signature)

Jackson Contractor Group, Inc.

CONTRACTOR (Authorized Signature)

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

Date Date

Name & Title

EXHIBIT 1 - GMAX COST SUMMARY - WEST SIDE PARK - BID PACKAGE #1 - COMPLETE SCOPES REV 1 - INCLUDE ALTERNATE 1 - CONCRETE PARK PATHWAYS

					ALTERNATE #1 -	ALTERNATE #2 - WATER	ALTERNATE #3 -
					CONCRETE PARK	BASED COURT	SYNTHETIC COURT
Bid Item	Description	Base Bid	Recommended Subcontractor	Notes	PATHWAYS	STRIPING	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 Alte	rnates = \$	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	\$ 1	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 = \$			

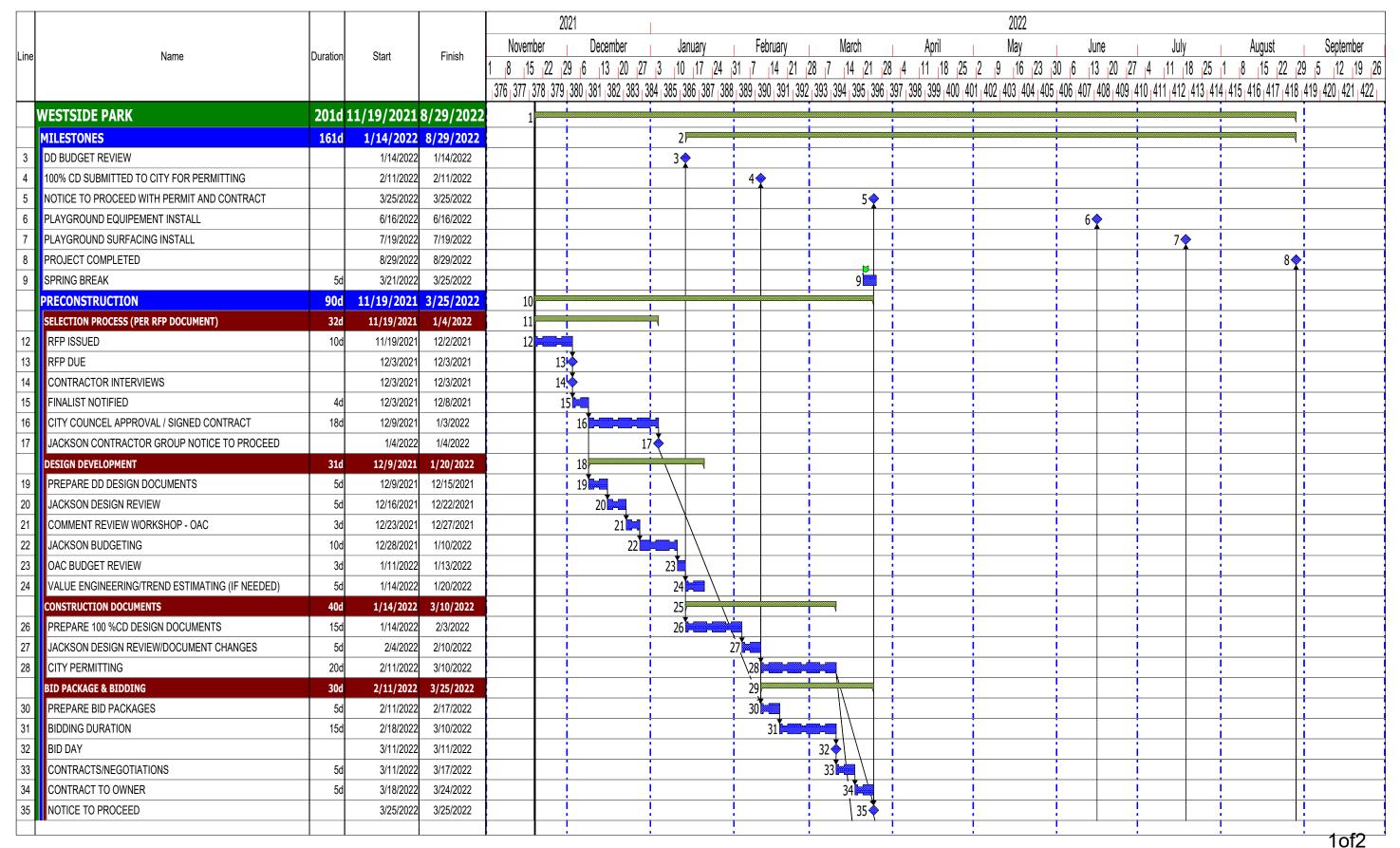
Total Cost of Construction = \$ 855,880

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



WESTSIDE PARK





WESTSIDE PARK

						2021											2022								
Name	Duration	Start	Finish	Novem			cember		anuary	Febr	-	March		Apri		1	May		June		July			ıgust	Sept
	2 4. 4.4.	- C.U		1 ₁ 8 ₁ 15	5 22	29 6	13 <mark>20 2</mark> 7	7 3 10	0 17 24	31 7 (4 21 28	7 14	21 28	4 11	18 25	2 9	16 23	30 6	13 20	27 4	11 18	3 25 1	1 8	15 22	9 5 1
				376 377	378 379	9 380 381	382 383	384 385	386 387 38	88 389 390	391 392 3	394 39	95 396 39	7 398 399	9 400 40	01 402 40	03 404 40	05 406 4	07 408 40	9 410 41	11 412 /	413 414	415 41	6 417 418	419 420
CONSTRUCTION	109d	3/18/2022	8/17/2022			i		į				36													İ
MOBILIZE	4d	3/18/2022	3/23/2022			1		Į.		ļ,	- !	37	1 \!			ļ.		I		-		- !			
SETUP SITE FENCING AND CONTROLS	4d	3/24/2022	3/29/2022			!				!		,	38			!		!				!			!
DECON EVENT	4d	3/30/2022	4/4/2022										39	-								-			
DEMOLISH EXISTING PLAY STRUCTURE - COMMUNITY EVE	NT 4d	3/30/2022	4/4/2022										40									i			
PHASE 1 - EAST PATHWAYS/ACCESS PATHWAYS	20d	4/5/2022	5/3/2022			i		i		i	i		4	1		7		i				i			i
PATHWAY DEMOLITION	4d	4/5/2022	4/8/2022			i		i i		i	j		42	2				i				į			
GRADING AND SHAPING	3d	4/11/2022	4/13/2022			į		į		į	į		į	43		į		į				į			į
IRRIGATION SLEEVES AND PIPING	1d	4/11/2022	4/11/2022			!		<u> </u>		1	!		!	44		!		I		!		!			!
HARDSCAPES	10d	4/14/2022	4/27/2022											45											
LANDSCAPE TIE INS	3d	4/28/2022	5/2/2022												46	H									
PHASE 1 - EAST PATHWAYS/ACCESS PATHWAYS COMPLE	TE	5/3/2022	5/3/2022												47	7 *						i			
PHASE 2 - WEST IMPROVEMENTS	80d	4/28/2022	8/17/2022			i		i		i	i		i		48										i
SITE DEMOLITION	8d	4/28/2022	5/9/2022			İ		1		į			į		49		\	į				į			
GRADING AND SHAPING	5d	5/10/2022	5/16/2022			į		į		į	į		į			50		į				į			į
IRRIGATION SLEEVES AND PIPING	3d	5/10/2022	5/12/2022			1		1		1	- !		- !			51		!		-		- !			!
SITE AMENITIES FOUNDATIONS	8d	5/17/2022	5/26/2022			!		!								5	52	\ <u>.</u>							
SUMPS/DRAINS/DRYWELLS	4d	5/27/2022	6/1/2022														53								
HARDSCAPES-CURBS/SIDEWALKS/PAVING/	20d	6/2/2022	6/29/2022										i					54				i			i
FINISH GRADING/PLAY SURFACING SUBGRADE	8d	6/23/2022	7/4/2022			i		i		i	i		i			i		i	55			i			i
30 DAY ASPHALT CURE	30d	6/30/2022	8/10/2022			İ							į						\	6					
COURT SURFACING	5d	8/11/2022	8/17/2022			İ				Ţ.			i			İ						ij	57		İ
INSTALL SITE AMENITIES	8d	7/5/2022	7/14/2022			!		!		1	!		!			!		!		70		!			!
IRRIGATION ADDITIONS/MODIFICATIONS	15d	7/15/2022	8/4/2022							:											59				!
LANDSCAPING - GRASS, TREES, SHRUBS	15d	7/22/2022	8/11/2022																		60				
SITE CLEANUP AND DEMOBILIZE	4d	8/12/2022	8/17/2022																				61		
DWNER ITEMS	23d	6/16/2022	7/18/2022			i		i		i	i		i			i		i	62	+		-			i
INSTALL PLAYGROUND FOUNDATIONS	5d	6/16/2022	6/22/2022			i		i i		i			i			i			63						
INSTALL PLAYGROUND EQUIPEMENT	5d	7/5/2022	7/11/2022			!				İ			İ			İ		i		64	A	Ì	$\overline{\ \ }$		İ
INSTALL PLAYGROUND SURFACING	5d	7/12/2022	7/18/2022			!		1		1	- !		!			ļ.		ŀ		. 6	55				!
ROJECT CLOSEOUT	7d	8/18/2022	8/29/2022			:		:					:			:								56	
PUNCHLIST	5d	8/18/2022	8/24/2022																					57	
CLOSEOUT	2d	8/25/2022	8/26/2022			1																		68	
TUNROVER TO OWNER		8/29/2022	8/29/2022					Ī														- :		69	