



Downtown Westminster Center Park GMP Clarifications and Narrative – 3/13/24

The following is a basis of the finalized GMP as specified in Section 2.2.4 of the Downtown Center Park Contract, dated August 7, 2023

1. Section 2.2.4.1 – A list of the drawings and specifications, including all addenda thereto and the Conditions of the Construction Contract which were used in preparation of the GMP proposal.

- a. 2023-1215_WestminsterCenterPark-60%CD drawings dated 12/15/2023, provided by DTJ Design
- b. 2023-1218_WestminsterCenterPark-Cut+FillPlanExhibit drawing dated 12/15/2023, provided by DTJ Design
- c. 2024-0102_A101 - Restroom & Storage Floorplan dated 12/15/2023, provided by DTJ Design
- d. 2024-0202_CenterPark-UpdatedSitePlan+Markups dated 03/08/2024, provided by DTJ Design
- e. As-Built Sheets from Downtown Westminster Plans for C-4 dated 9/15/2015, provided by Drexel, Barrell & Co.
- f. 2023-1215_WestminsterCenterPark-DrainageConformanceLetter dated 12/15/2023, provided by Westwood Professional Services
- g. PSI Geotechnical Report - City of Westminster - Downtown Center Park - Geotech Report, dated 10/2/2023 prepared by Professional Service Industries, Inc.

2. Section 2.2.4.2 – A list of allowances and a statement of their basis

- a. *Erosion Control Allowance* - \$74,200.00 – Allowance established based on and estimation of required control measures and will be itemized upon completion of the SWMP plan and Land Disturbance Permit
- b. *Sanitary Service Tap Fee Allowance* - \$111,594.61 – Value provided by the City of Westminster to cover the tap costs associated with the sanitary sewer.
- c. *Gas Line Service Tap Allowance* - \$15,000.00 – Value provided by the City of Westminster to cover the tap costs associated with the gas line.
- d. *AV System Allowance* - \$50,000.00 – Value assumed based on providing basic AV sound system in two areas of the park with a central control system.
- e. *Electrical Design Revisions Allowance* - \$50,000.00 – Value assumed to cover potential costs of the additional design development of the electrical package. Minor changes to fixtures and or locations.
- f. *Structural Concrete Unsuitable Subgrade Modifications Allowance* - \$15,000.00 – Value determined to spot address unstable subgrades for structural concrete.
- g. *Hardscapes Unsuitable Subgrade Modifications Allowance* - \$25,000.00 – Value determined to spot address unstable subgrades for hardscapes.
- h. *Restroom/Pump House Architecture Design Adjustment Allowance* - \$75,000.00 – Value assumed to address final design development in the restroom.
- i. *Iconic Structure Allowance* - \$240,000.00 – Allowance assumed to modify or add additional iconic structures on site. This will be itemized as the design develops.
- j. *Balloon Design Adjustment Allowance* - \$50,000.00 – This is the assumed valuation of design and pre-construction services associated with the design development of the



balloon structures.

- k. *Landscape Planting and Topsoil Allowance* - \$45,000.00 – Allowance value assumed based on recommended soil volumes for the streetscapes based on discussed changes to soil specifications throughout the Downtown.

3. Section 2.2.4.3 – A list of clarifications and assumptions made by CMAR in the preparation of the GMP to supplement the information contained in the Drawings and Specifications

A. General Clarifications

- a. Pricing, clarifications, and assumptions detailed in this document are based on ECI's professional evaluation of the following design documents, specifically reviewed for constructability and clarity.
- b. Project is tax exempt.
- c. Prevailing wage/Davis Bacon Wages excluded
- d. 1-year warranty period beginning on the date of substantial completion.
- e. GMP pricing assumes building permit and associated fees will be covered by City of Westminster.
- f. Material testing is assumed to be "by Owner" and is excluded from pricing.
- g. Supplemental Testing included for steel & structural testing, necessary to meet building department testing and signoffs
- h. Pricing for after-hours/night work and weekend work is excluded.
- i. GMP pricing assumes normal, 5 day/40-hour work weeks.
- j. Mock-ups are assumed to be in place mock-ups. Additional mock-ups are excluded.
- k. Perimeter fencing is assumed to be back of curb at furthest perimeter from site to include the parking spaces on West Central Ave and Eaton Street.
- l. Per owner direction, pricing includes quantity adjustments based on drawing sheet 2024-0202_CenterPark-UpdatedSitePlan+Markups dated 03/08/2024, provided by DTJ Design
- m. Per owner direction, Type 1, Type 2 and Type 3 Balloon Structures are excluded from GMP Pricing. All items below referencing balloon structures has been included in the case they are brought back into the scope of work for this project
- n. Per owner direction, pricing excludes Iconic Downtown Logo Structure

B. Erosion Control Clarifications

- a. Pricing includes an allowance for Erosion Control and BMP's. SWMP Plans needed to provide final pricing

C. Demolition Clarifications

- a. Quantities for all demolition items based on Sheet G201.
- b. GMP pricing assumes relocation of irrigation control box and backflow assembly are in good/properly working condition and can be reused. New irrigation control box and backflow assembly for these items are excluded.
- c. Existing street signs, dog stations and trash receptacles to be removed and salvaged are assumed to be in good/properly working condition. New street signs, dog stations, and trash receptacles for these items are excluded.
- d. The existing curb and gutter by anticipated staging area (North side of West Central Ave) is damaged. GMP pricing does not include curb and gutter patch-back in that area.
- e. Per owner direction, existing street light pole relocation (7 EA) is excluded.



- f. Quantities for Curb and Gutter Saw Cuts account for the ADA parking areas on Sheets L- 102 and L-103.
- g. Pricing assumes saw-cutting is less than a 6" depth.
- h. GMP assumes storm line and inlets to be removed per sheet G201 are no larger than 12" in diameter with plastic basins.
- i. It is assumed that existing "Decomposed Granite" can be re-used as on-site fill/structural fill.
- j. It is assumed that existing sod can be tilled and re-used as topsoil. Sod cutting/Stripping and export excluded.
- k. Geotech states there was a building on the eastern and southern portion and parking lot since prior to 1993 as part of the Westminster Mall. The mall appears to have been mostly demolished around 2012. Anything found outside what is shown on sheet G201 Demolition Plan has not been included in GMP pricing.
- l. Any hazardous material handling/removal excluded.

D. Earthwork Clarifications

- a. Drawings indicate approximately 6,900 CY Import. Pricing assumes:
 - Striping, stockpiling, and spreading 4" topsoil
 - All fill to be imported (City of Westminster in the process of finding import soil)
 - Pricing Excludes import of fill material
 - Final pricing to be adjusted with further detailed survey and final calculation of owner provided fill material.
- b. GMP pricing excludes chemically treated soil treatment/stabilization.
- c. GMP pricing excludes claystone bedrock excavation and trenching.
- d. GMP pricing assumes no groundwater will be encountered during construction and dewatering will not be necessary or included in pricing.
- e. Per Owner direction, 2' over-excavation for hardscape flatwork excluded.
- f. Per Owner direction, concrete flatwork subgrade prep is assumed to be 12" scarify & recompact with moisture conditioning if needed.
- g. GMP assumes 2' over-excavation and backfill with class 1 structural fill at building foundations only.
- h. Subgrade modification for structural walls and flatwork subgrade preparation, priced as an allowance.

E. Utility Clarifications

- a. GMP pricing assumes 1.5" water tap into existing 12" water line at West Central Ave.
- b. Cost/fee for water tap and sanitary tap assumed to be by owner. Allowance cost included in GMP Pricing. Owner to verify
- c. GMP pricing assumes a tapping saddle is required for the water utility tie-in.
- d. GMP pricing assumes water line depth of 6' per Utility As-Built Drawings.
- e. GMP pricing assumes 1", 1.5" & 2" Type K Copper water lines per city of Westminster Standards.
- f. GMP Pricing assumes water meter to be provided by Owner. Water meter installation included in GMP pricing.



- g. GMP pricing assumes asphalt patch back with flashfill pipe bedding for water line at West Central Ave.
- h. GMP pricing assumes 6" PVC sanitary sewer depth of 11' per Utility As-Built Drawings.
- i. GMP pricing assumes a 6" PVC sanitary sewer line to a new 4'-0" sanitary sewer manhole, which ties into the existing 8" PVC sanitary sewer line at West Central Ave.
- j. GMP pricing assumes asphalt patch back with flashfill pipe bedding for sanitary sewer line at West Central Ave.
- k. GMP pricing assumes storm line depth of 3' per Utility As-Built Drawings.
- l. Perimeter drain at building foundations is excluded.
- m. Sheet C102, 229 LF proposed 12" Trench Drain is priced as 229 LF 12" French Drain.
- n. GMP pricing assumes the gas line tap and meter setting will be by COW Energy service provider. Allowance cost included in GMP Pricing. Owner to verify.
- o. GMP pricing assumes gas line at 2'-4' depth and the point of connection will be on Central Ave.

F. Electrical Clarifications

- a. GMP pricing includes a 600-amp service. Electrical engineering is necessary to verify this is an appropriate assumption.
- b. 100 amp-chiller feed for future ice rink referenced in note 1 sheet E1.0 is excluded per designer direction.
- c. Allowance pricing included for ED1 integral led canopy lighting surrounding the doors per note 10 sheet A201. This feature is not referenced in the electrical drawings.
- d. This project has a large quantity of low voltage site lighting that will require remote drivers. Pricing includes enclosures for all these drivers, which increases the cost of the installation of this type of lighting. Clarification is necessary to determine where these enclosures will be located to provide a pleasing aesthetic.
- e. Per note 3 sheet E1.2, pricing assumes tape lighting surrounding all storefront rough openings, not each individual glazing section.
- f. Electrical Light quantities are based on information provided by DTJ Design:
 - ES2 - Festoon Lights, 357 LF
 - Festoon Poles, 16 EA
 - EB1 Light Bollard, 27 EA
 - ES1 Recessed Stair Lights, 8 EA
 - EU2 Uplight, 12 EA
 - WP GFI, 20 EA
 - EA2, 0 EA Deleted from Scope
 - EA1 Area Light, 11 EA
 - EL1 Linear Strip Light, 240 EA
- g. Lighting at SE Corner Retaining Walls is assumed to be the same "Recessed and Concealed Linear LED Strip" as other Retaining Walls on site.
- h. Pricing includes 1 EA 100 Amp Company Switch assuming 50' feed
- i. Pricing includes 4 EA 50 Amp RV Pedestals assuming 100' feed
- j. Allowance Pricing included for AV system
- k. Allowance pricing included for Electrical design revisions



G. Structural Concrete/Hardscape Clarifications

- a. Aggregate base course under concrete paving/bands/curbs, excluded.
- b. Per Sheet L401/8, pricing assumes pavement type 2 to receive heavy sand finish, sandblasting is excluded.
- c. Per Sheet L401/8, pricing assumes pavement type 4 to receive light sand finish, sandblasting is excluded
- d. Per detail notes at walls, white colored concrete excluded. Pricing assumes standard grey concrete at all walls.
- e. Vehicular paving is excluded. All concrete flatwork is assumed to be 6" thick.
- f. GMP pricing assumes Balloon Structure foundations are to be 12'x12'x1.5' w/ #5 @ 12" O.C. per KL&A.
- g. Shade Shelter Type 1 foundation assumed to be 2-6' diameter X 9' depth with rebar reinforcement.
- h. Shade Shelter Type 2 foundation assumed to be 2'-6" diameter X 11' depth with reinforcement.
- i. Shade Shelter Type 3 foundation assumed to be 2'-6" diameter X 9' depth with reinforcement.
- j. GMP pricing assumes City of Westminster Standard Details for curb and gutter requirements are intended at the Curb Island.
- j. GMP pricing assumes a 1" bullnose radius on freestanding seat walls and concrete curbs.
- k. Per Owner direction, stone slab, concrete stairs, and railings shown at the play area Sheet L407, excluded.
- l. Based on Sheets L-102 and L-103 pricing assume the Curb and Gutter will be flush with the Asphalt in the ADA Parking areas.
- m. Per detail 1/S301, Dog Park Curb priced as a Turf Curb (Structural) for Turf Nail Board and Tension.
- n. Allowance pricing included for unsuitable subgrade modifications per geotech recommendations

H. Restroom/Storage Building Clarifications

a. Restroom Building:

- i. 2' over-excavation and structural backfill below 3' insulated foundation walls with grade beam and stem-wall. (Grade beam shown on sheet S202, detail #2, building section.
- ii. 1-story reinforced slab on grade steel stud building with brick veneer with stained wood siding façade.
- iii. Structural Steel for flat roof @ 9psf and pitched roof with double cantilevers @ 12psf. Pricing assumes stud joists and tube steel stub posts at clerestories.
- iv. Bituminous Dampproofing included below grade at perimeter foundation walls from grade line down 3'. Minimum thickness of 30 mils.
- v. 3" Continuous Foil-Faced Polyisocyanurate insulation, Z-Girts, and continuous sheet applied air and weather resistive barrier (Tyvek commercial D weather barrier) as well as interior/exterior caulking included in pricing.



- vi. 7/16" exterior and roof sheathing included in pricing.
- vii. Spray foam, R34 high density closed cell insulation for roofing areas included in pricing.
- viii. 6" metal stud framing with batt insulation included in pricing.
- ix. GMP pricing assumes Corian countertops, sink holes and countertop supports as well as stained wood wall base included in pricing.
- x. Thermally modified stained 1x6 T&G ceiling and soffit included in pricing.
- xi. Low slope roofing includes full taper system over plywood decking, mechanically attach ½" coverboard, fully adhered Versico 60mil non-reinforced EPDM roof system, with smooth river rock over additional protection mat at EPDM roof system.
- xii. 20-year; 55 MPH warranty through roofing manufacturer and 2-year workmanship warranty through roofing subcontractor. The 20-year warranty does not cover any leaks caused by rock ballast. The roofer is responsible for installing a complete system, free of leaks, at the time of substantial completion. If leaks occur after acceptance, the 20-year warranty would not cover the repairs.
- xiii. Prefinished 24-gauge collector heads and downspouts with galvanized scuppers and overflow scuppers are included in pricing.
- xiv. Metal roofing includes 24 gauge 18" wide standing seam metal roofing with matching trim, ice & water underlayment, 24-gauge fascia wrap to match metal roofing and 24-gauge coping in standard colors pallet from manufacturer with continuous cleats. Specialty colors are excluded.
- xv. Gutters and downspouts are included for metal roofing system are included in pricing. Gutter and downspout configuration on the low side of the EPDM roofing system will tie into underground storm drainage immediately adjacent to the building.
- xvi. Drywall 5/8" type 'X' applied to required interior areas, with tape & texture to a level 4 finish included in pricing.
- xvii. Cement board and Daltile, 10"x14" composition tile, white grout, horizontal running bond full wall height included in price. Epoxy grout is excluded.
- xviii. Flooring priced as sealed concrete floor finish to include surface prep, 1-coat of H&C Concrete Ready Phosphoric Etching Solution and 1-coat of H&C Clarishield Water-Based Natural Look Sealer.
- xix. Door hardware assumes the following:
 - 1. storeroom assemblies at interior janitor/storage rooms.
 - 2. Modified privacy assemblies at exterior doors that allow for exterior locking only when restrooms are closed for public use and not lockable from interior.
 - 3. Privacy assemblies at Family Restrooms.
- xx. Occupancy indicators, Maglocks, and panic hardware are excluded.
- xxi. Overhead Garage Door includes an insulated, medium-gauge door on a standard door track, a Jack-Shaft-type electric operator motor with one interior controller and auxiliary hand chain. Garage door to have standard wind ratings and safety eye system. No glazing or other customization is assumed. (1.75" thick with an



R-Value of 16.4)

- xxii. Hollow Metal Door, including louvers required for make-up air considerations at storage doors only.
- xxiii. Door hardware, including code-required considerations at electrical room.
- xxiv. Custom steel entry canopy at restroom doors assumes an angle drip seal with an LED strip light at each location.
- xxv. Exterior storefront priced as 2" x 4-1/2" center glazed, thermal break framing with standard head comp channel and extruded sill flashing. Black anodized finish.
- xxvi. Glass priced as 1" Solarban 70 Low E insulated glass units with Satin Etch frosted glass at interior lite.
- xxvii. Exterior paint for brick veneer, metal canopy and miscellaneous materials are included.
- xxviii. Stain for wood siding and T&G interior ceiling & exterior soffit is included.
- xxix. Toilet partitions include compartments, urinal screens, panels, doors and door partition hardware and aluminum stirrup brackets.
- xxx. Toilet accessories include grab bars, toilet paper dispensers, sanitary napkin disposal, baby changing station, mirrors, soap dispensers, and fold paper towel dispenser & waste receptacles.
- xxxi. Fire protection specialties include fire extinguishers with surface mount cabinet and acrylic door panels.
- xxxii. Domestic water piping priced as Type L copper overhead with Uponor PEX inside the walls. Overhead copper piping will be insulated to local energy codes. Testing and certification of the backflow preventor is included.
- xxxiii. All sanitary sewer and domestic water vent piping priced as SCH40 PVC.
- xxxiv. Wall mounted bottle filler and dog bowl are included in building pricing.
- xxxv. Mop sinks and floor drains in janitor rooms are excluded.
- xxxvi. Security System excluded
- xxxvii. The LED illuminated feature wall for Screen at restroom building with custom 100" outdoor rated LED screen with AV and wireless connectivity, excluded from base bid. This will be priced as an alternate in the 90% drawing set.
- xxxviii. Pricing includes architectural design adjustment allowance

b. Pump House:

- i. 3' over-excavation and structural backfill below 3' insulated foundation walls with stem-wall
- ii. 1-story reinforced slab on grade steel stud building with stained wood siding façade with off-set CMU.
- iii. Structural Steel for flat roof @ 9psf and pitched roof with double cantilevers @ 12psf. Pricing assumes stud joists and tube steel stub posts at clerestories.
- iv. Bituminous Dampproofing included below grade at perimeter foundation walls from grade line down 3'. Minimum thickness of 30 mils.
- v. 3" Continuous Foil-Faced Polyisocyanurate insulation, Z-Girts, and



continuous sheet applied air and weather resistive barrier (Tyvek commercial D weather barrier) as well as interior/exterior caulking included in pricing.

- vi. 7/16" exterior and roof sheathing included in pricing.
- vii. Spray foam, R34 high density closed cell insulation for roofing areas included in pricing.
- viii. 6" & 3-5/8" metal stud framing with batt insulation included in pricing.
- ix. Low slope roofing includes full taper system over plywood decking, mechanically attach 1/2" coverboard, fully adhered Versico 60mil non-reinforced EPDM roof system, with smooth river rock over additional protection mat at EPDM roof system.
- x. 20-year; 55 MPH warranty through roofing manufacturer and 2-year workmanship warranty through roofing subcontractor. The 20-year warranty does not cover any leaks caused by rock ballast. The roofer is responsible for installing a complete system, free of leaks, at the time of substantial completion. If leaks occur after acceptance, the 20-year warranty would not cover the repairs.
- xi. Prefinished 24-gauge collector heads and downspouts with galvanized scuppers and overflow scuppers are included in pricing.
- xii. Metal roofing includes 24-gauge 18" wide standing seam metal roofing with matching trim, ice & water underlayment, 24-gauge fascia wrap to match metal roofing and 24-gauge coping in standard colors with continuous cleats.
- xiii. Gutters and downspouts are included for metal roofing system are included in pricing. Gutter and downspout configuration on the low side of the EPDM roofing system will tie into underground storm drainage immediately adjacent to the building.
- xiv. Drywall 5/8" type 'X' applied to required interior & soffit areas, with tape & texture to a level 4 finish included in pricing.
- xv. Flooring priced as sealed concrete floor finish to include surface prep, 1-coat of H&C Concrete Ready Phosphoric Etching Solution and 1-coat of H&C Clarishield Water-Based Natural Look Sealer.
- xvi. Door hardware assumes storeroom assemblies at pump house.
- xvii. Occupancy indicators, Maglocks, panic hardware, excluded.
- xviii. Hollow Metal Door, including louvers required for make-up air considerations at pump house doors.
- xix. Exterior paint for staggered CMU, interior drywall, and miscellaneous materials are included.
- xx. Stain for wood siding is included.
- xxi. Fire protection specialties include fire extinguishers with surface mount cabinet and acrylic door panels.
- xxii. Wall mounted bottle filler and dog bowl are included in building pricing.
- xxiii. Security System is excluded
- xxiv. Pricing includes architectural design adjustment allowance



I. Steel Clarifications

- a. Swing Bench structures pricing based on Forms+Surfaces prefabricated swing bench.
- b. Coating of Balloon Structures priced as field paint a two-coat system. Blast using an SP- 6, primer coat: Tnemec Series V69 Hi-Build Epoxoline (2-10 Mils) & Topcoat: Tnemec Series 1094 Endura-Shield (2.5-4 Mils).
- c. Heating, dehumidification and forced air curing for coating of the Balloon Structures is excluded.
- d. Shade Structure Type 1 pricing includes monoslope Icon Shade Shelter MP20X40TS-P2 per correspondence with supplier and design team.
- e. The Circular shade structures by USA Shade pricing assumes a snow load of 5 psf.
- f. Festoon Lighting Poles are priced as 16' instead of 12' in total length to adjust for an assumed 4' burial depth.
- g. Allowance pricing included for Iconic Structure design development
- h. Allowance pricing included for Balloon Design adjustment

J. Surfacing Clarifications

- a. GMP pricing assumes PIP mounds are a 4' fall height, 1-3/4" thick, 100% Color/no Black.
- b. GMP pricing assumes PIP field area to be an 8' fall height, 3-1/2" thick, 67% color and 33% black speckled mix and upgraded aliphatic binder.
- c. PIP Surfacing Manufacturer recommends against multiple colors at mound areas. Pricing reflects single color.

K. Landscaping Clarifications

- a. GMP pricing assumes 2.5" Caliper Trees will be supplied in lieu of 3" Caliper Trees.
- b. All trees and shrubs are to be installed between April 15th and October 15th. If planted outside of the planting window, trees and shrubs will not be covered by warranty.
- c. All grasses and perennials are to be planted between May 15th and October 15th
- d. GMP pricing assumes the Grasses, Perennials and Vines will be owner furnished and contractor installed. Excludes warranty.
- e. GMP pricing for irrigation assumes a historical average cost to irrigate. When an updated plan set is issued, an updated irrigation price will be issued.
- f. GMP Pricing assumes allowance for valves and sleeves to irrigate planter pots.
- g. GMP pricing for irrigation assumes head-to-head coverage is required for all turf areas and two drip bubblers at each tree.
- h. GMP pricing for sod assumes 90% Fescue and 10% Colorado Blue.
- i. GMP pricing assumes tilling at 8" depth for sod areas.
- j. GMP pricing assumes tilling at 12" depth for landscape planting areas.
- k. GMP pricing assumes biofiltration area is soils and pipe only. No grade control structures are included in pricing.
- l. GMP pricing assumes quantities included on sheet L601, Landscape Schedule.



L. Site Amenities Clarification

- a. Embankment slide priced as stainless steel with 6" rails, for 5' drop in elevation, standard color CASPAX-7 powder-coated chute rails and accessible entrance platform.
- b. Ping Pong Table Pricing assumes QCP Product

M. Splash Pad Clarification

- a. Splash Pad Pricing based on Westminster_Center_Park_Splash_Pad_CO_38591_VD_SZ Drawings and pricing provided to DTJ and ECI by Vortex
- b. Static coefficient of friction testing under both wet and dry conditions, excluded.

4. **Section 2.2.4.4 and Section 2.2.4.8a** – Please see attached Schedule of Values as approved by the Owner.
5. **Section 2.2.4.5** – Guaranteed Date of Substantial Completion is September 1, 2025
6. **Section 2.2.4.6** – Guaranteed Date of Final Completion is May 1, 2026
7. **Section 2.2.4.8** – GMP proposal will remain valid for a period of 120 calendar days from the date of this document.
8. **Section 2.2.4.9** – Permitting, inspections, and material testing has been assumed based on the details associated with and agreed upon with the Owner as detailed in Section 2.2.4.3

Amendment #2 COST BASIS



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Downtown Westminster Central Park - GMP - 60% CD Drawings with 03.07.24 Updates

Item#	Item Description	Units	Measurement	Unit Price	Total Cost
General Conditions/Mobilization					
1	General Conditions	MO	12	\$34,860.00	\$ 418,320.00
2	Mobilization	LS	1	\$67,390.00	\$ 67,390.00
3	Subcontractor Mobilization and Bond	LS	1	\$212,042.75	\$ 212,042.75
4	Survey	LS	1	\$56,827.25	\$ 56,827.25
5	Testing (Supplemental Steel and Structural testing)	LS	1	\$63,250.00	\$ 63,250.00
6	Traffic Control	LS	1	\$25,000.00	\$ 25,000.00
7	Bond and Insurance	LS	1	\$143,162.35	\$ 143,162.35
				SUBTOTAL:	\$ 985,992.35
Erosion Control					
8	Erosion Control - Allowance	AL	1	\$ 74,200.00	\$ 74,200.00
9	Erosion Control Management and Maintenance	MO	12	\$3,780.00	\$ 45,360.00
				SUBTOTAL:	\$ 119,560.00
Demolition					
10	Demo Existing Irrigation	LS	1	\$3,500.00	\$ 3,500.00
11	Demo Curb Ramp	EA	1	\$758.70	\$ 758.70
12	Remove Street Striping	LS	1	\$1,223.60	\$ 1,223.60
13	Relocate Irrigation Control Box (To Pump House Building)	EA	1	\$2,500.00	\$ 2,500.00
14	Relocate Backflow Assembly (Per Pump House / pavement layout, Relocate near Pump House)	EA	1	\$4,500.00	\$ 4,500.00
15	Remove and Salvage Dog Dispensers	EA	2	\$326.13	\$ 652.26
16	Remove and Salvage Street Signs	EA	16	\$326.13	\$ 5,218.08
17	Remove Storm Outlets	EA	2	\$2,066.55	\$ 4,133.10
18	Remove Storm Line	LF	340	\$17.25	\$ 5,865.00
19	Remove and Return Trash Receptacles to Owner	EA	6	\$326.13	\$ 1,956.78
20	Saw Cut Curb & Gutter for Additional Ramp	LF	169	\$10.35	\$ 1,749.15
21	Scrape and Stockpile Existing Crusher Fines	SF	19,574	\$0.63	\$ 12,331.62
22	Remove/Replace Existing Asphalt for Utility Connections	SF	940	\$13.80	\$ 12,972.00
23	Remove/Replace Curb & Gutter for Utility Connections	LF	25	\$74.00	\$ 1,850.00
				SUBTOTAL:	\$ 59,210.29
Earthwork					
24	Clear & Grub	AC	2.82	\$5,843.00	\$ 16,477.26
25	Unclassified Excavation	LS	1	\$173,755.10	\$ 173,755.10
26	Topsoil Strip and Stockpile	CY	1532	\$7.04	\$ 10,785.28
27	Subgrade Prep +/- .1'	SF	143,587	\$0.57	\$ 81,844.59
				SUBTOTAL:	\$ 282,862.23
Water Utilities					
28	1.5" Water Tap and meter install	LS	1	\$30,676.25	\$ 30,676.25
29	1.5" PVC Water Line Building Service	LF	69	\$117.30	\$ 8,093.70
30	2" PVC Water Line Building Service	LF	27	\$147.20	\$ 3,974.40
31	Water Connection to Building	EA	1	\$5,548.75	\$ 5,548.75
32	Hose Bib	EA	1	\$3,574.20	\$ 3,574.20
33	Drinking Fountain at dog area - (Dog On It Parks, #7213, ADA Compliant)	EA	1	\$8,538.75	\$ 8,538.75
34	1" PVC Water Line - Splash Pad Service	LF	269	\$88.55	\$ 23,819.95
35	Water Connection to Splash Pad Pump House	EA	1	\$5,548.75	\$ 5,548.75
36	1.5" Water Tap Fee Allowance	AL	1		
				By Owner	By Owner
				SUBTOTAL:	\$ 89,774.75
Sanitary Utilities					
37	Connect to Existing 8" PVC	LS	1	\$4,374.60	\$ 4,374.60
38	4' Dia Sanitary Sewer Manhole	EA	1	\$12,471.75	\$ 12,471.75
39	6" PVC Line	LF	59	\$562.35	\$ 33,178.65
40	4" PVC Line	LF	154	\$81.65	\$ 12,574.10
41	Cleanout	EA	3	\$763.60	\$ 2,290.80
42	Sanitary Connection to Building	EA	1	\$4,922.00	\$ 4,922.00
43	Sanitary Connection to Splashpad Pump House	EA	1	\$4,922.00	\$ 4,922.00
44	Sanitary Service Tap Fee Allowance	AL	1	\$170,998.36	\$ 170,998.36
				SUBTOTAL:	\$ 245,732.26
Storm Utilities					
45	Tie to Existing Inlet	EA	3	\$4,503.40	\$ 13,510.20
46	12" PVC	LF	22	\$178.25	\$ 3,921.50
47	8" PVC	LF	432	\$88.55	\$ 38,253.60
48	6" PVC	LF	279	\$72.45	\$ 20,213.55
49	4" PVC	LF	378	\$70.15	\$ 26,516.70
50	12" French Drain	LF	229	\$79.35	\$ 18,171.15
51	6" French Drain NDS EZ-Drain w/ 6" Catch Basin	LF	42	\$166.75	\$ 7,003.50
52	4" French Drain NDS EZ-Drain w/ 4" Catch Basin	LF	152	\$96.60	\$ 14,683.20
53	3" French Drain NDS EZ-Drain w/ 3" Catch Basin	LF	345	\$86.25	\$ 29,756.25
54	12" NDS Area Drain	EA	16	\$1,844.60	\$ 29,513.60
				SUBTOTAL:	\$ 201,543.25
Gas Service					
55	1" Gas Line Service	LF	1	\$ 90.00	\$ 90.00
56	Gas Line Service Tap - Allowance	LS	1	\$ 15,000.00	\$ 15,000.00
				SUBTOTAL:	\$ 15,090.00
Electrical					
57	Site Electrical	LS	1	\$1,040,690.00	\$ 1,040,690.00
58	AV System Allowance	AL	1	\$ 50,000.00	\$ 50,000.00
59	Electrical Design Revision Allowance	AL	1	\$ 50,000.00	\$ 50,000.00
				SUBTOTAL:	\$ 1,140,690.00
Structural Concrete					
60	Freestanding Seat walls (18" ht. from finish grade & 3' depth below finish grade) - Color: White w/ Smooth Finish	LF	240	\$603.80	\$ 144,912.00
61	Stair Cheek wall @ SW Plaza Stairs & Mid Block Crossing Stairs	LF	59	\$602.04	\$ 35,520.36
62	Pavement Type 2 - Stairs @ SW Plaza (Enhanced Concrete, No Color, Heavy Sandblast Finish)	SF	60	\$125.10	\$ 7,506.00
63	Pavement Type 2 - Stairs @ Mid Block Crossing (Enhanced Concrete, No Color, Heavy Sandblast Finish)	SF	60	\$109.39	\$ 6,563.40
64	Terrace Retaining Wall at Playground Area	LS	1	\$70,102.46	\$ 70,102.46
65	Fire Pit Seat wall (18" ht. from finish grade & 3' depth below finish grade) Color: White w/ Smooth Finish	LF	23	\$613.25	\$ 14,104.75
66	Embankment Slide Concrete Footings	LF	12	\$221.37	\$ 2,656.44
67	Shade Structure Type 1 Footings	EA	12	\$1,495.00	\$ 17,940.00
68	Shade Structure Type 2 Footings	EA	3	\$1,495.00	\$ 4,485.00
69	Shade Structure Type 3 Footings	EA	2	\$1,495.00	\$ 2,990.00
70	Festoon/Catenary Light Pole Pier (8' Depth x 2' Dia)	EA	16	\$1,495.00	\$ 23,920.00
71	Bollard Light Pier (4' Depth x 1' Dia)	EA	27	\$862.50	\$ 23,287.50
72	Area Light Pole Pier (8' Depth x 2' Dia)	EA	13	\$1,495.00	\$ 19,435.00
73	Light Column Bollard Pier (4'-8" Depth x 3' Length x 3' Width)	EA	0	\$977.50	\$ -
74	Swing Bench Footings	EA	12	\$1,495.00	\$ 17,940.00
75	Unsuitable Subgrade modification - ALLOWANCE	AL	1	\$15,000.00	\$ 15,000.00
				SUBTOTAL:	\$ 406,362.91
Hardscape					

76	Pavement Type 1 (Standard Concrete, Standard Grey Color, Medium Broom Finish)	SF	14,346		\$12.92	\$	185,350.32
77	Pavement Type 1 - ADA Ramps (Standard Concrete, Standard Gray Color, Medium Broom Finish)	EA	2		\$2,540.25	\$	5,080.50
78	Pavement Type 2 (Enhanced Concrete, Standard Gray Color, Medium Broom Finish)	SF	10,699		\$18.50	\$	197,931.50
79	Pavement Type 2 - ADA Ramp x1 & Expanded Accessible Ramp x2 (Enhanced Concrete, Standard Gray Color, Heavy Sand Finish)	EA	3		\$2,022.75	\$	6,068.25
80	Pavement Type 3 (Unit Pavers, Pavestone, City-Stone Paver, 12"x12"x60mm, Eddington Blanc, Slate Color, Square Stacked Bond)	SF	2,721		\$20.90	\$	56,868.90
81	Pavement Type 4 (Enhanced Concrete/Band, Standard Grey Color, Light Sand Finish)	SF	1,692		\$20.82	\$	35,227.44
82	Pavement Type 5 (Concrete Pavement, Pebble 641, By Davis Colors, Medium Broom Finish)	SF	10,157		\$16.70	\$	169,621.90
83	Pavement Type 6 (Concrete Pavement, Silversmoke 8084, By Davis Colors, Medium Broom Finish)	SF	10,412		\$17.64	\$	183,667.68
84	Pavement Type 8 (Concrete Band, Silversmoke 8084, By Davis Colors, Smooth Trowel Finish)	LF	514		\$29.51	\$	15,168.14
85	Pavement Type 9 (Concrete Curb, Silversmoke 8084, By Davis Colors, Smooth Trowel Finish) - 8"W x 2'D = 159 SF	LF	0		\$80.48	\$	-
86	Pavement Type 11 (Concrete Unit Paver, Pavestone, Holland, 4"x8"x3", Parkway Finish, Custom Color Blend)	SF	6,095		\$20.27	\$	123,545.65
87	Paver Edge Restraint @ Landscape Edges (Pavement Type 3 & 11, Unit Pavers)	LF	922		\$4.31	\$	3,973.82
88	Flush Curb and Gutter @ Switchback ADA Ramps & Curb Islands	LF	200		\$58.24	\$	11,648.00
89	4' Pan on Eaton Street near Switchback ADA Ramp	LF	70		\$42.23	\$	2,956.10
90	ADA Ramp Curb @ Switchback ADA Ramp	LF	138		\$49.57	\$	6,840.66
91	Thickened Edge @ Synthetic Turf Perimeter	LF	296		\$16.68	\$	4,937.28
92	Joint Sealant	LS	1		\$27,600.00	\$	27,600.00
93	Unsuitable Subgrade modification - ALLOWANCE	AL	1		\$25,000.00	\$	25,000.00
						SUBTOTAL:	\$ 1,061,486.14
Restroom / Storage Building/Pump House							
94	Restroom/Storage Building (1,639 SF) - EXCLUDES LED Feature Wall	LS	1	\$	1,161,335.00	\$	1,161,335.00
95	Pump House (416 SF)	LS	1	\$	296,507.00	\$	296,507.00
96	Architecture Design Adjustment - ALLOWANCE	AL	1		\$75,000.00	\$	75,000.00
						SUBTOTAL:	\$ 1,532,842.00
Steel							
97	Swing Bench Structures - Type 1 (Studio 431 Custom Swing Bench, Austin Swing (Wood IPE), Powdercoated Steel)	EA	6		\$43,807.92	\$	262,847.52
98	Balloon Structure Type 4 - @ Play Area (Play Structure)	EA	1		\$305,757.15	\$	305,757.15
99	Shade Structure Type 1 - Rectangular Monoslope Shade Structure - 25'-4" x 40'-8" (Roof) w/ 6 EA 10" Square Post	EA	2		\$96,278.77	\$	192,557.54
100	Shade Structure Type 2 - @ Dog Park (USA Shade, # Pegasus, Powdercoat Medium Gray, Fabric: Laguna Blue)	EA	3		\$20,573.50	\$	61,720.50
101	Shade Structure Type 3 - @ Splash Play Area (USA Shade, # Cantilever Disc, Powdercoat Medium Gray, Fabric: Blue)	EA	2		\$23,092.00	\$	46,184.00
102	SW Plaza Stair Railings	LF	14		\$230.00	\$	3,220.00
103	Mid Block Crossing Stair Railings	LF	16		\$230.00	\$	3,680.00
104	Iconic Structure Allowance	AL	1		\$240,000.00	\$	240,000.00
105	Balloon Design Adjustment Allowance	AL	1		\$50,000.00	\$	50,000.00
						SUBTOTAL:	\$ 1,165,966.71
Surfacing							
106	Synthetic Turf @ Dog Park (K9Grass Elite Blend) - No Infill to be included in Dog Play Area	SF	3,526		\$21.23	\$	74,856.98
107	Synthetic Turf @ Main Park (Natural Envvy) - Include Bio Infill	SF	8,843		\$16.43	\$	145,290.49
108	Play Area P.I.P. Surfacing	SF	2,307		\$35.54	\$	81,990.78
						SUBTOTAL:	\$ 302,138.25
Landscaping							
109	Irrigation System (Sod)	SF	33,129		\$3.99	\$	132,184.71
110	Irrigation System (Planting Area)	SF	31,218		\$2.54	\$	79,293.72
111	Irrigation System (Synthetic Turf)	SF	12,370		\$3.93	\$	48,614.10
112	Athletic-rated Sod w/ Soil Prep	SF	33,129		\$2.45	\$	81,166.05
113	Topsoil Import	CY	1,000		\$69.20	\$	69,200.00
114	Premium 3 Compost (For Amendment) - 5 CY/1,000 SF	CY	308		\$81.65	\$	25,148.20
115	Park Planting Areas	SF	22,518		\$2.62	\$	58,997.16
116	Park Screen Planting Areas	SF	2,745		\$2.63	\$	7,219.35
117	Biofiltration Planting Areas	SF	2,367		\$22.72	\$	53,778.24
118	Streetscape Planting Areas	SF	3,713		\$2.63	\$	9,765.19
119	Deciduous Trees - 2.5" Cal.	EA	175		\$856.75	\$	149,931.25
120	Deciduous Ornamental Trees - 2" Cal	EA	75		\$874.00	\$	65,550.00
121	Evergreen Trees - 6'-8" Ht.	EA	9		\$862.50	\$	7,762.50
122	Deciduous Shrubs - 5 Gal.	EA	2,354		\$67.11	\$	157,976.94
123	Evergreen Shrubs - 5 Gal.	EA	643		\$101.09	\$	65,000.87
124	Grasses - 1 Gal. - Install Only, Plant Material Provided by Westminster Forestry	EA	1,783		\$11.47	\$	20,451.01
125	Perennials - 1 Gal. - Install Only, Plant Material Provided by Westminster Forestry	EA	1,194		\$11.47	\$	13,695.18
126	Vines - 1 Gal. - Install Only, Plant Material Provided by Westminster Forestry	EA	20		\$11.47	\$	229.40
127	Pavement Edger at Trees to replace Grates	EA	24		\$368.38	\$	8,841.12
128	Steel Edger (Coyote Landscapes, PerfEdge Pro 4" (20GA))	LF	233		\$6.70	\$	1,561.10
129	Pavement Type 10 (Stabilized, Decomposed Kafka Granite Finish, Beige Blend Marble, Wax Polymer Color)	SF	2,985		\$7.90	\$	23,581.50
130	Landscpe Planting and Topsoil Allowance	AL	1		\$45,000.00	\$	45,000.00
						SUBTOTAL:	\$ 1,124,947.59
Site Amenities							
131	Planter Pots	EA	8		\$3,430.00	\$	27,440.00
132	Lounge Chairs (Polywood, Modern Curveback Adirondack Chair, 1/3 Lime, 1/3 Pacific Blue, 1/3 Tangerine)	EA	42		\$483.62	\$	20,312.04
133	2-Top Table (Landscape Forms, Catena Table, Catena Chairs, Table & Chair color - 50% Loll Leaf Green & 50% Lemon)	EA	16		\$1,785.38	\$	28,566.08
134	4-Top Table (Landscape Forms, Catena Table, Freestanding , Catena Chairs, Table & Chair color - 50% Loll Leaf Green & 50% Lemon)	EA	18		\$2,095.85	\$	37,725.30
135	4-Top Table (Landscape Forms, Catena Embedded Table, Catena Chairs, Table & Chair color - 50% Loll Leaf Green & 50% Lemon)	EA	2		\$2,870.54	\$	5,741.08
136	Chairs - Landscape Forms	EA	92		\$810.22	\$	74,540.24
137	Umbrella (Landscape Forms, Solstice Umbrella, Cygnus, Perforated Panel, Loll Leaf Green)	EA	2		\$5,309.46	\$	10,618.92
138	Streetscape Bench - Backless (Landscape Forms, Trio Bench, Alabaster Texture powdercoat)	EA	8		\$3,647.71	\$	29,181.68
139	Streetscape Bench - Back (Maglin, 870 Backed Condition w/ Side Arms, Surface Mount, Gunmetal Finish, Thermally Mod. Ash)	EA	4		\$2,562.60	\$	10,250.40
140	Pixel Block Seat (Maglin, Pixel, 3, 6" panels, Chroma top, coordinate electrical connection)	EA	8		\$4,361.21	\$	34,889.68
141	Park Trash Receptacles (Maglin, 32 Gal. Lazer Cut Design, Green Liner 4, Blue Liner 2, #MTR-0650-00005)	EA	6		\$2,476.35	\$	14,858.10
142	Streetscapes Trash Receptacles (Forms+Surfaces, Dispatch Litter & Recycling, SLDIS-216, Specs: Litter and Bottles & Cans)	EA	6		\$4,354.96	\$	26,129.76
143	Bike Racks (Dero, Downtown Rack, Galvanized, Powder coat Finish)	EA	15		\$558.63	\$	8,379.45
144	Ping Pong Table	EA	2		\$8,387.92	\$	16,775.84
145	Embankment Slide (Columbia Cascade 1643-51-EMB, 5' Drop, Wide Embankment Slide)	EA	1		\$19,118.75	\$	19,118.75
146	Educational Signs	EA	4		\$5,639.25	\$	22,557.00
147	Dog Hydrant (Reclaimed and repainted)	EA	1		\$625.42	\$	625.42
148	Dog Station (Dogi Pot, #1003-BLK-L, Black)	EA	4		\$962.46	\$	3,849.84
149	Dog Park Fencing (Ameristar, Echelon Plus 3-Rail, Majestic, Flat Cap, Puppy Panel, 4' Height, Black)	LF	330		\$184.38	\$	60,845.40
150	Dog Park Gate (Ameristar, Echelon Plus 3-Rail, Majestic, Flat Cap, Puppy Panel, 4' Height, Black)	EA	2		\$1,121.25	\$	2,242.50
151	Dog Park Gate Sign Panel (1/2" Aluminum, Laser Cut, Sign to be Powdercoated, 2" Lettering, Labrador Dog Silhouette)	EA	1		\$2,242.50	\$	2,242.50
152	Play Area Fencing (Ameristar, Echelon Plus 3-Rail, Majestic, Flat Cap, 3' Height, Black)	LF	45		\$250.00	\$	11,250.00
153	Asphalt ADA and Parking Striping	LS	1		\$3,001.50	\$	3,001.50
154	Street Handicap Parking Stall Sign (match existing)	EA	4		\$1,046.50	\$	4,186.00
155	Fire Pit	LS	1		\$18,400.00	\$	18,400.00
							\$ 493,727.48
Splash Pad							
156	Pavement Type 7 (Colored Concrete, Color TBD, Heavy Broom Finish) Splash Pad	SF	2,010		\$24.75	\$	49,747.50
157	Splash Pad Turn Key	LS	1		\$642,430.55	\$	642,430.55
						SUBTOTAL:	\$ 692,178.05

Pre-Construction Reconciliation					
158	Credit - Early Procurement Grant Items	LS	1	(\$165,104.26)	\$ (165,104.26)
159	Additional Grant Funding Items	LS	1	\$15,000.00	\$ 15,000.00
SUBTOTAL:					\$ (150,104.26)
CENTER PARK TOTAL:					\$ 9,770,000.00
Contingency					
1	Construction Contingency	LS	1	\$ 400,000.00	\$ 400,000.00
CENTER PARK TOTAL WITH CONTINGENCY:					\$ 10,170,000.00