



Mayor Robert E. Simison

City Council Members:

Luke Cavener, President
Liz Strader, Vice President
Brian Whitlock
Doug Taylor
John Overton
Anne Little Roberts

December 23, 2025

MEMORANDUM

TO: Mayor Simison and City Council

FROM: Garrett White, Recreation Superintendent
Mike Barton, Parks Superintendent

RE: Settlers Park Expansion, Community Center Construction, Fire Community Center Outreach Guaranteed Maximum Price Amendment (GMP)

Background

In 2024, City Council approved a design contract with ZGA Architects (now Cushing Terrell Architects, CTA). Over the past two years, staff has worked with CTA to design the Settlers Park Expansion and the new Meridian Community Center. During early design presentations to Council, it was recommended that the project explore a partnership with public safety. This led to the inclusion of the Fire Department's Public Outreach Division as a project partner.

As part of the design process, staff also approached Meridian Youth Baseball/Softball (MYB/S) in fall 2024 to establish a partnership to help fund a much-needed parking lot associated with the park expansion. This agreement was approved in November 2025 and provides that MYB/S will contribute \$500,000 over 20 years toward construction of the new parking lot.

In fall 2025, the designs for the Settlers Park Expansion, Community Center, and Fire Outreach Center were finalized and the project was advertised for bids. Bids were opened on Thursday, December 18, and the City received strong responses, particularly for the larger bid packages such as site work, landscaping, and electrical. The total of all construction bids, soft costs, and contingency is \$17,218,011. This amount does not include owner-provided items such as the dog park restroom, shade structures, builder's risk insurance, playground equipment, furniture, fixtures, and equipment (FF&E), signage, and special inspections. These items will be managed separately by the City.

The proposed Guaranteed Maximum Price (GMP) is within the approved project budget and allows for the additional owner-provided items noted above. Of the total project budget, \$500,000 is funded by General Fund dollars associated with the MYB/S agreement; all remaining funds are Impact Fees.

Objective

The previous AIA A133 agreement with Kreizenbeck Constructors was approved in May of 2023. Staff requests Council approval of a GMP amendment in the amount of \$17,218,011 for construction of the Meridian Community Center, Fire Outreach Center, and Settlers Park Expansion.