



STAFF REPORT

Meeting Type: City Council
Meeting Date: June 8, 2026
From: Tiana Rundell, Parks and Recreation Director
Subject: Contract Award: Meinig Park Improvements

DECISION TO BE MADE:

Whether to authorize the City Manager to execute a contract with Paul Brothers Inc. for the Meinig Park Improvements project.

APPLICABLE COUNCIL GOAL:

- **Goal 5.1.1:** Complete Deer Pointe Park construction, Meinig Park renovations, and Tickle Creek Trail restoration.

BACKGROUND / CONTEXT:

In pursuit of a Council goal, the Parks and Recreation Department is working to renovate Meinig Park. Staff initiated an Invitation to Bid (ITB) for the Meinig Park Improvements project on April 21, 2026.

The contract for improvements will involve grading, right-of-way ADA driveway enhancements, asphalt path realignment and resurfacing to improve accessibility, landscaping, new lighting installation, construction of an entry plaza, and site preparation for three new picnic pavilions and a restroom. The project also includes coordination with the City and Romtec for the installation of the pavilions and restroom, which have been purchased by the City and will be installed by Romtec.

The Meinig Park Improvements project prioritized robust public engagement through a multi-faceted approach. Surveys were distributed to gather community input on park design and amenities, while open houses facilitated in-person discussions with stakeholders. The identified improvement priorities and upgrades were developed through this process and reflect extensive engagement from the Parks Board, City Council, neighboring residents, and the Sandy community.

KEY CONSIDERATIONS / ANALYSIS:

In response to the sealed Invitation to Bid for the Meinig Park Improvements, the following five firms submitted bids:

1. Goodfellow Bros LLC.

- Bid Amount: \$1,650,000.00

2. N8 Holmlund Inc. dba N8 Excavation

- Bid Amount: \$ 1,623,500.00

3. Angelo Underground LLC

- Bid Amount: \$ 1,529,700.00

4. T Edge Construction Inc

- Bid Amount: \$ 1,278,700.00

5. Paul Brothers

- Bid Amount: \$ 1,169,047.00

The determination of the winning bidder for this project was the result of a meticulous evaluation of key factors essential to project success. The following considerations played a pivotal role in the decision-making process:

1. Cost Effectiveness: Cost is a determinant in assessing bidder suitability. Paul Brothers Inc presented the lowest responsive responsible bid at **\$1,169,047.00**. While prioritizing cost, it was imperative to strike a balance with the firm's demonstrated capability to execute the project efficiently and safely.
2. Experience and Expertise: The evaluation of bidding firms also focused on their experience and references. Paul Brothers Inc references demonstrated a proven track record, emphasizing successful completions, adherence to safety protocols, and consistent compliance with environmental regulations.
3. Timely Project Completion: The ability to adhere to project timelines was a critical factor in the selection process. The chosen firm's capacity to meet the proposed schedule efficiently was thoroughly assessed through reference checks and demonstrated previous projects, to ensure timely completion.
4. Insurance and Regulatory Compliance: Compliance with essential insurance and regulatory requirements was a fundamental aspect of the evaluation. Paul Brothers Inc demonstrated full compliance with these prerequisites, instilling confidence in their capability to execute the project securely and within the legal framework, and within city contract specifications.

Note: the proposed contract includes an add alternate in the amount of **\$42,660.00** to repave the parking area surrounding Joe's Donuts and extending to Highway 211. Staff believes completing this work concurrently with the primary project would provide operational efficiencies, reduce future mobilization costs, and improve the overall continuity and appearance of the site improvements.

BUDGET IMPACT:

The proposed contract for the Meinig Park Improvements in the amount of **\$1,211,707.00** (which includes the \$42,660.00 add alternate) is consistent with staff expectations and budget projections for this phase of the project. The Meinig Park Improvements in the BN 2025–27 budget is funded through a combination of Park SDC's, grant funds, and SURA funds.

While the current contract amount remains within the overall project budget, which includes design, permitting, owner-provided pavilions and site furnishings, any necessary consulting services, and this contract, staff notes that this project represents one of the tightest budgets to date for a city park improvement project. The project includes addressing severely degraded paths that present safety concerns and upgrading park lighting, further improving safety while enhancing ADA accessibility throughout the park. Given the size and complexity of the project, there remains potential for unforeseen challenges and cost impacts during construction. Staff will continue to closely monitor project expenditures, contingencies, and change orders throughout the construction process to maintain alignment with available funding.

RECOMMENDATION:

Based on the analysis of the bids received and considering the factors outlined above, staff recommends authorizing the City Manager to execute a contract for the Meinig Park Improvements project with Paul Brothers Inc in the amount of \$1,211,707.00 (which includes the add alternate for paving improvements adjacent to Joe's Donuts). Paul Brothers Inc submitted the lowest responsive and responsible bid, and their qualifications, experience, and references demonstrate their ability to successfully complete the project.

SUGGESTED MOTION LANGUAGE:

"I move to authorize the City Manager to execute a contract with Paul Brothers Inc for the Meinig Park Improvements as included in the meeting packet."

LIST OF ATTACHMENTS / EXHIBITS:

1. Public Improvement Contract: Meinig Park Improvements