



NEVER FORGET PARK IMPROVEMENTS PROJECT

Council Award Memorandum and Bid Tabulation Report

Council Memorandum

To: Mayor and Council

From: DPW

Date: March 2026

Award Recommendation – Never Forget Park Improvements

This memorandum provides a summary of the bid results for the Concrete Improvements, Landscape Improvements, and Restroom Building Projects opened on February 26, 2026, along with a recommendation for award.

I. Concrete Improvements Project

Contractor	Total Bid
Poly Pro, LLC	\$74,817.50
North Fork Civil Construction	\$143,430.00
MC2 Engineering and Construction	\$180,285.00
71 Construction	\$189,805.00

Poly Pro, LLC submitted the lowest responsive and responsible bid in the amount of \$74,817.50. This bid came in significantly below engineer estimates and below competing bids, creating meaningful cost savings for the overall park project. I would recommend we award the concrete bid to Poly Pro, LLC involving the placement of 700 sq yards of concrete sidewalk and approx. 555 LF of curb and gutter and associated curb ramps.

II. Landscape Improvements Project

Contractor	Total Bid
Cheeny Landscaping	\$51,510.00
North Fork Civil Construction	\$67,350.00
M2 Enterprises	\$88,897.92

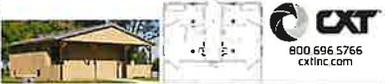
Cheeny Landscaping submitted the lowest responsive and responsible bid in the amount of \$51,510.00. This portion of the project also came in well below original expectations,

Costs

The 322k bid came in far higher than I anticipated. Though numbers on the sod, irrigation and concrete work came in underestimated costs the restroom did not. It was virtually double. There may be multiple factors causing this, BABA requirements of the grant, timelines etc. I originally developed the cost of the building based on the price of stick build construction in the state. I estimated that the designed facility would be able to be constructed at a significantly lower cost than a smaller pre-cast unit. With pre-cast units of similar size pricing around \$750.00 a sq ft. The architect and I anticipated we could construct this facility for \$325.00-\$400.00 a square foot. In a different time frame that may

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MONTROSE w/PRIVACY SCREEN — 15' 8" x 26' 4"
 Montrose with privacy screen and chase has two multiuser fully accessible flush restrooms. Standard features include simulated barnwood textured walls, simulated cedar shake textured roof, vitreous china fixtures, 30-gallon water heater, interior and exterior lights, off loaded, and set up at site.



CXT
 800.696.5766
 cxtinc.com

		Price Per Unit	
Base Price		\$ 207,961.00	\$ 207,961.00
Added Cost Options			<input type="checkbox"/> Click to Select
Final Connection to Utilities (per section)		\$ 7,000.00	<input checked="" type="checkbox"/> 14,000.00
Optional Wall Texture (per section)- choose one <input type="radio"/> Split Face Block (\$6,500) <input type="radio"/> Custom Texture (\$8,500)			Split Wall Textures
Optional Roof Texture (per section) <input type="checkbox"/> Ribbed Metal		\$ 6,500.00	0.00
"Front Porch" Style Privacy Screen		\$ 4,500.00	<input type="checkbox"/> 0.00
Insulation and Heaters (per section)		\$ 19,500.00	<input checked="" type="checkbox"/> 39,000.00
Stainless Steel Water Closet (each)	Qty: 3	\$ 2,500.00	<input type="checkbox"/> 0.00
Stainless Steel Lavatory (each)	Qty: 2	\$ 1,750.00	<input type="checkbox"/> 0.00
Stainless Steel Urinal (each)	Qty: 1	\$ 2,500.00	<input type="checkbox"/> 0.00
Electric Hand Dryer (each)	Qty: 2	\$ 1,000.00	<input type="checkbox"/> 0.00
Electronic Flush Valve (each)	Qty: 3	\$ 1,500.00	<input type="checkbox"/> 0.00
Electronic Lavatory Faucet (each)	Qty: 2	\$ 1,500.00	<input type="checkbox"/> 0.00
Electronic Urinal Flush Valve (each)	Qty: 1	\$ 1,500.00	<input type="checkbox"/> 0.00
Paper Towel Dispenser (each)	Qty: 2	\$ 350.00	<input type="checkbox"/> 0.00
Toilet Seat Cover Dispenser (each)	Qty: 3	\$ 350.00	<input type="checkbox"/> 0.00
Sanitary Napkin Disposal Receptacle (each)	Qty: 2	\$ 150.00	<input type="checkbox"/> 0.00
Baby Changing Table (each)	Qty: 2	\$ 1,100.00	<input type="checkbox"/> 0.00
Marine Grade Skylight in Restroom (each)	Qty: 4	\$ 1,800.00	<input type="checkbox"/> 0.00
Marine Package (excluding fiberglass doors and frames) (per section)		\$ 4,500.00	<input type="checkbox"/> 0.00
Exterior Mounted ADA Drinking Fountain w/Cone Skirt (each)	Qty: 1	\$ 6,500.00	<input type="checkbox"/> 0.00
Exterior Mounted ADA Drinking Fountain w/Bottle Filler (each)	Qty: 1	\$ 8,500.00	<input type="checkbox"/> 0.00
2K Anti-Graffiti Coating (per section)		\$ 5,000.00	<input type="checkbox"/> 0.00
Optional Door Closure (each)	Qty: 2	\$ 850.00	<input type="checkbox"/> 0.00
Fiberglass Entry and Chase Doors and Frames (each)	Qty: 3	\$ 5,300.00	<input type="checkbox"/> 0.00
Timed Electric Lock System (2 doors- does not include chase door) (each)	Qty: 2	\$ 2,500.00	<input type="checkbox"/> 0.00
Exterior Frostproof Hose Bib with Box (each)	Qty: 1	\$ 1,200.00	<input type="checkbox"/> 0.00
Total for Added Cost Options:		\$ 53,000.00	
Custom Options:		\$	
Engineering and State Fees:		\$ 8,200.00	
Estimated One-Way Transportation Costs to Site (quote):		\$ 34,300.00	
Estimated Tax:		\$	
Total Cost per Unit Placed at Job Site:		\$ 303,461.00	

This price quote is good for 60 days from date below, and is accurate and complete.

I accept this quote. Please process this order.

Todd Weger Digitally signed by Todd Weger Date: 2026.02.14 19:10:17 -08'00' CXT Sales Representative Date	Company Name Signer's Name (please type or print)
	Company Representative Date

still be true to a point. But two attempts have been thwarted to make that a realization. Some due to paperwork errors others just submitting very high bids. Even though we did as much work as possible to reduce the constructions costs, the resolution of this current bidding period has brought us to a point in time where we may not be able to realize what I was anticipating as significant savings compared to a pre-cast option. (Now we wouldn't be expending more than the pre-cast option either.) And it would be a much nicer facility when it was complete. For comparison, a smaller

precast restroom facility is currently priced at approximately \$300,000 delivered, with additional costs required for a foundation. Those options provide fewer accommodations than the proposed structure. Additionally, I want to note that there is limited room with the grant funds for the Town employees to assist in the construction with the actually building due to procurement requirements. Essentially, we are in a position to either move forward or significantly re-scope this restroom.

a significant amount of funding doing much of this work in house, we have also been able to capitalize on grant funding as well. These are valuable achievements for the overall cost to benefit ration of the project, doing this sets us up to absorb some the unexpected like the restroom. I do have concerns if post pone and go back out, how much benefit will we actually realize as we continue to push timelines in this economic environment.



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