



Capital Project Update Sept 8, 2026

Summary

- 1) On Budget when incorporating change orders:

Original Contract Sum	1,470,092.60
Net Change by Change Orders	\$267,585.95
Contract Sum to Date	1,737,678.55
Total Completed to Date	1,622,302.00
Retainer (5% of Completed Work)	81,115.10
Total Earned Less Retainage	1,541,186.90
Balance to Finish	196,491.65

- a. See Change Order Request below

- 2) On Schedule – Target Completion Date mid-October
 - a. Critical Path items for each of 4 sections remains as per original schedule
 - b. Critical Path items are either furnishings or monument
 - c. Delayed city approval for shelter in Daybreak – install date pending

Discussion

- 1) Grand Opening Ceremony?
 - a. Intention is to have some event at each location except Culebra entrance during weekend of October 2-4
- 2) Boulder wall in playground in Daybreak
 - a. Backstory unknown- how did we move from boulders to desired stadium seating back to boulders
 - b. Signed city plans have boulder wall – complete
 - c. Exploring way to fill in gaps between boulders to prevent snake infestation – change order submitted
 - d. Additional concrete curb required for proper Pour in Place (PIP) - \$18k-complete
- 3) Change Order topics
 - a. Lights for Signage at Culebra – Approved at \$2,437.50
 - b. Landscape band at String of Pearls next to road
 - i. Lesanne preparing quote for explore 2 plans

1. ¾" road base (crusher fine) with intermittent 2'x2' granite boulders
2. ¾" road base (crusher fine) with either switch grasses or fountain grasses
 - a. Irrigation impact unknown
- c. Adult Exercise Equipment
 - i. See appended presentation from Greenfields
 - ii. Working directly thru Greenfield – eliminate markup from Hall
 - iii. Considerations for discussion
 1. Socialization opportunity (somewhat limited because at edge of community)
 2. Utilities consideration – all equipment grounded based on other Excel easement experience in Colorado
 3. Heat – requested Greenfields to include 1-2 sails for cover
 - 4.

Updates by region

- 1) Westridge Park
 - a. Irrigation and Landscape at base of stairs initiated and completion slated for late September
 - b. Bench replacement underway
- 2) Culebra Entrance
 - a. Monument construction underway- slight movement due to utilities
 - b. Expected completion by end of September (moved up)
- 3) Pearls
 - a. Garbage cans – one was missing. Will pour concrete in coming weeks and install can
 - b. Adult Exercise Equipment – separate discussion after this
- 4) Daybreak
 - a. Pour in Place sub-surface was in great shape – credit of \$8375 for less work (next invoice)
 - b. Vandalism to PIP – minimized
 - i. Police report
 - c. Turf condition (of both city parks)
 - i. City owned
 - ii. City not allowing sod replacement due to drought conditions
 - iii. Will need to work with city in spring to remediate sod damage

COR Register

COR Number	Brief Summary	Cost	Status
1	Removed (original PIP COR)		Closed. Not Approved
2	PIP Option A – add only on new PIP	\$107k	Closed. Not Approved
3	PIP Option B – replace existing PIP	\$207k	Closed. Not Approved.
4	PIP Option C - removing all existing PIP surface, repairing the existing concrete underlayment, pouring the new concrete underlayment, and pouring the entire PIP area with new material.	\$215k	Closed. Approved
5	Amenity Removal (slack line/Frisbee golf)	(\$5328)	Closed. Savings Incorporated
6	Addl. Carousel tables- was inadvertently omitted somewhere in the bid process	\$28k	Closed. Approved.
7	Internal COR for Hall		No action required / No cost change
8	Relocate 3 evergreen, 1 locust near pavilion and 2 trees near playground in Daybreak and 2 trees at Westridge	\$5k	Closed. City Arborist aligned and approved move of some trees.
9	Relocate trees via spade truck. Located within Daybreak and Westridge	TBD	Closed. Approved. Most trees moved by spade. 2 trees remain in Westridge About \$250-300 more per tree (\$750 vs \$1000)
10	Overseeding in String of Pearls	TBD	Closed. See TBD landscape improvement below.
11	Request to extend for tax purposes	No Cost	Signed. Closed
12	Swing to 10' – price does not include addl. PIP space (approx. double cost of PIP). City approval discussion	\$29k	Not approved. Closed
15	Tree(s) removal (string of pearls)		Rejected
16	Tree Space (additional trees)	\$1625.42	Approved
17	Tree Relocation	(\$3672.24)	Approved
18	Curb between PIP and Boulders	\$18,651	Approved – complete
19	Replace 16 city owned benches with updated benches	\$72,123.60	Not signed. Exploring options
20	Spot Lights on new Culebra Monument	\$2437.50	Approved - complete
TBD	Slack Line alternative	TBD	Approval to evaluate adult exercise equipment NTE \$100k
TBD	Landscape band improvement options	TBD	Architerra Group provided concept drawings. Intention is to bid out based on concept drawings.