

Capital Project Update Nov 10, 2026

Summary

Original contract: $1.47M.
Current approved spend: $1.865M

Original Contract Sum	1,470,092.60
Net Change by Change Orders	$395,620.39
Contract Sum to Date	1,865,712.99
Total Completed to Date	1,865712.99
Retainer (5% of Completed Work)	92,975.94
Total Earned Less Retainage	1,766,542,89
Balance to Finish	99,170.10

1) On Original Schedule – Target Completion Date early November
    a. >95% complete

Discussion

1. Closing out Storm Water/ Erosion Control Permits are the primary hurdle to finishing. Daybreak considered 70%, Westridge is almost 70%, String of Pearls +/- 60%.
2. The city has to approve the locations for all the tables under the cover at Daybreak before anchoring them into position. Meeting City this Thursday, November 12th.
3. Culebra entrance beautification. Rendering and COR in place.
4. Need to address potential additional winter watering needs.
5. We have a 'homeless' cooking grate/grill at Daybreak that needs anchored somewhere or needs to go somewhere. Thoughts?
6. City left (?) two benches in Lookout Park. Do we want them or do we call the city to pick up?
7. Testing a polymer additive (to be added tomorrow, November 11th) to the crusher fine near the basketball court to see if it will hold the crusher fine in place. Will evaluate in coming weeks. If successful, will consider in all locations where crusher fine material is confined.
8. Discussion on how to sustainably allow neighbors access to bocce balls and the foosballs on site - some way to lock and provide access in a controlled manner.
9. Outdoor exercise equipment
    1) Xcel update – 11 feet max (aka no sails)
    2) Exploring 2 options (see separate attachment)

a. Fitness Rig only - primarily calisthenics
b. Stand-alone stations (6) – primarily strength

3) Grand Opening Ceremony - spring

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	Bench eta end of October
~~20~~	~~Spot Lights on new Culebra Monument~~	$2437.50	Approved - complete
~~25/26/27~~	~~Sod/Rock fill/additional concrete on Daybreak rock wall~~	$17,550	Approved. Work to be started soon
~~30~~	~~Replace gravel with artificial turf on Bocce Ball court~~	$18,613	Complete.

TBD	Slack Line alternative	TBD	Exploring 3 lower cost options for outdoor exercise equipment – recommend we not consider in scope for this round of activity
TBD	Landscape band improvement options	TBD	Bid review in board meeting 11/11
33	Concrete pad extension required for Lookout Park benches (2+2)	4,567.00	Approved – complete. Needed longer pads for new benches. 2 @ Lookout and 2% trail end.
34	Culebra entrance improvement	TBD	In discussion phase. Hall has provided quotes and rendering for consideration.