



Capital Project Update August 11, 2026

Summary

- 1) On Budget when incorporating change orders:

Original Contract Sum	1,470,092.60
Net Change by Change Orders	\$248,544.07
Contract Sum to Date	1,717,636.67
Total Completed to Date	717,726.45
Retainer (5% of Completed Work)	35,886.32
Total Earned Less Retainage	681,840.13
Balance to Finish	1,035,796.54

- a. See Change Order Request below
 - b. All payout requests by Hall are reviewed and signed off by Andy Laycock with Ascent
- 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. This week – Gaga Pit, Demo Playground/install swing / drainage in Pearls / crusher fine
 - d. Risk – city approval for shelter in Daybreak (cannot start fabrication until city approves building permit)

Discussion

- 1) Payout schedule – what to expect?
- 2) Grand Opening Ceremony?
- 3) Extra Picnic table at Daybreak
 - a. Christian – open space?
- 4) Slack Line Alternative
 - a. Significant open space
 - b. Discussion
 - i. Fall zone considerations
 - ii. Currently mulch like material
 - c. Options

- i. Springy toys for tots
 - ii. Adult Exercise Zone
 - iii. Boulders (repurpose)
- 5) Benches in city park
 - a. Very unsightly / city will not replace anytime soon (5 yr+)
 - b. Consider replacement?
 - i. New benches matching city approved benches going in Daybreak – less overall cost than powder coating existing benches (~\$4-5k per bench)
 - ii. Minimum 6 benches in Westridge and Daybreak
- 6) Repurposing boulders from playground
 - a. Most sandstone and claystone – rapid degrading over time
 - b. City approval required for adding to city parks
 - c. LR Open Spaces
 - d. Used to redirect bike traffic in neighborhood
 - e. Decision needed – Keeson haul off tomorrow?
- 7) Change Order topics
 - a. Lights for Signage at Culebra
 - i. ~7-10k
 - ii. No impact on schedule
 - b. Deteriorated vegetation next to road in Pearls (outside scope). Options;
 - i. Soil Amendment / overseeding (hydro-mulch)
 - 1. Roughly \$1k/2k sq feet
 - 2. School bus kids
 - 3. Likely same in couple years
 - ii. Xeriscape approach similar to LR Drive
 - 1. Concrete pad for school bus route (permanent)
 - iii. Bids from Keeson / Hall

Updates by region

- 1) Westridge Park
 - a. Gaga Pit to be installed this week
 - b. Boulder selection of base of stairway in process (2-3 trips to quarry)
 - c. Irrigation and Landscape at base of stairs slated for late September
 - d. City has repaired pullback of existing Pour in Place (PIP)
 - e. Tree relocations complete
- 2) Culebra Entrance
 - a. Monument construction underway – color palate selected
 - b. Expected completion by mid-October
- 3) Pearls
 - a. Extra watering required to sod to take has tapered down. Expectation is to meet city restrictions by end of August
 - b. Expected completion of Pearls by end of August
- 4) Daybreak
 - a. Pour in Place change order approved for \$215k. May be less if concrete under PIP acceptable

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	Request to extend for tax purposes	No Cost	Signed. Closed
11	Soil amendment / Overseed in the String		Recommend bid by both Hall and Keeson (similar methods- hydro-mulch?)
12	Swing to 10' – price does not include addl PIP space (approx. double cost of PIP). City approval discussion	\$29k	Not approved. Closed
13	Spot Lights on new Culebra Monument	TBD	Recommend approval if under \$15k
14	Slack Line alternative	TBD	Seeking alignment on what alternative to repurpose space