

AGENDA ITEM REPORT

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To: Town Council

Subject: Discuss and receive direction regarding bid submissions for the Jobson Park Improvements Project.

Meeting: Town Council - July 13, 2026

Department: Parks

Staff Contact: Thomas Anich

SUGGESTED ACTION:

BACKGROUND INFORMATION:

On April 28, 2025, the Town Council awarded a professional services contract to Halff Associates for landscape architecture, civil engineering, surveying, structural engineering, mechanical, electrical, and plumbing (MEP) engineering, bidding assistance, and construction administration services for the Jobson Park Improvements Project.

At the outset of the design process, Halff Associates was directed to develop a comprehensive park design that included two new baseball fields, a multipurpose field, park restrooms, a playground, walking trails, pavilions, park lighting, expanded parking, and landscaping improvements.

During the September 8, 2025, Joint Town Council and 4B Board meeting, direction was provided to advance the project through 100 percent design and prepare bid documents with deductive alternates. This approach would allow the Town Council to prioritize project components and adjust the scope, if necessary, to remain within the available construction budget.

At the October 27, 2025, Town Council meeting, staff provided a project update and received direction to continue the design through the 60 percent completion phase. During that meeting, a Council Member requested additional evaluation of the proposed playing surface. At the November 10, 2025, Town Council meeting, the Council directed staff to proceed with natural

grass as the preferred playing surface and continue the project through 100 percent design.

Following completion of the 60 percent design milestone, staff presented a project update to the Town Council on February 7, 2026, and received authorization to continue to final construction documents. On April 27, 2026, staff advised the Council that the project remained on schedule for completion of the 100 percent construction documents in May 2026 and that the project would be publicly advertised for competitive bids upon completion.

The project was advertised for bids on May 12, 2026. A virtual pre-bid conference was conducted on June 18, 2026, by Town staff and Halff Associates to answer questions from prospective contractors. Bids were publicly opened on June 26, 2026, with fifteen (15) bids received. Each bidder submitted a base bid along with pricing for deductive alternates. The apparent low base bid totaled **\$6,661,163.04**, with **\$2,571,476.78** in available deductive alternates.

At the July 13, 2026, Town Council meeting, staff will present a tabulation of all bid submissions, the available deductive alternates, and an overview of the complete project scope. Staff will also provide estimated operational and maintenance costs associated with the fully constructed park. Following Council discussion and direction regarding the desired project scope, staff will proceed with due diligence on the apparent low bidder and return to the Town Council with a recommendation for contract award.

FINANCIAL IMPACT:

On July 28, 2025, the Town Council authorized a Notice of Intent to issue Certificates of Obligation (COs), which included \$8.3 million for the Jobson Park Improvements Project, consisting of \$1.3 million for design services and \$7.0 million for construction.

ATTACHMENTS:

[Bid Results.pdf](#)