

April 4, 2022

Draft Council Communication

RE: Recommendation Regarding Trailhead at Cadillac Commons Construction

In 2018 the City was awarded a grant through the Michigan Natural Resources Trust Fund for the extension of the White Pine Trail and construction of a new trailhead. This project – The Trailhead at Cadillac Commons - is part of the development of the Cadillac Commons, which has been a transformational placemaking project in the City. The Trailhead at Cadillac Commons includes the extension of the White Pine Trail from the South Street & Lake Street intersection approximately 900-feet north to the corner of Cass and Lake Streets, in addition to providing a new trailhead location.

At a special meeting related to the project, Council asked that the project be rebid with the decision to redirect the location of the trail extension onto the roadway, and various other alternatives regarding the trailhead and road crossing. The following bids were received and included several alternatives requested by Council.

Contractor Name	Base Bid	Alternate 1 Reconstruct Entire Parking Lot	Alternate 2 Trail Crossing at Cottage Street	Alternate 3 Picnic Shelter
CJ's Excavating	\$416,247.19	\$28,661.60	\$8,778.73	\$63,098.30
Crawford Contracting, Inc.	\$466,946.96	\$23,975.00	\$8,448.55	\$71,207.50
Salisbury Excavating, Inc.	\$542,402.60	\$58,031.50	\$11,167.30	\$54,103.50
Malley Construction, Inc.	\$569,759.50	\$50,210.00	\$10,952.50	\$59,449.50
Greenscape General Contracting	\$649,208.01	\$33,743.50	\$14,395.88	\$100,800.00

Review of the bid package and bids by the Michigan Department of Natural Resources is in process and approval to award the construction contract is expected very soon.

Project Components

For evaluation purposes, the base bid for the project includes all components of the project that are required by the grant that the City received from the State. The bid documents for the project also included three alternates:

Alternate 1 - Fully reconstruct parking lot

Additional funds required to create a 20-year life parking lot. If not selected, maintenance activities will be performed to elongate the life of the parking lot. These activities will be more minor costs every 3 to 4 years. This alternate is not included in the final recommendation.

Alternate 2 - Crossing at Cottage Street

Based on a safety analysis by a Traffic and Safety Engineer, the Cottage Street crossing is not included in the final recommendation.

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Alternate 3 - Picnic Shelter

Additional grant resources from a separate placemaking grant and other sources will be sought to fund all or a portion of the picnic shelter costs. It is being recommended that this alternate is approved as a part of this Council action, but construction of the shelter will not be undertaken immediately pending application and notification regarding these other grant applications. Approving this alternate allows the current construction to prepare the site to add the shelter when appropriate. Adjustments to the layout and concrete placement will be made with this year's construction to provide the base infrastructure for the picnic shelter.

Specific pricing for all components of the project is provided in the attached bid tabulation.

Recommendations for Consideration

Component	Option 1 - Base Bid Only	Option 2 - Base Bid + Alt. 1	Option 3 - Base Bid + Alt. 3
Base Bid	\$416,247.19	\$416,247.19	\$416,247.19
Alternate 1 - Parking Lot		\$28,661.60	
Alternate 3 - Picnic Shelter			\$63,098.30
	\$416,247.19	\$444,908.79	\$479,345.49
Engineering Costs	\$75,000.00	\$75,000.00	\$75,000.00
Total Costs	\$491,247.19	\$519,908.79	\$554,345.49
Outside Funds	\$336,241.35	\$336,241.35	\$336,241.35
Additional Funds Required	\$155,005.84	\$183,667.44	\$218,104.14

Funding the Project

The following chart shows the funding sources for the project, as well as the funds that the City will be required to provide should other funding sources not be available.

Source of Funds	Status	Amount
State of Michigan - Grant	Committed	\$265,200
Cadillac Area Community Foundation	Committed	\$22,500
Cadillac Area Visitors Bureau	Committed	\$5,000
Rotary Club Auction	Received	\$32,000
4Front Credit Union	Committed	\$2,300
Michigan Pipe & Valve	Committed	\$1,200
McClain Cycle and Fitness	Committed	\$2,200
Republic Services	Committed	\$5,881
Total Outside Funds		\$336,281
Project Cost Including Picnic Shelter		\$479,345
Engineering		\$75,000
Additional Funds Required		\$218,064

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Recommended Action

It is recommended that City Council award the contract for construction of the White Pine Trail Extension and Trailhead Construction project to CJ's Excavating, Inc. as presented for the base bid. It is also recommended that a contingency of 15% be added to the contract for inflationary adjustments and field-level quantity changes, for a total contract award of \$478,684.27.

It is also recommended that City Council approve Alternate 3, the addition of the picnic shelter as described under the description of alternate 3 above. This portion of the project will be dependent on the identification of other funding sources, including the application for additional grant funding.



White Pine Trail Extension & Trailhead

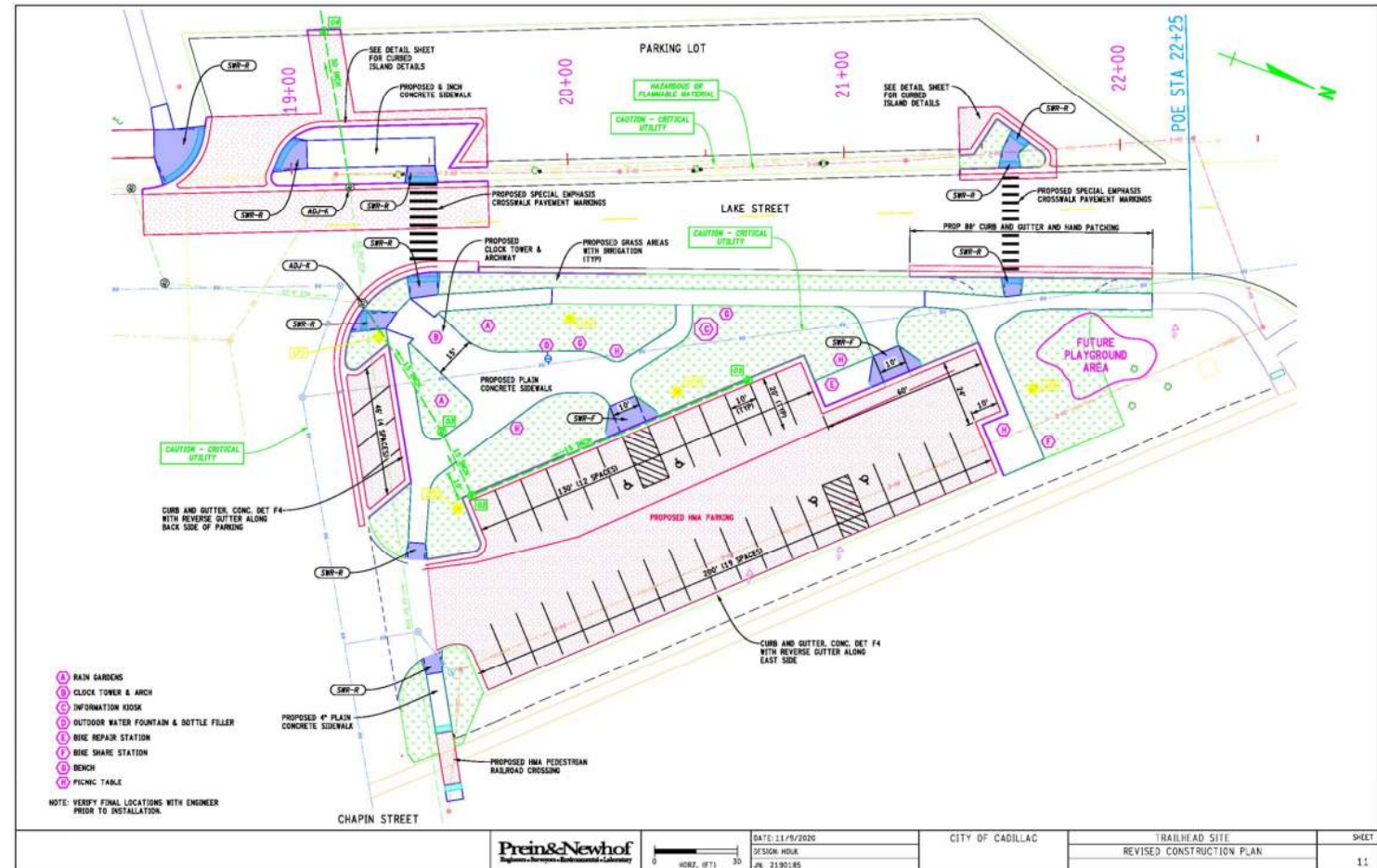
City of Cadillac
February 2022

Prein&Newhof

- (A) RAIN GARDENS
- (B) CLOCK TOWER & ARCH
- (C) INFORMATION KIOSK
- (D) OUTDOOR WATER FOUNTAIN & BOTTLE FILLER
- (E) BIKE REPAIR STATION
- (F) BIKE SHARE STATION
- (G) BENCH
- (H) PICNIC TABLE



Trailhead Lot



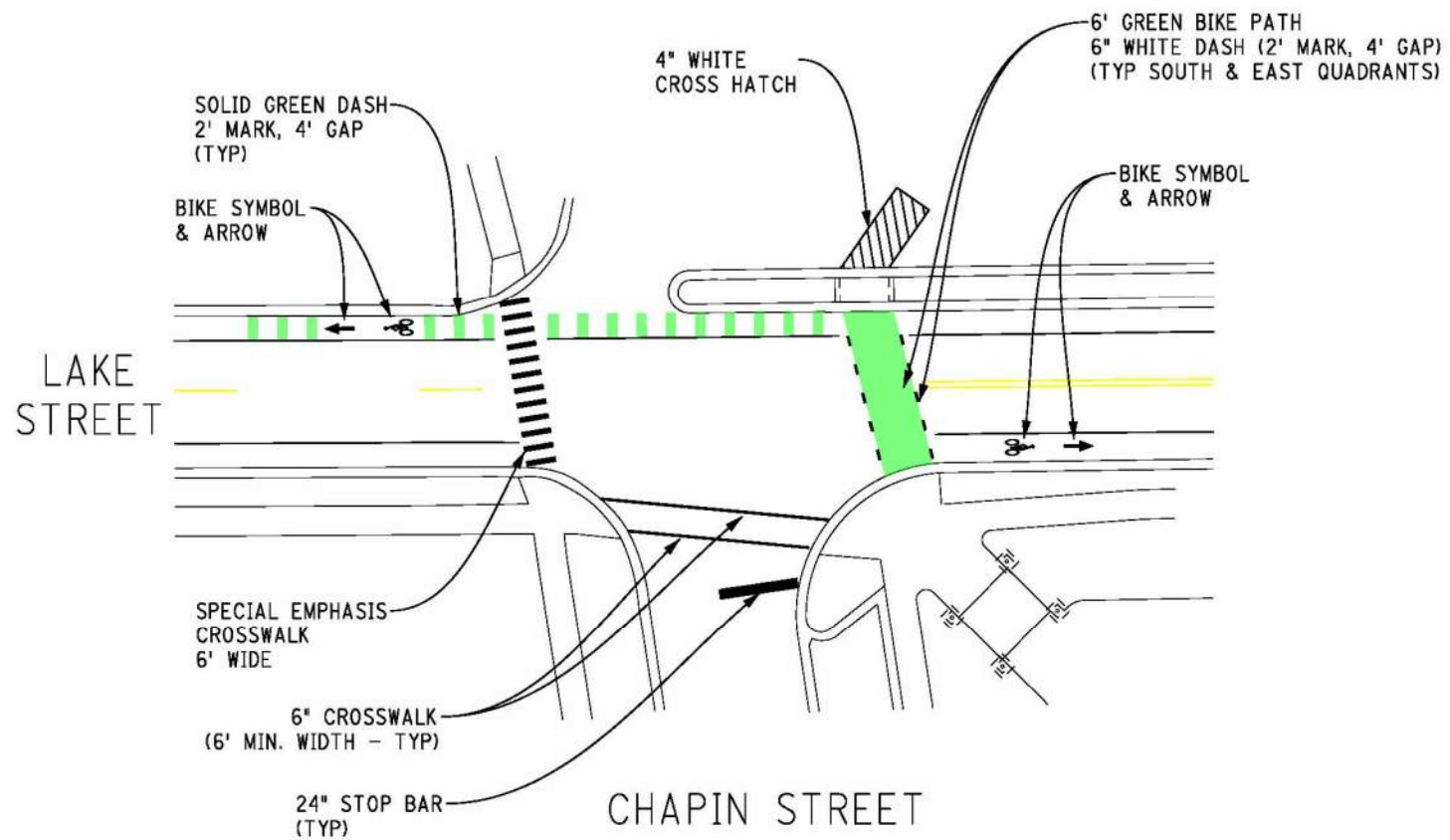
Trailhead Entrance

*Rendering
utilizing the
Clocktower*

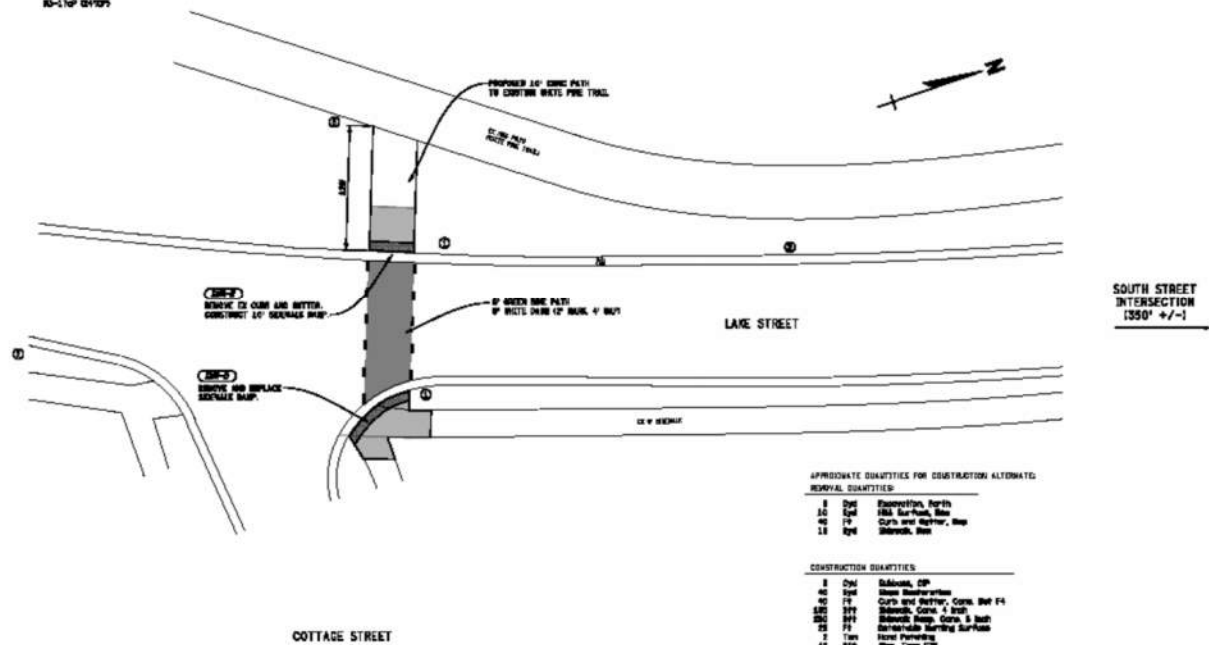


Lake Street





PROPOSED SIGNS (ADDITIONAL SIGNING TO BE DETERMINED)

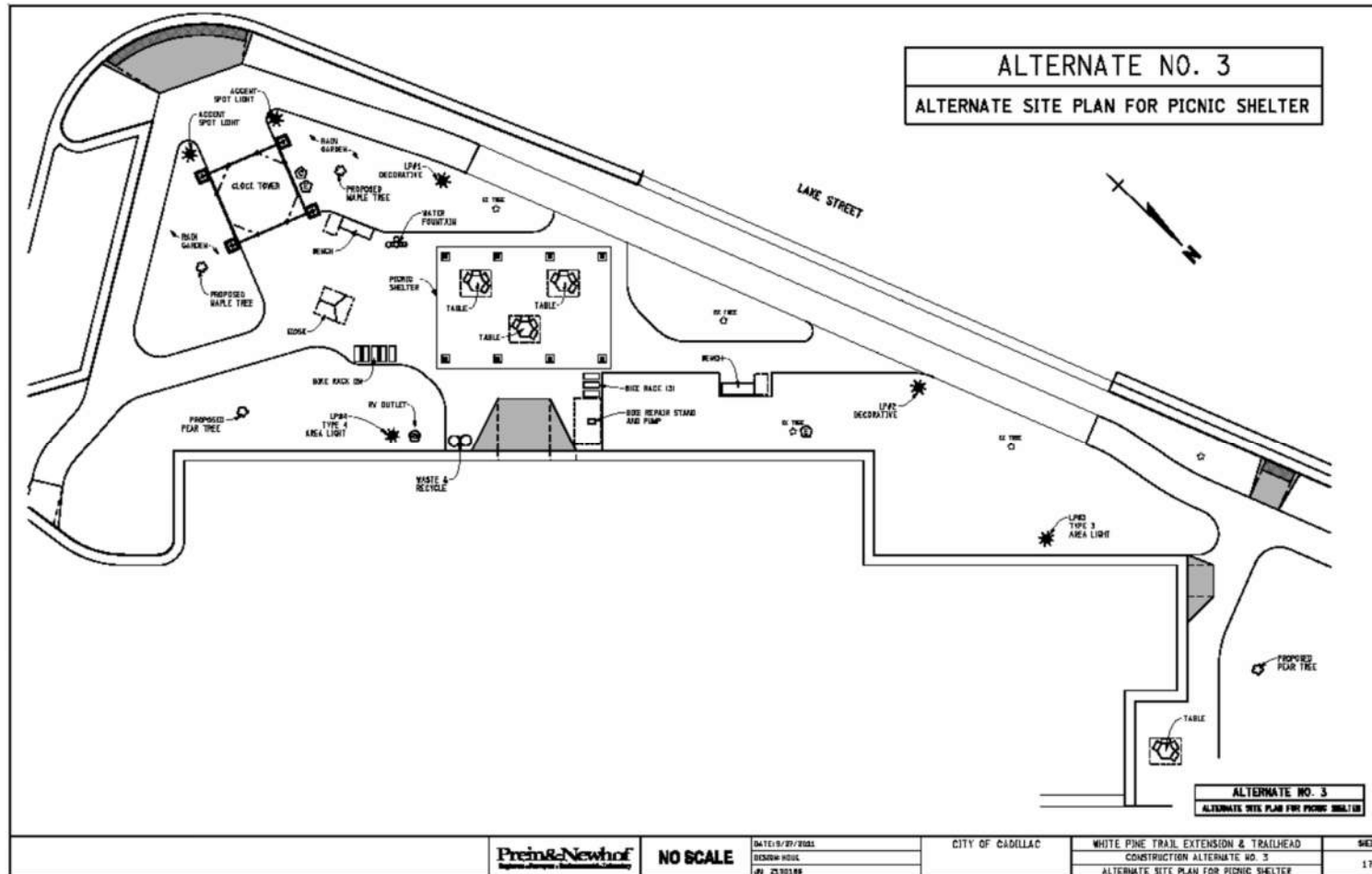


APPROXIMATE QUANTITIES FOR CONSTRUCTION ALTERNATE:
REMOVAL QUANTITIES:

8	Cyl	Excavation, North
10	Cyl	18A Surface, Box
40	Fr	Curb and gutter, Bay
18	Cyl	Manhole, Box

2	Cy	Subbase, CP
40	Syd	Stone Reinforcement
90	Ft	Curb and Retain. Cons. Ref F4
180	Syd	Subbase, Cons. 4 inch
280	Syd	Subbase Reem. Cons. 8 inch
25	Ft	Concrete Side Slurting Surface
2	Ton	Hotl. Painting
45	Syd	Rein. Type S28
130	Ft	Port. Steel. 3 to

ALTERNATE NO. 2
TRAIL CROSSING AT COTTAGE ST.



Frein & Newhof
Landscape Architecture & Planning

NO SCALE

DATE: 8/27/2008
DESIGN NO: 2510189

CITY OF CADILLAC

WHITE PINE TRAIL EXTENSION & TRAILHEAD
CONSTRUCTION ALTERNATE NO. 3
ALTERNATE SITE PLAN FOR PICNIC SHELTER

SHEET
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Bid Tabulation Summary

Contractor Name		Base Bid Amount without Alternates	Alternate No. 1 Reconstruct Entire Parking Lot	Alternate No. 2 Trail Crossing at Cottage Street	Alternate No. 3 Picnic Shelter
1st	CJ's Excavating, Inc	\$416,247.19	\$28,661.60	\$8,778.73	\$63,098.30
2nd	Crawford Contracting, Inc.	\$466,946.96	\$23,975.00	\$8,448.55	\$71,207.50
3rd	Salisbury Excavating, Inc.	\$542,402.60	\$58,031.50	\$11,167.30	\$54,103.50
4th	Malley Construction, Inc.	\$569,759.50	\$50,210.00	\$10,952.50	\$59,449.50
5th	Greenscape General Contracting	\$649,208.01 *	\$33,743.50	\$14,395.88	\$100,800.00 *

* Denotes correction made by Engineer

Low Bidder

CJ's Excavating, Inc. - Base Bid Amount

\$416,247.19

Alternate No. 1	Alternate No. 2	Alternate No. 3
Reconstruct Entire Parking Lot	Trail Crossing at Cottage Street	Picnic Shelter
\$28,661.60	\$8,778.73	\$63,098.30

Trailhead Funding

TRAILHEAD FUNDING		
SOURCE	AMOUNT	STATUS
State of Michigan (Michigan Natural Resources Trust Fund Grant)	\$265,200	Committed
Cadillac Area Community Foundations	\$22,500	Committed
Cadillac Area Visitors Bureau	\$5,000	Committed
Rotary Club Auction	\$32,000	Received
4Front Credit Union	\$2,300	Committed
Michigan Pipe & Valve	Cost of 1 bench (\$1,200)	Committed
McClain Cycle and Fitness	Cost of Bike Repair Station (\$2,200)	Committed
Republic Services	Cost of 3 sets of waste and recycle containers (\$5,881)	Committed
Subtotal of Funds Committed/Received	\$336,281.00	

Prein&Newhof

Engineers • Surveyors • Environmental • Laboratory

3355 Evergreen Dr. NE Grand Rapids, MI 49525

t. (616) 364-8491 f. (616) 364-6955

Bid Tabulation

Owner: City of Cadillac				1st CJ's Excavating, Inc.	
Project Title: White Pine Trail Extension and Trailhead TF17-0091					
Bid Date & Time: November 3, 2021 at 2:00 p.m.		Project #: 2190185			
Item No.	Description	Quantity	Unit	Unit Price	Total Amount
1	Mobilization, Max. \$30,000	1	LSUM	\$30,000.00	\$30,000.00
2	Maintaining Traffic and Site Protection, Max. \$5,000	1	LSUM	\$5,000.00	\$5,000.00
3	Excavation, Earth	400	Cyd	\$10.23	\$4,092.00
4	Tree, Rem, 6 inch to 18 inch	2	Ea	\$488.60	\$977.20
5	Cold Milling, HMA Surface	870	Syd	\$4.11	\$3,575.70
6	HMA Surface, Rem	1,496	Syd	\$3.97	\$5,939.12
7	Pavt, Rem	45	Syd	\$7.92	\$356.40
8	Curb and Gutter, Rem	1,086	Ft	\$7.87	\$8,546.82
9	Sidewalk, Rem	362	Syd	\$6.78	\$2,454.36
10	Dr Structure, Rem	4	Ea	\$827.65	\$3,310.60
11	Sewer, Rem, Less than 24 inch	84	Ft	\$9.85	\$827.40
12	Sewer, Rem, 24 inch to 48 inch	84	Ft	\$11.83	\$993.72
13	Subbase, CIP	220	Cyd	\$12.21	\$2,686.20
14	Embankment, CIP	50	Cyd	\$6.16	\$308.00
15	Approach, CI I, 6 inch (21AA)	826	Syd	\$12.47	\$10,300.22
16	HMA Approach	200	Ton	\$205.00	\$41,000.00
17	Hand Patching	37	Ton	\$275.00	\$10,175.00
18	Curb and Gutter, Conc, Det F4	866	Ft	\$22.39	\$19,389.74
19	Driveway Opening, Conc, Det M	55	Ft	\$22.16	\$1,218.80
20	Sidewalk, Conc, 4 inch	825	Sft	\$5.44	\$4,488.00
21	Sidewalk, Conc, 6 inch	4,750	Sft	\$6.09	\$28,927.50
22	Sidewalk, Ramp, Conc, 6 inch	1,154	Sft	\$6.69	\$7,720.26
23	Detectable Warning Surface	109	Ft	\$82.00	\$8,938.00
24	Dr Structure, 48 inch dia	4	Ea	\$3,033.81	\$12,135.24
25	Dr Structure, 48 inch dia (Perforated Sump)	1	Ea	\$3,814.90	\$3,814.90
26	Dr Structure, 72 inch dia	2	Ea	\$4,984.70	\$9,969.40
27	Sewer, CI E, 12 inch, Tr Det B	275	Ft	\$37.66	\$10,356.50
28	Sewer, CI E, 30 inch, Tr Det B	84	Ft	\$82.51	\$6,930.84
29	Dr Structure, Cover, Adj, Case 1	1	Ea	\$387.60	\$387.60
30	Dr Structure Cover, Type G	1	Ea	\$784.04	\$784.04
31	Dr Structure Cover, Type K	6	Ea	\$1,092.27	\$6,553.62
32	Dr Structure Cover, ADA Gutter	1	Ea	\$1,013.00	\$1,013.00
33	Dr Structure, Tap, 30 inch	1	Ea	\$1,202.30	\$1,202.30
34	Culv End Sect, Conc, 30 inch	1	Ea	\$1,848.90	\$1,848.90
35	Water Service, Copper Type K, 3/4 inch	10	Ft	\$98.28	\$982.80
36	Water Service, Corporation Stop, 3/4 inch	1	Ea	\$224.00	\$224.00
37	Water Service, Curb Stop and Box, 3/4 inch	1	Ea	\$388.30	\$388.30
38	Gate Box, Adj	1	Ea	\$465.00	\$465.00
39	Erosion Control, Inlet Protection, Fabric Drop	8	Ea	\$126.51	\$1,012.08
40	Erosion Control. Silt Fence	100	Ft	\$3.35	\$335.00

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Bid Tabulation

Item No.	Description	Quantity	Unit	Unit Price	Total Amount
41	Riprap, Plain	10	Syd	\$139.62	\$1,396.20
42	Pavt Mrkg, Waterborne, 6 inch, White	2,435	Ft	\$0.55	\$1,339.25
43	Pavt Mrkg, Waterborne, 4 inch, Yellow	925	Ft	\$0.55	\$508.75
44	Pavt Mrkg, Waterborne, for Parking Lot, 4 inch, White	710	Ft	\$1.50	\$1,065.00
45	Pavt Mrkg, Waterborne, for Parking Lot, 4 inch, Blue	300	Ft	\$1.75	\$525.00
46	Pavt Mrkg, Polyurea, 6 inch, Crosswalk	440	Ft	\$2.95	\$1,298.00
47	Pavt Mrkg, Polyurea, 12 inch, Crosswalk	210	Ft	\$5.95	\$1,249.50
48	Pavt Mrkg, Polyurea, 24 inch, Stop Bar	100	Ft	\$12.95	\$1,295.00
49	Pavt Mrkg, Polyurea, Bike, Small Symbol	6	Ea	\$140.00	\$840.00
50	Pavt Mrkg, Polyurea, Directional Arrow Symbol, Bike	6	Ea	\$140.00	\$840.00
51	Pavt Mrkg, Polyurea, Accessible Symbol	4	Ea	\$150.00	\$600.00
52	Pavt Mrkg, Bike Lane, Green	1,100	Sft	\$12.50	\$13,750.00
53	Post, Steel, 3 lb	362	Ft	\$6.50	\$2,353.00
54	Sign Type IIIB	116	Sft	\$18.00	\$2,088.00
55	Light Stn Fdn, Special	4	Ea	\$850.00	\$3,400.00
56	Decorative Light Pole Attachments	1	LSUM	\$20,253.07	\$20,253.07
57	Decorative Light Pole Assembly	2	Ea	\$0.05	\$0.10
58	Area Light Pole Assembly, Type 3	1	Ea	\$0.05	\$0.05
59	Area Light Pole Assembly, Type 4	1	Ea	\$0.05	\$0.05
60	Lighting Control Panel and Enclosure	1	Ea	\$2,000.00	\$2,000.00
61	Handhole, Elec	4	Ea	\$0.05	\$0.20
62	Clock Tower Controller and Lighting, Salv and Reconnect	1	Ea	\$1,500.00	\$1,500.00
63	Accent Spot Light for Clock Tower	2	Ea	\$650.00	\$1,300.00
64	Outdoor Receptacle, 20 Amp	8	Ea	\$650.00	\$5,200.00
65	RV Outlet Panel, 50/30/20 Amp	1	Ea	\$950.00	\$950.00
66	Electrical Service, Allowance	5,000	Dlr	\$1.00	\$5,000.00
67	Bench	2	Ea	\$1,181.23	\$2,362.46
68	Picnic Table, ADA Accessible	4	Ea	\$1,520.31	\$6,081.24
69	Waste Receptacle	1	Ea	\$1,384.90	\$1,384.90
70	Bicycle Rack	8	Ea	\$908.06	\$7,264.48
71	Bicycle Repair Stand and Pump	1	Ea	\$2,161.00	\$2,161.00
72	Outdoor Water Fountain	1	Ea	\$8,253.12	\$8,253.12
73	Clock Tower, Concrete Footings	1	LSUM	\$7,655.60	\$7,655.60
74	Clock Tower, Steel Fabrication and Installation	1	LSUM	\$17,983.00	\$17,983.00
75	Information Kiosk	1	Ea	\$6,837.48	\$6,837.48
76	Recycle Receptacle	1	Ea	\$1,521.80	\$1,521.80
77	Slope Restoration	1,240	Syd	\$6.43	\$7,973.20
78	Automated Irrigation System	1	LSUM	\$6,933.00	\$6,933.00
79	Underdrain, Subgrade, 4 inch	250	Ft	\$13.25	\$3,312.50
80	Storm Water Filtration Biomass, and Mulch	100	Cyd	\$33.86	\$3,386.00
81	Freeman Maple, 3 inch	2	Ea	\$762.62	\$1,525.24
82	Autumn Blaze Pear, 3 inch	2	Ea	\$861.00	\$1,722.00
83	Anise Hyssop, 1 Gal	10	Ea	\$14.76	\$147.60
84	October Skies Aster, 1 Gal	11	Ea	\$14.76	\$162.36
85	Joe Pye Weed, 1 Gal	8	Ea	\$17.22	\$137.76
86	Butterfly Weed, 1 Gal	9	Ea	\$17.22	\$154.98

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Bid Tabulation

Item No.	Description	Quantity	Unit	Unit Price	Total Amount
87	Dwarf Lake Iris, 1 Gal	27	Ea	\$17.22	\$464.94
88	Black Eyed Susan, 1 Gal	16	Ea	\$14.76	\$236.16
89	Tara Prairie Dropseed, 1 Gal	12	Ea	\$17.22	\$206.64
Total Bid					\$416,247.19 *
Participating Grant Items					\$377,143.69
Non- Participating Grant Items					\$39,103.50

* Denotes correction made by Engineer

Alternate No 1					
Reconstruct Entire Parking Lot					
5	Cold Milling, HMA Surface	-870	Syd	\$4.11	-\$3,575.70
6	HMA Surface, Rem	870	Syd	\$3.97	\$3,453.90
3	Excavation, Earth	150	Cyd	\$10.23	\$1,534.50
15	Approach, Cl I, 6 inch (21AA)	870	Syd	\$12.47	\$10,848.90
16	HMA Approach	80	Ton	\$205.00	\$16,400.00
Total Cost for Alternate No. 1					\$28,661.60

Alternate No 2					
Trail Crossing at Cottage Street					
6	HMA Surface, Rem	10	Syd	\$3.97	\$39.70
3	Excavation, Earth	8	Cyd	\$10.23	\$81.84
8	Curb and Gutter, Rem	40	Ft	\$7.87	\$314.80
9	Sidewalk, Rem	18	Syd	\$6.78	\$122.04
13	Subbase, CIP	5	Cyd	\$12.21	\$61.05
77	Slope Restoration	40	Syd	\$6.43	\$257.20
17	Hand Patching	2	Ton	\$275.00	\$550.00
18	Curb and Gutter, Conc, Det F4	40	Ft	\$22.39	\$895.60
20	Sidewalk, Conc, 4 inch	165	Sft	\$5.44	\$897.60
22	Sidewalk, Ramp, Conc, 6 inch	260	Sft	\$6.69	\$1,739.40
23	Detectable Warning Surface	26	Ft	\$82.00	\$2,132.00
53	Post, Steel, 3 lb	135	Ft	\$6.50	\$877.50
54	Sign Type IIIB	45	Sft	\$18.00	\$810.00
Total Cost for Alternate No. 2					\$8,778.73

Alternate No 3					
Picnic Shelter					
90	Picnic Shelter	1	LSUM		\$57,466.80
91	Picnic Shelter Lighting and Receptacles	1	LSUM		\$3,500.00
21	Sidewalk, Conc, 6 inch	350	Sft	\$6.09	\$2,131.50
Total Cost for Alternate No. 3					\$63,098.30