



UNIVERSITY PARK CITY COUNCIL AGENDA MEMO

Meeting Date:
12/16/2025

Item Type:
Action Item

Subject: Centennial Park Phase III GMP (Guaranteed Maximum Price)

Prepared By: Sean Johnson, Parks and Recreation Director

Background:

In 2024, Council approved a plan to renovate Centennial Park in celebration of the City's 100th birthday. The City contracted with Dunaway & Associates for architectural services to develop this master plan and concept plans.

A Construction Manager at Risk (CMAR) contract for this project was awarded to AUI partners at the September 3, 2024 City Council meeting for a total amount not to exceed \$3.9 million.

At the October 15, 2024 meeting City Council approved Phase I monument signage not to exceed \$297,689. Phase I has recently been completed and Phase II "Creekside Terrace" designs have been finalized.

At the April 15, 2025 City Council meeting, council approved meeting City Council approved Guaranteed Maximum Pricing (GMP) for Phase II "Creekside Terrace" improvements not to exceed \$609,024. Phase II has now been completed.

AUI recently conducted bid openings for Phase III improvements satisfactorily per city purchasing requirements. The cost for the revised Phase III components is not to exceed \$2,050,650.00. The grand total GMP for the entire project \$2,957,363.00. This total does not include improvements to the Gazebo that will take place at another time.

Staff, along with representatives from Dunaway Consultants, will provide an update on bid results and revised Phase III components and sequencing.

Fiscal Impact:

- ☐ Not Applicable
- ☐ Budget Amendment Required
- ☐ Proposed Revenue
- ☒ Proposed Expenditure

Funding Source: FY 2024 Parks CIP Budget

Master Plan Goal:

Please check the associated Theme and provide the corresponding action item number.



	Theme	Action Item(s)
<input checked="" type="checkbox"/>	Affirming Sense of Place	1.3; 2.1; 4.1
<input type="checkbox"/>	Assuring Connectivity	
<input type="checkbox"/>	Innovative Governance	
<input type="checkbox"/>	Technological Integration	
<input type="checkbox"/>	Preparing for the Future	
<input type="checkbox"/>	Not Applicable	

Recommendation:

Staff will take direction from City Council regarding approval consideration of the Phase III GMP bid amount (not to include Gazebo improvements) for a total cost not to exceed \$2,050,650.00

Committee Review (*optional*):

Attachments:

AUI – Centennial Park PH III GMP Revised Proposal
CMAR Advertisement Phase III
Phase III Bid Board