SUNRISE ENGINEERING

1180 North Mountain Springs Pkwy, Springville, Utah 84663
Tel: 801.704.5220

MAPLETON CITY
MAPLETON BIKE PARK

Addendum #2
February 26, 2026

PLANHOLDER:

This Addendum #2 shall become part of the Specifications and Contract Documents of the above-referenced project, and all provisions of the contract shall apply thereto.

Bidders shall acknowledge receipt of all addenda by number in their proposal.

ITEM NO. 1 - Pre-bid Conference Minutes

a. The Pre-bid conference agenda with minutes and meeting sign-in sheet are attached. Bidders are encouraged to review the agenda and minutes for items that may affect Bids. The pre-bid agenda and meeting minutes are considered to be part of the contract documents.

b. Please review the pre-bid conference sign-in sheet and notify the Engineer of any errors or necessary corrections.

ITEM NO. 2 - Tax Requirements

a. As a correction and clarification to an item that was discussed in the pre-bid conference, **this project is not tax-exempt**. The Contractor will be responsible to pay all required taxes in accordance with applicable Laws and Regulations. See the General Conditions for additional information.

ITEM NO. 3 - Project Schedule

a. The substantial completion date for the project has been adjusted to November 6th, 2026. The relevant project manual pages have been revised and are attached.

b. Contractor will be required to submit a preliminary project schedule with their bid.

ITEM NO. 4 - Landscape Irrigation Water Supply

a. Please note that the City's pressurized irrigation system, which will supply the landscape irrigation water for the park, will be turned off around October 15th, 2026. Contractors will need to account for this and ensure any plants, sod, etc. are properly established prior to this time or that alternative plans are made for watering following the irrigation system turn-off.

ITEM NO. 5 - Bike Park Contractor Licensing Requirements

a. As a matter of clarification to a discussion item from the pre-bid conference, the contractor or subcontractor performing work on the bike elements will be required to have an active Utah contractor's license that is applicable to the work they are performing.

   i. The bike elements consist of the bike trails; jump lines and skills areas; and pump tracks as per Document 32 38 10 "Bike Park Contractor Qualifications" and the plans.

ITEM NO. 6 - Revision to Subcontracting Limit

DELETE PARAGRAPH 2.5.A OF DOCUMENT 00 21 13 "INSTRUCTIONS TO BIDDERS" IN ITS ENTIRETY AND INSERT THE FOLLOWING IN ITS PLACE:

A. Bidder shall not subcontract more than **75 PERCENT** of the dollar value of the total contemplated Work (exclusive of the supply of materials and equipment to be incorporated in the Work) without OWNER's prior written approval. OWNER reserves the right, at OWNER's sole discretion, to waive this requirement if OWNER believes that it would be in the best interest of the Project or the OWNER.

ITEM NO. 7 - Restroom Building Revisions

a. The ADA-accessible restroom has been revised to include a plumbing wall for the pavilion area's hose bib (HB-1). See the notes on the attached A1.1 exhibit.

b. The door for the ADA-accessible restroom has been moved. In addition, some fixtures inside the restrooms have been shifted. See the notes on the attached A1.1 exhibit.

c. Sheet A2.1 of the restroom building's advertised plans calls out for an owner-supplied drinking fountain to be installed by the door to the ADA-accessible restroom. This drinking fountain is no longer being included (see notes on the attached A1.1 exhibit). See the UTIL1 sheet in the civil plans for drinking fountain locations.

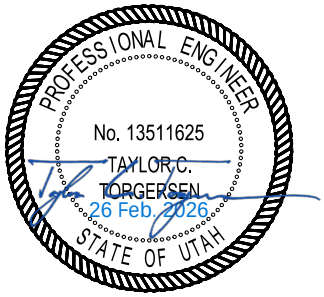
ITEM NO. 8 - Bike Trail and Jump Line Built Feature Submittals

a. Any built features for the bike trails or jump lines are required to have shop drawings and stamped engineered plans submitted for approval.

   i. Built features include wood lips, the shark-fin, roll ins, and any other similar features.

If you have any questions, please feel free to call me at (435) 216-1365.

Sincerely,



Taylor Torgersen, P.E.
Project Engineer

PRE-BID CONFERENCE MINUTES

PROJECT: Mapleton Bike Park
MEETING DATE: 24 February 2026
MEETING TIME: 2:00 PM

AGENDA

Logan Miner, City Parks & Recreation Director
Taylor Torgersen, Project Engineer (Sunrise Engineering)
Derek Anderson, Project Principal (Sunrise Engineering)
Khevar McLeod, Designer (Sunrise Engineering)

I. BIDDING SCHEDULE

A. Documents Posted: Tuesday, February 10, 2026
B. Pre-bid: Tuesday, February 24, 2026, 2:00 PM MST
C. Questions Deadline: March 5, 2026, 3:00 PM MST
    1. Previously an error on the website showing this as 5:00 PM
D. Addendum Deadline: March 10, 2026, 3:00 PM MDT
E. Bid Opening: Thursday, March 12, 2026, 3:00 PM MDT

II. PROJECT DESCRIPTION

A. WORK to be performed primarily includes, but is not limited to, construction of the Mapleton Bike Park on city-owned land near Harmony Ridge Parkway in Mapleton City. The project includes:
    1. Site preparation, grading, and drainage improvements
    2. Asphalt parking areas, concrete curb & gutter, concrete flatwork, paved trails
    3. Water services, sewer services, and electrical improvements
    4. Restroom building
    5. Landscaping, irrigation systems
    6. Asphalt pump tracks, mountain bike trails, and multi-use trails.

III. PLANS & SPECIFICATIONS

A. Civil, Electrical, and Restroom (Plans Set 1)
    1. Hardscape by Others
        a) The south parking lot entrance will have some improvements constructed by the subdivision developer including the ADA ramps and the sidewalk east of the access. Contractor required to coordinate with developer. See plans for details.
    2. Asphalt Trail

a) The asphalt trail north of the park (approx. Sta 14+50 to 19+70) will follow along future C&G that will be installed by the subdivision developer. The developer is responsible for grading the sub-grade along this section.

3. Existing sewer lateral stub
   a) As noted on UTIL1, the existing sewer lateral may be up to 17' below EG.
4. Restroom
   a) Plans shown are the 'bidding set'. Engineered plans available to awarded contractor.
      (1) If bidders have any questions or need any clarification, please submit a question and we can get details from Romtec.
   b) Plumbing wall changes
      (1) A plumbing wall is being added to the ADA restroom to allow for a spigot to be installed on the outside wall.
   c) Layout changes
      (1) Some door locations have been shifted per exhibit.
      (2) Some furnishings/fixtures inside the restrooms have been shifted per exhibit.
   d) Owner-supplied drinking fountain
      (1) The drinking fountain will no longer be installed under the pavilion/restroom area as called out for in the advertised restroom building plans. It will now be installed outside of the pavilion/restroom area.
   e) Restroom exhibit describing changes will be provided for bidders as an addendum item.

B. Landscape and Irrigation (Plans Set 2)
   1. Site Furnishings (Bike racks, benches, etc.)
      a) Installed by others. Contractor required to coordinate with Owner and construct surface mount foundations per LM sheets.

C. Pump Tracks, Jump Lines, and Bike Trails (Plans Set 3)

D. Project Manual
   1. APWA/Mapleton Standards
   2. UDOT Standards
   3. SPs

IV. BID SCHEDULE

A. Materials Testing & Sampling: By Contractor
   1. Includes earthwork, concrete, asphalt, and special inspections

B. Earthwork Items
   1. On-site earthwork and grading:

a) Based on calculated volumes from existing ground model to top of subgrade model
b) Includes earthwork for storm basins
c) Includes earthwork for bike hub
d) Does not include earthwork for bike trails
e) Earthwork associated with this bid item is intended to be paid as a plan quantity item. Prior to construction, the awarded Contractor shall survey the site and verify the earthwork quantity in coordination with Owner. The mutually agreed-upon quantity shall be the basis for payment.
(1) An adjustment to the final quantity for payment may be made if a discrepancy is discovered in the calculated quantity by either the Owner or the Contractor.

2. Import common fill (owner-directed):
a) Item is intended for use only if additional common fill is required to build up the subgrade. This item requires coordination with Owner prior to use.

3. Import structural fill (owner-directed)
a) Item is intended for use only if existing on-site soils are not suitable for use as structural fill. This item requires coordination with Owner prior to use.

C. Backflow Preventer Assembly & Irrigation POC Items
1. As a matter of clarification, the "Backflow Preventer Assembly" bid item covers the assembly located by the southwest access to the small pump track (see UTIL1). This assembly is connected to the end of the 1-1/2" water service lateral.
2. As a matter of clarification, the "Irrigation Point of Connection (POC)" bid item covers the main landscape irrigation point of connection located adjacent to Harmony Ridge Parkway.

D. Install Owner-furnished Restroom Building w/ Pavilion
1. Emphasize that bidder needs to review restroom building plans (prepared by Romtec) to understand what materials and equipment for the restroom building will be provided by Owner and what the Contractor is responsible for.

E. Park Gateway Entrance
1. The revised plan in Addendum 1 is for conceptual purposes only and is intended to convey the general design intent and aesthetic preference of the Owner. Contractor is responsible to provide shop drawings and stamped plans for the entrance structure.
2. Discuss regarding concrete vs CMU for stone veneer column bases.

a) The Owner has no specific preference regarding this item. Selection and design shall be at the Contractor's discretion, provided the item is designed and sealed by a licensed professional and meets the general scope and intent as presented in the Park Gateway Entrance exhibit.

F. Bike Trail Drainage Crossings (Culvert & Rock Armoring)

1. Currently the exact location for drainage crossings is not known. Installation of these items will be coordinated with Owner during construction.

V. OWNER-FURNISHED EQUIPMENT

A. Owner-furnished, contractor-installed (See 01 64 00S)

1. Restroom building

a) Pre-engineered Romtec structure

(1) Owner-furnished

(a) Please review Romtec plans for list of materials supplied by Owner. All other necessary materials need to be procured by Contractor.

(2) Installed by Contractor

2. Drinking fountains

a) Owner will supply drinking fountain.

b) Contractor will install.

(1) Contractor required to supply any miscellaneous pipes, fittings, fabrics, sumps, gravel, etc.

B. Owner-furnished, owner-installed (See 01 11 00S)

Contractor required to coordinate with Owner.

1. Maintenance/storage shed
2. Pump track pavilions and shade sails
3. Playground equipment and poured-in-place surfacing
4. Site furnishings (picnic tables, trash cans, bike racks, bike repair stands)
5. Flagpoles

VI. CONSTRUCTION SCHEDULE

A. Anticipated Start: April 2026

B. Substantial Completion: September 18, 2026

1. Owner will revisit substantial completion date and may revise by addendum.

VII. MISCELLANEOUS

A. Required Bid Submittals (00 21 13) (May disqualify if missing)

1. Bike Park Contractor Qualifications Statement

a) Emphasized that bid submissions need to include bike park contractor qualifications statement as required in Section 32 38 10 Bike Park Contractor Qualifications.
b) If bike park contractor does not currently have the applicable Utah contractor's license, City will allow contractor to obtain license following bid as long as it is in place prior to construction.

2. Bid Form
3. Bid Bond
4. Bid Schedule
5. Status Verification System Affidavit
6. Non-collusion Affidavit of Prime Bidder

B. Discussion on licensing requirements for bike park contractor/subcontractor as required in Section 32 38 10 Bike Park Contractor Qualifications.
   1. Owner/Engineer will clarify in an addendum what the licensing requirements are for the contractor/subcontractor working on bike elements (downhill trails, jump lines, pump tracks, etc.)
   2. The City's intent is to ensure that the contractor or subcontractor performing the work for the bike elements is properly licensed.

VIII. QUESTIONS

A. Is the restroom building a pre-engineered building?
   1. The Owner will supply a pre-engineered Romtec building package. The Contractor shall be responsible for installation of all supplied components on site. Refer to Romtec's Restroom Building Plans for detailed information regarding materials and components to be provided by the Supplier and those required to be furnished and installed by the Contractor.

B. Pump Track has green lines and Avid branding specified. If a different pump track contractor is awarded this scope, can the branding and line color be changed while keeping the city stenciling?
   1. Avid branding and line color will remain as advertised.

C. Is this a lump sum bid or unit price bid?
   1. Unit price bid.

D. Is there a bid schedule provided?
   1. A bid schedule is located in the Project Manual.

E. On the bike trails plan, it shows a clay capping material. Are we expected to get that from the site?
   1. The intent is to utilize as much suitable existing on-site soil as possible for construction of the trail and trail features (jumps, ramps, etc.). However, a clay capping material of higher quality shall be placed as the finished surface layer as described in the plans. Owner and Engineer will provide additional information in an addendum as to the suitability of on-site soils for use as the clay capping material.

F. Will borrow pits be able to be utilized during trail construction?
    1. The intent is to minimize disturbance outside of the bike trail footprint in order to preserve the existing landscape and trees to the greatest extent possible. Borrow pits may be permitted near the upper and lower ends of the bike trail, in previously disturbed areas, or in planned disturbed areas, subject to coordination and approval by the Owner.
G. Are there any liquidated damages for the project?
    1. Yes. Liquidated damages are listed in the Project Manual.
H. Are there any weather constraints on the City-furnished items such as PIP materials etc.? What happens if there is a weather-related delay on those items that impacts the Contractor's schedule.
    1. If weather-related or other conditions affecting City-furnished and -installed items (such as PIP materials) impact the project schedule and are outside the Contractor's control, the City will work with the Contractor to address such impacts, including reasonable schedule adjustments as appropriate.
I. Are the owner-furnished items already ordered so there is not a delay for installation?
    1. The restroom building (pre-engineered Romtec structure) is scheduled to arrive early to mid-June.
    2. All other Owner-furnished items will be procured within the next month. Based on current lead times, these items are not anticipated to cause delays to the project schedule.
J. Does bike trail contractor need to be an active member of Professional Trail Builders Association (PTBA)?
    1. Yes.
K. If the General Contractor (GC) does not have the required bike trail license, can they subcontract that portion of the work out?
    1. If the GC does not possess the required bike trail license, that portion of the work may be subcontracted, provided the subcontractor holds the required license in accordance with the qualifications statement.
L. What submittals are required for the bike features? Shop drawings, stamped plans, etc.?
    1. This will be clarified in an addendum.
M. What's the anticipated date for notice to proceed?
    1. April 15, 2026
N. After the bidding process will the decision be going back to City Council for approval? If so, when is that scheduled to take place?
    1. Yes. City council meets every 1st and 3rd Wednesday of the month.
        a) Anticipated timeline is April 1st or April 15th.
O. There may be issues procuring plant material based on the current project schedule. Is the City willing to work with us on that?
    1. There will be an internal review and discussion of the project schedule, and an addendum may be provided to address these concerns.

P. There is a requirement in the project manual that does not allow more than 50% of the dollar value to be subcontracted without prior written approval. What is the approval process?
    1. This will be clarified in an addendum.
Q. Who will be doing the playground equipment work?
    1. Big T Recreation and Sonntag Recreation

IX. SITE WALK

Note: If there are any errors in this document, please contact the author indicated above within seven calendar days.

PRE-BID CONFERENCE SIGN-IN SHEET

PROJECT: Mapleton Bike Park
MEETING DATE: 24 February 2026
MEETING TIME: 2:00 PM

NAME	ORGANIZATION	EMAIL	PHONE
Taylor Torgersen	Sunrise Engineering	ttorgersen@sunrise-eng.com	435-216-1365
Khevar McLeod	Sunrise Engineering	khevar.mcleod@sunrise-eng.com	435-216-1363
Derek Anderson	Sunrise Engineering	danderson@sunrise-eng.com	801-704-5214
Logan Miner	Mapleton City	lminer@mapleton-ut.gov	385-535-7200
Rob Allred	PRT Builders	bids@prtbuilders.com	435-383-8799
Ben Harwood	RB Construction	ben@rbconstruction.org	385-248-6176
Kaleb Hollstead	Caliber Contractor	kaleb@calibercontractorut.com	208-312-4700
Michelle Hammar	Silver Zone Construction	ap@silverzoneconstruction.com	801-404-6824
J.R. Macdonald	Surge Electric	jrm@surgeutah.com	385-400-4562
Rye Norton	Evans Grader	rye@evansgrader.com	480-338-8148
Robin Ralphs	RBI Inc	roralphs@rbi-inc.org	801-553-0500
Brady Kunz	Forestry and Trails Solutions	trailsltns@gmail.com	970-422-2990
Shelby McCane	S&L Inc	dustin@sandline.com	801-420-4177
Justin Lax	Avid Trails, LLC	justin@avidtrails.com	435-659-4979
Jake Rogers	Great Western Landscape	abel@greatwesternlandscape.com	801-358-6832

Names and contact information listed above have been transcribed from the physical sign-in sheets filled out at meeting or from the Teams chat for those who joined the video call. Please notify Owner or Engineer of any errors or typos.

PJ Graham	Luckydog Recreation	pj@luckydrec.com	208-521-0602
Jackson Hollingshaus	VISCO Construction	Jackson.hollingshaus@buildvisco.com	435-701-1229
Kellen Hyer	Hobble Creek Electric	hobblecreekelectric@gmail.com	801-400-9213
Cole Anderson	Staker Parson	cole.anderson@stakerparson.com	385-575-2559
Eric Mackay	Hughes GC.	eric@hughesgc.com	385-625-8672
Dave Coynel	Quality Asphalt Service	dave@qualityasphaltservices.com	801-420-4718
Nephi Jeffs	VISCO Construction	nephijeffs@buildvisco.com	435-691-9382
Hayden Heaton	Kenny Seng	haydenh@kennyseng.com	801-995-5343
Jake Fisher	K&Z Group	jake.kzgroup@gmail.com	801-647-4952
Shawn Strong	Strong Solutions	info@strongsolutionsutah.com	385-335-0823
Travis Visser	IEC	travis@interwestelectricco.com	435-705-3369
Weston Asay	IEC	weston@interwestelectricco.com	801-857-0264
Haidee Armstrong	Geneva Rock	harmstrong@genevarock.com	720-774-3333
Gavin Mitchell	Roth Landscape	estimating@rothlandscape.com	801-414-4458
Dan Selman	JLR Contractors	dan@jlrcontractors.com	801-900-0752
Steve Theobald	STOUT	stevet@stoutllc.com	801-556-6693
Colby Bird	Surge Electric	colby@surgeutah.com	801-885-0951
Brad Fagg	Got Dirt Construction	brad@gotdirtconstruction.com	801-860-6834
Cortney Boice	Monument Const.	cort@buildmonuments.com	801—830-2678

Names and contact information listed above have been transcribed from the physical sign-in sheets filled out at meeting or from the Teams chat for those who joined the video call. Please notify Owner or Engineer of any errors or typos.

Christian Tabone	CT Electric	christian@ct-electric.net	435-299-2924
JR Kanamu	RC Enterprise	jr@rcecon.com	801-874-4849
Hugo Torres	Elevated Landscaping	elevatedlandscapingpro@gmail.com	801-404-6172
Riley Cherrington	RC Enterprise	riley@rcecon.com	801-420-1233
Corson Bastian	Beck Construction & Excavation	corson@beckconstruct.com	801-870-7922
Victor Lesanu	Cal Wadsworth Construction	victor@cwcut.com	801-205-8161
Jason Stouder	Progressive Trail Design	stouder@progressivetraildesign.com	417-850-1499
Keaton Kimball	BrightView	keaton.kimball@brightview.com	801-244-3608
Jennifer Rose	Prime Landscaping	j.rose@primelandscapingparkcity.com	435-255-7058
Joel Dyer	TN Contracting	joel@tncontractingllc.com	801-448-3755
Ross Barrell	North Ridge Construction	ross@northridgegc.com	801-664-6283
Johnny Shepherd	Warner & Associates Construction	johnny@warnerconst.com	801-866-8753
Kevin Handy	Strong Excavation & Construction	bids@strongexcavation.com	801-981-9288
Gary Coletti	Naycor Construction	gary@naycor.com	801-628-9985
Adam Mahas	Mahas Construction	adam@mahasconstruction.com	801-833-5602
Jay Hoeschler	Avid Trails	jay@avidtrails.com	310-779-1271
Jorge Ferrer	Elevated	jorgeferrer303@gmail.com	

Note: If there are any errors in this document, please contact the author indicated above within seven calendar days.

Names and contact information listed above have been transcribed from the physical sign-in sheets filled out at meeting or from the Teams chat for those who joined the video call. Please notify Owner or Engineer of any errors or typos.

PRE-BID CONFERENCE SIGN-IN SHEET

PROJECT: Mapleton Bike Park
MEETING DATE: 24 February 2026
MEETING TIME: 2:00 PM

NAME	ORGANIZATION	EMAIL	PHONE
Taylor Torgersen	Sunrise Engineering	ttorgersen@sunrise-eng.com	435-216-1365
Khevar McLeod	Sunrise Engineering	khevar.mcleod@sunrise-eng.com	435-216-1363
Derek Anderson	Sunrise Engineering	danderson@sunrise-eng.com	801-704-5214
Rob Allred	PRT Builders	Bids@prtbuilders.com	4353838789
Ben Harwood	RB Construction	Ben@rbconstruction.org	385-248-6176
* Kaleb Holmstead	Caliber Contractor	Kaleb@calibercontractorut.com	208-312-4700
Michelle Hammar	Silver Zone Construction	ap@silverzoneconstruction.com	801.404.6824
J.R. Macdonald	Surge Electric	JRM@surgeutah.com	385-400-4562
Rye Norton	Evans grader	Rye@Evansgrader.com	480 338 8148
Robin Ralphs	RBI INC.	roralphs@rbi-inc.org	801 553 0500
Brody Kunz	Forestry and Trail Solutions	trailsltns@gmail.com	(970) 422-2990
Shelby McCune	S&L Inc	dustin@sandlinc.com	801-420-4177
Justin Lax	Avid Trails, LLC	justin@avidtrails.com	435 659 4979
Jake Rogers	Great Western Landscape	abel@greatwesternlandscape.com	801-358-6832
PJ Graham	Luckydog Recreation	PJ@Luckydrec.com	(208) 521-0602

Scanned copies of the physical sign-in sheets are included here for reference.

Jackson Hollingshens	VISCO Construction	Jackson.hollingshens@buildvisco.com	435-701-1229
KELLEN HYER	HOBBLE CREEK ELECTRIC	HOBBLECREEKELECTRIC@GMAIL.COM	801-400-9213

Scanned copies of the physical sign-in sheets are included here for reference.

Name	Organization	Email	Phone
Cole Anderson	Staker Parson	Cole.anderson@stakerparson.com	385 575 2559
Eric MacKay	Hughes G.C.	eric@hughesgc.com	385-625-8672
DAVE Coynel	Quality Asphalt Services	dave@qualityasphaltservices.com	801-420-4718
Nephi Jeffs	Visco	nephijeffs@buildvisco.com	435-691-9382
Hayden Heaton	Kenny Seng	haydenh@kennyseng.com	801-995-5343
JAKE FISHER	K&Z Group	jake.kzgroup@gmail.com	801 647-4952
Shawn Strong	Strong Solutions	info@strongsolutionsutah.com	385-335-0823
Travis Visser	IEC	Travis@interwesteelectricco.com	435 705 3369
Weston Asay	IEC	weston@interwesteelectricco.com	801-857-0264
Havalee Armstrong	Geneva Rock	harmstrong@genevarock.com	720-774-3333
Gavin Mitchell	Roth Landscape	estimating@rothlandscape.com	801-414-4458
Dan Selman	JLR Contractors	Dan@JLRContractors.com	801-900-0752
STEVE THEOBALD	STONT	steve@stontllc.com	801.556.6693
Colby Bird	Surge Electric	Colby@surgeutah.com	801-885-0957
Brad Fagg	Got Dirt Construction	Brad@Gotdirtconstruction.com	801.860.6834
Cortney Boice	Monument const.	cort@buildmonuments.com	801.830.2678
Christian TABone	CT Electric	Christian@CT-Electric.Net	435-299-2924
* Jorge Ferrer	Cleveland	jorgeferrer507@gmail.com	

Scanned copies of the physical sign-in sheets are included here for reference.

JR Kanamu	RC Enterprise	JR@RCecon.com	801-874-4849
Hugo Tonio	Elevated Landscaping	elevatedlandscapingpro@gmail.	801-404-6472
Riley Cherrington	RC Enterprise	riley@rcecon.com	(801) 420-1233

Scanned copies of the physical sign-in sheets are included here for reference.

00 11 16
INVITATION TO BID

PART 1 GENERAL

1.1 CONSTRUCTION CONTRACT

A. Bidders are invited to bid on the Construction Contract titled:

Mapleton Bike Park Project 2026

B. This project advertisement is issued by:

Owner: Mapleton City Corporation

Project Manager: Logan Miner

Title: Parks & Recreation Director

Date: February 10, 2026

1.2 DESCRIPTION OF WORK

A. The WORK to be performed primarily includes, but is not limited to, construction of the Mapleton Bike Park on city-owned land near Harmony Ridge Parkway in Mapleton City. The work includes:

1. Site preparation, grading, and drainage improvements
2. Asphalt parking areas, concrete curb & gutter, concrete flatwork, and paved trails
3. Water services, sewer services, and electrical improvements
4. A restroom building
5. Landscaping and irrigation systems
6. Asphalt pump tracks, mountain bike trails, and multi-use trails

B. See **Summary of Work (Document 01 11 00S)** for additional details.

1.3 OBTAINING BID DOCUMENTS

A. Information and Bid Documents for the Project can be found at and downloaded from the **Utah Public Procurement Place - Bonfire Portal (U3P-Bonfire)**. Neither the OWNER nor the ENGINEER will be responsible for Information or Bid Documents obtained from sources other than the designated website. To view this opportunity or set up an account with Bonfire, visit: https://utah.bonfirehub.com/portal/?tab=openOpportunities

1.4 INSTRUCTION TO BIDDERS

A. Electronic bids will be received until **3:00 P.M. ON THURSDAY, MARCH 12TH, 2026** through the **Utah Public Procurement Place - Bonfire Portal (U3P-Bonfire).** Late Bids, Bids submitted to any other location, or any other form of bid will **NOT** be considered for award.

B. A bid abstract containing bid results will be provided to bidders by Mapleton City within one week of the bid.

C. For more information related to bid submittals, bonding and other requirements, and contract award, refer to **Instructions to Bidders (Document 00 21 13)**.

1.5 BIDDERS' PRE-QUALIFICATION

A. Bidders are not required to be pre-qualified for the Work.

B. The apparent low bidder will need to demonstrate extensive experience field-designing and constructing bicycle-specific trails and park elements, including downhill trails, jump lines, skill-building loops, and asphalt pump tracks. See Section 32 38 10 Bike Park Contractor Qualifications for requirements and required submittals.

C. If the apparent low bidder does not meet the minimum qualifications, or the references provided are poor, the OWNER reserves the right to award to the next lowest qualified bidder.

1.6 CONTRACT TIME

A. Work must be Substantially Completed by **November 6th, 2026**.

1.7 BASIS OF BIDS

A. Bids shall be on a unit price basis.

1.8 GOVERNING LAWS AND REGULATIONS

A. This project is not federally funded and does not require the payment of specific wage rates. Payroll submittal will not be required.

B. Bidders on this Work will be subject to the applicable provisions of all federal rules, laws and regulations or orders.

C. Bidder must provide proof that he has completed the registration process in an approved immigration status verification system and is in full compliance with the immigration status verification program as well as all requirements of Utah Code Section 63G-11-103.

D. Bidder will also be required to provide similar proof of compliance for any subcontractor who works under the terms of the Contract Documents.

END OF DOCUMENT

00 52 00
AGREEMENT

PART 1 GENERAL

1.1 CONTRACTOR

A. Name: _____

B. Street Address: _____

C. City, State, Zip: _____

D. Point of Contact Name: _____

E. Telephone number: _____

F. Email Address: _____

1.2 OWNER

The name of the OWNER is **Mapleton City Corporation**.

1.3 CONSTRUCTION CONTRACT

The Construction Contract is known as **MAPLETON BIKE PARK PROJECT 2026.**

1.4 ENGINEER

TAYLOR TORGERSEN, P.E., is the OWNER's representative and agent for this Construction Contract who has the rights, authority, and duties assigned to the ENGINEER in the Contract Documents.

1.5 REPRESENTATION REGARDING ETHICAL STANDARDS FOR CITY OFFICERS AND EMPLOYEES AND FORMER CITY OFFICERS AND EMPLOYEES

A. CONTRACTOR represents that it has not:

1. Provided an illegal gift or payoff to a City officer or employee or former City officer or employee, or his or her relative or business entity.

2. Retained any person to solicit or secure this contract upon an agreement or understanding for a commission, percentage, or brokerage or contingent fee, other than bona fide employees or bona fide commercial selling agencies for the purpose of securing business.

PART 2 TIME AND MONEY CONSIDERATIONS

2.1 CONTRACT PRICE

A. The Contract Price includes the cost of the Work specified in the Contract Documents, plus the cost of all bonds, insurance, permits, fees, and all charges, expenses or assessments of whatever kind or character.

B. Based upon the above awarded schedules, the Contract Price awarded is:

_____**DOLLARS**

and_____ **CENTS**. (**$** _____).

2.2 CONTRACT TIME

A. Substantial Completion of the Work shall occur by November 6, 2026.

B. Notice to Proceed is anticipated on April 15, 2026, however the OWNER reserves the right to modify the schedule as necessary.

2.3 PUNCH LIST TIME

A. The Work will be complete and ready for final payment within **30** days after the date CONTRACTOR receives ENGINEER's Final Inspection Punch List unless exemptions of specific items are granted by ENGINEER in writing or an exception has been specified in the Contract Documents.

B. Permitting the CONTRACTOR to continue and finish the Work or any part of the Work after the time fixed for its completion, or after the date to which the time for completion may have been extended, whether or not a new completion date is established, shall in no way operate as a waiver on the part of the OWNER of any of OWNER's rights under this Agreement.

2.4 LIQUIDATED DAMAGES

A. Time is the essence of the Contract Documents. CONTRACTOR agrees that OWNER will suffer damage or financial loss if the Work is not completed on time or within any time extensions allowed in accordance with Part 12 of the General Conditions. CONTRACTOR and OWNER agree that proof of the exact amount of any such damage or loss is difficult to determine. Accordingly, instead of requiring any such proof of damage or specific financial loss for late completion, CONTRACTOR agrees to pay the following sums to the OWNER as liquidated damages and not as a penalty.

1. **LATE CONTRACT TIME COMPLETION**: Liquidated damages will be assessed at the rate of $1000 per calendar day. The exact dollar amount of liquidated damages for late contract time completion will be referenced based on the original contract amount and will be charged for each **day** or part thereof that expires after the Contract Time until the WORK is accepted as Substantially Complete as provided in Article 14.5 of the General Conditions.

2. **LATE PUNCH LIST TIME COMPLETION**: **50% OF THE AMOUNT SPECIFIED FOR LATE CONTRACT TIME** Completion for each day or part thereof if the Work remains incomplete after the Punch List Time. The Punch List shall be considered delivered on the date it is transmitted by email, hand delivery or received by the CONTRACTOR by certified mail.

3. **INTERRUPTION OF PUBLIC SERVICES**: No interruption of public services shall be caused by CONTRACTOR, its agents or employees, without the ENGINEER's prior written approval. OWNER and CONTRACTOR agree that in the event OWNER suffers damages from such interruption, the amount of liquidated damages stipulated below shall not be deemed to be a limitation upon OWNER's right to recover the full amount of such damages.

B. **SURVEY MONUMENTS**: No land survey monument shall be disturbed or moved until CONTRACTOR has applied for and received a permit from Utah County Survey. If a land survey monument is disturbed or moved without a permit, The CONTRACTOR shall be responsible to cover the cost of associated fines, fees, or damages assessed by Utah County Survey at no cost to the OWNER.

C. **DEDUCT DAMAGES FROM MONEYS OWED CONTRACTOR**: OWNER shall be entitled to deduct and retain liquidated damages out of any money which may be due or become due the CONTRACTOR. To the extent that the liquidated damages exceed any amounts that would otherwise be due the CONTRACTOR, the CONTRACTOR shall be liable for such amounts and shall return such excess to the OWNER.

PART 3 EXECUTION

3.1 CONTRACTOR'S SUBSCRIPTION

CONTRACTOR's Utah license number: _____

_____
(Name of Person Signing)

_____
(Title of Person Signing)

_____
(Signature)

3.2 OWNER'S SUBSCRIPTION AND ATTESTATION

OWNER: **MAPLETON CITY CORPORATION**

_____

Therin Garrett (Mayor)

Attest

_____

Camille Brown (City Recorder)

Recommended for approval:

_____

Rob Hunter, P.E. (City Engineer)

3.3 EFFECTIVE DATE

B. OWNER and CONTRACTOR execute this Agreement and declare it in effect as of the ___ day of _____, _____.

END OF DOCUMENT

32 38 10

BIKE PARK CONTRACTOR QUALIFICATIONS

PART 1 GENERAL

A. The City of Mapleton, Utah, is currently developing plans for a new park at Corner of Linden and Harmony Ridge. The park includes bicycle-specific trails and park elements, including downhill trails, jump lines, skill-building loops and asphalt pump tracks.

B. Due to the specialized nature of trail and bicycle park construction, it is in the best interest of the City to pre-qualify contractor(s) with extensive experience field-designing and constructing these facilities. The following are minimum qualifications for bidding contractors, additional experience and strong portfolios of built work may be presented.

C. Bidder's shall submit with their bid packet all required references, portfolios, example projects, or other documentation as listed in Part 2 Qualifications.

PART 2 QUALIFICATIONS

2.1 TRAILS

TRAIL CONTRACTOR MUST:

A. Be an established contractor, having at least five (5) years of experience in natural surface trail construction designed for hiking and biking with a demonstrable focus on bicycle optimized and directional flow trail construction.

B. Clearly demonstrate, in writing or by submitting a portfolio, that the contractor is experienced and knowledgeable in the construction of sustainable 24-60" wide natural surface (native soil) trails.

C. Provide at least five (5) project examples that are similar in size, scope and character (24 - 60" wide natural surface native soil trails optimized for downhill bicycle users).

D. Provide at least three (3) references for comparable projects completed in the last five (5) years, including contact person, phone number and email.

E. Be an active member of the Professional Trail Builders Association (PTBA).

F. Provide a list and description of capabilities and experience of any subcontractors that may be used to construct the trails.

G. Provide a list of equipment owned or rented for trail construction.

H. Provide active Utah contractors license & Utah Business Entity Number.

2.2 JUMP LINES AND SKILLS AREAS

JUMP LINE AND SKILLS AREA CONTRACTOR MUST:

A. Be an established contractor, having at least five (5) years of experience in the construction of purpose built bike parks.

B. Clearly demonstrate, in writing or by submitting a portfolio, that the contractor is experienced and knowledgeable in the construction of public/municipal bike parks that include progressive jump lines and progressive skills areas which integrate pre-fabricated and field built structures with steel or wooden framework and wooden riding surfaces (or comparable alternative materials).

C. Provide at least five (5) project examples that are similar in size, scope and character to the progressive jump lines and skills area in this solicitation.

D. Provide at least three (3) references for comparable projects completed in the last five (5) years, including contact person, phone number and email.

E. Be an active member of the Professional Trail Builders Association (PTBA).

F. Provide a list and description of capabilities and experience of any subcontractors that may be used to construct the included bike park elements.

G. Provide a list of equipment owned or rented for jump line and skill area construction.

H. Provide active Utah contractors license & Utah Business Entity Number.

2.3 PUMP TRACKS

PUMP TRACK CONTRACTOR MUST:

A. Be an established contractor, having at least five (5) years of experience in the construction of asphalt paved bicycle pump tracks for all skill levels.

B. Clearly demonstrate, in writing or by submitting a portfolio, that the contractor is experienced and knowledgeable in the final design and construction of modern, progressive, sustainable asphalt pump tracks for riders of various skill levels.

C. Provide at least five (5) project examples that are similar in size, scope and character to the pump tracks included in this solicitation, including final design and construction.

D. Provide at least three (3) references for comparable projects completed in the last five (5) years, including contact person, phone number and email.

E. Be an active member of the Professional Trail Builders Association (PTBA).

F. Provide a list and description of capabilities and experience of any subcontractors that may be used to construct the asphalt pump tracks.

G. Provide a list of equipment owned or rented for pump track construction.

H. Provide active Utah contractors license & Utah Business Entity Number.

2.4 ADAPTIVE MOUNTAIN BIKING (AMTB)

ALL CONTRACTORS WISHING TO SUBMIT A BID FOR THE CONSTRUCTION OF THE MAPLETON BIKE PARK MUST:

A. Clearly demonstrate intimate familiarity with aMTB trail design standards (Kootenay Adaptive Sport Association or similar).

B. Provide at least three (3) project examples that demonstrate compliance with aMTB trail design standards for the following (Provide a minimum of 3 projects total):

   1. Downhill-optimized or Multi-Use natural surface trails
   2. Skill development areas
   3. Asphalt pump tracks

2.5 WORKLOAD AND STAFFING

ALL CONTRACTORS WISHING TO SUBMIT A BID FOR THE CONSTRUCTION OF THE MAPLETON BIKE PARK MUST:

A. Provide their projected build forecast for the 2026 build season.

B. Provide a hierarchy chart of the proposed build crew(s) for this project, including the roles of each employee (Site supervisor, operator, hand crew, etc.) anticipated to construct this project, and the employee's experience working on similar projects.

C. Certify that the contractor is able to complete construction according to the project schedule (anticipated construction April-November 2026).

END OF DOCUMENT

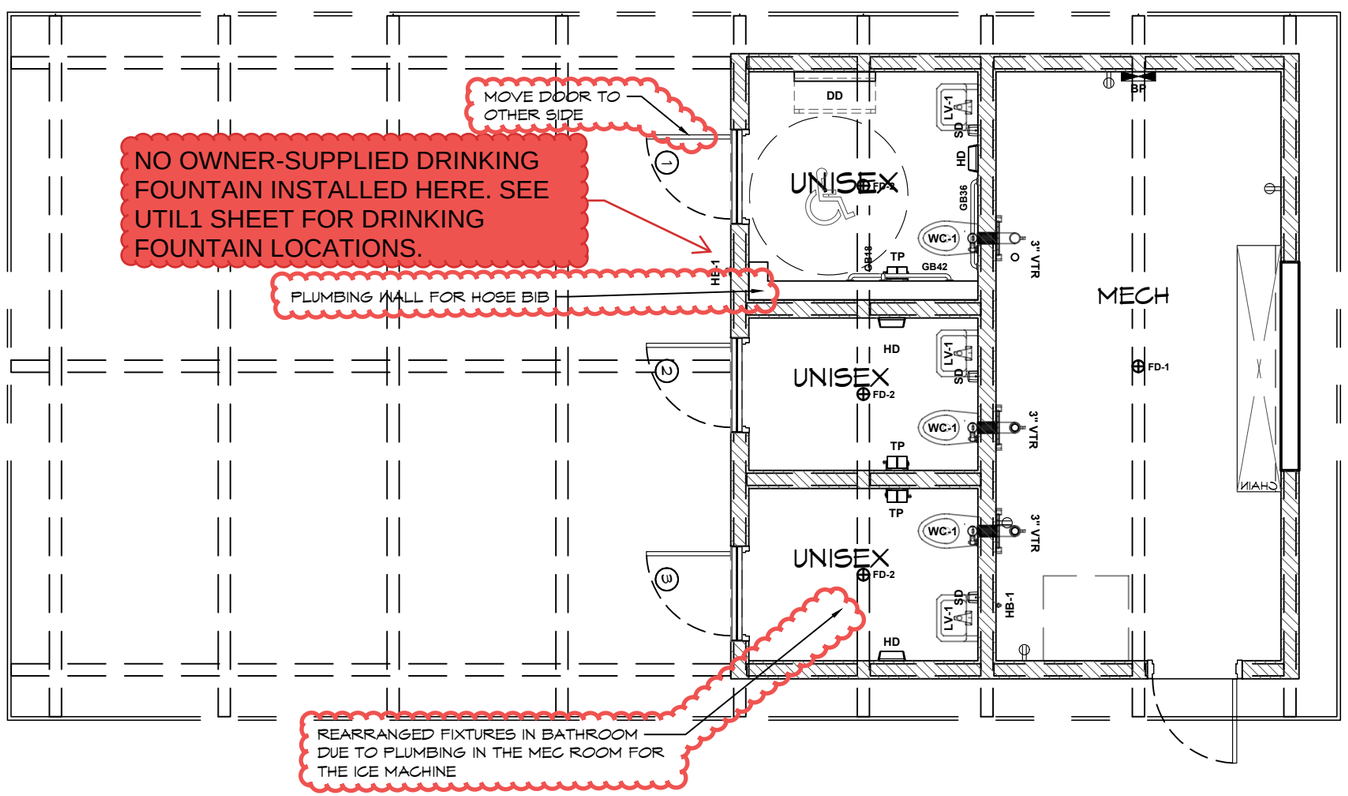
WALL TYPE SCHEDULE

8" REINFORCED CONCRETE MASONRY BLOCK WALL WITH MORTAR JOINTS, GROUTED SOLID ALL CELLS RUNNING BOND PATTERN.

PRELIMINARY

THESE PLAN VIEW AND ELEVATION DRAWINGS ARE A PRELIMINARY ARCHITECTURAL REPRESENTATION OF THE BUILDING. ALL DIMENSIONS, FEATURES AND COMPONENTS SHOWN ON THESE PRELIMINARY DRAWINGS MAY OR MAY NOT BE PART OF THE QUOTE. PLEASE REFER TO THE "SCOPE OF SUPPLY AND SERVICES" LETTER PROVIDED WITH YOUR QUOTE FOR ROMTEC'S PROPOSED SCOPE OF SUPPLY.

ROMTEC
www.romtec.com
(541) 496-3541 FAX (541) 496-0803



1 FLOOR PLAN

SCALE: 1/4" = 1'-0"

A
D B
C

PROJECT: MAPLETON BIKE PARK
MAPLETON, UTAH

SHEET TITLE: FLOOR PLAN

PROJECT #: MAP01

DATE: 02/19/2026

DRAWN BY: JL

REV.	DATE:	BY:

REVISIONS:

SHEET NO. A1.1

© 2024 ROMTEC, INC. ALL RIGHTS RESERVED. THESE PLANS AND DRAWINGS MAY NOT BE REPRODUCED, ADAPTED OR FURTHER DISTRIBUTED, AND NO BUILDINGS MAY BE CONSTRUCTED FROM THESE PLANS, WITHOUT THE WRITTEN PERMISSION OF ROMTEC, INC.