



City of Culver Skatepark Project



Project Timeline

August 2020 - Begin communication and site investigation for the skatepark w/ the Urbach family

2020 - 2022 - All concept designs, site visits, survey review, private and public meetings, and design meetings were all donated by Dreamland for consultation, design and funding

March 23, 2023 - Signed agreement with the Urbach family for the design of the skatepark with the inclusion that Dreamland Skateparks would be the builder

2023 -

September 15th - Final Construction bid and schedule submitted

Final design developed in 3d model format, 60% construction drawings complete, consultation, meetings, and budget review

2024 -

Revised 60% construction documents to the approved city site plan

Construction schedule updated and still scheduled for May - June 2024

Consultation review and waiting on approval for sole source contract for skatepark construction

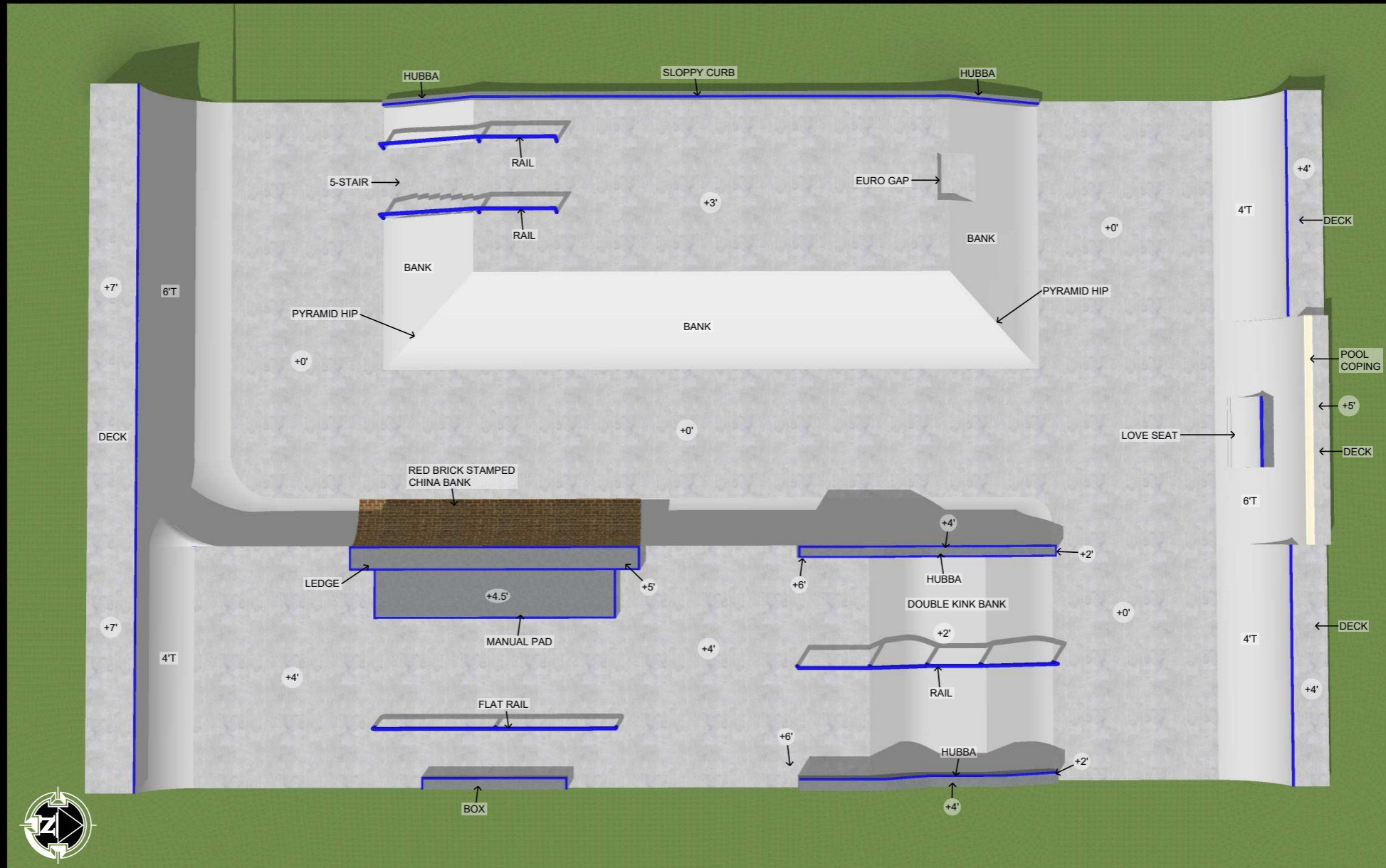
Waiting on approval for 60% complete construction drawings

Proposed a scope of services for Culver park design that would be within budget for construction drawings and bid documents for the entire park excluding the skatepark. Meeting grant requirements.

Darlene Urbach Memorial Project

Final 3d model design

Submitted and approved September 2023



CULVER SKATEPARK

D STREET, CULVER, OREGON

DREAMLAND SKATEPARK SKATEPARK CONTRACTOR | MEARS DESIGN GROUP LANDSCAPE ARCHITECT

SEPTEMBER 2023

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Construction Bid and Dates

Submitted on September 15, 2023

Project: Culver Oregon Skatepark- 6,000 sq ft - May 2024
September 15, 2023

| Title | Description | Estimate |
|--|--|--|
| *Concrete- 4000 psi | yards + accelerator + wait time + fuel etc. | \$40,000.00 |
| *Metal | Rebar (20' pieces 3/8) Rails, stakes etc. | \$10,000.00 |
| Pool Coping | Tedder Stone | n/a |
| Rock | ¾ minus or road base | \$10,000.00 |
| Misc. Materials | Fuel, nails, sealant, plastic, screw, misc. | \$20,000.00 |
| Erosion Control | Fencing, post, etc. | \$3,000.00 |
| Fencing | Fencing | \$2,000.00 |
| Construction Entrance | | n/a |
| *Fill Dirt Knife River | Structural fill/delivery | \$5,000.00 |
| Drainage | Pipe, lid, misc. | \$2,500.00 |
| Water & Power | Provided on site | n/a |
| Equipment (Includes - delivery, insurance and fuel) | Large Excavator Small Excavator Roller Concrete pump & Air compressor Jobsite lock storage | \$30,000.00 \$20,000.00 \$1,500.00 |
| Administration/Overhead | Taxes, insurance, fuel (commute), housing, this does not include bonding | \$35,000.00 |
| Building Permit/Testing | Not included | N/A |
| Labor- BOLI \$65 - \$100/ hr | Dreamland Crew (BOLI prevailing wages July 2023 + taxes) | \$160,000.00 |
| Wood | | \$8,000.00 |
| GRAND TOTAL | | \$347,000.00 |

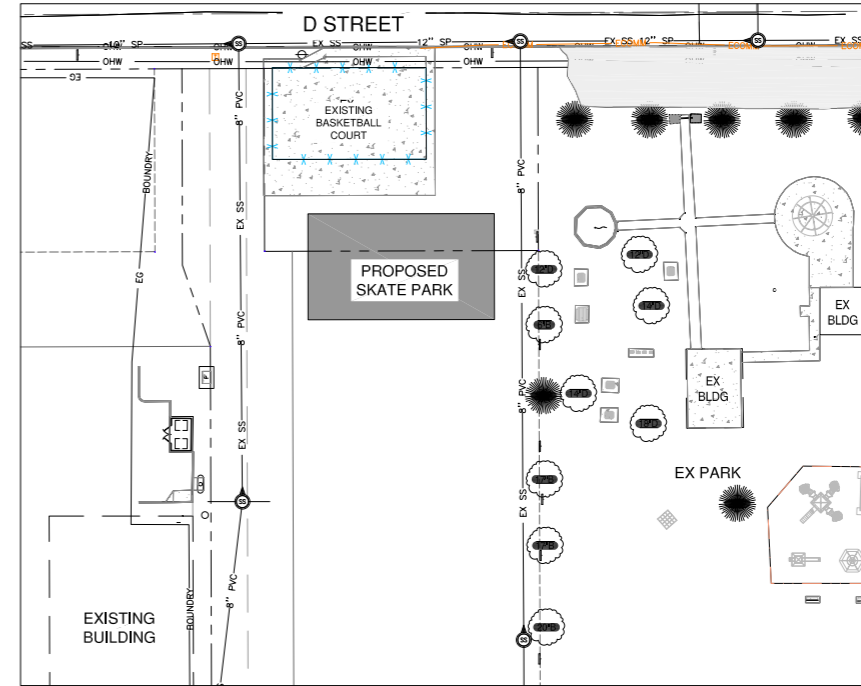
Final 60% complete Construction Drawings

Revised per the approved council site plan and submitted on January 24, 2024



LOCATION MAP

N.T.S.



AREA OF WORK MAP

N.T.S.

PROJECT TEAM

PROJECT MANAGER
 KIM SYMONS - PUBLIC WORKS SUPERVISOR
 CITY OF CULVER
 200 FIRST AVENUE
 CULVER, OR 97734
 (541) 546-6494

LANDSCAPE ARCHITECT
 TROY MEARS, RLA
 MEARS DESIGN GROUP, LLC
 PO BOX 23338
 PORTLAND, OR 97281
 (503) 601-4516
 (503) 924-4688 FAX

SKATE PARK DESIGNER & BUILDER
 DREAMLAND SKATEPARKS, LLC
 DANYEL SCOTT - PROJECT MANAGER
 MARK SCOTT - SUPERINTENDENT
 2150 SE HWY 101, PMB 384
 LINCOLN CITY, OR 97367-2622
 (503) 577-9277

GENERAL NOTES

- DO NOT OBTAIN DIMENSIONS BY SCALING DRAWINGS. USE WRITTEN DIMENSIONS AND ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO THE COMMENCEMENT OF WORK.
- ADVISE THE OWNER'S REPRESENTATIVE OF ANY CONFLICTS OR DISCREPANCIES 5 (FIVE) WORKING DAYS PRIOR TO STARTING WORK.
- VERIFY LOCATION OF ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK FOR LOCATIONS CONTACT UTILITIES NOTIFICATION CENTER (811) NOT LESS THAN 72 HOURS PRIOR TO BEGINNING WORK.
- CONTRACTOR TO COORDINATE WITH CITY OF CULVER REPRESENTATIVE REGARDING CONSTRUCTION COORDINATION, SCHEDULING, ETC.
- ALL CONCRETE (FLAT AREA) TO BE 4,000 PSI WITH #3 REBAR (GRADE 40) AT 18 INCHES ON CENTER UNLESS OTHERWISE NOTED ON CONSTRUCTION DETAILS.
- ALL STEEL COPING TO BE 2 INCH SCHEDULE 40 AND PAINTED BLACK.
- DESIRED SKATEPARK DECK SLOPE SHALL BE 1% MINIMUM SLOPE TO EXTERIOR LIMITS OF PROPOSED SKATEPARK CONCRETE SURFACE.

DRAWING INDEX

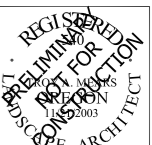
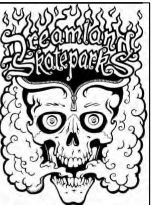
| SHEET TITLE | SHEET NUMBER |
|--------------------------------------|--------------|
| COVER SHEET | SP0 |
| ABBREVIATIONS & GENERAL NOTES | SP1 |
| EX CONDITIONS / EROSION CONTROL PLAN | SP2 |
| EROSION CONTROL DETAILS & NOTES | SP3 |
| LAYOUT PLAN | SP4 |
| GRADING PLAN | SP5 |
| MATERIALS PLAN | SP6 |
| REFERENCE PLAN | SP7 |
| SECTIONS/DETAILS | SP8 |
| SECTIONS/DETAILS | SP9 |
| SECTIONS/DETAILS | SP10 |



Know what's below.
 Call before you dig.



LANDSCAPE ARCHITECTURE & PLANNING
 PO Box 23338 Portland, Oregon 97281
 PHONE 503.601.4516 FAX 503.924.4688



URBACK COMMUNITY SKATEPARK
 POURED-IN-PLACE CONCRETE
 CITY OF CULVER PUBLIC WORKS
 EAST D STREET, CULVER, OR



| REVISIONS | | |
|-----------|------|-------------|
| REV. | DATE | DESCRIPTION |
| | | |
| | | |
| | | |

SHEET NAME:
 SKATEPARK COVER SHEET

DRAWN BY: TAM
 CHECKED BY: TAM
 ISSUE DATE: 1/25/2024
 JOB NO.: 2325

SHEET:
SP0
 OF 11
 60% CD SET

Alternative - Additional Scope of work for all additional park amenities excluding the skatepark

Submitted as an alternate option for services on February 28, 2024

All services to be provided directly from Mears Design Group in a separate contract - \$57,655.00



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 PORTLAND, OREGON 97281
 503.601.4516 TEL
 503.924.4688 FAX

Dreamland Skateparks
 2150 SE HWY 101, PMB 384
 Lincoln City, Oregon 97367-2622

February 28, 2024

Re: Outline Scope of Professional Services – Landscape Architecture
 Culver Park (BMX Pump Track, Pickleball Court & Parking Lot), Culver, OR

Dear Danyel Scott:

Mears Design Group, LLC appreciates the opportunity to provide our professional services for the above-stated project. The proposal is based on the information we received from Dreamland Skateparks. Our firm agrees to provide the following Landscape Architectural services:

BMX PUMP TRACK DESIGN CONCEPTUAL DESIGN

CONCEPTUAL DESIGN DOCUMENTS\$4,940.00

| Task | Description | LS Fee |
|-----------|---|----------------|
| A. | Conceptual Design Services | \$ 1560 |
| | 1. Project Coordination. | |
| | 2. Design team meeting/conference call (2). | |
| B. | Conceptual Design Documents | \$ 3380 |
| | 1. Develop base conceptual plan. | |
| | 2. Provide concept design plan for review. | |
| | 3. Provide concept design rendering for presentation. | |
| | 4. Prepare revisions based on community feedback. | |

CONSTRUCTION DOCUMENTS

CONSTRUCTION DOCUMENTS (60%)\$19,370.00

| Task | Description | LS Fee |
|-----------|--|----------------|
| A. | Construction Design Services | \$ 2210 |
| | 1. Project Coordination. | |
| | 2. Review local jurisdictional code requirements. | |
| | 3. Prepare base design drawing from provided conceptual design file and survey cad file. | |
| | 4. Design team meeting/conference call (1). | |
| B. | Preliminary Pump Track Design Plans | \$ 5070 |
| | 1. Prepare pump track layout plan for review. | |
| | 2. Prepare preliminary grading and drainage layout for review. | |
| | 3. Prepare preliminary elevation/details. | |
| C. | Preliminary Pickleball Court Design Plans | \$ 3380 |
| | 1. Prepare court layout plan for review. | |
| | a. Includes fencing and adjacent walkway. | |
| | 2. Prepare preliminary court element call-outs. | |
| | 3. Prepare preliminary court grading/drainage plan. | |
| | 4. Prepare preliminary court details and notes. | |
| D. | Preliminary Parking Lot Design Plans | \$ 4420 |

BMX Pump track, Pickleball court, parking lot, and all bid documents required