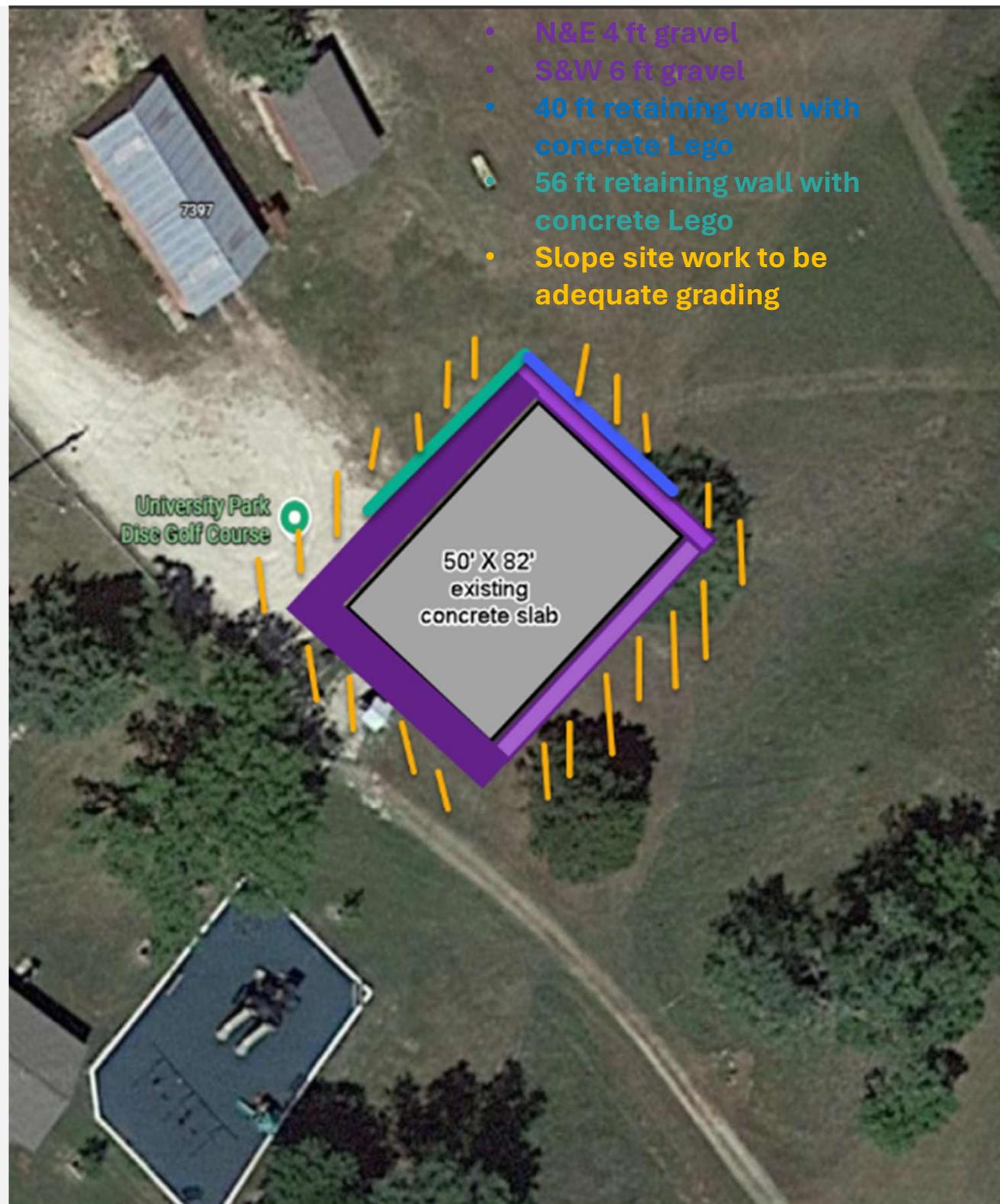


UP Pickleball Court Site Work – Contractor Comparison

2/9/2026

Project Overview

- Scope: Retaining walls + site work for UP basketball/pickleball court.
- Goal: Compare scope, cost, and risk across contractors.



| Contractor | Total Estimated Cost | Includes Retaining Wall? | Includes Site Work? | Notes |
|---|-----------------------------------|--------------------------|---------------------|--|
| Garibay Siteworks | \$16,450 | Yes | Yes | Most complete + revised down from earlier bid. |
| Jay White + Bailey Excavating | \$28,675 | Yes | Yes | Thorough on drainage/fill engineering. |
| Sunset Stone (Limestone) | \$8,000–\$10,000 (materials only) | Materials only | No | Harder to work with; higher labor expected. |
| Penny Concrete | \$1,440 (materials only) | Materials only | No | Very low-cost block option only and material only |
| Brenner Bros. | \$8,500 | No | Yes | Grading only; no wall. |
| Whearty Construction | \$12,400 | Yes | Yes | Does not include fencing, very minimal details on sites work . |
| Faithful Fencing (Tripp Schmidt) | \$14,000 | No | No | Fencing Only |

All Bids Comparison/Summary Table

Garibay Siteworks – Scope & Pricing

- Total Cost: \$16,450
 - Precast concrete wall block (\$1,400)
 - Labor & equipment (\$7,450)
 - ~100 CY clean drainage rock to fill and 4” drain tile (\$1,950)
 - Place/compact/grade fill including 1 ft below final grade (\$2,125)
 - 4 ft North & East side, 6 ft South & West gravel apron (\$1,875)
 - Final grade & seed (\$1,650)

Jay White + Bailey – Scope & Pricing

- Total Cost: ~28,675
 - Jay White bid: \$23,000
 - Bailey Excavating: \$5,675
 - Drain tile behind wall recommended
 - Use 'screenings' for backfill
 - Extend walls nearly full length
 - 7 ft perimeter for equipment access

| Feature | Garibay | Jay White + Bailey |
|--------------------|-----------------------------------|--|
| Total Cost | \$16,450 | \$28,675 (Jay + Bailey) |
| Wall Material | Precast concrete block (included) | Concrete blocks from MCM (included) |
| Drainage | 4" Drain Tile | Explicit drain tile recommendation |
| Fill Material | ~100 CY clean drainage rock | Screening recommended (higher performance) |
| Perimeter Work | 4 ft N&E-6 ft S&W gravel apron | 7 ft flat perimeter for equipment & drainage |
| Finish Work | Final grade + seed included | Included generally but not detailed |
| Engineering Detail | High | High |

Side By Side compariason

Siteworks – Scope Checklist

Retaining Wall Materials

- Precast concrete wall block included at \$1,400
- Confirm block type, dimensions, color, and manufacturer
- Confirm number of blocks required based on final layout

Retaining Wall Construction

- Labor & equipment for wall installation included at \$7,450
- Wall height and length match the committee's design
- Corner transitions and step downs defined (if needed)
- Backfill material type (screenings vs. gravel) verified

Drainage System (Clarification Needed)(Not explicitly included—must confirm)

- Drain tile behind wall included or priced as an add alternate
- Outlet locations and discharge path defined
- Filter fabric specifications included

Import Fill + Backfill

- Approx. 100 CY import fill included at \$1,950
- Confirm compaction standards (e.g., % Proctor)
- Confirm soil type and whether screenings are preferred

Grading + Compaction

- Placement, compaction, and grading of fill included at \$2,125
- Final grade ties smoothly into surrounding landscape
- Verify apron width (4 ft, 6 ft, or optional 7 ft)

- Note: Jay/Bailey recommended 7 ft due to equipment width; Garibay bid includes 4–6 ft gravel apron.

Perimeter Gravel Apron

- 2" of 1" clean filter gravel included at \$1,875 for 4 ft & 6 ft apron zones
- Verify exact layout (full perimeter or select edges)
- Confirm geotextile requirements under gravel

Finish Grading + Seeding

- Final grade and seed around walls included at \$1,650
- Type of grass seed specified
- Mulch or erosion control blankets (if required) included?

Exclusions to Acknowledge

 (Confirmed from bid letter)

- No soils testing included
- No layout or staking included
- No special insurance or bonds
- No permits
- No sales tax

Site Access & Logistics

- Confirm equipment access path (especially near fences or tight areas)
- Confirm staging and stockpile locations
- Verify working hours & neighborhood restrictions

Warranty + Closeout

- Confirm wall and workmanship warranty
- As built elevations for wall and grade included?
- Final walk-through procedure defined