



5/22/2026

City of Deer Park
601 E. Augustine
Deer Park, Tx. 77536
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801 East P Street
Deer Park, Tx. 77536

DOW Park Improvements
CP Contract #: 25/035MR-16

Scope of Work:

Corestone Construction proposes to furnish all labor and materials to perform work at the above referenced project location. The proposed work to be performed shall be inclusive of all items listed below.

Dow Park Drainage Parking Improvements

Demolition:

- Mobilization (1)
- Saw cut sidewalks, curb and concrete at drive entry approach, (200 LF).
- Remove & dispose of existing asphalt & sub-base (+/- 48,415 SF).
- Remove & dispose of existing concrete sidewalk (1646 LF) and concrete Trail (30 LF).
- Remove & dispose of decomposed granite and pavers (235 SF).
- Remove & dispose of existing 13' of 12" RCP, 640' of 14" RCP, 60 of 15" RCP, 42' of 18" RCP, 6. Remove & dispose of existing grate inlet (10).
- Remove & dispose of existing concrete drive entry (930 SF).
- Remove & dispose of existing 12' of chain link fence (12').
- Backfill & compact excavated pipe trench after RCP pipe removal.
- Remove & dispose of existing landscape bed, (335 SF)
- Remove & dispose of existing trees (2).

Earthwork:

- Mobilization (3) 1. Strip site, Cut/fill, 2. Stabilization 3. Back-fill curbs.
- Strip 4" working site, use for curb backfill, haul-off excess. (1 Mobilization).
- Proof roll all subgrade areas to identify loose, soft, or pumping areas.
- Cut/Fill, compact and grade to proposed concrete paving sub-grade per plans.
- Blue top sub-grades to +/- .10th ft.
- Construction layout & staking for our work.
- Stabilize paving and drives 6" @ 8% w/ lime slurry @ 40 lbs. per sq. yd. in one continuous operation.
- Machine back-fill & grade behind curbs, haul-off Emi's excess stripped topsoil only.
- Install 80 tons of 6" x 9" rip rap at culvert ends and outfall areas

Storm Sewer:

- 18" RCP (11 LF)
- (2) 18" RCP Segment replacements (16 LF)
- 14" X 23" Elliptical RCP (650 LF)
- (2) 18" RCP Bends
- (2) 14" X 23" Bends
- (3) Headwalls
- (11) Type A inlets
- Inlet conversion to 3' Curb inlet
- Tie into existing inlet
- Tie into existing 18" RCP
- Stabilized sand
- Trench safety
- Inspections

Concrete Pavement Installation:

- Install perimeter forms as needed.



- Install new redwood expansion joints maximum 60' O.C.
- Install rebar reinforcement 6" Parking Area - #4 rebar 24" O.C.
- Install rebar reinforcement 4" Sidewalk Area - #4 rebar 24" O.C.
- Pour, place and finish concrete 4" (sidewalk) and 6" (parking)
 - Concrete shall be 4000 PSI with air entrainment for durability and resistance to surface scaling.
 - Cure concrete with a liquid membrane curing compound to ensure strength development.
- Includes installation of perimeter curbing in parking lot areas.
- Wreck forms as needed after proper cure time.
- Perform final site grading and clean up.
- Includes installation of 4" of decomposed granite and concrete border in specified areas
- Includes installation of ADA Ramps
 - (4) Standard Size
 - (1) 19' Long

Gate/Railing Install:

- Install two 30' pipe gates
- Install four 6 5/8" gate posts
- Install ~20' of railing at accessible ramp

Pavement Markings:

- New layout of all parking stalls and hashed areas
- Layout and paint flat red fire lane with stencils
- 12' Drop off zone
- Painted blue handicaps
- Handicap signs and hardware installed in dirt
- Includes installation of wheel stops (29)

SWPPP:

- All SWPPP and Tree Protection is included based on SWPPP/Tree Protection Plan
 - Includes construction fencing in areas designated by plans
 - Includes allowance for sod installed in landscape islands
 - Includes allowance for hydroseed of disturbed areas
- Includes Traffic Control
- Includes the use of non-vibratory equipment within the pipeline easement parameters

Total Base Bid Project Cost:	\$1,239,034.09
Payment & Performance Bond:	\$19,863.00
Alternate Bid Cost 1 (Sidewalks):	\$30,737.00
Alternate Bid 2 (Storm Sewer):	\$123,109.67

****Price Guarantee - Corestone Construction prides itself on its quality, best-in-class customer service. Project pricing is based on utilization of the highest quality materials and exceptional workmanship which exceeds industry standards. Our pricing policy is based on a "best product, best price" guarantee. If at any time you receive a lower price, please contact us immediately to discuss your project scope of work in more detail. ****

Project Exclusions:

- Excludes any wall Sawing.
- Dewatering
- Waterproofing
- Light pole bases and foundations



- Termite treatment
- Trash haul-off or Dumpsters for trash
- Any site utilities.
- CMU reinforcing or fill.
- Staining or coloring of concrete
- Sales Tax

Additional Qualifications

- IT IS THE REponsIBILITY OF THE CUSTOMER/CLIENT TO HAVE ALL THE UTILITIES WITHIN THE CONSTRUCTION AREA CLEARLY MARKED.
- CORESTONE SHALL NOT BE RESPONSIBLE FOR IMPROPERLY MARKED UTILITIES.
- Thorough bid validation must be performed prior to performing any work.
- Pricing assumes all line items to be awarded. Deletion of specific lines items may result in price adjustments to other line items associated with similar work. Work approved but required to be performed in multiple phases may result in additional mobilization charges.
- All Work shall be performed in 1 continuous phase.
- All testing to be performed by others.

_____ Submitted By: Jack Melsheimer	_____ Date
_____ Accepted By:	_____ Date