

SULTAN CITY COUNCIL

AGENDA ITEM COVER SHEET

ITEM NUMBERS: A- 2 and A-3

DATE: March 8, 2007

SUBJECT: Award of Bids for the Reese and Sportsman Parks
Improvements

CONTACT PERSON: Rick Cisar, Director of Community Development
Jon Stack, City Engineer

SUMMARY: Bids were opened at City Hall on January 17, 2007 for the Improvements to Reese and Sportsman Parks. Two bids (which included sales tax) were received for the two improvement projects and are described and summarized as follows:

Project Descriptions:

Schedule A - Sportsman Park Improvements

Upgrade Gazebo, replace roof, slab and install stove. Upgrade electrical, area lights and water service to the Gazebo.

Schedule B - Reese Park Improvements

Upgrade shelters, replace roof, chimneys and install barbecue. Renovate restrooms, install new drinking fountain, and construct river access trail and gravel roads and parking areas. Provide new aluminum bleachers for the softball field.

Schedule C - Sportsman Park Improvements

Remove blackberries, develop volleyball space, and furnish volleyball equipment. Furnish and install gravel for boat launch and parking area.

Schedule D - Reese Park Improvements

Remove blackberries, install area lighting for field, install barbecues, refurbish soccer goals, and roads.

Staff recommends the City Council Approve the four (4) schedules and the expenditure of \$111,256 in Community Development Block Grant (CDBG) funds and \$138,217.50 from the Special Park Fund for a total project cost of 249,473.50.

These projects present an excellent opportunity to extend grant funds to cover needed improvements to each park and not only restore the usability of the two facilities but also broadens their use for the citizens of Sultan.

BID SUMMARY:

Corstone Contractors LLC, Snohomish, WA

Schedule A, Sportsman Park	\$ 41,859.30
Schedule B, Reese Park	\$ 87, 716.83
Subtotal (Grant eligible)	\$129,576.13
Schedule C, Sportsman Park	\$ 27,350.14
Schedule D, Reese Park	\$ 80,886.75
Subtotal	\$108,236.89

Gary Harper Construction Inc, Snohomish, WA

Schedule A, Sportsman Park	\$ 58,188.55
Schedule B, Reese Park	\$ 76,351.45
Subtotal (Grant eligible)	\$134,540.00
Schedule C, Sportsman Park	\$ 26,040.00
Schedule D, Reese Park	\$ 87,179.75
Subtotal	\$113,219.75

The original application for grant funds was based on estimates of five years ago and was approved by Community Development Block Grant (CDBG) Office for Schedules A and B in the amount of \$111,256.00

Two additional Schedules C and D were added to the Park Improvement Projects to complete necessary work that was not envisioned when the original scope of work was developed back in 2002. City Staff along with Mayor Tolson developed the additional scope of work for the projects contained in Schedules C and D. In addition to the construction costs for the individual Schedules, an Architect was retained to produce the construction drawings for the four (4) schedules at an additional cost of \$11,660.48.

Bids for the projects were initiated by polling ten (10) contractors from the Small Works Roster and nine sets of construction documents were sent out soliciting bids. Two bids were received in response to the request for bids.

Attached for City Council's consideration are copies of the Bid Proposals, the Measure and Payment Section, and the Construction Drawings, which will provide information on what work is contained in each Bid Proposal.

Expected final project costs using Corstone's low bid and additional funding provided by city:

Grant Funded Costs and shortfall

Schedule A, Sportsman Park	\$ 41,859.30
Schedule B, Reese Park	\$ 87,716.83
Total bid for Grant Funded Projects	\$129,575.13
Grant Funds Available	\$111,256.00
Funding Short fall	(\$18,319.13)

City Funded Costs

Schedule C, Sportsman Park	\$ 27,350.14
Schedule D, Reese Park	\$ 80,886.75
Architect's Fee	\$ 11,660.48
Funding Short fall	\$ 18,319.13
Total	\$ 138,217.50

Total Project Cost \$249,473.50

Less CDBG Grant funds \$111,256.00

Total Cost to City of Sultan \$138,217.50

The required City funded costs associated with the two projects are available in the Special Park Fund (Treasurers Trust) in the 2007 Capital Budget. The \$138,217.00 expenditure will leave an ending fund balance of \$51,783.00.

ALTERNATIVES: The City Council, in considering the Sportsman/Reese Park Projects, has the option to:

- (1) Approve the bids for all Schedules as received at a cost to the City of \$138,217.50; or
- (2) Approve only Schedules A and B at a cost to the City of \$29,980.61 which includes funding short fall (\$18,319.13) and architectural fees (\$11,660.48); or
- (3) Reject all bids, cancel the project and refuse the CDBG Grant. Cost to the City will be for the Architects fee of \$11,660.48.

FISCAL IMPACT: If Alternate 1 is Approved, City Funds in the amount of \$138,217.50 will be used from the Special Park Fund to complete this project and leave an ending balance of \$51,000.00 in the Fund.

Alternate 2 costs of \$29,980.61 (architectural fees + funding shortfall) and Alternate 3 costs of \$11,660.48 (architectural fees only) would also be funded from the Special Parks Fund.

STAFFRECOMMENDATION: Staff recommends the City Council approve the four (4) Schedules and the expenditure of \$138,217.50 from the Special Park fund. However, if City Council's chooses to fund only Schedule A and Schedule B, the City is obligated to provide additional funds for the Architectural Fees in the amount of \$11,660.48 and the Grant Funding Shortfall of \$18,319.13 which will come from the Special Park Fund. Staff has therefore prepared a series of motions to meet the bid requirements of CDBG Program approving Schedules A and B, fund the Architectural Fees and Grant Funding Shortfalls, Approve Schedules C and D. These projects present an excellent

opportunity to extend Grant Funds to cover needed improvements to each park and not only restore the usability of the two facilities but also broaden their use for the citizens of Sultan.

RECOMMENDED MOTIONS (5): The first two Motions 1 and 2, will Approve only Schedules A and B, and requires the Approval of Motion 3 Approving Special Park Funds for the Grant Funding Shortfall and Architectural Fees. Motion 4 Approves the Bid for both Schedules C and D, and requires the Approval of Motion 5 to Approve Special Park Funds for the two Schedules.

Move to:

1. Award to the low bidder, Corstone Contractors, Schedule A for the Improvements to Sportsman Park in the amount of \$41,859.30; and
2. Award to the low bidder, Corstone Contractors, Schedule B for the Improvements to Reese Park in the amount of \$87,716.83; and
3. Approve the expenditure of \$29,979.61 from the Special Park Fund for Architectural Fees and Grant Funding Shortfalls for Schedules A and B; and
4. Award to low bidder, Corstone Contractors, Schedule C for Sportsman Park Improvements and Schedule D for Reese Park Improvements in the amount of \$108,236.89; and
5. Approve the expenditure of \$108,236.89 from the Special Park Fund account to complete the Improvements in Schedules C and D.

COUNCIL ACTION:

DATE:

- ATTACHMENTS:**
1. Copies of Corstone Contractors Bid Proposal.
 2. Copies of Measure and Payment Section of the Contract Specification which describes the contents of each bid item.
 3. Copies of selected project construction drawings.

BID PROPOSAL

SCHEDULE A SPORTSMAN PARK IMPROVEMENTS

ITEM	DESCRIPTION	UNIT PRICE	TOTAL QUANTITY	TOTAL AMOUNT
1. GAZEBO REMEDIAL WORK				
a.	Replace shake roof	\$ LS 10,000. ⁰⁰	ALL	\$ 10,000. ⁰⁰
b.	Remove concrete, add conc. Slab, install stove	\$ LS 1,000. ⁰⁰	ALL	\$ 1,000. ⁰⁰
2. ELECTRICAL IMPROVEMENTS				
a.	Electrical coordination	\$ 2,000. ⁰⁰	ALL	\$ 2,000. ⁰⁰
b.	Service and panel	\$ 8,200. ⁰⁰	ALL	\$ 8,200. ⁰⁰
c.	Underground power, fixtures	\$ 3,000. ⁰⁰	ALL	\$ 3,000. ⁰⁰
d.	Area lights, incl. trench, wire, etc.	\$ 3,000. ⁰⁰	ALL	\$ 3,000. ⁰⁰
3. WATER SERVICE				
a.	Water Service	\$ LS 10,000. ⁰⁰	ALL	\$ 10,000. ⁰⁰
4. INSPECTION SERVICES				
a.	Inspection services	\$ 95.00	4 HRS	\$ 380.00
5. PROJECT SIGN				
a.	Furnish and install project sign	\$ 1,000. ⁰⁰	1 EA	\$ 1,000. ⁰⁰

SCHEDULE A, TOTAL AMOUNT BID: 38,580.⁰⁰

WA STATE SALES TAX 8.5% 3,279.³⁰

GRAND TOTAL AMOUNT 41,859.³⁰

BID PROPOSAL

SCHEDULE B REESE PARK IMPROVEMENTS

EM	DESCRIPTION	UNIT PRICE	TOTAL QUANTITY	TOTAL AMOUNT
1. SHELTER REMEDIAL WORK				
a.	Replace shake roof	\$LS 8,500.00	2 EA	\$ 17,000.00
b.	Replace chimneys	\$LS 4,000.00	2 EA	\$ 8,000.00
c.	Furnish and Install Barbecue	\$ 900.00	2 EA	\$ 1,800.00
2. RESTROOM REMEDIAL WORK				
a.	Panels, doors, clean, paint	\$LS 10,000.00	ALL	\$ 10,000.00
b.	Remove old, install new fountain	\$LS 12,000.00	ALL	\$ 12,000.00
3. SITE WORK				
a.	Construct river access, sign	\$LS 8,000.00	ALL	\$ 8,000.00
b.	Gravel existing roads, parking	\$ 46.50	350 CY	\$ 16,275.00
4. BLEACHERS				
a.	Aluminum bleachers	\$ 3,200.00	2 EA	\$ 6,400.00
5. INSPECTION SERVICES				
a.	Inspection services	\$95.00	6 HRS	\$ 570.00
6. PROJECT SIGN				
a.	Furnish and install project sign	\$ 800.00	1 EA	\$ 800.00

SCHEDULE B, TOTAL AMOUNT BID 80,845.00

WA STATE SALES TAX, 8.5%
GRAND TOTAL AMOUNT

6,871.83
87,716.83

SCHEDULE A, INCLUDING SALES TAX \$ 41,859.30

SCHEDULE B, INCLUDING SALES TAX \$ 87,716.83

TOTAL AMOUNT BID \$ 129,576.13*

*Bid to be awarded to lowest total amount bid for both schedules.

The Bidder agrees to complete all work awarded to him/her within 90 working days following Notice to Proceed.

If written notice of acceptance of this bid is mailed, telegraphed or delivered to the undersigned within five (5) days after the date of opening of the bids, or at any time thereafter before this bid is withdrawn, the undersigned agrees that he/she will provide the performance bond as specified, with good and sufficient Surety or Sureties, all within five (5) days (unless a longer period is allowed) after the prescribed forms are presented to

Mark Tapert for signature.

(Name of Official)

The party by whom this bid is submitted and by whom the contract will be entered into in the event the award is made to him/her is

Corstone Contractors, a corporation/partnership/individual (indicate which)

doing business at 1910 Bickford Ave / PO Box 2280

Snohomish, WA 98291

to which address notice of acceptance should be sent.

The Bidder hereby acknowledges receipt of addenda numbers, 1, 2; and the bid contained herein is reflective of the addenda.

Contractor's Registration Number: CORSTCL984KZ

Corstone Contractors LLC
Legal Name of Person, Firm or Corporation
By: Mark Tapert
Title: President

Phone: 360.862-8316

BID PROPOSAL

From: Corstone Contractors LLC
Name of Contractor

To the City Clerk
Sultan, Washington

The undersigned hereby certify (ies) that he/they have personally examined the location and construction details of work as outlined on the plans and specifications for:

**Schedule C – Sportsman Park Improvements, and Schedule D – Reese Park Improvements,
Sultan Project No. 02-06.**

and have read and thoroughly understand the plans and specifications and contract governing the work embraced in this improvement and the method by which payment will be made for said work and hereby propose to undertake and complete the work embraced in this improvement in accordance with said plans, specifications, and contract at the attached schedule of rates and unit prices.

(Note: Unit prices for all items, all extensions and total amount of bid must be shown. Show unit prices in both words and figures and where conflict occurs the written or typed word shall prevail.

BID PROPOSAL

SCHEDULE C SPORTSMAN PARK IMPROVEMENTS

ITEM	DESCRIPTION	UNIT PRICE	TOTAL QUANTITY	TOTAL AMOUNT
1. SITE WORK				
a.	Remove and spray blackberries	\$LS 4,200.00	ALL	\$ 4,200.00
b.	Furnish and Install 1 1/4" Gravel	\$ 46.50	325 CY	\$ 15,112.50
c.	Furnish and Install 4" Cr Rock	\$ 46.50	30 CY	\$ 1,395.00
d.	Develop Volley-ball Space	\$ 4,000.00	ALL	\$ 4,000.00
e.	Furnish and Install Volley-Ball Net and Volley Ball	\$ 500.00	ALL	\$ 500.00

SCHEDULE C, TOTAL AMOUNT BID: 25,207.50

WA STATE SALES TAX 8.5%

2,142.64

GRAND TOTAL AMOUNT

27,350.14

BID PROPOSAL

SCHEDULE D REESE PARK IMPROVEMENTS

EM	DESCRIPTION	UNIT PRICE	TOTAL QUANTITY	TOTAL AMOUNT
1. SITE WORK				
a.	Blackberry Removal	\$LS 6,500.00	ALL	\$ 6,500.00
b.	Area Lighting	\$LS 41,000.00	ALL	\$ 41,000.00
2. SHELTER UPGRADE				
a.	Furnish and Install Barbecues	\$ 800.00	2 EA	\$ 1,600.00
3. LANDSCAPE RESTORATION				
a.	Refurbish Soccer Goals	\$LS 3,000.00	ALL	\$ 3,000.00
b.	Furnish and Install Portable Goal	\$ 2,500.00	1 EA	\$ 2,500.00
c.	Field Marking	\$LS 2,000.00	ALL	\$ 2,000.00
d.	Spray Blackberries	\$LS 4,000.00	ALL	\$ 4,000.00
e.	1 1/4" Crushed Rock	\$ 46.50	300 CY	\$ 13,950.00

SCHEDULE D, TOTAL AMOUNT BID 74,550.00

WA STATE SALES TAX, 8.5% 6,336.75
GRAND TOTAL AMOUNT 80,886.75

SCHEDULE C, INCLUDING SALES TAX \$ 27,350.14

SCHEDULE D, INCLUDING SALES TAX \$ 80,886.75

TOTAL AMOUNT BID \$ 108,236.89 *

*Bid to be awarded to lowest total amount bid for both schedules.

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provided by certified letter from the Engineer to the Contractor which will provide 30 calendar days for the Contractor to submit the necessary documents. The 30 calendar day deadline shall begin on the date of the postmark of the certified letter from the Engineer requesting the necessary documents. This reservation by the Owner to unilaterally accept the Contract will apply to contracts that are completed in accordance with Section 1-08.5 or for contracts that are terminated in accordance with Section 1-08.10. Unilateral acceptance of the Contract by the Owner does not in any way relieve the Contractor of the provisions under contract or of the responsibility to comply with all laws, ordinances, and regulations – Federal, State, or local – that affect the Contract. The date the Owner unilaterally signs the Final Progress Estimate constitutes the final acceptance date (Section 1-05.12).

1-09.8 Payment for Material On Hand- (DELETED)

1-09.9 Payment (APWA only)

Paragraph one; delete the words “and material on hand”.

1-09.10 Payment for Surplus Processed Materials (DELETED)

END OF DIVISION 1

DIVISION 2 – SPECIFICATIONS, MEASUREMENT AND PAYMENT

SPORTSMAN PARK – Schedule A

Bid Item No. 1 – Gazebo Remedial Work

- a. Remove existing roof shakes, replace damaged or rotten poles in both the building and roof structure as directed. Install new thick-butt shake roof. Furnish and install galvanized top cap. Shakes shall conform with Uniform Building Code Standard 15-3, 18” in length, No. 1 grade shakes.
- b. Remove and dispose of existing stove concrete block. Construct new 9”X 3.5’ X 3.5’ reinforced-concrete slab. Install City furnished wood stove, bolt down to new slab. Furnish and install double walled steel chimney, revise roof structure and install flashing to accommodate new chimney. Secure all items of work to be as vandal proof as possible.

Bid Item No 2 – Electrical Improvements

- a. Contractor to apply for electrical service to Snohomish County PUD.
- b. Furnish and install service and lockable water-proof panel with lockable external disconnect. Panel to be equipped with two 20 amp circuits for gazebo lights and plug-in and an additional circuit for the two area lights.
- c. Furnish and install underground power to new area lights and power and lights to gazebo. Two individual feeds are necessary to the gazebo so that the lights can be left active and the plug-in shut off at the panel if required. Provide recessed lighting fixture in gazebo. Fixture must be vandal and thrown rock

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proof with protected 150 watt bulb. Locate light switch and plug- in above high water level.

d. Furnish and install two 30' high fiberglass poles (Composite Materials Tech., 1-800-846-8436) with 5' arms (Velmont Part # 1MA0624B475Z); with 200 watt luminaries equipped with light cells for automatic shut off. Poles are available from HD Supply, 1620 Industry Drive, Auburn, WA. Light standards are generally similar to those used by Snohomish County PUD. All power to be trenched underground, 18" cover, backfilled with pit-run gravel, disturbed area top-soiled and seeded. All materials and methods of construction shall conform with Snohomish County PUD's standards, including underground conduits, junction boxes, concrete pedestal for light standards, etc.

Bid Item No 3 – Water Service

a. Furnish and install water service to gazebo. Pipe shall be 1" copper tubing, tap existing water line on west side of park, provide meter box, setter and hose bib adjacent to the gazebo. All materials and methods of construction to conform to Sultan Standard Specifications.

Bid Item No 4 – Inspection Services

a. Contractor shall pay for inspection services based on invoices from Capital Architects, 2813 Rockefeller Avenue, Everett, WA 98201. A set rate and estimated time (not to exceed) is provided for in the bid proposal.

Bid Item No 5 – Project Sign

a. Contractor shall furnish and install a project sign as described in the specifications.

REESE PARK – Schedule B

Bid Item No. 1 - Shelter Remedial Work

- a. Remove existing shakes, replace damaged or rotten poles in both the building and roof structure as directed for both shelters. Install metal flashings around new chimneys. Install new thick-butt shake roof. Shakes shall conform with Uniform Building Code Standard 15-3, 18" in length, No. 1 grade shakes.
- b. Remove and disposal of both existing chimneys. Replace both chimneys with flue liners and concrete blocks, all in accordance with the International Residential Code. Install # 5 reinforcement bars in all openings and pour full of cement grout. Clean out all debris from stove and re-fit the easterly buildings stove door so that it closes and latches properly.
- c. Furnish and install two steel pedestal mounted barbecues adjacent to each shelter. These must be vandal proof, the pedestal set in concrete.

Bid Item No. 2 - Restroom Remedial Work

- a. Men's: Replace privacy panel and inside divider door. Furnish and install new heavy duty metal outside door. Steam clean entire inside of room, sink, toilet, and urinal. Clean and remove all debris.

Women's: Replace privacy panel. Furnish and install new heavy duty metal outside door. Steam clean entire inside of room, toilet and sink. Clean and remove all debris.

For the entire building paint outside wood fascia, soffit and existing steel door frames. Submit paint specifications and colors for approval to City Engineer.

- b. Remove existing drinking fountain and dispose of materials, connect to existing fountain plumbing and extend underground to new ADA conforming fountain on the north side of the rest room building. Patch hole in sidewalk left from removal of existing fountain.

Bid Item No. 3 – Site Work

- a. Clear a 10' wide swath of vegetation, including black berries, approximately 500 long; place a six inch deep layer of ballast (WSDOT 9-03.9(1) }, and a three inch deep layer of crushed 5/8" as trail topping. Compact rock in place with small asphalt roller to provide a solid walking surface. Finished path to be a minimum of 8 feet in width. Provide sign, 6"X18", treated wood, with carved 2" high letters, "River Access", mounted on treated 4"X 4" post. High light letters with contrasting paint. Place two, 6" pvc pipes under path for cross-drainage.
- b. Gravel for the existing road will consist of ground asphalt materials located on the Sportsman Park parking lot. Contractor to load, haul and spread this recycled material on the roads of Reese Park in locations as directed. Additional 1 ¼ " crushed rock may be required to complete work at the same unit bid price.

Bid Item No. 4 – Bleachers

- a. Furnish and install 2 each aluminum bleachers adjacent to softball field backstop. Bleachers to have

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three tiers by 15 feet long, secured with concrete footings, 6'X 1'X 0.5" deep, 2 - #4 reinforcement bars entire length , bolt down fasteners to secure bleachers in place. These bleachers shall be commercially manufactured. Contractor to submit catalog cuts to City Engineer for review and approval.

Bid Item No 5 – Inspection Services

a. Contractor shall pay for inspection services based on invoices from Capital Architects, 2813 Rockefeller Avenue, Everett, WA 98201. A set rate and estimated time (not to exceed) is provided for in the bid proposal.

Bid Item No 6 – Project Sign

Furnish and install a project sign as described in the project specifications.

A-2-4

DIVISION 2 – SPECIFICATIONS, MEASUREMENT AND PAYMENT

SPORTSMAN PARK – Schedule C

Bid Item No. 1 – Site Work

- a. Clear and remove logs and debris and black berries along parking lot and boat launch abutting US 2. Spray remaining blackberries on US 2 slope with Roundup Weed Spray.
- b. Smooth and add 1 ¼” minus rock, 4 inches deep in newly cleared trailer parking area. Spread 1 ¼” minus rock, 2 inches deep over remainder of parking lot (after asphalt grinding are removed to Reese Park).
- c. Furnish and install 30 cubic yards of 4” minus crushed rock on the road under the bridge structure of US 2. Add 10 cubic yards of 1 ¼” minus crushed rock for top dressing.
- d. Remove and dispose of three large stumps, backfill hole with compacted-in-place pit-run gravel, level 50 feet by 75 feet area, clear rocks and sod, level and re-seed. Furnish and install two 4” diameter X 10.6’ long galvanized pipes with threaded top caps, 2.5 feet in concrete for use in holding volley-ball net.
- e. Furnish and install heavy-duty volley ball net and professional level volley ball. Contractor to submit net and ball specifications to City Engineer for approval prior to ordering.

REESE PARK – Schedule D

Bid Item No. 1 – Site Work

- a. Clear and remove black berries along the northerly, southerly, westerly and southeasterly sides of the soccer/softball field.
- b. Furnish and install twelve (12) area lights, 30 feet mounting height, 200 watt luminaires, fiber glass poles, placed along the perimeter of the soccer area as shown on the project drawings. Coordinate with Snohomish County PUD for necessary power as required, existing power vault near restrooms. Provide water resistant control panel with external lockable disconnect. Install panel in restroom mechanical room. Panel to include timer control to enable automatic operation of the lights at set off and on times of the day, or controls to turn them on or off. All wiring to be underground, bedded with sand, 18” of cover, marked with underground tape, backfill compacted, top-soiled and reseeded. All materials and work to meet current electrical code of the City and State. Lights shall be similar to the lights provided by the Snohomish County on City streets. Poles shall have 5 foot arms(Velmont Part # 1MA0624B75Z), poles are available from HD Supply, 1620 Industry Drive, Auburn, WA. All materials and methods of construction shall conform with Snohomish County PUD’s standards, including underground conduits, junction boxes, concrete pedestals for light standards, etc.

Bid Item No. 2

a. Furnish and install steel pedestal mounted barbecues adjacent to each shelter. These must be vandal proof, the pedestal set in concrete.

Bid Item No. 3 – Landscape Restoration

a. Remove existing soccer goals from blackberries, sandblast and apply two coats of Series 73, white Endura-Shield, Tenemec Company, Seattle, WA. Place one goal at staked location at south end of soccer field and deliver the other goal to the soccer field at Osprey Park on 1st Street. Furnish and install new heavy duty nets on each goal.

b. Furnish and install a new portable (with four wheels) soccer goal for the north end of the soccer field. Goal shall be similar to Model FRAG88, rectangle, manufactured by American Playground Corporation, 1-800-541-1602, equipped with four wheels for easy movement.

c. Provide permanent marking of field boundaries by treating a 2" wide strip of existing lawn. Contractor to submit method and materials to City Engineer for approval.

d. Spray remaining blackberries with Roundup Weed Killer. Spray an area 20' to 30' into the hillside above the fields.

e. Gravel for the existing roads will consist of ground asphalt materials located on the Sportsman Park parking lot. Contractor to load, haul and spread it on the roads of Reese Park in locations directed by the City Engineer. Furnish and install additional 1 1/4" crushed rock, spread and compacted on existing park access roads, after the asphalt grindings have been exhausted.