



City of Norman, OK

Municipal Building Council
Chambers
201 West Gray Street
Norman, OK 73069

Text File

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Title

CONSIDERATION OF REQUEST FOR PROPOSAL NO. RFP-1213-82 FOR THE WHITTIER AND IRVING RECREATION CENTERS GYM FLOOR REPLACEMENT PROJECT, APPROVAL OF CONTRACT NO. K-1213-201 WITH Z-FLOOR COMPANY, LTD., IN THE AMOUNT OF \$141,114; PERFORMANCE BOND NO. B-1213-99; STATUTORY BOND NO. B-1213-101, MAINTENANCE BOND NO. MB-1213-90, AND RESOLUTION NO. R-1213-145.

Body

BACKGROUND: Since 1975, the Parks and Recreation Department has operated recreation centers attached to both Irving and Whittier Middle Schools. Over the years, these facilities have been home to numerous sports leagues and afterschool programs, as well as sports camps, summer camps and open gym hours. These two facilities have identical floor plans, which include a basketball gymnasium with bleachers, concession areas, a large multi-purpose room, a smaller game room, office space, restrooms and various equipment storage areas. The gymnasiums currently have a Vinyl Composition Tile (VCT) floor, which has been in place for decades. Over time, the Junior Jammers Basketball program has grown to its current level of 95 Teams in the fall and spring sessions each year. The current floors have been worn to the point of needing replacement. After visiting with both the Norman Public Schools and several other Parks and Recreation Departments in the area, staff determined that the best option for the new gym flooring would be to overlay our existing VCT floor with a rolled rubber flooring system. Similar floors are the standard in new school and recreation facility gymnasiums in Norman, Oklahoma City and other locations in the state.

Funding for the Whittier and Irving Recreation Centers Gym Floor Replacement Project will come from the Room Tax Fund balance, which is that portion of the Hotel/Motel Tax that is collected and dispersed to the Parks and Recreation Department. Included in this project is cleaning and prepping the existing VCT floor, detaching the bleachers and moving them to install the new floor, laying down a padded underlayment, rolling down an adhered 8 millimeter rubber flooring and re-attaching the bleachers.

The chosen contractor will work with Parks and Recreation staff to complete the floor replacements during the summer months, while the Norman Public Schools are on break. All summer activities scheduled for the Recreation Centers will be adjusted as-needed to make sure the work is done in a manner to cause the least disruption to gym users.

DISCUSSION: On 12 and 19 April 2013, RFP 1213-82 for the Whittier and Irving Recreation Centers Gym Floor Replacement Project was advertised in the *Norman Transcript*. The project was also advertised in *Reid Construction Data*, *Dodge Report* and *Bid News*, *i-SquareFoot* and on *e-plan*. Proposals were distributed to six contractors, four of whom responded with complete proposals.

The lowest and best proposal to meet specifications was received from Z-Floor Co., Ltd. (Z-Floor). The proposals were evaluated based on the total cost of the project as specified in the RFP. Some bidders offered other types of floors such as poured-in-place rubber and wood floors; however staff had determined that the most economical choice would be the rolled rubber flooring, based on the product lifespan and replacement and maintenance costs. The bids were submitted as a base bid for a rolled rubber floor at each gym, with one add-alternate for a new scrubber machine at each facility. The base bid from Z-Floor is for a total cost of \$ 141,114 for both facilities. Staff has determined that it would be more cost effective to purchase the floor scrubber machines separately on an as-needed basis.

Staff recommends that the contract be awarded to Z-Floor, in the amount of \$141,114 as the lowest and

best proposal to meet specifications for the Whittier and Irving Recreation Centers Gym Floor Replacement Project.

RECOMMENDATION NO. 1: It is recommended that the City Council approve the appropriation of \$141,161.85 from the Room Tax Fund Balance (account 023-0000-253.20-00) to Project No. RT0078, Whittier and Irving Recreation Centers Gym Floor Replacement, Construction (023-9321-451.61-01); this includes \$141,114 for the floor project and \$47.85 for project advertising.

RECOMMENDATION NO. 2: It is recommended that City Council accept RFP 1213-82 for the Whittier and Irving Recreation Centers Gym Floor Replacement Project for the Parks and Recreation Department and award the contract to Z-Floor Co., Ltd., in the amount of \$141,114. The estimated budget for this project is \$170,000. Funding after the above listed appropriation is available in Project No. RT0078, Whittier and Irving Recreation Centers Gym Floor Replacement Project, Construction (023-9321-451.61-01)

RECOMMENDATION NO. 3: It is further recommended that Contract No. K-1213-201, Maintenance Bond No. MB-1213-90, Performance Bond No. B-1213-99, and Statutory Bond No. B-1213-100 be approved.

RECOMMENDATION NO. 4: It is further recommended that Z-Floor Co., Ltd. be authorized and appointed as project agent for the Whittier & Irving Recreation Centers Project by Resolution No. R-1213-145.