



# City of Norman, OK

Municipal Building  
Council Chambers  
201 West Gray  
Norman, OK 73069

## Master

**File Number: K-1920-3**

**File ID:** K-1920-3

**Type:** Contract

**Status:** Consent Item

**Version:** 1

**Reference:** Item 34

**In Control:** City Council

**Department:** Parks and Recreation  
Department

**Cost:** \$175,750.73

**File Created:** 08/13/2019

**File Name:** Legacy Park Parking Lot Project

**Final Action:**

**Title:** CONSIDERATION OF AWARDING OF BID-1819-81, APPROVAL OF CONTRACT K-1920-3 BY AND BETWEEN THE NORMAN TAX INCREMENT FINANCE AUTHORITY AND SILVER STAR CONSTRUCTION COMPANY, INC., IN THE AMOUNT OF \$175,750.73; PERFORMANCE BOND B-1920-3; STATUTORY BOND B-1920-4; AND MAINTENANCE BOND MB-1920-2 FOR THE LEGACY PARK PARKING LOT CONSTRUCTION PROJECT AND BUDGET APPROPRIATION FROM THE UNP TIF FUND AND BUDGET TRANSFER OF PROJECT FUNDS.

**Notes:** ACTION NEEDED: Acting as the Norman Tax Increment Finance Authority, motion to accept or reject all bids meeting specifications; and, if accepted, award the bid in the amount of \$175,750.73 to Silver Star Construction Company, Inc., as the lowest and best bidder meeting specifications; approve Contract K-1920-3, and the performance, statutory, and maintenance bonds; authorize execution of the contract and bonds; direct the filing of the bonds, and transfer \$8,057.50 from Maintenance and Repair Services/Other Miscellaneous (057-7010-452.42-99) to Project UT0016, Legacy Park Parking Lot, Design, (057-9510-431.62-01) and \$750.73 from Maintenance and Repair Services/Other Miscellaneous (057-7010-452.42-99) to Project UT0016, Legacy Park Parking Lot, Design (057-9510-431.61-01) .

ACTION TAKEN: \_\_\_\_\_

**Agenda Date:** 08/27/2019

**Agenda Number:** 34

**Attachments:** Bid Record, Legacy Park Parking Lot Proposal,  
Contract K-1920-3, Perf B-1920-3, Stat B-1920-4,  
MB-1920-2

**Project Manager:** Jud Foster, Director of Parks and Recreation

**Entered by:** Ellen.Usry@normanok.gov

**Effective Date:**

## History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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### Text of Legislative File K-1920-3

Body

**BACKGROUND:** The construction of Legacy Park was completed in September 2015. The Park includes an amphitheater stage, cover and seating area; a one-acre pond with programmable lights and fountains; a promenade walk around the pond; a restroom building; extensive landscaping, irrigation and pedestrian lighting. For the past two years, the park has been the site for the @Legacy Concert Series, which has included a wide variety of local entertainment and continues to grow in popularity.

Parking availability near the amphitheater facility has become an area of concern from people attending events at the Park. Restaurants near the Park have expressed concerns about the use of restaurant parking by people attending events at the Park causing a negative impact on their business.

The original plan for Legacy Park included a parking facility located on the west side of the property, accessed from the (east side) I-35 Frontage Road. The University North Park Tax Increment Finance (UNP TIF) District Development Agreement Number 3 (contract K-0708-76) included an estimated \$175,000 for the construction of a parking facility located on park property. This funding can be appropriated for this project. Subsequent to the approval of this contract, City Council decided to omit any on-site parking from the original construction of the Park, thinking other parking in the adjacent shopping areas would be sufficient and desiring to reduce the parking footprint from the Park. This has proven to be problematic for many patrons using the Park, particularly patrons with disabilities who are having to traverse longer distances.

The UNP TIF Citizen's Oversight Committee has discussed this issue and has recommended the construction of the proposed parking facility to Council, with an increased number of disabled parking places. The UNP Business Improvement District Board has also discussed this issue and has endorsed the parking project.

On December 11, 2018, City Council passed Resolution R-1819-59 appropriating \$121,980 from the UNP TIF Fund Balance for the purpose of providing maintenance and repair items at the park. This work is ongoing at this time and is expected to be completed later this year. There will be a sufficient balance of funding from this appropriation to provide the amount needed for architectural and engineering fees, and to partially fund the parking lot project.

**DISCUSSION:** In January of 2019 Cardinal Engineering began preparation of construction documents for the Legacy Park Parking Lot. Plans were completed in March of 2019 and advertised for bids in June. On June 27, 2019, bids (Bid-1819-81) were opened for the project. Silver Star Construction submitted the low bid in the amount of \$278,630. After significant value engineering efforts with Silver Star and Cardinal Engineering, a revised bid amount of

\$175,750.73 was established. Adjustments were made to the elevation of the parking lot surface which resulted in less site grading, as well as adjustments to the site drainage, allowing use of the existing detention facility on the property, along with the elimination of a sanitation dumpster site, which allowed for a less expensive paving profile. The lot will contain 29 parking spaces, 6 of which will be dedicated as disabled parking spaces; this is three times the normal requirement for disabled parking in a lot this size. Construction plans and all value-engineering items have been reviewed and approved by the City's Engineering staff.

Council approved a Memorandum of Understanding related to the University North Park TIF in March 2019. The MOU, among other things, preserved the status quo while negotiations to end the TIF apportionment early were ongoing. As such, the appropriation of TIF funds for this project are subject to approval by UNP and UTC. Such approval has been requested.

**RECOMMENDATION NO. 1:** It is recommended that the Trustees of the Norman Tax Increment Finance Authority award the bid to Silver Star Construction Company, Inc., in the amount of \$175,750.73 and approve Contract K-1920-3, Performance Bond B-1920-3, Statutory Bond B-1920-4 and Maintenance Bond MB-1920-2 for the construction of the Legacy Park Parking Lot.

**RECOMMENDATION NO. 2:** It is further recommended that the Trustees of the Norman Tax Increment Finance Authority approve an appropriation of \$175,000 from the UNP TIF Fund Balance (account 057-0000-253.20-00) to Legacy Park Parking Lot, Construction (account 057-9510-431.61-01; project UT0016).

**RECOMMENDATION NO. 3:** It is further recommended that the Trustees of the Norman Tax Increment Finance Authority approve a transfer of \$8,057.50 from Maintenance and Repair Services/Other Miscellaneous (057-7010-452.42-99) to Legacy Park Parking Lot, Design (057-9510-431.62-01; project UT0016) and transfer \$750.73 from Maintenance and Repair Services/Other Miscellaneous (account 057-7010-452.42-99) to Legacy Park Parking Lot, Construction (account 057-9510-431.61-01; project UT0016) for construction of this project.