



# City of Norman, OK

Municipal Building  
Council Chambers  
201 West Gray  
Norman, OK 73069

## Master

**File Number: K-1516-62**

**File ID:** K-1516-62

**Type:** Contract

**Status:** Consent Item

**Version:** 1

**Reference:** Item 31

**In Control:** City Council

**Department:** Parks and Recreation  
Department

**Cost:** \$136,665.00

**File Created:** 10/13/2015

**File Name:** Walking Trails in Three Parks

**Final Action:**

**Title:** CONSIDERATION OF CONTRACT K-1516-62 WITH TEXOMA PAVING AND CONSTRUCTION, L.L.C. IN THE AMOUNT OF \$136,665; PERFORMANCE BOND B-1516-19; STATUTORY BOND B-1516-20; MAINTENANCE BOND NO. MB-1516-15 AND PROJECT AGENT RESOLUTION R-1516-21 FOR THE WALKING TRAILS IN THREE PARKS CONSTRUCTION PROJECT (LION'S MEMORIAL PARK, COLONIAL ESTATES PARK AND OAK TREE SOUTH PARK) AND BUDGET APPROPRIATION FROM THE PARK LAND DEVELOPMENT FUND BALANCE.

**Notes:** ACTION NEEDED: Motion to approve Contract K-1516-62 with Texoma Paving and Construction, L.L.C., in the amount of \$136,665, and the performance, statutory, and maintenance bonds; authorize execution of the contract and bonds; direct the filing of the bonds, adopt Resolution R-1516-21 and appropriate \$40,395 from Neighborhood Park Land Development Fund Balance (052-0000-253.20-00) designating \$16,485 to Project PR0161, Lion's Memorial Park Improvements, Construction (052-9213-452.61-01); \$19,051 to Project PR0163, Oak Tree South Park Improvements, Construction (052-9100-452.61-01); and \$4,859 to Project PR0136, Colonial Estates Park Improvements, Construction (052-9059-452.61-01).

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

**Agenda Date:** 10/27/2015

**Agenda Number:** 31

**Attachments:** 3 Park Trails Bid Tab, K-1516-62, Perf B-1516-19,  
Stat B-1516-20, MB-1516-15, R-1516-21

**Project Manager:** James Briggs, Park Planner

**Entered by:** james.briggs@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-1516-62

Body

**BACKGROUND:** In 1994, the City of Norman began collecting park development fees in the amount of \$150 for every new residential building permit. The \$150 fee is apportioned \$75 to community park development and \$75 to neighborhood park development. The neighborhood park portion of the fees must be spent on the neighborhood park in the area from which they were collected. The community park portion may be expended

only at any of the six community parks (Andrews, Griffin, Reaves, Sutton, Saxon and Ruby Grant).

Also, on March 1, 2011, voters in Norman approved a City Charter amendment providing for the expenditure of fees-in-lieu of park land that were collected between 1976 and 1994 for the purpose of making park improvements in areas where suitable land is not available to purchase. This Charter amendment allowed the City to make use of over \$642,000 of park land fees and interest earnings for capital improvements in twenty one neighborhood park sites. Numerous projects have been completed using these funds since the charter amendment was approved (including the creation of Monroe Park on land leased from the Norman Public School System, as well as improvements in Adkin's Crossing, Colonial Commons, and Sunrise, Springbrook, Crestland, Cherry Creek, Tull's, Castlerock, Normandy, Brookhaven, Rotary, and several other parks). For each site, the improvement plan included both the immediate general maintenance needs identified by staff and the park needs as identified in the 2009 Parks and Recreation Master Plan.

There is currently a balance of funds remaining in the Fee-In-Lieu Land Fund (Charter Amendment) projects for Colonial Estates, Lions Memorial, and Oak Tree South Parks, which were appropriated in prior fiscal years for these parks. There are also funds available in the Park Land Development Account for each of these parks, which can be combined with the remaining Charter Amendment funding to complete the development projects in these neighborhood parks as described below.

**DISCUSSION:** On August 21st and 28th 2015, RFP Number 1516-16 for the Walking Trails in Three Parks Construction Project was advertised in the *Norman Transcript*. The project was also advertised in *Reid Construction Data*, *Dodge Report*, *CMD*, *Bid News*, *i-SquareFoot* and on *e-plan*. Bid Specifications were distributed to five contractors, four of whom responded with complete bids.

At each site, contractors were required to provide pricing to convert the existing gravel walking trail in the park with a six foot wide concrete walking trail, and to make repairs and additions, as needed, to existing sidewalks in the parks to make a complete, accessible walking route through and around the parks.

Bids were received on September 11, 2015 (Bid Tab attached). The lowest and best proposal to meet specifications was received from Texoma Paving & Construction, LLC. The proposals were evaluated based on the total construction cost of the project according to the information contained in the RFP and as shown at the pre-bid meeting at each park. Funding is available for this work from the two park funds discussed above. First, this project will utilize all of the remaining funds currently appropriated specifically for projects in these three parks from the Fee-In-Lieu of Park Land funds, as approved by the 2011 Charter Amendment. However, in order to fully award all of the work, we are requesting that funds also be appropriated from each of these parks' current portion of the Neighborhood Park Land Development account (total appropriation of \$40,395). Lions Memorial Park also has a balance remaining on a Park Land Development project from Fiscal Year 2013, which we will utilize to fund a portion of the trail work in that park.

Staff recommends that funding be appropriated from the Park Land Development Fund balance; and that the contract be awarded to Texoma Paving & Construction, LLC, in the total amount of \$136,665, as the lowest and best bid to meet specifications for the Walking Trails in Three Parks Construction Project.

**RECOMMENDATION NO.1:** It is recommended that the City Council approve the appropriation of \$40,395 from the Park Land Development Fund Balance for improvements as described above at Lions Memorial, Oak Tree South, and Colonial Estates Parks and listed as follows:

Appropriate \$40,395 from Neighborhood Park Land Development Fund Balance (052-0000-253.20-00) designating \$16,485 to Project PR0161, Lion's Memorial Park Improvements, Construction (052-9213-452.61-01); \$19,051 to Project PR0163, Oak Tree South Park Improvements, Construction (052-9100-452.61-01); and \$4,859 to Project PR0136, Colonial Estates Park Improvements, Construction (052-9059-452.61-01)

**RECOMMENDATION NO.2:** It is recommended that City Council approve RFP Number 1516-16 for the Walking Trails in Three Parks Construction Project for the Parks and Recreation Department to Texoma Paving and Construction, L.L.C. in the amount of \$136,665. Funding is available as follows:

Oak Tree South Park Improvements (#052-9100-452.61-01) (PR0163) - \$40,160  
Colonial Estates Park Improvements (#052-9059-452.61-01) (PR0136) - \$42,195  
Lions Memorial Park Improvements (#052-9213-452.61-01) (PR0161) - \$43,404  
Lions Memorial Park Improvements (#052-7042-452.61-01) (PR0254) - \$10,906

**Total Award Amount:           \$136,665**

**RECOMMENDATION NO.3:**     It is further recommended upon approval of RFP Number 1516-16 that the following contract and bonds be approved:

Contract K-1516-62  
Maintenance Bond MB-1516-15  
Performance Bond B-1516-19  
Statutory Bond B-1516-20

**RECOMMENDATION NO.4:**     It is further recommended that Texoma Paving & Construction, LLC, be authorized and appointed as project agent for the Walking Trails in Three Parks Construction Project by Resolution Number R-1516-21.