



# City of Norman, OK

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

## Text File

File Number: K-1213-151

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In Control: City Council

File Type: Contract

### Title

CONSIDERATION OF REQUEST FOR PROPOSAL NO. RFP-1213-56, CONTRACT NO. K-1213-151 WITH AZTEC BUILDING SYSTEMS, INC., IN THE AMOUNT OF \$155,989, PERFORMANCE BOND NO. B-1213-59, STATUTORY BOND NO. B-1213-60, MAINTENANCE BOND NO. MB-1213-62, AND RESOLUTION NO. R-1213-88 FOR THE REAVES PARK MIDDLE SOFTBALL BUILDING REPLACEMENT PROJECT.

### Body

**BACKGROUND:** Funding for the Reaves Park Middle Complex Softball Building Replacement Project was approved during the Fiscal Year Ending 2013 Capital budget process. Included in this project is the demolition of the existing concession and restroom building, built in 1981. The existing building is in very poor condition. There are a number of repairs and upgrades needed that would not be cost effective when compared to total building replacement. Most significant are the changes needed to bring the public restrooms into ADAAG (Americans with Disabilities Act Accessibility Guidelines) compliance; as well as the inadequate concession area, which does not meet current health department standards for sinks, fixtures, ventilation and floor space.

The demolition will be completed by a separate contractor, once the new building is approved for construction. Building Maintenance staff is working with Parks and Recreation staff to complete the removal of equipment and cutting off utilities in preparation for the change in buildings.

**DISCUSSION:** On 9 and 16 November 2012, RFP No. 1213-56 for the Reaves Park Middle Complex Softball Building 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 Aztec Building Systems, Inc. (Aztec). The proposals were evaluated based on the per-square-foot cost of the new building. The bids were submitted as a base bid for a one-story structure, with three add-alternates, including an option to add a second story to the building for additional scorekeeper space. The bid from Aztec Building Systems, Inc. had a base bid total of \$139,500. Once a lowest base bid was determined, parks and recreation staff met with the low bidder to discuss the basic design and add-alternates, which brought the final negotiated cost for the building to \$155,989. This does not include the second story option; but it does provide for additional restroom fixtures and the add-alternate price for shelving and product space in the concession area, among other things. The total budget for the project is \$175,000, which will include the existing building's demolition and some additional concrete work and site improvements that will be done by others separate from the contract with Aztec.

Staff recommends that the contract be awarded to Aztec Building Systems, Inc., in the amount of \$155,989, for the lowest and best proposal to meet specifications for the Reaves Park Middle Softball Building Replacement Project.

**RECOMMENDATION NO.1:** It is recommended that City Council approve RFP No. 1213-56 for the Reaves Park Softball Building Replacement Project for the Parks and Recreation Department be awarded to Aztec Building Systems in the amount of \$155,989. Funding is available in Project No. PR0127, Reaves Park Softball Building Replacement Project, (050-9205-452.6101). The estimated budget is \$175,000.

**RECOMMENDATION NO.2:** It is further recommended upon approval of RFP Number 1213-56 that the following contract and bonds be approved:

Contract No. K-1213-151  
Maintenance Bond No. MB-1213-52  
Performance Bond No. B-1213-59  
Statutory Bond No. B-1213-60

**RECOMMENDATION NO.3:** It is further recommended upon approval of RFP No. 1213-56 that Aztec Building Systems, Inc. be authorized and appointed as project agent for the Reaves Park Softball Building Replacement Project by Resolution No R-1213-88.