



Legislation Text

File #: K-1718-106, **Version:** 1

CONSIDERATION OF REQUEST FOR PROPOSAL RFP-1718-43, CONTRACT K-1718-106 BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND METRO BUILDING SERVICES, L.L.C., IN THE AMOUNT OF \$147,147.30; PERFORMANCE BOND B-1718-71; STATUTORY BOND B-1718-72; MAINTENANCE BOND MB-1718-53, AND RESOLUTION R-1718-91 GRANTING TAX EXEMPT STATUS FOR THE NORTHEAST LIONS PARK RESTROOM AND PAVILION PROJECT.

BACKGROUND: During the Fiscal Year Ending 2015, City Council approved the re-assignment of capital improvement funds that were saved via the passing of a street bond project to begin working on high-priority projects identified in the Norman Parks and Recreation Master Plan. This was before the passage of the NORMAN FORWARD initiative. As a result, projects were created to make improvements at Tull's, Northeast Lions and Eastwood neighborhood parks, as identified in the Master Plan. The project at Tull's Park included replacement of the old playground equipment and installation of new soccer goals and park furniture. At Eastwood, improvements were made to the walking trail through the park, parking along the street, and work to install a pollinator garden along the creek in the park. At Northeast Lions, work was done at the parking lot and improvements were made to the park furniture. A project was also started to explore a renovation of the existing restroom in the park; however, it has since been decided to tear down the restroom and replace it with a modern facility that will be more cost-effective and compliant with Americans with Disabilities Act Accessibility Guidelines (ADAAG). Attached to the new restroom will be a new covered pavilion space. The new restroom and pavilion will be similar in style to the restroom and pavilion located at Lions Park.

The demolition of the existing building will be completed in-house, or by a separate contractor, once the new building is approved for construction, in an effort to preserve the stonework on that structure to be re-used for the lakeside shelter in the park. Facilities Management Division staff will also work with Parks and Recreation staff to complete the removal of the existing restroom fixtures and cut off the utilities that serve the building site in preparation for their reconnection once the new building construction begins.

DISCUSSION: On 12 and 19 January, 2018, RFP 1718-43 for the Northeast Lions Restroom and Pavilion Project was advertised in the Norman Transcript, Southwest Construction News, e-Plan, i-Square Foot, Bid News and Dodge Report. Requests for proposals were distributed to four contractors, two of whom responded with complete proposals.

The proposal from Metro Building Services, LLC (Metro), had a base total of \$125,693.70. The total budget for the project is \$150,000. This cost includes the final design work and plan review for the building, based on the basic plan submitted with the proposal. The proposal form also included add-alternate items that would be awarded, if the budget allowed. The final negotiated proposal, including add-alternates from Metro and additional items proposed as upgrades to the base proposal, came in at \$147,147.30. The add-alternates included in the final negotiated bid are: stainless steel mirrors and toilet paper holders in each restroom; an informational bulletin board; a standing-seam metal roof; and corrugated metal ceilings in each restroom and pavilion.

Staff recommends awarding Contract K-1718-106 to Metro Building Services, LLC, in the total amount of \$147,147.30 for the NE Lions Restroom and Pavilion Project.

RECOMMENDATION NO. 1: It is recommended that Request for Proposal RFP 1718-42 be awarded to Metro Building Services, LLC in the amount of \$147,147.30 for the NE Lions Restroom and Pavilion Project. The funding is available for this project in Park Master Plan Projects, Construction (account 050-9218-452.61-01; project PR0153).

RECOMMENDATION NO. 2: It is further recommended that City Council approve Contract K-1718-106, Performance Bond B-1718-71, Statutory Bond B-1718-72, and Maintenance Bond MB-1718-53

RECOMMENDATION NO. 3: It is further recommended that Metro Building Services, LLC be authorized and appointed as project agents for the NE Lions Restroom and Pavilion Project by Resolution Number R-1718-91.

