



## Legislation Text

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**File #:** K-1718-117, **Version:** 1

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REQUEST FOR PROPOSAL RFP-1718-62, APPROVAL OF CONTRACT K-1718-117 BY AND BETWEEN THE NORMAN MUNICIPAL AUTHORITY AND LIPPERT BROS., INC., IN THE AMOUNT OF \$900,000; CHANGE ORDER NO. ONE DECREASING THE CONTRACT AMOUNT BY \$28,448 FOR A REVISED CONTRACT AMOUNT OF \$871,552; PERFORMANCE BOND B-1718-86; STATUTORY BOND B-1718-87; MAINTENANCE BOND MB-1718-74; FOR THE NORMAN FORWARD GRIFFIN PARK PHASE I - NORTH FIELD IMPROVEMENTS PROJECT

**BACKGROUND:** On October 13, 2015, Norman citizens passed the NORMAN FORWARD Initiative which will fund various projects through a ½ % sales tax increase over 15 years. Included in the Norman Forward Initiative is an upgrade of the Griffin Park Soccer Complex. Eventually all of the Griffin Park sports fields will be converted to soccer and will total 20 youth fields.

On March 14, 2017, the City Council, acting as Trustees of the Norman Municipal Authority (NMA) awarded contract K-1617-114 to the Planning Design Group (PDG) to provide master planning designs for the Griffin Park Soccer Complex. On August 8, 2017, the NMA Trustees adopted the Griffin Park Sports Complex Master Plan (Resolution R-1718-22).

**DISCUSSION:** In furtherance of the Griffin park Sports Complex Master Plan, this project, if approved, would consist of the following components:

- Re-grading of fields 9 and 10;
- Adding retaining walls, fencing and drainage, as well as relighting fields 1-4;
- Adding lights to field number 8.

The Griffin Park fields were built originally with a crowned, or curved, surface, which was the preferred construction at that time. The Norman Youth Soccer Association approached the City of Norman with this project, requesting a more current soccer field design which calls for a flat playing surface. A flat surface enhances the flow and speed of the game. Two fields using the flat surface were completed in 2017. Adding the retaining walls will also increase the size or width of the fields, which will help reduce wear on the turf.

A Request for Proposal (RFP), including a complete set of engineered plans and specifications, was prepared for proposals. On March 30 and April 6 2018, RFP Number 1718-62 for the Griffin Park Phase I - North Field Improvements Project was advertised in The Norman Transcript, as well as in iSqFt, eplan, BidClerk, Dodge, and Southwest Construction News. A mandatory pre-bid conference was held on April 10, in which twenty-one general contractors were in attendance. Eight bids were received, two of which were incomplete. The architect's estimate for this project was \$950,000. The lowest proposal was received from RSM Development, Inc. in the amount of \$848,000. Based on concerns of lack of experience with related projects, as well as concerns related to financial statements submitted to the City of Norman, consultants with ADG, Planning Design Group, the City of Norman Legal Department, and the City of Norman Finance Department, the RSM Development, Inc., bid was rejected. The next lowest proposal for this project was received from Lippert Bros., Inc., in the amount of \$900,000, which is \$50,000 under the architect's estimate. The revised contract amount of \$871,552 is \$28,448 less than the original bid amount, and \$78,448 under the architect's estimate. This is a result of negotiations to change the type of sod to a more common variety which is much less expensive, and changing the irrigation sub-contractor to one who had better references and more experience with the existing irrigation system at the facility.

Funds are available for this project in the NORMAN FORWARD Fund, Griffin Park Construction (account 051-9639-452.61-01; project NFB001).

**RECOMMENDATION NO. 1:** It is recommended that City Council/NMA award Request for Proposal RFP-1718-62 for

the Griffin Park Phase I - North Field Improvements Project for the Parks and Recreation Department to Lippert Bros., Inc. in the amount of \$900,000. It is further recommended that Contract K-1718-117 in the amount of \$900,000 and Change Order Number One reducing the contract by \$28,448, a net contract amount of \$871,552, be awarded to Lippert Brothers Construction as the lowest and best bidder. Funding for this contract is available in Griffin Park, Construction (account 051-9639-452.61-01; project NFB001).

**RECOMMENDATION NO.2:** It is further recommended that the following contract and bonds be approved:

Contract Number K-1718-117  
Maintenance Bond Number MB-1718-74  
Performance Bond Number B-1718-86  
Statutory Bond Number B-1718-87