



Legislation Text

File #: K-1819-119, **Version:** 1

CONSIDERATION OF AWARDING REQUEST FOR PROPOSAL RFP-1819-47, APPROVAL OF CONTRACT K-1819-119 BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA AND DOWNEY CONSTRUCTION COMPANY, INC., IN THE AMOUNT OF \$156,421.25; PERFORMANCE BOND B-1819-73, STATUTORY BOND B-1819-74, AND MAINTENANCE BOND MB-1819-54 FOR THE NORMAN FORWARD NEIGHBORHOOD PARK CONCRETE TRAILS PROJECT AND RESOLUTION R-1819-86 GRANTING TAX EXEMPT STATUS.

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 a project to make improvements to all of the city's neighborhood parks. The funds for this project are "pay-as-you-go", meaning that we can do a few park projects per year as the funds from the sales tax are collected. Knowing this, Park Planning staff worked to identify a set of criteria to determine which parks had the most immediate needs to bring them up to the standards we expect in our public parks. The overall NORMAN FORWARD Neighborhood Park Improvement plan was presented to the Board of Park Commissioners in March of 2017; and then to the City Council in May for approval of our plan to spend the first five years of funding. After completing renovation projects at two other parks in the first two years of the program, Prairie Creek Park has been identified as the next park for playground and park improvements (see Plan, attached).

Also included in the Norman Forward Initiative is a "pay-go" project to develop several new neighborhood parks throughout the town. The first new park to be developed as part of this project was identified as the Cedar Lane & Monterey neighborhoods' park site (temporarily being referred to as Cedar Lane Park) in southeast Norman. A survey was distributed to the residents of the Cedar Lane, Monterey, and Cobblestone Additions in early 2018. After the survey results were returned, park planning staff developed a design that included those items the residents indicated they would like to see at the park, and that plan was posted on-line for review before we went out for construction bids (see Plan, attached).

DISCUSSION: On 18 and 25 January 2019, RFP Number 1819-47 for the Neighborhood Park Concrete Trails Projects at Prairie Creek and Cedar Lane Parks 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 six construction general contractors, five of whom responded with complete proposals.

Proposals were received on February 8, 2019 (Bid Tabulation attached). Park Planning staff reviewed the proposals, and determined that the lowest and best proposal to meet specifications for the work was received from Downey Construction Co., Inc. (Downey). The concrete work being awarded here includes construction of the park walking trails and basketball courts at both parks, along with removal of some damaged or re-routed old sidewalk sections at Prairie Creek Park and completion of the street-side sidewalk at the new Cedar Lane Park site. Concurrently, contracts are being finalized for Council approval for the new playgrounds at both parks, while we are also working to finalize bids for the new trees, fitness equipment and soccer goals at Cedar Lane Park, as well as the park furnishings and the new park shelters for both of these park sites.

The budget for the total park renovation at Prairie Creek Park was listed in the NORMAN FORWARD presentations as \$250,000, which included the new playground, park trails, new pavilion, furnishings, signage and additional recreation equipment. The bid from Downey for the concrete work there is \$58,821.25 which is within the remaining budget for the project. Funding is available in the NORMAN FORWARD Neighborhood Park Improvement Project, Construction (account 051-9830-452.61-01; project NFP101). The remaining funds will be used to complete other improvements shown on the park plan.

The NORMAN FORWARD Project budget for the new park development at Cedar Lane is \$300,000, which includes all of the work described above. Additional funding for the park development is available from the Park Land and Development Account (Fund 52); and will be used, if needed, to complete the park development. The bid from Downey for the concrete

work is \$97,600-which is within the current budget for the project. Funding for this project is also available in the NORMAN FORWARD New Neighborhood Park Development Project, Construction (account 051-9830-452.61-01; project NFP104). The remaining funds will be used to complete the rest of the planned park development.

RECOMMENDATION No. 1: It is recommended that Request for Proposal RFP-1819-47 be awarded to Downey Construction Company, Inc., in the amount of \$156,421.25 for the Neighborhood Park Concrete Trails Project. The funding of \$58,821.25 is available for this project in Norman Forward Neighborhood Park Improvements Construction (account 051-9830-452.61-01; project NFP101) and \$97,600 is available in the Norman Forward Neighborhood Park Improvements, Construction (account 051-9830-452.61-01; project NFP104).

RECOMMENDATION NO.2: It is further recommended that City Council approve Contract K-1819-119, Performance Bond B-1819-73, Statutory Bond B-1819-74, and Maintenance Bond MB-1819-54.

RECOMMENDATION NO.3: It is further recommended that Downey Construction Company be authorized and appointed as project agent for the Neighborhood Park Concrete Trails Project by Resolution R-1819-86.