



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 03/24/2026

REQUESTER: James Briggs, Park Development Manager

PRESENTER: Jason Olsen, Director of Parks and Recreation

ITEM TITLE: CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE FINAL ACCEPTANCE OF CONTRACT K-2425-92: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND DOWNEY CONTRACTING, L.L.C., FOR THE ALAMEDA STORMWATER PARK CONSTRUCTION PROJECT AND FINAL PAYMENT OF \$54,002.51. Ward 4

BACKGROUND:

On April 12, 2021, the City of Norman purchased land located at the corner of Alameda Street and Carter Avenue, just east of Porter Avenue. The land was undeveloped, with heavy tree cover and a large section of Bishop Creek passing through it. On April 27, 2021, the City of Norman entered into a contract with the Planning Design Group (P.D.G.) for design services for what was then called the “Norman Nature Park” Master Plan, to be created on this site as both a stormwater control project and a public park. On June 14, 2022, Council approved and allocated \$1,500,000 in the Capital Improvements Projects Budget for FY23 for the final design documents and subsequent construction of the Norman Nature Park (then re-named as the “Carter/Alameda Stormwater Park”; and then later shortened to “Alameda Stormwater Park”) On June 24, 2025, City Council approved Contract Number K-2425-92 with Downey Contracting, L.L.C. (Downey), for the Alameda Stormwater Park Construction Project.

The project included construction of the new Stormwater control feature (detention pond), the park trails (including some boardwalk structures across the wetland areas), a parking lot with rain garden drainage control, all site grading and drainage work, solar-powered park security lighting, and preparation of the area for construction of a future playground. The site has been closed to public access during construction, with fence material installed by the City of Norman when the land was bought and first cleared of large debris, and items dumped there over the past 30 years.

As the project got started, the Park Board naming committee approved one final name change of the site to “Bishop Creek Eco Park”; however, all contract documents have kept the name “Alameda Stormwater Park”, which is what is being closed out with this agenda item. The final total cost to Downey for the work under the contract for Alameda Stormwater Park construction was \$1,092,580.

DISCUSSION:

Work began in July 2025. Monthly progress payments were made during project construction, as work could be done during good weather in the summer and fall months and into mild winter weather. Staff from the Park Development Division were on-site with the architect and contractor every other week and independently throughout the project to manage construction and coordinate other work by city staff to help complete parts of the project that were not part of Downey's scope. Some adjustments were made to work items in the original project award to eliminate underground drainage and wall segments, and to add additional grading and paving for accessibility reasons.

The net effect of the changes is a slightly reduced amount owed to Downey upon project completion. The net amount of \$12,529.88, not billed by Downey in their final pay application, will be returned to the project fund balance. Those funds, plus any funds not awarded to P.D.G. or Downey, will now be used by our internal staff project manager to complete other designed features of the park that were not awarded to Downey, such as new perimeter fencing, additional plantings and tree maintenance, hydroseeding with native species, and purchase and installation of park signage, furniture, and a small covered shelter overlooking the park. The site will remain fenced off until various local contractors complete these items.

On February 9, 2026, City of Norman Parks and Recreation Staff met with the Downey project managers and the project architect from P.D.G. for a final punch list walk-through of the site for the Alameda Stormwater Park (now Bishop Creek Eco Park) Project and found the work done by Downey to be complete as per specifications.

RECOMMENDATION:

It is recommended that the City Council accept the Alameda Stormwater Park Construction Project as complete and authorize final payment in the amount of \$54,002.51 to Downey Contracting, L.L.C. Funding is available for this project in the Capital Fund Carter/Alameda Stormwater Park Construction Account (account 50794442-46101; project PR0028).