



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 6/24/2025

REQUESTER: James Briggs, Park Development Manager

PRESENTER: Jason Olsen, Director of Parks and Recreation

ITEM TITLE: CONSIDERATION OF ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, OR POSTPONEMENT OF THE AWARDING OF BID 2425-30, CONTRACT K-2425-92 BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND DOWNEY CONTRACTING, L.L.C., IN THE AMOUNT OF \$1,092,580, MAINTENANCE BOND MB-2425-31, PERFORMANCE BOND B-2425-42; AND STATUTORY BOND B-2425-43 FOR BISHOP CREEK ECO PARK ALSO KNOWN AS THE ALAMEDA STORMWATER PARK CONSTRUCTION PROJECT; AND RESOLUTION R-2425-137, GRANTING TAX EXEMPT STATUS.

BACKGROUND:

On April 12, 2021, the City of Norman acquired the land at the northeast corner of Alameda Street and Carter Avenue, just east of Porter Avenue. The land is 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 stand-alone 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. On September 21, 2021, staff presented the Conceptual Master Plan for the Norman Nature Park to Councilmembers during a City Council Study Session. On June 14, 2022, the City Council approved and allocated \$1,500,000 in the Capital Improvements Projects Budget for fiscal year 2022-2023 (FYE23) to design and construct the Norman Nature Park (then re-named the "Carter/Alameda Stormwater Park"). P.D.G. then extended its contract to provide architectural design services for developing and constructing the "Norman Nature Park."

Those services included work related to the permitting and environmental reviews required for this site due to the United States Geological Survey-designated "Blue-line stream" on the property. P.D.G. also provided all project programming and Master Plan Refinement (including, but not limited to, a final survey of the land, geotechnical report, soil analyses, environmental study, hydrology report, securing permits, and public presentations). P.D.G. also prepared design development and construction documents. During this process, the park's name was shortened to "Alameda Stormwater Park" to label all drawings and documents. Their services continued through the bidding process and will include construction administration services.

On March 6, 2025, the Norman Board of Park Commissioners officially named the Alameda Stormwater Park Project – "Bishop Creek Eco Park".

DISCUSSION:

On January 17 and 24, 2025, Bid Number 2425-30 for the Alameda Stormwater Park Construction Project was advertised in the Norman Transcript, Southwest Construction News, e-Plan, i-Square Foot, and Bid News, and the bid was advertised on the City's website. Bid packets were distributed to seven general construction contractors, two of whom responded with complete proposals on the Bid Date of February 27, 2025.

Parks and Recreation staff reviewed the proposals, which included a base bid to do the items of work described on the Bid Form according to the construction drawings from P.D.G., as well as an Add-Alternate amount to do some additional items of work as described in the bid packet and construction drawings. When the different proposals were compared, it was determined that although all bids were over the project budget, the bid from Downey Contracting, L.L.C. (Downey) presented the best pricing to fulfill the project's goals. Once Downey was identified as the lowest responsible bidder, staff requested they work with the project manager and the architect to provide a revised estimate based on various design modifications.

It was determined that the City of Norman would be best served by proceeding with that amount of construction in the base bid that fit into the established project budget (including contingency) while leaving room to add those design features that were reduced from the scope of work ("value-engineered out") of the project later. This has been done for other projects in the City, including several of the community park projects done in the original Norman Forward program. No Add-Alternate items were considered in the process. The result will be a "Phase 1" construction project based on a completed design program, with any remaining design elements being bid later as a Phase 2 project as funding is approved. The majority of the project will be done in Phase 1, including: the construction of a new stormwater control feature (detention pond); 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.

Staff recommends awarding Contract Number K-2425-92 to Downey Contracting, L.L.C., in the total negotiated amount of \$1,092,580 for Bishop Creek Eco Park. Funds for this Phase 1 are available in Carter/Alameda Stormwater Park, Construction (Account 50794442-46101; Project PR0028).

RECOMMENDATION 1: It is recommended that Bid Number 2425-30 be awarded to Downey Contracting, L.L.C., in the amount of \$1,092,580 for Bishop Creek Eco Park, also known as the Alameda Stormwater Park Construction Project. The funding for this project is available in the Capital Improvement Projects Fund, Carter/Alameda Stormwater Park, Construction (Account 50794442-46101; Project PR0028).

RECOMMENDATION 2: It is further recommended that the City Council approve Contract K-2425-92, Performance Bond B-2425-42, Statutory Bond B-2425-43, and Maintenance Bond MB-2425-31 for Bishop Creek Eco Park AKA the Alameda Stormwater Park Project.

RECOMMENDATION 3: It is further recommended that Downey Contracting, L.L.C., be authorized and appointed as project agent for Bishop Creek Eco Park, AKA the Alameda Stormwater Park Construction Project, by Resolution R-2425-137 to avoid the payment of sales tax for materials purchases related to the project.