



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 4/26/2022

**REQUESTER:** James Briggs, Park Development Manager

**PRESENTER:** Jason Olsen, Director of Parks and Recreation

**ITEM TITLE:** CONSIDERATION OF APPROVAL, ADOPTION, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF CONTRACT K-2122-116: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND PLAYCORE D/B/A GAMETIME, IN THE AMOUNT OF \$362,599.30; PERFORMANCE BOND B-2122-79; STATUTORY BOND B-2122-80; AND MAINTENANCE BOND MB-2122-57 FOR THE ANDREWS PARK PLAYGROUND PROJECT, RESOLUTION R-2122-108 GRANTING TAX EXEMPT STATUS AND BUDGET TRANSFER AS OUTLINED IN THE STAFF REPORT.

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### **BACKGROUND:**

In November 2020, the City of Norman officially opened the new Ruby Grant Community Park, which included the city's first all-inclusive playground project. The play environment there is accessible to mobility devices at multiple levels via ramps and elevated walkways, and there are several other play features that are designed for those with vision impairment, other physical disabilities, and/or are on the autism spectrum. It is a very popular community attraction designed and built with a large parking area adjacent to it to accommodate the anticipated large number of visitors it would attract. We are also renovating all of our neighborhood parks; and always make sure that a percentage of each new playground is comprised of ADA-compliant, accessible features. However, we do not design these smaller parks as a community-wide attraction due to the parking demand of an all-inclusive playground—plus the cost of providing the extra access routes and construction methods necessary to build at an all-inclusive level versus the available budget for each neighborhood park. However, we do have other Community Parks in our system where we could create another playground modeled after the features found at Ruby Grant Park. The Ruby Grant type model on ADA-compliant playgrounds, Parks hopes this will be the standard for Norman's Community Parks.

The large playground in Andrews Park is over 20 years old and is nearing the end of its planned lifespan. It frequently needs repairs or replacement parts, and due to its age, those parts are becoming harder to acquire. The smaller "tot lot" in Andrews Park is much newer and in good shape. Parks would like to replace the large playground with an all-inclusive design, including a poured-in-place rubber surface, shade structures, and modern, accessible features directly adjacent to the tot lot.

## **DISCUSSION:**

The OMNIA Purchasing Agreement is a procurement source for governmental agencies, a subdivision or lead agency of which is the State of Oklahoma. All vendors contracted with OMNIA are those offering the best prices to governmental entities and who meet the criteria required for competitive bidding. For the Parks and Play Equipment industry, OMNIA awarded contract # O-5584 to Playcore Group, Inc, whom we worked with as a subcontractor to our Construction Manager to design and install the all-inclusive playground at Ruby Grant Park. The City's Purchasing Department has reviewed and approved the use of the OMNIA agreement for purchases by the City of Norman.

We have met with representatives from Playcore and reviewed their portfolio of work throughout the region and across the country to see examples of the type of playground we would like to construct in Andrews Park. We have also reviewed the project idea with the Norman ADA Coordinator, who has funding available to make accessibility improvements at Andrews Park as part of the Norman Transition Plan in this Fiscal Year's budget, as well as a recently-appropriated amount from the General Fund for a new accessible playground at Andrews Park. The total project budget for the Andrews Park Inclusive Playground is \$350,000, and the remaining funding for the Norman Transition Plan Accessibility Improvements is \$83,925. Parks is confident that Playcore has the experience, organization, and skilled labor necessary to build a playground that will serve the Norman disability and special needs community in a location that will best accommodate the largest number of people.

The design proposal from Playcore, based on their OMNIA contract, is attached. We will utilize the services of our in-house crews and local contractors as needed to demolish the existing playground and prepare the necessary grading and drainage at the site in preparation for the new playground. Parks will work with the Playcore design team to produce all other project parts not covered in the playground equipment proposal presented here, such as the final location of any access sidewalks and fencing sections that may help control access to and from the new play area and safely separate it from other activities in the Park. Once all of the associated park design is completed, we will begin construction with the intent of completing the project in the summer of this year (2022).

At this time, we are proposing that the playground construction contract with Playcore, based on their best-pricing bid with OMNIA, be awarded in the amount of \$362,599.30. This cost will include the turnkey project to provide and install the proposed play features, impact surfacing system, and shade structures. It leaves funds in the Andrews Park Accessibility Improvements Transition Plan Project for the other work around the new playground. Funding for this contract is available in the Andrews Park Playground Project and the Norman Transition Plan Accessibility Improvements (Andrews Park) Project.

\$12,600 from the Norman Transition Plan Accessibility Improvements fund are being used to cover the full playground construction contract cost. The remaining \$71,325 of the Norman Transition Plan Accessibility Improvements fund will be used by Parks to provide ADA compliant access and other ADA improvements throughout Andrews Park.

**RECOMMENDATION NO. 1:** It is recommended that \$12,600 be transferred from Norman Transition Plan Accessibility Improvements (account 50592206-46101; project TC0038) to the Andrews Park Accessible Playground Project (account 50794442-46101; project PR0027).

**RECOMMENDATION NO. 2:** It is recommended that Contract K-2122-116 be awarded to Playcore dba Gametime in the amount of \$362,599.30 for the Andrews Park Playground Project.

**RECOMMENDATION NO.3:** It is further recommended that City Council approve Performance Bond B-2122-79, Statutory Bond B-2122-80, and Maintenance Bond MB-2122-57

**RECOMMENDATION NO.4:** It is further recommended that Playcore dba Gametime be authorized and appointed as project agent for the Andrews Park Playground Project by Resolution R-2122-108.