



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 8/27/2024

REQUESTER: Jason Olsen, Director of Parks and Recreation

PRESENTER: Jason Olsen, Director of Parks and Recreation

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF AWARDDING BID-2324-43, AND CONTRACT K-2425-42: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND MULTISPORTS, LLC, IN THE AMOUNT OF \$272,842, MAINTENANCE BOND MB-2425-17, PERFORMANCE BOND B-2425-23; AND STATUTORY BOND B-2425-24 FOR THE YOUNG FAMILY ATHLETIC CENTER (YFAC) OUTDOOR PICKLEBALL COURTS CONSTRUCTION PROJECT, AND ADOPTION OF RESOLUTION R-2425-35, GRANTING TAX EXEMPT STATUS.

BACKGROUND:

In October 2015, Norman residents passed the Norman Forward initiative, funding various projects through a ½% sales tax increase over fifteen years. The Norman Forward initiative included projects to construct a new Multi-Sport Complex and Indoor Aquatic Facility.

The Multi-Sport Complex and Indoor Aquatic Facility were initially proposed as separate projects. After extensive public input and consideration by the City Council, acting as Trustees of the Norman Municipal Authority (NMA), these projects were combined into one comprehensive project in 2018, located at the southeast corner of 24th Avenue NW and Rock Creek Road. This new sports and aquatic complex includes eight full-sized basketball or twelve volleyball courts; a 25-meter, eight-lane lap pool; a 25-yard, four-lane warm-up pool; concession stands; retail space; administration offices; and, through a partnership with Norman Regional Health System (NRHS), a health and wellness clinic. The building and the project were named the Young Family Athletic Center ("YFAC") in July of 2021 (K-2122-27) after the Trae Young Family Foundation (TYFF) agreed to donate \$4,000,000 to the construction of the building, and the health and wellness clinic is now "Ortho Central" and "NMotion".

The YFAC officially opened to the public on February 19, 2024. Since then, there has been an ongoing effort to look for ways to offer increased opportunities for residents to participate in the various programs and sports offered. Programs include indoor gym sports, such as basketball, volleyball, and pickleball, and the pool's different aquatic activities. Residents often asked for additional outdoor sports courts and activities, especially lighted pickleball courts and sand volleyball. The design team for the outdoor portion of the YFAC is JHBR Architecture. They created schematic designs for these sports and other outdoor recreation on the east side of the

building as part of their work. There is also a citywide occurrence of requests for outdoor pickleball courts. With this in mind, a Request for Proposals (RFP) was issued to construct six lighted outdoor pickleball courts with fencing and paved walkways to and around the courts, based on the concept drawing from JHBR. Those proposing the work would be responsible for the courts' final layout and construction design, which the City will review and approve before starting construction.

It was determined that funding for the construction could either come from: 1) the funds remaining in the project once the original YFAC construction contract with GE Johnson was closed, or 2) from other funding sources, such as the parks portion of the City's Room Tax. It is anticipated that construction for other outdoor sports courts or fields at the YFAC may be needed in the coming years, as funding allows, and as customer demands drive our programming at this very popular new facility.

DISCUSSION:

On March 9 and 16, 2024, RFP Number 2324-43 for the YFAC Pickleball Courts Project was advertised in the Norman Transcript, Southwest Construction News, e-Plan, i-Square Foot, Bid News, and the City's website. Bid packets were distributed to six general construction contractors, five of whom responded with complete proposals.

The Parks Development Division reviewed the proposals, which included a base bid to do the work, including the final design and layout based on the schematic design prepared by JHBR Architecture. When the different proposals were compared, it was determined that the bid from Multisports, LLC (Multisports) presented the best pricing to fulfill the project's goals. The lighting for each bidder was included as part of the lump-sum proposal. Once a low bidder was chosen and notified, however, staff requested that a revised estimate of the work be provided that did not include the lighting. Pickleball is a sport that can be played day or night, and lights can be added after the courts are constructed, as long as there is a way to connect the light poles to a power source without damaging the court surfaces.

It was determined that the installation of the lighting would be delayed and the construction of the courts would be done in anticipation of lighting being added in the future.

Staff recommends awarding Contract Number K-2324-42 to Multisports, LLC, in the amount of \$272,842 for the YFAC Outdoor Pickleball Courts Construction Project. The funding is proposed to come from an appropriation from the parks development portion of the Room Tax Fund balance. Appropriated funds will be used to cover the cost of the courts' construction as well as the costs the City of Norman anticipates to pay for concrete testing and other third-party services associated with the project.

RECOMMENDATION 1: It is recommended that the City Council appropriate \$290,000 from the Room Tax Park Development Fund Balance (23-79000) into YFAC Outdoor Pickleball Courts, Construction (Account 23793375-46101; Project RT0093)

RECOMMENDATION 2: It is recommended that Bid Number 2324-43 be awarded to Multisports, LLC, in the amount of \$272,842 for the YFAC Outdoor Pickleball Courts Construction Project.

RECOMMENDATION 3: It is further recommended that the City Council approve Contract K-2425-42, Performance Bond B-2425-23, Statutory Bond B-2425-24, and Maintenance Bond MB-2425-17 for the YFAC Outdoor Pickleball Courts Construction Project.

RECOMMENDATION 4: It is further recommended that Multisports, LLC, be authorized and appointed as project agent for the YFAC Outdoor Pickleball Courts Construction Project by Resolution R-2425-35 to avoid the payment of sales tax on materials purchases related to the project.