



City of Denton

City Hall
215 E. McKinney Street
Denton, Texas
www.cityofdenton.com

AGENDA INFORMATION SHEET

DEPARTMENT: Procurement
ACM: Christine Taylor
DATE: July 15, 2025

SUBJECT

Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute a contract with Northstar Construction, LLC, for the construction of a neighborhood park in The Villages of Carmel for the Parks and Recreation Department; providing for the expenditure of funds therefor; and providing an effective date (CSP 7985 – awarded to Northstar Construction, LLC, in the not-to-exceed amount of \$2,788,364.70).

STRATEGIC ALIGNMENT

This action supports Key Focus Area: Strengthen Community and Quality of Life.

INFORMATION/BACKGROUND

The City purchased a 6.5-acre park site in 2018, currently known as Villages of Carmel, located at the corner of Edwards Road and Swisher Road. In 2021, the City hired Valley Quest Design to develop a master plan for the park. The master process included extensive public engagement, which shaped the final concept plan adopted in 2023. Following its adoption, staff applied for a Texas Parks and Wildlife Department Grant (Local Parks) and were awarded a matching amount of \$621,562. Key elements of the park include a playground, pavilion, amphitheater, sidewalks, trails, wayfinding and programmatic signage, a small parking lot, native trees, shrubs, grass plantings, and irrigation.

Project Description	Price
Total Amount	\$2,534,877.00
Contingency 10%	253,487.70
Total	\$2,788,364.70

This park's development supports two goals outlined in the 2022 Parks, Recreation and Trail System Master Plan:

- 1) To provide access to public parks and trails within a 10-minute walk of residences
- 2) To incorporate quality and cost-effective park system amenities that are responsive to community needs and desires.

The construction of a neighborhood park in The Villages of Carmel has a total estimated cost of \$2,788,364.70. This estimate includes a \$2,534,877 total base bid amount and a contingency of \$253,487.70. A contingency allowance, if any, is for the sole use of the City and will be subject to written authorization by the City's Project Manager and Program Manager.

Competitive Sealed Proposals were sent to 1,117 prospective suppliers, including 76 Denton firms. In addition, specifications were placed on the Procurement website for prospective suppliers to download and advertised in the local newspaper. Nine (9) proposals were received, references were checked, and proposals were evaluated based upon published criteria including personnel, schedule, safety, price, and quality, ability, and reputation. Based upon this evaluation, Hammett Excavation Inc. was ranked the highest and determined to be the best value for the City.

NIGP Code Used for Solicitation:	913 – Construction Services, Heavy (Incl. Maintenance & Repair Services)
Notifications sent for Solicitation sent in IonWave:	1,117
Number of Suppliers that viewed Solicitation in IonWave:	47
HUB-Historically Underutilized Business Invitations sent out:	125
SBE-Small Business Enterprise Invitations sent out:	375
Responses from Solicitation:	9

RECOMMENDATION

Award a contract with Northstar Construction, LLC, for the construction of a neighborhood park in The Villages of Carmel for the Parks and Recreation Department, in a not-to-exceed amount of \$2,788,364.70.

PRINCIPAL PLACE OF BUSINESS

Northstar Construction, LLC
Haltom City, TX

SUSTAINABILITY MEASURES

This purchase supports the 2020 Simply Sustainable Framework as follows:

Land Use and Open/Natural Space

Preserve open space, natural areas, and tree canopy, as well as create and improve park and open space opportunities within 10 minutes' walking distance of residents' homes. This will also support the tree planting goal to increase the tree canopy to 40 percent by 2040.

ESTIMATED SCHEDULE OF PROJECT

This project will be started upon approval, with a completion date by March 31, 2026.

FISCAL INFORMATION

These construction services will be funded from the following accounts:

Villages of Carmel Park – TPWD Grant	400336348	\$621,562.00
Villages of Carmel Park – 2023 Bond Election	400336475	250,000.00
Villages of Carmel Park – Park Dedication Fees	400336915	308,099.60
Villages of Carmel Park – Park Development Fees	400336916	624,708.07
Park Gas Well Revenue	400336456	84,527.00
Park Gas Well – Other	400336291	204,187.00
*Park Acquisition and Improvements Fund Interest OR Additional Park Impact Fee (915/916) Funds	916101.8411	706,281.03

Requisition #170772 has been entered into the Purchasing software system in the amount of \$2,799,364.70. The budgeted amount for this item is \$2,788,364.70.

Staff anticipates additional Park Impact Fee monies (915/916) to come in during construction. However, if these additional funds do not come in, the contingency is to use Park Acquisition and Improvements Fund Interest 916101.8411.

EXHIBITS

Exhibit 1: Agenda Information Sheet

Exhibit 2: Pricing Evaluation

Exhibit 3: Ordinance and Contract

Respectfully submitted:
Lori Hewell, 940-349-7100
Purchasing Manager

For information concerning this acquisition, contact: Colleen Fitzpatrick, 940-349-7747.

Legal point of contact: Marcella Lunn at 940-349-8333.