



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Materials Management

CM: Todd Hileman

DATE: May 8, 2018

SUBJECT

Consider adoption of an ordinance of the City of Denton, Texas, a Texas home-rule municipal corporation, accepting competitive proposals and awarding a public works contract for the construction of the G. Roland Vela Athletic Complex for the City of Denton; providing the expenditure of funds therefor; and providing an effective date (RFP 6671- awarded to North Rock Construction, LLC, in the not-to-exceed amount of \$5,692,727).

RFP INFORMATION

The Vela Athletic Complex originated in the 2005 Capital Improvement Program (CIP). The original concept called for purchasing 16 acres from the Denton Independent School District at the C.H. Collins Complex and constructing three lighted soccer fields and a restroom / concession building at a cost of \$1,600,000. Pursuit of the site was suspended when it was determined the proposed area was part of the storm water detention for the complex and the amenities could not be built on that site.

In 2008, the Parks and Recreation Department (PARD) combined funds with the Police Department to purchase the 20 acre site located on Hwy 77. The acquisition amount was \$1,345,761 with \$961,734 funded through Certificates of Obligation (CO's) and \$384,027 from the 2005 CIP soccer project. The intent of the purchase was to acquire land for the proposed Animal Care and Adoption Center. The tract met the desired criteria of accessibility and visibility, reasonable proximity to other public facilities or park like amenities, accessible infrastructure, and conducive site topography for the animal care facility. It was also ideally situated to allow for the expansion of the northeastern limits of North Lakes Park. Jacobs Engineering was hired to design the athletic complex using part of the 20 acres and the area north of the Windsor pond in North Lakes Park. Concept designs were prepared and presented to the community. Feedback indicated strong opposition to the plan due to the encroachment on natural preserve area.

Staff identified property adjacent to North Lakes Park as a site for the complex. City Council approved the purchase of a 26-acre tract between Riney Road and the natural area in North Lakes Park in October 2012, at a cost of \$1,000,000. Funding included \$500,000 from the 2005 CIP soccer project, \$250,000 from Park Gas Well revenue, and \$250,000 from an Open Space CIP. In July of 2013, a contract was signed with Dunaway & Associates for the design on the new property.

In the fall of 2014, voters approved an additional \$1,333,000 in the CIP for the project to retain the restroom / concession building elements of the original concept, a large pavilion, and a playground. The final design of the complex included four lighted adult multi-use fields, a restroom facility, concession stand, a

playground, and several pavilion areas, and a parking lot with an opinion of probable construction cost of \$5,500,000.

The bid documents for the project were designed to maximize construction and funding options by outlining a base bid for two fields, the restroom / concession structure, a pavilion and a section of parking. Alternative bid options captured the full scope of the design by including the third and fourth fields, additional pavilions, a full parking layout, and site amenities.

The current revised cost for this project is \$6,000,000, including outsourced project management. In addition to a balance of original funding, the project has \$1,386,669 of previously allocated funds from various sources. An additional \$575,000 was allocated from General Fund balance as approved by Council on December 12th, 2017. A budget amendment totaling \$2,190,291 utilizing additional General Fund resources and unallocated savings from other capital projects was proposed to Council on March 27, 2018. This reallocation of resources fully funds the project.

A companion contract for professional services in the amount of \$188,909 related to project management for the construction of the complex is also included in the project cost. Project management by Freese and Nichols, Inc. will assist the City in ensuring construction of the project is performed as contracted, provide an additional evaluation of costs and potential changes, and keep the project on the stated timeline.

The scope of services includes:

- Regular meetings with City representatives to review and provide updates on the project status
- Site visits to observe progress and quality of work is in accordance with the construction contract documentation
- Review of material certified test reports
- Establish procedures for administering constructive changes / prepare documentation for contract modifications
- Maintain project documentation
- Review payment requests
- Conduct final review of the project for conformance of compliance

Requests for Proposals were sent to 768 prospective contractors for these services. In addition, specifications were placed on the Materials Management website for prospective contractors to download and advertised in the local newspaper. Six (6) proposals were received, and evaluated based upon published criteria including project schedule, indicators of probable performance, compliance with specifications, and price. Based upon this evaluation, North Rock Construction was ranked the highest and determined to be the best value for the City (Exhibit 2).

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

City Council received presentations on the G. Roland Vela Athletic Complex and funding on September 12, 2017, December 12, 2017, March 27, 2018, April 3, 2018, and April 24, 2018.

RECOMMENDATION

Staff recommends awarding the contract to North Rock Construction in the amount of \$5,692,727 which includes payment and performance bonds and a two (2) year warranty for the facility.

PRINCIPAL PLACE OF BUSINESS

North Rock Construction, LLC
Denton, Texas

ESTIMATED SCHEDULE OF PROJECT

By proposed contract, total calendar days to completion is 292. Work will begin with 15 days of notice to proceed by the City.

FISCAL INFORMATION

These services will be funded from Parks account 400171470. Requisition #138430 has been entered into the Purchasing software system in the amount of \$5,692,727. The budgeted amount for this item is \$6,000,000.

STRATEGIC PLAN RELATIONSHIP

The City of Denton's Strategic Plan is an action-oriented road map that will help the City achieve its vision. The foundation for the plan is the five long-term Key Focus Areas (KFA): Organizational Excellence; Public Infrastructure; Economic Development; Safe, Livable, and Family-Friendly Community; and Sustainability and Environmental Stewardship. While individual items may support multiple KFAs, this specific City Council agenda item contributes most directly to the following KFA and goal:

Related Key Focus Area: **Safe, Liveable & Family-Friendly Community**
Related Goal: **4.4 Provide and support outstanding leisure, cultural, and educational opportunities**

EXHIBITS

Exhibit 1: Agenda Information Sheet
Exhibit 2: Pricing Evaluation
Exhibit 3: Contract
Exhibit 4: Ordinance

Respectfully submitted:
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Purchasing Manager

For information concerning this acquisition, contact: Gary Packan at 940-349-7460.