

# Mayor and Council Communication

**M&C FILE NUMBER: M&C 25-1136**

**SUBJECT**

**RECOMMENDATION:**

1. Authorize execution of a Contract with North Rock Construction & Associates, LLC, in the amount of \$1,863,415.08 for construction of park improvements at Coventry Hills Park (City Project No. 104965), Mosier Valley Park (City Project No. 104697), and Timberland Park (City Project No. 104700);
2. Adopt the attached appropriation ordinance adjusting estimated receipts and appropriations in the PARD Dedication Fees Fund by increasing estimated receipts and appropriations in the Neighborhood Parks project (City Project No. PB0024) in the amount of \$612,089.00 from
  1. Neighborhood Unit 2-25 (City Project No. UN8016) from Engineering/Impact Fees in the amount of \$20,904.00,
  2. Neighborhood Unit 3-39 (City Project No. UN8084) from Engineering/Impact Fees in the amount of \$50,573.00,
  3. Neighborhood Unit 3-39 (City Project No. UN8084) from Development Fees in the amount of \$136,128.00,
  4. Neighborhood Unit 2-27 (City Project No. UN8018) from Engineering/Impact Fees in the amount of \$187,792.00,
  5. Neighborhood Unit 2-27 (City Project No. UN8018) from Development Fees in the amount of \$42,020.00,
  6. Neighborhood Unit 6-2 (City Project No. UN8051) from Engineering/Impact Fees in the amount of \$31,374.00,
  7. Neighborhood Unit 6-2 (City Project No. UN8051) from Development Fees in the amount of \$106,903.00,
  8. Neighborhood Unit 6-22 (City Project No. UN8062) from Engineering/Impact Fees in the amount of \$22,897.00,
  9. Neighborhood Unit 6-34 (City Project No. UN8195) from Engineering/Impact Fees in the amount of \$13,497.00;
3. Amend the Fiscal Years 2026-2030 Capital Improvement Program; and
4. Authorize waivers of all associated City permit fees.

The project was advertised for bid on July 31 and August 7, 2025, in the *Fort Worth Star-Telegram*. On September 4, 2025, the following bids were received and tabulated.

BIDDER	BASE BID	ALTERNATE 1  PARKING LOT EXPANSION	ALTERNATE 2  EXCERCISE STATIONS	ALTERNATE 3  MULTI- SPORT COURT	TOTAL
C. Green Scaping, LP (Bid was Withdrawn)	\$1,266,947.80	\$54,850.00	\$113,500.00	\$60,423.60	\$1,495,721.40
North Rock Construction & Associates, LLC	\$1,540,248.58	\$60,748.22	\$125,923.54	\$136,494.74	\$1,863,415.08
Northstar Construction, LLC	\$1,619,811.00	\$41,072.00	\$125,000.00	\$79,453.00	\$1,865,336.00

2L Construction, LLC	\$1,735,605.00	\$45,432.00	\$110,000.00	\$60,716.00	\$1,951,753.00
LJ Design & Construction, LLC	\$1,825,310.63	\$50,470.56	\$153,037.00	\$102,565.37	\$2,131,383.56
Fort Worth Civil Constructors, LLC	\$2,662,968.50	\$132,437.00	\$87,995.00	\$158,949.72	\$3,042,350.22

C. Green Scaping, LP, withdrew their bid citing internal bid errors. Staff recommends awarding the contract to North Rock Construction & Associates, LLC.

Base bid improvements include the following: Installation of new playground equipment, concrete sidewalks, Americans with Disabilities Act (ADA) ramps, drainage systems, safety surface material, and turf establishment.

Alternate bid items selected include parking lot expansion (alternate 1), exercise equipment (alternate 2) and a multi-sport court (alternate 3) at Mosier Valley Park.

Contract time is 180 days, and construction is anticipated to commence in January 2026 and be completed by September 2026.

Total project funding:

Project Name	Capital Fund Name	Authority	Amount
Coventry Hills Park (104695)	2022 Bond Program (34027)	M&C 23-0611	\$599,205.38
Coventry Hills Park (104695)	PARD Dedication Fees (30110)	FY 2026 CIP	\$36,394.80
Mosier Valley Park (104697)	2022 Bond Program (34027)	M&C 23-0611	\$463,419.04
Mosier Valley Park (104697)	PARD Dedication Fees (30110)	FY2026 CIP	\$437,416.09
Timberland Park (104700)	2022 Bond Program (34027)	M&C 23-0611	\$188,703.05
Timberland Park (104700)	PARD Dedication Fees (30110)	FY2026 CIP	\$138,276.72
			<b>\$1,863,415.08</b>

Funding for additional construction costs for Coventry Hills, Mosier Valley, and Timberland Parks was not included in the Fiscal Year 2026-2030 Capital Improvement Program. The action in this M&C will amend the Fiscal Year 2026-2030 Capital Improvement Program as approved in connection with Ordinance 27979-09-2025.

This project is included in the 2022 Bond Program. The City's Extendable Commercial Paper (ECP) (M&C 22-0607; Ordinance 25675-08-2022) provides liquidity to support the appropriation. Available resources will be used to actually make any interim progress payments until debt is issued. Once debt associated with a project is sold, debt proceeds will reimburse the interim financing source in accordance with the statement expressing official Intent to Reimburse that was adopted as part of the ordinance canvassing the bond election (Ordinance 25515-05-2022).

Funding is available in the PARD Dedication Fees Fund for the Park & Recreation Department for the purpose of funding the Coventry Hills Park, Mosier Valley Park, and Timberland Park projects.

Coventry Hills Park is located in COUNCIL DISTRICT 4, Mosier Valley Park is located in COUNCIL DISTRICT 5 and Timberland Park is located in COUNCIL DISTRICT 10.

#### **FISCAL INFORMATION / CERTIFICATION:**

The Director of Finance certifies that funds are currently available in the Neighborhood Unit 2-25, Neighborhood Unit 2-27, Neighborhood Unit 6-02, Neighborhood Unit 6-22, Neighborhood Unit 3-39, and Neighborhood Park Unit 6-34 projects, within the PARD Dedication Fees Fund and upon approval of the above recommendations and adoption of the attached appropriation ordinance, funds will be available in the PARD Dedication Fees Fund for the 22 Bond Coventry Hills Park, 22 Bond Mosier Valley Park, and 22 Bond Timberland Park projects to support the above recommendations and execution of the agreement. Prior to an expenditure being incurred, the Park & Recreation Department has the responsibility of verifying the availability of funds.

**Submitted for City Manager's Office by:** Dana Burghdoff 8018

**Originating Business Unit Head:** Dave Lewis 5717

**Additional Information Contact:**

Joel McElhany 5745