

Mayor and Council Communication

DATE: 01/14/25

M&C FILE NUMBER: M&C 25-0006

LOG NAME: 80PARK IMPROVEMENTS AT 3 PARKS

SUBJECT

(CD 2 and CD 4) Authorize Execution of a Contract with Northstar Construction, LLC, in the Amount of \$1,776,179.00 for Construction of Park Improvements at Marine Creek Lake, Vineyards at Heritage, and Kingsridge Parks, Adopt Appropriation Ordinances, and Amend the Fiscal Years 2025-2029 Capital Improvement Program

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize execution of a Contract with Northstar Construction, LLC, in the amount of \$1,776,179.00 for construction of park improvements at Marine Creek Lake Park (City Project No. 100577), Vineyards at Heritage Park (City Project No.102318), and Kingsridge Park (City Project No.102323);
2. Adopt the attached appropriation ordinance adjusting estimated receipts and appropriations in the PARD Dedication Fees Fund by 1. increasing estimated receipts and appropriations in the Marine Creek Lake Park project (City Project No. 100577) in the amount of \$49,725.00; and 2. increasing estimated receipts and appropriations in the Kingsridge Park project (City Project No. 102323) in the amount of \$45,450.00 and decreasing estimated receipts and appropriations in the PARD Maintenance & Replacement programmable project (City Project No. P00133) in the amount of \$95,175.00;
3. Adopt the attached appropriation ordinance increasing estimated receipts and appropriations in the PARD Gas Lease Capital Project Fund in the amount of \$190,275.00, from available Gas Lease Royalties within UNSGAS UNSPECIFIED project (City Project No. UNSGAS), for the purpose of funding the Marine Creek Lake Park project (City Project No. 100577);
4. Adopt the attached appropriation ordinance increasing estimated receipts and appropriations in the PARD Dedication Fees Fund in the amount of \$100,000.00, from available Development Fee and Engineering/Infrastructure Fee within the Neighborhood Unit 6-05 project (City Project No. UN8054), for the purpose of funding the Vineyards at Heritage Park project (City Project No.102318);
5. Adopt the attached appropriation ordinance adjusting estimated receipts and appropriations in the PARD Dedication Fees Fund by increasing estimated receipts and appropriations in the Kingsridge Park project (City Project No. 102323) in the amount of \$110,055.00 and decreasing estimated receipts and appropriations in the PARD New Enhancements programmable project (City Project No. P00132) by the same amount;
6. Adopt the attached appropriation ordinance increasing estimated receipts and appropriations in the PARD Dedication Fees Fund in the amount of \$181,475.00, from available Development Fee within the Neighborhood Unit 6-34 project (City Project No. UN8195), for the purpose of funding the Kingsridge Park project (City Project No.102323); and
7. Amend the Fiscal Years 2025-2029 Capital Improvement Program.

DISCUSSION:

The purpose of this Mayor and Council Communication (M&C) is to authorize execution of a construction contract with Northstar Construction, LLC, in the amount of \$1,776,179.00 for park improvements at Marine Creek Lake, Vineyards at Heritage and Kingsridge Parks.

Funding for the park improvements at Marine Creek Lake, Vineyards at Heritage, and Kingsridge Parks is from the 2018 Bond Program Fund, the PARD Gas Lease Capital Project Fund, and the PARD Dedication Fees Fund.

The project was advertised for bid on August 29 and September 5, 2024, in the *Fort Worth Star-Telegram*. On September 26, 2024, the following bids were received and tabulated.

BIDDER	BASE BID	RECOMMENDED ALTERNATES	TOTAL
Northstar Construction, LLC	\$1,586,179.00	\$190,000.00	\$1,776,179.00
C. Green Scaping, LP	\$2,005,456.00	\$185,704.00	\$2,191,160.00

Base bid improvements include the following: Installation of new playground equipment, concrete sidewalks, ADA ramps, drainage systems, safety surface material, and grass seeding.

Alternate bid items selected include security lighting and park benches.

Contract time is 210 days and construction is anticipated to commence in March 2025 and be completed by October 2025.

Total project cost:

Project Name	Capital Fund Name	Authority	Amount
Marine Creek Lake Park Imps (100577)	2018 Bond Program (34018)	M&C 20-0256	\$500,000.00
Marine Creek Lake Park Imps(100577)	PARD Dedication Fees(30110)	FY2018 CIP	\$135,000.00
Marine Creek Lake Park Imps(100577)	PARD Dedication Fees(30110)	This M&C	\$49,725.00
Marine Creek Lake Park Imps(100577)	PARD Gas Lease Capital Project(33002)	M&C G-19310	\$3,828.00
Marine Creek Lake Park Imps(100577)	PARD Gas Lease Capital Project(33002)	This M&C	\$190,275.00
Vineyards at Heritage Park (102318)	2018 Bond Program(34018)	FY2020 CIP	\$410,000.00
Vineyards at Heritage Park (102318)	PARD Dedication Fees(30110)	FY2020 CIP	\$66,533.00
Vineyards at Heritage Park (102318)	PARD Dedication Fees(30110)	This M&C	\$100,000.00
Kingsridge/Kingsridge West(102323)	2018 Bond Program(34018)	FY2020 CIP	\$600,000.00
Kingsridge/Kingsridge West(102323)	PARD Dedication Fees(30110)	FY2020 CIP	\$54,720.00
Kingsridge/Kingsridge West(102323)	PARD Dedication Fees(30110)	This M&C	\$336,980.00
			\$2,447,061.00

The park improvements at Marine Creek Lake, Vineyards at Heritage, and Kingsridge Parks are estimated to increase the department's annual maintenance cost by \$73,800.00 beginning in Fiscal Year 2026.

Funding for additional construction costs for Marine Creek Lake Park, Vineyards at Heritage Park, and Kingsridge Park was not included in the Fiscal Year 2025-2029 Capital Improvement Program. The action in this M&C will amend the Fiscal Year 2025-2029 Capital Improvement Program as approved in connection with Ordinance 27107-09-2024.

The Business Equity Division placed an 8.88% business equity goal on this solicitation/contract. Northstar Construction, LLC, has agreed/committed to utilize 9.01% business equity subcontractor participation for the scope of work, meeting the City's Business Equity Ordinance. Any changes in subcontractors will be reviewed by the Business Equity Division.

Marine Creek Lake Park is located in Council District 2. Vineyards at Heritage Park and Kingsridge Park are located in Council District 4.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that funds are currently available in the PARD Maintenance & Replacement, UN8054 Neighborhood Unit 6-05, PARD New Enhancements and UN8195 Neighborhood Park Unit 6-34 projects within the PARD Dedication Fees Fund and in the UNSGAS UNSPECIFIED - GAS LEASE REV project within the PARD Gas Lease Capital Project Fund and upon approval of the above recommendations and adoption of the attached appropriation ordinances, funds will be available in the 2018 Bond Program, PARD Dedication Fees, PARD Gas Lease Capital Projects Funds for the Marine Creek Lake Park Imps, Vineyards at Heritage Park and Kingsridge 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.

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