



## CITY COUNCIL MEMORANDUM

**FROM:** The Office of the City Manager   **DATE:** April 24, 2023  
**SUBJECT:** Consider authorizing the City Manager to execute a contract with C. Green Scaping, LP for the construction of the Green Valley Raceway Historical Area Project, in accordance with RFP 23-008, in the amount of \$261,477.  
**PRESENTER:** Adrien Pekurney, Director Parks and Recreation

### **SUMMARY:**

This item is to award a contract to C. Green Scaping, LP for construction of the Green Valley Raceway Historical Area Project.

### **GENERAL DESCRIPTION:**

The Green Valley Raceway Historical Area project provides for the construction of a historical plaza immediately adjacent to North Tarrant Parkway, east of Smithfield Road where the John Barfield Trail meanders through what once was the Green Valley Raceway. Proposed amenities include an attractive commemorative pedestrian and bicycle plaza with seating and signage describing the history of the site along with photographs that were donated by Green Valley Raceway patrons, sidewalk connection to plaza and trail, and small parking area off North Tarrant Parkway.

Planned as a convenient meeting spot for hikers, bicyclists and site visitors, the site will serve as a restful spot to celebrate memories, learn about Green Valley Raceway's story, and take photographs within the designated small plaza commemorating this exciting local history with North Richland Hills at the Green Valley Raceway.

#### *Site History:*

In 1960, Bill and Dorothy McClure, owners of a 400-acre dairy farm north of downtown Smithfield, decided to develop 250 acres of their property into a drag strip. Called by some "The Track that Milk Built," Green Valley Raceway would become a southern hub for professional motorsports. In its first full season, the raceway drew 125,000 total spectators, with 30,000 of those patrons visiting during AHRA nationals over Labor Day Weekend. The track hosted annual American Hot Rod Association and Sports Car Club of America competitions during its 26-year history until its closure in 1986.

#### *Design:*

Design of the Green Valley Raceway Historical Area project has been completed in-house by NRH Park Planning and Administration in order to reduce project costs. While constructible area within the site is very limited by an Oncor easement that bisects the site and creek on its southern boundary, the project design includes vital historical



elements of the Green Valley Raceway and a comprehensive scheme that reflects the action and excitement that was the very essence of this storied racing venue. Remnants of the parking lot and drag strip still exist in this area. The story of the Green Valley Raceway is a reminder that North Richland Hills has a truly unique history that can be remembered and enjoyed at this unique trailhead location.

*Construction Procurement:*

Competitive sealed proposals were received from four general contractors on December 14, 2022. The Request for Proposal incorporated published selection criteria to include the contract price, comparable project experience, quality of references, financial stability and percentage of self-performing tasks. The selection criteria allowed staff to select the contractor who submitted the proposal that offered the best value for the city.

Contractor pricing received in December exceeded the available budget, therefore staff obtained negotiated bid prices from the two low bidders (A&C Construction, Inc., and C. Green Scaping, LP), based on a revised, value-engineered design. The updated design reduced the number of parking stalls from 10 to 5, and removed the 10' trail connection to the sidewalk along North Tarrant Parkway. Contractor pricing for the negotiated bids are as follows:

Proposer	Base Bid Price	Alt 1	Alt 2	Alt 3
A&C Construction, Inc.	\$260,800.00	\$5,000.00	\$13,000.00	* \$0.00
C. Green Scaping, LP	\$248,165.00	\$4,398.00	\$13,312.00	* \$0.00

\* Alternate 3 bid line shows there is no price difference between base bid and alternate

A selection committee comprised of staff members from various city departments met and selected C. Green Scaping, LP as the best value to the city. C. Green Scaping has completed other NRH projects in the past with excellence and timeliness.

In consideration of the budget, staff does not recommend the acceptance of Add Alternate 1 (bench seating area at the west end of parking lot), but highly recommends the acceptance of Add Alternate 2 (tree and shrub bed landscape and irrigation improvements) and Add Alternate 3 (concrete parking lot in lieu of asphalt parking lot with a concrete curb).

*Funding:*

Source of funds began with the project adoption in FY2017/2018 of \$30,000 from Park Sales Tax with the goal to continue to generate donations. In FY2018/2019 an additional \$30,717 from the Barfield Family Foundation Grant Program was included, and \$95,000 in private donations from FY2019/2020 and FY2020/2021.

Funding for the \$110,616.00 overage has been identified from existing Promotional Fund Reserves (\$25,000) and Park Impact Fee Reserves (\$85,616).



**RECOMMENDATION:**

Authorize the City Manager to execute a contract with C. Green Scaping, LP for the construction of the Green Valley Raceway Historical Area Project, in accordance with RFP 23-008, in the amount of \$261,477.