



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 02/28/2023

REQUESTER: Joseph Hill, Streets Program Manager

PRESENTER: Shawn O'Leary, Director of Public Works

ITEM TITLE: CONSIDERATION OF AWARDING, ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF BID 2223-41 AND CONTRACT K-2223-77: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND ARROYO'S CONCRETE, L.L.C., IN THE AMOUNT OF \$499,172.70 FOR THE STREET MAINTENANCE ALLEY PROGRAM CONCRETE PAVEMENT PROJECT, FYE 2023 LOCATIONS; PERFORMANCE BOND B-2223-51; STATUTORY BOND B-2223-52; MAINTENANCE BOND MB-2223-44, AND RESOLUTION R-2223-79 GRANTING TAX-EXEMPT STATUS

BACKGROUND:

The City of Norman funds a portion of its annual repair and maintenance plan through the City's Capital Improvement Program (CIP) Budget. There are five categories that are funded annually for CIP street maintenance activities including Asphalt Maintenance, Concrete Maintenance, Crack Sealing, Valley Gutter Maintenance and Alley Maintenance.

The City of Norman has an inventory of 171 alleys totaling nearly 14 miles in length, which require regular maintenance activities. Staff recently conducted an inventory verification and condition rating of these alleys in order to determine priorities necessary to address this large volume of secondary routes. The conditions this survey took into account existing surface type and condition, commercial or residential corridor, whether the route included sanitation services, property access, and assumed traffic volumes.

With this information, Public Works staff began planning maintenance activities, which include general surface grading, minor patching or repair on concrete and asphalt surfaces and full depth repair of existing pavement.

This project includes extensive panel replacement of existing concrete alleys in commercial corridors with high traffic access. Curb replacement and ADA curb ramp improvements will be completed as necessary. The project includes four urban alleys identified on the attached map.

DISCUSSION:

The project was publicly advertised on December 15 and 22, 2022 and January 5, 2023. Five contractors attended a pre-bid conference on January 5, 2023. Seven bids were submitted and opened on January 19, 2023.

Tabulation of Bid Results

| Contractor | Total |
|---------------------------------|--------------|
| Arroyo's Concrete LLC, OKC | \$499,172.70 |
| Ellsworth Construction OKC LLC | \$509,323.00 |
| Engineer's Estimate | \$520,826.71 |
| EMC Services LLC, OKC | \$533,920.00 |
| Nash Construction Company, OKC | \$555,235.00 |
| Parathon Construction LLC, OKC | \$688,260.00 |
| Rudy Construction Company, OKC | \$708,725.00 |
| Silver Star Construction, Moore | \$798,285.00 |

The low bid was submitted by Arroyo's Concrete LLC of Oklahoma City in the amount of \$499,172.70, which is \$21,654.01, or 4.2%, less than the engineer's estimate. Four of the bids being tightly spaced around the estimate gives us confidence that they are good, realistic bids. Arroyo's Concrete LLC is a responsible bidder. They have successfully performed similar work for the City of Norman in the past.

This project is proposed to be funded as follows:

| Project | Project Number and Account | Amount |
|------------------------|-----------------------------------|---------------------|
| Alley Repair FYE 2022 | SC0725 ACCT#50593369-46101 | \$387,176.00 |
| Alley Repair FYE 2021 | SC0700 ACCT#50593369-46101 | \$ 6,640.09 |
| Alley repair FYE 2018 | SC0622 ACCT#50593369-46101 | \$ 6,365.45 |
| Valley Gutter FYE 2019 | SC0654 ACCT#50590051-46101 | \$ 23,991.16 |
| Valley Gutter FYE 2021 | SC0698 ACCT#50590051-46101 | \$ 75,000.00 |
| Total: | | \$499,172.70 |

If approved, construction of the Street Maintenance Alley Program-Concrete Pavement-FYE 2023 Locations Project will begin on or around March 20, 2023. The construction time for this project is 180 days with an estimated completion in September 2023 plus weather days.

RECOMMENDATION NO. 1:

Staff recommends the approval of Contract K-2223-77 with Arroyo's Concrete LLC in the amount of \$499,172.70 for construction of the Street Maintenance Alley Program-Concrete Pavement-FYE 2023 Locations Project.

RECOMMENDATION NO. 2:

Staff further recommends that the following bonds be approved:

Performance Bond B-2223-51
Statutory Bond B-2223-52
Maintenance Bond MB-2223-44

RECOMMENDATION NO. 3:

Staff further recommends that Arroyo's Concrete LLC be authorized as Project Agent via Resolution R-2223-79 to avoid the payment of sales tax on materials purchases related to the project.