



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 07/14/2026

REQUESTER: Jason Murphy, Stormwater Program Manager

PRESENTER: Scott Sturtz, Interim Director of Public Works

TITLE: CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CHANGER ORDER ONE TO CONTRACT K-2526-16: BY AND BETWEEN THE CITY OF NORMAN AND CIMARRON CONSTRUCTION CO., DECREASING THE CONTRACT AMOUNT FROM \$5,499,994.00 TO \$5,411,883.22, FINAL ACCEPTANCE AND FINAL PAYMENT OF \$270,594.16 FOR THE CONSTRUCTION OF THE LOWER IMHOFF CREEK BANK STABILIZATION PROJECT. (WARD 2)

BACKGROUND:

The City of Norman's Storm Water Master Plan (SWMP), accepted in 2009, identified approximately 4,200 linear feet of severe stream bank erosion along Imhoff Creek between Highway 9 and a point upstream of Imhoff Road. Continued channel degradation, downcutting, and widening have resulted in the loss of trees, fences, and private property, while threatening critical public infrastructure. In July 2021, erosion contributed to a critical failure of the Imhoff Road Bridge, requiring emergency repairs costing nearly \$2 million and closure of the roadway until April 2022.

To address these concerns, Council approved Contract K-1415-134 with Meshek & Associates, L.L.C. in June 2015 for detailed data collection, hydraulic modeling, and evaluation of potential solutions. The resulting Lower Imhoff Creek Study Final Report, accepted by Council in August 2017, recommended channel monitoring, staff training on natural stream restoration techniques, and phased stabilization improvements. Phase I focused on approximately 1,200 feet of channel downstream of Imhoff Road, while Phase II addressed upstream reaches.

In August 2021, Council approved Amendment 1 to Contract K-1415-134 to advance Phase I through surveys, permitting, modeling, FEMA grant application preparation, and project management. Funding was provided through the Imhoff Creek Stormwater Project (DR0062), for which Council committed \$550,000.00 annually over seven years. Amendment 1 expenditure totaled \$383,647.00. Council authorized application for FEMA Hazard Mitigation Grant Program funding in June 2022.

In November 2023, the City received \$402,712 in grant funding to reimburse Phase I design and management costs. On October 21, 2024, FEMA awarded \$2,953,160 for Phase I construction, including \$2,662,835 in federal funding and a \$290,325 local match. Council formally accepted the construction grant in November 2024, advancing implementation of the Lower Imhoff Creek stabilization project.

On July 8, 2025, City Council approved Contract K-2526-16 with Cimarron Construction Company for the construction of the Lower Imhoff Creek Bank Stabilization Project in the amount of \$5,499,994.00. This project reached substantial completion on April 18, 2026, which was 320 days ahead of schedule.

DISCUSSION:

Construction projects are awarded to the lowest responsible bidder. Contractor bids are determined using estimated plan quantities multiplied by the contractor's unit prices for all bid items of the contract. The total of all these costs represents the contractor's bid. During construction, each quantity is verified in the field, and the contractor is to be reimbursed based on the actual quantity of materials and/or labor used.

Of the thirty-seven (37) bid items associated with the bid, eighteen (18) items require a quantity change. Six (6) items have a quantity change resulting in an increased cost of \$82,431.42, and twelve (12) have a quantity change resulting in a decreased cost of \$170,542.20 for a total decreased cost of \$88,110.78 or 1.6%. If approved, the overall contract will decrease from \$5,499,994.00 to \$5,411,883.22. Please see the attached Change Order No. 1 for a complete list of proposed bid item cost increases and decreases.

RECOMMENDATION 1:

Staff recommends that Change Order No. 1, decreasing Contract K-2526-16 for the Lower Imhoff Creek Bank Stabilization project with Cimarron Construction Co., by \$88,110.72 from \$5,499,994.00 to \$5,411,883.22 be approved.

RECOMMENDATION 2:

Staff further recommends final acceptance of the Lower Imhoff Creek Bank Stabilization project, Contract K-2526-16, and final payment to Cimarron Construction Co., be approved in the amount of \$270,594.16.