



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 03/10/2026

REQUESTER: Joseph Hill, Streets Program Manager

PRESENTER: Scott Sturtz, Director of Public Works

ITEM TITLE: CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CHANGE ORDER ONE TO CONTRACT K-2526-31: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND ARROYO'S CONCRETE L.L.C., INCREASING THE CONTRACT AMOUNT BY \$106,820.00 FOR A REVISED AMOUNT OF \$1,257,337.00 FOR THE STREET MAINTENANCE BOND PROGRAM - FYE 2026 LOCATIONS, BID 2 AND APPROPRIATION OF FUNDS AS OUTLINED IN THE STAFF REPORT. (WARD 4)

BACKGROUND:

On Tuesday, April 6, 2021, Norman residents voted to approve the issuance of \$27 million in bonds to fund the resurfacing, rehabilitation and reconstruction of neighborhood streets as part of a 5-year, 5-category program. The five categories include (1) Asphalt Pavement Street Rehabilitation, (2) Urban Concrete Street Rehabilitation, (3) Urban Road Reconstruction, (4) Rural Road Rehabilitation, and (5) Preventive Maintenance. The FYE 2026 urban concrete street rehabilitation locations were bid out in two separate bid packages.

The project includes selected panel replacement in existing concrete streets. Curb replacement and ADA curb ramp improvements will be completed as necessary. The project covers approximately 1.1 miles of city streets.

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.

Council awarded the contract to Arroyo's Concrete LLC, of Oklahoma City, OK in the amount of \$1,150,517.00 at the October 14, 2025, meeting. Construction started on December 5th, 2025, and the contractor is currently working on Willow Lane.

DISCUSSION:

On January 21st, 2026, Arroyo's Concrete LLC informed the city inspector that the subgrade on Willow Lane has excessive moisture saturating the soil and existing subgrade and needed to be

replaced with additional Type A ODOT Aggregate base, which would require additional quantities not present in the contract. Since this street is in a flat part of town, drainage is challenging and water naturally saturates the soil, which accelerates concrete panel failure. In addition to that, more panels needing replacement were identified that were not previously scoped during the formulation of the bid package. City inspector, contractor, and project engineer worked together to catalogue the additional work needed to properly repair the street.

Of the twenty-four (24) bid items associated with the original bid, seven (7) items require a quantity change. The quantity change will result in an estimated increased cost of \$106,820.00 or 9.28%. If approved, the overall contract will increase from \$1,150,517.00 to \$1,257,337.00. Please see the attached Change Order No. 1 for a complete list of proposed bid item cost increases and decreases. If approved, Change Order No. 1 will require an appropriation of funds from the Capital Fund, General Obligation Bond Balance (Account 50-29000) to the Urban Concrete Pavement FYE 2026 Locations, Bid 2 project, Construction (Account 50593393-46101; Project BP0774).

The construction time for this project remains 240 days with an estimated completion in June 2026 plus weather days.

RECOMMENDATION NO. 1:

Staff recommends that \$106,820.00 be appropriated from the Street Maintenance Bond Fund balance as outlined in the Staff Report.

RECOMMENDATION NO. 2:

Staff recommends the approval of Change Order No. 1 to contract K-2526-31 with Arroyo's Concrete LLC in the amount of \$106,820.00 for construction of the Street Maintenance Bond Program – Urban Concrete Pavement - FYE 2026 Locations, Bid 2 Project.