



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 08/22/2023

REQUESTER: Joseph Hill, Streets Program Manager

PRESENTER: Shawn O'Leary, Director of Public Works

TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CHANGE ORDER NO. 2 TO CONTRACT K-2223-77: BY AND BETWEEN THE CITY OF NORMAN AND ARROYO'S CONCRETE, LLC, DECREASING THE CONTRACT AMOUNT BY \$12,790.17 FOR A REVISED AMOUNT OF \$508,003.84 AND THE FINAL ACCEPTANCE AND FINAL PAYMENT FOR THE STREET MAINTENANCE ALLEY PROGRAM-CONCRETE PAVEMENT PROJECT AS OUTLINED IN THE STAFF REPORT.

BACKGROUND:

The City of Norman funds a portion of its annual repair and maintenance plan through the City's Capital Improvement Program 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 where 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.

City Council awarded K-2223-77 to Arroyo's Concrete LLC on February 28, 2023 in the amount of 499,172.70. This project included extensive panel replacement of existing concrete alleys in four urban alleys with high traffic access. A change order was administratively approved on June 9, 2023 which added concrete panel replacement in the Campus Corner area in preparation for installation of traffic bollards, increasing the total contract to \$520,794.01.

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 of 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 fifteen (15) bid items, thirteen (13) items had a quantity change. Four (4) quantity changes resulted in increased cost, while nine (9) quantity changes resulted in decreased cost for an overall contract decrease of \$12,790.17 or 2.46%. The contract decreased from \$520,794.01 to \$508,003.84. Please see the attached Change Order 2 for a complete list of bid item cost increases and decreases.

The final payment amount owed to Arroyo's Concrete, LLC is \$25,400.19, which includes the full 5% retainage.

The project was funded as follows:

Project	Number and Construction Account	Amount
Alley Repair FYE 2022	SC0725 ACCT#50593369-46101	\$377,640.71
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
Festival Street Bollards Pilot	TC0284 ACCT#50596688-46101	\$18,366.43
Total:		\$508,003.84

RECOMMENDATION 1:

Staff recommends that Change Order 2, decreasing Contract K-2223-77 for the Street Maintenance Alley Program-Concrete Pavement project with Arroyo's Concrete, LLC by \$12,790.17 from \$520,794.01 to \$508,003.84 be approved.

RECOMMENDATION 2:

Staff further recommends final acceptance of the Street Maintenance Alley Program-Concrete Pavement project, Contract K-2223-77, and final payment to Arroyo's Concrete, LLC be approved in the amount of \$25,400.19.

Reviewed by: Joseph Hill, Streets Program Manager
Scott Sturtz, City Engineer
Shawn O'Leary, Director of Public Works

Clint Mercer, Chief Accountant
Anthony Francisco, Director of Finance
Kathryn Walker, City Attorney
Darrel Pyle, City Manager