



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 11/25/2025

REQUESTER: Taylor Johnson, Transit and Parking Program Manager

PRESENTER: Scott Sturtz, Director of Public Works

TITLE: CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CHANGE ORDER ONE TO CONTRACT K-2526-10: BY AND BETWEEN THE CITY OF NORMAN AND CONNELLY PAVING COMPANY, DECREASING THE CONTRACT AMOUNT FROM \$138,365 TO \$133,148.78, FINAL ACCEPTANCE AND FINAL PAYMENT OF \$6,657.44 FOR THE CONSTRUCTION OF THE NORMAN TRANSIT CENTER PARKING LOT. (Ward 4)

BACKGROUND:

The initial remodel of 320 East Comanche Street, a former drive through bank, into the Norman Transit Center occurred between March 2023 and October 2023. Due to budget constraints, a determination was made that the current asphalt paving would remain but should be replaced in approximately 3-5 years. Some basic repairs and re-sealing of the asphalt were completed at the end of the remodel in 2023. Unfortunately, the large size and weight of the buses and the constant usage of the paving surface resulted in faster deterioration than was anticipated. This deterioration resulted in multiple repairs since opening the Transit Center.

The parking lot for this project is located at the southwest corner of the East Comanche Street and South Porter Avenue intersection. The previous parking lot was constructed of asphalt pavement which was in poor condition. This project involved rehabilitation of the existing parking lot including removing the existing asphalt pavement, compaction of the existing subgrade, and installing 8 inches of portland cement concrete pavement. The project included approximately 1,178 square yards of pavement.

On July 10, 2025, bids were opened for the Norman Transit Center Parking Lot Improvement Project. Ten (10) bids were received, and the low bidder was Connelly Paving Company in the amount of \$138,365.

On August 12, 2025, Norman City Council approved contract K-2526-10 with Connelly Paving Company for the construction of the Norman Transit Center Parking Lot.

On August 13, 2025, the Notice to Proceed was given to Connelly Paving Company.

On August 18, 2025, Connelly Paving Company began construction of the Norman Transit Center Parking Lot.

On October 21, 2025, the construction and final inspection was completed for the Norman Transit Center Parking Lot.

DISCUSSION:

This construction project reached substantial completion on October 13, 2025, and was finished on time and under budget.

Of the thirteen (13) bid items associated with the bid, eight (8) items required a quantity change. Three (3) items have a quantity change resulting in an increased cost of \$1,201.48, and five (5) have a quantity change resulting in a decreased cost of \$6,417.70 for a total decreased cost of \$5,216.22 or 3.77%. If approved, the overall contract will decrease from \$138,365 to \$133,148.78. Please see the attached Change Order 1 for a complete list of proposed bid item cost increases and decreases.

RECOMMENDATION 1:

City Staff recommend that Change Order 1, decreasing Contract K-2526-10 for the Norman Transit Center Parking Lot Improvement Project with Connelly Paving Company by \$5,216.22 from \$138,365 to \$133,148.78 be approved.

RECOMMENDATION 2:

Staff further recommend final acceptance of the Norman Transit Center Parking Lot Project, Contract K-2526-10, and final payment to Connelly Paving Company, be approved in the amount of \$6,657.44. Funds are available in the project Construction budget (Account 27550277-46101; Project TR0128).