



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 9/23/2025

REQUESTER: Joseph Hill, Streets Program Manager

PRESENTER: Scott Sturtz, Director of Public Works

TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CHANGE ORDER TWO TO CONTRACT K-2324-177: BY AND BETWEEN THE CITY OF NORMAN AND K&R BUILDERS, INC., DECREASING THE CONTRACT AMOUNT FROM \$2,955,043.21 TO \$2,895,487.75, FINAL ACCEPTANCE AND FINAL PAYMENT OF \$72,208.77 FOR THE CONSTRUCTION OF THE 60TH AVENUE NE BRIDGE REPLACEMENT BOND PROJECT.

BACKGROUND:

On October 11, 2022, City Council approved contract K-2223-49 with Garver, LLC for the redesign of Bridge NBI No. 09189 over Rock Creek located on 60th Avenue NE.

On November 28, 2022, staff received an updated inspection report for the 60th Avenue NE Bridge. The inspection report showed accelerated section loss in key structural members of the bridge. On November 29, 2022, staff met with H.W. Lochner Inc., who had performed the inspection, to further discuss their findings. Following the meeting, staff contacted Garver and requested they visit the site to perform a peer review inspection.

On November 30, 2022, Garver provided their findings and recommend, "...reporting a critical finding (or CX) for the steel pier caps, specifically for the supplementary beam supports on the pier caps where heavy/complete localized section loss and loss of bearing capacity was observed." The Oklahoma Department of Transportation Bridge Field Division Manual states, "For this level of follow up review recommendation (CX)... For off system bridges the repair must be completed within the next 90 days or the bridge must be closed."

On December 2, 2022, the 60th Avenue NE Bridge was closed to traffic.

On June 22, 2023, bids were opened for the 60th Avenue NE Bridge Replacement Bond Project. Three (3) bids were received and the low bidder was K&R Builders Inc., in the amount of \$2,915,109.71.

On April 10, 2024, the City closed on the sale of \$16,000,000 in general obligation bonds (Series 2024A) with the proceeds being purposed for bridge repair.

On June 27, 2024, City Council approved Contract K-2324-177 with K&R Builders Inc., for the construction of the 60th Avenue NE Bridge Replacement Project.

On December 10, 2024, City Council approved Change Order No. 1 to Contract K-2324-177 for additional rip rap to further protect the new bridge piling and reduce the necessary maintenance interval in the future.

DISCUSSION:

The 60th Ave NE Bridge was the first project completed for the Bridge Maintenance Bond Program approved by Norman voters on October 10, 2023.

This project reached substantial completion on April 22, 2025, and under budget. After meeting with the contractor on-site, it was determined that the cost savings could be used to increase the resiliency of the project by extending the slope stabilization. The installation of the additional stabilization was completed on July 22, 2025.

Of the ninety-six (96) bid items associated with the bid, forty-two (42) items require a quantity change. Sixteen (16) items had a quantity change resulting in an increased cost of \$104,267.55, and twenty-six (26) have a quantity change resulting in a decreased cost of \$163,823.02 for a total decreased cost of \$59,555.46 or 2.02%. If approved, the overall contract will decrease from \$2,955,043.21 to \$2,895,487.75 (please see the attached Change Order 2 for a complete list of proposed bid item cost increases and decreases).

RECOMMENDATION 1:

Staff recommends that Change Order 2, decreasing Contract K-2324-177 for the 60th Avenue Bridge Replacement project with K&R Builders, Inc., by \$59,555.46 from \$2,955,043.21 to \$2,895,487.75 be approved.

RECOMMENDATION 2:

Staff further recommends final acceptance of the 60th Avenue Bridge Replacement project, Contract K-2324-177, and final payment to K&R Builders, Inc., be approved in the amount of \$72,208.77. Funds are available in 60th Avenue NE Bridge, Construction (Account 50595367-46101; Project BP0609).