



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 02/24/2026

REQUESTER: Ken Giannone, PE

PRESENTER: Ken Giannone, PE, Capital Projects Engineer

ITEM TITLE: CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CHANGE ORDER ONE FOR CONTRACT K-2425-120: BY AND BETWEEN NORMAN UTILITIES AUTHORITY AND KRAPFF REYNOLDS CONSTRUCTION COMPANY INC. INCREASING THE CONTRACT AMOUNT BY \$82,024.50 FOR A REVISED CONTRACT AMOUNT OF \$830,574.50 FOR THE BISHOP CREEK EMERGENCY SEWER LINE REPAIR PROJECT, FINAL ACCEPTANCE AND FINAL PAYMENT OF THE PROJECT. (WARD 7)

BACKGROUND:

On May 7, 2025, Utilities Department Line Maintenance staff were advised that an 18-inch aerial sewer crossing over Bishop Creek in the general vicinity of 730 Stinson Street had failed and sewage was discharging into the creek. Due to the risk to the environment, temporary repairs were completed to prevent further sewage discharge, which eliminated the discharge for the short term. It did not, however, restore the structural integrity of the crossing.

Subsequent to completion of this temporary repair, NUA staff contracted with Garver Engineers under their on-call contract with the City of Norman to prepare an expedited design to replace the existing, failed aerial crossing. The existing piers that supported the crossing were leaning with further failure possible at any time, even under dry weather conditions. With additional rainfall forecasted the possibility of complete failure was increasingly likely. For all of these reasons, Utilities Department staff proceeded with the emergency bidding of the project to construct permanent repairs, as authorized by the City Manager.

Bidding documents were issued on May 19, 2025, and bids were opened on May 20, 2025. Krapff Reynolds Construction Company Inc. (KRCC) was deemed the lowest and best bidder with a bid price of \$748,550.00, and an Emergency Work Order was issued on May 22, 2025 for work to commence immediately.

DISCUSSION:

Due to actual conditions in the field, quantities of various unit price items necessary to complete the work were more or less than quantities included in the contract. Specifically, because of the emergency nature of the work, it was not possible to complete a geotechnical investigation prior

to bidding and significantly more additional pier depth footage was required to reach bedrock. An additional lump sum pay item was required for casing of three piers that was necessary due to the increased pier depth. As a result, Change Order No. 1 is proposed which includes a net increase to the contract price of \$82,024.50. The new contract price will be \$830,574.50, which is an 11% increase over the original contract amount. Proposed Change Order No. 1 also includes a time extension of 148 calendar days due to various delays experienced by KRCC during the project. This results in a revised contract completion date of December 9, 2025.

Funding for proposed Change Order No. 1 would be from Bishop Creek Aerial Sewer Line Replacement construction account (32193338-46101; Project WW0212), which has an unencumbered balance of \$143,384.67.

On October 24, 2025, a final inspection, attended by City staff and KRCC representatives, was completed, and a punchlist was generated. As of February 6, 2026, staff has confirmed that all punchlist items had been satisfactorily addressed. Therefore, staff considers the project to be complete and ready for final acceptance as of February 6, 2025.

A final invoice in the amount of \$117,029.30 has been prepared and is included.

RECOMMENDATION NO. 1:

Staff recommends that NUA approve Change Order No. 1 to Contract K-2425-120, by and between Norman Utilities Authority and Krapff Reynolds Construction Company Inc. increasing the contract by \$82,024.50 for a revised contract amount of \$830,574.50 and contract time extension.

RECOMMENDATION NO. 2:

Staff recommends that NUA approve final acceptance of Contract K-2425-120 by and between Norman Utilities Authority and Krapff Reynolds Construction Company Inc.

RECOMMENDATION NO. 3:

Staff recommends that NUA approve final payment to Krapff Reynolds Construction Company Inc. for Contract K-2425-120 in the amount of \$117,029.30.