



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 03/24/2026

REQUESTER: Matheus Dias, Capital Projects Engineer

PRESENTER: Scott Sturtz, Public Works Director

ITEM TITLE: CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF AMENDMENT FOUR TO CONTRACT K-1617-105: A CONTRACT BY AND BETWEEN THE CITY OF NORMAN AND GARVER, L.L.C., INCREASING THE CONTRACT AMOUNT BY \$174,906.00 FOR A REVISED CONTRACT AMOUNT OF \$644,256.00 TO PROVIDE ADDITIONAL DESIGN SERVICES FOR THE JAMES GARNER AVENUE PROJECT FROM ACRES STREET TO FLOOD AVENUE (WARD 4)

BACKGROUND:

On November 8, 2016, the Norman City Council approved programming Resolution R-1617-49 requesting federal funds to widen James Garner Avenue from Acres Street to Flood Avenue. This Resolution states the City's commitment to adhere to the terms and conditions of a federally funded project. Through the Association of Central Oklahoma Governments (ACOG), the Oklahoma Department of Transportation (ODOT) agrees to provide 80% of the cost of construction with a 20% matching share from the City of Norman. In order to receive the federal funding, the City of Norman is required to enter in an agreement with ODOT to complete the design, acquire all rights-of-way and relocate existing utilities/encroachments at City's cost.

In March of 2017, the Norman City Council approved the design contract, K-1617-105, with Cabbiness Engineering, in the amount of \$427,000.00, for the James Garner Avenue Project from Acres Street to Flood Avenue, and Cabbiness began preliminary design for the project.

On August 27, 2019 the Norman City Council approved Contract Amendment No. 1 to contract K-1617-105, between the City of Norman and Cabbiness Engineering, in the amount of \$2,275.00, for additional design services on the James Garner Avenue Project from Acres Street to Flood Avenue.

On March 23, 2021 the Norman City Council approved Contract Amendment No. 2 to contract K-1617-105, between the City of Norman and Garver, L.L.C., in the amount of \$5,675.00, for additional design services on James Garner Avenue Project from Acres Street to Flood Avenue.

On April 12, 2022, the Norman City Council approved Contract Amendment 3 for contract K-1617-105, between the City of Norman and Garver, L.L.C., in the amount of \$34,400.00, for

additional design services on the James Garner Avenue Project from Acres Street to Flood Avenue.

DISCUSSION:

This Norman Forward Street Improvement Project on James Garner Avenue has created a new entry into downtown. As anticipated, the intersection of Acres Street and James Garner Avenue now experiences high traffic volumes for north-south and east-west movements. Due to the adjacent proximity with BNSF railroad tracks, a 4-way stop cannot be used at this intersection because of the unsafe situation where westbound traffic would likely back up eastward beyond the railroad crossing and vehicles potentially would get stopped on the railroad tracks. The current configuration is a 2-way stop for north-south traffic and free flow for east-west traffic. As a result, drivers freely travel through Acres Street, but the James Garner Avenue movement is restricted by stop signs that generate long queues during peak hours. In addition, the frequency of train movements has created additional congestion in the area. The purpose of the James Garner Avenue and Acres Street intersection modification is to design a roundabout to ease congestion for local drivers and to provide safe passage for pedestrians and bicycles at this location. Roundabouts are effective in creating natural free flowing movements and safer conditions for public transit.

Approximately 80% of the construction cost will be funded by the Association of Central Oklahoma Governments (ACOG), which, on January 22, 2026, approved a grant for Congestion Mitigation and Air Quality (CMAQ) projects in the City of Norman. The federal amount to construct a roundabout at the intersection of Acres Street and James Garner Avenue is \$815,111, and as part of the grant requirements, the City of Norman will be responsible for providing a minimum 20% match or approximately \$204,000.

Garver, L.L.C., previously performed the design for the James Garner Avenue Phase 2 project from Acres Street to Flood Avenue so they are very familiar with this intersection and roundabout design. As a result, City staff has selected Garver, L.L.C., to extend their design farther south to include this roundabout. Contract Amendment No. 4 will provide the following engineering related services: design survey, geotechnical investigation, engineering plans, right-of-way acquisition support, utility relocation coordination, and bidding support with limited construction administration. If approved, Amendment No. 4 will increase the contract amount to fund the new design in the amount of \$174,906.00 or 37% percent increase for a revised total of \$644,256.

Funds for Amendment No. 4 are available in the Project Construction account (Project - NFP109, Account No. 51594405-46101) and will need to be transferred to the Project Design Account (Project - NFP109, Account No. 51594405-46201).

RECOMMENDATION No. 1:

City staff recommends a balance transfer in the amount of \$174,906.00 from the Project Construction account (Project - NFP109, Account No. 51594405-46101) to the Project Design Account (Project - NFP109, Account No. 51594405-46201).

RECOMMENDATION No. 2:

City staff further recommend approval of Contract Amendment No. 4 for contract K-1617-105, between the City of Norman and Garver, L.L.C., in the amount of \$174,906.00 for the design of the James Garner Avenue Project from Acres Street to Flood Avenue.