



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 11/28/2023

**REQUESTER:** Joseph Hill, Streets Program Manager

**PRESENTER:** Shawn O'Leary, Director of Public Works

**ITEM TITLE:** CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CHANGE ORDER NO. ONE TO CONTRACT K-2223-74: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND ARROYO'S CONCRETE, LLC DECREASING THE CONTRACT AMOUNT BY \$15,471.79 FOR A REVISED AMOUNT OF \$493,096.46 AND THE FINAL ACCEPTANCE, AND FINAL PAYMENT OF \$24,654.82 FOR THE FYE 2023 URBAN RECONSTRUCTION PROJECT AS OUTLINED IN THE STAFF REPORT.

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### **BACKGROUND:**

On Tuesday, April 6, 2021, Norman residents voted to approve the issuance of \$27 million in bonds to fund the resurfacing, rehabilitation and reconstruction of neighborhood streets as part of a 5-year, 5-category program. The five categories include (1) Asphalt Pavement Street Rehabilitation, (2) Urban Concrete Street Rehabilitation, (3) Urban Road Reconstruction, (4) Rural Road Rehabilitation, and (5) Preventive Maintenance. The FYE 2023 urban road reconstruction project was Juniper Lane from Lahoma Avenue to Chautauqua Avenue and Fairfield Drive from McCall Drive to Willow Lane.

Both streets are located in established residential neighborhoods. The roadways were constructed of concrete pavement with integral curb. The concrete pavement was in poor condition and the substructure had failed in several locations. The reconstruction project involved removal of the existing pavement and curb, stabilizing the subgrade, and placing new concrete panels.

Council awarded the contract to Arroyo's Concrete LLC in the amount of \$508,568.25 at the February 28, 2023 meeting. The project was completed within the 180-day contract period.

### **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 twenty-nine (29) bid items, seventeen (17) items had a quantity change. Seven (7) quantity changes resulted in increased cost, while ten (10) quantity changes resulted in decreased cost for an overall contract decrease of \$15,471.79 or 3%. The contract decreased from \$508,568.25 to \$493,096.46. Please see the attached Change Order No. 1 for a complete list of bid item cost increases and decreases.

The final payment amount owed to Arroyo's Concrete LLC is \$24,654.82, which includes the full 5% retainage. This contract is paid from the Ross Addition Project (BP0541, Construction Account 50593385-46101) and the Willow Brook Addition Project (BP0542, Construction Account 50593385-46101).

**RECOMMENDATION NO. 1:**

Staff recommends the approval of Change Order No. 1 decreasing Contract K-2223-74 with Arroyo's Concrete LLC for construction of the Street Maintenance Bond Program –FYE 2023 Urban Road Reconstruction Project by \$15,471.79 from \$508,568.25 to \$493,096.46.

**RECOMMENDATION NO. 2:**

Staff further recommends final acceptance of the Street Maintenance Bond Program –FYE 2023 Urban Road Reconstruction Project, Contract K-2223-74, and final payment to Arroyo's Concrete LLC be approved in the amount of \$24,654.82.

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