



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 10/14/2025

REQUESTER: Joseph Hill, Streets Program Manager

PRESENTER: Scott Sturtz, Director of Public Works

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CHANGE ORDER ONE TO CONTRACT K-2425-2: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND ELLSWORTH CONSTRUCTION OKC, L.L.C., ADDING 100 DAYS AND BERRY ROAD LOCATION AND FINAL ACCEPTANCE AND FINAL PAYMENT OF \$59,562.52 FOR THE STREET MAINTENANCE BOND, URBAN CONCRETE PAVEMENT, FYE 2025 LOCATIONS, BID 1 PROJECT.

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 2025 urban concrete street rehabilitation locations were bid out in two separate bid packages.

The project includes select panel replacement in existing concrete streets. Curb replacement and ADA curb ramp improvements will be completed as necessary. The project covers approximately 2.3 miles of city streets.

The project was publicly advertised on May 16 and 23, 2024. Four contractors attended a pre-bid conference on May 30, 2024. Eight bids were submitted and opened on June 13, 2024.

The low bid was submitted by Ellsworth Construction OKC, LLC of Oklahoma City in the amount of \$1,191,250.50. City Council approved this Contract K-2425-2 with Ellsworth Construction OKC, LLC on July 9, 2024 ("Bid 1"). Ellsworth Construction was also the low bidder for the second project bid associated with the Street Maintenance bond concrete program, which was memorialized in Contract K-2425-3 ("Bid 2").

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 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.

Berry Road was a project included in Bid 2. During the pendency of both contracts, it became apparent that the Berry Road project would overrun the estimated cost significantly, whereas significant savings were already apparent in the projects estimated and included this Bid 1. Thus, in an effort to expedite construction along the Berry Road corridor ahead of the return to school for both Norman Public Schools and the University of Oklahoma, Ellsworth performed Berry Road Bid 2 work utilizing the savings from already realized in Bid 1. The addition of Berry Road to this contract does not represent a change in programming locations or funding, and the associated cost added to this contract is documented in project invoicing and now Change Order No. 1.

Of the twenty-five (25) bid items, twenty-three (23) items had a quantity change. Eight (8) quantity changes resulted in increased cost, while fifteen (15) quantity changes resulted in a decreased cost for an overall net break-even. All locations for this project have been satisfied. The contract total remains \$1,191,250.50, with \$140,729.90 of that amount and 100 additional contract days attributable to efforts to expedite Berry Road. 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 Ellsworth Construction OKC, LLC is \$59,562.52, which includes the full retainage. Funds for the retainage are remaining in BP0630, account 50593393 – 46101.

RECOMMENDATION NO. 1:

Staff recommends the approval of Change Order No. 1 to Contract K-2425-2 with Ellsworth Construction OKC, LLC adding 100 days and Berry Road location to the project duration for construction of the Street Maintenance Bond Program –Urban Concrete Pavement - FYE 2025 Locations, Bid 1 Project.

RECOMMENDATION NO. 2:

Staff further recommends final acceptance of the Street Maintenance Bond Program – Urban Concrete Pavement – FYE 2025 Locations, Bid 1 Project, Contract K-2425-2, and final payment to Ellsworth Construction OKC, LLC be approved in the amount of \$59,562.52.