



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 8/25/2026

REQUESTER: Joseph Hill, Streets Program Manager

PRESENTER: Scott Sturtz, Director of Public Works

ITEM TITLE: CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CHANGE ORDER ONE TO CONTRACT K-2526-63: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA AND ELLSWORTH CONSTRUCTION OKC, L.L.C., REDUCING THE CONTRACT AMOUNT BY \$71,794.78 FOR A REVISED AMOUNT OF \$661,071.62, THE FINAL ACCEPTANCE OF CONTRACT AND FINAL PAYMENT OF \$33,053.58 FOR THE STREET MAINTENANCE BOND PROGRAM - FYE 2026 URBAN RECONSTRUCTION PROJECT (WARDS 2 AND 3)

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 2026 Urban Reconstruction project will contemplate Danfield Lane, from Danfield Drive to Brookhaven Boulevard, and North Sherry Avenue, from Main Street to Holiday Street.

The two streets are in established residential neighborhoods. The concrete pavement at both locations 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.

Council awarded the contract to Ellsworth Construction OKC, L.L.C., of Oklahoma City in the amount of \$732,866.40 at the November 25, 2025, meeting. The project was completed within the 120-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 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-seven (27) bid items, twenty-five (25) require a quantity change. Eight (8) items have a quantity change resulting in an increased cost of \$94,007.43, and seventeen (17) have a quantity change resulting in a decreased cost of \$165,802.20 for a total decreased cost of \$71,794.78 or 9.8%. If approved, the overall contract will decrease from \$732,866.40 to \$661,071.62. Please see attached Change Order No. 1 for a complete list of proposed bid item cost increases and decreases. The final payment amount owed to Ellsworth Construction OKC is \$33,053.58, which includes release of all retainages. Funds are available in the Danfield Lane and North Sherry Avenue projects (Account No. 50593385-46101, Projects BP0777 and BP0778).

RECOMMENDATION NO. 1:

Staff recommends the approval of Change Order 1 to Contract K-2526-63 with Ellsworth Construction OKC, L.L.C., reducing contract amount by \$71,794.78 for a revised contract amount of \$661,071.62 for construction of the Street Maintenance Bond Program – FYE 2026 Urban Reconstruction project.

RECOMMENDATION NO. 2:

Staff recommends final acceptance of the Street Maintenance Bond Program – FYE 2026 Urban Reconstruction project, Contract K-2526-63, and final payment to Ellsworth Construction OKC, L.L.C., in the amount of \$33,053.58.