



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 09/22/2026

**REQUESTER:** Steve Guizzo, Engineering Assistant

**PRESENTER:** Scott Sturtz, Director of Public Works

**ITEM TITLE:** CONSIDERATION OF AWARDING, ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF BID 2627-9, CONTRACT K-2627-2: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND HACIENDA DURAN CONSTRUCTION L.L.C., IN THE AMOUNT OF \$337,580.00 FOR THE FYE 2027 SIDEWALK CONCRETE PROJECTS, PERFORMANCE BOND B-2627-3; STATUTORY BOND B-2627-4; MAINTENANCE BOND MB-2627-2, AND ADOPTION OF RESOLUTION R-2627-1 GRANTING TAX-EXEMPT STATUS (CITY WIDE).

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### **BACKGROUND:**

This project will provide funding to:

- assist property owners in repairing existing sidewalks and construct new sidewalks
- create ADA accessible routes in needed areas
- construct new sidewalk for pedestrian routes to schools
- perform sidewalk, ramp, and curb repair work in specified locations in the downtown area
- perform sidewalk, ramp, and curb repair work in specified locations primarily along arterial road routes.

Pursuant to State Law (Title 11, Section 36-104), although developers and abutting property owners are responsible for constructing and maintaining sidewalks, the City has the responsibility of ensuring safe sidewalks. The City Council established a sidewalk program in 1997 to reduce this burden to property owners. Accordingly, funds are allocated for five separate capital project accounts within the Capital Improvement Program Budget. Because the projects are similar in nature, the City has historically achieved economy of scale and received more competitive bids when these projects are bundled and bid together. These five projects are described in detail below.

The **Citywide Sidewalk Reconstruction Program** is intended to assist property owners in repairing sidewalks and constructing new sidewalks to close gaps in existing sidewalk. Property owners who wish to participate in the Citywide Sidewalk Reconstruction Project will pay fifty percent (50%) of the estimated cost, with the City paying the remaining fifty- percent (50%) from funds allocated to this project. Citizen contributions are subsequently recouped with City Council approval to replenish this program funding which will result in a fund transfer later. This is a very popular and cost-saving program for residents and the demand typically outpaces the allocated resources.

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The **Sidewalk Accessibility Program** provides sidewalk ramps where none exist and rebuilds existing ramps that do not comply with the current Americans with Disabilities Act (ADA) standards. This project will construct approximately six curb ramps per year. Locations are determined at the request of citizens and along arterial and collector streets that do not currently have ramps at street-sidewalk intersections. The locations in this year’s program will include six ramps at Brookhollow Road and Brittany Court and Brookhollow Road and Parkside Road.

The **Sidewalk Program for Schools and Arterials Program** is used to construct new sidewalks and repair old sidewalks adjacent to elementary schools or on Arterial Streets that have no sidewalks or sidewalks in disrepair and along walking routes to the schools. This year’s project consists of ramps and sidewalks on Alameda Street from Classen Boulevard to Morningside Drive.

The **Downtown Area Sidewalks and Curbs Program** will repair hazardous or deteriorated sidewalks, ramps and curbs in the downtown area. This year’s project location will be on Garver Street from S Berry Road to second driveway to the east on the north side of the road.

The **Sidewalks and Trails Program** constructs new sidewalk and trails throughout the city. This year these funds will be used to repair existing sidewalks and add new sidewalks to missing areas along 12<sup>th</sup> Avenue NE from Morren Drive to E Main Street on the east and west sides of the road.

**DISCUSSION:**

The FYE 2027 Sidewalk Concrete Project were publicly advertised on June 4, 2026, and June 11, 2026. Five bids were submitted and opened on July 2, 2026, all bids were rejected due to improper paperwork and/or over budget. The project was re-advertised on July 23, 2026, and July 30, 2026. Three contractors attended a pre-bid conference on July 30, 2026. Six bids were submitted and opened on August 13, 2026. The project was advertised in a local paper, in plan rooms and sent to our normal concrete contractors.

Tabulation of Bid Results

| Contractor                       | Total               |
|----------------------------------|---------------------|
| Hacienda Duran Construction LLC. | \$337,580.00        |
| Laras Construction LLC.          | \$383,355.00        |
| Arroyo’s Concrete LLC.           | \$383,380.00        |
| OPW Commercial Services LLC.     | \$399,165.00        |
| Lobos Construction LLC.          | \$468,672.50        |
| EMC Services LLC.                | \$555,405.00        |
| <i>Engineer’s Estimate</i>       | <i>\$460,000.00</i> |

The low bid submitted by Hacienda Duran Construction, L.L.C., of Oklahoma City in the amount of \$337,580.00 is \$122,420.00, or 26.6%, less than the engineer’s estimate and budget for this project.

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Staff has reviewed this bid and based on the current market and the work to be completed, found the bid is acceptable. Hacienda Duran Construction, L.L.C., is a responsible bidder. They are currently performing similar work for the City of Norman as a subcontractor.

The **“Citywide Sidewalk Reconstruction Program”** (Project TC0273, Account Number 50590052-46101) funds for this fiscal year will be used in the City’s fifty percent (50%) match of this program, in which the property owner chooses to use their own contractor or the City of Norman contractor. The current bid of \$100,325.00 does not exceed the FYE 2027 budget of \$125,000.00 for this sub-project, which yields a surplus of \$24,675.00, requiring no change

The **“Sidewalk Accessibility Program”** (Project TC0238, Account Number 50593316-46101) was funded for \$45,000.00 in FYE 2027 and the current bid of \$40,500.00 does not exceed the FYE 2027 budget for this sub-project, which yields a surplus of \$4,750.00, requiring no change.

The **“Sidewalk Program for Schools and Arterials”** (Project TC0249, Account Number 50593317-46101) was funded for \$100,000.00 in FYE 2027 and the current bid of \$48,350.00 does not exceed the FYE 2027 budget for this sub-project, which yields a surplus of \$51,650.00, requiring no change.

The **“Sidewalks and Trails Program”** (Project TC0262, Account Number 50591179-46101) was funded for \$140,000.00 in FYE 2027 and the current bid of \$112,210.00 does not exceed the FYE 2027 budget for this sub-project, which yields a surplus of \$27,790.00, requiring no change.

The **“Downtown Area for Sidewalks & Curbs”** (Project TC0274, Account Number 50597716-46101) was funded for \$50,000.00 in FYE 2027 and the current bid of \$36,195.00 does not exceed the FYE 2027 budget for this sub-project, which yields a surplus of \$13,805.00, requiring no change.

All programs have not exceeded their budgeted amounts as discussed above and excess funds can be utilized by adding additional areas to each sub-project. This will also mean there will be more funds available for the 50/50 sidewalk program.

If approved, construction of the FYE 2027 Sidewalk Concrete Projects will begin on or around September 28, 2026. The construction time for this project is 248 days with a completion date of April 30, 2027.

#### **RECOMMENDATION NO. 1:**

City staff recommends the approval of Contract K-2627-2 with Hacienda Duran Construction, L.L.C. in the amount of \$337,580.00 for construction of the FYE 2027 Sidewalk Concrete Projects.

#### **RECOMMENDATION NO. 2:**

City staff further recommends that, upon approval of Contract K-2627-2, the following bonds be approved:

Performance Bond No. B-2627-3

Statutory Bond No. B-2627-4

Maintenance Bond No. MB-2627-2

#### **RECOMMENDATION NO. 3:**

City staff further recommends that, upon approval of Contract K-2526-2, Hacienda Duran Construction, L.L.C., be authorized as Project Agent via Resolution No. R-2526-1.

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