



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 9/22/2026

REQUESTER: Joseph Hill, Streets Program Manager

PRESENTER: Scott Sturtz, P.E., Director of Public Works

ITEM TITLE: CONSIDERATION OF AWARDING, ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF BID 2627-3 AND CONTRACT K-2627-5: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND OVERLAND CORPORATION DBA ELLSWORTH CONSTRUCTION, L.L.C., IN THE AMOUNT OF \$124,592.08 FOR THE TECHNOLOGY PLACE STREET EXTENSION - CURB AND GUTTER CONSTRUCTION PROJECT, PERFORMANCE BOND B-2627-9; STATUTORY BOND B-2627-10; MAINTENANCE BOND MB-2627-5, AND ADOPTION OF RESOLUTION R-2627-3 GRANTING TAX-EXEMPT STATUS. (WARD 5)

BACKGROUND:

The City of Norman and Norman Economic Development Coalition (NEDC) have been collaborating since 2015 in support of an economic development project in Saxon Industrial Park, intended to make approximately 47.43 acres available for industrial development. This project was originally intended to capitalize on federal funds to expand the City infrastructure in this industrial area to allow for expansion of existing businesses and/or promote new businesses.

NEDC, in coordination with SMC Consulting, P.C. (SMC) developed a Preliminary Plat for approximately 47.43 acres of land generally located south of State Highway 9 and between Technology Place and Saxon Park. The Preliminary Plat passed through Planning Commission in May of 2020 and was approved by Council in April of 2020.

In April of 2020, City Council approved contract K-1920-121 with SMC Consulting P.C. for preparation of the Final Plat and detailed engineering plans for public infrastructure for the Saxon Industrial Park Project. The purpose of this plat was to subdivide 47.43 acres into five parcels and put the infrastructure in place for industrial development of these parcels. Planned street improvements include a new east-west street that begins at the south end of Technology Place and will continue east to 36th Avenue SE at the current Saxon Park entrance. This new street will also intersect with John Saxon Boulevard providing connectivity for both emergency and truck access within the industrial park. Water, sewer and Stormwater improvements were also designed to serve the project.

The Final Plat for this project was approved by City council on August 26, 2025.

On October 16, 2025, Construction Staking for the project was approved by the City Manager for a sum of \$41,000.

DISCUSSION:

The Norman Streets Division began construction on the Technology Place Street Extension Project in December 2025. The Norman Streets Division has overseen and performed the construction on the storm sewer and proposed roadway. They found that the time and manpower to construct concrete curb and gutter was going to be more than the division could handle given their other obligations within the Norman Streets Division.

The Technology Place Street Extension - Curb and Gutter Construction Project was advertised on June 10, 2026, and June 17, 2026, in accordance with State law. Six (6) contractors attended a pre-bid conference on June 18, 2026. Seven (7) bids were submitted and opened on July 2, 2026.

Tabulation of Bid Results

Contractor	Total
Rudy Construction	\$164,190.00
All Roads Paving, INC	\$137,194.63
Bishop Construction, LLC	\$159,473.45
Arroyo's Concrete, LLC	\$164,524.00
EMC Services, LLC	\$194,359.00
Overland Corporation dba Ellsworth Construction, LLC	\$124,592.08
Lobo Construction LLC	\$193,805.00
Engineer's Estimate	\$191,950.00

The low bid was submitted by Overland Corporation dba Ellsworth Construction, L.L.C., of Oklahoma City, Oklahoma in the amount of \$124,592.08, which is \$67,357.92 or 35.09%, less than the engineer's estimate. The bid was initially submitted by Ellsworth, but due Overland's acquisition of all contractual and related rights, including the rights to this bid, immediately after, City staff effectuated an Assignment and Assumption addendum to the contract allowing the bid to be awarded to Overland in the context of the assignment.

Overland Corporation dba Ellsworth Construction, L.L.C., is a responsible bidder. They have successfully performed work for the City of Norman in the past, including the FYE 2026 Urban Reconstruction Project.

This project will be funded as follows:

Project	Number and Account	Amount
Technology Place Street Extension Curb and Gutter Construction	TR0120 ACCT# 50593357-46101	\$124,592.08

Total:		\$124,592.08
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If approved, construction of the Technology Place Street Extension – Curb and Gutter Construction will begin on or before September 1st, 2026. The construction time for this project is 30 days with an estimated completion no later than November 2026.

RECOMMENDATION NO. 1:

Staff recommends the approval of Contract K-2627-5 with Overland Corporation dba Ellsworth Construction, L.L.C., in the amount of \$124,592.08 for construction of the Technology Place Street Extension – Curb and Gutter Construction Project.

RECOMMENDATION NO. 2:

Staff further recommends that, upon approval of Contract K-2627-5, the following bonds be approved:

Performance Bond No. B-2627-9
Statutory Bond No. B-2627-10
Maintenance Bond No. MB-2627-5

RECOMMENDATION NO. 3:

Staff further recommends that, upon approval of Contract K-2627-5, Overland Corporation dba Ellsworth Construction OKC, L.L.C., be authorized as Project Agent via Resolution No. R-2627-3.