



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 9/22/2026

REQUESTER: Jason Murphy, Stormwater Program Manager

PRESENTER: Scott Sturtz, Interim Director of Public Works

TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF BID 2627-7 AND CONTRACT K-2627-30: BY AND BETWEEN THE CITY OF NORMAN AND EMC SERVICES, L.L.C., IN THE AMOUNT OF \$351,684.00 FOR THE SUMMIT HOLLOW STORM SEWER REPLACEMENT PROJECT, PERFORMANCE BOND B-2627-28; STATUTORY BOND B-2627-29; MAINTENANCE BOND MB-2627-14, ADOPTION OF RESOLUTION R-2627-13 GRANTING TAX-EXEMPT STATUS; AND BALANCE TRANSFERS AS OUTLINED IN STAFF REPORT (WARD 1).

BACKGROUND:

In 2022, the open concrete drainage channel located east of 617, 621, and 625 Summit Hollow Drive experienced structural failure when the concrete sidewalls collapsed inward. The collapse resulted in damage to adjacent residential fences and private yards. Following this failure, the open concrete channel was replaced with a 52-inch plastic-coated arched pipe within the existing drainage easement.

After completion of this work, development of a neighboring subdivision commenced to the east of the drainage easement. As part of that development, a concrete retaining wall and flume system were constructed within the drainage easement to convey surface runoff southward along the same general alignment as the existing pipe. Following installation, the arched pipe experienced buoyancy issues and floated out of the ground during significant rainfall events. Stormwater Maintenance staff anchored the pipe to prevent future movement. Despite these measures, the pipe floated during subsequent heavy rainfall events in April and May 2025, this time almost completely out of the ground. Stormwater and Engineering staff inspected the site and restricted access to protect residents and pets from unstable ground conditions. Stormwater and Engineering staff requested a new preliminary hydraulic analysis of the area to identify a permanent solution. The analysis indicated that system improvements needed to be made to address these issues.

On May 28, City staff met with property owners on Summit Hollow Drive to discuss the ongoing issues, study findings, and potential solutions. Following this meeting and further engineering review, an alternative design approach was identified by Halff and Associates that could

adequately address drainage concerns, stabilize backyard conditions for affected residents, and be implemented more quickly and at a significantly reduced cost. Halff and Associates provided a scope and fee proposal for full design along with bid and construction support for a total estimated cost of \$42,600. The City Manager's office approved this professional services contract using general funds in the Stormwater Division budget in August 2025.

Final design for the Summit Hollow drainage improvements has been completed, and a full plan set has been prepared. Staff, with assistance from Halff and Associates, prepared bid documents to solicit competitive bids for construction of the project. The engineer's estimate for construction was \$366,421.00.

DISCUSSION:

Bid documents and specifications for the Summit Hollow Storm Sewer Replacement project were advertised on July 22, 2026, and July 29, 2026, in accordance with State Law. In addition to advertising bids, staff sent bid documents to sixty-six (66) contractors directly. Two contractors attended the pre-bid conference on July 31, 2026. Four (4) bids were submitted and opened on April 10, 2025.

The low bid was submitted by EMC Services, LLC, of Oklahoma City, Oklahoma in the amount of \$351,684.00, which is \$14,737.00, or 4%, below the engineer's estimate. Staff has carefully reviewed this bid and believes the bid to be competitive and represents a fair price.

Tabulation of Bid Results

Contractor	Total
Redlands Contracting	\$1,269,975.01
JLT Contracting, LLC	\$804,114.00
Downey Contracting	\$574,445.00
EMC Services, LLC	\$351,684.00
Engineer's Estimate	\$366,421.00

This project will be funded as follows:

Project	Number and Account	Amount
Summit Hollow Drainage Rehab	DR0037 Acct# 50599968-46101	\$150,989.64
Boyd Street Pipe Replacement FY24	DR0036 Acct# 50599968-46101	\$250,000.00
Total:		\$400,989.64

If approved, construction of the Summit Hollow Storm Sewer Replacement Project will begin on or around October 1, 2026. The construction time for this project is 90 days excluding weather delays with an estimated completion in December 2026.

RECOMMENDATION NO. 1:

Staff recommends the approval of Contract K-2627-30 with EMC Services, LLC in the amount of \$351,684.00 for construction of the Summit Hollow Storm Sewer Replacement Project.

RECOMMENDATION NO. 2:

Staff further recommends that, upon approval of Contract K-2627-30, the following bonds be approved:

Performance Bond No. B-2627-28

Statutory Bond No. B-2627-29

Maintenance Bond No. MB-2627-14

RECOMMENDATION NO. 3:

Staff further recommends that, upon approval of Contract K-2627-30, EMC Services, L.L.C., be authorized as Project Agent via Resolution No. R-2627-13.

RECOMMENDATION NO. 4:

Staff further recommends \$250,000.00 be transferred from Boyd Street Pipe Replacement FY24 (Project No. DR0036 Acct# 50599968-46101) to Summit Hollow Drainage Rehab (Project No. DR0037 Acct# 50599968-46101).