



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 06/23/2026

REQUESTER: Nathan Madenwald, Utilities Engineer

PRESENTER: Nathan Madenwald, Utilities Engineer

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF AWARDDING BID 2526-30 AND CONTRACT K-2526-147 BY AND BETWEEN THE NORMAN UTILITIES AUTHORITY AND SOUTHWEST WATER WORKS, L.L.C. IN THE AMOUNT OF \$2,489,010.00; PERFORMANCE BOND B-2526-62; STATUTORY BOND B-2526-63; MAINTENANCE BOND MB-2526-47 FOR THE JAMES GARNER WATER LINE REPLACEMENT PROJECT FROM DUFFY TO MAIN. (WARD 4)

BACKGROUND:

The Public Works Department is moving forward with the James Garner Avenue Streetscape project which will improve this corridor including new paving and sidewalks from Andrews Park south to Duffy Street. This project is currently under design by Cowan Group Engineering, L.L.C. (Cowan Group).

Water lines located within this corridor are over 50 years old and have experienced failures that disrupt water service and also traffic flows for this important street corridor. Replacement of these water lines prior to the surface improvements would ensure good infrastructure and reduce the likelihood that the surface improvements have to be removed and replaced for future water line replacement work.

Contract K-2021-130 was approved by the Norman Utilities Authority (NUA) on June 18, 2021, in the amount of \$97,300 to provide engineering service for the James Garner Water Line project with Cowan Group Engineering, L.L.C. (Cowan). Amendment No. 1 to design a separate project for the water line replacement and relocation was approved on January 13, 2026.

DISCUSSION:

The Invitation to Bid (Bid 2526-30) for the James Garner Waterline Replacement from Duffy to Main (portion of the Classen/Flood: HWY9 – Indian Hills Waterline, Project WA0338) was published in the Norman Transcript on May 21 and May 28, 2026. The project contained a Base Bid for the replacement of just over 4,000 feet of 6, 8, 12, and 16-inch waterline along

James Garner Boulevard generally from Duffy Street to Main Street with a small portion for replacement north of Gray Street. No Alternate Bids were included in this project.

Five (5) contractors submitted bids. The bids ranged from \$2,421,104.10 (corrected) to \$3,471,519. The Engineer's Estimate from Cowan was \$3,620,980.00. Jackson Civil submitted the lowest bid of \$2,421,104.10. Cowan evaluated the bids and determined that Jackson Civil did not meet the required qualifications within the specifications.

The City's code provisions related to competitive bidding state that acceptance shall be made for the bid "most advantageous to the City, considering price, quality, date of delivery, and other pertinent factors" as written in the Norman Municipal Code, Section 12-205(e). Similarly, the Public Competitive Bidding Act of 1974 states that public construction contracts over \$100,000 should be awarded to the lowest **responsible** bidder. (Emphasis added). 61 OK Stat § 61-103 (2025).

Cowan, in their recommendation letter, gave this assessment of the bid documents received by Jackson Civil:

"Section 1.3(D) of the Special Provisions requires that the bidder have a minimum of five (5) years of experience in water line construction, have installed no less than 10,000 feet of water line of similar size, and have successfully completed at least three (3) recently completed water-related projects of similar scope within the last five (5) years, including at least one completed contract greater than \$2,000,000.

Based on our review of the submitted Qualification Statement of Bidder, Jackson Civil, LLC did not demonstrate compliance with the minimum qualification requirements established in Section 1.3(D) of the Special Provisions. Specifically, Jackson Civil, LLC identified four (4) years of experience as a contractor on projects similar to this project. Additionally, the recently completed water-related projects submitted did not include a completed contract greater than \$2,000,000 within the last five (5) years."

Based on the qualifications demonstrated by Southwest Water Works, L.L.C. (SWWW) and the inability of Jackson Civil to meet the minimum qualifications in the bid specifications, Cowan identified Southwest Water Works, L.L.C. as the lowest responsible bidder with a bid of \$2,489,010.00. As such, Cowan and Staff recommend award of the bid to Southwest Water Works, L.L.C. A copy of the recommendation letter from Cowan has been attached to this agenda item to act, in addition to this Staff Report, as the publicized statement setting forth the reasoning in awarding the bid to anyone other than the lowest bidder.

The Classen/Flood/RR Water Line Replacement construction account (31996683-46101; Project WA0338) has an available balance of \$5,668,645.03 sufficient to fund the project and unforeseen contingencies.

Work on this project will commence after Norman Utilities Authority (NUA) approval of the contract and will be completed within 240 days.

RECOMMENDATION 1:

Staff recommends the NUA accept bids meeting project specifications, award Bid 2526-30 to Southwest Water Works, L.L.C. for James Garner Waterline Replacement from Duffy to Main (project WA0338) – in the amount of \$2,489,010.00.

RECOMMENDATION 2:

Staff recommends the NUA approved the associated contract and performance, statutory, and maintenance bonds in the amount of the bid.