



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 07/22/2025

REQUESTER: Steve Guizzo, Engineering Assistant

PRESENTER: Scott Sturtz, Director of Public Works

ITEM TITLE: CONSIDERATION OF ADOPTION, APPROVAL, ACCEPTANCE, AWARDED, AMENDMENT, REJECTION, AND/OR POSTPONEMENT OF BID 2425-55, CONTRACT K-2526-1, AND CHANGE ORDER ONE TO CONTRACT K-2526-1: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND ARROYO'S CONCRETE, L.L.C., IN THE AMOUNT OF \$605,887 FOR THE FYE 2026 SIDEWALK CONCRETE PROJECTS, PERFORMANCE BOND B-2526-1; STATUTORY BOND B-2526-2; MAINTENANCE BOND MB-2526-1, AND RESOLUTION R-2526-1 GRANTING TAX-EXEMPT STATUS.

BACKGROUND:

This project will provide funding to:

- assist property owners in repairing existing sidewalks and constructing 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 at a later date. This is a very popular and cost-saving program for residents and the demand typically outpaces the allocated resources.

The **Sidewalk Accessibility Program** provides sidewalk ramps where none exist and rebuilds existing ramps that do not comply with 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 Brookhaven Road and Heatherhill Court and Brookhollow Road and Cedarbrook Drive.

The **Sidewalk Program for Schools and Arterials Program** is used to construct new sidewalks adjacent to elementary schools that have no sidewalks and along walking routes to the schools. This year’s project consists of ramps at Brookhollow and Cedar Brook Drive, Boyd Street east of Wylie Road, and Robinson Street east of Meadow Ridge Road.

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 University Boulevard, south of Comanche Street and on University Boulevard, south of Gray Street.

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 Triad Village Drive.

The **Rock Creek Road Sidewalks** project is a new sidewalk on the south side of Rock Creek Road from Brookhaven Boulevard to 625 feet west of 36th Avenue NW tying into existing sidewalk and is being requested as change order 1 to this contract. This citizen-requested and fiscal year 2025-2026 (FYE2026) City Council-approved project provides ADA access to local businesses.

DISCUSSION:

The FYE 2026 Sidewalk Concrete Projects were publicly advertised on May 1, 2025, and May 8, 2025. Two contractors attended a pre-bid conference on May 15, 2025. Three bids were submitted and opened on June 29, 2025. The project was advertised in a local paper, in plan rooms and sent to our normal concrete contractors.

Tabulation of Bid Results	
Contractor	Total
Arroyo’s Concrete, LLC.	\$558,887
Rudy Construction Co.	\$599,410
JMB Concrete Const. Inc.	\$660,170
Engineer’s Estimate	\$494,000

All bids submitted exceeded the engineer’s estimate. The low bid by Arroyo’s Concrete, LLC of Oklahoma City in the amount of \$558,887 is \$98,887, or 13.1%, more than the engineer’s estimate and 21.5% over the budgeted amount of \$460,000.

Staff has reviewed this bid and based on the current market and the work to be completed, found the bid is acceptable. Arroyo’s Concrete, LLC is a responsible bidder. They are currently performing similar work for the City of Norman and have completed the work for this program in previous years.

The **“Citywide Sidewalk Reconstruction Program”** 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 \$138,840 exceeds the FYE 2026 budget of \$125,000 for this sub-project, which yields a deficit of \$13,840, requiring a fund transfer within the program. Last year all funds in this program were used to assist 38 property owners to repair or replace sidewalks abutting their property. It is anticipated this program will assist the same amount or more property owners this year as we have already received 10 requests to participate in the program. The FYE 2025 program has an account balance of \$63,909.39, of which \$13,840 will be transferred to the FYE 2026 program to better serve the citizens of Norman.

The **“Sidewalk Accessibility Program”** was funded for \$45,000 in FYE 2026 and the current bid of \$59,500 exceeds the FYE 2026 budget. The FYE 2025 program has an account balance of \$11,472.80 which is recommended to be transferred to this year’s program, plus a transfer of \$3,027.20 from City Sidewalk Reconstruction, Construction (Account 50590052-46101; Project TC0273) will cover the remaining cost of repairs for this program.

The **“Sidewalk Program for Schools and Arterials”** was funded for \$100,000 in FYE 2026 and the bid of \$115,525 yields a deficit of \$15,525 (15.5%). The increase in the costs for this program is attributed to the current economy, staffing shortages and inflation in material costs. This has been compounded recently by shortages in cement for concrete and other building materials. The FYE 2025 program has an account balance of \$1,637.54 which is recommended to be transferred to this year’s program plus a fund transfer in the amount of \$13,887.46 from Citywide Sidewalk Reconstruction, Construction (Account 50590052-46101; Project TC0273).

The **“Sidewalks and Trails Program”** was funded for \$140,000 in FYE 2026 and the bid of \$181,536.00 yields a deficit of \$41,536 (29.7%). This will require a fund transfer in the amount of \$30,788.34 from City Sidewalk Reconstruction (Account 50590052-46101; Project TC0273) and \$10,747.66 from Sidewalk Horizontal Saw Cutting Program, Construction (Account 50594407-46101; Project TC0155) which has a small surplus of funds from previous years.

The **“Downtown Area Sidewalks & Curbs”** sub-project was budgeted for \$50,000 in FYE 2026 and the bid of \$63,486.00 yields a deficit of \$13,486 (27%). This will require a fund transfer in the amount of \$2,366.99 from Citywide Sidewalk Reconstruction (Account 50590052-46101; Project TC0273). Also, the FYE 2025 Downtown Sidewalks program has an account balance of \$11,119.61, which is recommended to be transferred to this year’s program to fully fund this FYE 2026 project.

The **“Change Order 1, Rock Creek Road Sidewalks”** has been estimated using Arroyo’s Concrete LLC bid for FYE 26 Concrete projects at \$47,000. This project is recommended to be funded from Rock Creek: Grandview to 36th Avenue NW Widening, Construction (Account 50595552-46101; Project TR0094).

Several of the programs have exceed their budgeted amounts as discussed above. The selected projects are necessary, and funding is available to make up the shortfall. These programs are recommended to be funded through transfers of project allocations as discussed above and summarized in the following table:

Project	Number and Account	FYE 2026 Program Budget	Remaining FYE 25 Funds	Bid Amount	Funds Brought Forward for FYE 26 Project	Funds Transferred Amount and Account
Citywide Sidewalk Reconstruction 50/50 Program	TC0273 ACCT#50590052-46101	\$125,000.00	\$63,909.39	\$138,840.00	\$13,840.00	
Sidewalk Accessibility Program	TC0238 ACCT#50593316-46101	\$45,000.00	\$11,472.80	59,500.00	\$11,472.80	From TC0273 \$3,027.20
Sidewalk Program for Schools and Arterials	TC0249 ACCT#50593317-46101	\$100,000.00	\$1,637.54	\$115,525.00	\$1,637.54	From TC0273 \$13,887.46
Sidewalks and Trails Program	TC0262 ACCT#5051179-46101	\$140,000.00		\$181,536.00		From TC0273 \$30,788.34 TC0155 \$10,747.66
Downtown Area Sidewalks and Curbs	TC0274 ACCT#50597716-46101	\$50,000.00	\$11,119.61	\$63,486.00	\$11,119.61	From TC0273 \$2,366.39
C.O.#1 Sidewalk on Rock Creek west of 36 th Ave NW	TR0094 ACCT# 0595552-46101			\$47,000.00 Available in TR0094		
Total:		\$460,000.00	\$88,139.34	\$605,887.00	\$38,069.95	\$60,817.05

If approved, construction of the FYE 2026 Sidewalk Concrete Projects will begin on or around July 28, 2025. The construction time for this project is 337 days with a completion date of June 30, 2026.

RECOMMENDATION 1:

City staff recommends the approval of Contract K-2526-1 with Arroyo's Concrete, LLC. in the amount of \$558,887 for construction of the FYE 2026 Sidewalk Concrete Projects.

RECOMMENDATION 2:

Staff further recommends that, upon approval of Contract K-2526-1, the following bonds be approved:

Performance Bond B-2526-1
Statutory Bond B-2526-2
Maintenance Bond MB-2526-1

RECOMMENDATION 3:

Staff further recommends that, upon approval of Contract K-2526-1, Arroyo's Concrete, LLC. be authorized as Project Agent via Resolution R-2526-1 to avoid the payment of sales tax on materials purchases related to the projects.

RECOMMENDATION 4:

Staff further recommends that, upon approval of Contract K-2526-1, transfers be approved as outlined in the Discussion above to fund this year's projects as shown, utilizing funds within the overall program left over from last year.

RECOMMENDATION 5:

Staff further recommends that, upon approval of Contract K-2526-1, Change Order 1 be approved in the amount of \$47,000 for the Rock Creek Road Sidewalk project.
