



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 10/28/25

REQUESTER: Paul D'Andrea, Capital Projects Engineer

PRESENTER: Scott Sturtz, Public Works Director

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF FINAL ACCEPTANCE OF CONTRACT K-2223-33: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA AND L5 CONSTRUCTION, L.L.C., FOR THE NORTH BASE COMPLEX PHASE 2 PROJECT, AND RELEASE OF RETAINAGE.

BACKGROUND:

The Norman Forward Program includes a Maintenance Facility for the City of Norman Parks and Recreation Department. This facility was originally to be relocated from Reaves Park to Griffin Park; however, the City subsequently changed the plans to construct a new joint Parks and City Transit/Public Safety Maintenance Facility adjacent to the City's current Fleet Maintenance Facility at the North Base Complex, located at 1301 Da Vinci Street near the Max Westheimer Airport. The multi-departmental facility provides maintenance for City Parks and Recreation vehicles and equipment, City Transit System buses, and Public Safety vehicles and equipment.

The second phase of the North Base Fleet and Parks Maintenance facilities project was to add an automatic vehicle wash facility to the site. This facility is capable of washing all vehicles in the City fleet. The wash is operated by the Fleet Management Division and is open for use by all City vehicles through the Fuelmaster keys used for fuel purchases.

On February 8, 2022, the Norman City Council approved an appropriation of funds in the amount of \$1,800,000 {\$540,000 re-allocated from the Sanitation Utility Effluent Truck Wash project; \$684,000 appropriated from General Fund balance; \$576,000 appropriated from Capital Sales Tax Fund balance} for the construction of the North Base Complex Phase 2 Project.

On June 2, 2022, the City of Norman opened bids for the North Base Phase 2 Vehicle Wash Facility project. The low bid, from L5 Construction, was \$2,688,000. This was nearly \$900,000 over the project budget. Consequently, the bids were rejected.

On November 8, 2022, after rebidding the project, the Norman City Council awarded Contract K-2223-33, to L5 Construction, LLC, in the amount of 2,185,500, for construction of the North Base Phase 2 Vehicle Wash Facility project.

On June 27, 2023, The Norman City Council approved Change Order 1 to Contract K-2223-33 with L5 Construction, LLC, in the amount of \$97,648, for a revised contract amount of \$2,283,148, for various changes to the project design and unforeseen sight conditions.

On May 1, 2024, the City Manager approved Change Order 2 to Contract K-2223-33 with L5 Construction, LLC, in the amount of \$26,744, for a revised contract amount of \$2,309,892 for various changes to the project design and unforeseen site conditions.

On January 1, 2025, Norman City Council approved Change Order 3 to Contract K-2223-33 with L5 Construction, LLC, in the amount of \$56,031, for a revised contract amount of \$2,365,923 for various changes to the project design and unforeseen site conditions.

DISCUSSION:

As of September 30, 2025, L5 Construction, LLC has completed all final “punch list” items associated with the North Base Complex Phase 2 Vehicle Wash Facility project contract.

There is no final change order necessary, and only the remaining retainage is owed on the contract.

The City will issue final payment, including retainage, of \$59,148.06, upon final acceptance of the project by City Council. Funds are available in the North Base Phase 2 Vehicle Wash Facility Project (BG0260); Capital Fund, Construction (Account 50590078-46101) and in the Special Grants Fund, Construction (Account 22590303-46101).

RECOMMENDATION:

Staff recommends final acceptance of Contract K-2223-33, with L5 Construction, LLC and authorization of final payment in the amount of \$59,148.06.