



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 8/12/2025

**REQUESTER:** Paul D'Andrea, Capital Projects Engineer

**PRESENTER:** Scott Sturtz, Public Works Director

**ITEM TITLE:** CONSIDERATION OF AWARDING, ACCEPTANCE, APPROVAL, ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CHANGE ORDER TWO TO CONTRACT K-2425-74: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND SILVER STAR CONSTRUCTION COMPANY, INC., DECREASING THE CONTRACT AMOUNT BY \$3,076 FOR A REVISED CONTRACT AMOUNT OF \$254,244 FOR ADJUSTMENT OF PLAN QUANTITIES TO MATCH ACTUAL QUANTITIES USED IN THE PROJECT, FINAL ACCEPTANCE OF THE CONTRACT FOR THE IMHOFF ROAD WIDENING – CRIMSON FLATS PROJECT, AND RELEASE OF RETAINAGE AS OUTLINED IN THE STAFF REPORT.

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### **BACKGROUND:**

On November 14, 2023, Norman City Council entered into a Disposition and Development Agreement (DDA) with Milestone Property Development L.L.C., to sell real property located on the NE Corner of Imhoff and Oakhurst to be developed as an affordable housing development (Crimson Flats). The City is utilizing both Federal American Recovery Plan Act State and Local Fiscal Recovery Fund (SLFRF) funds and local funds for the project. As part of the DDA, the City agreed to complete certain site work and public improvements to the property, in an amount not to exceed \$500,000. The City was able to re-allocate available local funding from a previously completed project for this purpose.

One of the public improvements identified to be completed using this funding was the widening of Imhoff Road, which abuts the development to the south. The City contracted with SMC Consulting Engineers, P.C. on 4/23/24 (K-2324-175) to complete the engineering for the public infrastructure and improvements, which included professional services related to the Imhoff widening portion of the project.

On January 14, 2025, the Norman City Council awarded Contract K-2425-74, with Silver Star Construction Company, Inc., in the amount of \$248,980, for construction of the Imhoff Widening – Crimson Flats project.

On January 14, 2025, the City Manager approved Change Order 1 to Contract K-2425-74 increasing the contract amount by \$8,340, for a total contract amount of \$257,320, for changes to the roadway subgrade design necessitated by unforeseen site conditions.

#### **DISCUSSION:**

As of July 12, 2025, Silver Star Construction Company, Inc. had completed all work associated with the Imhoff Road Widening – Crimson Flats project contract. All final punch list items have been addressed.

Change Order Two to Contract K-2425-74, a decrease in the amount of (\$3,076) is required to adjust final contract quantities to match those quantities actually used in the field. This will result in a final construction cost of \$254,244 or 2.11% over the original construction contract. Change Order Two also adds 8 calendar days to the contract to account for weather delays.

The City will issue final payment, including retainage, of \$12,712.21, upon final acceptance of the project by City Council from General Buildings and Grounds, Construction (Account 50193365-46101; Project BG0091). At that time, maintenance bonds associated with the contract will go into effect.

#### **RECOMMENDATION 1:**

City staff recommends acceptance of Change Order Two for Contract K-2425-74 for the Imhoff Road Widening – Crimson Flats Project, with Silver Star Construction Company, Inc., for a decrease of \$3,076 and an increase of 8 calendar days.

#### **RECOMMENDATION 2:**

City staff further recommends final acceptance of Contract K-2425-74, with Silver Star Construction Company, Inc., and authorization of final payment in the amount of \$12,712.21.

Reviewed by:        Scott Sturtz, Director of Public Works  
                             Clint Mercer, Chief Accountant  
                             Anthony Francisco, Director of Finance  
                             Jane Hudson, Director of Planning and Community Development  
                             Rick Knighton, City Attorney  
                             Darrel Pyle, City Manager