



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 08/12/2025

**REQUESTER:** Joseph Hill, Streets Program Manager

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

**ITEM TITLE:** CONSIDERATION OF ADOPTION, APPROVAL, ACCEPTANCE, AWARDED, AMENDMENT, REJECTION, AND/OR POSTPONEMENT OF BID 2526-3 AND CONTRACT K-2526-11: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND ARROYO'S CONCRETE, L.L.C., IN THE AMOUNT OF \$188,830 FOR THE CENTER CITY TAX INCREMENT FINANCING (CCTIF) – ALLEY RECONSTRUCTION PROJECT # 1, PERFORMANCE BOND B-2526-9; STATUTORY BOND B-2526-10; MAINTENANCE BOND MB-2526-5, AND RESOLUTION R-2526-4 GRANTING TAX-EXEMPT STATUS; AND APPROPRIATION FROM THE CCTIF FUND BALANCE AS OUTLINED IN THE STAFF REPORT.

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### BACKGROUND:

In November 2024, City Staff met with the Community Planning and Transportation Committee for a discussion regarding alley improvements within the core Norman area. During this discussion, staff garnered support for funding alley improvements located within the CC overlay district utilizing incremental tax revenues apportioned from the Center City Tax Increment Financing District (CCTIF).

In February 2025, the Center City Stakeholder Advisory Group met to discuss the Urban Development and Implementation plan currently under development for the Center City Form-Base Code (CCFBC) overlay area. During this meeting, members of the advisory group agreed to proposed alley typical sections.

The CCFBC was initially adopted on August 22<sup>nd</sup> of 2023 and it establishes that “for lots with alley access, existing curb cuts shall be eliminated/vacated at the time of redevelopment” (3.301.D.2.b.ii). The Center City TIF district was established on February 27th of 2018 to fund improvements within the District, including alley improvements.

### DISCUSSION:

The project was publicly advertised on June 13 and June 20, 2025. Five contractors attended a pre-bid conference on June 27, 2025. Nine bids were submitted and opened on July 10, 2025.

Tabulation of Bid Results

Contractor	Total
Arroyo's Concrete LLC	\$188,830.00
Parathon Construction, LLC	\$199,930.00
Nash Construction Company	\$211,481.00
EMC Services LLC	\$235,150.00
Ellsworth Construction OKC, LLC	\$237,008.42
SAC Services Inc	\$237,664.00
MTZ Construction Inc	\$239,505.00
JMB Concrete Construction Inc	\$244,925.00
Rudy Construction Co.	\$281,350.00

The low bid was submitted by Arroyo's Concrete LLC of Oklahoma City in the amount of \$188,830 which is \$19,995.62, or 9.58%, less than the engineer's estimate. Arroyo's Concrete LLC is a responsible bidder. They have successfully performed similar work for the City of Norman in the past.

City of Norman staff is requesting \$188,830 be appropriated from available Center City Fund Balance (Account 58-29000) to Center City Alleys 2025, Construction (Account 58593369-46101; Project TC0287).

If approved, construction of the Alleys Center City Tax Increment Financing – Alley Reconstruction Project #1 will begin on or around September 02, 2025. The construction time for this project is 240 days with an estimated completion in April 2026 plus weather days.

**RECOMMENDATION 1:**

Staff recommends appropriation of funds in the amount of \$188,830 from Center City TIF Fund Balance (Account 58-29000) to Center City Alleys 2025, Construction (Account 58593369-46101; Project TC0287).

**RECOMMENDATION 2:**

Staff recommends the approval of Contract K-2526-11 with Arroyo's Concrete LLC in the amount of \$188,830 for construction of the Center City Tax Increment Financing – Alley Reconstruction Project.

**RECOMMENDATION 3:**

Staff further recommends that, upon approval of Contract K-2526-11, the following bonds be approved:

Performance Bond B-2526-9  
Statutory Bond B-2526-10  
Maintenance Bond MB-2526-5

**RECOMMENDATION 4:**

Staff further recommends that, upon approval of Contract K-2526-11, Arroyo's Concrete L.L.C. be authorized as Project Agent via Resolution R-2526-4, which will render materials purchases on this public project not subject to sales tax.