



DATE: May 15, 2025
TO: Darrel Pyle – City Manager
THRU: Anthony Purinton, Assistant City Attorney
FROM: Paul D’Andrea, Capital Projects Engineer

SUBJECT: Approval of Change Order No. 1 to Contract No. K-2425-74 with Silver Star Construction Company, Inc. for the Imhoff Road Widening – Crimson Flats project increasing the contract amount by \$8,340.00 for a total revised contract amount of \$257,320.00.

BACKGROUND:

On 11/14/23, Norman City Council entered into a Disposition and Development Agreement (DDA) with Milestone Property Development LLC 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 SLFTF 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 \$500,000.00. 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 No. K-2425-74, with Silver Star Construction Company, Inc., in the amount of \$248,980.00, for construction of the Imhoff Widening – Crimson Flats project.

DISCUSSION:

In preparation to begin construction for the Imhoff Widening – Crimson Flats project, the contractor called in a utility locate ticket to Okie 811. Utilities were marked and the contractor began potholing operations to determine accurate depths to utilities at the site of the roadway widening. It was discovered that both an AT&T fiber optic line and an ONG natural gas line were much shallower than expected. Their relative depths to the new pavement places them very close to the bottom elevation of the subgrade.

Using a modified soil subgrade for the widening, as designed, requires scarifying and mixing subgrade soil. The equipment used to perform this operation is heavy and difficult to keep to a precise depth of disturbance. This could lead to extremely costly and dangerous damage to the mentioned utility lines. The project designer, city engineering staff, and the contractor worked together to determine a solution, that would avoid the necessity for time consuming utility relocations and allow the subgrade to be prepared without endangering the utility lines.

Memo – Change Order No. 1
Contract No. K-2425-75
May 12, 2025

The proposed solution is to replace the modified soil subgrade with an equivalent 6" or aggregate based compacted to city standards. This will provide a stable subgrade for the pavement while allowing the use of more precise equipment to place the rock mitigating the potential of damaging either utility line. This recommended solution will require a change order to replace the "6" Modified Subgrade" pay item with "6" Aggregate Base" of the same quantity.

The cost of Change Order No. 1 is \$8,340.00 or 3.35% of the original construction contract amount of \$248,980.00. The required funds are available within the project but will require a balance transfer within the project from Imhoff & Oakhurst Property Preparation, Land (Account 50193365-46001; Project BG0091) to Imhoff & Oakhurst Property Preparation, Construction (Account 50193365-46101' Project BG0091).

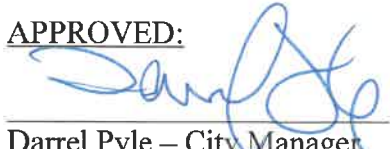
RECOMMENDATION NO. 1:

Staff recommends approval of Change Order No. 1 to Contract No. K-2425-74 with Silver Star Construction Company, Inc., in the amount of \$8,340.00 for a total revised contract amount of \$257,320.00.

RECOMMENDATION NO. 2:

Staff recommends a balance transfer, in the amount of \$8,340.00 from the project account Imhoff & Oakhurst Property Preparation, Land (Account 50193365-46001; Project BG0091) to Imhoff & Oakhurst Property Preparation, Construction (Account 50193365-46101' Project BG0091).

APPROVED:


Darrel Pyle – City Manager

Date: 5-15-25

DENIED:

Darrel Pyle – City Manager

Date: _____

CHANGE ORDER SUMMARY
CITY OF NORMAN
CLEVELAND COUNTY, OKLAHOMA

CHANGE ORDER NO. 001

DATE: May 12, 2025

CONTRACT NO.: K-2425-74

SUBMITTED BY: Paul D'Andrea

PROJECT: Imhoff Road Widening – Crimson Flats

CONTRACTOR: Silver Star Construction Company, Inc.
2401 South Broadway
Moore, Oklahoma 73160

Original Completion Date: July 04, 2025

Previous Completion Date: July 04, 2025 ORIGINAL CONTRACT AMOUNT \$248,980

(Increase) this change order 0 Calendar days

New Completion Date: July 04, 2025 PRESENT CONTRACT AMOUNT \$ 248,980.00

DESCRIPTION	DECREASE	INCREASE
Change in Pay Quantities	\$15,012.00	\$23,352.00

NET CHANGE \$8,340.00

REVISED CONTRACT AMOUNT \$257,320.00

See Detailed Quantity Change Summary on Page 2 of 2.

ITEM NO.	CODE NO.	DESCRIPTION	UNIT	UNIT CHANGE	UNIT PRICE	INCREASE	DECREASE
		Change Order 001					
		6" Modified Subgrade (14%CKD)	SY	-834	\$18.00		\$15,012.00
		6" Aggregate Base Subgrade	SY	834	\$28.00	\$23,352.00	
		cap on outdoor vacuum					
		Change Order 001					
Totals						\$23,352.00	\$15,012.00
Difference						\$8,340.00	

CONTRACTOR: [Signature]
ENGINEER/ARCHITECT [Signature]
CITY ATTORNEY: [Signature]
ACCEPTED BY: [Signature]
(City Manager)
Signatory Notarization

DATE: 5/15/25
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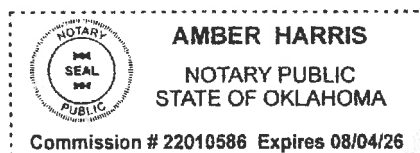
STATE OF Oklahoma, COUNTY OF Cleveland, SS:

Before me, the undersigned, a Notary Public in and for said Tim Caudle of the Silver Star Construction Company, Inc., its President to me known to be the identical person(s) who executed the foregoing Change Order 001 and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS my hand and seal this 15 day of May, 2025.

My Commission Expires: 08/04/26

Notary Public: Amber Harris



Silver Star Construction Co., Inc.

2401 S. Broadway - Moore, Oklahoma 73160 – (405) 793-1725 / 1-800-375-1725 / Fax (405) 793-9989

Proposal

05/02/2025

Silver Star Construction Co., Inc.
2401 S. Broadway

Moore, OK 73160
Phone# (405) 793-1725
Fax# (405) 793-9989
Attn:

ITEM #	DESCRIPTION	QUAN	UNIT	UNIT PRICE	EXT PRICE
	6" AGG BASE SUBGRADE	834.000	SY	\$ 28.00	\$23,352.00
	6" MODIFIED SUBGRADE (14% CKD)	834.000	SY	(\$ 18.00)	(\$15,012.00)
TOTAL:					\$8,340.00

Bid Stipulations and Conditions:

This proposal is in effort of avoiding conflicting utilities for the Imhoff Road Widening – Crimson Flats project, by means of exchanging the “6-inch modified subgrade (14% CKD)” line item with the “6-inch agg base subgrade” line item. The gas line is barely 2 feet below the grade and the communication line is even higher with the potential deviate up and down in elevation. Both the gas line and communication line run the length of the road widening.

This bid must be considered as an all or none bid unless specifically authorized to remove individual items. Unit Prices are for informational reference only and cannot be used to select individual items. If this bid is accepted, Unit prices are not to be used for adjustment in quantity pricing. Any adjustment in quantities must be priced separately by change order.

Pricing does not include any hidden debris, pipe lines, rock excavation, or underground water problems.

All dirt to be + or - 1/10', compacted and passing a proof roll test prior to mobilization. Any dirt work required to bring the site into compliance with this requirement shall be billed as additional hourly work. On projects where Silver Star Construction is not doing the dirt work the Owner or General Contractor shall indemnify Silver Star Construction for any dirt work done under the stabilization, aggregate base or compacted sub-grade. Silver Star Construction will use our best efforts to identify any problem areas under the stabilization, aggregate base or compacted sub-grade but cannot be held liable for poor compaction, ditch line failures and buried derbies hidden below our work area.

Due to the ever increasing fuel prices this quote is only good for 15 days from the proposal date. If we have not received notice of award within that time frame we cannot guarantee the pricing. Once a contract is awarded we will not be able to hold the pricing any longer than 30 days beyond the initial contract time. Any extensions beyond that may be subject to fuel price increases.



Silver Star Construction Co., Inc.

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If a contract is entered into, the contract will be executed in, and subject to interpretation and enforcement pursuant to the laws of the State of Oklahoma. The Parties further agree that although this contract is subject to enforcement in Oklahoma, the objective reasonable person standard shall apply to its interpretation.

Contract documents between the Owner and the Contractor have NOT been made available to us so NO representation is made that we agree to any provisions or complied with every requirement of the contract documents between the Owner and General Contractor.

All contract documents to be interpreted in accordance with the objective, reasonable person standard.



