



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 5/27/2025

REQUESTER: Joseph Hill, Streets Program Manager

PRESENTER: Scott Sturtz, Public Works Director

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CONTRACT K-2425-112: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND REDLANDS CONTRACTING, L.L.C., IN THE AMOUNT OF \$774,662.50 FOR THE REHABILITATION OF THE WEST MAIN STREET BRIDGE OVER MERKLE CREEK PROJECT, PERFORMANCE BOND B-2425-55; STATUTORY BOND B-2425-56; MAINTENANCE BOND MB-2425-42, AND RESOLUTION R-2425-115 GRANTING TAX-EXEMPT STATUS.

BACKGROUND:

On October 10, 2023, the citizens of Norman voted in favor of a \$50 million bond issue dedicated to the replacement and rehabilitation of bridges throughout the city. The projects included in this bond are intended to be completed using bond funds, although the City will pursue federal funding opportunities wherever possible to supplement local resources.

On April 9, 2024, City Council approved contract K-2324-152 with CEC Corporation to provide engineering design services for the rehabilitation of the West Main Street Bridge over Merkle Creek, located 0.3 miles east of 24th Avenue SW. Rehabilitation efforts include repairs to the box, improvements to pedestrian facilities, scour repair, and new driving surface. CEC Corporation's Scope of Services included:

- Field Inspection and Assessment.
- Detailed Topographic Survey
- Environmental Permitting
- Design Plan submittals at 30%, 90%, and Final Plan stages
- Bidding Assistance and Construction Management
- As-built Drawing Services

Final plans were received for this project on November 11, 2024.

DISCUSSION:

Bid documents and specifications for the West Main Street Bridge Rehabilitation Project were advertised on April 4, 2025 and April 11, 2025 in accordance with State Law. In addition to advertising bids, staff sends bid documents to forty-three (43) contractors directly, including all known contractors specializing in bridge maintenance and repair. Four (4) bids were received on May 1, 2025.

The low bidder is Redlands Contracting of Oklahoma City, Oklahoma in the amount of \$774,662.50. This bid is \$213,536.45 or 38% above the Engineer’s Estimate of \$561,126.05. Staff has carefully reviewed this bid, and believes the bid to be competitive and represents a fair price. Additionally, CEC has evaluated the bids and offered the following explanation:

“Reviewing the prices bid vs our estimate, most items were bid close to what was expected. The main difference was the P.C. Concrete for Pavement (Roadway) item. Reviewing our estimated cost for this again vs average ODOT bids of a similar quantity, our estimated unit price was about right. We think contractors bid this higher because of the complexities of the project location on a busy arterial. Alternatively, it could have otherwise borne all the uncertainty/profit as the largest pay item on the project.”

Tabulation of Bid Results

Contractor	Total
Haskell Lemon	\$866,907.95
Redlands Contracting	\$774,662.50
Silver Star Construction	\$795,146.00
Wyatt Contracting	\$775,775.00
Engineer’s Estimate	\$561,126.05

On April 10, 2024, the City closed on the sale of \$16,000,000 general obligation bond (Series 2024A) with the proceeds being purposed for bridge repair. Funds are available for this project in the West Main Street Bridge Rehabilitation Bond Project (Account No. 50593352-46101, Project No. BP0612) in the amount of \$645,905.00. However, an additional appropriation of funds from the Capital Fund, General Obligation Bond Balance (Account No. 50-29000) will be needed to pay for these construction services in the amount of \$128,757.50.

If approved, rehabilitation of the West Main Street Bridge will begin on or before July 16, 2025, and is estimated to be completed in 140 days.

RECOMMENDATION 1:

Staff further recommends appropriation of \$128,757.50 from the Capital Fund, General Obligation Bond Balance (Account 50-29000) to the West Main Street Bridge Rehabilitation Bond Project, Construction (Account 50593352-46101; Project BP0612).

RECOMMENDATION 2:

Staff recommends approval of Contract K-2425-112, between the City of Norman and Redlands Contracting for the rehabilitation of the West Main Street Bridge over Merkle Creek.

RECOMMENDATION 3:

Staff further recommends that, upon approval of Contract K-2425-112, the following bonds be approved:

- Performance Bond No. B-2425-55
- Statutory Bond No. B-2425-56
- Maintenance Bond No. MB-2425-42

RECOMMENDATION 4:

Staff further recommends that, upon approval of Contract K-2425-112, Redlands Contracting be authorized as Project Agent via Resolution No. R-2425-115.