CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: 11/10/2026

REQUESTER: Steve Guizzo, Engineering Assistant

PRESENTER: Scott E. Sturtz, Public Works Director

ITEM TITLE: CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CHANGE ORDER FIVE TO CONTRACT K-2526-1: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND ARROYO'S CONCRETE L.L.C., DECREASING THE CONTRACT AMOUNT BY $44,185.05 FOR A REVISED CONTRACT AMOUNT OF $839,336.09 FOR THE FYE 2026 SIDEWALK CONCRETE PROJECTS, FINAL ACCEPTANCE OF THE PROJECT, AND FINAL PAYMENT IN THE AMOUNT OF $41,966.80. (WARDS 1-8)

BACKGROUND:

The FYE 2026 Sidewalk Concrete Projects consisted of removal and replacement of sidewalks, handicap ramps and curbs and gutters as needed at various locations throughout the City of Norman.

The FYE 2026 Sidewalk Concrete Projects (K-2526-1) bids were opened on May 29, 2025, with Arroyo's Concrete L.L.C., submitting the winning bid of $558,887. The contract was approved by City Council on July 22, 2025. As a companion item to the contract award, Change Order No. 1 was approved to replace a sidewalk on Rock Creek Road west of 36th Avenue NW adding $47,000.00 for a new contract total of $605,887. Work began on August 18, 2025, and was completed on April 30, 2026.

On September 22, 2025, City Council approved Change Order No. 2 to Contract K-2526-1 for the installation and modification of sidewalks in the Old Silk-Stockings Neighborhood as part of the Community Development Block Grant (CDBG) program in the amount of $187,659.82 for an updated contract total of $793,546.82.

On February 3, 2026, the City Manager approved Change Order No. 3 to Contract K-2526-1 for the installation and modification of sidewalks along the south side of Norman Regional Hospital located on Wellness Way between Porter Avenue and North Findlay Avenue including a connection to sidewalk at the Adult Wellness Center in the amount of $16,955.32 for an updated contract total of $810,502.14.

On March 10, 2026, City Council approved Change Order No. 4 to Contract K-2526-1 for the installation and modification of sidewalks along the east and west sides of Lahoma Avenue

between West Boyd Street and West Brooks Street as part of the Community Development Block Grant (CDBG) program in the amount of $73,019 for an updated contract total of $883,521.14

DISCUSSION:
Sidewalk and handicap ramp projects are awarded to the lowest responsible bidder. Contractor bids are determined by using plan quantities multiplied by the contractor's unit prices for all bid items of the contract. The total of all these costs represents the contractor's bid. During construction, each quantity is verified in the field, and the contractor is to be reimbursed based on the actual quantity.

The first four (4) change orders to this contract consist of added sidewalk locations to the original bid since additional funds were available. Change Order No. 5 reconciles the fourteen (14) bid items that resulted in a quantity change. All these items consisted of a quantity underrun and cost decrease in the amount of $44,185.05. For the specific quantity underruns, please see the attached Change Order No. 5.

City staff has found all work to be complete and acceptable with all punch list items addressed and is proposing final payment of retainage and final acceptance of this contract (K-2526-1) with Arroyo's Concrete L.L.C.

RECOMMENDATION NO. 1:
City staff recommends that Change Order No. 5 decreasing Contract K-2526-1 with Arroyo's Concrete L.L.C., by $44,185.05 be approved.

RECOMMENDATION NO. 2:
City staff further recommends final acceptance of the FYE 2025 Sidewalk Concrete Projects, Contract No. K-2526-1, and final payment to Arroyo's Concrete L.L.C., in the amount of $41,966.80.