



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 1/14/2025

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 BID 2425-27, CONTRACT K-2425-74 BY AND BETWEEN: THE CITY OF NORMAN, OKLAHOMA, AND SILVER STAR CONSTRUCTION COMPANY, INC., IN THE AMOUNT OF \$248,980, PERFORMANCE BOND B-2425-37, STATUTORY BOND B-2425-38, AND MAINTENANCE BOND MB-2425-25 FOR THE IMHOFF ROAD WIDENING – CRIMSON FLATS CONSTRUCTION PROJECT; RESOLUTION R-2425-73 GRANTING TAX EXEMPT STATUS; AND BUDGET TRANSFER AS OUTLINED IN THE STAFF REPORT.

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 northeast corner of Imhoff Road and Oakhurst Avenue, to be developed as an affordable housing development ("Crimson Flats"). The City is utilizing both federal American Recovery Plan Act (ARPA) 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 April 23, 2024 (K-2324-175) to complete the engineering for the public infrastructure and improvements, which included professional services related to the Imhoff Road widening portion of the project.

DISCUSSION:

The proposed agenda item is a construction contract with Silver Star Construction, Inc. for the Imhoff Road Widening – Crimson Flats Project.

Bid documents and specifications for the construction of the Imhoff Road Widening – Crimson Flats Project were advertised in accordance with State Law. Nine (9) potential contractors and sub-contractors acquired plans and specifications. Three (3) bids were received on Thursday, December 12, 2024.

The low bidder is Silver Star Construction, Inc., of Moore, Oklahoma, with a total bid of \$248,980. This total bid is \$53,013.00 or 27.1% over the Engineer’s Estimate. City staff and the design consultant, SMC, have performed a comparative analysis of these bids and believes the low bid is competitive and represents a fair bid. Silver Star Construction, Inc. has completed several similar construction projects in Norman and surrounding cities and has met the bidding requirements set forth in the bid documents. Therefore, SMC and City staff recommend accepting Silver Star’s Bid of \$248,980.

This project will be the last remaining construction project needed to satisfy the City’s contract requirement to complete \$500,000 of site work and public improvements. To ensure the City can meet its \$500,000 obligation without exceeding that amount, any remaining allocated funds will be used to offset permit or connection fees.

Funding is available for this portion of the project, but will require a transfer of \$248,980 from Imhoff & Oakhurst Property Preparation, Land (Account 50193365-46001; Project BG0091) to Imhoff & Oakhurst Property Preparation, Construction (Account 50193365-46101’ Project BG0091).

If awarded, the construction project is expected to start in early 2025. Per the contract documents, the project has a 60 day construction duration.

RECOMMENDATION 1:

City staff recommends the transfer of \$248,980 as noted above.

RECOMMENDATION 2:

City staff further recommends that Bid 2425-27 for the Imhoff Road Widening – Crimson Flats Project be awarded to the low bidder, Silver Star Construction, Inc. of Moore, Oklahoma in the amount of \$248,980.

RECOMMENDATION 3:

City Staff further recommends that, upon approval of the award of Bid 2425-27, the following contracts and bonds be approved:

- Contract K-2425-74
- Performance Bond B-2425-37
- Statutory Bond B-2425-38
- Maintenance Bond MB-2425-25

RECOMMENDTION 4:

City Staff further recommends that, upon approval of Bid 2425-27, Silver Star Construction, Inc. be authorized and appointed as Project Agent via Resolution R-2425-73 to avoid the payment of sales tax on materials purchases related to the project.

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