



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 11/09/2021

REQUESTER: Paul D'Andrea, Capital Projects Engineer

PRESENTER: Shawn O'Leary, Public Works Director

ITEM TITLE: CONSIDERATION OF APPROVAL, AUTHORIZATION, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF EXPENDITURE NO. SEVEN FOR ON-CALL CONTRACT K-1314-102: A CONTRACT BY AND BETWEEN THE CITY OF NORMAN AND SMITH-ROBERTS LAND SERVICES, INC., IN THE AMOUNT OF \$29,005 TO PROVIDE ADDITIONAL RIGHT OF WAY ACQUISITION SERVICES FOR THE PORTER AVENUE STREETScape 2019 BOND PROJECT.

BACKGROUND:

The Porter Avenue Corridor from Robinson Street south to Alameda Street along with the intersection of Porter Avenue and Acres Street, has been the subject of much discussion and study over the years, due to concerns over traffic and pedestrian safety.

In 2010, Ochsner Hare & Hare, prepared a Porter Avenue Corridor Study which sought to analyze the area and provide a vision for future improvements to the corridor.

An evaluation of traffic control needs revealed that traffic volumes had reached levels that justify the installation of a new traffic signal at Porter Avenue and Acres Street. Approximately 20,000 vehicles pass through the intersection every day. An aerial photograph of the two 2019 Bond projects within the Porter Avenue Corridor is included in the exhibits to this agenda item.

On April 2, 2019, the citizens of Norman voted in favor of a Bond Issue to finance the local share of nineteen transportation improvement projects. Two of the nineteen 2019 bond projects are the Porter Avenue and Acres Street Intersection Bond Project and the Porter Avenue Streetscape Bond Project. The Porter Avenue Streetscape Bond Project consists of design and construction of streetscape elements along the Porter Avenue corridor between Robinson Avenue on the north and Alameda Street on the south. Proposed improvements include:

- New sidewalks
- Driveway consolidation or elimination (access management)
- Decorative roadway and pedestrian lighting
- Landscaping
- New curb and gutter
- Street furniture (e.g., benches, trash receptacles, ash urns, etc.)

The Porter Avenue and Acres Avenue Intersection Project began construction in November of 2020 and will complete construction in November of 2021. The Porter Avenue Streetscape project has been approved to receive federal funds to aid in the construction costs and is anticipated to be out for bid in spring of 2022 pending right of way and utility relocations and ODOT environmental review.

On September 10, 2019, the Norman City Council approved Amendment No. 2 to Contract No. K-1213-165 for the design of the Porter Avenue Streetscape project including the portion of the project from Robinson Avenue to Hughbert Street, which coincides with the northern boundary of the Porter Avenue and Acres Street Intersection Project.

On April 28, 2020, the Norman City Council approved Amendment No. 3 to Contract No. K-1213-165 for the design of the Porter Avenue Streetscape project which expands the design scope to encompass the full project, adding the section of Porter Avenue from the southern boundary of the Porter Avenue and Acres Street Intersection Bond Project to Alameda Street.

On July 13 2021, the Norman City Council approved Authorization for Expenditure No. 6 under on-call Contract No. K-1314-102, with Smith-Roberts Land Services (SRLS), in the amount of \$89,055, for right of way acquisition services.

DISCUSSION:

As design has progressed, changes to the right of way required have necessitated changes to the services required from SRLS for right of way acquisition services. In refining the design, four (4) additional parcels were found to need easements to complete construction and four (4) parcels were found to not require additional easements. These changes require additional title work. Upon receiving final legal descriptions for the parcels, it was further determined that four (4) parcels total would require appraisals due to the cost of the easements and damages exceeding \$10,000.00.

SRLS has requested a fee increase of \$29,005 to provide services for these scope changes.

RECOMMENDATION:

Staff recommends approval of Authorization for Expenditure No. Seven, under Contract No. K-1314-102 between the City of Norman, OK and Smith-Roberts Land Services, Inc., in an amount not-to-exceed \$29,005, to provide acquisition services under an on-call contract utilizing funds from the Porter Avenue Streetscape Bond Project (Account No. 50594019-46001, Project No. BP0418).