



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 06/11/2024

REQUESTER: Tim Miles, Capital Projects Manager

PRESENTER: Scott Sturtz, Interim Public Works Director

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF EASEMENT E-2324-148: A PUBLIC RIGHT-OF-WAY EASEMENT; EASEMENT E-2324-149: A PUBLIC UTILITY EASEMENT; EASEMENT E-2324-150: A TEMPORARY CONSTRUCTION EASEMENT; EASEMENT E-2324-151: A PUBLIC RIGHT-OF-WAY EASEMENT; EASEMENT E-2324-152: A TEMPORARY CONSTRUCTION EASEMENT; EASEMENT E-2324-153: A TEMPORARY CONSTRUCTION EASEMENT, ALL DONATED BY THE CITY OF NORMAN FOR THE JENKINS AVENUE WIDENING 2019 BOND PROJECT.

BACKGROUND:

On April 2, 2019, the citizens of Norman voted in favor of a \$72 million transportation bond issue, which includes nineteen (19) projects. With the anticipated \$67 million in federal dollars being leveraged for these projects, approximately \$139 million is budgeted for the nineteen (19) projects. Please see the attached project list and map showing the approved projects.

On August 19, 2019, City staff advertised Request for Proposal RFP 1920-16 to solicit Consulting Engineering Services for the fourteen (14) bond projects still requiring design. The selection committee consisting of three (3) City staff and two (2) citizens shortlisted nine (9) consultant teams for interviews held on October 2, 2019. The five (5) consultant teams selected after interviews to complete the design on these projects are:

- Garver, Norman
- Cowan Group, Oklahoma City
- Freese and Nichols, Oklahoma City
- MacArthur Associated Consultants, Oklahoma City
- Olsson Associates, Oklahoma City

These consultants are being assigned the various projects by City staff based on capacity, performance on their current projects and capabilities of their firm to complete a specific project.

On November 26, 2019, City Council awarded design contract K-1920-91, for the Jenkins Avenue Widening Project to Freese and Nichols of Oklahoma City in the amount of \$827,005.00.

On September 8, 2020, the Norman City Council approved Programming Resolution No. R-2021-46 requesting federal funds for the Jenkins Avenue Widening Project. This resolution states the City's commitment to adhere to the terms and conditions of a federally funded project including engineering design, acquisition of all necessary rights-of-way and relocation of utilities and encroachments at 100% the City's cost. In return, the Association of Central Oklahoma Governments (ACOG), through the Oklahoma Department of Transportation (ODOT), agrees to provide 80% of the construction cost, up to a project maximum of \$7,500,000 in federal funds, and administration of the construction with the matching share from the City of Norman.

Federal funds have been secured for FFY2024. City Staff and ODOT are working toward a September 2024 bid opening for the project. Construction is anticipated to start in early 2025.

On June 14, 2022, City Council approved on-call consultant contract K-1314-103 with Pinnacle Consulting Group, Inc. of Oklahoma City for Right-of-Way acquisition services on the Jenkins Avenue Widening Project in the amount of \$74,500.00.

On January 24, 2023, City Council approved an ODOT Project Agreement for the Jenkins Avenue Widening Project.

On May 23, 2023, City Council accepted the first four (4) easements from two (2) properties on the project in the amount of \$23,746.

On June 13, 2023, City Council accepted a private utility easement for ONG and a public utility easement, both within Reeves Park for the purpose of relocating existing overhead utilities underground.

On September 12, 2023, City Council accepted eight (8) easements from three (3) properties on the project in the amount of \$15,734.

On September 26, 2023. City Council accepted the donation of two (2) easements from one (1) property.

On January 9, 2024, City Council accepted eighty-six (86) easements on twenty-three (23) parcels owned by the University of Oklahoma in the amount of \$827,300 plus other items as outline in the Memo of Understanding (MOU) between the City of Norman and University of Oklahoma.

Tonight's agenda item is for the acceptance of the last six (6) easements needed to construct the Jenkins Avenue Widening Project, all located on existing City of Norman Property within the limits of Reeves Park.

DISCUSSION:

Right-of-way acquisition necessary for the Jenkins Avenue Widening 2019 Bond Project, consists of one hundred two (102) separate easements on thirty (30) parcels, which includes

eighty-six (86) easements on twenty-three (23) parcels owned by the University of Oklahoma. Pinnacle Consulting Management Group (Pinnacle) oversaw and reviewed the appraisal of each parcel, and assisted City staff in the preparation of offer letters to each property owner affected, based on the appraised values and damages. These easements vary in size and were designed as small as possible to minimize impacts to the adjacent property. Right-of-way acquisition areas have been minimized on this project by utilizing temporary construction easements where possible to complete grading activities outside of the street and sidewalk improvements.

The last six (6) easements from two (2) parcels for the Jenkins Avenue Widening Project are being brought to City Council tonight for consideration of approval. All easements are located within Reaves Park and have minimal impact on the park. The Jenkins Avenue Widening Project was designed so that trees within the park will be avoided during construction, with the exception of the trees already affected by the utility company trimming. Tonight’s easements include a small strip of permanent right-of-way along Jenkins Avenue so that the entire width of the new 10-foot wide trail is located within roadway right-of-way. Small temporary easements outside of the right-of-way allow for minor grading to be completed adjacent to the new trail and along Timberdell Road where the existing street is being realigned. In addition to the above mentioned easements, a small utility easement is necessary along Constitution Street for water line relocations needed for this project.

The below easement table lists the easements being considered for acceptance tonight:

Easement No.	Parcel No.	Grantors	Document	Cost
E-2324-148	3.0	City of Norman	Right-of-Way Easement- 8,857.38 sq. ft.	Donated
E-2324-149	3.0	City of Norman	Public Utility Easement- 750 sq. ft.	Donated
E-2324-150	3.0	City of Norman	Temporary Construction Easement- 9,780.14 sq. ft.	Donated
E-2324-151	6.0	City of Norman	Right-of-Way Easement- 1,784.21 sq. ft.	Donated
E-2324-152	6.0	City of Norman	Temporary Construction Easement- 662.15 sq. ft.	Donated
E-2324-153	6.1	City of Norman	Temporary Construction Easement- 2,387.97 sq. ft.	Donated

RECOMMENDATION:

Staff recommends approval of Right-of-Way Easements E-2324-148 and E-2324-151, Utility Easement E-2324-149 and Temporary Construction Easements E-2324-150, E-2324-152 and E-2324-153 be accepted and direct, as applicable, the filing thereof.