



CITY OF NORMAN, OK CITY STAFF REPORT

MEETING DATE: 11/22/2022

REQUESTER: Joseph Hill, Streets Program Manager

PRESENTER: Shawn O'Leary, Director of Public Works

TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF EASEMENT E-2223-12: A PERMANENT PUBLIC-RIGHT-OF-WAY AND DRAINAGE EASEMENT DONATED BY LANDMARK STORAGE, L.L.C., TO ALLOW ALLEY CONNECTION ON MCCULLOUGH STREET.

BACKGROUND:

On Tuesday, April 6, 2021, Norman residents authorized the 2021-2026 Street Maintenance Bond Program, which includes the issuance of \$27 million in bonds to fund the resurfacing, rehabilitation and reconstruction of neighborhood streets. The five categories of street maintenance include (1) Urban Asphalt Street Rehabilitation, (2) Urban Concrete Street Rehabilitation, (3) Urban Road Reconstruction, (4) Rural Road Rehabilitation, and (5) Preventive Maintenance. McCullough Street is one of the designated urban road reconstruction projects for FYE 2022.

The project includes reconstruction of the existing street, installation of parallel parking lanes, and reconstruction of the existing parallel alley to the south. Additionally, a new east alley was proposed at the east end linking McCullough Street and the alley to south.

The Notice to Bidders and bid documents for the Street Maintenance Bond Program –Urban Reconstruct FYE 2022 Location – McCullough Street and Alley were emailed to 39 contractors on February 24, 2022 and four contractors attended a pre-bid conference on March 3, 2022. The project was publically advertised on March 11, 2022 and March 18, 2022. While this was after the pre-bid conference, it was sufficient notice in accordance with State Law, and allowed potential bidders more than a week before the question period ended. Six bids were submitted and opened on March 24, 2022. The project was awarded to Parathon Construction, LLC at the April 26, 2022 City Council Meeting in the amount of \$315,863.50 with a 145-day construction schedule.

This project was designed for reconstruction to meet the Center City form based code (CCFBC) criteria. Upon start of construction, it was determined that in order to meet this criteria some changes in plan would need to occur, which includes some additional sidewalk replacement due to pre-existing conditions being inadequate for new infrastructure to meet and match installation

of a landing area for one ADA accessible parking space and also a plan adjustment at the east end of the project providing additional room for parallel parking.

During early construction on the project, it was discovered that a portion of the right-of-way where the east alley is proposed, was abandoned by the City of Norman prior to 1926, which was missed during the initial survey conducted by the City's engineering design consultant. With this information, staff and our engineering consultant began discussions with the property owner to obtain the appropriate easement necessary to complete the project as designed. Discussions with the property owner slowed initially due to a sale of the property, which was previously scheduled. This property is now under new ownership and negotiations for obtaining the additional easement necessary to complete this project have concluded.

DISCUSSION:

Landmark Storage, LLC purchased the described property from the previous owner in late August of 2022. Staff approached Landmark Storage, LLC during the time of the property transaction to begin a discussion of the easements required to complete the intended improvements included as a part of the McCullough Street and Alleys reconstruction project. The attached permanent easement is needed to expand the right of way by 10' in width from 3.3 feet to 13.3 feet. This expansion will allow for the public improvements originally intended and approved for this project to be constructed. These improvements will allow adequate access and drainage of the surrounding drainage area in order to improve pre-existing conditions on McCullough Street and the alley to the south. Upon approval, the City's contractor is prepared to begin the final stages of construction to complete this project.

In addition to the permanent easement required for installation of improvements, a temporary construction easement is needed to provide room for personnel and equipment during the construction activities. This temporary construction easement will be processed administratively.

RECOMMENDATION:

Staff recommends approval of Easement E-2223-12, a permanent public-right-of-way and drainage easement donated by Landmark Storage, LLC, for alley connection improvements on McCullough Street.