



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 11/25/2025

REQUESTER: Joseph Taylor, Staff Engineer

PRESENTER: Scott Sturtz, Public Works Director

ITEM TITLE: CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF AUTHORIZATION OF WORK ORDER PW1 FOR ON-CALL CONTRACT K-2526-81: A CONTRACT BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND PINNACLE CONSULTING MANAGEMENT GROUP, INC., IN THE AMOUNT OF \$241,350 TO PROVIDE RIGHT-OF-WAY ACQUISITION SERVICES FOR THE LINDSEY STREET SPECIAL CORRIDOR - PICKARD AVENUE TO ELM AVENUE 2019 BOND PROJECT. (Ward 4 & 7)

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. One of the nineteen 2019 bond projects is the Lindsey Street Special Corridor Project – Pickard Avenue to Elm Avenue. The Lindsey Street Special Corridor Project located from Pickard Avenue to Elm Avenue is approximately 0.4 miles in length. The design of this project will improve this segment of Lindsey Street including the following:

- Reconstruct the 2-lane roadway
- Add left-turn lanes at intersections
- On-street bike lanes
- Add curb and gutter
- Reconstruct sidewalks on both sides of the street
- New storm sewer system
- Traffic signal replacements
- Adding side street center left-turn lanes for existing signalized intersections

The Lindsey Street Special Corridor Project - Pickard Avenue to Elm Avenue has been approved to receive federal funds to aid in the construction costs and is anticipated to be out for bid in October of 2026 pending right of way and utility relocations and ODOT environmental review.

On January 9, 2024, the Norman City Council approved Contract K-2324-116 in the amount of \$313,775 with MacArthur Associated Consultants, LLC, for the design of the Lindsey Street Special Corridor Project - Pickard Avenue to Elm Avenue.

Tonight's agenda item is to award the Right-of-Way acquisition services on the Lindsey Street Special Corridor Project – Pickard Avenue to Elm Avenue to Pinnacle Consulting Group, Inc. (Pinnacle) of Oklahoma City in the amount of \$241,350.

DISCUSSION:

The Lindsey Street Special Corridor Project – Pickard Avenue to Elm Avenue 2019 Bond Project is anticipated to need small amounts of right-of-way and/or easements from forty-four (44) different property owners to construct the proposed improvements between Pickard Avenue and Elm Avenue. The City of Norman, Norman Municipal Authority, and Norman Utilities Authority recently selected four (4) on-call right-of-way consultants to choose from for these services and City staff selected Pinnacle for this project.

Pinnacle's services will include title research, right-of-way staking for acquisition, appraisal and appraisal review (to be supplemented if needed), project management and right-of-way/easement acquisition. Currently, given the small amounts of property needed from each individual property owner, appraisals do not appear to be needed since all values appear to be under the \$15,000 threshold requiring a professional appraisal.

Funding for the above-mentioned acquisition services is available in Lindsey Street Special Corridor Project – Pickard Avenue to Elm Avenue, Land (Account 50594019-46001; Project BP0432).

For land acquisition of this nature, City policy requires compliance with the Federal Acquisition and Relocation Act. Property owners are provided with ample opportunities to negotiate the sale of land to be used for public right-of-way. Property owners may donate their property, or they may be compensated for fair market value. Council must approve and accept all land acquisitions.

RECOMMENDATION:

Staff recommends that the City of Norman, Oklahoma approve Work Order PW1 of Contract K-2526-81 in the amount of \$241,350 with Pinnacle Consulting Management Group, Inc. to provide On-Call Right-of-Way Services utilizing funds from the Lindsey Street Special Corridor – Pickard Avenue to Elm Avenue, Land (Account 50594019-46001, Project. BP0432).