



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 9/23/25

REQUESTER: Paul D'Andrea, Capital Projects Engineer

PRESENTER: Scott Sturtz, Public Works Director

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF AMENDMENT TWO TO CONTRACT K-1718-53: BY AND BETWEEN THE NORMAN TAX INCREMENT FINANCE AUTHORITY AND GARVER, L.L.C., FOR THE DESIGN ENGINEERING OF THE TECUMSEH ROAD – 24TH AVENUE NW AND FLOOD AVENUE INTERSECTIONS PROJECT IN THE AMOUNT OF \$155,198 AS OUTLINED IN THE STAFF REPORT.

BACKGROUND:

The intersection of Tecumseh Road and 24th Avenue NW is a four-way signalized intersection in the northwest part of Norman. Both Tecumseh Road and 24th Avenue NW are major arterial streets. The intersection provides the northern ingress/egress to the largest Planned Unit Development (PUD) in the history of the City of Norman, known as University North Park (UNP).

The intersection of Tecumseh Road and Flood Avenue is a skewed four-way signalized intersection located approximately seven hundred feet (700') east of the Tecumseh Road and 24th Avenue NW intersection. Flood Avenue is a very busy major arterial roadway with regional significance as one of the entry points into the City of Norman with direct access to Interstate 35 (I-35). Flood Avenue north of Tecumseh Road and Tecumseh Road east of Flood Avenue is designated as U.S. Highway 77.

In 2002, the City of Norman approved a development plan for a large Planned Unit Development (PUD) known as the University North Park (UNP) along the east side of I-35 immediately north of the Robinson Street and 24th Avenue NW intersection. To identify the proposed impact of the development and the transportation projects needed to support it, a succession of traffic studies were performed for the entire development between 2002 and 2008 by Traffic Engineering Consultants, Inc. From this work, a series of transportation projects were recommended and many have been implemented. These projects were also incorporated in the University North Park Tax Increment Finance District ("UNP TIF") Development Agreement 1 (Contract K-0607-45; approved August, 2006) and authorized as eligible expenses for UNP TIF funds.

In 2014, Garver Engineers was commissioned by the City to amend the current I-35 at Robinson Street Interchange Study to update the traffic impacts of the remainder of the UNP development and

validate the previous studies at a full build-out year of 2035. This study, which was completed in August of 2015, made a series of recommendations for improvements to the transportation network that serves the UNP. Among the most critical and urgently needed are capacity improvements at the intersections of Tecumseh Road with 24th Avenue NW and Flood Avenue. These improvements will help to address the peripheral traffic problems along the north side of the UNP.

At the Tecumseh Road and 24th Avenue NW intersection, recommendations include additional northbound and westbound left turn lanes, and a dedicated eastbound right turn lane. The project will also widen Tecumseh Road to accommodate these lanes, and to modify the existing traffic signal.

At the Tecumseh Road and Flood Avenue intersection, recommendations include additional eastbound, northbound, westbound, and southbound left turn lanes, and dedicated eastbound and westbound right turn lanes. The project will widen both Tecumseh Road and Flood Avenue to accommodate these lanes and modify the existing traffic signal.

On November 8, 2016, City Council approved Resolution R-1617-47, which was later forwarded to both the Association of Central Oklahoma Governments (ACOG) and the Oklahoma Department of Transportation (ODOT), requesting federal funds to pay for 80% of the construction cost. In the resolution, the City agreed to the terms and conditions of a federally funded project by stating its willingness to assume the responsibility for the preparation of engineering plans, the purchase of any additional right-of-way, the relocation of public utilities and funding of the 20% local share of the construction cost. Later that same year, the project was submitted for possible funding as part of the Association of Central Oklahoma Governments' (ACOG) 2019-2021 Regional Transportation Improvement Plan (TIP). Unfortunately, the project did not rank high enough to receive the federal funds. At that time, the preliminary opinion of probable cost for construction of the project was \$3 million. Federal funds in the amount of \$2.4 million were requested to be matched with \$600,000 from UNP Tax Increment Finance (TIF) District proceeds. Additional UNP TIF funds were anticipated to be used to cover the cost of right-of-way acquisition and utility relocations, if necessary.

On September 12, 2017, City Council approved contract K-1718-53 with Garver Engineers, in the amount of \$320,750 for design services for the Tecumseh Road – 24th Avenue NW and Flood Avenue Intersections Project.

On August 9, 2024, the City Manager approved Amendment 1 to contract K-1718-53 with Garver Engineers, in the amount of \$35,000 for preparation of a grant application for study of the possible grade separation of the roadway crossing just east of Flood Avenue on Tecumseh Road in conjunction with the Tecumseh Road – 24th Avenue NW and Flood Avenue Intersections Project.

On September 9, 2025, City Council approved Resolution R-2526-36, which will be forwarded to both ACOG and ODOT, requesting federal funds to pay for 80% of the construction cost of the project. In the Resolution, the City agreed to the terms and conditions of a federally funded project by stating its willingness to assume the responsibility for the preparation of engineering plans, the purchase of any additional right-of-way, the relocation of public utilities and funding of the 20% local share of the construction cost. Later this year, the project will be submitted for possible funding as part of the Association of Central Oklahoma Governments' (ACOG) federal fiscal year 2028-2029 (FFY2029) Regional Transportation Improvement Plan (TIP). The current opinion of probable cost for construction, construction management and testing is \$10.6 million. The maximum allowed federal funds through this ACOG program is \$7.5 million, which will require a City matching amount

of \$3.1 million or 29.2% match, from UNP Tax Increment Finance (TIF) District proceeds and other funding sources as needed. Additional funds are anticipated to be needed to cover the cost of right-of-way acquisition and utility relocations, if necessary.

DISCUSSION:

As design has progressed on the Tecumseh Road Intersections Project, several design changes have been identified that are necessary to accommodate new developments adjacent to the project and the new extension of the Legacy Trail, and would be beneficial to further improve congestion at the intersections along Tecumseh Road at Flood Avenue and 24th Avenue NW.

These changes include revisions to the mainline roadway on Tecumseh Road, changes to the design of ADA and other pedestrian crossing facilities at the intersections, and revisions to the storm drainage design to accommodate new developments at the 24th Avenue NW intersection.

Furthermore, the proposed design revisions would include a standalone 24th Avenue NW intersection project to be constructed ahead of the primary project that will reconstruct the north side of this intersection to allow for a new southbound “slip lane” for travelers heading south on Flood Avenue to travel directly to the 24th Avenue NW/Tecumseh Road intersection. This will divert a significant amount of traffic from the intersection at Tecumseh Road and Flood Avenue and relieve congestion at that intersection and mitigate westbound backups between Flood Avenue and 24th Avenue NW along Tecumseh Road.

Funds for the design contract amendment are available in the University North Park Tax Increment Finance Fund, Street Widening-Interstate Improvements UNP, Design (Account 57595552-46201; Project UT0015) in the amount of \$155,198.

RECOMMENDATION:

Staff further recommends approval of Amendment 2 to Contract K-1718-53, between the City of Norman and Garver, LLC, for design engineering of the Tecumseh Road – 24th Avenue NW and Flood Avenue Intersections Project in the amount of \$155,198.

Reviewed by: Tim Miles, City Engineer

Scott Sturtz, Director of Public Works

Clint Mercer, Chief Accountant

Anthony Francisco, Director of Finance

Jane Hudson, Director of Planning and Community Development

Rick Knighton, City Attorney

Darrel Pyle, City Manager