



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 5/23/2023

REQUESTER: Tim Miles, Capital Projects Manager

PRESENTER: Shawn O'Leary, Public Works Director

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF EASEMENT E-2223-35: A PERMANENT ROADWAY EASEMENT IN THE AMOUNT OF \$19,778 TO THE ARCHDIOCESE OF OKLAHOMA CITY OF THE ROMAN CATHOLIC CHURCH 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 requiring design services at that time. A selection committee consisting of three (3) City staff and two (2) citizens selected nine (9) consultant teams for interviews, which were held on October 2, 2019. The five (5) consultant teams selected after interviews to complete the design on these projects are:

- Garver Engineering, 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 the Jenkins Avenue Widening Project to Freese and Nichols of Oklahoma City in the amount of \$827,005.

On September 8, 2020, the Norman City Council approved Programming Resolution 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.

On June 14, 2022, City Council approved the on-call right-of-way acquisition services contract for the Jenkins Avenue Widening Project to Pinnacle Consulting Group, Inc. (Pinnacle) of Oklahoma City in the amount of \$74,500.

The City's current construction cost estimate for the project is \$9,755,000 plus 12% Construction Engineering (\$1,170,600) for a total of \$10,925,600. Based on this amount, City 2019 Bond Funds will pay \$3,425,600 or 31% and federal funds will pay \$7,500,000 or 69% of construction and construction management costs. Federal funds for this project have been secured for federal fiscal year 2023-2024 (FFY2024), which means ODOT could take bids for the project as early as November 2023. With land acquisitions taking longer than anticipated, which has resulted in utility relocation delays, City staff anticipates a spring 2024 bid opening with construction starting in the summer of 2024.

DISCUSSION:

Right-of-way acquisition necessary for the Jenkins Avenue Widening 2019 Bond Project, consists of one hundred five (105) 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 the 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 first four (4) easements for the Jenkins Avenue Widening Project are being brought to City Council for consideration of approval on parcels 18 and 19. The owner has accepted the appraised value for the easements as shown on the below table:

| Easement No. | Parcel No. | Grantors | Document | Cost | |
|--------------|------------|------------------------------------------------------------|-------------------------------------------|-----------|--|
| E-2223-33 | 18 | The Archdiocese of Oklahoma City for Roman Catholic Church | Temporary Driveway Easement - 170. sq. ft | Donated | |
| E-2223-34 | 18.1 | The Archdiocese of Oklahoma City for Roman Catholic Church | Temp Construction Easement 258.75 sq ft. | \$ 1,035 | |
| | | | Subtotal | \$ 1,035 | |
| E-2223-35 | 19 | The Archdiocese of Oklahoma City for Roman Catholic Church | Right of Way Easement 988.89 sq ft. | \$ 19,778 | |
| E-2223-36 | 19 | The Archdiocese of Oklahoma City for Roman Catholic Church | Temporary Const. Easement 733.34 sq ft. | \$ 2,933 | |
| | | | Subtotal | \$ 22,711 | |

Funds are available to pay for these easements in the Jenkins Avenue Widening Bond Project Land (Account Org. 50594019, Object 46001, Project No. BP0417).

RECOMMENDATION:

Staff recommends the above described easements be accepted with payments and filing, where applicable, be directed thereof.