



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 06/14/2022

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 EXPENDITURE NO. TWO TO ON-CALL CONTRACT K-1314-103 BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND PINNACLE CONSULTING MANAGEMENT GROUP, INC., IN THE AMOUNT OF \$74,500 FOR RIGHT-OF-WAY ACQUISITION FOR THE JENKINS AVENUE WIDENING PROJECT FROM IMHOFF ROAD TO LINDSEY STREET.

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 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.

The City's current construction cost estimate for the project is \$9,491,000. Based on this amount, City 2019 Bond Funds will pay \$1,991,000 or 21% and federal funds will pay \$7,500,000 or 79% of construction and construction management costs. Federal funds have been secured for FFY2024, which means ODOT can take bids for the project as early as November 2023. City staff is working closely with the University of Oklahoma and ODOT to make the November 2023 bid date so that construction will start around February or March 2024.

This agenda item will award the Right-of-Way acquisition services on the Jenkins Avenue Widening Project to Pinnacle Consulting Group, Inc. (Pinnacle) of Oklahoma City in the amount of \$74,500.

DISCUSSION:

For the Jenkins Avenue Widening Project, the City must necessarily acquire right-of-way and/or easements from seven (7) different property owners in order to construct the proposed improvements between Imhoff Road and Lindsey. As a result of the aforementioned RFP, the City of Norman has on-call contracts with three (3) right-of-way consultants, and City staff selected Pinnacle for this project.

Pinnacle's services will include title research, right-of-way staking for acquisition, appraisal, appraisal review, project management and right-of-way/easement acquisition.

Funding for these acquisition services will be allocated from the Jenkins Avenue Widening Bond Project Land (50594019-46001, Project No. BP0417).

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

RECOMMENDATION:

Staff recommends approval of Expenditure No. Two to On-Call Contract K-1314-102 with Pinnacle for the Right-of-Way acquisition services on the Jenkins Avenue Widening Project in the amount of \$74,500.00.