



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: K-1617-61

File ID: K-1617-61	Type: Contract	Status: Consent Item
Version: 1	Reference: Item 29	In Control: City Council
Department: Utilities Department	Cost: \$20,155.00	File Created: 06/16/2016
File Name: Contract and Waterline Easement for Robinson WL	Final Action:	

Title: CONTRACT K-1617-61: A LINE LIST AGREEMENT BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND WAFFLE HOUSE, INC., FOR WATER LINE CONSTRUCTION TO OCCUR ON PROPERTY OWNED BY WAFFLE HOUSE, INC., AND ACCEPTANCE OF EASEMENT E-1516-36, A PERMANENT WATER LINE EASEMENT IN THE AMOUNT OF \$20,155 FOR THE ROBINSON STREET WATER LINE REPLACEMENT (PHASE 1).

Notes: ACTION NEEDED: Acting as the City Council and Norman Municipal Authority, motion to approve or reject Contract K-1617-61 with Waffle House, Inc.; and, if approved, authorize the execution thereof, accept Easement E-1516-36, and direct the filing thereof with the Cleveland County Clerk and payment in the amount of \$20,155 to Waffle House, Inc.

ACTION TAKEN: _____

Agenda Date: 09/13/2016

Agenda Number: 29

Attachments: Location map, K-1617-61 and E-1617-36

Project Manager: Chris Mattingly, Capital Projects Engineer

Entered by: chris.mattingly@normanok.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File K-1617-61

Body

BACKGROUND: The Robinson Waterline Replacement project (WA0195) was expected to replace approximately 5,300 feet of deteriorated 24-inch waterline along Robinson generally between 36th Avenue NW and 24th Avenue NW. This cast iron waterline was constructed in the early 1970's and has had numerous leaks resulting in significant loss of water and damage to the overlying or adjacent roadway. Repairs to this large diameter water line are very expensive, time consuming for Norman Utilities Authority (NUA) and Norman Public Works staff and are disruptive to traffic in the area as repairs are completed.

Alan Plummer and Associates, Inc. (APAI) was selected as design consultant on January 28, 2014 and the NUA has approved Contract K-1314-110 and two amendments with APAI for design, bidding and construction management for the project. The project was broken into two phases; the Phase 1 project includes approximately 4,600 feet of 30-inch and 3,500 feet of 12-inch waterline and associated appurtenances between Crossroads Boulevard and a point about 1000 feet east of 24th Avenue NW. The location of the proposed

Phase 1 improvements is shown on the attached Location Map.

On June 14, 2016, the NUA awarded Bid 1516-34 to McKee Utility Contractors, Inc. (McKee) of Prague, Oklahoma in the amount of \$3,337,685 and executed Contract K-1516-33 and bonds to McKee for the Phase 1 project. The contractor began work June 15, 2016 and final completion is scheduled for 282 calendar days or by March 24, 2017. The project is currently 30% complete thus far.

DISCUSSION: Six (6) permanent easements were needed for construction of the project. The easements allow waterline construction outside of the existing congested road right-of-way (ROW) and reduce the probability of the relocation if Robinson is widened in the future. Four of the six easements were approved by the NUA on June 28, 2016; this easement will be the fifth required, and staff will bring one final no-cost easement from the University of Oklahoma within the coming months.

Proposed permanent waterline easement E-1516-36 is generally 20 feet in width on the northern boundary of Lot 1, Block 1 of Spring Brook Addition Section 10; the property owner is Waffle House, Inc. and is operated as a restaurant. The property along Robinson Street appraised for \$18 per square foot; the NUA offered \$20,155 for the 1,244 square foot (SF) easement and the property owner accepted the offer upon additional requirements. The detailed Line List Agreement, Contract K-1617-61, establishes the existing sign to remain as is within the existing easement for the life of the easement. If the sign gets damaged as part of the construction, a Waffle House approved contractor will relocate the sign at no cost to Waffle House and this cost will be paid by NUA. The easement is listed at Exhibit A and Exhibit B is a proposed construction schedule to be followed by the water line contractor.

The Fiscal Year Ending 2017 project budget for WA0195 currently includes an unencumbered balance of \$21,318 in Land/Right-of-Way (account 031-9360-462.60-01) which is sufficient to fund the easement purchase.

RECOMMENDATION: Staff recommends approval of Contract K-1617-61, the Line List Agreement, and acceptance of Easement E-1516-36, a permanent public water line easement from Waffle House, Inc.