



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: K-1314-102 EXP#4

File ID: K-1314-102 EXP#4	Type: Contract	Status: Consent Item
Version: 1	Reference: Item 20	In Control: City Council
Department: Public Works Department	Cost: \$20,180.00	File Created: 08/25/2020
File Name: Exp #4 with SRLS for 36th Avenue N.W., Phase 2 Right-of-Way Acquisition		Final Action:

Title: AUTHORIZATION FOR EXPENDITURE NO. FOUR UNDER CONTRACT K-1314-102 BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND SMITH ROBERTS LAND SERVICES, INC., IN AN AMOUNT NOT-TO-EXCEED \$20,180 TO PROVIDE RIGHT-OF-WAY ACQUISITION SERVICES UNDER AN ON-CALL CONTRACT, FOR 36TH AVENUE N.W, PHASE 2 RIGHT-OF-WAY ACQUISITION.

Notes: ACTION NEEDED: Motion to approve or reject an expenditure in an amount not-to-exceed \$20,180 under Contract K-1314-102 with Smith-Roberts Land Services, Inc.; and if approved, authorize the execution thereof.

ACTION TAKEN: _____

Agenda Date: 09/08/2020

Agenda Number: 20

Attachments: Proposal, Location Map, Easement Location Map

Project Manager: Paul D'Andrea, Capital Projects Engineer

Entered by: cydney.karstens@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-1314-102 EXP#4

Body

BACKGROUND: On August 28, 2012, the citizens of Norman voted in favor of a Bond Issue to finance the local share of eight transportation/stormwater improvement projects. One of the eight 2012 bond projects is the 36th Avenue NW Bond Project between Tecumseh Road and Indian Hills Road. Please see the attached location map showing the project boundaries.

On November 22, 2011, the Norman City Council approved Programming Resolution

R-1112-64, requesting federal funds for the 36th Avenue NW Bond 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, estimated at \$11,500,000, and administration of the construction with the matching share from the City of Norman.

On March 12, 2013, City Council approved engineering services Contract K-1213-170 with the engineering firm of CP&Y in the amount of \$703,878.50 to design 36th Avenue NW Bond project from Tecumseh Road to Indian Hills Road.

On June 26, 2018, City Council approved Resolution R-1819-12 declaring the 36th Avenue NW Project a recoupment project.

Proposed improvements for the 36h Avenue NW Bond Project include:

- Widen two miles of roadway from two lanes to four lanes
- New traffic signals at 36th Avenue NW and Franklin Road and 36th Avenue NW and Indian Hills Road
- Interconnect signals between Tecumseh Road and Indian Hills Road
- Dedicated left turn lanes at All Saints Catholic School
- Fifth lane north of Indian Hills Road to Market Place
- Storm water improvements
- Continuous sidewalks along both sides of the roadway with the 10 foot wide legacy trail from Tecumseh Road to Franklin Road on the east side
- Bicycling facilities as listed in the Norman Bike Plan

On February 26, 2019, City Council approved Authorization for Expenditure No. One to Contract K-1314-102 with Smith-Roberts Land Services, Inc., for the 36th Avenue NW Bond Project - Phase 1, in the amount of \$54,324, for right-of-way acquisition services.

On May 28, 2019, City Council approved Amendment no. One to Contract K-1213-170 for engineering design of the 36th Avenue NW Widening Bond Project from Tecumseh Road to Market Place, with CP&Y, Inc., in the amount of \$193,895.

On February 11, 2020 the Norman City Council approved Authorization for Expenditure No. Three, under Contract K-1314-102 between the City of Norman, OK and Smith-Roberts Land Services, Inc., in an amount not-to-exceed \$130,116, to provide acquisition services under an on-call contract for the 36th Avenue NW Bond Project, Phase Two.

DISCUSSION: Subsequent to the Council's award of Authorization for Expenditure No. Three, it was determined that, due to a number of factors including design revisions and ownership changes, the total number of parcels requiring right of way acquisition for the 36th Avenue NW Widening Bond Project would increase from 18 to 20 parcels. In addition, upon initial evaluation of the parcels, one parcel that was initially thought to be a waiver parcel was found to

require an appraisal due to the total value being over the limit for the waiver. These two factors require an increase in right of way acquisition fees to cover the additional services provided by Smith Roberts Land Services (SRLS). In the interest of project schedule, some of the services have already been provided by SRLS.

RECOMMENDATION: Staff recommends approval of Authorization for Expenditure No. Four, under Contract K-1314-102 between the City of Norman and Smith-Roberts Land Services, Inc., in an amount not-to-exceed \$20,180, to provide acquisition services under an on-call contract utilizing funds from the 36th Avenue NW Bond Project Right-of-Way account (Org. 50595552, Obj. 46001; Project BP0197).