



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: K-1516-78

File ID: K-1516-78	Type: Contract	Status: Consent Item
Version: 1	Reference: Item No. 17	In Control: City Council
Department: Public Works Department	Cost: \$41,000.00	File Created: 11/03/2015
File Name: Contract for the engineering design of 24th Avenue N.W. and Radius Way Intersection		Final Action:

Title: CONTRACT K-1516-78: A CONTRACT BY AND BETWEEN THE NORMAN TAX INCREMENT FINANCE AUTHORITY AND SMC CONSULTING ENGINEERS, P.E., IN AN AMOUNT NOT-TO-EXCEED \$41,000 FOR THE DESIGN OF 24TH AVENUE N.W. AND RADIUS WAY INTERSECTION IMPROVEMENTS AND BUDGET APPROPRIATION FROM THE UNIVERSITY NORTH PARK TAX INCREMENT FINANCE DISTRICT FUND BALANCE.

Notes: ACTION NEEDED: Acting as the Norman Tax Increment Finance Authority, motion to approve or reject Contract K-1516-78 with SMC Consulting Engineers, P.E., in an amount not-to-exceed \$41,000; and, if approved, authorize the execution thereof and appropriate \$41,000 from the University North Park TIF Fund (057-0000-253.20-00) to Project UT0012, 24th and Radius Way Intersection, Design (057-9403-431.62-01).

ACTION TAKEN: _____

Agenda Date: 11/24/2015

Agenda Number: 17

Attachments: Project Location Map, K-1516-78

Project Manager: John Clink, Capital Projects Manager

Entered by: rachel.warila@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-1516-78

body

BACKGROUND: On August 22, 2006, the Norman Tax Increment Finance Authority (NTIFA) approved Contract No. K-0607-45 by and between NTIFA and the University Town Center L.L.C., regarding Development Agreement No. 1 for the initial project activities associated with the traffic improvements needed to mitigate the additional traffic generated by the University North Park (UNP) development. One of the projects listed in Exhibit "A" of the above-mentioned contract is five intersections on 24th Avenue NW.

The City has paid for the construction of four of the five intersections along 24th Avenue NW as listed below:

- Mount Williams Drive
- Conference Center Drive
- Legacy Park Drive
- Corporate Center Drive

The fifth intersection being considered is Radius Way Drive which is located half way between Rock Creek Road and Corporate Center Drive (see the attached Project Location Map). This fifth intersection was discussed with Council on July 28, 2015 during the UNP TIF Update. This intersection will provide access to a multi-family project on the east side of 24th Avenue NW and future development on the west side of 24th Avenue NW. The intersection will include left turn bays for all four legs of the intersection, decorative pavement and decorative signal equipment.

The improved intersection of 24th Avenue NW and Radius Way is anticipated in the Final Site Development Plan and Final Plat for University North Park Addition, Section XIV, approved by the City Council on October 13, 2015 (FP-1516-9).

DISCUSSION: The 24th Avenue NW and Radius Way Intersection is included in the City's Capital Improvement Program as a University North Park Tax Increment Financing (TIF) project. SMC Consulting Engineers, P.C. (SMC), the University Town Center developer's consulting engineer, was selected to design this project due to the firm's familiarity with similar projects in this area. SMC managed the subdivision development process for the multi-family project on the east side of 24th Avenue NW, and also provided the engineering design services for the four intersections listed above along 24th Avenue NW.

The engineering design services contract is written in a "Cost Not to Exceed" format in the amount of \$41,000 or 5.4% percent of the estimated project cost of \$750,000. The design services include:

- Surveying
- Storm Water Design
- Preliminary Design
- Final Design
- Project Team Meetings
- As-Built Drawings

City Staff will manage the project bidding and construction management process upon completion of the design. The design cost for this intersection will be accounted for in the Professional Services category of the Project Plan, of which \$1.925 million has been allocated and approximately \$1.06 million has been expended. As discussed in the July 28, 2015 UNP TIF Update, construction of this fifth intersection will be the City/NTIFA's final intersection construction commitment under Development Agreement No. 1. After construction of this intersection, it is estimated that the total Traffic and Roadway costs will be approximately \$10.2 million of the \$11.55 million City/NTIFA contribution for Traffic and Roadway improvements designated under Development Agreement No. 1 and the UNP TIF Project Plan.

If approved, SMC Consulting Engineers, P.C. will begin work on the project immediately. The project design will be substantially complete by May 2016. Construction of the project is currently anticipated to take place in July 2016. It is staff's goal to complete the intersection improvements simultaneously with the completion of the first phase of the apartment complex by the private developer.

RECOMMENDATION No. 1: Staff recommends an appropriation of \$41,000 be made from the UNP TIF Fund balance (account 057-0000-253.20-00) to the University North Park TIF Fund, 24th and Radius Way Intersection, Design (Account 057-9403-431.62-01; Project UT0012).

RECOMMENDATION No. 2: Staff further recommends approval of Contract K-1516-78 between the NTIFA and SMC Consulting Engineers, P.C. for the design of the improvements to the intersection of 24th Avenue NW and Radius Way in an amount not to exceed \$41,000.