



## Legislation Text

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**File #:** K-1718-53, **Version:** 1

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**CONTRACT K-1718-53:** A CONTRACT BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, THE NORMAN TAX INCREMENT FINANCE AUTHORITY AND GARVER. L.L.C., IN THE AMOUNT OF \$320,750 TO PROVIDE ENGINEERING DESIGN SERVICES ASSOCIATED WITH THE WIDENING AND TRAFFIC SIGNALS MODIFICATION PROJECT TO IMPROVE THE INTERSECTIONS OF TECUMSEH ROAD WITH 24<sup>TH</sup> AVENUE N.W. AND FLOOD AVENUE; AND APPROPRIATION OF UNIVERSITY NORTH PARK TAX INCREMENT FINANCE AUTHORITY FUND BALANCE.

**BACKGROUND:** The intersection of Tecumseh Road and 24<sup>th</sup> Avenue NW is a four-way signalized intersection in the northwest part of Norman. Both Tecumseh Road and 24<sup>th</sup> Avenue NW are major arterial streets. The intersection provides the northern ingress/egress to the largest Planned Unit Development (PUD) in the history of the City of Norman, known as University North Park (UNP).

The intersection of Tecumseh Road and Flood Avenue is a skewed four-way signalized intersection located approximately 700 feet east of the Tecumseh Road and 24<sup>th</sup> Avenue NW intersection. Flood Avenue is a very busy major arterial roadway with regional significance as one of the entry points into the City of Norman with direct access to Interstate 35. Flood Avenue north of Tecumseh Road and Tecumseh Road east of Flood Avenue are designated as U.S. Highway 77.

In 2002, the City of Norman approved a development plan for a large Planned Unit Development (PUD) known as University North Park (UNP) along the east side of I-35 immediately north of the Robinson Street and 24<sup>th</sup> Avenue NW intersection. To identify the proposed impact of the development and the transportation projects needed to support it, a succession of traffic studies was performed for the entire development between 2002 and 2008 by Traffic Engineering Consultants, Inc. Based on the findings and recommendations of these traffic studies, a series of transportation projects were recommended and many have been implemented.

On May 23, 2006, the City Council adopted Ordinance O-0506-66, establishing a Project Plan for the University North Park Tax Increment Finance District (UNP TIF). Among the public improvements to be paid for from the sales tax and property tax revenues apportioned to the UNP TIF Fund were Traffic and Roadway Improvements to support the UNP development. On August 22, 2006, the City Council adopted contract K-0607-45, "Development Agreement No. 1 for Initial Project Activities in the University North Park Project". This contract authorized the use of an amount not to exceed \$11,550,000 in UNP TIF sales tax and property tax apportionments to be used to support the required Traffic and Roadway Improvements to support the UNP development, including improvements to the intersections of Tecumseh Road with 24<sup>th</sup> Avenue NW and Flood Avenue. Under UNP TIF Development Agreement #1, the Developer of UNP is responsible to pay the cost for any Traffic and Roadway Improvements in excess of the \$11,550,000 in UNP TIF apportionments. As of July 31, 2017, \$847,331 in UNP TIF Traffic and Roadway funding remained available.

In 2014, Garver Engineers was commissioned by the City to amend the current I-35 at Robinson Street Interchange Study to update the traffic impacts of the remainder of the UNP development and validate the previous studies at a full build-out year of 2035. This study, which was completed in August of 2015, made a series of recommendations for improvements to the transportation network that serves UNP. Among the most critical and urgently needed are capacity improvements at the intersections of Tecumseh Road with 24<sup>th</sup> Avenue NW and Flood Avenue. These improvements will address the peripheral traffic problems along the northern portions of the UNP development.

At the Tecumseh Road and 24<sup>th</sup> Avenue NW intersection, recommendations include additional northbound and westbound left turn lanes, and a dedicated eastbound right turn lane. The recommended project improvements would also widen Tecumseh Road to accommodate these lanes, and to modify the existing traffic signals.

At the Tecumseh Road and Flood Avenue intersection, recommendations include additional eastbound, northbound, westbound, and southbound left turn lanes, and dedicated eastbound and westbound right turn lanes. The project will widen both Tecumseh Road and Flood Avenue to accommodate these lanes, and to modify the existing traffic signals.

On November 8, 2016, City Council approved Resolution R-1617-47, which was later forwarded to both the Association of Central Oklahoma Governments (ACOG) and the Oklahoma Department of Transportation (ODOT), requesting federal funds to pay for 80% of the construction cost. In the resolution the City agreed to the terms and conditions of a federally funded project by stating its willingness to assume the responsibility for the preparation of engineering plans, the purchase of any additional right-of-way, the relocation of public utilities and funding of the 20% local share of the construction cost. Later this year, the project will be submitted for possible funding as part of the Association of Central Oklahoma Governments' (ACOG) 2019-2021 Regional Transportation Improvement Plan (TIP).

The preliminary estimate of probable cost for construction of the projects is \$3 million. Federal funds in the amount of \$2.4 million will be matched with \$600,000 from UNP Tax Increment Finance (TIF) District proceeds, City Capital Sales Tax funds, or developer contributions. UNP TIF, Capital Sales Tax or developer contributions will also be used to cover the cost of right-of-way acquisition and utility relocations if necessary.

**DISCUSSION:** The Public Works Department prepared a Request for Proposal (RFP) to solicit the engineering services necessary to design the improvements recommended in the latest TIA update for the intersections of Tecumseh Road with 24<sup>th</sup> Avenue NW and Flood Avenue. This project was one of four separate intersection projects in RFP 1718-3. Eleven proposals were submitted for consideration for this project. A Selection Committee was formed of Angelo Lombardo, City Transportation Engineer; Michael Rayburn, City Capital Projects Engineer; Shelly Williams, City Capital Projects Engineer; and two interested Norman citizens - Mr. Luis Malave, an Engineer for the Oklahoma Department of Transportation; and Ms. Charlotte Adcock, a Planner for the Association of Central Oklahoma Governments. The proposals were reviewed and four firms were short-listed for follow-up interviews. Interviews were conducted on August 8, 2017 and Garver Engineers, a regional engineering firm with a Norman office, was selected as best suited firm for the Tecumseh Road/Flood Avenue and Tecumseh Road/24<sup>th</sup> Avenue NW intersection design project.

Staff negotiated a \$320,750 contract fee with Garver Engineers to provide the engineering design services (see contract in Attachment No. 2). Funding will come from the UNP TIF proceeds. These engineering services will include topographical survey, construction plans for the modified traffic signals and widened roadways, utility coordination, construction phase services and project management. The engineering design, right-of-way acquisition and utility relocation will be completed in the summer of 2020. If federal funding is secured, the construction of the project is likely to begin in December of 2020.

**RECOMMENDATIONS:** Staff recommends approval of Contract K-1718-53 with Garver Engineers in the amount of \$320,750, for engineering design services associated with the widening and traffic signals modification project to improve the intersections of Tecumseh Road with 24<sup>th</sup> Avenue NW and Flood Avenue.

Staff further recommends an appropriation of University North Park Tax Increment Finance District Fund Balance (account 057-0000-253.20-00) in the amount of \$320,750 to Intersection Improvements, Design (account 057-9552-431.62-01; project UT0015).