



Legislation Text

File #: E-1617-41, **Version:** 2

EASEMENT E-1617-41: CONSIDERATION OF ACCEPTANCE OF A PERMANENT WATER LINE EASEMENT DONATED BY UNIVERSITY NORTH PARK, L.L.C., FOR THE ROBINSON STREET WATER LINE REPLACEMENT PROJECT (PHASE 1).

BACKGROUND: The Robinson Waterline Replacement project (WA0195) is 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 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 under Contract K-1314-110 and the NUA approved two amendments with APAI for design, bidding and construction management for the project. The project was broken into two phases; Phase 1 includes approximately 4,600 feet of 30-inch and 3,500 feet of 12-inch water line and associated appurtenances between Crossroads Boulevard and a point about 1000 feet east of 24th Avenue NW. A location map of the proposed Phase 1 improvements is included as an attachment.

McKee Utility Contractors, Inc. of Prague, Oklahoma was the low bidder on the Phase 1 project at \$3,337,685. On June 14, 2016, the NUA awarded BID-1516-34 to McKee Utility Contractors, Inc. and executed Contract K-1516-33 and bonds for the project. The contract start date was June 15, 2016 with final completion within 282 calendar days or by March 24, 2017. Project was complete by March 22, 2017 and staff performed the final walkthrough March 23, 2017.

DISCUSSION: Six (6) permanent easements were needed for construction of the project. The easements were desired to allow waterline construction outside of the existing road right-of-way (ROW) due to a congested utility corridor and to reduce the probability of the relocation if Robinson is widened in the future. This is the final easement of the six required easements.

Proposed permanent water line easement E-1617-41 is generally 20 feet in width at the northeast corner of Robinson Street 24th Avenue NW; the property owner is University North Park, LLC, and the property is within the restricted flight path of Max Westheimer Airport. The property along Robinson Street appraised for \$18 per square foot; the NUA requested donation and the property owner agreed to donate the 4,310 square foot (SF) easement.

RECOMMENDATION: Staff recommends acceptance of Easement E-1617-41, a permanent public water line easement from University North Park, LLC.