



City of Broken Arrow

Request for Action

File #: 17-2401, Version: 1

**Broken Arrow City Council
Meeting of: 07-18-17**

**To: Mayor and City Council
From: Engineering and Construction Department**

Title: ..title
Approval of and authorization to execute Resolution No. 1032, a Resolution of the City of Broken Arrow declaring improvements to properties located at 221 North 9th Street, 310 North 9th Street, 312 North 9th Street, 825 East Dallas Street, 845 East Elgin Street, and 1001 Wesley Drive surplus and authorizing moving or demolition of the improvements to clear the properties for relocation of utilities and construction of the 9th Street, Elgin to El Paso Widening Project (Project No. ST1210)

Background:

The City of Broken Arrow has acquired properties located at 221 North 9th Street, 310 North 9th Street, 312 North 9th Street, 825 East Dallas Street, 845 East Elgin Street, and 1001 Wesley Drive for the purpose of relocating utilities and constructing roadway improvements to 9th Street, Elgin to Houston. Forty (40) parcels of right-of-way, utility easements, and temporary construction easements are required to relocate the utilities and to construct the project and were obtained without taking the structures; however, six (6) parcels were “total takes,” encompassing the entire lot including the improvements. The six (6) properties that were total takes are located at: 221 North 9th Street, 310 North 9th Street, 312 North 9th Street, 825 East Dallas Street, 845 East Elgin Street, and 1001 Wesley Drive. In order to relocate utilities and construct the roadway widening project, the improvements (residential structures and outbuildings) on these parcels must be removed and the property cleared of foundations, driveways, walks, and debris.

These residences have been vacated and the empty structures will deteriorate and present a safety hazard if left standing until the roadway contract is awarded. Thus, the real property improvements should be declared surplus.

Asbestos surveys will be conducted to determine if any asbestos or other hazardous materials are present in the structures. If any asbestos or other materials that would be hazardous to workers or could not be disposed of at a landfill is discovered, appropriate language will be added to the contract for disposal.

Two possible methods of disposing of the structures are available: (1) demolish the structures and haul the debris to an approved landfill; and (2) contract with a house mover to move the buildings intact to a location outside the City. The demolition option is expected to cost \$10,000-\$20,000 per building, but removing the buildings intact could cost nothing and might generate a credit to the City. Ownership of the buildings, either

intact or as scrap or construction debris, would be transferred to the successful bidder.

Staff proposes that the City Council declare these real properties improvements surplus and authorize Staff to publicly bid one or more contracts for their demolition or removal and authorize execution of the necessary agreements.

Cost: \$200,000.00 (estimated)

Prepared By: Alex M. Mills, P.E., Director of Engineering and Construction

Reviewed By: Streets and Stormwater Department
Finance Department
Assistant City Manager - Operations

Approved By: Michael L. Spurgeon, City Manager

Attachments: Resolution No. 1032

Recommendation:

Approve and authorize execution of Resolution No. 1032.