



City of Broken Arrow

Request for Action

File #: 18-1224, Version: 1

**Broken Arrow City Council
Meeting of: 10/16/2018**

Title:

Consideration, discussion and possible award of a bid to the lowest responsible bidder for the construction of a modified soldier wall for the Tiger Hill Plaza Project, located on the Southwest corner of Lynn Lane (9th Street) and Kenosha Street (71st Street) and possible authorization to execute a construction contract for the modified soldier wall

Background:

Following the partial collapse of a specific segment of the retaining wall privately owned by Flight Safety and located on the east side of Tiger Hill at Kenosha Street (71st Street South) and 9th Street (Lynn Lane) in May 2015, the City contracted with Olsson Associates, Inc., a private engineering consulting firm with specialized expertise in segmental retaining walls, to conduct a structural investigation of the City-owned retaining wall structure located along the north side of Tiger Hill. Olsson's report was submitted August 6, 2015. The report contained general recommendations for remedial action to improve the overall structural integrity of the City-owned wall.

The City requested Olsson to submit a proposal for development of construction plans for the repair or replacement of the wall. Those plans were submitted in October 2016 and recommended a second wall be built in front of the existing wall in order to provide additional structural support to the existing system.

In conjunction with the City's economic development efforts with a local Developer, who desires to construct certain commercial developments on the remainder tracts of land immediately north of and adjacent to the existing wall, the City has worked with the Developer's engineers in order to meet the needs of the City along with the desires of the Developer. The arrangements for the two parties have been memorialized in an Economic Development Agreement dated August 7, 2018, and executed under separate and previous actions of the appropriate governing bodies.

In order to maximize the development potential and meet the necessary structural integrity requirements for the existing wall, the new wall and the combined effect of the retaining walls, the construction plans were prepared in such a manner as to lower the grade across the site a total of seven plus or minus feet but only 3 to 4 feet at the location of the new or second retaining wall.

The Council approved Amendment No. 1 to the agreement with Olsson on July 3, 2018 to modify the initial design in order to accommodate the agreed upon approach and grades as defined in the above paragraph.

Final construction documents were prepared for the second retaining wall that would ultimately serve as a supplemental structural support for the existing retaining wall owned by the City and as the necessary mechanism to lower the grade of the property as required by the Developer. The second wall will be owned by the City and constructed on City-owned land. The City has budgeted funds in the Sales Tax Capital

Improvement program to pay for the actual construction of the wall. However, it should be noted that the future proceeds from the sale of the property, which is identified in the afore-mentioned Economic Development Agreement as \$2,616,158, are intended to offset the actual construction costs of the second retaining wall.

The City advertised the construction documents on September 25, 2018 and October 2, 2018. Bids will be opened on October 16, 2018. The Engineer's Opinion of Probable Costs as of the date of advertisement is \$1,932,786. Since the name of the lowest responsive bidder and the actual bid was not known as the date of this Request for Action, Staff was unable to publish this information ahead of the public meeting. However, Staff will submit a Bid Tabulation of all bids received and identified the lowest responsive bid at the October 16, 2018 council meeting. Staff will make a recommendation for the appropriate action to the Council at the time of the meeting.

Cost: \$1,932,786.00 Estimated (Actual cost presented at Council meeting)

Funding Source: Sales Tax Capital Improvement (STCI)

Requested By: Kenneth D. Schwab, P.E., CFM, Assistant City Manager - Operations

Approved By: Michael L. Spurgeon, City Manager

Attachments: None

Recommendation:
As Council directs.