



MEMORANDUM

Council Agenda
Item No. X. O
4/9/2024

The City of OKLAHOMA CITY

TO: Mayor and City Council

FROM: Craig Freeman, City Manager

Concurrence with the McGee Creek Authority in adopting a Resolution ratifying the actions of the General Manager in approving revised plans and specifications to be advertised for bids, Project WMC-037-R, MCA Headquarters Building Replacement, McGee Creek Reservoir.

Location:

McGee Creek Reservoir, Farris, Oklahoma

Purpose:

To ratify the actions of the General Manager in approving plans and specifications.

Background:

The McGee Creek Authority (MCA) headquarters and residence buildings were constructed in 1980 and intended to be a temporary facility to be used during the construction of the dam and lake. The facility has experienced foundation movement over the years that has led to noticeable cracks in the floor slab, uneven floor surfaces, cracking of sheet rock on the walls and ceiling, and separation of ceiling tiles.

In 2014, piers were installed to re-level and stabilize the building. In just a few months, foundation movement continued, and cracking was observed.

The Trust Engineer, Smith Roberts Baldischwiler, LLC (SRB), was asked to develop a plan for repairing the foundation. A geotechnical investigation of the foundation was performed. Original construction photos were also assessed. Borings performed confirmed that the subgrade was comprised of nonuniform fill material, likely the result of cobbles or boulders not being removed prior to the construction of the building subgrade. It is unlikely that the piers were properly anchored due to the cobbles and boulders, thus still subject to movement. Attempting to repair the foundation with additional piers will be futile as it will not address the subgrade issues and it will not be possible to secure piers in soil that is not subject to movement.

SRB recommends no further attempts at extensive repairs to the existing foundation and subgrade. The cost associated with these types of repairs would far outweigh the temporary benefit. SRB recommends full replacement of this building.

The current headquarters and residence buildings are connected. The new headquarters building will be an independent and separate structure from the future residence building as a result of this project.

WMC-037 was advertised and the single bid received in October 2023 was 56 percent above the engineer's estimate; therefore, the bid was rejected.

This project was re-bid locally outside of BidSync under WMC-037-R. The anticipated award date will be in March 2024.

Bids Received:

February 27, 2024

Engineer:

Smith Roberts Baldischwiler, LLC

Estimated Construction Cost:

\$3,500,000

Source of Funds:

MCA-MCA Capital Account-MCA Trust Capital-McGee Creek Pipeline-Project WMC-037-Architect & Engineering (391-0402-3902600-06432-WMC-037-54040001)

MCA-MCA Capital Account-MCA Trust Capital-McGee Creek Pipeline-Project WMC-037-Construction in Progress (391-0402-3902600-06432-WMC-037-54040007)

Review:

Utilities

Recommendation: Concur with the McGee Creek Authority in adopting the Resolution.