



TO: Trustees, Oklahoma City Water Utilities Trust

FROM: Chris Browning, General Manager

Concurrence with the McGee Creek Authority in adopting a resolution authorizing Project WMC-037, McGee Creek Authority Headquarters Building and residence replacement and authorizing the General Manager to seek funding opportunities.

Location:

McGee Creek Reservoir, Farris, Oklahoma

Background:

The McGee Creek Authority (MCA) Headquarters and residence building was constructed in 1980 and was 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 out-weigh the temporary benefit. SRB recommends full replacement of this building.

Engineer:

Smith Roberts Baldischwiler, LLC

Estimated Engineering Cost:
\$100,000

Estimated Construction Cost:
\$900,000

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