



## **AGENDA REPORT**

### **City Council Meeting**

**TODAY'S DATE:** October 27, 2025

**MEETING DATE:** November 5, 2025

**TO:** MAYOR AND CITY COUNCIL

**FROM:** Erik Bush PLA, Project Manager, City Forester

**SUBJECT:** Bridge St. Retaining Wall

#### **BACKGROUND:**

On August 26, 2020, the City of Sandpoint and Bridge Street, LLC entered into a Real Property Exchange Agreement, authorized under Resolution 20-037. The exchange was finalized on March 2, 2022, under Resolution 22-011 ("Agreement for Exchange of Real Property").

Under this agreement, the City exchanged approximately 0.31 acres of City-owned property at Farmin's Landing (Parcel No. RPS0215000001AA) for additional public right-of-way along Bridge Street. One primary objective of the exchange was to improve pedestrian, bicycle, and vehicular mobility near the intersection of First Avenue and Bridge Street; the primary access to City Beach.

Per the agreement, Bridge Street, LLC was required:

- Remove the existing access ramp to Bridge Street;
- Construct a retaining wall along the new property boundary;
- Share in the cost of constructing public stairs connecting Bridge Street to Farmin's Landing;
- Construct a widened public sidewalk along Bridge Street; and
- Provide a public access easement from Bridge Street to Farmin's Landing.

All design and construction work was subject to City approval and inspection to be in alignment with the City's 2021 Parks and Recreation Master Plan, which envisions enhanced access and connectivity to Farmin's Landing.

To guarantee performance, Bridge Street, LLC provided \$385,102.50 in security (150 percent of the estimated improvement value). The agreement also included that Bridge Street, LLC provide the City with \$256,592 to support other improvements at Farmin's Landing, including the access stairs and fulfillment of concept identified in the Parks and Recreation Master Plan.

Following completion of the property exchange, title was recorded in March 2022 (Instrument No. 1002959). The City retained ownership of the public right-of-way along Bridge Street and First Avenue.

In July 2022, City Council adopted Resolution 22-031, approving Amendment No. 1 to the Exchange Agreement to extend the developer's construction deadlines.

#### **DESCRIPTION:**

The Bridge Street/First Avenue Retaining Wall and Sidewalk Project seeks to complete the public infrastructure improvements originally envisioned in the exchange.

The existing sheet-pile wall along the north side of Bridge Street encroaches into the public right-of-way, constraining sidewalk width and limiting safe pedestrian access to City Beach. The project will:

- Construct a new concrete masonry unit (CMU) retaining wall at the edge of the public ROW along the north side of Bridge Street.
- Maintain the existing sheet-pile wall along First Avenue.
- Reconstruct the sidewalk to an average width of 12 feet, providing a continuous connection to the pedestrian pathway on the Sand Creek bridge, greatly improving safety and accessibility to City Beach.

The project was bid in accordance with Idaho Code 67-2805(2), Category A and the City of Sandpoint procurement requirements. Bids were opened on October 2, 2025. A total of five bids were received. After evaluation of bids, Big Sky ID Corp. was determined to be the lowest responsive and responsible bidder. A summary of the bid results is attached.

Construction is anticipated to begin this fall and to be completed by spring of 2026. Adjacent property owners will be notified prior to start of construction. Local access to private properties will be maintained throughout the duration of the project. Pedestrian traffic will be safely detoured around the site, and only minimal impacts to vehicle access are expected.

The City is acting on the performance security provided by Bridge Street, LLC. Funding for the project will be drawn primarily from that security and developer funds, with the remaining balance provided through the Resort City Sidewalk Fund.

#### **STAFF RECOMMENDATION:**

Staff recommends contract award no. A-25-3170-2 to Big Sky ID Corp in the total amount of \$396,672.50 for the 2025 Bridge St. Retaining Wall.

#### **ACTION:**

Move to approve the staff recommendation and authorize the Mayor to sign the contract documents.

**WILL THERE BE ANY FINANCIAL IMPACT? YES HAS THIS ITEM BEEN BUDGETED? YES**

#### **ATTACHMENTS:**

1. 2025 Bridge St. Retaining Wall.- Bid Summary
2. A25-3170-2 Big Sky Idaho Corp. Contract
3. Aug 26, 2020 Staff Report
4. Aug 26, 2020 Meeting Minutes
5. Resolution 20-037 Real Property Exchange Agreement
6. September 16, 2020 Staff Report
7. September 16, 2020 Meeting Minutes
8. Resolution 22-011 Agreement for Exchange of Real Property
9. Resolution 22-039 Agreement Amendment No. 1