

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: September 27, 2010
	Agenda Item No. 57 Roll Call No. <u>10-1610</u> Communication No. <u>10-579</u> Submitted by: Jeb E. Brewer, P.E. City Engineer

AGENDA HEADING:

Hearing on Demolition at Southern Meadows Apartments, 2800 SE 8th Street: Resolution approving plans, specifications, form of contract documents, engineer’s estimate, receive and file bids, and designating lowest responsible bidder as Robinson Brothers Environmental, Inc., Michael T. Robinson, President, \$96,915.

SYNOPSIS:

This is a public hearing to allow for public input on the Demolition at Southern Meadows Apartments, 2800 SE 8th Street and take the necessary actions as required by Iowa Code to authorize a contract for construction of the proposed project. This project includes demolition of the 1953 addition to the Southern Meadows Apartments (approximately the west half of the building) at 2800 SE 8th Street, Des Moines, Iowa, and protection of the original historic structure which will remain in place and be available for rehabilitation (approximately the east half of the building).

FISCAL IMPACT:

Amount: \$96,915 Construction Contract (\$130,000 City Engineer's Estimate)

Funding Source: FY11 Operating Budget, Page 71, Neighborhood Stabilization Program (NSP) - Southern Meadows, CDBG2008901, Various Funding, Being: Community Development Block Grant (CDBG), Neighborhood Stabilization Program (NSP) funds contracted by the Iowa Department of Economic Development (IDED)

ADDITIONAL INFORMATION:

On June 8, 2009, by Roll Call No. 09-996, the City Council approved the contract with the Iowa Department of Economic Development (IDED) to allocate \$3.9 million of Neighborhood Stabilization Program Funds (NSP). The plan calls for the City to work with a coalition of housing agencies to purchase and redevelop foreclosed and abandoned housing units. As part of the NSP plan, staff expressed an interest in finding larger-scale redevelopment projects that could benefit from this program which were unlikely to occur without a subsidy. One such site is the Southern Meadows Apartments at 2800 SE 8th Street, which was a 34-unit apartment building previously owned by the Iowa Finance Authority (IFA). IFA took ownership of the property in December 2008, after receiving a deed-in-lieu-of foreclosure, and closed the building before the City of Des Moines acquired the property under Roll Call No. 09-1743 dated September 28, 2009.

This demolition/asbestos removal is a part of a comprehensive plan to redevelop the site. On September 13, 2010, by Roll Call No. 10-1478, the City Council awarded a consultant contract with ConFluence, Chris Della Vodova, Principal, 1300 Walnut Street, Suite 200, Des Moines, Iowa, 50309, to complete a conceptual redevelopment plan for the site. This plan will examine the neighborhood preferences, real estate market analysis, and an infrastructure analysis of the site and recommend redevelopment options. Once this is completed, the site will be rezoned and sold to a developer via a competitive RFP process and redevelopment will occur.

On August 23, 2010, under Roll Call No. 10-1356, the City Council received and filed plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the Demolition at Southern Meadows Apartments, 2800 SE 8th Street. Before the City Council can enter into a contract, it must hold a public hearing and approve the proposed plans, specifications, and form of contract documents and engineer's estimate for the construction of the Demolition at Southern Meadows Apartments, 2800 SE 8th Street, 25-2010-097. The improvement includes, demolition of the 1953 addition to the Southern Meadows Apartments (approximately the west half of the building) at 2800 SE 8th Street, Des Moines, Iowa, protection of the original historic structure, which will remain in place (approximately the east half of the building), site clearance, and disconnection of utilities to the addition; all in accordance with the contract documents.

Sealed bids for said improvement were submitted by the following bidders:

Robinson Brothers Environmental, Inc., Waunakee, WI
Dore & Associates Contracting, Inc., Bay City, MI
DeCarlo Demolition Company, Des Moines, IA
Metro Demolition, Inc., Des Moines, IA

The bids were received and opened at a public meeting presided over by the City Engineer in the City Council Chambers, 2nd Floor, City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa at 11:00 a.m. on September 14, 2010.

The City Engineer has determined that the lowest responsive, responsible bid for the construction of said improvement was submitted by Robinson Brothers Environmental, Inc., Michael T. Robinson, President, 220 Raemisch Road, Waunakee, WI, 53597 in the amount of \$96,915, and said bid should be accepted. The Finance Director has determined that funds are available for said improvement as stated above.

PREVIOUS COUNCIL ACTION(S):

Date: September 13, 2010

Roll Call Number: [10-1476](#)

Action: [Proposal](#) from Confluence (Chris Della Vodova, Principal) for concept planning services to examine redevelopment options for the Southern Meadows Apartments, not to exceed \$24,950. ([Council Communication No. 10-558](#)) Moved by Hensley to adopt. Motion Carried 7-0.

Date: August 23, 2010

Roll Call Number: [10-1356](#)

Action: Ordering construction of the following: [Southern Meadows Apartments](#), 2800 SE 8th Street, Demolition: Receiving of bids, (9-14-10), Setting date of hearing, (9-27-10). (Construction Estimate - \$130,000). ([Council Communication No. 10-532](#)) Moved by Hensley to adopt. Motion Carried 7-0.

Date: September 28, 2009

Roll Call Number: [09-1743](#)

Action: [Establishing](#) Fair Market Value and authorizing acquisition of Southern Meadows Apartments at 2800 and 2810 SE 8th Street. ([Council Communication No. 09-691](#)) Moved by Coleman to adopt. Motion Carried 7-0.

Date: June 8, 2009

Roll Call Number: [09-996](#)

Action: [Neighborhood](#) Stabilization Program Contract with the Iowa Department of Economic Development (IDED). Moved by Vlassis to adopt. Motion Carried 7-0.

Date: February 23, 2009

Roll Call Number: [09-341](#)

Action: [On](#) the City's plan to spend CDBG Neighborhood Stabilization Program Funds. ([Council Communication No. 09-105](#)) Moved by Coleman to adopt. Motion carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Partial payments to the contractor and final acceptance of work.

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