

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: October 11, 2010
	Agenda Item No. 6 Roll Call No. <u>10-1634</u> Communication No. <u>10-611</u> Submitted by: Jeb E. Brewer, P.E. City Engineer

AGENDA HEADING:

Ordering construction of the following: Asbestos Removal at 717 Grand Avenue former YWCA - Receiving bids, (10-19-10), and Setting date of hearing, (11-8-10). (Construction Estimate - \$250,000).

SYNOPSIS:

Recommend the City Council proceed with construction of the improvement and set dates to receive bids and hold a public hearing, as required by Iowa Code, utilizing the method of financing referenced below. The project includes removal of asbestos containing materials at the former YWCA building prior to demolition.

FISCAL IMPACT:

Amount: \$250,000 City Engineer's Estimate

Funding Source: 2011 Operate Budget, Page 56, YWCA Acquisition, OPR187, Economic Development Enterprise Account to be reimbursed with Tax Increment Funds (TIF) generated by the Downtown TIF District

ADDITIONAL INFORMATION:

The Engineering Department has prepared plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the Asbestos Removal at 717 Grand Avenue former YWCA, 25-2011-005. The improvement includes removal of asbestos containing acoustic plaster, ceiling tile, floor tile, linoleum, thermal, insulation, and thermal system insulation and roofing materials; all in accordance with the contract documents at the former YWCA, 717 Grand Avenue, Des Moines, Iowa.

The estimated construction cost is \$250,000. The proposed plans, specifications, and form of contract documents are available for public inspection in the City Engineer's Office.

PREVIOUS COUNCIL ACTION(S):

Date: August 9, 2010

Roll Call Number: [10-1326](#)

Action: Regarding purchase of the YWCA Property for \$490,000. (Council Communication No. 10-504) Moved by Hensley to approve the amendment to the purchase price for the YWCA property as identified above, to approve closing on the purchase of the properties owned by the YWCA and by the Estate of Charles W. Rogg, and to authorize the City Manager to proceed with preparation of a contract and specifications and soliciting bids for the demolition of the YWCA building; also refer to City Manager to report on a timeline and plan for the building. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Anticipated actions include public hearing, receive and file bids, designate lowest bidder, and approve contract and bond; also partial payments to the contractor and final acceptance of work.

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