

COUNCIL COMMUNICATION

	Number:	21-268	Meeting:	June 14, 2021
	Agenda Item:	7F	Roll Call:	[]
	Submitted by:	Steven L. Naber, P.E., City Engineer		

AGENDA HEADING:

Ordering construction of the following: Demolition of DICO Buildings at 200 SW 16th Street - Receiving bids, (6-29-21), and Setting date of hearing, (7-19-21). Construction Estimate - \$923,000.

SYNOPSIS:

Recommend the City Council order 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 the demolition of the office and production buildings located on the former DICO property at 200 SW 16th Street. This project is required to prepare the property for redevelopment.

FISCAL IMPACT:

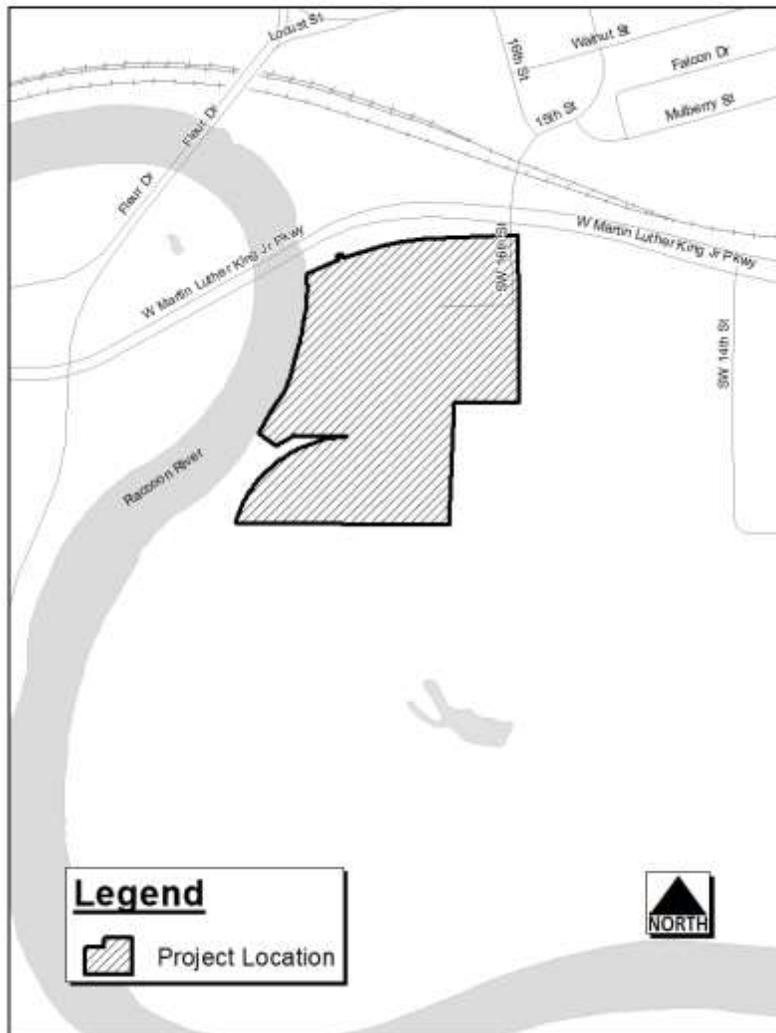
Amount: \$923,000 City Engineer's Estimate

Funding Source: 2021-2022 CIP, Page 44, Dico Site Improvements, MS023.

ADDITIONAL INFORMATION:

- The Engineering Department has prepared plans, specifications, form of contract documents, and City Engineer's estimate for the Demolition of DICO Buildings project at 200 SW 16th Street, Activity ID 25-2021-041. The work includes removal and disposal of asbestos containing materials, disposal of hazardous and non-hazardous materials, demolition of designated structures and two (2) above ground storage tanks, hot mix asphalt, fencing, and traffic control; all in accordance with the contract documents, including Plan File Nos. 629-198/206, located on the former DICO property at 200 SW 16th Street.
- The estimated construction cost is \$923,000. The proposed plans, specifications, and form of contract documents are available for public inspection in the Des Moines City Engineer's Office.
- Construction of this public improvement project is anticipated to begin late summer 2021 and be completed by the end of 2021.

- In accordance with the Consent Decree between with the United States Department of Justice (DOJ), and Environmental Protection Agency (EPA), Dico, Inc., Titan Tire Corporation, Titan International, Inc. and the City of Des Moines, EPA will be demolishing and disposing of Buildings 1, 2, and 3, remediate the South Pond and replacement of the groundwater treatment system.
- The property transferred to the City on May 28, 2021. The actions required by the City are underway with respect to operation, maintenance, reporting and compliance with EPA requirements.
- This project includes the planned demolition of the Production and Office Buildings.



PREVIOUS COUNCIL ACTION(S):

Date: September 14, 2020

Roll Call Number: [21-1490](#)

Action: [Consent](#) Decree regarding the Des Moines TCE Superfund Site to accept title to the Dico property and assume responsibility for performance of certain response actions. ([Council Communication No. 20-389](#)) Moved by Mandelbaum to adopt. 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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