

COUNCIL ACTION FORM

SUBJECT: NORTH DAKOTA WATER TOWER DEMOLITION

BACKGROUND:

The North Dakota Avenue Water Tower was constructed in 1962. In 2003, the City's water distribution system was divided into two pressure zones. This change was necessitated by growth in the west and southwest portions of Ames, and allowed the City's water utility to better regulate water pressure in these areas.

Options for reusing North Dakota tower were analyzed as part of the pressure zone study. Unfortunately, the North Dakota tower was not at an elevation to be of beneficial use to the City after the two pressure zones were created. The tower has not been used for water storage and has stood empty for the past 10 years.

On November 25, 2014, City Council issued a notice to bidders for removal of the North Dakota Water Tower. Bids were opened on January 14, 2015. The two bids received are summarized below.

Bidders	Total Project Bid Price
Iseler Demolition, Inc.	\$54,770
Boulder Contracting, LLC.	\$82,000

The FY 2014/15 Water Plant CIP includes \$100,000 for decommissioning this water tower.

Once a schedule is confirmed with the contractor, door hangers will be distributed to the adjacent property owners in this neighborhood. Updates will be provided on the City's website and on social media throughout the project. Once the decommissioning is complete, the City will continue to provide maintenance and upkeep to the property.

ALTERNATIVES:

1. Award a contract for demolition of the North Dakota Water Tower to Iseler Demolition, Inc. of Romeo, MI in the amount of \$54,770.
2. Do not award a contract at this time.

MANAGER'S RECOMMENDED ACTION:

The decommissioning of the North Dakota Water Tower has been identified in the City's Capital Improvements Plan for several years. The tower has been empty for 10 years and no longer has a beneficial use for the community. This project has been delayed several years. However, it is important to conduct the decommissioning before the tower becomes an aesthetic or safety hazard.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as described above.