

ITEM #: 5
DATE: 07-27-23
DEPT: P&H

COUNCIL ACTION FORM

SUBJECT: AWARD OF CONTRACT FOR DEMOLITION OF BUILDING AT 621 GRAND AVENUE IN CONJUNCTION WITH COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG)

BACKGROUND:

As part of the City's 2022-23 Community Development Block Grant (CDBG) Slum and Blight Removal Program, the property at 621 Grand Avenue was purchased in March 2023. The property had been declared a dangerous building by the Inspection Division. Due to long-term abandonment, water damage from a leaky roof, and the habitation of animals, the property became contaminated with black mold, animal feces, animals, and other potential contaminants.

The property still contained furniture, numerous appliances, clothing, garbage, and trash in the entire house, including the basement, and contained asbestos materials. In April 2023, staff solicited bids for the removal of the trash and debris. That work was separate from this bid, which includes asbestos removal and demolition.

On June 14, 2023, an Invitation to Bid (ITB) document was posted to AmesBids, the electronic bidding site. A total of 26 potential bidders viewed the bid opportunity. On July 14, 2023, bids were received as follows:

Bidder	Base Bid	Project Completion Date
RK Demolition, Slater, IA	\$77,380.00	September 30, 2023
Keith Cooper & Sons, Inc., Ames, IA	\$77,675.00	August 31, 2023
J. Pettiecord, Inc., Boudurant, IA	\$88,750.00	August 31, 2023
Servpro Of Ames, Ames, IA	\$96,543.36	September 22, 2023
LinnCo, Inc., Sartell, MN	\$110,000.00	August 11, 2023

Staff has reviewed the bids and determined that the low bid from RK Demolition is acceptable. A contract award to RK Demolition must be contingent on receiving acceptable performance and payment bonds. CDBG funding under the Slum and Blight program will pay for the demolition.

ALTERNATIVES:

1. Award a contract to RK Demolition of Slater, IA for the asbestos removal and demolition of 621 Grand Avenue in connection with the City's 2022-23 CDBG Slum

and Blight Removal Program, in the amount not to exceed \$77,380 (contingent on receipt of acceptable performance and payment bonds).

2. Award the contract to another bidder.
3. Reject the bids and do not proceed with demolition of the building.

CITY MANAGER'S RECOMMENDED ACTION:

By awarding the contract to RK Demolition of Ames, IA, the City-owned dangerous building property at 621 Grand Avenue will be demolished and no longer be a health and safety issue in this vial core neighborhood. The demolition will allow the property to be used for a future residential use. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.