Council Communication

Department: Community Development	Ordinance No.: N/A Resolution No.: 21-	Public Hearing: August 23, 2021 Contract Awarded: September 27, 2021

Subject/Title

Public hearing to approve the plans, specifications and form of contract for the former Reliance Battery Factory Demolition and Restoration Project located at 813 22nd Avenue.

Background/Discussion

Background

In March of 2020, the former Reliance Battery Factory was inspected by the City Permits and Inspections Division for multiple violations resulting in the building posted as "unsafe or unfit." The City Inspector found structural deficiencies throughout the building, multiple roof leaks, alterations to exits without permits, electrical hazards, portions of the building converted to sleeping quarters, improper ventilation and new building uses that require the building to have a fire suppression system. Additionally, because of the longstanding use as a battery factory, it is believed the site is contaminated with lead and other possible hazardous materials. Based on these factors, the City acquired the property in September of 2020 with the intent to remediate and demolish the structures. Total cost of $117,800 for acquisition was paid through the City's Community Development Block Grant (CDBG).

CDBG funds from the City's 2020 allocations will be used to demolish the building. The 2020 Amended CDBG/HOME Investment Partnership Program (HOME) budget was recommended for approval by the Community Development Advisory Committee (CDAC) on June 2, 2021 with City Council approval on June 14, 2021. Total funds allocated to the former Reliance Battery Factory Demolition and Restoration Project is $400,000.

At this time, due to the unknown levels of soil contamination, there are no set plans for redevelopment for this property. As staff continues to work with their partners, additional information will be provided.

Discussion

The City has completed environmental review process required by CDBG and is ready to bid the demolition. All hazardous materials in tanks and containers have been removed from the site. Asbestos will be removed and disposed of during demolition and in accordance with local, state and federal regulations to the strictest standard. Working with Schemmer Architecture & Engineering, the Community Development Department has determined a timeline for demolition portion of the project. The approximate timeline is as follows:

August 24, 2021	Bid opening via Ion Wave
September 27, 2021	City Council award demolition contract
October 4, 2021	Start demolition work
January 31, 2021	Demolition work completed

Staff Recommendation

Staff recommends approval of the resolution approving the plans, specifications and form of contract for the former Reliance Battery Factory Demolition and Restoration Project located at 813 22nd Avenue.

Attachment

Attachment A: Construction Plans and specifications for the former Reliance Battery Factory Demolition and Restoration Project.

Submitted by: Dessie Redmond, Housing & Economic Development Planner, Community Development Department
Approved by: Courtney Harter, Housing & Economic Development Manager, Community Development Department