City Council Communication

Department: Community Development Case/Project No.: N/A	Resolution No. 21-_____	City Council: 9-27-2021

Subject/Title

The former Reliance Battery Factory Demolition and Restoration Project Contract Award & Approval

Location

813 22nd Avenue, Council Bluffs, Iowa

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

On September 16, 2021, three bids were received from interested contractors for the demolition project. The low bid for the project was submitted by Cox Contracting Co., Inc. for $89,800. The bid has been verified and accepted by staff and Schemmer Architecture & Engineering. It is expected that asbestos abatement will begin in early October. Demolition will begin thereafter and be completed no later than January 31, 2022.

Staff Recommendation

The Community Development Department recommends acceptance of the bid from Cox Contracting Co., Inc. in the amount of $89,800 for the former Reliance Battery Factory Demolition and Restoration Project.

Attachments

1. Bid tabulation sheet
2. Letter of Recommendation from Schemmer Architecture & Engineering

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

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Bid Tabulation

The former Reliance Battery Factory Demolition and Restoration Project
813 22nd Avenue
September 16 2021 at 10:00 AM
Community Development Department via the City's Online Bidding Portal
209 Pearl Street, Council Bluffs, IA 51503

	Company	**Total Bid**	ACM Abatement	Building Demo	Site Restoration
1.	Cox Contracting 16419 Franklin Avenue Council Bluffs, IA 51503 712-322-3089	**$89,800**	$2,500	$72,300	$15,000
2.	D&D Construction 318 N. 16th Street Council Bluffs, IA 51503 402-490-7389	**$128,600**	$2,500	$98,500	$27,600
3.	J. Pettiecord, Inc 1200 Prairie Dr. SW Bondurant, IA 50035 515-263-8900	**$290,000**	$5,000	$205,000	$80,000