City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date August 6, 2018

Item: COUNCIL BILL NO. 2018-135
Originating Department: BUILDING REGULATIONS

Attachments: 1) Allgeier, Martin & Associates report
2) Downtown Joplin Alliance report
3) Project location Map
4) RFP
5) Proposal from Contractors
6) Proposal Summary
7) Construction Agreement
8)Council Bill No. 2018-135

Public Works Director:	David K. Hertzberg
Planning, Development and Neighborhood Services Director:	Troy Bolander
Finance Director:	Leslie Haase
City Attorney:	Peter C. Edwards
City Manager:	Samuel L. Anselm

Action: Approval of a Construction Agreement with Gator Industrial LLC in the not to exceed amount of Five Hundred Seven Thousand One Hundred Fifty and 00/100 Dollars ($507,150.00) to remove the structures, and any remaining debris including foundation and footings located at 506 & 508 S. Virginia which would eliminate all existing public safety concerns with the structures. Included as part of the construction agreement is the removal of both sky walks, and weather proofing of 501 Main Street East Wall. And, amending the Annual Budget of the City of Joplin for the Fiscal Year 2017-2018 as adopted by Ordinance 2017-167 on October 16, 2017; and, containing an emergency clause.

Background: 506 Virginia and 508 Virginia were constructed in 1903 and 1920 respectively. Currently, both buildings are owned by AMAS, LLC with Mr. John Howsmon the agent of record. In December 4, 2013 the building department determined both structures to be dangerous under sub sections of the Dangerous Building Code (Section 26-612, Joplin City Code), and posted the buildings as such. The main concerns at the time were the condition of the roof, water damage to the interior, and missing/broken windows. These concerns were also affecting an adjacent apartment building to the west at 501 Main street. In December 14, 2014 the buildings were placed on the Building Board of Appeals agenda after attempts at having the owner make the needed repairs were unsuccessful. Mr. Howsmon, who attended the meeting, stated he had been trying to sell the buildings for nearly twenty years and just did not have the funds needed to

rehabilitate the structures. In March 17, 2016 the Building Board prepared and presented Council Bill No. 2016-357 to council, which requested that an engineering report be prepared via an agreement with PLBJD Inc. Engineering and Project Management Services that would include an estimated cost of demolition and/or repair for the two buildings. The bill was reviewed by Council but did not proceed. The City then subsequently hired a contractor to make temporary repairs and prevent water from flowing into the adjacent apartment building at 501 Main on September 28, 2016. The two buildings remained on the Building Board of Appeals agenda for approximately 4 and a half years until a large section of roof collapsed on 508 Virginia in late May of this year. Staff then requested a structural assessment to be performed and on June 1, 2018 Allgeier, Martin & Associates recommended after their study that due to the amount of damage and considering costs, that both structures should be demolished. On June 20, 2018 the Downtown Joplin Alliance had a second structural analysis performed that recommended demolition of 508 and immediate repair of 506. Both reports are included as an attachment to the Council Bill. On July 22, 2018, an advertisement for proposals was published in the Joplin Globe with proposals being received on July 30, 2018. One proposal was submitted for the demolition of both buildings as follows.

Gator Industrial LLC	$ 507,150.00

A Special Tax Bill will be issued after the demolition is completed. The Special Tax Bill acts as a lien against the property until it is paid, with the owner having five years to pay off the assessment. The bill also is a personal debt of the owner.

Discussion: City staff followed the City of Joplin procurement policy. Proposals were accepted on July 30, 2018 with 2 firms submitting proposals. The firm of Gator Industrial, LLC has provided a response to perform the demolition. The scope of work will include removal of the structures, and any remaining debris including foundation and footings located at 506 & 508 S. Virginia. Included as part of the construction agreement is the removal of both sky walks, and weather proofing of 501 Main Street East Wall. This work will be funded from the Revolving Public Improvement Fund that was approved in the FY 2017-2018 Budget. This proposal is within Engineer's estimate.

Conclusion: This construction agreement with Gator Industrial LLC is for the not to exceed amount of Five Hundred Seven Thousand One Hundred Fifty and 00/100 Dollars ($507,150.00) to remove the structures, and any remaining debris including foundation and footings located at 506 & 508 S. Virginia which would eliminate all existing public safety concerns with the structures. Included as part of the construction agreement is the removal of both sky walks, and weather proofing of 501 Main Street East Wall. The construction agreement would be approved on an emergency basis per section 2.12 (1) of the Joplin City Charter for the immediate preservation of public health and welfare.