City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: August 6, 2018
Council Bill No. 2018-136

Item: Construction Agreement with Neal Group Construction for the Demolition and Rehabilitation of 506 and 508 Virginia Avenue.
Originating Department: Public Works – Engineering

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. 2018-136

Public Works Director:	David K. Hertzberg
Planning, Development & 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 Neal Group Construction in the not to exceed amount of Five Hundred Thirty-Two Thousand Four Hundred Fifty-Five and 00/100 Dollars ($532,455.00) for the demolition and rehabilitation of 506 and 508 Virginia Avenue; 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 Howsman 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. Howsman, 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.

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 Neal Group Construction has provided a response to perform the demolition and rehabilitation. The scope of work will include a new roof being installed on 506, removing any interior wall finishes that are to remain as exterior walls, drying out of any areas to remain, demolition of 508, and repairing of both existing skywalks. 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 Neal Group Construction is for the not to exceed amount of Five Hundred Thirty-Two Thousand Four Hundred Fifty-Five and 00/100 Dollars ($532,455.00) for the demolition and rehabilitation of 506 and 508 Virginia Avenue and would be approved on an emergency basis per Section 2.12 (6) of the Joplin City Charter.