



Memorandum

TO: Common Council
FROM: Greg Keil, CDD *CK*
DATE: October 17, 2013
RE: Demolition of Army Reserve Buildings

The Common Council took action on October 15, 2012 (see attached) to approve the recommendation of the Plan Commission to terminate the lease and accept the Army Reserve property with conditions including the removal of structures. On August 26, 2013 the Common Council approved entering into a supplemental lease agreement with the US Army Corps of Engineers (USACE) whereby the city accepted the Army Reserve property together with a payment of \$140,000 to cover costs associated with the demolition of the Army Reserve buildings at 993 Third Street and restoration of the site.

In July of 2013 the USACE received quotes from two asbestos abatement contractors in the amounts of \$17,740 and \$22,900. It also received three quotes for demolition and site restoration in the amounts of \$93,125, \$105,654 and \$182,700.

In September, the Community Development Department requested an additional quote for asbestos abatement and solicited quotes from five demolition contractors, including two of the three that had made proposals to the USACE. This solicitation included a modified scope of work from what the USACE had requested, with the primary difference being that the contractors were given the option of disposing of clean demolition waste in the Badger Highways pit. The additional quote for asbestos abatement came in at \$18,400. Only one quote was returned in response to the demolition contractor solicitation, which was in the amount of \$63,900.

I am now requesting Common Council authorization to proceed with the asbestos abatement and site clearance/restoration work for \$17,740 and \$63,900, respectively, using the USACE funds that were placed in the park land dedication account.

G. CONSENT AGENDA

(Prior to voting on the Consent Agenda, items on the Consent Agenda may be removed at the request of any Alderman and place immediately following action on the Consent Agenda. The procedures to follow for the Consent Agenda are: (a) removal of items from Consent Agenda; and (b) motion to approve the items from Consent Agenda.)

Minutes to approve:

1. Common Council, 10/1/12

Board of Public, 10/1/12: recommends approval of:

2. Street Use Application – Jingle Bell Run/Walk for Arthritis; Saturday, December 1, 2012: 8:30 AM – 10:30 AM; (Arthritis Foundation, Upper Midwest Region)
3. Change Order – MCC, Inc.; Contract Unit No. 2012-02; New Street Construction-Concrete Curb & Gutter; Kelly Lake Drive, South ½ of Woodland Hills Subdivision; ADD: \$3,617.57 (Change Order No. 1 and Final)
4. Payment - MCC, Inc.; Contract Unit No. 2012-02; New Street Construction-Concrete Curb & Gutter; Kelly Lake Drive, South ½ of Woodland Hills Subdivision; \$5,117.75 (Payment No. 3 and Final)

Plan Commission, 10/2/12: recommends approval of:

5. Terminating the lease and accepting the Army Reserve Property with the following conditions:
 - The building is demolished by the Army and returned to its previous state per the lease agreement, to include removal of any underground footings, utilities, storage tanks, pavement or other structures, and grading and seeding the site.
 - The Army demonstrates that there's no contamination resulting from their use of the property.
6. Lake Road certified survey map conditioned upon demolition of the existing structure that straddles proposed lots 1 and 2 before recording the certified survey map.

Parks and Recreation Board, 10/8/12: recommends approval of:

7. increasing the seasonal slip rental rate at the Marina from \$37.75 per foot to \$38.00 per foot for 2013

Ald. Sevenich requested to remove from Consent Agenda item 5.

Ald. Taylor requested to remove from Consent Agenda items 2 & 4.

Moved by Ald. Sevenich, seconded by Ald. Krueger to approve Consent Agenda items 1, 3, 6, 7

Motion carried on roll call 7-0.

H. ITEMS REMOVED FROM CONSENT AGENDA

Moved by Ald. Taylor, seconded by Ald. Krueger to approve Consent Agenda item 2, Street Use Application for Jingle Bell Run/Walk for Arthritis.

CA/HRD Captain stated the insurance is in order.

Motion carried on roll call 7-0.

Moved by Ald. Taylor, seconded by Ald. Krueger to hold Consent Agenda item 4, Payment to MCC Inc, Contract Unit No. 2012-02, New Street Construction Concrete Curb & Gutter, Kelly Lake Drive, South ½ of Woodland Hills Subdivision, \$5,117.75 (Payment No. 3 and Final)

Item held

Moved by Ald. Sevenich, seconded by Ald. Benner to approve Consent Agenda item 5, Terminating the Lease and accepting the Army Reserve property with following conditions:

- The building is demolished by the Army and returned to its previous state per the lease agreement, to include removal of any underground footings, utilities, storage tanks, pavement or other structures, and grading and seeding the site.
- The Army demonstrates that there's no contamination resulting from their use of the property.

PRD Tungate explained the Park & Recreation Board has reviewed the building and made the recommendation to the Plan Commission and the same recommendation was made to the Council.

CA/HRD Captain explained the lease with the Army Corp of Engineers allows for the City to request the U.S. Army demolishes the building and returns the property to the pre-lease condition.

Motion carried on roll call 7-0.