

April 6, 2015

To: Mayor Bemrich and City Council

From: David Fierke, City Manager

**Subject: 2015 Demolition Project-115 2nd Avenue NW
Resolution Rejecting All Bids**



ACTION: For vote Monday, April 13, 2015

Brief History

The City of Fort Dodge recently acquired the above-referenced property located within the floodplain with the intentions of demolishing the structure to provide further cleanup of the riverfront. Demolition bids were solicited by the Department of Business Affairs and Community Growth and the following bids were received on January 30, 2015:

115 2nd Avenue NW	
Steve Friesth Construction, Fort Dodge, IA	\$4,769.18
Gudmonson Service, Otho, IA	\$5,800.00
Clark Construction LTD, Fort Dodge, IA	\$6,879.00
Russ's Construction, Inc., Fort Dodge, IA	\$6,887.00
Rasch Construction, Inc., Fort Dodge, IA	\$6,980.00
Nels Pederson Co., Inc., Fort Dodge, IA	\$8,950.00
Dencklau Services, Fort Dodge, IA	\$9,864.00
McGough Construction, Fort Dodge, IA	\$18,175.00

On February 9, 2015, a resolution approving a contract with Steve Friesth Construction was submitted to the City Council. This agenda item was tabled.

Since that time, the property owner to the west, Wayne R. Rentz expressed interest in acquiring the property and offered to undertake the demolition and clean up of the site in exchange for the property.

Analysis of Issue

Staff does not recommend disposing of the property at this time, but would recommend a short-term lease with Mr. Rentz, with an option for disposition at the end of the term of the lease. In exchange Mr. Rentz would under the demolition and clean up activities on this property. If this option is preferred, the City should formally reject all bids received for the demolition and clean up of the site.

Budget Impact

By entering into this lease agreement with Mr. Rentz, the City will save the demolition costs of \$4,769.18. Should the City decide not to dispose of the property at the end of the lease, a payment will be due to Mr. Rentz in the amount of \$5,500.00.

Strategic Plan Impact

Policy C.2.1: The important economic, tourism, and community image benefits of attractive major travel corridors through the area shall be recognized. Such entryway corridors shall receive priority attention for improved appearance and development standards, including landscaping, signage, tree preservation, underground utilities, streetlights, and sidewalks.

Policy D.1.10: Development activities in the 100-year floodplain shall be carefully controlled. If development must occur, low intensity uses such as open space, recreation and adequately buffered agricultural activities shall be preferred.

Policy D.3.5: Conservation areas shall be identified and mapped to include 100 year floodplains, riparian buffers along streams, Natural Heritage Areas, critical wildlife habitat, public parks, and

other significant, limited or irreplaceable natural areas. Development, if any, should be limited and attentive to the protection of environmental features.

Existing Plan Impact

Consistent with the Envision 2030 Plan.

Subcommittee or Commission Review / Recommendation

None

Staff Conclusions / Recommendations

Staff recommends approval of the resolution to reject all demolition bids received for this project.

Alternatives

None recommended.

Implementation and Accountability

The City intends to proceed with a lease agreement with Mr. Rentz.

Signed



Tony Trotter
Project Manager

Approved



David R. Fierke
City Manager

RESOLUTION NO. _____

RESOLUTION REJECTING ALL BIDS FOR THE 2015 DEMOLITION PROJECT – 115 2ND AVENUE NW, CITY OF FORT DODGE, IOWA.

WHEREAS, pursuant to notice duly published in the manner and form prescribed by Resolution of the Council, and as required by law, bids and proposals were received by this Council for the 2015 Demolition Project – 115 2nd Avenue NW (the “Project”); and,

WHEREAS, all of the said bids and proposals have been carefully considered, and it is necessary and advisable to officially reject all bids for the Project.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Fort Dodge, Iowa that the bids for the Project submitted are rejected.

PASSED AND APPROVED this _____ day of _____, 2015.

AYES: _____

NAYS: _____

OTHER: _____

CITY OF FORT DODGE, IOWA

Matt Bemrich, Mayor

ATTEST:

Jeff Nemmers, City Clerk