



Staff Report

January 16, 2024 Council Workshop Meeting

Rose Property Demolition Contract

Presenter: Will Noonan, Public Works Operations Manager

Time Estimate: 10 minutes

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BACKGROUND: The City of Camas purchased the approximately 55-acre Rose property in 2020. Staff had multiple conversations with Council to review several options for utilizing the existing house that was lived in by the Rose family prior to purchase by the City. The house would need significant upgrades and remodeling to be put into condition as a rental or as some sort of office use for City staff. It has been determined the best step forward is to demolish the house.

The City entered into an interlocal agreement with the City of Vancouver in 2023 to use their (“piggyback”) Job Order Contracting (JOC) agreements. The JOC is an alternative public works project delivery model authorized for use by public agencies under an RCW. This method of procurement was introduced to Council in early 2023 and generally entails working directly with the job order contractor to develop the scope of work and develop a cost based on set prices in commonly used cost estimating manuals.

SUMMARY: The proposed contract to demolish the existing Rose Property house is with SDB Contracting Services. The scope of work includes demolition of the house and haul off of all material, including the concrete basement. SDB will also perform a full asbestos abatement per a City provided investigation report. The hole left behind from the basement demolition will be backfilled with dirt and a final layer of topsoil. Work includes cutting and capping of the water line to the well and cutting and capping of sewer line to the septic tank. See the attachment for the complete scope of work. The estimated cost to complete this work as shown in the attachment is \$155,912.

BENEFITS TO THE COMMUNITY: This will clear the property of the current house. Staff currently goes by this house weekly to check for damage and to make sure it has not been broken into.

POTENTIAL CHALLENGES: Staff have verified there is asbestos in the house so the contractor will prepare for a containment area, along with developing handling and disposal protocol.

BUDGET IMPACT: As discussed above the cost estimate to complete this work with sales tax is \$155,912. This amount is reasonable based on the scope of work and prior estimates

completed by staff. The funding for this project, which has been held aside from the 2019 General Obligation Bond, is allocated in the 2023-2024 adopted budget.

RECOMMENDATION: Staff recommends this item be placed on the February 5, 2024 Council Regular Meeting Agenda for Council's consideration.