



## BUSINESS OF THE CITY COUNCIL CITY OF MERCER ISLAND

AB 5991  
December 7, 2021  
Consent Agenda

### AGENDA BILL INFORMATION

<b>TITLE:</b>	AB 5991: Disposal of Surplus Property	<input type="checkbox"/> Discussion Only
<b>RECOMMENDED ACTION:</b>	Approve deconstruction/demolition of 4004 Island Crest Way.	<input checked="" type="checkbox"/> Action Needed: <input type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution

<b>DEPARTMENT:</b>	Public Works
<b>STAFF:</b>	Jason Kintner, Chief of Operations Ross Freeman, Sustainability Program Analyst
<b>COUNCIL LIAISON:</b>	n/a Choose an item. Choose an item.
<b>EXHIBITS:</b>	1. Site Plan and Photos
<b>CITY COUNCIL PRIORITY:</b>	1. Prepare for the impacts of growth and change with a continued consideration on environmental sustainability.

<b>AMOUNT OF EXPENDITURE</b>	\$ Choose an item.
<b>AMOUNT BUDGETED</b>	\$ Choose an item.
<b>APPROPRIATION REQUIRED</b>	\$ Choose an item.

### SUMMARY

The purpose of this Agenda Bill is to seek City Council authorization to dispose of a City-owned structure through deconstruction or demolition.

#### BACKGROUND

In July of this year, the City of Mercer Island acquired a vacant one-story house at 4004 Island Crest Way, built in 1954 – the property was in the early stages of a complete remodel (see Exhibit 1 for parcel location and sample property photos). The City intends to remove the house entirely, revegetate the exposed soil, and use the parcel to address current transportation needs for the nearby intersection of SE 40<sup>th</sup> Street with Island Crest Way, as well as future capacity growth at the intersection.

Over the past few months, staff have been researching removal options, and have performed a number of related activities that must be completed before work can begin. These activities include:

- Requesting permanent removal of gas and electric service by PSE
- Arranging for City Utility Crews to turn off and protect the water service for future use
- Completion of an ISA Tree Risk Assessment; contracting the removal of the identified hazard trees
- Arranging an asbestos test of roofing materials
- Securing the necessary demolition permits

- Issuing a Request for Bids (RFB) for the removal of the structure

In the interests of sustainability, the City wishes to ensure that all usable material is salvaged beforehand, and it is understood that salvage is often performed by the contractor at no, or minimal cost, in exchange for receipt of the extracted materials. Based on preliminary assessments, a full set of new windows, a new unused gas furnace, and some larger sandstone chimney blocks may be of interest; the wood flooring is screwed down, rendering it very difficult to salvage successfully.

The City has issued a RFB for removal of the structure and would prefer to see the asset manually deconstructed, to generate the least waste possible and save historic roof timbers and other lumber of value. Due to the careful and methodical nature of deconstruction work, staff expect that this approach may take longer and potentially cost more than traditional demolition. As such, the RFB has been scoped to include both methods of disposal. Regardless, either approach must comply with all applicable King County disposal and recycling requirements.

Bids are due December 16, 2021. The expected range for deconstruction is \$25-45,000 depending on the approach selected by each bidder and how many components they believe to be salvageable. Staff plan to assess bids by mid-late December, with the expectation that all site work will be completed by mid-February, 2022. Funds to pay for the project will come from the Street Fund.

## **RECOMMENDED ACTION**

Staff recommends the City Council:

1. Declare the vacant one-story structure at 4004 Island Crest Way as surplus.
2. Authorize the City Manager to negotiate and execute an agreement in an amount not to exceed \$45,000 to deconstruct, salvage, demolish, and fully remove the one-story surplus structure at 4004 Island Crest Way.
3. Appropriate \$45,000 in Street Fund available fund balance to deconstruct the surplus vacant structure located at 4004 Island Crest Way.