AGENDA BILL INFORMATION

TITLE:	Demolition and removal of residence at 7702 Railroad Ave SE	☐ Discussion Only ☒ Action Needed:
PROPOSED ACTION:	Approve the contract with FORMA Construction for demolition and removal services at 7702 Railroad Ave SE.	☒ Motion ☐ Ordinance ☐ Resolution

REVIEW:			
	Department Director	Jeff Hamlin	Click or tap to enter a date.
	Finance	Jennifer Hughes	Click or tap to enter a date.
	Legal	David Linehan	Click or tap to enter a date.
	City Administrator	Mike Chambless	Click or tap to enter a date.

DEPARTMENT:	Parks & Public Works	
STAFF:	Dylan Gamble – CIP Manager	
COMMITTEE:	Parks & Public Works	**COMMITTEE DATE:** May 21, 2024
EXHIBITS:	1. Contract 2. Scope of Work 3.	

AMOUNT OF EXPENDITURE	$ 115,000
AMOUNT BUDGETED	$ n/a
APPROPRIATION REQUESTED	$ n/a

SUMMARY

INTRODUCTION

In alignment with the City's ongoing riverfront property acquisition endeavors aimed at mitigating flood impacts on residents along the Snoqualmie River, the City acquired the property located at 7702 Railroad Ave SE. This agenda bill seeks approval to contract with FORMA Construction to complete the demolition and removal of all man-made structures on the property.

LEGISLATIVE HISTORY

The purchase of the Home at 7702 Railroad Ave SE (Nickname 'The White House') was authorized by the council through Resolution 1653 on June 26th, 2023. This resolution provided the necessary authorization for the acquisition of the property, laying the groundwork for subsequent actions and decisions regarding its use and development.

BACKGROUND

The home location at 7702 Railroad Ave SE was purchased in December 2023, with the final title work concluded on December 22, 2023. Since then, efforts have been underway to obtain all necessary documentation related to the demolition permitting process. This includes securing asbestos and lead reports, confirming utility disconnects, and implementing sediment and erosion control measures. These steps are essential to ensure compliance with regulatory requirements and to facilitate the safe and responsible demolition of the property.

ANALYSIS

Staff opted to pursue a Job Order Contracting (JOC) process to engage the services of a demolition company for the project. After evaluating proposals from three JOC companies, FORMA was selected. Subsequently, a detailed scope of work was developed in collaboration with FORMA, outlining the demolition requirements for all existing structures and refuse on the site.

The demolition process encountered unexpected challenges and increased costs following the lead level results determined by the hazardous materials report. As a result, the disposal of materials containing lead paint necessitates adherence to stringent hazardous waste protocols and mandates transportation to a designated hazardous waste facility. These additional requirements have contributed to the complexity and elevated costs associated with the demolition project.

The purchase and subsequent demolition of this property are integral to advancing the objectives of the Snoqualmie Rivertrail project, specifically, Rivertrail - NW of Sandy Cove. This initiative, slated for construction in 2025, is poised to improve the area for use as a natural trail, passive recreation uses, improved stormwater quality, and enhanced habitat quality by removing the existing building and nearby invasive species. These efforts aim to restore and preserve the natural ecosystem while providing residents with opportunities for access to City owned open space.

BUDGET IMPACTS

NEXT STEPS

Demolition of the Main building and associated structure will begin as soon as contracting details are finalized and all permits are approved.

PROPOSED ACTION

Move to approve the contract with FORMA Construction for demolition and removal services at 7702 Railroad Ave SE.