

Legislation Text

File #: 6744, **Version:** 1

CC MEETING: July 2, 2024

DATE: June 26, 2024

TO: Erin Rinehart, City Manager

FROM: Cory Heiple, Environmental Services Director
Marc Guy, Assistant City Manager

Consider **Authorizing The City Manager To Execute Change Order No. 2 With Garrett Demolition, Inc. For The Demolition Of The Structure Located At 1301 South IH-35 East, In An Amount Not To Exceed \$22,576.00, Increasing The Total Project Contract To An Amount Not To Exceed \$174,865.00.**

BACKGROUND:

The structure located at 1301 South IH-35 East, formally known as Van Hyundai, is on a City-owned tract and is being demolished in preparation for future redevelopment in Downtown Carrollton. Van Hyundai has fully ceased operations at this location and has relocated its business.

City Council awarded a contract on April 2, 2024, to Garrett Demolition in the amount of \$139,589.00. The scope of the project included the demolition of the structure and foundation, removal of the grit/grease trap, and hydromulching the site post-demolition. Change order no. 1, in the amount of \$12,700.00, was approved administratively for the removal and disposal of polychlorinated biphenyl (PCB) fluorescent lighting ballasts and bulbs. During the demolition and excavation of the site a second foundation was discovered under the known foundation. Garrett Demolition provided change order no. 2 in the amount of \$6,680.00 for the excavation and disposal of this second foundation.

FINANCIAL IMPLICATIONS:

Garret Demolition submitted a proposal to the City to accomplish the scope of the change order in an amount not exceed \$6,680.00. The revised contract amount includes 10% contingency funding for a total amount of \$174,865.00, a 14% increase from the original contract amount of \$139,589.00. Funding for this work is available from the Transit-Oriented Development Capital Projects Fund.

IMPACT ON COMMUNITY SUSTAINABILITY:

The demolition of this property supports the City Council's strategic Transit Oriented Development (TOD) goal to create sustainable, vibrant, livable districts with a variety of high-density residential, office and retail uses, incorporating enhanced pedestrian amenities and supporting transit ridership. Prompt demolition of the vacant structure greatly reduces or eliminates the need for ongoing code enforcement resources to prevent further blight at this location.

STAFF RECOMMENDATION/ACTION DESIRED:

Staff recommends that City Council authorize the City Manager to execute change order no. 2 with Garrett

Demolition for the additional scoped work at 1301 South IH-35 East in an amount not to exceed \$22,576.00, increasing the total project contract to an amount not to exceed \$174,865.00.