



AGENDA MEMORANDUM

Action Item for the City Council Meeting February 9, 2021

DATE: February 9, 2021

TO: Peter Zaroni, City Manager

FROM: Charles Mendoza, Director of Asset Management
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Demolition of Booker T. Washington School

CAPTION:

Motion authorizing the service agreement with American Abatement, LLC from San Antonio, Texas, for an amount not to exceed \$155,995.00 to demolish the closed, decommissioned and unused Booker T. Washington School, effective upon issuance of a notice to proceed, with FY 2021 funding available through the Community Development Block Grant Fund.

SUMMARY:

This motion to authorizes a service agreement with American Abatement, LLC to demolish the Booker T. Washington School. This project will include disposal of Asbestos containing materials in accordance with Texas Asbestos Health Protection Rules. This project is under the direction of Asset Management and funded by the Grant Monitoring Department through the Community Development Block Grant (CDBG).

BACKGROUND AND FINDINGS:

The City of Corpus Christi acquired Booker T. Washington School, located at 1113 North Alameda Street, from the Corpus Christi Independent School District on April 29, 2008. The facility kitchen was used by Parks and Recreation from the 1980's until 2002, and later used by the Corpus Christi Police Department from 2011 to 2014, at which time the City discontinued use of the facility due to severe deterioration of the building envelope, the continued vandalism, frequent theft of City Owned property, and illegal activity.

On May 30, 2019 a case was started by Code Enforcement for a demolition grant due to unsafe/unhealthy, and slum/blight. On June 21, 2019, the Grant Monitoring Department requested the State Historic Preservation Officer (SHPO), and the Executive Director of the Texas Historic Commission (THC) to review this facility under Section 106 of the National Preservation Act and/or Antiquities Code of Texas, and on July 16, 2019 it was determined - No historic properties are present or affected by the project proposed. Asset Management has prepared the building for demolition and has barricaded all the windows and doors to keep unauthorized people out.

The Contracts and Procurement Department conducted a competitive Request for Bid process to obtain bids for a contract. The City received seven bids. Staff is recommending the award to the lowest responsive, responsible bidder, American Abatement, LLC.

ALTERNATIVES:

The alternative to not accepting this bid would be that the City of Corpus Christi will continue to spend money responding to illegal activity calls, and continuously boarding up the building in attempt to keep trespassers out. The facility is beyond its useful life, contains lead and asbestos, surplus property to the City, and is substandard; therefore, pursuing a \$9.5M restoration project is not recommended.

FISCAL IMPACT:

The fiscal impact for the Grant Monitoring Department in FY 2021 is approximately \$155,995.00.

FUNDING DETAIL:

Fund:	1059	CDBG Grants
Organization/Activity:	852008F	Demolition Program
Mission Element:	132	Revitalize & Stabilize Neighborhoods
Project # (CIP Only):	N/A	
Account:	530220	Demolition/Cleanup Service
Cost:		\$40,825.00

Fund:	1059	CDBG Grants
Organization/Activity:	852107F	Demolition Program
Mission Element:	132	Revitalize & Stabilize Neighborhoods
Project # (CIP Only):	N/A	
Account:	530220	Demolition/Cleanup Service
Cost:		\$115,170.00

RECOMMENDATION:

Staff recommends approval of this motion authorizing a service agreement with American Abatement, LLC as presented.

LIST OF SUPPORTING DOCUMENTS:

Bid Tabulation
Service Agreement