

MINUTES/URBAN DEVELOPMENT COMMITTEE
Wednesday, December 2, 1998 - 12:15 p.m.

Members present: Glassheim, Beyer.

1. Matter of addition to residential acquisition program - 623 5th Avenue South.
This item was pulled.

2. Matter of City Center Mall demolition change orders:
Mike Murie, EAPC, presented the following change orders:

a) Bid Pkg. 4, asbestos abatement - \$11,180.00

This change order is for sanitizing the removal of porous materials in the Young and Davis buildings which are 2 and 4 South 3rd Street, Environmental Abatement Services, contractor. Moved by Beyer and Glassheim to approve the change order in the amount of \$11,180.00. Motion carried.

b) Bid Pkg. 1 - \$8,172.00

Mr. Murie stated this is for several small items including boarding up some windows on St. John's Annex and other buildings that were to remain; includes several items on Bill Larson property, one slab which they thought could be used but too high and had to remove, had storm sewer included but since going to become parking lot had to change from PVC pipe to concrete pipe; some cleanup items on Poplar's Store where they salvaged some items that hoped to reuse in the storefront later on. Magnus Trucking, contractor. Mr. Murie stated they were doing final inspection on this today, only thing left is to finish off parking lot at the Bill Larson property. Moved by Beyer and Glassheim to approve the change order in the amount of \$8,172.00. Motion carried.

c) Bid Pkg. 6 - \$18,691.60

Mr. Murie reviewed change order - relocation of traffic signal at DeMers and 3rd Street, \$13,420 and \$5,271.60 for temporary street lighting on 3rd Street. Opp Construction, contractor. Moved by Beyer and Glassheim to approve the change order in the amount of \$18,691.60. Motion carried.

Beyer asked what was happening with curb and gutter on Security Bldg. block; Curt Siewert reported that they won't finish this year and pulled contract.

Mr. Siewert reported that EAPC hired architect for storefront design and are getting close to having 8, 12 and 9 done (Silver-man's and Meagher's buildings), he is in the process of

working with them on historical side of that, putting up temporary enclosures and continue with that and will allow them to proceed with all the storefronts, were going to get the two privately owned ones done first because they are very anxious to get tenants and rather than have the public compete with them, let their store-fronts get done and up and operational so they can get best chance of getting first tenant, and then proceed down the street. City is designing all storefronts, incl. privately owned. He stated it's

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in the budget under flood insurance; public storefronts are DSR but can't use on private; and will bring to next meeting. He stated they will be doing former Penney's building. Glassheim stated that the money that's set aside, \$1 million for interior rehab, needs to have full competition in all of them and not just privately owned; that there has to be an application process for that \$1 million and all parties to every one of those buildings should have an equal chance to apply so need date to begin; and committee needs to discuss. Mr. Siewert stated they perhaps need some direction from DDC.

3. Matter of change order requests - Corporate Center.

Tom Nonweiler, Mortenson's, presented 3 change orders on the Corporate Center project:

a) Advanced Elevator on the parking ramp; after award went back to contractor and looked for some economies, and contractor came up with couple options: 1) provide plastic laminate interior cabs, \$2,000 deduct, and 2) change style of operating panel, \$3,000 deduct - \$5,000 deduct. Moved by Beyer and Glassheim to approve the change order in the amount of \$5,000 deduct. Motion carried.

b) Advanced Elevator - deduct in the amount of \$17,500

These were proposals made by Advanced Elevator, 1) to go from dual operating panels to single operating panels in the elevator cars and 2) change operating panels from swing return to car operating panels. Moved by Beyer and Glassheim to approve the change order in the amount of \$17,500 deduct. Motion carried.

c) Lunseth Plumbing & Heating - \$310

This is to provide additional floor drain in shower room of 401 DeMers and would be tenant cost in this space. Moved by Beyer and Glassheim to approve the change order in the amount of \$310. Motion carried.

4. Miscellaneous items - Info.

John O'Leary, Urban Development, stated that they have a contract out with consultant who is looking at various uses of Opera House and has number of meetings with various groups, that he is behind schedule on how this building might be redeveloped and hopes to have report available in another week. The report will come back to Historic Preservation as well as to this committee, City as part of mitigation process agreed to do that study and would hope would be formal presentation jointly to Urban Development and local preservation committee.

Mr. O'Leary reported that they are continuing to look for some suitable place to put Viets building, had couple new options for the developer and he is exploring those. He stated they are also in the process of buying another historic building in that neighborhood - antique shop, and that building is in deplorable condition before the flood and going to make an offer on the building **MINUTES/URBAN DEVELOPMENT COMMITTEE**

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which is on the Register, and have to mitigate it.

He stated he thinks they've come to a point with the Viets building where there's enough private-sector money to move it, but can't move very far (have to cut building in half to move and that's a pricey deal.) He stated they are trying to find close lot so not looking at a huge move, but not much luck - lots north of here. Mr. O'Leary suggested asking DDC for formal input on recommendations on where Viets Hotel should be relocated, and put on their agenda and send report back to this committee.

Glassheim asked if they were getting to point where could act on held monies to decide what's going to be done with building renovation monies. Mr. O'Leary reported that the city attorney's office has commissioned a report to be done on them and report about to be completed and will come back to this committee.

Meeting adjourned at 12:45 p.m.

Alice Fontaine
City Clerk

Dated: 12/03/98

