



TO: Mayor Chuck Barney
Members of the City Council

FROM: John R. Zakian, DR Grant Program Manager & Chief Resilience Officer

DATE: April 27, 2018

SUBJECT: **APPROVING RESPONSIBLE LOW BID FOR MOVING THE STRUCTURE AT 103 4TH AVE. NW**

I. RECOMMENDED ACTION

It is recommended the City Council award the bid to Dig It Up Backhoe in the amount of \$565,770 for the relocation of the structure at 103 4th Avenue NW (Home Sweet Home).

II. DEPARTMENT CONTACT PERSONS

John R. Zakian, DR Grant Program Manager & Chief Resilience Officer, 423-4528

III. DESCRIPTION

A. Background

In 2014, the city of Minot entered into a Memorandum of Understanding with the North Dakota State Historic Preservation Officer (SHPO) intended to expedite federal regulation required review for historic purposes of properties identified as being needed for acquisition and site cleared for flood mitigation projects. The MOU was accepted by HUD also as a means to expedite environmental reviews (which includes historic consideration) for the individual properties. The expedited agreement set forth that older structures would be subject to specific, individual historic review while newer structures would not. The property at 103 4th Avenue NW known as Home Sweet Home was built in the later 1890's and as such fell under the requirement of specific historic review. According to available records between the period of 2014 and early 2017, there were seven structures which SHPO initially found had historic significance and alerted the city of possibility of not approving demolition. After extensive communication back and forth, the outcome was to agree with certain conditions to allow six of the structures to be acquired and demolished but the stipulation and expectation by SHPO was that the Home Sweet Home structure would be saved and relocated because, in SHPO's opinion, it is a rare example of exterior Elizabethan architectural design. It should be noted that HUD as well as other federal agencies will not allow use of HUD funds for acquisition of property until and unless there is a sign off of approval by SHPO. The location of Home Sweet Home structure is the direct path of the first phases of flood wall construction. The city has no alternative to advance the flood mitigation construction on a timely basis but to accede to the requirements of SHPO and relocate the structure.

B. Proposed Project

Two bids were received. The lowest responsible bid which is also the lowest bid is from Dig It Up for \$565,770. The independent engineer's estimate for the project as required to be secured by HUD was for \$600,300 which means the low bid is below the estimate by \$34,350. The structure will be moved across the street to property acquired by the city previously and will be placed on a new foundation which is part of the bid. The existing foundation will be removed to allow for construction of the initial phase of the flood wall. It

should be noted that funds used for this project can only be used for property acquisition, moving, and/or demolition connected to the flood buyout/flood mitigation activities and were Home Sweet Home not required to be relocated by SHPO the \$565,770 could not be used for other purposes than described here.

IV. IMPACT:

A. Strategic Impact:

The ability to continue necessary buyout acquisitions as well as continue the initial phases of the flood wall construction necessitate the relocation of Home Sweet Home per the requirements of SHPO as agreed by the city to be able to move forward with all flood protection measures.

B. Service/Delivery Impact:

The relocation meets the requirements of SHPO and allows for the continued progress of critically needed flood mitigation measures.

C. Fiscal Impact:

Funds are part of the federal Disaster Recovery program and no city funds are required or being used.

V. ALTERNATIVES

To avoid delays dating back to 2014 in initiating an acquisition process of properties necessary for flood mitigation measures, the 2014 MOU with SHPO was executed by the city which results in there being no alternative but to relocate Home Sweet Home

VI. TIME CONSTRAINTS

It is necessary to expedite the relocation of this structure to support the construction timeline which has begun for the initial phases of the flood wall project.

VII. LIST OF ATTACHMENTS

- A. Engineer Estimate
- B. Recommendation to Award