



# Community Development Authority

## City of Racine

### AGENDA BRIEFING MEMORANDUM

**AGENDA DATE:** May 19, 2025

**PREPARED BY:** Jeff Hintz, CNU-A, Assistant Director of City Development

**SUBJECT:** Communication from the Assistant Director of the Department of City Development, on behalf of the Executive Director of the Community Development Authority submitting change order #1 to CONTRACT 2024175 DEMOLITION OF 725 LAKE AVENUE CDBG.

**BACKGROUND & ANALYSIS:** CONTRACT 2024175 DEMOLITION OF 725 LAKE AVENUE CDBG was executed in December of 2024 and work began in January of 2025. This work included preparation of the building for demolition by removing debris, waste, trash, and other bulky items left behind. In February into the end of April, hazardous materials (asbestos, lead, mercury, as examples) not suitable or allowable for disposal in regular landfills based on State DNR requirements, were collected, and handled in accordance with required protocols and disposed of at a facility capable of handling this waste.

As the building was prepared for demolition and removal of hazardous materials occurred, the State DNR conducted inspections and additional testing of newly uncovered materials occurred on four different occasions. The testing resulted in required abatement and treatment of hazardous materials on two occasions. The request for this change order is to cover four different sampling visits and additional work based on two of the tests to remove hazardous materials and dispose of them as required by law. This total cost is \$236,0242.50 and having completed the removal of all known hazardous materials, the demolition of the structure commenced on May 12 of 2025.

**RECOMMENDED ACTION:** Staff recommends that Change Order #1 to CONTRACT 2024175 be approved in the amount of \$236,0242.50

**BUDGETARY IMPACT:** \$236,0242.50 will be shared from TID #9 (Johnson Building) to TID #17 (Porters) and then spent under the ½ mile provision out of TID #17. This expenditure is allowable within both the TID #9 and TID #17 project plans.