

## **Staff Report: Rental House at 615 Sixth Street**

### **Background Information:**

The rental property at 615 Sixth Street (at the Ralph Dean Park location) has been vacated by Luther Cave effective 1-30-2017. Mr. Cave had resided at the residence for 19 years. I inspected the property and although it seems like a sound structure it will need renovating before it could be brought back into rental condition.

### **Current Issue or Proposal:**

The lowest bid for renovations on the rental house on 615 Sixth Street is \$54,945.89 from Page County Properties LLC. See attached itemized list.

The partial demo required to renovate the property, also from Page County Properties LLC, is estimated at \$9,880.74. This includes removal of all plaster walls and ceilings from the structure including the lattice material, screening and nails, insulation and glue. The quote includes removal of all plumbing fixtures and floor coverings not including sub-floor or hardwood flooring, and dumpster and landfill fees. Total demo and renovations \$64,826.63

The demolition quote is from Steve Mauck Excavating and Trucking - demo of the entire property, removal of materials, and landfill fees are \$5,400.00 plus \$1000.00 for removal of out buildings total \$6,400.00.

The low bid for asbestos removal is \$4,860.00

Total demolition fees \$11,260.00

### **Recommendation:**

- The options are to demolish the house and remove it from the asset inventory for the estimated fee of \$11,260.00.
- Renovate the property for the estimated amount of \$64,826.63 and bring it back into productive use.
- Abandon the property in place.

Staff recommends renovating the property for the estimated amount of \$64,826.63