



Richland County Council

RICHLAND RENAISSANCE OVERSIGHT AD HOC COMMITTEE

April 10, 2018 – 1:00 PM

Administration Conference Room

2020 Hampton Street, Columbia, SC 29201

Yvonne McBride	Paul Livingston	Greg Pearce	Gwen Kennedy	Dalhi Myers
District Three	District Four	District Six	District Seven	District Ten

1. **CALL TO ORDER** The Honorable Paul Livingston
2. **ELECTION OF CHAIR** The Honorable Paul Livingston
3. **PURCHASE ORDERS FOR DEMOLITION OF DILAPIDATED STRUCTURES**
[Pages 2-5]
4. **ADJOURNMENT**



**Administration & Finance Committee Meeting
March 27, 2018
Committee Briefing Document**

Agenda Item:

Authorization to Create Purchase Orders over \$100,000 - Demolition of Dilapidated Structures (Richland Revivification)

Background:

County Council is requested to approve purchase orders over the amount of \$100,000 to encompass the costs of performing demolitions and clearances along with soft costs such as asbestos surveys, asbestos abatement, title searches and legal advertisements, not to exceed a total of \$385,000. This includes \$350,000 total plus an additional 10% contingency or \$35,000. This activity will be funded with FY17-18 CDBG funds from the Community Planning and Development Department for Richland Revivification efforts.

The Unsafe Housing Program, now called Property Maintenance, was established to improve the quality of life for all Richland County residents with due process and enforcement through property maintenance, structural, environmental, and public nuisance codes. Property Maintenance uses demolition as the very last option when voluntary compliance cannot be obtained.

In FY10-11, Property Maintenance partnered with Community Development. With the use of HUD funds, Property Maintenance coordinated and successfully completed 85 demolitions around the County. Demolition liens are routinely placed against these real estate transactions. However, with the use of HUD funds, the decision was made to not transfer the demolition cost in the form of a lien, as HUD does not require the liens to be collected in exchange for the demolition. The demolition itself is the end use and meets the eligibility qualification.

Due to the success of this project, Property Maintenance is requesting to partner with Community Development again for the use of HUD funds. In addition, this will provide a funding source to assist in the demolition and clearance of approximately 50 dilapidated and unsafe building structures throughout Richland County (see attached itemized listing). County Council approved the demolition of unsafe housing within the Community Development's FY 17-18 Action Plan in July 2017.

In an ongoing effort to reduce blight in the unincorporated areas of Richland County, the County has identified 16,000 instances of blight, some reflecting abandoned, dilapidated and unsafe structures and overgrown lots which are considered dangerous and pose health and safety hazards to the public.

Property Maintenance considers the strategic partnership with Community Development a great opportunity to make a substantial difference and reduce the number of blighted properties in Richland County. This partnership would be in alignment with the goals of Revivify Richland.

Property Maintenance will use the current list of pre-qualified demolition/clearance companies which were properly vetted via the County's Procurement Department under Request for Qualifications "RC-006-Q-2018 Unsafe Housing Demolition Services". There are four contractors who have been qualified to provide demolition services:



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Corley Construction
G&P Construction Hauling & Environmental LLC
Carolina Demolition Services
Davis Reality

Individual or small groupings of properties will be issued as a Request for Bid to those contractors with award being made to the lowest, responsive, responsible bidder. While no single award will breach \$100,000, with such a large number of proposed properties to demolish, it is expected that one or more of the qualified contractors' awards may collectively meet or exceed \$100,000. Council is requested to approve award of the demolition of these properties to the qualified contractors not to exceed \$385,000 in aggregate.

Issues:

The County is faced with a number of dilapidated structures that often lead to the negative effects of blight.

Fiscal Impact:

There is no financial impact to Richland County. Community Development Block Grant (CDBG) funds are to be used for all demolition expenses. See Attachment A for an itemized list.

The summarized expenditures are as follows:

Item	Costs
Demolitions	\$217,410.82
Asbestos Surveys	\$41,800.00
Asbestos Abatement	\$79,500.00
Title Searches	\$ 8,695.00
Legal Advertisements	\$ 2,594.18
SUBTOTAL	350,000.00
Contingency (10%)	<u>35,000.00</u>
TOTAL	\$385,000.00

Past Legislative Actions:

County Council approved the Community Developments FY17-18 HUD Action Plan in July 2017.

Alternatives:

1. Approve the request to issue purchase orders over the amount of \$100,000, not to exceed \$385,000.00 in total for the purposes of demolishing unsafe structures throughout the County.
2. Do not approve the request, and delay the pending demolitions.

Staff Recommendation:

Staff recommends approving the request to issue purchase orders over the amount of \$100,000, not to exceed \$385,000, in total, for the purposes of demolishing unsafe structures throughout the County.



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Submitted by: Tracy Hegler, Director Community Planning & Development
Date: March 27, 2018

