

**CITY OF COOS BAY CITY COUNCIL**  
**Agenda Staff Report**

MEETING DATE	AGENDA ITEM NUMBER
June 3, 2014	

TO: Mayor Shoji and City Councilors

FROM: Jim Hossley, Public Works Director

THROUGH: Rodger Craddock, City Manager

ISSUE: Consideration of the Extent of Demolition for "Old" Wastewater Treatment Plant #2 Site

**BACKGROUND:**

As the current wastewater treatment plant #2 site will no longer be used after completion of the new replacement plant, staff recommends demolition of the current plant as soon as the new plant is operational. This will allow the City to take cost saving advantage of using the construction contractor to do the demolition while they are mobilized at the site. Additionally, immediate demolition will eliminate an "eye sore", significantly reduce cost for maintaining the property, as well as eliminate the liability presented by an attractive nuisance.

The City's design consultant for wastewater treatment plant #2 is at the point where they are refining their cost estimate to demolish the "old" (current) wastewater plant #2 site. The estimated cost will depend upon the extent of the demolition. The extent of demolition to be done might depend upon the future use of the site. As the City Council has not had the opportunity for discussion regarding future uses of the site, staff recommends that we have the contractor remove all surface features and their substructure to a depth up to three (3) feet below grade. All subsurface vaults would be filled in with appropriate (but not engineered) fill material. The site would be graded level and planted with native grasses for ease of maintenance. Should this course of action be followed, it is possible that the remaining below grade features would have to be removed in the future should a new structure(s) requiring a foundation be built on the property.

**ADVANTAGES:**

The recommended course of action by staff for demolition of the current wastewater treatment plant #2 site will cost less than completely removing below all structures above and below grade. Costs for demolition/removal of below grade structures along with import and placement of engineered fill would be borne by entity or person(s) doing future project on the site and not the City's wastewater rate payers.

If future use for the site is for a park or open space, it is unlikely subsurface structures would need to be removed. Thus unnecessary expenditure will be avoided.

**DISADVANTAGES:**

There will be cost associated with demolition of the site. Depending upon future use of the site, staff's recommended course of action could cost the City or other future owner of the site additional funds to remove the remaining subsurface structures at some future date. The

presence of subsurface structures could reduce the value of the property should Council choose to sell the property.

**BUDGET:**

The cost for demolition is not yet available. However, the cost of demolition of the old plant is was accounted for in staff's total cost estimate for the construction of the new wastewater treatment plant #2.

**RELATED CITY GOAL:**

Infrastructure and Services: To maintain and improve the City's physical infrastructure and provide quality services for current and future citizens.

**ACTION REQUESTED:**

It if pleases the Council, provide staff with direction to follow the recommended course of action or a course of action as modified by the Council.

**ATTACHMENTS:**

Existing WWTP2 Site Map

