

**10. DEMOLITION OF IVOR ELEMENTARY SCHOOL**

Last month, the Board authorized us to proceed with demolition of the Ivor Elementary School by accepting the low bid of \$24,750 submitted by Gray & Sons Construction. We advised you that their bid did not include removal of the underground storage tanks or any asbestos containing materials, if encountered.

On January 3, in accordance with the terms of our contract, Gray & Sons notified us of two areas that harbored potential asbestos-containing materials. Mr. Mendenhall responded by contacting three asbestos abatement contractors who met him on site and provided quotations for removal of the suspect materials (pipe insulation and floor tile and adhesive).

The low bid of \$28,700 was submitted by WACO, Inc. While we don't anticipate it, please note that there may be additional charges if more asbestos-containing materials are later found (pipe chases, roof, etc.) Adding their bid to Gray & Sons', should you decide to proceed, you'll have \$53,450 invested in the demolition. The estimated cost to remove the underground storage tanks is expected to be less than \$10,000.

As we shared last month, the building sits on 8.02 acres and the land is assessed at \$64,200. The Town of Ivor has public water nearby and our Comprehensive Plan designates it as single family residential. It is currently zoned Residential R-1.

**MOTION REQUIRED:** If the Board is so inclined, a motion is required to accept WACO Inc.'s bid of \$28,700. Otherwise, a motion will be required to terminate the contract with Gray & Sons for convenience and allow the derelict structure to continue to deteriorate.