

## **Urbana School District # 116**

### **Facilities Services Communication**

To: Superintendent Dr. Don Owen  
CC: Urbana School District # 116 Board of Education  
CC: Chief Financial Officer Carol Baker

From: Director of Facilities Services Matt Abbatessa  
Date: 4/17/2018  
RE: 108 Iowa Street Property

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The property located at 108 Iowa street Urbana, IL. 61801 following an inspection by the ROE, Urbana Fire Department and Matt Abbatessa, Director of Facilities has been determined to possess hazards unsuitable for further use as a structure. The hazards include:

Rotted window frames and sashes.

Failing Brick, brick pointing throughout.

Open electrical wiring.

Poor ventilation around gas figures which include the water heater, furnace and stove.

Disparaged sub floor and floor.

Faulty roof and roof repair.

Open holes in exterior and interior walls.

Spalling concrete and failing brick and mortar in multiple location of the foundation.

Partial collapse of roof chimney.

Multiple counts of deferred structural maintenance.

Repairs both structural and cosmetic will eclipse \$97,000.00.

Given the extent of these repairs, we recommend the Board of Education approve the demolition of the property located at 108 Iowa Street, Urbana, IL. 61801 during the Board of Education meeting April 17, 2018.

**RESOLUTION AUTHORIZING DEMOLITION & REMOVAL  
OF  
108 W. IOWA, URBANA, ILLINOIS**

WHEREAS, the Board of Education of Urbana School District No. 116, implementing its policy to expand the existing area for the future development of facilities for grades seven through twelve, completed the purchase of the following real estate, for said purpose:

Lot 4 of Minnie McClellan's Subdivision of Lot 5 of Assessor's Plat of the Northwest Quarter of the Southeast Quarter of Section 17, Township 19 North, Range 9 East of the Third Principal Meridian, as per plat recorded in Book "F" at Page 70, situated in the City of Urbana, in Champaign County, Illinois.

PIN: 93-21-17-401-019

AND WHEREAS, the building presently located on said property is structurally unsound, dangerous for public access, and the intended use by the Board was for vacant land available for development, and should therefore be removed.

NOW THEREFORE BE IT RESOLVED, as follows:

1. It is in the best interest of the Urbana School District that the structure located on the above described premises be promptly demolished and removed.
2. The Board hereby authorizes and directs the Chief Financial Officer to proceed as follows with respect thereto:
  - a. Solicit offers from licensed and bonded contractors experienced in the demolition and removal of buildings.
  - b. Prepare an agreement in standard form with the responsible successful bidder. Said agreement shall include the requirement to secure all required governmental permits; provide total cost to be paid upon approved completion of the project; the time to start and to complete the project; confirmation of license and of adequate insurance coverage.

This Resolution is hereby adopted this 17<sup>th</sup> day of April, 2018, by a motion duly made, seconded, and voted upon as follows:

Ayes \_\_\_\_\_

Nays \_\_\_\_\_

Absent \_\_\_\_\_

Attest:

Board of Education  
Urbana School District No. 116

\_\_\_\_\_  
Its Secretary

By \_\_\_\_\_  
Its President