

Meeting Agendas/Info

CITY COUNCIL COMMUNICATION:

ITEM _____

OFFICE OF THE CITY MANAGER CITY OF DES MOINES, IOWA

01-246

SYNOPSIS -

AGENDA:

MAY 21, 2001

SUBJECT:

PERMIT FOR
DEMOLITION, 812
MULBERRY STREET

Metro Wrecking & Excavating Inc. (Kurt Pagliai, President, 1702 East Euclid Avenue, Des Moines, Iowa) has requested a permit for demolition, by means of explosives, of the Building located at 812 Mulberry Street. Control Demolition Incorporated (J. Mark Loizeax, President, 2737 Merryman's Mill Road, Phoenix, Maryland) has been retained as the subcontractor to assist the implosion of this building. The subject building is a concrete and masonry structure seven stories in height located on the Southeast corner of 9th and Mulberry Streets where the Wells Fargo Financial Parking Garage structure is planned to be located. Section 26-37 requires review by Building, Fire and Police, and Council approval.

TYPE:

FISCAL IMPACT -

RESOLUTION

ORDINANCE
RECEIVE/FILE

None. Metro Wrecking & Excavation Inc. and Control Demolition Incorporated has submitted proof of liability insurance naming the City as additional named insured party, and has provided appropriate language regarding cancellation and coverage.

SUBMITTED BY:

JAMES GRANT
COMMUNITY
DEVELOPMENT
DIRECTOR

RECOMMENDATION -

Approval.

BACKGROUND -

The City of Des Moines presently owns this building, located on the Southeast corner of 9th and Mulberry streets. This property was purchased to allow the construction of a parking garage structure for Wells Fargo Financial.

The size, height and composition of the building are such that demolition by conventional means is less effective and efficient. In an initiative to have this site cleared for construction of the Wells Fargo

Financial Parking Garage structure, the City has placed a deadline of July 15, 2001 to have this site cleared by the demolition contractor. As a result, implosion of this building appears to be the most practical method to meet this deadline. The local demolition contractor (Metro Wrecking and Excavating) has selected an explosive demolition contractor (Control Demolition Incorporated) with extensive experience. Control Demolition Incorporated (CDI) has submitted details of their proposal, proof of insurance, past project history, explosive information, safety manuals, and project plans, which have been found to be adequate. The contractor requests approval and permit to utilize explosive charges to demolish this building which is expected to occur the morning of June 10, 2001.

The subject building is on a site where two smaller buildings have been removed through conventional demolition methods. The debris from this implosion is expected to be directed away from 9th and Mulberry to the southern portion of this property. Before and after the demolition of this building, a fence to maintain security will secure this site. Beginning three days prior to the demolition, CDI intends to begin small test blasts in the building to determine the minimum amount of explosives needed to effectively implode the building. Twenty-four hours prior to the implosion CDI proposes to finalize the placement of all explosives and cover the building's effected areas with blast resistant material. In addition, CDI proposes to cover adjacent property's air intakes to prevent the invasion of dust. Dust is an unpreventable by-product of demolition projects and is expected to be generated and prevail in the immediate area for a short period, depending upon weather conditions and wind speed.

A third party seismology firm has been retained to inspect the structures within a two-block radius of this site, prior to, during and after this implosion. This service is also expected to monitor and document the vibration and air blast generated by this blasting operation. The Building Official has suggested as a part of his recommendation that a licensed structural engineering firm also be retained to assist in the pre-and post-evaluation of the structures.

Approximately two-hours prior to the implosion of this building, an area bound by Walnut, 7th, 10th and Vine Streets (two-block area) will be secured from the general public in coordination with Police and Fire Department personnel. Generally, buildings in this area are advised to be occupied by only essential personnel. It is expected that the Polk County Interim Jail and the Hotel Fort Des Moines will remain occupied. The Des Moines Fire Station #1 and the Wells Fargo Financial buildings will be occupied with essential personnel, all of which will be monitored by the structural consultant charged

with the monitoring and evaluation of the adjacent buildings and structures.

The Building Official, Fire Chief and the Police Chief have reviewed this request and concurred that the proposed demolition method can be fulfilled in a safe and orderly manner. Attached to the roll call is a communication of their review.

Attached to the roll call is the proposal submitted from Metro Wrecking and Excavating, along with a map of the area that is intended to be secured during this implosion. We are advised that this area should reopen no later than two-hours following the implosion.
