



**CITY COUNCIL
COMMUNICATION:**

ITEM _____

02-190

**OFFICE OF THE CITY MANAGER
CITY OF DES MOINES, IOWA**

AGENDA:

SYNOPSIS -

APRIL 8, 2002

On February 22, 2002, under emergency powers of the Building Official, the structure at 401 S.E. 6th Street (former Irwin Chemical Company site) was declared a public nuisance. The interior of the building contains approximately 150 barrels/drums and other containers that may contain chemicals-of-concern.

SUBJECT:

401 S.E. 6th STREET
(FORMER IRWIN
CHEMICAL
COMPANY)

The City of Des Moines has requested proposals from qualified firms for evaluation, characterization, and disposal of these materials and containers. Staff recommends the low proposal submitted by Hydro-Klean (Andy Merial, President, 132 S.E. Shurfine Drive, Ankeny, Iowa, 50021) to perform said work.

TYPE:

FISCAL IMPACT -

RESOLUTION

ORDINANCE
RECEIVE/FILE

This removal, analysis, disposal of barrels and contents will cost \$58,453.45, which will be funded from Index Code 294967, Account 543080, Fund SP020, Organization CDD049900, Project CDBG2002013 - Community Development Block Grant (CDBG) - Demolition.

SUBMITTED BY:

JEB E. BREWER, P.E.
CITY ENGINEER

RECOMMENDATION -

Approval.

BACKGROUND -

This structure, formerly the location of Irwin Chemical Company, contains a vacant two-story wood frame and masonry building that has suffered severe deterioration, including a failing and partially collapsed roof, interior floor and wall damage, fallen chimneys, and severely cracked and failing masonry and mortar. A vacant secondary structure on this site has a fully collapsed roof and severely damaged walls, and has suffered apparent fire damage. This property has been

subject to previous enforcement activity, including a Haz-Mat/Environmental Protection Agency (EPA) Superfund cleanup action in 1991 where leaking drums were removed from the building.

Upon review of the interior of the building, approximately 150 barrels/containers were found, some of which appear to be empty and others containing unknown material. The contents of the barrels are unknown and cannot be determined without analysis, and ultimately may require disposal as special or hazardous waste.

The Engineering and Legal Departments have determined that removal and disposal of the barrels in 401 S.E. 6th Street are exempt from the competitive bid requirements under the provisions of Section 2-725(a) of the Municipal Code. The Engineering Department has requested proposals from two qualified local companies for analysis and disposal of the barrels and contents. After review of the two proposals received, the Engineering Department determined that only one proposal was acceptable and recommends award of the work to Hydro-Klean in the amount of \$58,453.45.

The Engineering Department is also proceeding with bids for removal of asbestos and demolition of the structures at 401 S.E. 6th Street.
