



**CITY COUNCIL  
COMMUNICATION:**

**ITEM \_\_\_\_\_**

**02-420**

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

**AGENDA:**

**SYNOPSIS -**

AUGUST 5, 2002

A change order in the amount of \$22,489.75 with Hydro-Klean (Andrew W. Merial, President, 333 N.W. 49th Place, Des Moines, Iowa, 50313) for additional work on 401 S.E. 6th Street Chemical Removal (former Irwin Chemical) has been negotiated. This change order covers all costs for the additional removal, characterization, and disposal of containers that were not evident at initial inspection of 401 S.E. 6th Street.

**SUBJECT:**

401 S.E. 6th STREET  
(FORMER IRWIN  
CHEMICAL  
COMPANY) -  
CHANGE ORDER  
NO. 1

**FISCAL IMPACT -**

Funding for this project is from Index Code 294967, Account 543080, Fund SP020, Organization CDD049900, Project CDBG2002013 - Community Development Block Grant (CDBG) - Demolition.

**TYPE:**

**RESOLUTION**  
ORDINANCE  
RECEIVE/FILE

**RECOMMENDATION -**

**Approval.**

**SUBMITTED BY:**

**BACKGROUND -**

JEB E. BREWER, P.E.  
CITY ENGINEER

On February 22, 2002, the Building Official, under emergency powers, declared the structure at 401 S.E. 6th Street a public nuisance and ordered demolition after a fire. This property has been subject to previous enforcement activity, including Haz-Mat/Environmental Protection Agency (EPA) removal action in 1991 where leaking drums were removed from the building. The vacant two-story wood framed and masonry building was severely deteriorated, including a failing and partially collapsed roof, interior floor and wall damage, fallen chimneys, and severely cracked and failing masonry and mortar. The Fire Department declared the structure unsafe to enter. The initial environmental review of the interior of the building was limited due to structural stability and imminent collapse of the building.

The Engineering Department proceeded to prepare contracts for asbestos removal, demolition, and removal of numerous barrels and containers stored in the building. The structure was partially collapsed and areas were unsafe to enter, so inspection prior to award of these contracts was very limited. Since large areas of the structure were unsafe and inaccessible, the contracts required the contractors to work together as partial asbestos removal needed to be completed before partial demolition could commence to finally allow access to the structure for container removal by Hydro-Klean.

Contracts were awarded as follows:

Asbestos Removal: \$33,512 to Pro Environmental Abatement (Robert V. Jorgenson, President, 1533 Ohio Street, Des Moines, Iowa, 50314)

Container Removal: \$58,453.95 to Hydro-Klean (Andrew W. Merial, President, 333 N.W. 49th Place, Des Moines, Iowa, 50313)

Demolition: \$52,439 to Wicker Demolition (Linda L. Wicker, Owner, 1266 Adams Street, Des Moines, Iowa, 50320-9507)

After investigation of accessible areas of the structure, staff estimated that 150 barrels or containers, many of which appeared empty, needed to be removed before the structure could be demolished. The contents of the barrels were unknown and could not be determined without analysis, and ultimately the contents could require disposal of special or hazardous waste materials. Therefore, under the provisions of Section 2-725(a) of the Municipal Code, the container removal was not subject to competitive bidding requirements. Proposals for the barrel removal were received from two companies, and on April 8, 2002, the City Council awarded the barrel removal work to Hydro-Klean as referenced above.

Since this was an emergency demolition ordered by the Building Official, as partial demolition proceeded and areas of the structure could be accessed, it became apparent that there were more than 150 barrels in the structure. Engineering staff met with Hydro-Klean to keep the project moving forward and a tentative agreement was made to proceed with removal of the additional barrels and containers at Hydro-Klean's actual time and material costs.

A total of 699 barrels and containers ranging in size from 5 to 55 gallons were ultimately analyzed and removed from the structure by Hydro-Klean. In one area of the building, the floor had been removed and barrels were stacked from the basement floor to the first floor and

then covered with carpet, so it appeared there was a floor. Hydro-Klean analyzed the contents of the containers and properly disposed of the materials.

Change Order No. 1 adjusts the contract quantities and compensates Hydro-Klean a net \$22,489.75 for additional container removal, laboratory analysis, and materials disposal at Hydro-Klean's actual time and material costs.

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