 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: January 13, 2014
	Agenda Item No. 57 Roll Call No. <u>14-0092</u> Communication No. <u>14-010</u> Submitted by: Phillip Delafield, Community Development Director

AGENDA HEADING:

Approval of a demolition permit for the implosion of the School of Nursing building at 1220 Pleasant Street.

SYNOPSIS:

Iowa Methodist Medical Center (IMMC) is requesting Council approval of a demolition permit for the implosion of the School of Nursing building at 1220 Pleasant Street. IMMC along with demolition contractors DW Zinser Company and Dykon Explosive Demolition Corporation have been working with Des Moines Police, Fire, and Community Development Department staff to develop an implosion plan that will be safe for the hospital and neighboring areas. Implosion is preferred over typical demolition because of the reduced demolition timeframe, duration of dust and noise production, and negative impacts to hospital functions. Implosion is planned to take place at 7:00 am Sunday March 16, 2014.

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

A permit for the demolition of a building by the use of explosives may be issued by the City Council subject to conditions described in Des Moines Municipal Code section 26-303. The demolition proposal has been reviewed by the building official, fire chief and police chief; and found to be in compliance with these conditions as follows:

- IMMC has established a need to demolish the building by use of explosives. This demolition method results in reduced negative impacts to the hospital and surrounding structures compared to demolition by typical means.
- The proposed plan provides a method of demolition by explosives that can be conducted in a safe and orderly manner to safeguard the people and property in the area.
- The demolition contractor will provide a certificate of liability insurance not less than \$1,000,000 that is approved by City legal prior to the demolition permit being issued.
- The contractor will indemnify and hold harmless the City from all losses resulting from damages or injuries caused by the demolition. This will be approved by City legal prior to the demolition permit being issued.
- The demolition contractor will pay for all City expenses for security and police protection required for the demolition process.

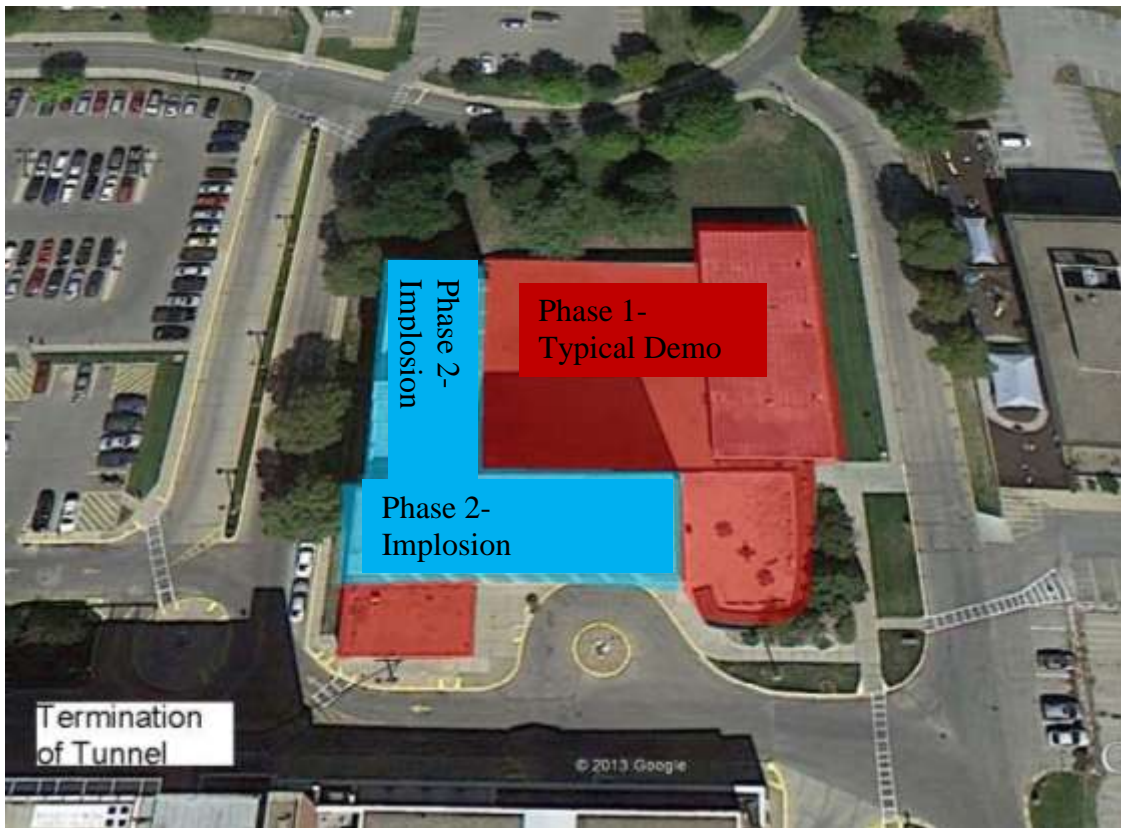
- The demolition contractor will observe all federal, state, and local laws during the demolition process.

City Council shall at any time have the authority to impose additional requirements and safety precautions in the interest of the public health, safety and welfare. Following City Council's approval and compliance with all conditions of municipal code section 26-303, the Permit and Development Center will be prepared to process a demolition permit for this project.

Overview of demolition process:

- 1) Immediate area surrounding building is fenced for security purposes.
- 2) Building is abated of asbestos.
- 3) 1-story portion of facility is demolished by traditional means.
- 4) 7-story portion of facility is prepped for explosive charges.
- 5) Windows and facades of neighboring buildings are protected with plywood and geotech fabric.
- 6) Neighboring properties are surveyed and photographed by a third party geo-technical firm to document existing conditions. The firm will survey properties after implosion to identify any movement or building damage.
- 7) Seismographs are placed at key points surrounding the site to monitor ground vibration and the air blast from the collapsing structure.
- 8) Explosive charges are delivered to the site after structure has been prepped and protection of neighboring buildings is in place. Police officers maintain site security 24 hours/day once explosives are on site. Implosion will take place three (3) days after arrival of explosive charges.
- 9) Load bearing columns are loaded with explosive charges on lower two (2) levels of building.
- 10) Safety perimeter surrounding the site is vacated of vehicles the day before the implosion.
- 11) Safety personnel patrol and maintain clear safety perimeter starting one (1) hour before implosion.
- 12) 3-minute countdown begins prior to implosion. Implosion procedure can be stopped at any time if safety concerns arise.
- 13) Implosion blast sequence initiated.
- 14) Series of explosions will be heard within the building. It will collapse over a period of nine (9) seconds.
- 15) Dust cloud generated from the building collapse will take five (5) minutes to settle. Dust will comply with Iowa Department of Natural Resources air quality requirements.
- 16) Building debris removal process begins.

Site Map:



Example of blast effects on structural column:



Video of similar building implosion in Cedar Rapids: <http://www.youtube.com/watch?v=A5AikwgJUFE>

PREVIOUS COUNCIL ACTION(S): NONE

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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