

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date:	September 14, 2015
	Agenda Item No.	37
	Roll Call No.	<u>15-1522</u>
	Communication No.	<u>15-479</u>
	Submitted by:	Phillip Delafield, Community Development Director

AGENDA HEADING:

Authorizing issuance of a demolition permit allowing implosion of the former Downtown Riverfront YMCA.

SYNOPSIS:

Demolition contractor DW Zinser is requesting Council approve the issuance of a demolition permit for the use of explosives to implode the former Downtown Riverfront YMCA building located at 101 Locust Street. DW Zinser Company and Dykon Explosive Demolition Corporation have been working with Des Moines Police, Fire, Engineering, and Community Development Department staff to develop an implosion plan that will be safe for the site 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 neighboring areas. Implosion is tentatively planned to take place early in the morning on Sunday, October 4th.

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

Overview of demolition process:

- 1) Immediate area surrounding building is fenced for security purposes.
- 2) Lower level portions of facility are being demolished by traditional means.
- 3) Storm sewer running beneath the building is protected with 1-inch thick steel plates and a protective layer of debris.
- 4) Sewers in the area are surveyed before and after implosion to identify any damages.
- 5) Flying debris is contained to the site with a geotech fabric curtain and a debris berm.
- 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.
- 8) Explosive charges are delivered to the site after structure has been prepped and protection features are in place. Police officers maintain site security 24 hours per day once explosives are on site.
- 9) Columns are loaded with explosive charges.
- 10) Safety perimeter surrounding the site is vacated of vehicles the day before the implosion, see map.

- 11) Safety personnel patrol and maintain clear safety perimeter starting one (1) hour before implosion.
- 12) Five (5) minute countdown begins prior to implosion. Implosion procedure is 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.
- 16) Building debris removal process begins.

The Building Official, Fire Chief, and Police Chief are confident that the proposed plan will maintain a safe environment for the site and surrounding areas before, during, and after the building implosion. Staff will continue to work with DW Zinser to ensure all safety requirements have been met prior to issuing the demolition permit.

Exclusion Zone:



PREVIOUS COUNCIL ACTION(S): NONE

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

For more information on this and other agenda items, please call the City Clerk's Office at 515-283-4209 or visit the Clerk's Office on the first floor of City Hall, 400 Robert D. Ray Drive. Council agendas are available to the public at the City Clerk's Office on Thursday afternoon preceding Monday's Council meeting. Citizens can also request to receive meeting notices and agendas by email by calling the Clerk's Office or sending their request via email to cityclerk@dmgov.org.