

DATE: August 9, 2011

ITEM#: 7.F

RE: UPDATE FOR THE FORMER SECURITY STORAGE WAREHOUSE LOCATED AT THE INTERMOUNTAIN FURNITURE COMPLEX, 235 SOUTH 600 WEST SALT LAKE CITY, UTAH.

PROJECT AREA: Depot District

PREPARED BY: Travis Pearce

FUNDING: \$75,000 - \$150,000, plus additional expenses associated with either renting or purchasing a structural shoring system.

EXECUTIVE SUMMARY: The arson-caused fire on May 14, 2011 left little remaining of the historic Security Storage building on Block 63. There does remain, however, a section of the masonry structure that was originally most of the south perimeter wall, as well as parts of the west perimeter and interior walls of the building. Since June 9, 2011, when demolition of the remaining Agency-owned improvements began there, special care has been exercised to not disturb these remaining walls. Our hope is that all, or a portion of, these walls could be incorporated in the future development of this block. If they are to remain, however, immediate action must be taken to shore up the structure and enhance security on the site.

ANALYSIS AND ISSUES: The intense heat of the fire there further weakened a building whose structural elements had already greatly deteriorated with age. While saving this structure for use as a design element in future redevelopment projects may be an attractive concept, it will not be without a significant cost. In order to better understand these costs, staff has engaged the services of both Tom Brennan at EDA Architects and Terry Wright, a structural engineer at Jacobsen Construction who has worked on the stabilization of compromised structural walls at both the Provo Tabernacle and the Provo Academy/BYU Academy.

So far, staff has been informed that, given the age and condition of the structure, it will not be practical to display these walls as an open-air design feature unless they are sheltered from the elements. Additionally, these walls will not be able to serve any sort of structural function, interior or otherwise.

Since the fire was started in May, a range of efforts were made to increase security at the site. Specifically, a round-the-clock security patrol was stationed there for the four weeks following the fire. Additionally, a six-foot security fence was installed at the site the day of the fire and remained through the month of July. However, despite these efforts, the site has experienced periodic break-ins and the remaining buildings have been often tagged with graffiti.

Tom Brennan and Terry Wright will present additional information on the following alternatives:

Option #1: Complete Stabilization In-place

While the cost estimates for comprehensive structural stabilization of the historic Security Storage building are rough until the scope of the project can take better form, the initial approximation for project cost ranges from \$75,000 to \$150,000, plus the cost of either renting a temporary shoring system (\$8,500-\$19,500 per month), or the cost of purchasing this equipment. Costs have not yet been ascertained for increasing security on the site, although we would also need to incorporate this cost to prevent further damage to the walls by graffiti.

Option #2: Partial Stabilization and Off-site Storage

As presently conceived, this option consists of the stabilization and careful removal of the most valuable sections of the structure for storage at other Agency-owned property. On the date this memo was prepared, a cost estimate for this option has not been finalized, although it will be presented at the Board of Directors meeting for discussion.

Option #3: Complete Demolition and Brick Storage

This option involves the demolition of the entire structure and the collection and storage of the original common bricks for use in to-be-determined projects, such as a public art installation. This option was included in the original scope of work for the demolition work currently being completed there and can be done without additional cost to the Agency.

Attachments: Photos





