



Union Plaza Building Assessment and Safeguarding

Agenda:

1. Timeline of Events
2. RFP for Safeguarding Buildings



Timeline of Events:

- Nov. 9th, 2021

Motion made by Representative Salcido, seconded by Representative Rivera, and unanimously carried to **DIRECT** the City Manager or designee to hire a consultant such as architects, urban designers, engineers and to include studies such as an economic impact analysis and programming operations; execute all contracts and amendments to develop the following information: Project concept; partnership opportunity guidelines including public-private partnership specifications; and financial model to include estimate of capital costs and operating costs which is in compliance with all court rulings and legal decisions to incorporate preservation of historic buildings and to preserve historic character and to **DIRECT** staff to return with recommendations on how to safeguard damaged buildings and options for funding sources in ways to align with the Temporary Restraining Order (TRO).

ACTION: Staff started the development of the RFQ in order to accomplish the directive from City Council to include the safeguarding of damaged buildings.

Nov. 10th 2021: 8th Court of Appeals reverses 384th District Court decision the TRO was lifted

Timeline of Events:

- **Nov. 22nd , 2021**

Briefed City Council on the court decision and received direction on litigation.

ACTION: Staff continued coordination on the RFQ with outside attorneys to ensure all legal requirements are incorporated into the scope of work.

December 18, 2021: the City of El Paso entered into an Rule 11 agreement with Dr. Grossman: the city has agreed to postpone the archaeological work permitted by the Texas Historical Commission until the parties reach an agreement or the City obtains judgement in its favor from the Texas Supreme Court.

December 22, 2021: Petition for Review filed with Texas Supreme Court

Timeline of Events:

- January 4, 2022

Motion made by Representative Annello, seconded by Representative Rodriguez, and unanimously carried to **DIRECT** staff to return at the January 18, 2022 Work Session with a plan to secure Union Plaza area during winter months from winter weather and potential fire damage.

ACTION: Staff continued coordination on the RFQ with outside attorneys to ensure all legal requirements are incorporated into the scope of work. **Final RFQ issued on 1/14/2022.**

Staff has separated the scope of work for safeguarding the buildings into a separate task for on-call contract.

Plan of action:

- Capital Improvement Department (CID) created a draft **Request for Qualifications** that has been released to meet the requirements of the direction from the Nov 8th City Council Meeting.
- In 2021, the City completed full structural analysis of six buildings to establish structural integrity and Since Council's directive, staff has been developing options to cover up the openings within the structures.
- Same consultant will field verify any further deterioration of the conditions and update recommendations on structural stability and **safeguarding** the buildings.
- The city will continuously address the security of the site with **weekly inspections** to examine the security fencing and create an additional presence within Union Plaza.

RFP for Safeguarding Buildings:

SCOPE OF WORK:

Complete an update to the previous assessment and cost estimate to safely secure the properties listed to protect against further damage from being open to the elements. The securing is to consider preserving architectural integrity of the buildings, to not cause further damage in the process of winterizing:

325 Chihuahua

315 Chihuahua

309 Chihuahua

306 Overland

305 & 303 Chihuahua

212 Overland

RFP for Safeguarding Buildings:

Specifically, the conditions assessment update will do a site visit to re-assess and evaluate the following:

Structural systems to include foundations and structural framing of wall, columns, intermediate floors, roofs and all building elements contributing to structural stability.

- Any danger to life safety in the form of lacking structural integrity is to be identified and documented
- A proposed temporary repair plan is to be provided for each repair identified.

Building envelope including roofing systems, exterior finishes, stairs and steps, exterior doors and windows, and all building elements affecting envelope performance.

- Retention of the historic fabric is of utmost importance, thus details to be preserved and/or repaired are to be identified and documented
- The updated report must include a plan for each of the repairs identified in the building envelope.

RFP for Safeguarding Buildings:

Interior building components In addition, the presence of hazardous materials or conditions is to be identified and documented in any interior space, and included in the plan for removal if necessary.

A report for each of the buildings/structures shall be developed that includes photo documentation of observations and other supporting material as appropriate that describes what needs to be repaired, and secured immediately to ensure no further deterioration of the buildings by being exposed to the elements, in addition to fire protection. A cost estimate for performing the work is also to be included.

A large, light grey arrow graphic that originates from the left edge of the slide and points towards the right, ending just before the word "Questions?".

Questions?

MISSION



Deliver exceptional services to support a high quality of life and place for our community

VISION



Develop a vibrant regional economy, safe and beautiful neighborhoods and exceptional recreational, cultural and educational opportunities powered by a high performing government



VALUES

Integrity, **R**espect, **E**xcellence,
Accountability, **P**eople

MISIÓN



Brindar servicios excepcionales
para respaldar una vida y un
lugar de alta calidad para
nuestra comunidad

VISIÓN



Desarrollar una economía regional
vibrante, vecindarios seguros y
hermosos y oportunidades
recreativas, culturales y educativas
excepcionales impulsadas por un
gobierno de alto desempeño



VALORES

Integridad, **R**espeto, **E**xcelencia,
Responsabilidad, **P**ersonas