



# Union Plaza Building Assessment and Safeguarding: UPDATE

January 31, 2022

# Agenda:

1. Timeline of events
2. Update on Plan of Action & Cost



# Timeline of Events:

## November 9, 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.

November 10, 2021: 8<sup>th</sup> Court of Appeals reverses 384<sup>th</sup> District Court decision the TRO was lifted

# Timeline of Events:

## November 22, 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.**

## January 18, 2022

**Motion made by Representative Hernandez, seconded by Representative Svarzbein carried to direct the City Manager to proceed safeguarding identified buildings identified in the Union Plaza footprint without touching or going into the buildings and come back to Council at the next City Council work session in two weeks with a cost estimate and alternatives.**

## 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 8<sup>th</sup> City Council Meeting. RFQs are due February 18<sup>th</sup>.
- **Staff has received an updated proposal for immediate closing of openings (staying out of the existing buildings and above ground)**
- The city will continue with **weekly inspections** to examine the security fencing.



# Updated Plan for Safeguarding Buildings

## Brief description of the Work to be Completed:

### 1. Board Up

1. Remove Bricks and rubbish to set the concrete blocks.
2. Form and Pour Concrete Cubes to set and brace frames and plywood to be installed.
3. Create frames and plywood to board up openings.
4. Brace All Openings as needed.

### 2. Wall Repair at Art Academy

1. Set Up Overhead Protection.
2. Clean up any debris and rubbish around the opening.
3. Reclaim any existing bricks from around the site to reuse at the building.
4. Build Up the wall back with recover window.

# Updated Plan for Safeguarding Buildings

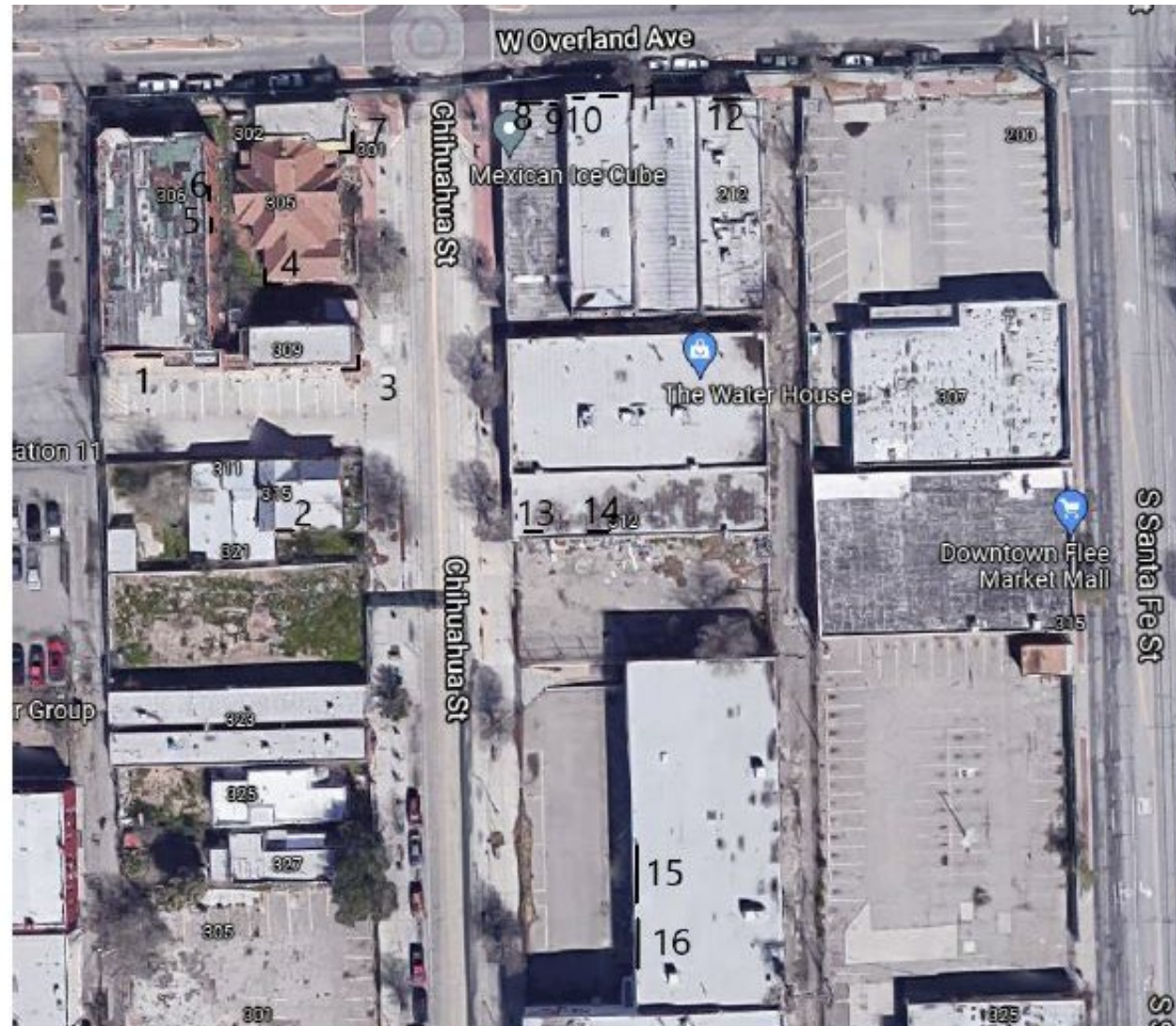
## Exclusions/Clarifications:

- Brick will be salvaged as demolition process allows it.
- Taxes are excluded.
- Proposal is to be revisited once boarding and securing details are provided by the City of El Paso.
- No work is contemplated outside the picture locations
- Proposal includes the boarding of (4) window openings
- Boarding structures will be anchored to existing concrete sidewalk or pavement when possible

Cost of Work: \$50,000.00 (includes \$9,000 of contingency)

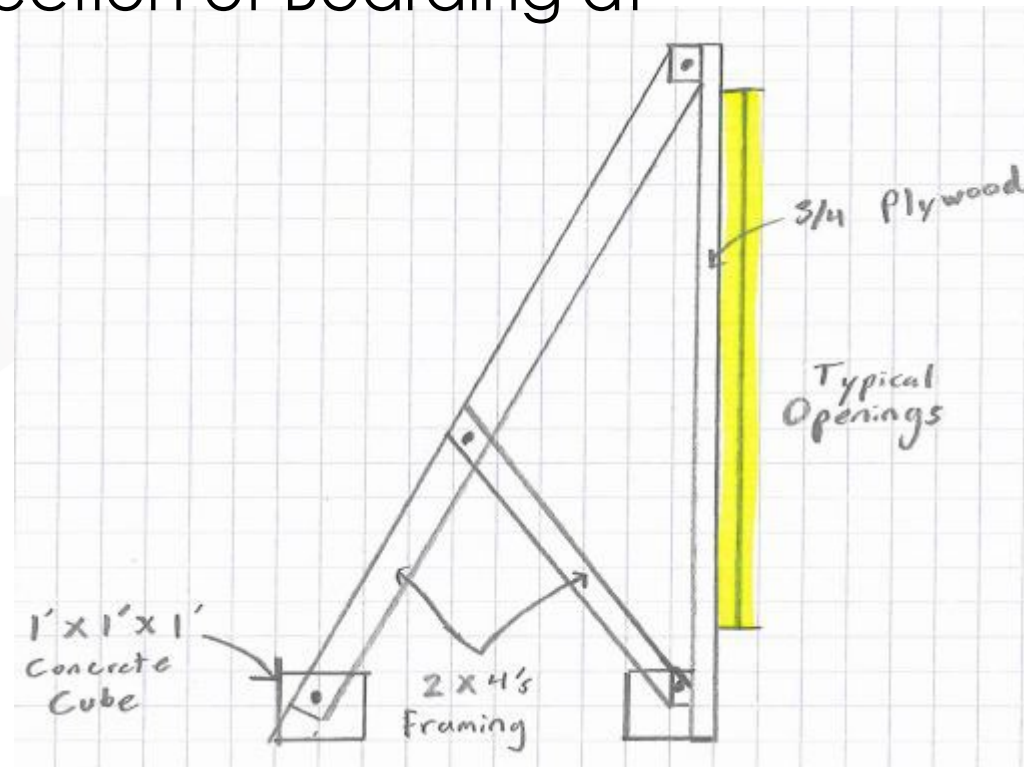


# Updated Plan for Safeguarding Buildings



# Updated Plan for Safeguarding Buildings

Typical Cross-section of Boarding at openings.





# Updated Plan for Safeguarding Buildings

Photos of locations:





# Updated Plan for Safeguarding Buildings

Photos of locations:





# Updated Plan for Safeguarding Buildings

Photos of locations:



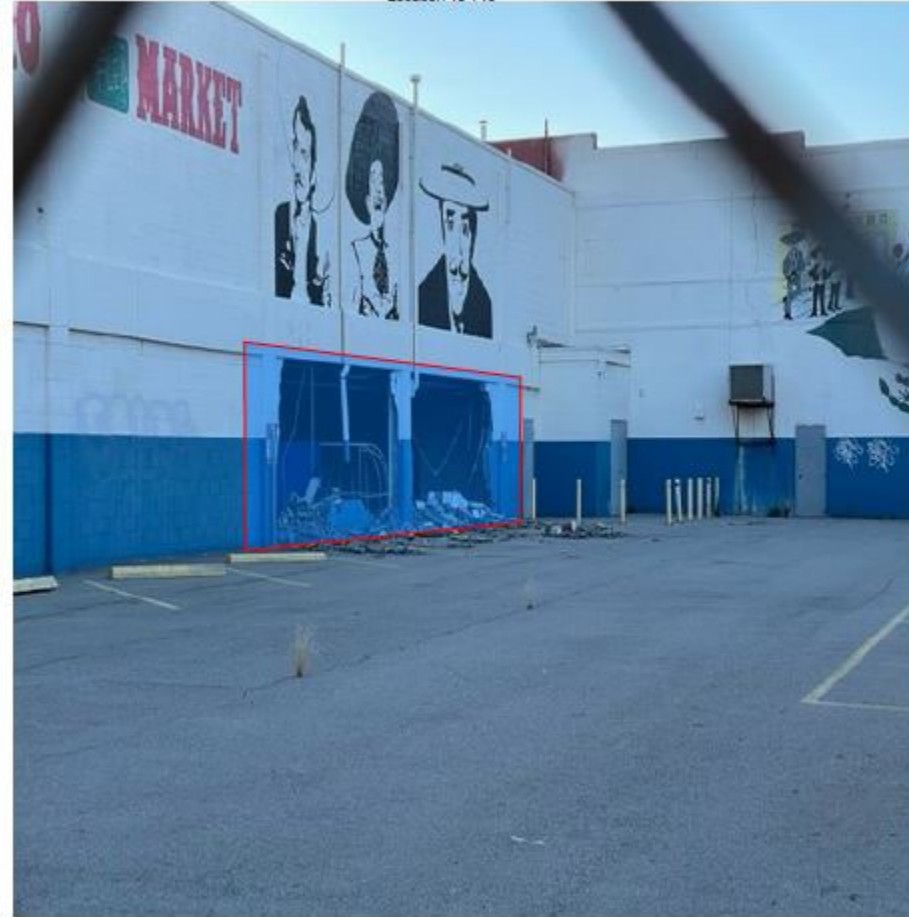
# Updated Plan for Safeguarding Buildings

Photos of locations:

Location 14



Location 15 +16





# Council Direction

## Option 1:

Direct the City Manager to proceed with the safeguarding of the buildings as presented for an estimated amount of \$50,000, coordinate with permitting entities, and obtain necessary agreements in pending litigation.

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# 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,  
**A**ccountability, **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,  
**R**esponsabilidad, **P**ersonas