



MEMORANDUM

TO: Mayor Laurel Lunt Prussing and Members of the City Council
FROM: William R. Gray, Public Works Director
Gale L. Jamison, Assistant City Engineer
Tom Carrino, Economic Development Manager
DATE: March 23, 2011
RE: Denny's Dry Cleaners Building Demolition

INTRODUCTION

Since the Denny's Dry Cleaners business at 119 North Race Street closed four years ago, the City of Urbana has worked to investigate the potential for redevelopment of the property. In March 2010, the City decided to release its real estate option on the property. The building has remained vacant throughout this time and has been registered and monitored as part of the City's vacant property registry.

On August 23, 2010, a partial chimney collapse occurred on the west side of the building. As a result, the City ordered an inspection by the structural engineering firm Fraunhofer and Associates to evaluate the building. The engineers' opinion was that the brick is unstable on the east elevation and on the second floor of the north building and showed evidence of movement, therefore requiring major rehabilitation and/or demolition. The engineers ordered a partial closure of the south bound lane of Race Street to protect the travelling public in the event of a collapse.

On August 26, 2010, the City condemned the building and ordered representatives of the estate to either repair or demolish the building. It became apparent that the estate lacked the resources to fund the demolition and had no interest in repairing the building either. As a result, the City initiated legal proceedings to allow the City and its contractors to demolish the building on behalf of the owners in view of its public safety implications. The Champaign County Circuit Court is in the process of granting the City this permission and it is expected that these proceedings will be completed soon.

The City advertised for and received bids for the demolition on March, 2011. The low bidder for the demolition was Bob Brown Construction, Inc. (from Danville, Illinois) in the amount of \$198,800. The contractor's references and proposed subcontractors have been reviewed by Public Works staff and the city's consultant, Frauenhoffer and Associates and it is recommended that Bob Brown Construction, Inc. be contracted to perform the demolition.

Of particular concern is the protection of the Courier Café building during the demolition. The walls of the Southeast Addition intersect the Courier Cafe Exterior Wall. Some of the brick masonry is jointed, and some of the brick masonry is toothed in to Courier Cafe Exterior Wall. These sections of brick masonry will be removed by hand, minimizing damage to the Courier Cafe Exterior Wall. The Roof and Ceiling Joists of the Southeast Addition bear into the Courier Cafe Exterior Wall. These timber constructions and all other bearings and attachments to the Courier Cafe Exterior Wall will be removed by hand. The contractor will fill all openings and holes in the Courier Cafe Exterior Wall with matching brick. The wall will be tuckpointed where mortar is cracked, missing, or eroded, for the width of the Southeast Addition and from the top of the Addition's roof flashing to grade. The exterior wall of the Courier Café will be made solid and whole.

The floor slab in the single story portion of the Denny's Building will remain in place and will be sealed with a membrane and covered with asphalt. The basement of the multiple story portions will be removed to below grade and filled to match existing grades and turf established. The existing parking to the north of the building and to the west of the single story structure will remain. The attached drawing reflects the final surface treatments.

FISCAL IMPACT

The costs of the demolition are eligible for funding by TIF 2 and sufficient funds have been preliminary earmarked to ensure that this essential undertaking can be accomplished. A budget amendment is required to allocate funds for the demolition. It is recommended that \$220,000 be allocated to account for any unforeseen conditions that might arise during the demolition of the structures.

RECOMMENDATION

It is recommended that the City Council approve the attached:

AN ORDINANCE REVISING THE ANNUAL BUDGET ORDINANCE (Denny's Site Demolition Costs, 2011)

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH BOB BROWN CONSTRUCTION, INC. FOR DEMOLITION OF 111, 113, 115, 117, AND 119 NORTH RACE STREET, URBANA, ILLINOIS (FORMER DENNY'S CLEANERS)

RESOLUTION NO. 2011-03-008R

**A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH
BOB BROWN CONSTRUCTION, INC. FOR DEMOLITION OF 111, 113, 115,
117, AND 119 NORTH RACE STREET, URBANA, ILLINOIS
(FORMER DENNY'S CLEANERS)**

WHEREAS, the Mayor and City Council find that the best interests of the City of Urbana are served by authorizing the Mayor to execute an Agreement with Bob Brown Construction, Inc. for demolition of 111, 113, 115, 117, and 119 North Race Street, Urbana, Illinois (former Denny's cleaners).

NOW, THEREFORE, BE IT RESOLVED by the Mayor and the City Council of the City of Urbana, Champaign County, Illinois, as follows:

Section 1.

An Agreement for demolition of the former Denny's cleaners between Bob Brown Construction, Inc. and the City of Urbana, in substantially the form of the copy of said Agreement attached hereto and hereby incorporated by reference, be and the same is hereby authorized and approved.

Section 2.

The Mayor and the City Clerk are authorized to execute said Agreement on behalf of the City of Urbana and to execute any other documents necessary to carry out the intent and purpose of said Agreement and this Resolution.

Section 3.

The City Clerk shall transmit a certified copy of this Resolution to Robert W. Brown, 14849 E 2200 N. Road Danville, Illinois 61834.

Section 4.

This Resolution shall become effective immediately upon its adoption by City Council.

PASSED BY THE CITY COUNCIL this ____ day of _____, _____.

AYES:

NAYS:

ABSENT:

ABSTAINED:

Phyllis D. Clark, City Clerk

APPROVED BY THE MAYOR this ____ day of _____, _____.

Laurel Lunt Prussing, Mayor

