RECLAMATION

Managing Water in the West

Reclamation Activities in Boulder City: Date Street Building 100

Steven C. Hvinden, Area Manager
Boulder Canyon Operations Office
January 27, 2009

U.S. Department of the Interior
Bureau of Reclamation

Date Street Building 100

RECLAMATION

History of Date Street Building 100

- Originally built by the Bureau of Mines for offices and a laboratory in 1941
  - Back wing added in 1945
- In the early 1980s Reclamation acquired the Building
  - Used to house staff managing the Lower Colorado River beginning in the early 1990s
- Listed in the National Register of Historic Places in August 1983
  - Contributes to the 1940s era of government development in the Historic District
  - Characteristics of the building are its masonry walls, multi-paned steel casement windows, wood porch with wood support posts, and wood trim on the gable ends of the roof
- In 1992 the tile roof was replaced with composite shingles
  - All other historical characteristics remained intact

RECLAMATION

Date Street Building 100 Chronology (1)

- In 2003, we performed a seismic evaluation of Date 100 and determined that structural rehabilitation was necessary.
- In December 2006, a contract was awarded for structural rehabilitation and Reclamation staff moved out of Date 100.
- In December 2006, during contractor mobilization, soil tests revealed DDT contaminated soil.

RECLAMATION

Date Street Building100 Chronology (2)

- In January 2007, significant structural deficiencies were discovered within the roof system. In addition to the seismic repairs, roof replacement was necessary.
- In March 2007, the recommended solution for the contaminated soil remediation was to remove the interior walls and flooring and encapsulate the DDT impregnated soil.
- By late summer 2007, the roof and interior walls had been removed and the DDT contaminated soil had been encapsulated.
- In September 2007, we discovered that there was lead in the exterior paint and window glazing, and asbestos on the inside of one of the exterior walls.

RECLAMATION

Date Street Building 100 Chronology (3)

- By the fall of 2007, after we cleaned off the interior side of the exterior walls and had the opportunity to more closely examine them, the contractor's structural engineer identified unreinforced masonry, cracks, and discontinuities, leading to a recommendation from the structural engineer for removal of the walls.

- In December 2007, Reclamation hired a structural engineer, historical preservation specialist, to provide a second opinion on Date 100's exterior features.

- The historical preservation specialist's report was received in January 2008. The report analyzed three options:
  - steel bracing of the walls
  - applying shotcrete to the interior surface of the walls
  - demolition and replacement of the walls

RECLAMATION

Date Street Building 100 Chronology (4)

- In early 2008, Reclamation analyzed four options for Date 100.
  - Option 1. Steel structural bracing for interior surface of existing masonry walls.
  - Option 2. Shotcrete applied to interior surface of existing masonry walls.
  - Option 3. Demolition of existing walls and construction of new reinforced masonry walls on the same footprint.
  - Option 4. Demolition of Date 100 and construction of a new modular building.

RECLAMATION

Date Street Building 100 Chronology (5)

- In February 2008, Reclamation decided that demolition of Date 100 and construction of a similar building on the same footprint was the least costly option, and provided the safest building
- In the spring of 2008, Reclamation proceed with design work for the building and removed the asbestos from the building's interior.
- SHPO, the Advisory Council, and others expressed concerns about the demolition plan
- In May/June 2008, Reclamation halted the Date 100 project and terminated the construction contract
- Reclamation implemented interim measures to protect Date 100

RECLAMATION

Interim Measures: Bracing and Inspections

- Bracing Installation nearly complete (see picture)
- Monthly inspections of Date 100

RECLAMATION

Next Steps

- Conduct further consultations with SHPO, the Advisory Council, and the public
- Contract with a Structural Engineer, Historical Preservation Specialist (Completed on January 21, 2009)
- From the Structural Engineer, Historical Preservation Specialist , we are looking for historical preservation methods for retaining the integrity of the building.
  - Exterior Walls
  - Windows
  - Lead Paint Treatment
  - Wood Features
  - Overall Appearance / Other Recommendations
    - Roof
    - Grass

RECLAMATION

Next Steps (Continued)

- ***Spring 2009*** – Receive final report from Structural Engineer, Historical Preservation Specialist
- ***Summer 2009*** – Develop alternatives including estimated costs
- ***Fall 2009*** – Public Review of Alternatives
- ***Late 2009*** – Select an Alternative*

*Based on the Alternative Selected, design and construction is expected to take 1 to 2 years

RECLAMATION

Date Street Building 100

RECLAMATION