




HISTORIC
FRANKLIN
TENNESSEE

ITEM #5
WRKS
04/08/14

MEMORANDUM

April 1, 2014

TO: Board of Mayor and Alderman

FROM: Eric Stuckey, City Administrator 
Lisa R. Clayton, Parks Director
Brad Wilson, Facilities & Project Manager

SUBJECT: Notification of approval for the demolition of the Historic Power House.

Purpose

The purpose of this memo is to inform the Board of Mayor and Aldermen (BOMA) of the exercise of emergency procurement authority regarding a demolition associated with damage to the Power House structure at Harlinsdale due to damage cause by high winds on February 21, 2014.

Background

On February 21, 2014, during the evening hours, inclement weather swept through the City of Franklin damaging the east side of the historic power house at the Park at Harlinsdale Farm. Multiple city departments viewed the damaged and below is the excerpt from the final assessment from Building Official Allen Lewis.

February 24, 2014

Re: Harlinsdale Park Power House Storm Damage
331 Franklin Road

To whom it may concern:

The Building and Neighborhood Services Department has completed a storm damage inspection of the Harlinsdale Park former power house structure which was damaged by high velocity winds on February 20, 2014. The power house structure has two separate roof lines at distinct separate elevations. The west side section of the structure below the lower roof line does not appear to be damaged or structurally unstable. The east side of the structure which had a higher roof line sustained heavy damage and shall be deemed *unsafe and dangerous*, as defined in the 2009 International Existing Building Code, due to partially and completely collapsed structural walls and supports.

Observations:

- The roof covering is totally blown off.
- The east facing exterior masonry structural wall has partially collapsed.
- The north facing exterior masonry structural wall has a severe concaved bow in the middle of the wall, stress cracks in the mortar joints at multiple locations and in danger of collapsing.
- The steel roof framing system is in a state of ultimate deformation, twisted, bent, unable to support intended loads and in danger of collapse.

It is my opinion allowing the east side of the power house structure to remain as is presents an unacceptable risk to City employees and the general public in close proximity to the structure. I recommend demolition of the remaining east masonry wall, the north facing masonry wall and the structural steel as soon as possible.



R. Allen Lewis
Building Official
City of Franklin



Under the direction of the Parks Department and Facilities/Project Manager Brad Wilson, the following shall be completed:

- Site inspection test of the exterior of the block/brick for possible lead paint.
- Remove the red iron hanging in midair to the north wall.
- Remove the materials inside as best we can then the red iron from the one wall that is supporting it. If we do not move swiftly with the tension on the column and wall and the column, could cause the wall to rack, tearing down part of the good side of the building and possibly throw materials into the Harlinsdale barn.
- Stabilized the existing structure & enter into a PSA with a contractor that if familiar to the park and has historical background.

Financial Impact

The current proposal is with RG Anderson a large commercial contractor that the city currently has ties with (Public Works Facility) regarding projects within the City of Franklin. RG was asked to give a proposal for the work based on the scope and the type of heavy work RG can do in a short amount of time. The proposal includes not only as mentioned above with removal of structure but the repair to the existing structure that will remain in capping or sealing up of any exposed or left penetrations. The major portion as mentioned is for removal of unstable walls, steel that is still attached and material that has fallen to the ground and must be removed. Once that is completed there will be some walls that will require masonry repairs to seal up ends and some metal work to cap off the top wall that will be exposed once some of the higher wall is removed. Total cost based on the scope of work that was developed by the facilities and parks departments is noted on the RG Anderson proposal. Total cost based on that scope is \$36,870. Once the proposal is signed crews can get started within 48 to 72 hours to complete the removal process based on weather.

Recommendation

The Parks Department recommends entering into a PSA with RG Anderson as an emergency purchase for services to save the existing structure from further damage. Attached are the recommended insurance forms provided by the contractor.

CC: Vernon Gerth, ACA Community & Economic Development
Chris Bridgewater, Building & Neighborhood Services Director
Brian Wilcox, Purchasing Manager
Sara Sylvis, Risk Manager
Amanda Hall, Historic Planner

March 5, 2014

Brad Wilson
Facilities Project Manager
109 Third Avenue South
Franklin, TN 37064

Re: Storm Damage Repair
The Park at Harlinsdale Farm

The following is our proposal for the storm damage repair at the Park at Harlinsdale Farm. This proposal includes the following list of items of work.

1. Demolish the remaining roof structure.
2. Saw cut the masonry at the remaining building and at the damaged parapet.
3. Demolish damaged masonry while saving undamaged units for infilling the opening in the existing building.
4. Repairing masonry at corner of existing building and at sawed line at the parapet.
5. Installing metal coping over treated lumber at new parapet.
6. Removing and properly disposing of all debris from the site.

The cost for this work are listed below.

1. Demolition and debris Removal	\$14,080
2. Saw cutting of masonry	\$2,560
3. Boom lift rental	\$1,200
4. Masonry infill of opening	\$4,500
5. Masonry repair at parapet	\$2,000
6. Masonry repair at corner of building	\$1,500
7. Carpentry work for coping	\$600
8. Metal coping	\$1,000
9. Miscellaneous work	\$1,000
10. Dumpster	\$600
11. General clean up	\$500
12. Superintendent and pickup	\$3,600
13. GC Overhead	\$3,310
14. GC Fee	<u>\$1,820</u>
TOTAL	\$38,270



RGANDERSON COMPANY, INC.

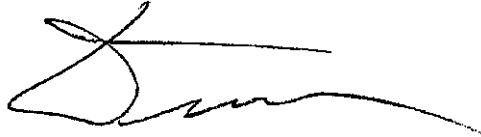
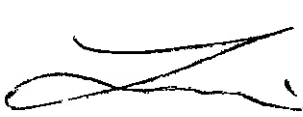
CONTRACTORS

ENGINEERS

The credit for leaving the structural steel and metal roofing on site is \$1,400.00. Resulting in a total of \$36,870.00 cost for the work.

We are available to discuss this proposal at your convenience.

Sincerely,
R.G. Anderson Company, Inc.



Lin Dunn, PE
Vice President



1801 WEST END AVENUE • SUITE 1800 • NASHVILLE, TENNESSEE 37203
(615) 329-1789 • FAX (615) 321-4555



February 27, 2014

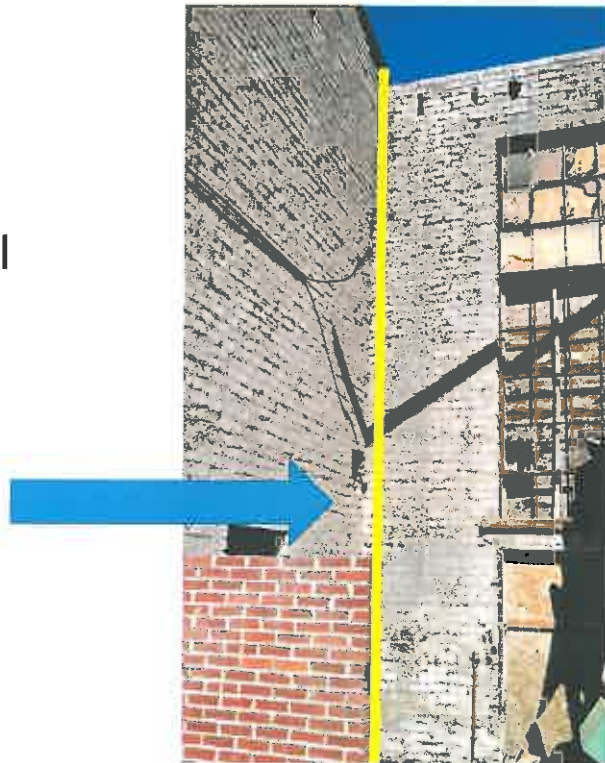
Re: Harlinsdale Park Power House Storm Damage
331 Franklin Road

To: Lisa Clayton, Parks Director
Allen Lewis, Building and Neighborhood Services
Amanda Hall, Planning HZC

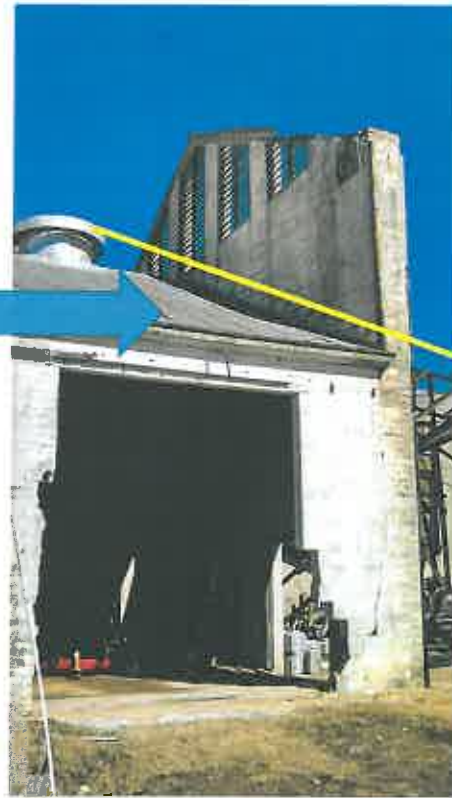
Per a request from Building and Neighborhood services and the Parks Department I joined Allen Lewis on site to review the damage to the power house structure. As we all now know the storm of February 20 blew into the open end of the facility and became trapped causing the pressure to blow out one wall that is unsupported or attached at the end. With the rotation of the wall and roof structure a partial failure occurred on the north wall nearest the historic structure.

Thought on repairs to the side of the building where the farm tractor was once stored and demolition of damaged walls are included in the slides below.

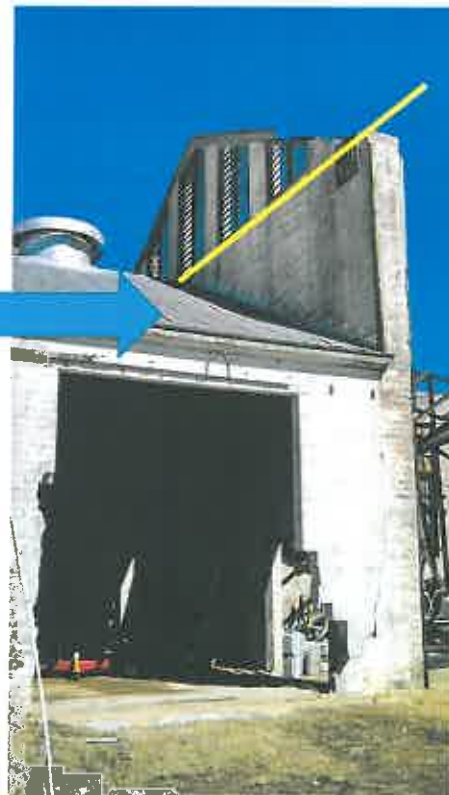
Cut interior corner at intersecting wall and remove damaged wall to right to prevent possible racking of intersecting building.



Option 2: Remove damaged wall above counter flashing and cap with metal to create a small parapet wall and paint to match existing roof vents.



Option 2: Remove damaged wall below the vented gable to create a flat top parapet and will have a metal flashing placed on top and paint to match existing roof vents. This could act as a point if a discussion was needed or fact that the space beyond this onced housed the boiler



Red iron
damaged
beyond repair.



Damaged walls to be removed. Photo shows both damaged walls to be removed.

Use fallen brick material to fill in opening in wall that was cut out to allow storage for farm tractor. Wall is not structurally sound, needs support reinstalled.

