



Planning, Development & Transportation
Community Development & Neighborhood Services
281 North College Avenue
P.O. Box 580
Fort Collins, CO 80522.0580

Plan of Protection for Historic Properties

Project Title: Walrus Ice Cream Expansion

Full Property Address: 125 W Mountain Avenue, Fort Collins, Colorado 80524

Form Prepared by: Chad Mapp, MAPP Construction LLC

Please complete the following as applicable. Please answer each question thoroughly, and add additional pages if needed:

1.0 Introduction

1.1 Description of project location:

The site is located on the south side of Mountain Avenue between College Avenue and Mason Street. The site is adjacent to the Rio Grande Mexican Restaurant. There are public alleys to the east and south.

1.2 General description of work to be performed, including which firm(s) will be doing the work:

The work will involve the expansion of the existing building to allow for increased ice cream production. MAPP Construction LLC, acting as general contracting entity, will manage the construction of the project. r4 Architects Inc. will provide architectural services. Larsen Structural Design will provide structural engineering services. Work includes demolishing the existing concrete paving and expanding the existing Walrus Ice Cream building to in-fill the space between Walrus Ice Cream and the Rio Grande Restaurant. The Walrus Ice Cream building expansion will be set back with a 1-3/4" gap and not fasten to or be supported by the Rio Grande Restaurant. The proposed expansion is about 504 square feet.

1.3 Building(s) or portion(s) of designated and eligible buildings within the area of adjacency that will be affected:

Rio Grande Restaurant to the west.

1.4 Is building adjacent to other buildings or structures, on or off site, and if so, how close?:

The Rio Grande Restaurant is the closest building, approximately 12'-1" to the west.

1.5 Are any of these other buildings or structures 50 years old or older (which ones, and what are their dates of construction, if known):

Rio Grande Restaurant to the west is over 50 years old. Date of construction unknown.

2.0 Scope of Work

Describe the work, and how it will affect any historic building(s) (both on the subject property and on adjacent properties, if applicable). Provide descriptions on each of the following, as applicable:

2.1 Demolition:

Removal of the existing exterior concrete slab between Walrus Ice Cream and the Rio Grande Restaurant.

Protection and care of east wall of Rio Grande Restaurant will be implemented during construction; for example, we will temporarily cover wall with plywood.

Cut and partial demolition of existing west wall of Walrus Ice Cream for two openings into new space. Demolition sequence for safe cut and removal identified in detail 6 page S2.1 of Minor Amendment Application submittal.

2.2 Site preparation:

Site preparation will involve temporary plywood barricades north of the work area along Mountain Avenue as well as temporary fencing to the south of the work area. Both barricades and fencing will be set-back with a gap from the Rio Grande Restaurant.

2.3 Excavation:

Excavation for form and placement of grade beams.

Protection and care of east wall of Rio Grande Restaurant will be implemented during construction; for example, we will temporarily cover wall with plywood.

2.4 Utilities:

Existing utilities will be used. New electrical service for expansion will be served from existing panel on south side of Walrus Ice Cream.

2.5 New foundation:

New foundation system will be limited to inside of expansion area building footprint and set-back from Rio Grande Restaurant's foundation. The foundation system involves drilled helical piers, grade beams, and concrete slab on grade. Protection and care of east foundation of Rio Grande Restaurant will be implemented during construction; for example, we will temporarily cover foundation wall with plywood. In addition, wall of Rio will be protected from concrete splatter with tarps and/or plywood during placement of new slab on grade.

2.6 New construction:

New construction will include erecting structural steel system, 2-HR fire wall along west side, stucco exterior walls and membrane roofing. A crane/boom will be used to set steel.

Coordination between crane/boom operator and field spotters will be implemented to ensure the Rio Grande Restaurant is protected and not affected. Protection and care of east wall of Rio Grande Restaurant will be implemented during construction; for example, we will temporarily cover wall with plywood.

New wall next to Rio Grande Restaurant will be set-back with approximately 1-3/4" gap. The top of the gap at parapet is detailed in detail 3 on page ARCH-2 of Minor Amendment submittal. The plan calls for a WaboFlash to cover gap. The vertical gaps at north and south walls are detailed in detail 4 on page ARCH-2 of Minor Amendment submittal. The plans calls for a Wabo Weatherseal II compressible expansion joint full height.

2.7 Parking lot:

Parking lot will not be affected by the work but will be used for material and equipment staging. A temporary fence will be set up in the parking lot. The fence will be set-back from and not attached to the Rio Grande Restaurant.

2.8 Driveways/alleyways:

The driveways/alleyways will remain open and not be affected by the Work.

2.9 Landscaping:

None anticipated.

2.10 Drainage:

Walrus Ice Cream expansion will slope to the south and capture stormwater via a scupper and downspout and direct it east and away from the Rio Grande Restaurant. Site drains away from the Rio Grande Restaurant and towards the alleys to the east and south.

2.11 Other:

3.0 Coordination of Project Activities

3.1 Name of person or persons responsible for overseeing the demolition and/or construction activities: Chad Mapp, MAPP Construction

3.2 Will they be on site when that work is occurring? Yes

3.3 If not, how may they be contacted if needed when that work is underway? N/A

3.4 What specific coordination practices will be used to coordinate work activities?

MAPP Construction has developed and uses a professional project management and delivery process. We utilize a Master Project Schedule to coordinate and sequence activities. In addition, we have weekly subcontractor coordination meetings where we develop a 2-3 week “look ahead” schedule. We also hold pre-installation meetings with subcontractors to discuss scope of the work, schedule as well as quality. Lastly, MAPP has developed a quality assurance/quality control (QA/QC) program to ensure quality of workmanship minimize risks.

Our QA/QC plan starts with constructability reviews of the design drawings to look for system and product compatibility, missing or unclear details, and opportunities for improvement. Next, we only work with pre-qualified subcontractors that share our values and have a reputation of dependability and quality craftsmanship. Then we hold pre-installation meetings with every subcontractor prior to allowing them to begin their work. We discuss the desired finished product, quality and appearance to make sure we have everything prepared for them to perform their work properly and that we are on the same page so that our expectations align. Once construction work begins, we will conduct an initial inspection to verify that commitments made during the pre-installation meeting were understood and are being implemented. As the work progresses, we conduct follow up inspections on a daily basis to ensure the quality of the subcontractor’s work. We conduct a post-installation review of every scope of work performed by us or our subcontractors. If we discover any issues, we work to correct them immediately.

4.0 Deconstruction, Salvaging & Recycling Materials

4.1 Which historic materials will be deconstructed and salvaged? No historic materials will be deconstructed.

4.2 Which historic materials will not be salvaged, and how will they be disposed of? N/A.

5.0 Protection of Existing Historic Property

How will you ensure that historic buildings, structures, and surface features will not be damaged during work? What means will be used to protect them?

5.1 Site Conservation

5.1.1 N/A

5.2 Demolition of Building

5.2.1 There is only partial demolition of the west wall of Walrus Ice Cream for two openings into new expansion area. This area is about 12' away and will be performed with handheld demolition equipment. We will also cover and protect the east wall of the Rio Grande Restaurant with plywood during construction.

5.3 Foundation Stability

5.3.1 Excavation will be very limited next to Rio Grande Restaurant foundation. The structural foundation system entails a thickened slab edge slab of only 1' next to Rio Grande Restaurant. Otherwise, there are two grade beams 1' wide x 4' deep. These grade beams will be set-back with a gap and not contact the Rio Grande Restaurant foundation. Lastly, we will excavate with hand held next to the Rio Grande Restaurant foundation and not use large equipment.

5.4 Structural

5.4.1 New construction will include erecting structural steel system. A crane/boom will be used to set steel. Coordination between crane/boom operator and field spotters will be implemented to ensure the Rio Grande Restaurant is protected and not affected. Protection and care of east wall of Rio Grande Restaurant will be implemented during construction; for example, we will temporarily cover wall with plywood.

5.5 New Construction

5.5.1 We will cover the east wall of Rio Grande Restaurant with plastic and/or plywood for protection during construction. We will use spotters for all work close to the Rio Grande Restaurant.

5.6 Historic Openings & Materials

5.6.1 N/A

5.7 New Openings

5.7.1 N/A

5.8 Floor Framing

5.8.1 N/A

5.9 Roof Structure and Roof Framing

5.9.1 A crane/boom will be used to set steel. Coordination between crane/boom operator and field spotters will be implemented to ensure the Rio Grande Restaurant is protected and not affected. Protection and care of east wall of Rio Grande Restaurant will be implemented during construction; for example, we will temporarily cover wall with plywood.

5.10 Structural Loads

5.10.1 Structural system designed by licensed structural engineer.

5.11 Supporting and Bracing of Existing Structure; Under-Pinning

5.11.1 Cut and partial demolition of existing west wall of Walrus Ice Cream for two openings into new space. Demolition sequence for safe cut and removal identified in detail 6 page S2.1 of Minor Amendment Application submittal.

5.12 Excavation and Shoring of Existing Structure

5.12.1 Excavation will be very limited in general. The structural foundation system entails a thickened slab edge slab of only 1' next to Rio Grande Restaurant. Otherwise, there are two grade beams 1' wide x 4' deep. These grade beams will be set-back with a gap and not contact the Rio Grande Restaurant foundation. Lastly, we will excavate with hand held next to the Rio Grande Restaurant foundation and not use large equipment.

5.13 Site Cleanup

5.13.1 MAPP Construction will perform daily and periodic site clean-up.

6.0 Documentation for Record

6.1 Does the project include measured drawings and/or photographs? Yes

6.2 Where will these be stored? MAPP Construction office trailer on-site.

7.0 Archeology

How will you address archeological resources if they are likely to be present or if you should unexpectedly find them? (e.g., contact the Fort Collins Museum of Discovery; have an archeologist on site to monitor the work; have an archeologist on call.)

We have contacted Centennial Archeology who has agreed to be on-call during excavation. In the event we encounter archeological resources we will immediately stop work, contact Centennial Archeology, City of Fort Collins Historic Preservation, and notify Fort Collins Museum of Discovery.