

Exhibit B – Valley Junction Sprinkler Infrastructure Project

PROJECT DESCRIPTION:

As with many older Main Street areas, the buildings in Valley Junction are contiguous. Should a fire occur an entire block could be destroyed. This presents life safety issues and obvious concerns with the viability of the affected businesses and the district as a whole. With the current building and fire codes, the existing buildings within the business district are restricted on changes in use, building improvements and expansions unless they have a fire sprinkler system. Adding to the issue is the difficulty of retrofitting a sprinkler system in an existing building. Realizing the hurdles noted above and the unnecessary repetition of the system infrastructure due to the typical small building size, the City has initiated a project to allow contiguous buildings to share some of the required infrastructure for a fire protection system to encourage the installation of fire protection systems in the Valley Junction Business District.

Shared System Elements:

Connection to the water main under 5th Street.

Connection continued under the street and then brought up vertically in a building mid block.

Vertical connection tees to a horizontal line along the ceiling area of the main floor of all contiguous buildings.

Fire department connection on the exterior of the mid block building.

A monitoring panel and sprinkler room installed inside the mid block building.

Implementation:

The City intends to contract the design and installation of the shared segments of the system and when complete, convey the system to an association formed for the property owners to manage the operation and maintenance of the system.

Each individual property owner or merchant will be responsible for the costs of the distribution of the system throughout their building.

Participation in the program does not obligate the building owners to fire sprinkle the building (changes in uses, expansions or future code updates may).

Project Phasing:

Phase 1: East side of the 200 block of 5th Street. 8 contiguous buildings. The Community Center (City owned) is located approximately mid block to bring up the vertical riser.

Phase 2: West side of the 200 block of 5th Street. 7 contiguous buildings. Currently there is no building identified to bring up the vertical riser.

Phase 3: East side of 100 Block of 5th Street. 3 contiguous buildings. Historic City Hall (City owned) is at mid block to bring up the vertical riser.

PROJECT CONTEXT:

The Town of Valley Junction was incorporated in 1893 and became the City of West Des Moines in 1938. Valley Junction is one of the original Main Street Iowa communities, managed by the Historic Valley Junction Foundation. Valley Junction also has the designation of an Iowa Cultural District and is one of the communities participating in the Iowa Great Places program.

The majority of the buildings contained in the project area were constructed around the turn of the century; however there are some building that were built as late as the 1950's. There is a mix of one and two story buildings most typically in the range of 3000 to 5000 square feet, most being constructed with load bearing masonry walls. Many of the buildings are occupied with retail establishments which will require careful coordination of the construction with the property owners and tenants for those buildings.