

**COUNCIL ACTION FORM**

**SUBJECT: POWER PLANT ASBESTOS REMOVAL**

**BACKGROUND:**

This project involves the removal and proper disposal of asbestos insulation at the City's Power Plant. This fall 2011 project will consist of asbestos removal in three areas located in a part of the Power Plant where equipment is retired from service. The material to be removed is associated with the insulation system which includes the asbestos containing materials. Once removed, the contractor will transport the asbestos to and dispose of it in an appropriate landfill.

Staff intends to initiate an asbestos removal program to remove a moderate amount of asbestos from the facility each year until it is gone. The amount removed per year will depend on the yearly budget allowance, contractor bid viability/availability, and staff availability.

On August 2, 2011, the RFP document was issued to twelve firms for proposals. On August 26, 2011, staff received competitive proposals from six firms. These proposals were then evaluated by a committee consisting of the Power Plant Engineer, Power Plant Maintenance Superintendent, and Power Plant Manager. The committee members independently evaluated and scored all six of the proposals in the following two steps:

Step 1

In the first step, the proposals were evaluated based on (1) if a pre-proposal site visit was made, and (2) if the proposal provided evidence of a valid Iowa permit to remove asbestos. Each of these criteria was rated on a Pass/ Fail basis.

Step 2

In the second step, the proposals were evaluated based on price, proposals' compliance with specifications, type and quality of references supplied, and removal procedures and method of facility and personnel protection.

Following is a summary of the scores from Step 2 assigned to the six firms:

OFFERORS	PRICE	AVERAGE SCORE
Pro Environmental Abatement, Inc., Des Moines, IA	\$49,760.00	940.70
Robinson Brothers Environmental, Inc., Waunakee, WI	\$48,203.00	893.57
Lindstrom Environmental, Inc., Plymouth, MN	\$58,400.00	867.50
REW Services Corporation, Ankeny, IA	\$59,700.00	735.40
Iowa-Illinois Taylor Insulation, Inc., Davenport, IA	\$77,467.00	733.27
Abatement Specialties, LLC, Cedar Rapids, IA	\$84,948.00	460.10

Each score was based on a scale of 1 to 10, with a maximum of 1,000 points possible.

Based on the averaged scores and a unanimous decision by the evaluation committee, it is recommended that a contract be awarded to Pro Environmental Abatement, Inc., Des Moines, Iowa, for an amount not to exceed \$49,760.00.

The approved FY 2011/12 operating budget for building maintenance contains \$25,000 for asbestos removal. Additional funds to cover the balance will come from another portion of the approved FY 2011/12 operating budget for building maintenance.

**ALTERNATIVES:**

1. Award a contract to Pro Environmental Abatement, Inc., Des Moines, Iowa, for the Fall 2011 Asbestos Removal for the Power Plant, in the amount of \$49,760.00.
2. Reject all proposals and delay asbestos removal at the Power Plant.

**MANAGER'S RECOMMENDED ACTION:**

Asbestos must be removed and disposed of per State and Federal regulations before retired equipment can be physically removed. Asbestos removal is a legacy cost that will be incurred since most of the old equipment at the Power Plant was insulated with asbestos. The current intent is to remove the asbestos in critical areas each year to avoid a one time large expense.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1, thereby awarding a contract to Pro Environmental Abatement, Inc., Des Moines, Iowa, for the Fall 2011 Asbestos Removal for the Power Plant, in the amount of \$49,760.00.