

**COUNCIL ACTION FORM**

**SUBJECT: ASBESTOS AND LEAD-BASED PAINT ABATEMENT PROJECT FOR AMES PUBLIC LIBRARY**

**BACKGROUND:**

As part of the Library's renovation and expansion project, environmental hazards will be abated under a separate contract from Meyer Scherer & Rockcastle Ltd. (the architect) and the General Contractor. On April 26, 2012, Terracon Consultants, Inc, was hired to conduct an initial survey for identification of asbestos-containing materials (ACM) and lead-based paints (LBP) in the Library building. During the survey, both ACMs and LBPs were identified in the interior and the exterior of the north part of the building. The survey also confirmed the presence of asbestos in samples collected from the 1985 part of the Library. These findings (shown in attached Tables 1 and 2) were reported to the Library Board in reports dated June 8 and July 12, 2012.

Terracon recommended preparation of an asbestos abatement design, abatement observation, and abatement clearance by a qualified consultant in order to confirm that ACMs are removed and disposed of properly. Terracon also recommended abatement of all LBP in the renovation areas.

Because Terracon completed the survey, and in order to maintain a single line of responsibility, the Library consulted with Purchasing staff and the City Attorney, and then requested that Terracon Consulting, Inc. develop plans and specifications for the abatement project that would be competitively bid. Terracon was also contracted with at that time to conduct abatement monitoring and clearance testing on behalf of the Library. The Library Board of Trustees approved an agreement with Terracon for these professional services on August 16, 2012.

On August 31, 2012, Terracon submitted final specifications and information required by the Purchasing Division to solicit bids for the Abatement Project. The Library requests that the City Council approve the preliminary plans and specifications for the abatement work for the for Ames Public Library Remodel and Addition Project and set October 11, 2012, as the bid due date and October 23, 2012, as the date of hearing and award of contract.

**ALTERNATIVES:**

1. Approve preliminary plans and specifications for the Asbestos and Lead-based Paint Abatement Project for Ames Public Library and set October 11, 2012, as the bid due date and October 23, 2012, as the date of hearing and award of contract.

2. Do not proceed with this project.

**MANAGER'S RECOMMENDED ACTION:**

Under the Iowa Administrative Code, which adopts the Environmental Protection Agency's asbestos National Emission Standard for Hazardous Air Pollutants regulation by reference, regulated asbestos-containing material must be removed before renovation or demolition activities take place that will disturb the materials.

Lead-based waste from renovation or demolition activities (such as paint debris, paint chips, dust, and sludges) that exhibits the toxicity characteristic must be managed and disposed of as a hazardous waste under the Resource Conservation and Recovery Act.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the preliminary plans and specifications for the abatement work for Ames Public Library Remodel and Addition Project and setting October 11, 2012, as the bid due date and October 23, 2012, as the date of hearing and award of contract for the abatement work.

**Table 1. Asbestos-Containing Materials**

<b>HA#<sup>1</sup></b>	<b>General Location</b>	<b>Description<sup>2</sup></b>	<b>Estimated Quantity<sup>3</sup></b>	<b>Percent Asbestos</b>
5	Outreach room and Collections room	12" x 12" off-white with gray streaks floor tile	1,100 SF	1.1
16	Collections room, Volunteer Services, Staff break room, Community Relations Specialist's office	White over black sink insulation	4 each	2.5
22	Hallway ceiling between Outreach room and Mail room	1' x 1' brown ceiling tile brown mastic	25 SF	2.1
32	On roof and exterior wall	Light gray caulk	500 LF	1.3
34	Roof	Black weathered to gray roofing tar	300 LF	15
37	Former window west of the roof access ladder in the 1940 addition	Light gray caulk	8 LF	10
38	Basement stairway walls	Beige caulk	20 LF	1.9
47	Second floor of 1940 addition ceilings and walls	Tan plaster	32,000 SF	3.1
47	Second floor of 1940 addition ceilings and walls	Gray plaster	32,000 SF	4.8
67	In auditorium closets and kitchenette off the auditorium	Black mastic under 9" x 9" off white with grey/ beige speckled floor tile	400 SF	3.5
72	On wall of clerestory above metal flashing near its base	Gray caulk	200 LF	1.3

<sup>1</sup> HA# = homogeneous area number

<sup>2</sup> " = inches and ' = foot or feet

<sup>3</sup> SF = square feet

**Table 2. Lead-Based Paint**

<b>Location</b>	<b>Paint Color</b>	<b>Percent Lead</b>
Basement door frames	Brown	5.8
Basement door in southwest corner of southwest room	Brown	7.3
Outreach room basement stairs door frame	Brown	1.7
Outreach room top of east window	Dark beige	7.8
Outreach office south door frame	Blue	2.0
Collections room header above door	White	9.7
Interior and exterior window frames	Blue	5.1 to >9.9 <sup>4</sup>
Men's room window frame	Blue	6.7
North entry 1940 addition first floor hall door frame header boards	Pink	>9.9, 6.0, 6.3
Literary room in 1907 building south plaster wall behind wallboard wall	Yellow	1.4
Sprinkler room walls	Beige	2.9, 1.6, 9.5
Second closet east of Founder's Suite ceiling above ceiling tiles	White	7.5, 6.1
East hallway ceiling above ceiling tiles	White	6.8
Staff break room east wall	Beige	4.2, 5.3
Information offices east wall	White	4.3, 3.7
Roof access ladder to roof	Orange	5.8
'Attic' (inside roof) area near southwest corner of 1940 addition dentil, decorative molding above the dentil, soffit, eaves, and crown molding under dentil	White	>9.9
Roof access drip edge	White	7.3
Roof access door frame header	Orange	3.3
Roof door and frame	Brown	2.0, 2.1
1904 building east roof vent	Beige	6.0
Roof skirt at northeast corner on north side of 1940 addition	Beige	1.9

<sup>4</sup> > = greater than