

**COUNCIL ACTION FORM**

**SUBJECT: AMES PUBLIC LIBRARY RENOVATION AND EXPANSION –  
ASBESTOS ABATEMENT WORK**

**BACKGROUND:**

Asbestos-containing materials and lead-based paints were identified in the existing library building as a result of an environmental site survey conducted by Terracon Consultants, Inc. in June and July 2012. On August 16, 2012, the Library Board of Trustees approved a contract with Terracon to design an abatement plan that would be competitively bid, as well as to conduct monitoring and clearance testing on behalf of the Library throughout the abatement process. On September 11, 2012, the City Council approved plans and specifications for the Ames Public Library Abatement Work.

On October 11, 2012, seven bids for the abatement work were opened. The following report of bids was accepted by the Library Board of Trustees on October 18, 2012:

Bidder	Base Bid Amount
Abatement Specialties LLC, Cedar Rapids, IA	\$49,659.00
ECCO Midwest, Inc., Cedar Rapids, IA	\$53,450.00
ESA, Inc., Omaha, NE	\$59,900.00
Seneca Companies, Inc., Denver, CO	\$89,913.00
Midwest Service Group, St. Peters, MO	\$98,450.00
Robinson Brothers Environmental, Inc., Waunakee, WI	\$102,455.00
Environmental Assurance Co., Inc., Indianapolis, IN	\$117,361.00

On October 23, the City Council accepted the report of bids and delayed the contract award until November 27, contingent upon receipt of a responsive general construction bid from a responsible bidder not greater than the amount budgeted for the Library's Renovation and Expansion Project budget.

On November 15, 2012, eight responsive bids within the amount budgeted by the library for the construction portion of the Renovation and Expansion Project were received from responsible bidders. The Library Board then adopted a resolution receiving the report of bids and referring it to City Council for appropriate action. **Now that the major construction project appears to be moving forward within budget and on the timeline originally established, the Library Board requests that the contract for Ames Public Library Renovation and Expansion – Abatement Work be awarded to Abatement Specialties LLC, of Cedar Rapids, Iowa, in the amount of \$49,659.00.**

Abatement Specialties LLC has provided the City Clerk with the required executed contract, insurance and performance bond, and have been accepted by the Legal

Department and the City's Risk Manager. Therefore, the Library Board is requesting City Council approval of Abatement Specialties' contract and bond.

**ALTERNATIVES:**

1. Award the contract for Ames Public Library Renovation and Expansion - Abatement Work to Abatement Specialties LLC, of Cedar Rapids, Iowa, in the amount of \$49,659.00 and approve the contract and bond.
2. Do not proceed with the abatement project at this time.

**MANAGER'S RECOMMENDED ACTION:**

The Ames Public Library abatement work is necessary prior to the renovation and expansion project. Responsive bids within the project budget have now been received from responsible bidders for the major renovation and expansion project, and the Library is poised to move forward within the available budget and according to plan.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby awarding the contract for the Ames Public Library Renovation and Expansion - Abatement Work to Abatement Specialties LLC, of Cedar Rapids, Iowa, in the amount of \$49,659.00 and approving the contract and bond.

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