

COUNCIL ACTION FORM

SUBJECT: LIBRARY RENOVATION AND EXPANSION PROJECT – CHANGE ORDER NO. 1

BACKGROUND:

At its March 21st meeting, the Library Board of Trustees adopted a resolution recommending that the City Council approve Change Order No. 1, which eliminates subsections 1.3A, 1.4A, 1.4B, 1.4C, 3.5A, 3.5B, 3.6A, and 3.6B of section 01 3591 of the construction contract. These subsections (attached) relate to the requirement for a Historic Treatment Specialist. Change Order No. 1 results in a deduct of \$13,850.

The Library Board of Trustees has affirmed its intent to give priority to the considerations of energy efficiency, ease of future maintenance, and fiscal stewardship when making decisions pertaining to the treatment of historic features during the renovation and expansion of the library building. Early on in the design process it was decided that, where possible, original building elements would remain as a celebration of the library's history. **The contract still contains provisions that reflect a commitment to that idea, and the current design will maintain much of the original woodwork, terrazzo floors and ornamental plaster from 1904 and 1940.**

It is important to include a historic treatment specialist in a construction contract when an owner has the end goal of listing the building on the National Register of Historic Places. Because listing on the National Register is not among the goals for this project, the services of a historic treatment specialist are not needed.

ALTERNATIVES:

1. Approve Change Order No. 1 with A&P/Samuels Group, A Joint Venture, deleting subsections 1.3A, 1.4A, 1.4B, 1.4C, 3.5A, 3.5B, 3.6A, and 3.6B of section 01 3591 that pertain to hiring a Historic Treatment Specialist.
2. Do not accept Change Order No. 1.

MANAGER'S RECOMMENDED ACTION:

The Library Board of Trustees has affirmed its intent to make energy efficiency, ease of maintenance, and fiscal stewardship priorities when faced with decisions during renovation and expansion of the 515 Douglas building. These priorities align with interests expressed in a community attitude survey conducted in the fall of 2010. At that time, 91% of Ames voters identified making repairs to the building and increasing energy efficiency as their highest priority with respect to the project. The City Council's

goal “to support environmental sustainability” was also considered when the architect was charged with designing the building to a Leadership in Energy and Environmental Design (LEED) silver certification standard.

While attempts will be made to retain or replicate historic elements of the building as visible reminders of the history and cultural heritage of the library wherever practical, the library does not seek to be listed on the National Register. It is appropriate to remove sections of the contract requiring the services of a historic treatment specialist.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving Change Order No. 1 with A&P/Samuels Group, a Joint Venture, deleting subsections 1.3A, 1.4A, 1.4B, 1.4C, 3.5A, 3.5B, 3.6A, and 3.6B of section 01 3591, all of which pertain to hiring a Historic Treatment Specialist.

As a final note, the Library Director and the chair of the Historic Preservation Commission have visited regarding the need to improve communication between the two bodies regarding historic aspects of the renovation. As a next step to accomplish that goal, the Library Director will be attending an upcoming meeting of the Historic Preservation Commission.

SECTION 013591 HISTORIC TREATMENT PROCEDURES

PART 1 - GENERAL

1.1 SUMMARY

- A. Section includes general protection and treatment procedures for Project where indicated and the following specific Work:
 - 1. Historic removal and dismantling.

1.2 DEFINITIONS

- A. Dismantle: To disassemble and detach items by hand from existing construction to the limits indicated, using small hand tools and small one-hand power tools, so as to protect nearby historic surfaces; and legally dispose of dismantled items off-site, unless indicated to be salvaged or reinstalled.
- B. Existing to Remain: Existing items that are not to be removed or dismantled.
- C. Historic: Spaces, areas, rooms, surfaces, materials, finishes, and overall appearance which are important to successful restoration as determined by Architect.
- D. Match: To blend with adjacent construction and manifest no apparent difference in material type, species, cut, form, detail, color, grain, texture, or finish; as approved by the Architect.
- E. Reinstall: To protect removed or dismantled item, repair and clean it as indicated for reuse, and reinstall it in original position, or where indicated.
- F. Remove: Specifically for historic spaces, areas, rooms, and surfaces, the term means to detach an item from existing construction to limits indicated, using hand tools and hand-operated power equipment, and legally dispose of it off-site, unless indicated to be salvaged or reinstalled.
- G. Repair: To correct damage and defects, retaining existing materials, features, and finishes while employing as little new material as possible. Includes patching, piecing-in, splicing, consolidating, or otherwise reinforcing or upgrading materials.
- H. Replace: To remove, duplicate, and reinstall entire item with new material. The original item is the pattern for creating duplicates unless otherwise indicated.
- I. Replicate: To reproduce in exact detail, materials, and finish, unless otherwise indicated.
- J. Restore: To consolidate, replicate, reproduce, repair, and refinish as required to achieve indicated results.
- K. Retain: To keep existing items that are not to be removed or dismantled.
- L. Salvage: To protect removed or dismantled items and deliver them to Owner.

1.3 INFORMATIONAL SUBMITTALS

- A. Historic Treatment Program: Submit before Work begins.
- B. Inventory of Salvaged Items: After removal or dismantling Work is complete, submit a list of items that have been salvaged.

1.4 QUALITY ASSURANCE

- A. Historic Treatment Specialist Qualifications: An experienced firm regularly engaged in historic treatments similar in nature, materials, design, and extent to this Work as specified in each Section, and that has completed a minimum of 5 recent projects with a record of successful in-service performance that demonstrate the firm's qualifications to perform this Work.
- B. Historic Removal and Dismantling Specialist Qualifications: A qualified historic treatment specialist. General selective demolition experience is not sufficient experience for historic removal and dismantling work.
- C. Historic Treatment Program: Prepare a written plan for historic treatment for the whole Project, including each phase or process and protection of surrounding materials during operations. Describe in detail materials, methods, and equipment to be used for each phase of Work. Show compliance with indicated methods and procedures specified in this and other Sections.
- D. Standards: Comply with ANSI/ASSE A10.6.

1.5 STORAGE AND PROTECTION OF HISTORIC MATERIALS

- A. Salvaged Historic Materials for Reinstallation:
 - 1. Repair and clean historic items as indicated and to functional condition for reuse.
 - 2. Pack or crate items after cleaning and repairing; cushion against damage during handling. Label contents of containers.
 - 3. Protect items from damage during transport and storage.
 - 4. Reinstall items in locations indicated. Comply with installation requirements for new materials and equipment unless otherwise indicated. Provide connections, supports, and miscellaneous materials to make item functional for use indicated.
- B. Existing Historic Materials to Remain: Protect construction indicated to remain against damage and soiling from construction Work. Where permitted by Architect, items may be dismantled and taken to a suitable, protected storage location during construction Work and reinstalled in their original locations after historic treatment and construction Work in the vicinity is complete.

1.6 FIELD CONDITIONS

- A. General Size Limitation in Historic Spaces: Materials, products, and equipment used for performing Work and for transporting debris, materials, and products shall be of sizes that clear surfaces within historic spaces, areas, rooms, and openings, including temporary protection, by 12 inches or more.
- B. Notify Architect of discrepancies between existing conditions and Drawings before proceeding with removal and dismantling Work.
- C. Hazardous Materials: Hazardous materials are present in construction affected by removal and dismantling Work. A report on presence of hazardous materials is on file for review and use. Examine report to become aware of locations where hazardous materials are present.
 - 1. Hazardous material remediation is specified elsewhere in Contract Documents.
 - 2. Do not disturb hazardous materials or items suspected of containing hazardous materials except under procedures specified elsewhere in Contract Documents.
 - 3. If unanticipated asbestos is suspected, stop Work in area of potential hazard, shut off fans and other airhandlers ventilating area, and rope off area until questionable material is identified. Re-assign workers to continue Work in unaffected areas. Resume Work in area of concern after safe working conditions are verified.
- D. Storage or sale of removed or dismantled items on-site is not permitted unless otherwise indicated.

PART 2 - PRODUCTS

NOT USED

PART 3 - PRODUCTS

3.1 HISTORIC REMOVAL AND DISMANTLING EQUIPMENT

- A. Removal Equipment: Use only hand-held tools except as follows or unless otherwise approved by the Architect on a case-by-case basis:
 - 1. Light jackhammers are allowed subject to Architect's approval.
 - 2. Large air hammers are not permitted.
- B. Dismantling Equipment: Use manual, hand-held tools, except as follows or otherwise approved by the Architect on a case-by-case basis:
 - 1. Hand-held power tools and cutting torches are permitted only as submitted in historic treatment program. They must be adjustable so as to penetrate or cut only thickness of material being removed.
 - 2. Pry bars over 18 inches long and hammers weighing over 2 pounds are not permitted for dismantling Work.

3.2 EXAMINATION

- A. Preparation for Removal and Dismantling: Examine construction to be removed or dismantled to determine best methods to safely and effectively perform removal and dismantling Work. Examine adjacent Work to determine what protective measures will be necessary. Make explorations, probes, and inquiries as necessary to determine condition of construction to be removed or dismantled and location of utilities and services to remain that may be hidden by construction that is to be removed or dismantled.

3.3 PROTECTION, GENERAL

- A. Comply with temporary barrier requirements in Section 015000 – Temporary Facilities and Controls.
- B. Temporary Protection of Historic Materials:
 - 1. Protect existing historic materials with temporary protections and construction. Do not deface or remove existing materials.
 - 2. Do not attach temporary protection to historic surfaces except as indicated as part of historic treatment program and approved by Architect.
- C. Comply with each product manufacturer's written instructions for protections and precautions. Protect against adverse effects of products and procedures on people and adjacent materials, components, and vegetation.

3.4 PROTECTION DURING APPLICATION OF CHEMICALS

- A. Do not apply chemicals during winds of sufficient force to spread them to unprotected surfaces.
- B. Neutralize and collect alkaline and acid wastes and legally dispose of off Owner's property.
- C. Collect and dispose of runoff from chemical operations by legal means and in a manner that prevents soil contamination, soil erosion, undermining of paving and foundations, damage to landscaping, or water penetration into building interior.

3.5 GENERAL HISTORIC TREATMENT

- A. Ensure that supervisory personnel are present when historic treatment Work begins and during its progress.
- B. Halt process of deterioration and stabilize conditions, unless otherwise indicated. Perform Work as indicated on Drawings. Follow procedures in subparagraphs below and procedures approved in historic treatment program.
 - 1. Retain as much existing material as possible; repair and consolidate rather than replace.

2. Use additional material or structure to reinforce, strengthen, prop, tie, and support existing material or structure.

C. Notify Architect of visible changes in integrity of material or components whether due to environmental causes including biological attack, UV degradation, freezing, or thawing; or due to structural defects including cracks, movement, or distortion.

1. Do not proceed with Work in question until directed by Architect.

D. Where Work requires existing features to be removed or dismantled and reinstalled, perform these operations without damage to material itself, to adjacent materials, or to substrate.

3.6 HISTORIC REMOVAL AND DISMANTLING

A. General: Have removal and dismantling Work performed by qualified historic removal and dismantling specialist. Ensure that historic removal and dismantling specialist's field supervisors are present when removal and dismantling Work begins and during its progress.

B. Perform Work per historic treatment program.

C. Removing and Dismantling Items On or Near Historic Surfaces:

1. Use only dismantling tools and procedures within 12 inches of historic surface. Do not use pry bars. Protect historic surface from contact with or damage by tools.

2. Unfasten items to be removed, in opposite order from which they were installed.

3. Support each item as it becomes loosened to prevent stress and damage to historic surface.

4. Dismantle anchorages.

3.7 HISTORIC REMOVAL AND DISMANTLING SCHEDULE

A. Existing Items to Be Removed and Salvaged:

1. Existing metal shelving as indicated on Drawings.

B. Existing Items to Be Removed and Reinstalled:

1. Existing metal shelving in Room 164.

2. Existing stained glass window above East Entrance doors.

3. Existing wood wainscot in Gallery Room 208.

C. Existing Items to Remain: Refer to Drawings for extent of items to remain. Rooms with historic features to remain include the following:

1. Meeting Room 203.

2. North Stair 207.

3. Gallery 208.

END OF SECTION