

COUNCIL ACTION FORM

SUBJECT: LIBRARY RENOVATION AND EXPANSION PROJECT CHANGE ORDER #3 WITH ABATEMENT SPECIALTIES, INC.

BACKGROUND:

On November 27, 2012, as part of the Library's renovation and expansion project, Abatement Specialties, LLC, of Cedar Rapids was awarded a contract to perform abatement of asbestos and lead-based paint. Abatement of asbestos began on December 3, 2012. (At that time, it was the Library's intention to replace the original wood windows, so it was agreed that abatement of lead-based paint surrounding the windows would be performed when the windows were replaced.)

As work began, additional asbestos was discovered in the building. Change Order #1 in the amount of \$7,678 was approved in February 2013 authorizing:

- Disconnection and removal of ductwork in five additional rooms on the second floor to provide access to other areas requiring abatement;
- Removal of asbestos floor tile on first floor; and
- Removal of asbestos around the perimeter of a first-floor work room.

Abatement Specialties' contract was modified again in March 2013 with Change Order #2 in the amount of \$6,718. The construction supervisor identified where access was needed through the ceiling above the north staircase of the 1940 building for installation of new light fixtures. It was determined that it would be best to remove the entire ceiling coffer than to abate several holes and leave other areas that remained hazardous.

Change Order #3 will have the net effect of adding \$5,803 to Abatement Specialties overall contract price and will require City Council approval due to the overall changes to the contract exceeding staff authority. Changes in the scope of work include:

- Removal of additional floor tile and mastic, ceiling and wall plaster, and the repair of several locations for an additional cost of \$19,388; and
- **Eliminating the abatement of lead-based paint on the 55 wood windows for a deduction of \$13,585.**

Lead-based paint abatement on all of the wood windows was included, as noted above, in the plans and specifications for the Ames Public Library Wood Window Restoration Project approved by Council on July 9, 2013. Thus, this work will be conducted outside of the Abatement Specialties Contract.

The Library Board of Trustees approved Change Order #3 at its special meeting on July 8, 2013. The new total price of the Library's contract with Abatement

Specialties is \$69,858. The overall project budgets presently includes a contingency of \$1,203,087.

ALTERNATIVE:

1. Approve Change Order #3 for Abatement Specialties, LLC, adding the removal of additional floor tile and mastic, ceiling and wall plaster, and eliminating the abatement of lead-based paint on 55 wood windows from Abatement Specialties' scope of work at a net cost of \$5,803.
2. Do not approve Change Order #3 for Abatement Specialties, LLC.

MANAGER'S RECOMMENDED ACTION:

Before abatement bids were solicited, the Library obtained a wide range of estimates on the cost of abatement. The Library Board made the decision to include only the work the architects knew was necessary to contain costs, realizing that some additional areas might be discovered once demolition began.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the Library's Change Order #3 for Abatement Specialties, LLC, adding the removal of additional floor tile and mastic, ceiling and wall plaster, and the eliminating the abatement of lead-based paint on 55 wood windows from the scope of work at a net cost of \$5,803.

Abatement Specialties (PO 48232)

Description	Date	Line Item Amount	Change Order Amount	For	Running Contract Total
Original Contract	1/14/2013			Library Expansion and Renovation: LBP & ACM Abatement	\$49,659.00
Change Order 1	2/7/2013	\$1,212.00		Remove ductwork in Founder's Suite	
Change Order 1	2/7/2013	\$4,632.00		Additional asbestos tile removal	
Change Order 1	2/7/2013	\$1,834.00	\$7,678.00	Remove mastic on countertops	\$57,337.00
Change Order 2	3/28/2013	\$6,718.00	\$6,718.00	Remove north stair ceiling coffer	\$64,055.00
Change Order 3	7/8/2013	\$19,388.00		remove floor tile, mastic, add'l ceiling and wall plaster	
Change Order 3	7/8/2013	(\$13,585.00)	\$5,803.00	Eliminate abatement of LBP on wood windows	\$69,858.00