

COUNCIL ACTION FORM

SUBJECT: **COMPLETION OF ABATEMENT WORK FOR AMES PUBLIC LIBRARY**

BACKGROUND:

Historic walls within the Library made of asbestos-containing plaster and lead-based paint were found in various areas of the building. Two firms were employed to ensure compliance with regulations pertaining to abatement found in the Iowa Administrative Code.

Abatement Specialties, LLC was awarded the contract to perform abatement of asbestos-containing materials (ACM) and lead-based paint (LBP) on November 27, 2012. Terracon Consultants, Inc. of Des Moines, Iowa, was hired by the Library to carry out testing, monitoring, and reporting on the abatement activities being conducted by Abatement Specialties, LLC. Work began in December 2012. **ACM was found to be present in additional areas of the building that needed to be disturbed, and a total of eight change orders were issued as construction progressed, of which two needed Council approval.** It should be noted that one of the change orders approved by Council removed LBP abatement on all of the 1904 and 1940 wood windows from Abatement Specialties' contract, since that work was changed to a preservation project, not removal.

Original contract amount	\$49,659
Change orders #1-8	<u>47,766</u>
Final Contract Amount	\$97,425

Terracon has now submitted the close-out document detailing the procedures employed and results obtained, and evidencing the reports that have been filed with appropriate governmental authorities, with the Library and with the City Clerk. The cover letter signed by Terracon's representatives appears on the following page.

ALTERNATIVES:

1. Accept completion of the contract with Abatement Specialties, LLC, for Ames Public Library Renovation and Expansion Abatement Work at a total cost of \$97,425 and authorize final payment to the contractor.
2. Delay acceptance of this project.

MANAGER'S RECOMMENDED ACTION:

All of the work included in the contract with Abatement Specialties, LLC has now been completed and the Terracon industrial hygienists have certified completion.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby accepting completion of the contract with Abatement Specialties, LLC, for Ames Public Library Renovation and Expansion Abatement Work at a total cost of \$97,425 and authorizing final payment to the contractor.

April 23, 2014



Ames Public Library
515 Douglas Avenue
Ames, IA 50010

Attn: Ms. Lynne Carey

Re: Asbestos and LBP Abatement Services Report
Ames Public Library
Ames, IA 50010
Terracon Project No. 08127094


Dear Ms. Carey:

Terracon Consultants, Inc. is pleased to provide you with this asbestos and lead-based paint (LBP) abatement services report for abatement conducted and additional suspect asbestos-containing materials collected at the above-referenced project site. The asbestos and LBP abatement services were conducted in general accordance with our proposal 08120473R2 dated August 16, 2012 and subsequent Supplements dated November 20, 2012 and September 24, 2013, respectively. A description of our asbestos and LBP abatement services is provided in the attached report.

We appreciate the opportunity to be of service to you on this project. If you have any questions or comments regarding this report or if we may be of further assistance, please contact the undersigned at 515.244.3184 or tlulrich@terracon.com.

Sincerely,
Terracon Consultants, Inc.


Terrence L. Ulrich
Project Industrial Hygienist


Cindy A. Baldwin, CIH, LIH
Senior Industrial Hygienist

TLU/CAB/08127094 APL AbatementRpt1.docx

Copies: Addressee (2)
Brad Heemstra, Integrity Construction (1 electronic)

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