

COUNCIL ACTION FORM

SUBJECT: **POWER PLANT ASBESTOS REMOVAL**

BACKGROUND:

This project involves the removal and proper disposal of asbestos insulation at the City's Power Plant. This fall 2012 project will consist of asbestos removal in six areas located in a part of the Power Plant where equipment is retired from service. The material to be removed is associated with the insulation system which includes the asbestos containing materials. Once removed, the contractor will transport the asbestos to and dispose of it in an appropriate landfill.

Staff has initiated an asbestos removal program to remove a moderate amount of asbestos from the facility each year until it is gone. The amount removed per year will depend on the yearly budget allowance, contractor bid viability/availability, and staff availability.

On July 23, 2012, the request for proposal (RFP) document was issued to nineteen firms for proposals. On August 24, 2012, staff received competitive proposals from six firms. These proposals were then evaluated by a committee consisting of the Power Plant Maintenance Superintendent and two Power Plant Engineers. The committee members independently evaluated and scored all six of the proposals in the following two steps:

Step 1

In the first step, the proposals were evaluated based on (1) if a pre-proposal site visit was made, and (2) if the proposal provided evidence of a valid Iowa permit to remove asbestos. Each of these criteria was rated on a Pass/ Fail basis.

Step 2

In the second step, the proposals were evaluated based on price, proposals' compliance with specifications, type and quality of references supplied, and removal procedures and method of facility and personnel protection.

Following is a summary of the scores from Step 2 assigned to the six firms:

OFFERORS	PRICE	AVERAGE SCORE
Environmental Edge, Ottumwa, IA	\$77,500	880
Robinson Brothers Environmental, Inc., Waunakee, WI	\$129,890	763
Pro Environmental Abatement, Inc., Des Moines, IA	\$135,000	741
ESA, Inc., N. Sioux City, SD	\$154,668	727
Patriot Abatement Services, LLC, Olathe, KS	\$170,775	473
ECCO Midwest, Inc., Inver Grove Heights, MN	\$115,300	184

Each score was based on a scale of 1 to 10, with a maximum of 1,000 points possible.

Based on the averaged scores and a unanimous decision by the evaluation committee, it is recommended that a contract be awarded to Environmental Edge, Ottumwa, IA in the amount of \$77,500.

The approved FY 2012/13 operating budget for building maintenance contains \$75,000 for asbestos removal. Additional funds to cover the \$2,500 balance will come from the approved FY 2012/13 operating budget for miscellaneous building maintenance expenses.

ALTERNATIVES:

1. Award a contract to Environmental Edge, Ottumwa, IA, for the Fall 2012 Asbestos Removal for the Power Plant, in the amount of \$77,500.
2. Reject all proposals and delay asbestos removal at the Power Plant.

MANAGER'S RECOMMENDED ACTION:

Asbestos must be removed and disposed of per State and Federal regulations before retired equipment can be physically removed. Asbestos removal is a legacy cost that will be incurred since most of the old equipment at the Power Plant was insulated with asbestos. The current intent is to remove the asbestos in critical areas each year to avoid a one time large expense. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1 as stated above.