

COUNCIL ACTION FORM

SUBJECT: REPORT OF BIDS FOR THE AMES PUBLIC LIBRARY RENOVATION AND EXPANSION – ABATEMENT WORK

BACKGROUND:

On August 16, 2012, the Library Board of Trustees approved a contract with Terracon to design an abatement plan based on Terracon's environment site survey that was completed in the summer of 2012. The abatement plan was competitively bid separate of the general construction contract and includes monitoring and clearance testing to ensure that the remediation is done thoroughly.

On September 11, 2012, the City Council approved plans and specifications for the Ames Public Library Abatement Work. Bids were opened for this project on October 11, 2012. The Engineer's Estimate was \$120,000 for lead and asbestos abatement. Seven bids were received as follows:

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 18, 2012, the Library Board of Trustees received the bid tabulation and adopted a resolution recommending that the City Council award the contract to Abatement Specialties, LLC, of Cedar Rapids, IA.

The work described in the bid documents need only be undertaken if renovation or demolition activities take place at the Library which would disturb the asbestos-containing materials or create lead-based waste. Therefore, the Library Board's resolution of October 18 also states that award of the contract shall be contingent upon receipt, by the bid due date of November 15, 2012, of a responsive general construction bid from a responsible bidder not greater than the amount budgeted for the general construction contract within the Ames Public Library Renovation and Expansion Project budget. This stipulation was also noted in Solicitation for Bids No. 2013-041 prepared by the City's Purchasing Department.

On October 9, 2012, the City Council's approved a resolution for the plans and specifications for the construction of the project. The hearing and consideration of the construction bids will be held on November 27, 2012 at the City Council meeting. Therefore, the Library is requesting that the City Council accept the Ames Public Library Renovation and Expansion - Abatement Work report of bids and **delay the award** of the abatement contract until November 27, 2012.

ALTERNATIVES:

1. Accept the Ames Public Library Renovation and Expansion - Abatement Work report of bids with delay of contract award until the November 27, 2012 council meeting, 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.
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. **Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby accepting the Ames Public Library Renovation and Expansion - Abatement Work report of bids with delay of contract award until the November 27, 2012 council meeting, 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.**

CITY OF AMES, IOWA			
Ph: 515-239-5125 * Fax: 515-239-5325 Mike Adair, Procurement Specialist II			Provide all labor, equipment, materials, and other components necessary to complete the Ames Public Library Renovation and Expansion - Abatement Work in accordance with the City of Ames specifications.
BID NO. 2013-041			
Ames Public Library Renovation & Expansion			
Abatement Work	Bid Bond	Addendum #1	
BIDDERS			
Abatement Specialties LLC	Yes	Yes	\$49,659.00
ECCO Midwest, Inc.	Yes	Yes	\$53,450.00
ESA, Inc.	Yes	Yes	\$59,900.00
Seneca Companies, Inc.	Yes	Yes	\$89,913.00
Midwest Service Group	Yes	Yes	\$98,450.00
Robinson Brothers Environmemntal, Inc.	Yes	Yes	\$102,455.00
Environmental Assurance Company Inc.	Yes	Yes	\$117,361.00