

COUNCIL ACTION FORM

**SUBJECT: ASBESTOS AND LEAD-BASED PAINT ABATEMENT MONITORING
FOR AMES PUBLIC LIBRARY**

BACKGROUND:

As part of the Library's renovation and expansion project, asbestos and lead based paint are being abated by Abatement Specialties, LLC, of Cedar Rapids. Terracon Consultants, Inc., is performing monitoring services related to the abatement work under a contract approved by the Library Board on August 16, 2012.

Terracon's services are based on an estimated lump sum fee, for 20 days of on-site asbestos and lead air monitoring and clearance services, with the provision that final charges would be based on actual services provided.

Abatement work began on December 3, 2012, and is required to be completed by January 17, 2013. Based on this time frame, Terracon may need to be on site for 30 days. The firm has submitted a Supplement to the Agreement for Services in order to cover an additional 10 days of abatement monitoring and clearance services for a fee not to exceed \$15,470. The Library's Board's construction advisor agrees that the additional amount is appropriate. There is a possibility that the abatement work may be completed within the 20 days originally anticipated. However, if additional time is required and this change order has not been approved, the work underway at the Library would have to be suspended until the Council meets on January 8, 2013, or until a special meeting could be called.

The total cost of Terracon's professional services contract including Change Order No. 1 would be a "not to exceed" total amount of \$56,691. **The Renovation and Expansion of the Ames Public Library cannot proceed without abatement of asbestos and lead-based paint and funding is available from private sources under the control of the Library Board of Trustees.** Therefore, the Library Board now requests City Council approval of Change Order No. 1 with Terracon Consultants, Inc., for the Ames Public Library Renovation and Expansion Project to allow for an additional 10 days of on-site monitoring and clearance services at a fee not to exceed \$15,470.

ALTERNATIVES:

1. Approve Change Order No. 1 with Terracon Consultants, Inc., for the Ames Public Library Renovation and Expansion Project to allow for an additional 10 days of on-site work at a fee not to exceed \$15,470.
2. Do not approve the Change Order at this point in time.

MANAGER'S RECOMMENDED ACTION:

The Iowa Administrative Code requires that regulated asbestos-containing material must be removed before renovation or demolition activities take place that will disturb them. Lead-based waste from renovation or demolition activities must be managed and disposed of as a hazardous waste under the Resource Conservation and Recovery Act. The Renovation and Expansion of the Ames Public Library Project cannot proceed without completion of the abatement work.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving Change Order No. 1 to the contract for Asbestos and Lead-based Paint Abatement Services with Terracon Consultants, Inc. to allow for 30 days of on-site work at a fee not to exceed \$15,470.