

**COUNCIL ACTION FORM**

**SUBJECT: POWER PLANT ASBESTOS MAINTENANCE SERVICES CONTRACT**

**BACKGROUND:**

On February 12, 2013, City Council approved preliminary plans and specifications for a asbestos maintenance services contract. This contract involves the removal and proper disposal of asbestos insulation at the City's Power Plant. This work would consist of both emergency and routine asbestos remediation services

This contract would be to provide asbestos maintenance services for the period from early-April 2013 (or after final City Council approval of contract and performance bond) through June 30, 2013, which would enable future renewals to coincide with the City's fiscal year. The contract includes a provision that would allow the City to renew the contract for up to four additional one-year terms.

Bid documents were issued to eighteen potential bidders. The bid was advertised on the Current Bid Opportunities section of the Purchasing webpage and a Legal Notice was published in the Ames Tribune. It was also sent to two plan rooms. On March 13, 2013, bids were received from two firms as shown on the attached bid report.

**Staff reviewed the bids and determined that both were non-responsive, since neither one met the critical specification requirement for a four hour response time. Instead, the response time for both bidders was 24 hours. Furthermore, neither bidder described how they would respond to the Power Plant's requests for service.**

If there is an emergency at the plant where asbestos remediation is needed, the response time is critical. Any asbestos removal during an emergency would be needed to prevent a unit shutdown, allow a unit start up, or for health and safety issues. For the above reasons, an asbestos services contract without adequate response will have marginal value to plant operations. Without such a contract, if there is an urgent need staff will contact local qualified asbestos contractors and see which one can meet the Power Plant's needs on any given day and incident.

Funding for this work in the amount of \$25,000 was identified from savings in the 2012/13 Electric Production operating budget for Gas Turbine repairs. These funds will continue to be available for any needed asbestos remediation services.

**ALTERNATIVES:**

1. Reject both bids for the FY 2012-13 asbestos maintenance services contract, and direct staff to procure these services on an as needed basis based on availability of contractors.
2. Rebid the asbestos maintenance services contract.

**MANAGER'S RECOMMENDED ACTION:**

There were no responsive bids for this asbestos maintenance services contract due to the inability of meeting some critical requirements. As a result, when an emergency for asbestos remediation arises, staff will need to procure these services by contacting a contractor pool and see which firm is available to conduct the service on as needed basis.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1, thereby rejecting both bids for this work.



**IFB 2013-087 Asbestos Maintenance Contract for  
Power Plant Bid Summary**

<b>Robinson Brothers Environmental, Inc. Waunakee, WI</b>	<b>Pro Environmental Abatement, Inc. Des Moines, IA</b>
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DESCRIPTION	Hourly Rate (ST)	Hourly Rate (OT)	Hourly Rate (DT)	Hourly Rate (ST)	Hourly Rate (OT)	Hourly Rate (DT)
Supervisor	\$46.00	\$69.00	\$92.00	\$68.00	\$102.00	\$136.00
Apprentice				\$56.00	\$84.00	\$112.00
Foreman				\$64.00	\$96.00	\$128.00
Journeyman				\$62.00	\$93.00	\$124.00
Technician				TBD		
Laborer	\$41.00	\$61.50	\$82.00			
Subsistence:	\$60.00 per day			\$62.00 per day		
Travel:	\$.56 per mile			\$48.00 per man hour		
Mileage:	\$.56 per mile			\$1.38 per mile		
Material Costs:	Cost Plus 15 %			Cost Plus 28 %		
<b>Proposed Price Increase for Renewal Periods:</b>						
Labor Rates:	2% per year			3.2% per year		
Travel & Subsistence:	2% per year			4.8% per year		