

COUNCIL ACTION FORM

**SUBJECT: LIBRARY RENOVATION AND EXPANSION PROJECT –
CHANGE ORDER NO. 4 WITH ABATEMENT SPECIALTIES, LLC.**

BACKGROUND:

The environmental survey submitted to the Library Board of Trustees by Terracon Consultants in June 2012 revealed that the tan and gray plaster on the ceilings and walls of the Library's 1940 addition contain asbestos. While it is acceptable for these materials to remain in the building as long as they are stable and undisturbed, State and Federal regulations require removal if they are damaged or if they have a high probability of crumbling, being pulverized or reduced to powder during renovation or demolition.

This is the fourth change order with Abatement Specialties, LLC, the project's abatement contractor. It includes additional work necessary in the west end of the 1940 building to abate plaster at eight electrical penetration and conduit locations, and to apply encapsulating sealer at 35 locations where perimeter radiant heaters were removed. The cost for abatement of approximately 50 square feet of this asbestos-containing plaster is \$3,432.

Change Order #4 also calls for asbestos abatement of the ceiling and walls of the former mechanical room on the 1940 second floor. Roof joists must be made accessible to perform fireproofing work during the renovation, and the existing plaster walls are already crumbling. The cost to abate approximately 361 square feet of asbestos-containing materials in this room is \$11,597.

Change Order #4 will result in the addition of \$15,029 to Abatement Specialties' contract sum. A summary of expenses on this contract appears below:

Original Contract Sum	\$ 49,659.00
Net change with Change Orders 1 through 3	\$ 20,199.00
Contract sum prior to Change Order 4	\$ 69,858.00
Change in Contract Sum requested per Change Order #4	\$ 15,029.00
New Contract Sum including Change Order #4	\$ 84,887.00

Funds for the payment of services included in this change order are available from the Library's Renovation and Expansion Project contingency budget, which currently equals \$1,087,227. After this \$15,029 reduction, the remaining project contingency will be \$1,072,198.

On August 15, 2013 the Library Board of Trustees considered this request and voted to recommend that the City Council approve this change order.

ALTERNATIVES:

1. Approve Change Order #4 to the contract with Abatement Specialties, LLC, for an addition of \$15,029 to the contract sum.
2. Do not approve Change Order #4.

MANAGER'S RECOMMENDED ACTION:

The work described in Change Order #4 is for removal of asbestos materials that is required by law and must be carried out by a permitted asbestos abatement contractor and disposed of at an approved landfill. Funds are available in the Renovation and Expansion Project contingency.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving Change Order #4 to the contract with Abatement Specialties, LLC, for an addition of \$15,029 to the contract sum.