

**COUNCIL ACTION FORM**

**SUBJECT:** LIBRARY ABATEMENT PROJECT CHANGE ORDER NO. 2 TO TERRACON CONSULTANTS, INC.

**BACKGROUND:**

As part of the Library's renovation and expansion project, asbestos and lead based paint are being abated. Terracon Consultants, Inc. is continuing to perform monitoring services related to the abatement work under a contract approved by the Library Board in August 2012. Terracon's original contract was based on an estimated lump sum fee of \$41,221 for 20 days of on-site monitoring and clearance services, with the provision that final charges would be based on actual services provided. Additional asbestos-containing materials were found once work began, and Change Order No. 1 was issued to Terracon for further monitoring in the amount of \$15,470 in December 2012.

The firm has now reached its current contract limit of \$56,691 and is therefore requesting Change Order No. 2 to cover additional required services. The list below includes changes that have been identified to date by Terracon and included in the scope of the contract with Abatement Specialties:

- Removal of ductwork in Founder's Suite (January)
- Additional asbestos tile removal and removal of mastic on countertops in former Technical Services area (January)
- Removal of the north stair ceiling coffer (March)
- Removal of floor tile, mastic, additional ceiling and wall plaster and repair of 50 locations and 3 doorways (June)
- Elimination of lead-based paint abatement on windows in the 1904/1940 building (June)
- Miscellaneous asbestos abatement for electrical conduit penetrations in the west end of the 1940 building (August)
- Ceiling & wall asbestos abatement in the old mechanical room (August)
- **Disposal of glass from steel windows (new)**
- **Asbestos abatement of plaster in the mezzanine for ductwork penetrations (new)**



Terracon's Project Industrial Hygienist identified the costs for Change Order No. 2 as follows:

	Quantity	Rate		Cost
Technician IV/Environmental Specialist	72	\$70.00	/hour	\$5,040.00
Clerical	2.25	\$53.00	/hour	\$119.25
Technician III	8.75	\$65.00	/hour	\$568.75
Technician II	42	\$55.00	/hour	\$2,310.00
Project Industrial Hygienist	51	\$103.00	/hour	\$5,253.00
Certified Industrial Hygienist	4	\$125.00	/hour	\$500.00
Mileage	431	\$0.68	/mile	\$293.08
Meals	10			\$98.72
Lab Fees and Lead wipe supplies				\$218.00
<b>Total:</b>				<b>\$14,400.80</b>

Approval of Change Order No. 2 will bring the total cost of Terracon's professional services contract to \$71,091. **Funds for the additional services are available in the Renovation and Expansion Project contingency budget of \$1,107,227.**

**The Library Board of Trustees reviewed this request during a special meeting on October 10, 2013, and resolved unanimously to recommend that the City Council approve Change Order No. 2 with Terracon Consultants, Inc., to cover additional on-site monitoring and clearance services at a fee of \$14,400.**

**ALTERNATIVES:**

1. Approve Change Order No. 2 with Terracon Consultants, Inc. in the amount of \$14,400 for additional days of asbestos sampling, analysis, abatement monitoring, and reporting services for Ames Public Library.
2. Reject the Library Board's recommendation.

**MANAGER'S RECOMMENDED ACTION:**

State and federal regulations require abatement of asbestos-containing materials and lead-based waste. As the Library's consultant, Terracon has to submit reports to confirm that the hazardous substances are removed and disposed of properly by Abatement Specialties. The Library's renovation and expansion project cannot continue without these required monitoring and testing services.

Therefore, it is the recommendation of the City Manager that the City Council approve Change Order No. 2 with Terracon Consultants, Inc. in the amount of \$14,400 for additional days of asbestos sampling, analysis, abatement monitoring, and reporting services for Ames Public Library.