

COUNCIL ACTION FORM

**SUBJECT: LIBRARY RENOVATION AND EXPANSION ABATEMENT WORK
CONTRACT – CHANGE ORDER NO. 7**

BACKGROUND:

The contractor hired to remove lead-based paint and asbestos for the Library renovation project is Abatement Specialties, LLC, of Cedar Rapids. Lead based paint continues to be identified with the project as renovation work moves forward. **Recently, lead-based paint was identified on a cornice that needs to be removed from the southwest corner of the 1940 building to allow for the installation of steel studs for new walls. While this job will only cost \$2,280, the cost of changes since City Council last reviewed this contract on August 27, 2013 is more than 20% of the original sum awarded.** This is calculated by adding in changes #5-6 (totaled \$9,458) and #7 (\$2,280), which is greater than 20% (\$9,931.80) of the original contract and therefore needs City Council approval.

Original Contract Sum	\$ 49,659.00
Net changes authorized by Change Orders #1-6	\$ 44,686.00
Contract Sum after processing Change Order #6	\$ 94,345.00
Contract Sum increase by approval of Change Order #7	\$ 2,280.00
New Contract Sum including Change Order #7	\$ 96,625.00

An amount of \$269,551 is presently identified as a contingency for owner expenses in the Library's project cost summary. After processing Change Order #7, the amount in reserve for other additional changes will be \$267,271. The Library's Building Project Committee reviewed this request on January 22, 2014, and now requests Council approval of Change Order #7 to the Abatement Specialties' contract in the amount of \$2,280.

ALTERNATIVES:

1. Approve Change Order #7 with Abatement Specialties, LLC, to allow for removal and disposal of lead-based paint on a cornice for an increase in the contract sum of \$2,280.
2. Do not approve Change Order #7.

MANAGER'S RECOMMENDED ACTION:

Construction debris containing lead is regulated under state and federal law, and appropriate measures must be taken to remove and dispose of it properly. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as stated above.