

**COUNCIL ACTION FORM**

**SUBJECT: LIBRARY ABATEMENT CONTRACT CHANGE ORDER**

**BACKGROUND:**

Terracon Consultants, Inc. has been performing monitoring services related to abatement of asbestos and lead-based paint under a contract for the Library that was first approved by the Board of Trustees in August 2012. Abatement work has concluded, but air sampling was conducted by Terracon on May 30 and June 3, 2014, after concerns were expressed by electricians working on the site about a powdery substance that had filtered into a workroom on the first floor the 1940 building.

Fortunately, the test results demonstrated that the amount of asbestos contained in the samples (0.0094 fiber per cubic centimeter) was well below the Occupational Safety and Health Administration's (OSHA) permissible exposure limit (.1 fiber per cubic centimeter). Terracon Consultants presented the Library with written procedural and analytical details in an Asbestos Air Sampling Report dated June 6, 2014.

Approval of Change Order No. 4 will bring the total cost of Terracon's professional services contract to \$82,740.12. The summary appears below:

Original contract price:	(Not to exceed)	\$41,221.00
Change orders approved to date:		\$39,389.20
Amount of this change order:		\$2,129.92
Adjusted contract price including this change order:		\$82,740.12

City Council approval is sought at this time because the total cost of changes since the Council's last change order review exceeds 20% of the original contract amount. Funds for the services are available in the Renovation and Expansion Project budget. Approval of Change Order No. 4 in the amount of \$2,129.92 will leave an unencumbered bond fund balance of \$ 867,478.38.

**ALTERNATIVES:**

1. Approve Change Order No. 4 with Terracon Consultants, Inc. in the amount of \$2,129.92 for asbestos air sampling, equipment, data analysis, and reporting at the Ames Public Library.
2. Reject the request.

**MANAGER'S RECOMMENDED ACTION:**

The Library was ethically and legally obligated to request air sampling when concerns were expressed by workers about possible asbestos exposure on the library's construction site. Adequate funds are available within the project budget to cover the expense.

Therefore, it is the recommendation of the City Manager that the City Council approve Change Order No. 4 with Terracon Consultants, Inc. in the amount of \$2,129.92 for asbestos air sampling, equipment, data analysis, and reporting for the Ames Public Library.