

COUNCIL ACTION FORM

**SUBJECT: ASBESTOS MAINTENANCE SERVICES FOR POWER PLANT –
CONTRACT RENEWAL**

BACKGROUND:

This contract involves the removal and proper disposal of asbestos insulation at the City's Power Plant, including Units 5 and 6 (both retired) and operating Units 7 and 8. The two retired units and Unit 7 are primarily insulated with asbestos type insulation. Unit 8 is considered "asbestos free" excluding some gasket material and steam pipe insulation around the turbine. In addition, other equipment and piping located in the Power Plant has been insulated with asbestos type insulation. Asbestos removal is an ongoing process. Each year Electric estimates how much asbestos can be removed from the plant, based on location, an impact on plant operation.

The Power Plant benefits from having a service contract with a company that provides both routine and emergency asbestos remediation services. These services include removal and disposal of asbestos containing insulation, as well as the remediation/encapsulation of identified areas or areas where an encapsulated surface is damaged. Asbestos must be removed and disposed of per State and Federal regulations before retired equipment can be physically removed. In addition, asbestos should be removed or encapsulated in areas where employees will be working.

On July 23, 2019, the City Council awarded a contract to Earth Services & Abatement, LLC, Des Moines, IA for this asbestos maintenance services contract. These services were to be furnished as requested from August 2, 2019, through June 30, 2020, in an amount not-to-exceed \$80,000.

The approved contract included the option for the City to renew in one-year increments for up to four additional years. The contract's rate provision increases rates at fixed percentages above the previous fiscal year's contracted rates at time of renewal. The annual rate increase is 3% for both Labor and Travel & Subsistence. **This is the first renewal out of four maximum.**

It is advisable to continue to outsource these services on an annual renewable contract basis. The benefits of such a contract include the following:

- 1) Consistency of work and quality from a single contractor.
- 2) Reduction in the City's exposure to market forces regarding prices and availability for labor, travel, and supplies in preparation for a scheduled outage.
- 3) Rapid contractor mobilization to start emergency repairs, thus reducing generation downtime.
- 4) Saved City staff time obtaining quotes, evaluating bids and preparing

specifications and other procurement documentation.

The approved FY 2020/21 Power Plant operating budget includes \$200,000 for asbestos removal. Invoices will be based on contract rates for time and materials for services actually received.

ALTERNATIVES:

1. Approve the contract renewal with Earth Services & Abatement, LLC, Des Moines, IA, for the asbestos maintenance services contract for the City's Power Plant for the one-year period from July 1, 2020, through June 30, 2021; and approve the company's contract and bond. Total work in FY 2020/21 shall be an amount not to exceed \$200,000.
2. Do not renew the agreement and direct staff to seek new competitive bids.

MANAGER'S RECOMMENDED ACTION:

Asbestos removal and encapsulation are an on-going effort, since most of the old equipment at the Power Plant was insulated with asbestos. This contract establishes rates for service and provides for guaranteed availability, thereby setting in place known timing and rates. Funds will be expended only as work is required and in accordance with approved invoices.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1 as stated above.

FY 2019/20 Rates
Contract 2019-141 Asbestos Remediation and Related Services Supply Contract for
Power Plant

Contractor:	Earth Services & Abatement LLC Des Moines, Iowa		
DESCRIPTION	Hourly Rate (ST)	Hourly Rate (OT)	Hourly Rate (DT)
Supervisor	\$ 81.37	\$ 122.06	\$ 162.74
Apprentice			
Foreman			
Journeyman			
Technician			
Asbestos Worker	\$ 70.04	\$ 105.06	\$ 140.08
Subsistence:	\$75.19 per person per day		
Travel:	\$51.05 per person		
Materials:	Cost + 10%		
Misc. Tools & Equipment Rates:			
	Description	Rate per U/M	
	ACM Container	\$250/each	
	ACM Pull	\$250/each	
	ACM Landfill	\$140/ton	
	Rentals	Cost + 10%	
	Small tools included in cost of labor		
Proposed Price Increase for Renewal Periods:			
Labor Rates	3% per year		
Travel & Subsistence:	3% per year		