

ITEM #: 23
DATE: 09-24-24
DEPT: ELEC

COUNCIL ACTION FORM

**SUBJECT: ASBESTOS REMEDIATION AND RELATED SERVICES AND SUPPLY
CONTRACT - CHANGE ORDER NO. 1**

BACKGROUND:

The Electric Department's approach to removing asbestos insulation and replacing it with non-asbestos insulation is an on-going project. Every year money is budgeted to remove and replace insulation on the Power Plant equipment on a time and materials basis.

On May 14, 2024, City Council awarded a contract to Earth Services & Abatement (ESA) LLC., Des Moines, Iowa, in the amount of \$150,000. This contract involves the removal and proper disposal of asbestos insulation at the Power Plant, including Units 5 and 6 (both retired) and operating Units 7 and 8. The two retired units and Unit 7 were primarily insulated with asbestos type insulation when constructed. Unit 8 is considered "asbestos free." In addition, there are other areas (building insulation and building heating system) located in the Power Plant that have been insulated with asbestos type insulation.

THIS ACTION:

Some asbestos removal projects planned for last fiscal year were not able to be performed and, therefore, have been moved to this fiscal year. Change Order No. 1, in the amount of \$60,000, will allow for those asbestos removal projects to be completed as well as the additional projects planned for this fiscal year. Approval of this change order will bring the contract total to \$210,000. Funding for this change order comes from carryover funds from the FY 23/24 Building Maintenance account.

Invoices will be based on contract rates for time and materials for services actually received.

ALTERNATIVES:

1. Approve Change Order No. 1 with Earth Services & Abatement for Asbestos Remediation and Related Services and Supply Contract at the Power Plant, in the amount of \$60,000.
2. Do not approve the change order and delay projects.

CITY MANAGER'S RECOMMENDED ACTION:

It is important for the health and safety of employees and contractors to have an asbestos removal contract in place so ongoing removal of asbestos can continue and/or any emergency response requiring removal or clean up in the power plant can be performed. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as stated above.