
AGENDA ITEM SUMMARY
FLORENCE CITY COUNCIL

ITEM NO:
Meeting Date: December 18, 2017
Department: CMO

ITEM TITLE: City Hall Asbestos Abatement

DISCUSSION/ISSUE:

On December 18, 2017, the City Council awarded the construction contract for the City Hall remodel and expansion to Par-Tech Construction (contractor). Staff have been working since then with the contractor on the details of the actual construction contract. In preparation for the construction to begin at City Hall, staff will be moving out of the facility on January 9th and 10th. Once moved out, we can proceed with the asbestos abatement prior to construction. Asbestos abatement and related permits were accounted for in our overall budget for the remodel.

In May 2016, the City contracted with Koos Environmental Services to conduct an asbestos survey of the facility. We have utilized the information from the survey to obtain three quotes for the abatement work. Quotes are being generated from Koos Environmental Services, Arcadia Environmental, and W.L. Thomas Environmental. The three companies solicited are all on the Oregon Department of Environmental Quality list of certified asbestos abatement contractors and have indicated that they will be available to complete the work in January.

We received preliminary quotes on January 2nd, but due to the large variation between high and low quotes (including the description of the work) has resulted in further discussions with the architect on the expectations for removal of asbestos. The asbestos abatement contractors will be revising their quotes based on a more detailed scope and the low bid will be presented at the City Council meeting.

The highest quote received was near the architect's estimate of \$57,000 (which was included in the list of costs at the December 18, 2017 Council meeting). This abatement contractor also noted that they needed additional information and had assumed everything (all flooring and sheetrock) needed to be removed and that a more thorough survey may lower the abatement costs. The other two quotes, while under the City Manager's purchasing authority of \$30,000, have the potential for increased costs if they encounter asbestos in areas that they did not identify in their January 2, 2018 quote. The two low bids (from January 2nd) would most likely result in final costs to be in excess of the \$30,000 purchasing threshold.

It is the recommendation of staff to proceed with authorizing the City Manager to enter into a contract with the low bidder to provide asbestos abatement services with a not to exceed amount of \$57,000 which is the architect's estimate. Currently, based on conversations with all three asbestos abatement contractors, they do not expect their costs to be over \$57,000 once further analysis of samples is complete.

FISCAL IMPACT:

The architect's estimate as presented in December included \$57,000 for asbestos abatement. This is included in the total project costs of \$2,992,900 and will be paid through the project's debt financing.

RELEVANCE TO ADOPTED COUNCIL GOALS:

- City Service Delivery
- Livability & Quality of Life
- Financial & Organizational Sustainability

ALTERNATIVES:

1. Award a contract for the asbestos abatement to the low bidder.
2. Postpone the decision to request further analysis of the areas to be abated and request new quotes.

RECOMMENDATION:

Staff recommends that the City Council authorize the City Manager to enter into a not to exceed contract with the low bidder (Contractor to be identified Monday night, if not sooner) to provide asbestos abatement services for \$57,000, which will include the required DEQ and LRAPA permits.

AIS PREPARED BY: Megan Messmer, City Project Manager

CITY MANAGER'S RECOMMENDATION: Approve Disapprove Other
Comments:

ITEMS ATTACHED: N/A
