

memo

To: Florence City Council
From: Megan Messmer
Date: January 8, 2018

Re: City Hall Asbestos Abatement

The City has requested quotes for asbestos abatement from three qualified companies recommended by the architect, based on the asbestos survey completed in 2016. The initial round of quotes resulted in several questions regarding the methods of abatement. The City requested revised quotes to include the removal of asbestos material, flooring in particular, rather than the containment of the material. The revised quotes are as follows.

W.L. Thomas Environmental	\$ 32,700.00
Koos Environmental Services	\$ 46,790.70
Arcadia Environmental	\$ 71,369.00

W.L. Thomas Environmental, out of Albany, is the low bid for the asbestos abatement. They will provide state certified Supervision, labor, equipment, materials, disposal, DEQ, LRAPA permit and all required DEQ, OR-OSHA air monitoring. The quote also includes required BOLI prevailing wage rates.

The propose to start on January 17th with building the containment and carpet removal. The actual asbestos removal would begin on January 18th and occur through January 24th with the weekend off.

We have asked the contractor about the possibility of discovering additional areas that need to be abated. They stated that if there is a smaller amount (200 – 600 sq. ft.) then they would take care of it within the base quote. If it ends up adding 600 sq. ft. or more, then they would submit a change order. They contractor said that he did not believe there would be a whole lot we did not cover with the base quote.

The base quote is within the engineers estimate of \$57,000.

Recommended Action

Staff recommends that the City Council authorize the City Manager to proceed with selecting W.L. Thomas Environmental for the City Hall asbestos removal at the quoted cost of \$32,700.