



Legislation Details (With Text)

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Title: Resolution to Amend the FY08 General Fund Budget by Appropriating \$175,000.00 for the Purpose of Asbestos Removal and Elevator Security Enhancements at City Hall (8 Votes Required)

Sponsors:

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Date	Ver.	Action By	Action	Result
11/5/2007	1	City Council	Approved	Pass

Resolution to Amend the FY08 General Fund Budget by Appropriating \$175,000.00 for the Purpose of Asbestos Removal and Elevator Security Enhancements at City Hall (**8 Votes Required**)

Attached for your review and consideration is a resolution to amend the FY08 General Fund Budget in the amount of \$175,000.00 to provide funding for a project to remove asbestos containing materials from the 7th floor of City Hall and a project to upgrade security controls on the rear elevator of City Hall.

The project to remove asbestos containing materials (ACM) from the 7th floor of City Hall includes the complete removal of ACM, removal of the old incinerator from the 7th floor, re-application of non-asbestos containing fireproofing material, temporary ventilation (not heating or cooling) during the project, air quality monitoring and testing throughout City Hall during and immediately after completion of the project. It is staff's intent to bid this project over the winter with actual work being done in April or May when heating and cooling demands are minimal. The estimated project budget, including a 10% contingency, is \$153,000.00.

ACM on the 7th floor is problematic for many reasons. As the facility ages, especially with the heat and vibration from the mechanical systems on this floor, the spray-on material is breaking off and settling onto lower surfaces which increases the exposure risk. There is no suspended ceiling or other overhead protection on the 7th floor so all the material settles onto the floor and equipment that must be maintained by City staff and outside contractors. In May 2007, testing was completed by Nova Environmental, which determined the presence of ACM in the bulk material samples (dust/debris on the floor and equipment) from the 7th floor. These bulk materials were cleaned up by Quality Environmental Services, a licensed asbestos abatement contractor, in July 2007. Facilities staff is also receiving asbestos management training, although this training will not allow them to abate any significant amounts of ACM.

Additionally, the abatement of ACM from the 7th floor must be completed prior to any roof replacement over the 7th floor. The potential roof replacement project would disturb the existing ACM during the replacement of roof drains and the related piping. Screw penetrations into the ACM, when securing a new roof system to the metal decking, also disturb the asbestos. Finally, looking out in the long term, the removal of ACM would be required prior to any major renovation to the 7th floor or demolition of City Hall that may be considered in the future.

The project to upgrade security controls on the rear elevator of City Hall includes the installation of a proximity card reader (which utilize our existing City employee id's), security access controls and interfacing with the older

mechanical elevator control system. This improvement would allow the City to control which employees have access to which floors through the rear elevator. The two elevators in the front of City Hall are not being considered at this time because of the plans to replace them as part of Phase 1 of the Courts/Police facility construction and renovations to City Hall. There are no changes planned for the rear elevator in Phase 1 or Phase 2 of the proposed project. The investment of the controls to upgrade the two existing front elevators could not be reused with the new elevators that will have their own security control system. This work would be completed in the next few months if funding is approved. The estimated project budget for the rear elevator upgrade, including a 10% contingency, is \$22,000.00.

Funding was not included in the FY08 budget for either project and would require an amendment to the FY08 General Fund Budget and the utilization of fund balance in the amount of \$175,000.00 for both projects.

Prepared by: Matthew J. Kulhanek, Fleet & Facility Manager
Reviewed by: Sue F. McCormick, Public Services Area Administrator
Approved by: Roger W. Fraser, City Administrator

Whereas, There is the presence of asbestos containing materials on the 7th floor mechanical penthouse of City Hall and these materials may cause a risk to employees and outside contractors if not properly abated by a licensed abatement contractor;

Whereas, The estimated costs for this abatement project, including the re-application of non-asbestos fireproofing materials and air quality monitoring will be \$153,000.00;

Whereas, There is a need to install a security card system on the rear elevator of City Hall to improve the overall security at this facility;

Whereas, Security for the front elevator access at City Hall will be upgraded with the replacement of the existing front elevators as part of Phase 1 of the Court/Police facility construction and renovations to City Hall; and

Whereas, The estimated cost for the rear elevator security upgrade project is \$22,000.00;

Whereas, funding in the amount of \$175,000.00 for both projects has not been included in the FY08 General Fund Budget;

RESOLVED, That the City Council approve an amendment to the FY08 General Fund budget in the amount of \$175,000.00 and appropriate those funds from the General Fund fund balance;

RESOLVED, That the \$175,000.00 in the General Fund be designated to pay for the 7th floor asbestos removal project and the rear elevator security upgrade project to be expended without regard to fiscal year; and

RESOLVED, That the City Administrator be directed to take the necessary administrative actions to implement this resolution.