



Legislation Details (With Text)

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Title: Resolution to Approve a Contract with Trust Thermal Abatement Inc. for the Abatement of Asbestos Containing Material and Re-Application of Fireproofing Material on the 7th Floor of City Hall (\$181,460.00)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 051908 - Asbestos Bid Tabulation.pdf, 2. City Hall Asbestos Low Bid Memo.doc

Date	Ver.	Action By	Action	Result
5/19/2008	1	City Council	Approved	Pass

Resolution to Approve a Contract with Trust Thermal Abatement Inc. for the Abatement of Asbestos Containing Material and Re-Application of Fireproofing Material on the 7th Floor of City Hall (\$181,460.00)

We recommend your approval of the attached resolution authorizing a contract in the amount of \$181,460.00, with Trust Thermal Abatement Inc., for the provision of asbestos abatement services at City Hall. The project involves the removal of spray-on asbestos containing material (ACM) and the re-application of a non-asbestos fireproofing material in the 7th floor (penthouse) of City Hall. As covered in previous correspondence with Council, the existing ACM is deteriorating because of the excessive heat and vibration generated by the mechanical systems located in the penthouse. Since there are no ceilings in the penthouse, this material falls directly onto the floors and work surfaces where City maintenance employees and outside vendors access the area.

The contractor will have a 25 day period in which to complete the abatement work. The re-application of fireproofing material must be done in a 15 day period after the abatement is complete. The contractor is required to work 12 hour days seven days a week to complete the abatement in a timely manner with minimal disruption to municipal operations. The building HVAC system is required to be shut down for one phase of the work. The anticipated shut down will occur June 6th (end of day) and last through June 16th (start of day). During the shut down, the basement will have untempered ventilation through an existing air handling unit and the IT data center has a separate air handling system that will provide tempered air during the project. All other areas will be ventilated (untempered) using mechanical means (box fans, etc).

The Safety Section of Public Services is coordinating a two hour asbestos awareness training effort for all City Hall employees in May, prior to the abatement project being undertaken. The City has contracted with Nova Environmental Services to do sampling and air quality testing in City Hall throughout the duration of the abatement project. Nova will have an on site lab and personnel set up to do instantaneous air sample analysis.

Requests for bids were advertised and bids were received from ten abatement contractors on April 16, 2008. Staff evaluated the bids and determined that the prices were competitive and recommends that Trust Thermal Abatement Inc. be awarded the contract. The bid tabulation is attached. Trust Thermal Abatement Inc. was the second lowest bidder on the project. The low bidder, Beal Incorporated, is a small abatement contractor whose has no documented experience with removal of spray-on asbestor containing material. With the complexity of this project and the minimal difference between the two low bids (\$6,717.00) the recommendation of award is for the second low bidder.

Funding for this work is budgeted in the Public Services Area, Facilities Maintenance General Fund operating budget for FY08. A contingency amount not-to-exceed \$18,000.00 has been established within the project budget to cover contract change orders.

Trust Thermal Abatement Inc. received Human Rights and Living Wage approval on April 29, 2008.

Prepared by: Matthew J. Kulhanek, Fleet & Facility Manager

Reviewed by: Sue F. McCormick, Public Services Administrator

Approved by: Roger W. Fraser, City Administrator

Whereas, There is asbestos containing fireproofing material present on the 7th floor of City Hall which is deteriorating and in need of abatement;

Whereas, The re-application of non-asbestos fireproofing material is necessary after the abatement to insure the integrity of the structure;

Whereas, Sealed bids for asbestos abatement services were opened April 16, 2008, and Trust Thermal Abatement Inc. was the recommended bidder under Bid No. 3936;

Whereas, The Public Services Area recommends approval of a contract with Trust Thermal Abatement Inc. in the amount of \$181,460.00;

Whereas, Sufficient funds are available in the FY08 Public Services Area, Facilities Maintenance General Fund operating budget;

Whereas, Trust Thermal Abatement Inc. received Human Rights and Living Wage approval on April 29, 2008;

RESOLVED, That City Council approve a contract, per Bid No. 3936, with Trust Thermal Abatement Inc., in the amount of \$181,460.00;

RESOLVED, That this project be funded from the approved FY08 Public Services Area General Fund operating budget.

RESOLVED, That a contingency amount not-to-exceed \$18,000.00 has been established for the project and that the City Administrator be authorized to approve additional change orders to the contract with Trust Thermal Abatement Inc., not-to-exceed \$18,000.00 in order to satisfactorily complete this project;

RESOLVED, That the Mayor and City Clerk be authorized and directed to execute said contract after approval as to substance by the City Administrator and approval as to form by the City Attorney; and

RESOLVED, That the City Administrator is authorized to take all necessary actions to implement this resolution.