

RESOLUTION NO. 17-37

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMMERCE,  
CALIFORNIA, APPROVING A CHANGE ORDER FOR ABATEMENT AND  
DEMOLITION SERVICES AND RELATED AUTHORIZATIONS FOR THE  
VETERANS MEMORIAL PARK LEAD ABATEMENT PROJECT**

WHEREAS, on October 4, 2016, the City Council approved a Bid Packet, RFP and Authorization to Advertise for Bids/Proposals for a project to demolish and abate the Veterans Park Shooting Range and subsequently released the bid packet for a demolition/abatement contractor and RFP for an industrial hygienist to oversee the abatement project with a Project Estimate and approved budget of \$550,000; and

WHEREAS, on December 20, 2017, the City Council approved agreements with American Integrated Resources Inc. to perform demolition and abatement services and Converse Consultants to oversee the abatement process for the Project which began on February 2, 2017; and

WHEREAS, the original scope of work focused on lead abatement in the shooting range and equipment that supported the range activities. However, during the abatement and demolition process, additional areas with lead and/or asbestos content above acceptable regulatory thresholds were discovered in the following:

1. Shooting range sound wall – transite panels and drywall joint compound containing asbestos;
2. Attic spaces above the ceilings throughout the building containing lead dust;
3. Drywall joint compound in the attic spaces containing asbestos;
4. Floor tiles and mastic containing asbestos;
5. Water pipes that contain asbestos material used for insulation;
6. Additional exterior storage room adjacent to the shooting range exhaust fan containing lead;
7. Six additional exhaust fans on roof needing refrigerant removed and disposed due to the deactivation of the HVAC system; and
8. Sand in roof eaves containing lead; and
9. Indoor basketball gym sub-floor and attic space; and

WHEREAS, the additional scope of work aforementioned resulted in the following:

10. Relocation of staff, patrons, programs and building furnishings to effectively address the building's abatement needs in the shortest period of time;
11. Alarm and guard service;
12. Rental of modular units and modification of units for staff and some recreational programming;
13. Utility connections for modular units (electricity, water, sewer, and IT);
14. Fence installation surrounding the perimeter of the building;
15. Firearm abatement; and
16. Abatement monitoring and laboratory analytical services of exterior park grounds, interior and perimeter of building materials and soils; and adjacent residential properties per request; and

WHEREAS, staff informed the City Council of the expanded scope and options for consideration and Council authorized staff to proceed with all of the above except the indoor basketball gym abatement since sampling of floor materials and the attic space had not yet been conducted; and

WHEREAS, on March 13, 2017, Council approved an additional appropriation of \$400,000 as part of the mid-year budget review resolution for the aforementioned additional scope of work except for the gym which staff now has confirmation that the sub-flooring contains lead and the drywall joint compound in the attic space contains asbestos above regulatory limits; and

WHEREAS, once the abatement and interior demolition is complete, the building will remain a shell without heating or air conditioning, flooring, walls and lighting, and firewalls in some areas and un-occupied; and

WHEREAS, staff intends to return to Council with options to address the needs of a recreation center for the community in the near future, at this time, staff recommends additional work including abating and demolishing the gym. This additional scope of work could be completed expeditiously with environmental clearance received immediately following abatement for the non-public accessed areas in question; and

WHEREAS, publicly accessed areas were previously tested and passed clearance for occupation; and

WHEREAS, an estimated additional appropriation of \$400,000 was approved to proceed with the work as part of the mid-year budget review resolution. Since the time this appropriation was approved, further sampling and costs were finalized resulting in staff recommending approving an appropriation of \$304,558 to complete the Project; and

WHEREAS, on April 11, 2017, the Measure AA Advisory Committee approved the \$304,558 request.

NOW, THEREFORE, THE CITY COUNCIL DOES HEREBY RESOLVE, DECLARE AND DETERMINE AS FOLLOWS:

**Section 1.** Staff is authorized to proceed with the additional scope of work including abatement and demolition of the gym.

**Section 2.** A supplemental appropriation of \$304,558 in Fiscal Year 2017/18 from Measure AA funds, is hereby authorized.

PASSED, APPROVED AND ADOPTED this 18<sup>th</sup> day of April, 2017.

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Ivan Altamirano, Mayor

ATTEST:

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Lena Shumway, City Clerk