



## CITY OF COMMERCE AGENDA REPORT

**TO:** Honorable City Council

**Item No.** \_\_\_\_\_

**FROM:** Interim City Administrator

**SUBJECT:** Veterans Memorial Park Lead Abatement Project– Approval of Change Order for Abatement and Demolition Services and Related Authorizations

**MEETING DATE:** April 24, 2017

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### **RECOMMENDATION:**

Staff recommends that the City Council approve a change order with American Integrated Resources Inc. for additional abatement and demolition services for the Veteran's Memorial Park Lead Abatement and Demolition Project and an additional appropriation of \$304,558.

### **BACKGROUND:**

On October 4, 2016, the Commerce 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. Staff subsequently released the bid packet for a demolition/abatement contractor and RFP for an industrial hygienist to oversee the abatement project. The Project Estimate and approved budget was \$550,000.

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 for the Veterans Memorial Park Abatement and Demolition Project. The Project began on February 2, 2017. The original scope of work focused on lead abatement in the shooting range and equipment that supported the range activities.

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.

The additional scope of work 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.

Staff informed the City Council of the expanded scope and options for consideration. The City 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. On March 13, 2017, the City 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.

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. In general, the building will not be able to be occupied. Staff intends to return to Council with options to address the needs of a recreation center for the community.

### *Recommendation*

Staff recommended to the City Council to demolish and abate the additional interior spaces of the recreation facility building at this time since the abatement contractor and industrial hygienist were already abating the shooting range. This additional scope of work could be completed expeditiously with environmental clearance received immediately following abatement for the non-public accessed areas in question. Publicly accessed areas were previously tested and passed clearance for occupation. An estimated additional appropriation of \$400,000 was approved to proceed with the work. Since the time this appropriation was approved, further sampling and costs were finalized. *Staff*

*recommends approving an appropriation of \$304,558 to complete the project.* On April 11, 2017, the Measure AA Advisory Committee approved the \$304,558 request.

## ALTERNATIVES:

1. Approve staff recommendations
2. Reject staff recommendations
3. Provide further direction to staff

## FISCAL IMPACT:

The total project cost is detailed as follows:

Cost description	Cost
Industrial Hygienist – original award amount	\$ 27,999
Abatement Contractor – original award amount	\$409,075
Unforeseen changes in scope (10%) – approved by Council at award (applied to abating sand in eaves and six additional exhaust fans)	\$ 55,000
Modular trailers for staff and some recreation activities if needed – approved by Council at award	\$ 57,926
- \$27,018.44 one time + \$2,943.20/mo (trailers)	
- \$9,961 one time + \$2,715/mo storage fee (relocation of furnishings/exercise equipment & storage services)	
<i>Total original project cost and approved funding (Measure AA)</i>	<i>\$550,000</i>
<i>Additional appropriation approved (Measure AA) – Mid Year Budget Review Resolution – March 13, 2017</i>	<i>\$400,000</i>
<b>Estimated revised project budget</b>	<b>\$950,000</b>
<b>Additional appropriation needed for changes in scope for:</b>	
1. Additional abatement monitoring and laboratory analytical services for building spaces/materials, park grounds, and adjacent private properties.	\$ 36,908
2. Installation of fence surrounding building.	\$ 16,660
3. Modular unit utilities connection for electrical, water, sewer & IT)	\$ 27,000
4. Modification of modular units to add a dance floor.	\$ 15,000
5. Alarm service for trailers.	\$ 2,000
6. Guard service including fire watch.	\$ 7,142
7. Abatement of firearms.	\$ 7,248
8. Indoor basketball gym sub-floor and attic space demolition and abatement.	\$192,600
<b>Total additional appropriation requested from Measure AA</b>	<b>\$304,558</b>
<b>Total revised project cost</b>	<b>\$1,254,558</b>

## RELATIONSHIP TO STRATEGIC GOALS:

This item is related to a specific 2016 Strategic Goal to “develop and implement a sustainable Capital Improvement Program to ensure the quality of the existing infrastructure and support future plans for the City.”

Prepared by: Gina Nila, Deputy Director of Public Works Operations  
Approved by: Maryam Babaki, Director of Public Works and Development Services  
Reviewed by: Vilko Domic, Finance Director  
Approved as to form: Eduardo Olivo, City Attorney  
Respectfully submitted: Matthew Rodriguez, Interim City Administrator

Attachment: Resolution