

City of Culver City, California
City Council Agenda Item Report

Meeting Date: 10/24/05		Item Number: <u>A-8</u>
AGENDA ITEM: Consideration of Approval of a Change Order to the Castlerock Environmental, Inc. Contract for the Teen Center Remodel Project		
Contact Person/Dept.: John Rivera/PW		Phone Number: 310/253-6423
Fiscal Impact: Yes ☒ No ☐		General Fund: Yes ☒ No ☐
Public Hearing: ☐		Action Item: ☒ Attachments: ☐
Public Notification: Master Notification List on October 20, 2005; Risk Management – V. Butt; Castlerock Environmental, Inc., and Unmack Corporation by phone on October 20, 2005		
Department Approval: Charles D. Herbertson	10/20/05	CAO Approval: Jerry Fulwood 10/20/05
City Controller Approval: Marlee Chang	10/20/05	

RECOMMENDATION:

Staff recommends that City Council approve a Change Order to the construction contract with Castlerock Environmental, Inc to complete the necessary work for asbestos abatement of the Teen Center.

BACKGROUND:

On May 1, 2002, Parks, Recreation and Community Services (PRCS) staff submitted a Murray-Hayden Urban Parks and Youth Service Grant application in the amount of \$262,500 for the Teen Center remodel project. The grant is part of the Proposition 12 grant process and is a reimbursement grant. The grant application required the City to match the grant funds with an additional \$112,500. The State authorized use of the grant for the Teen Center project on January 13, 2003. The total project allocation was \$375,000. Matching funds were authorized from the Park Facilities Fund. An additional \$60,000 was allocated to the project for roof repair in the fiscal year 2005/06 budget.

In May and June 2005, the design was awarded to Wolcott Architects and a conceptual plan was approved by City Council. The final plans and specifications were developed and the project was awarded to PCN3, Inc., on October 10, 2005.

Testing of certain building components of the Teen Center revealed trace presences of asbestos. It was necessary that prior to the remodeling of the Teen Center, the asbestos be abated by a specialized environmental firm. In conjunction with the Risk Management Department staff and a consultant, Winzler and Kelly Consulting Engineer, a project scope was developed, and cost proposals were solicited from three reputable companies.

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On August 22, 2005, the City Council approved award of a contract to Castlerock Environmental, Inc., in the amount of \$19,194 for asbestos abatement of the Teen Center.

DISCUSSION:

On October 17, 2005, Castlerock Environmental, Inc., began work on the asbestos abatement. During the course of their work and the prior removal of Teen Center furnishings, it was discovered that the adhesive for the existing vinyl tile flooring in the Multi-purpose and Game Rooms was failing and tiles were being dislodged. It was determined that both the adhesive and tiles contain asbestos. Originally the remodel project proposed to cover the existing flooring with new Linoleum flooring, through an encapsulation process, which is an approved practice. However, staff and our consultants no longer believe that the existing flooring is stable enough to perform as a base for installing a new floor. We believe that to leave the existing flooring in place may result in increased wear and damage to the new flooring. In addition, in the event any new flooring has to be removed or replaced due to defect or wear, the old flooring would be dislodged and asbestos abatement procedures would be required. This could potentially cost more than if the existing flooring was removed at this stage.

For the aforementioned reasons, staff and the City's consultants recommend the Council approve the proposed Change Order No. 2, in the amount of \$12,250. to remove the exiting vinyl flooring and adhesive from the Teen Center Multi-purpose and Game Rooms.

The additional work is expected to be completed within 3 working days, and will be completed before the expected start of the Teen Center remodel project scheduled on October 31, 2005. Construction management will be conducted by the Public Works Department staff. Under the oversight of the Risk Management Department staff, abatement inspection will be conducted by Unmack Corporation under a separate agreement.

The City Council should be aware that the current and proposed abatement activities are limited to the areas of the Teen Center that will be affected by the remodel project. Other areas of the Teen Center, not a part of the remodel, also contain asbestos and may require abatement during future projects.

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FISCAL ANALYSIS:

Sufficient funding for this project is available in the Teen Center Remodel Project, P-819 budget, provided that some of the proposed bid alternates are not constructed. Staff has identified the alternates whose elimination or deferral would not negatively impact the remodel project and/or the operation of the Teen Center and would provide sufficient funding to perform the additional abatement.

MOTION:

That the City Council:

- 1) Approve Change Order No. 2 to the construction contract with Castlerock Environmental, Inc., in the amount of \$12,250 for additional asbestos abatement of the Teen Center; and
- 2) Direct the City Attorney to prepare the necessary amended documents and authorize the Chief Administrative Officer to execute the amended documents.