

MEETING DATE

02/21 '06

AGENDA ITEM Joint City Council/Redevelopment Agency Consideration to Waive Advertising For Bids and the Public Hearing and to Award a Tri-Party Contract to Viking Equipment Corporation for Asbestos Abatement and Building and Site Demolition of the Properties at 12811 and 12813 Washington Boulevard

ATTACHMENTS

		<u>Pages</u>
1	Copies of the four proposals received	1-14



Jan 25 2006

Viking Equipment Corp.

DEMOLITION CONTRACTORS

P O BOX 251257 GLENDALE CALIFORNIA 91225 1257

(818) 500 9447 FAX (818) 500 9630

State License No C 21 310852

www.vikingdemo.com



JOHN FISANOTTI

City of culver city

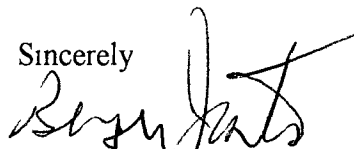
Dear John

Enclosed is our demolition and asbestos removal proposal for the two buildings on Washington blvd Based on conventional asbestos removal procedures

If the decision is made to remove under procedure 5 the additional cost will be \$7 500 This is based on getting approval from the AQMD to demolish the buildings, pick out the visible asbestos and dispose of the remaining debris as construction debris

Thank you for the opportunity to bid on this project

Sincerely



BERGER JOSTAD

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70 900Z

2 10 0

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PROPOSAL AND CONTRACT

JOHN FISANOTTI
TO CULVER CITY, CITY OF
9770 CULVER BLVD
CULVER CITY, CA 90232

PROPOSAL 13136
DATE 01/25/06
PHONE 310/253-5767
FAX 310/253-5779

JOB DESCRIPTION

JOB ADDRESS WASHINGTON BLVD, 12811-12813, CULVER CITY,

The undersigned agrees to furnish and provide necessary labor, materials, and to perform and complete in a good workmanlike manner the following

- 1 REMOVAL AND DISPOSAL OF ALL ASBESTOS CONTAINING MATERIALS AS LISTED ON SURVEY DATED _____
- 2 MAKE ALL APPLICABLE NOTIFICATIONS AS REQUIRED BY LAW
- 3 PROVIDE ALL ISOLATION MATERIALS, SAFETY EQUIPMENT, LABOR AND DISPOSAL "
- 4 CLEAN ALL VISIBLE ASBESTOS CONTAINING DEBRIS FROM THE WORK AREA COVERED BY THIS CONTRACT "
- 5 ENCAPSULATE, WET WIPE AND HEPA VACUUM ENTIRE WORK AREA AFTER REMOVAL AS APPLICABLE
- 6 PROVIDE AIR MONITORING BEFORE, DURING AND AFTER REMOVAL OPERATIONS
- ~~7 CONTRACT VOID IF THIRD PARTY INSPECTION REQUIRED~~ per BJ
- 8 FINAL CLEARANCE LEVEL TO BE 01 OR BETTER
- 9 REMOVAL AND DISPOSAL OF BUILDINGS, CONCRETE, TREES, SHRUBS AND DEBRIS OBTAIN ALL NECESSARY DEMOLITION PERMITS CAP SEWER

Any HAZARDOUS materials, property line fencing, and work on public property IS EXCLUDED unless specifically listed above

In the event an action is brought to enforce any of the terms of this agreement, the prevailing party shall be entitled to reasonable attorney's fees

All work to be completed for the sum of \$ 50900 00

TERMS of payment are 100% ON COMPLETION

This price quotation good for 45-Days

Respectfully submitted

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Viking Equipment Corp.

DEMOLITION CONTRACTORS

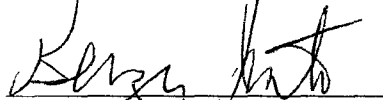
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P R O P O S A L A N D C O N T R A C T

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PROPOSAL 13136 FOR JOB ADDRESS WASHINGTON BLVD, 12811-12813


BERGER JOSTAD

ACCEPTANCE

You are hereby authorized to complete the work as described in the above proposal for which I/we agree to pay the amount as mentioned in the above proposal and in accordance with the terms as indicated above

SIGNED _____ DATE _____ CONST LENDER _____

NAME OF PROPERTY OWNER/S _____
ADDRESS _____

TEG/LVI

ENVIRONMENTAL SERVICES INC

January 31, 2006

Via FAX [310] 253-5779
Telephone [310] 253-5767

John Fisanotti
Culver City
Redevelopment Agency
9770 Culver Boulevard

SUBJECT Asbestos Abatement & Demolition Proposal
12811 & 12813 Washington Boulevard
Proposal Number [A06-016] Revised 1/31/06

Dear Mr. Fisanotti

TEG/LVI Environmental Services, Inc. is pleased to present this proposal for asbestos abatement and demolition at the above referenced location. This proposal has been prepared in accordance with Executive Environmental Services Corporation dated September 6 2005

SCOPE OF WORK

12813 Washington

The scope of the work includes the removal and disposal of the identified asbestos materials on the survey and also the demolition of building, slabs, footings, trees and site improvements, remove debris from site. The work will be performed as described on CTL Environmental Services scope letter dated January 27, 2006

12811 Washington

The scope of work includes the removal of the fire damaged building. The building will be removed under a Procedure 5. All debris will be disposed of as asbestos debris.

per
JA

PROCEDURES

Mobilization The mobilization phase will commence upon receipt of a Notice to Proceed. Mobilization includes:

Agency Notification This regulatory notification includes submission of properly executed notification forms and fees to applicable agencies. Typically, 10 working days notification is required.

Hazardous Remediation & Demolition Services

13320 Cambridge Street Santa Fe Springs CA 90670

(562) 407 0570

FAX (562) 407 0571

E Mail LA@LVISERVICES.COM

Website www.LVISERVICES.COM

State Lic #743361

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4B06 016 Revised
1/31/06
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Staging of Supplies and Waste Dumpster Supplies will be staged in a neat and orderly manner and will be coordinated with the designated Owner's Representative. Dumpster will be located as close as possible to the designated waste egress, and coordinated with the Owner's Representative.

Preparation

Non-Friable Materials

All openings will be sealed with one layer of 6-mil polyethylene and splash guards will be installed up to 4 feet high. A two-stage dry type decontamination unit will be utilized. Negative Air Filtration Units will be set up within the containment, exhausted directly to the outside of the facility to filter the air and create a pressure differential between the containment and the outside area. At a minimum, the units will supply one air change every fifteen (15) minutes.

Removal All asbestos material will be removed utilizing wet methods. Material will be wetted utilizing an amended water solution, removed from the substrate in manageable sections and placed into properly labeled 6-mil polyethylene bags. These will then be closed, rinsed and double bagged for removal from the work area.

Cleaning Following removal, the substrate will be detail cleaned. This involves the removal of residual material from the substrate utilizing hand-brushing and wet-wiping the surface. Detail cleaning will continue until all visual residue has been removed.

Visual Inspection Following cleaning, a visual inspection will be made by a TEG/LVI representative and the Owner's Representative. After approval, the surfaces will be sprayed with a liquid encapsulant to lock down any residual fibers.

Clearance Clearance air monitoring will be performed by owner's independent air sampling professional.

Transportation and Disposal All asbestos materials removed from the site will be bagged and properly labeled prior to being placed into a sealed disposal bin for transport to an authorized disposal site. The waste material will be manifested prior to removal from the project site and signed for by an authorized representative of the Owner. Asbestos-containing material will be removed from the site by a licensed and certified hazardous waste hauler and properly placed into an EPA approved landfill.

Special Note Before TEG/LVI can place dumpsters on the job site, we must have the Owner's EPA Generator Number and their Excise Tax ID Number.

12811 & 12813 Washington
AB06 D16
1/31/06
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Worker Protection

Personal Air Monitoring Personal air sampling is conducted during renovation or abatement projects to determine employees' exposure (outside any respirator) to airborne fibers. Representative, daily personal monitoring during abatement projects is required by OSHA Asbestos Standard (29 CFR 1926.1101) and TEG/LVI's work policy. Moreover, every TEG/LVI worker shall have the right to know the asbestos concentrations to which they are exposed and what measures are being taken to protect them. Results of personal air sampling shall be used to select proper respiratory protection for the abatement worker. Data from personal air monitoring can be used as an indication of effective removal engineering techniques which result in the lowest employee exposure.

Employee Protection For this project, workers will utilize half-face protection. Higher levels of protection will be utilized if necessary based upon sampling levels. Additionally, all personnel on site will be required to wear proper protective clothing, including hooded Tyvek suits, gloves and boots.

Decontamination All personnel working within a contaminated space will be required to decontaminate prior to exiting via a personnel decontamination unit. The decontamination unit is a three chamber passage consisting of a contaminated changing room, shower and a clean room. All water generated from the unit will be filtered prior to being discharged to a sanitary system.

SCHEDULE

Work will proceed 10 working days following submission of notification to regulatory agencies. Work will be substantially complete within approximately 9 working days.

HEALTH AND SAFETY TEG/LVI employs a full time Director of Health and Safety who is responsible for developing, implementing and enforcing our quality assurance program.

INSURANCE AND BONDING

TEG/LVI carries standard General Liability Insurance in the amount of \$2 million per occurrence, \$5 million general aggregate and a \$20 million umbrella with Commerce and Industry Company, an AIG Company, Best Rated A++15. Bonds are provided at owner's account by National Union Fire Insurance Company of Pittsburgh, Best Rated A++15.

12811 & 12813 Washington
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ATTORNEY'S FEES

If a dispute arises relating to the performance of the services covered under this agreement, and legal or other costs are incurred it is agreed that the prevailing party shall be entitled to recovery of all reasonable costs incurred in the prosecution or defense of a claim including staff time at current billing rates, court costs, attorney's fees and other claim related expenses

TERMS AND CONDITIONS

Inclusions

All salvage is the property of TEG/LVI Environmental Services, Inc

Exclusions The following is specifically excluded from this work

Any asbestos outside the Scope of Work as defined herein
Removal of any other hazardous material whether contaminated with asbestos or not
Replacement of fixtures or furniture moved to access asbestos
Replacement of any asbestos materials removed whether asbestos materials or not, unless specifically noted otherwise in the Scope of Work
Damages to surfaces caused by installation of containment or removal procedures
Adherence to Specifications or Procedures submitted to TEG/LVI after proposal submission
Re-strapping or re-hanging of any items to meet code, or any other code upgrades
Costs or conditions caused by delays by others beyond TEG/LVI's control
Inaccessible asbestos
Costs for added work caused by hidden obstruction caused by floors, walls, slabs or ceilings not shown on drawings
City waste hauling franchise fee, Taxes/Surcharges for waste disposal at landfill sites, use of franchise haulers, sidewalk control and protection, dewatering, SWPP, site security, staking and layout, disconnect, excavation of footings below 3 feet, back fill, sand bags
Performance and/or Payment Bonds + 3%
Union labor or overtime costs, unless specifically noted

per JA

Prevailing Wages included

Floor Tile

More than one layer of tile
Damages to or removal of leveling compounds
Tile concealed below carpet

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AB06-016
1/31/06
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Unforeseen grooves or other conditions that prohibit the use of "bead-blasting" or chemical removal of mastic
Damages to substrate caused by "bead-blasting", including re leveling substrate, or to wood substrates

Owner/Agent Responsibilities The Owner or his designated agent is responsible for providing to TEG/LVI the following

Water power (including assistance to hook up temporary power) and HVAC lockout
Staging areas for equipment and dumpsters (dock access)
Access to the work area
Sanitary facilities
Parking for work force
Removal of trash or tenant items, leaving the area "broom clean", prior to mobilization
Designate those items to be left or saved prior to TEG/LVI mobilization

TERMS OF PAYMENT

Payment will be progressive, net 30 days upon substantial completion. Substantial completion is defined as complete visual removal of asbestos materials and achievement air clearance

PRICING

For the scope of work as specified herein

$\$79,700.00 + 3\% = 82,091$

Thank you for this opportunity to submit our proposal on this project. If you have any questions or require any additional information, please do not hesitate to contact me at 562-407-0570

Respectfully Submitted,
TEG/LVI Environmental Services, Inc.

Jose Alonso

Account Manager/Estimator



MARCOR Remediation, Inc
16027 Carmenita Rd
Cerritos, CA 90703
800-237-6271
Fax 562-921-2383

FAX COVER SHEET

Please Deliver The Forthcoming Pages To

Name MR. John F. Smith
Firm/Department Culver City Redevelopment Agency
Fax Machine Number 1-310-253-5779
From Ron Rotzien
Date 1/25/06

Transmission Includes ☒ Page (s) - Including this cover sheet.
If you do not receive all the pages indicated above please call (562) 921-2733

MARCOR Remediation, Inc. offers superior turnkey environmental contracting services with a complete range of services for any size project such as

*Asbestos/ Lead Abatement
Decommissioning & Demolition
Gun Range Remediation
Indoor Air Quality/Duct Cleaning
Industrial Cleaning & Vacuuming*

*Emergency Spill Response
Hazardous Waste Management
Groundwater & Soil Remediation
Building Dry Down / Mold*

Comments and/or Special Instructions

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* Dublin CA

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CA License #736081

MARCOR Remediation Inc
16027 Carmenita Road
Cerritos CA 90703 2208

562 921 2739
562 921 2783 (FAX)
800 237 6271
www.marcor.com

January 25 2006

Via fax 1-310 263 6779

Mr John Fisanotti
Culver City Redevelopment Agency
9770 Culver Boulevard
Culver City Ca 90232

Re Asbestos Abatement & Demolition Proposal
Vacant Apartment Buildings
12811 12813 Washington Boulevard
Culver City CA 90232

MARCOR Proposal # 106 056 Rev 1

Dear Mr Fisanotti

Thank you for allowing MARCOR Remediation Inc (MARCOR) to submit a proposal for the above mentioned project We look forward to working with you on this and future projects

The Scope of Work includes

Asbestos abatement and Lot Clearing at 12811 12813 Washington Boulevard Demolition is to include all buildings trees block walls sidewalks asphalt rt alley footings and the pre demolition removal of all asbestos containing materials as identified in the building survey by Executive Environmental Services Corporation dated September 6 2005 including the following 1) 375 sq ft 9x9 tile and mastic apartment A 2) 150 sq ft 9x9 tile and mastic Apartment A 3) 80 sq ft Linoleum (Friable) Apartment A 4) 80 sq ft Linoleum Apartment B 5) 150sq ft 9x9 Tile and mastic Apartment B 6) 50 sq ft 9x9 tile and mastic Apartment B 400 sq ft Linoleum Apartments C and D 7) Exterior Stucco and Drywall joint Compound in the apartment buildings contain less than 1% asbestos and will be demolished with the buildings 8) 80 lin ft window putty in unit C 9) 50 sq ft roof penetration mastic Pricing includes the identical materials listed as being located in both buildings and that the materials will be removed prior to building demolition under a Procedure 5 work plan Final pricing would be based on the contents and procedures prescribed in said Procedure 5

MARCOR will isolate the work area from adjoining areas by installing critical barriers at all openings and covering walls and horizontal surfaces with polyethylene sheeting as required The work area will be placed under negative pressure (if required) to prevent contamination of adjacent areas Waste will be removed in manageable sections using wet methods and properly packaged for disposal/treatment at an EPA approved landfill/recycling facility MARCOR will require access to electrical power and potable water for worker decontamination/clean up as required by Cal/OSHA Air Monitoring (if

MARCOR proposes to complete this project in 10 eight hour shifts for the price of **\$86 596 00 /LS**

Assumptions/Conditions

Mutually agreeable contract terms & conditions of MARCOR's Standard Proposal/Environmental Services Agreement
Reaching mutually agreeable contract terms with both our customer and vendor(s)
This proposal includes Prevailing Wage Rates
This proposal excludes work on Public Property
This proposal assumes no demolition lower than three (3) foot below existing grade
The Scope of Work and site conditions as we understand them at time of bid
The cost and availability of resources remaining consistent from time of bid through the completion of the project
Our proposal is valid for 60 days

Please do not hesitate to contact me at (562) 921 2733 if you have any questions or require additional information

Respectfully Submitted

MARCOR Remediation Inc


Ronald Rotzien
Project Manager

ACCEPTANCE

Agreed to this _____ day of _____ 2005

(Signature)

(Title)

ASBESTOS LEAD MOLD PCBs TANKS HAZWASTE COATINGS SOIL GROUNDWATER DECOMMISSIONING DEMO DISASTERS

PAGE 2/2 2/2 JAN 25 06 11 04AM, 5629212733, INC, IT BY MARCOR REMEDIATION, INC

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Fisanotti, John

From Sammy [Sammy@stimotorsports.com]
Sent Tuesday January 24 2006 6 18 PM
To Fisanotti John
Subject Demo Proposal SAMmy doc

Here is the demo bid for washington
please call if any question
thanks sammy 310 901 8080

K.G.MULLEN INC

CA License #650730
5895 Washington Blvd
Culver City ca 90232
(310)901 8080

January 24, 2006

Mr John L Fisanotti
Culver City Public Works
9770 Culver Boulevard
Culver City, CA 90232

**RE DEMOLITION OF APARTMENT BUILDING WITH GARAGES
12811-12813 WASHINGTON BLVD
CULVER CITY, CA**

Dear Mr Fisanotti

K G Mullen, Inc is pleased to present our proposal for Demolition at the above reference location Our propo
been prepared in accordance with today's tour

SCOPE OF WORK

The scope of work includes

1) All asbestos materials shall be removed by a certified asbestos removal contractor Remove all b
material including all framing, utilities, finishes, foundations, etc 2) Cap all utilities at the property line 3) Al
boxes or meters shall remain, which shall be marked clearly 4) Remove all sidewalks, landscaping, under
utilities, etc Cap all utilities at the property line

Removal and proper disposal of the following materials 1) 650 sq ft of roof mastic 2) 200sq ft 9x9 ti
mastic in room 101 3) 60sq ft of Brown Linoleum and mastic in room 109 4) Tran site pipe at roof 15 liner ft
sq ft 9x9 tile only in room 108 6) 145 sq ft Tile only in room 104 7) 220 sq ft tile only in room 105 8) 605 sq
only in Apt A 9) 290 sq ft of tile only in Apt B 10) 400sq ft linoleum in units C & D kitchens and baths

01/25/2006

//

liner Ft window putty 12) 50sq ft penetration mastic on roof 13) 4500 sq ft of exterior stucco this contains 1% asbestos

Removal and proper disposal of the following materials 1) 375 sq ft of floor tile and associated mastic sq ft of brown floor tile and associated mastic, 3) 80 sq ft of orange linoleum, 4) 1180 sq ft of light brown linoleum, 5) 80 sq ft of green linoleum and brown floor tile and associated mastic under linoleum, 6) 150 sq ft of white floor tile and associated mastic, 7) 60 sq ft of speckled floor tile and associated mastic, 8) 400 sq ft of brown linoleum, 9) 1600 sq ft of 1 ceiling tile and associated mastic, 10) 4,500 sq ft of exterior stucco, 11) 160 sq ft of ceiling tile and associated mastic, 12) 6,000 asphalt roof shingles This bid includes the removal and disposal of exterior stucco as non-hazardous construction debris At the completion of the removal process K G Mullen, Inc will remove all site improvements per the plans and specifications

MOBILIZATION PROCEDURES

Mobilization will commence upon receipt of acceptance to this proposal of issuance of Notice to Proceed regulatory notification includes submission of properly executed notification forms and fees to applicable agencies Typically, 10 working days notification is required Supplies will be staged in a neat and orderly manner and coordinated with the designated Owner's Representative Dumpster will be located as close as possible to designated waste egress and coordinated with the Owner's Representative

SCHEDULE

Work will proceed 10 working days following submission of notification to regulatory agencies Work will be substantially complete within approximately 15 working days A detailed schedule, showing task sequence and dates will be submitted upon request

HEALTH AND SAFETY

K G Mullen, Inc employs a full time Director of Health and Safety who is responsible for developing, implementing and enforcing our quality assurance program

GOVERNING REGULATIONS,

All work performed by K G Mullen, Inc will be in accordance with written procedures, and all applicable rules and regulations In conducting our research, we have collaborated with governmental regulatory agencies including the U S Occupational Safety and Health Administration (OSHA), the State of California Department of Health Services (DOHS), the California Department of Industrial Relations Division of Occupational Safety and Health (Cal/OSHA) and the National Institute of Occupational Safety and Health (NIOSH) Our work procedures are properly documented and performed in compliance with the following regulations and specifications

Code of Federal Regulations (CFR Publications)
 29 CFR 1910 134 – Respiratory Protection
 29 CFR 1910 145 – Specifications for Accident Prevention – Signs and Tags
 29 CFR 1910 1001 Asbestos
 40 CFR 61 Subpart A – General Provisions
 40 CFR 61 Subpart B – National Emission Standards for Hazardous Air Pollutants (NESHAP)
 California Code of Regulations ((CCR)
 Title 8
 8 CCR 341 6 to 341 15
 8 CCR 1529
 American National Institute (ANSI) Publications
 ZP 279 – Fundamentals Governing the Design and Operation of Local Exhaust Systems
 ZP 280 – Practices for Respiratory Protection
 American Society for Testing and Materials (ASTM)
 National Institute of Occupational Safety and Health (NIOSH) 77 173
 Occupational Exposure Sampling Strategy Manual
 South Coast Air Quality Management District (SCAQMD) Rule 1403

INSURANCE AND BONDING,

K G Mullen, Inc carries standard General Liability insurance in the amount of \$1 million per occurrence/\$2 aggregate with EMC Insurance Company, Best Rated A+15, K G Mullen, Inc is capable of obtaining an umbrella EMC Insurance Company at coverage amounts of either \$10 million or \$20 million if required (at additional cost)

TERMS AND CONDITIONS**INCLUSIONS**

- All equipment, scaffolding, cranes, required to complete the scope of work
- All salvage is the property of K G Mullen, Inc
- Notifications/fees to SCAQMD and CA/OSHA
- All misc concrete slabs and footings to 3 ft – 0" below grade
- Pricing is valid for 60 days

EXCLUSIONS

The following is specifically excluded from this work

- Any Hazardous Materials,
- Removal of any other hazardous material except as noted in scope of work,
- Replacement of any materials removed unless specified in the scope of work
- This proposal excludes work on public property
- This proposal excludes demolition of items beyond three (3) foot below existing grade except as noted above
- Minor damages to surfaces caused by installation of containment or removal procedures
- Adherence to Specifications/Procedures submitted to K G Mullen, Inc after proposal submission
- Costs or conditions caused by delays by others beyond K G Mullen, Inc control
- Layout, excavation, backfill and compaction except as noted above
- Unknown items below ground
- Performance and/or Payment Bonds Add 2% to pricing if Bonds are required
- Side Walk Canopy City to coordinate and close sidewalk during demolition

OWNER/AGENT RESPONSIBILITIES

The owner/agent is responsible for providing the following

- Water, power (including assistance to hook up temporary power)
- Staging areas for equipment and dumpsters (dock access)
- 24 hour access to the work area
- site security
- Parking for work force (free of charge)
- Designate those items to be left or saved prior to K G Mullen, Inc mobilization
- Identification of underground utilities to be protected in place
- Coordination of Utilities shut off and disconnect

TERMS OF PAYMENT

Payment will be progressive, net 10 days upon substantial completion Substantial completion is defined as complete visual removal of asbestos material and achievement air clearance

PRICING

Per the Scope of Work as specified herein (price valid for 60 days)	\$84,660
Per Abatement Survey	\$52,281

TOTAL FOR ALL WORK

\$136,941

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-
Thank you for the opportunity to submit this proposal for this project. If you have any questions or require additional information, please do not hesitate to contact me on my cell at 310-901-8080. This quote is based on prevailing and certified payroll.

Respectfully Submitted
K G Mullen, Inc

ACCEPTANCE

Agreed to _____

Samir Sayegh
Project Manager

Signature

Date