

MEETING DATE: 01/14/08

AGENDA ITEM: Approve a Professional Services Contract with Unmack Everett Environmental to provide design and inspection services for the environmental analysis and abatement of components of the Lindberg Park Hut

ATTACHMENTS

		<u>Pages</u>
1	Unmack Everett Environmental proposal dated September 7, 2007.	1-3



Unmack Everett Environmental

20675 S. Western Avenue, Suite 100
Torrance, California 90501
(310) 212-7411 Fax (310) 212-7477

September 7, 2007

City of Culver City
City Hall-Engineering
9770 Culver Boulevard
Culver City, CA 90232

Attention: Bellur Devaraj e-mail: Bellur.devaraj@culvercity.org 3 pages

Subject: Lindberg Hut Scope of Work, Bid Coordination, Contractor Oversight and Environmental Project Management

Dear Mr. Devaraj:

UNMACK EVERETT ENVIRONMENTAL (UEE) has walked the project site several times over the past five years and reviewed the current environmental surveys for the Lindberg Hut. Based upon our experience with this property, UEE is pleased to provide you with the following Scope of Services and Cost Proposal to cover the hazardous materials abatement.

Scope of Services -

Task 1: UNMACK EVERETT ENVIRONMENTAL will provide a Cal/OSHA Certified Asbestos Consultant (CAC) who is also a DHS Lead Inspector/Assessor to collect the remaining ceiling, floor coating and roofing samples to complete the hazardous materials survey. The samples will be sent to a certified laboratory for analysis and included in the project Scope of Work and Bid Form to be used to obtain bids for the completion of this project.

Task 2: UNMACK EVERETT ENVIRONMENTAL will provide a written Scope of Work and Bid Form to accomplish the hazardous material abatement from the Lindberg Hut. Additionally, UEE will conduct a pre-bid Job Walk for abatement contractors interested in bidding the project, to ensure all the bids are based upon the same scope of work and to answer any questions the contractors may have prior to bidding.

Task 3: UNMACK EVERETT ENVIRONMENTAL will provide on-site Contractor oversight

which will include a CAC/DHS Certified project manager (PM) to coordinate with the Abatement Contractor and the City to ensure a timely and complete project. The CAC/DHS PM will review the schedule and work in progress daily to determine the adherence to the schedule. The CAC/DHS PM will review air and wipe samples and engineering controls to ensure the controls are working as specified and that the work practices are supportive of the project objectives.

Additionally, UNMACK EVERETT ENVIRONMENTAL will provide a Cal/OSHA Certified Site Surveillance Technician (CSST) who is also a DHS Certified Lead Monitor, to collect air and wipe samples before, during and after abatement to provide background information, ensure the engineering controls are working as designed and provide air clearances for reoccupancy of the area. Additionally, the CSST/Lead Monitor will ensure that the Contractor personnel have their required training, medical monitoring and respirator fit test records, the Contractor is conducting mandatory personnel exposure sampling, and that the negative air machines are operating pursuant to their permits with SCAQMD.

Task 4: Upon completion of the abatement activities and obtaining air clearances for reoccupancy, UNMACK EVERETT ENVIRONMENTAL will provide a close out document including an executive summary, field note forms, shift summaries, air and wipe sampling results and a hazardous waste manifest log.

Cost Proposal -

Task 1: Sample Collection & Analysis -

CAC; 2 hours @ \$135/hr	\$ 270.00
Bulk PLM; 10 samples @ \$10/sample	\$ 100.00
Total Task 1	\$ 370.00

Task 2: Scope of Work, Bid Form & Job Walk -

Scope of Work/Spec: Lump Sum	\$ 500.00
Bid Form & Job Walk: CAC; 4 hrs @ \$135/hr	\$ 540.00
Total Task 2	\$1,040.00

Task 3: Environmental Project Management & Contractor Oversight -

Costs/Shift:

CAC; 1 hour @ \$135/hr	\$ 135.00
CSST/shift; 8 hours @ \$65/hr	\$ 520.00
Air Samples; 8 @ \$5/sample	\$ 40.00
Wipe Samples; 4 @ \$25/sample	\$ 100.00
Subtotal cost/shift	\$ 795.00

Total Task 3 (total x number of shifts) \$ to be determined

(795 x 3)
3 shifts assumed
= \$ 2,385.00

Task 4: Close out Report/Documentation -

Lump Sum	\$ 350.00
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TOTAL = \$ 4,145.00

These are "Not to exceed without prior approval" Lump Sum Costs. Our terms are Net 30 Days.

Acknowledgement -

The client recognizes that the possible or actual presence of hazardous materials or pollution on or beneath the surface of a site may create risks and liabilities. The client acknowledges that UNMACK CORPORATION has neither created nor contributed to any such materials or pollution. Consequently Client recognizes this agreement will limit UNMACK EVERETT ENVIRONMENTAL's liability to only UNMACK EVERETT ENVIRONMENTAL's negligent acts, errors or omissions. Additionally, Client agrees that UNMACK EVERETT ENVIRONMENTAL shall have no liability and Client shall bring no claim for negligence, breach of contract, indemnity or other cause of action for the failure to discover conditions or environmental contamination at the site which is not identified in the information obtained from the Client or by UNMACK EVERETT ENVIRONMENTAL's investigation.

UNMACK EVERETT ENVIRONMENTAL shall perform its services in accordance with the professional standard of care and skill ordinarily practiced by professional consultants in like disciplines, performing similar services in similar circumstances and at the same time.

Please acknowledge your agreement with the above described services, fee and terms by signing below.

UNMACK EVERETT ENVIRONMENTAL looks forward to working with you on this project. If you have questions or need additional information please, contact the undersigned at (310) 956-7626.

Sincerely,
UNMACK EVERETT ENVIRONMENTAL

Robert W. Everett, CAC #92-0206
Senior Project Manager

I authorize UNMACK EVERETT ENVIRONMENTAL to proceed with the above Task numbers: _____

Signed: _____ Dated: _____

Name(print): _____

For: _____