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COMMUNITY DEVELOPMENT

**Planning,
Zoning,
Building Safety,
Construction Inspection Services,
Public Health,
Housing Inspections,
Code Enforcement**

Date: May 13, 2017
To: Mayor and City Council
From: Dave Gobin, Community Development Director
Cc: Gregg Mandsager, City Administrator
Re: Request to Approve Asbestos Abatement Change Orders

INTRODUCTION: The City has recently completed much of the Asbestos Abatement of the buildings on the property known historically as the TeStrake property at 207 Green Street. When finalized, the City will begin the process of demolishing or de-constructing several buildings on the site. The Iowa DNR will further conduct a Phase II environmental site assessment later this summer as part of their services (at no cost to the City). This project is part of the Mississippi Drive project and is intended to make the site ready for future development.

BACKGROUND: The process of demolition or de-constructing requires the City to abate the asbestos and certification to meet Iowa Law. The City has also worked with the Iowa DNR to provide financial assistance (up to \$25,000 match) for the abatement at the TeStrake site of the Asbestos Containing Material (ACM).

The City has recently discovered that although the ACM has been abated inside the buildings, the roofing is unsafe (due to high wind damage) to be able to remove and dispose of it and now needs to be done by a certified asbestos operator. Included is an inspection report, by Advanced Environmental Services, which was paid for as part of our IDNR 50% reimbursement Agreement.

Therefore, due to the unsafe roofing issue, we need to create a Change Order #1 for a deduction of \$3,500 and another Change Order #2 for an increase of \$27,300 for adjusting the scope of work to include the safe removal and disposal of the roof.

Staff has negotiated the date of completion to be by June 30th and amend the IDNR Agreement to give the City reimbursement of up to \$25,000, which the IDNR will reimburse the City.

RECOMMENDATION: Staff is requesting that Council approve Change Order #1 and Change Order #2 to our contract with Advanced Environmental Services and the amendment of our IDNR Agreement for the final removal of asbestos of the TeStrake property.

**"I remember Muscatine for its sunsets. I have never seen any
on either side of the ocean that equaled them" — Mark Twain**