


**SILVERTON CITY COUNCIL STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCILORS**

	Agenda Item No.:	Topic:
	8.4	Change order with NorthStar CG, LP for the Civic Center Property Asbestos Abatement and UST Decommissioning and Removal project
	Agenda Type:	
	Discussion/Action	
Meeting Date:		
October 1, 2018		
Prepared by:	Reviewed by:	Approved by:
Petra Schuetz	Christy S. Wurster	Christy S. Wurster

Recommendation:

Consider Change Order for environmental abatement process for former Eugene Field School.

Background:

The City continues the environmental materials abatement and deconstruction process of the former Eugene Field structures. There has been daily monitoring of the work. Throughout the process, new contaminated materials have been identified and include new locations. City Staff remains in the middle of the negotiation process with Northstar to safely remove all contaminants, but the entire scope of the mitigation is unknown. Staff anticipates completing the final scoping efforts around the time of the October 1, 2018 City Council meeting. Staff will prepare a to-date Change Order by October 1st (possibly sooner).



Budget Impact	Fiscal Year	Funding Source
Unknown	2018-2019	Special Projects – Civic Center

Attachments:

1. None



MEMORANDUM

SILVERTON PUBLIC WORKS

DATE: October 1, 2018

TO: Christy Wurster and City Council

FROM: Petra Schuetz, Public Works Director

RE: FORMER EUGENE FIELD SCHOOL ENVIRONMENTAL ABATEMENT FOR ASBESTOS CHANGE ORDER #2

The contract for environmental abatement of asbestos at the Former Eugene Field School is over 50% complete. Four additional materials testing site visits have been required by contractor Terracon as the abatement contractor, Northstar Environmental and Marine Services, has revealed new 'layers' of the buildings and accessed the underground tank. Some of the previously unidentified material has tested positive; increasing the scope of the project. These materials are required to be removed before deconstruction/demolition may proceed. The following cost estimates have been received from Northstar and reviewed by the City Engineer/Project Leader and Public Works Director as reasonable to expect.

Original Northstar Contract	\$144,171
Change Order #1	<u>\$ 24,826</u>
	\$168,997
Remaining Contingency	\$4,008

Proposed

1. Remove ACM debris in attic. Original ROM = \$23,041 + 30%	\$29,953
2. Remove pipe and debris under crawl space (ROM) + 20%	\$55,656
3. Additional 3,720sf VCT flooring (lump sum)	\$31,067
4. Additional 937lf of 4" TSI Pipe (lump sum)	\$20,738
5. Cost to remove and dispose of gravel and oil in tank +20%	\$64,800
6. Cost to remove tree*. Not sure if tree needs to go. + 20%	<u>\$ 3,000</u>
	Contingency - \$4,008
	\$201,206

*If overly damaged by tank removal

The Terracon contract is not subject to the same procurement and contracting process as the NorthStar contract. However, the following is a summary of this component of the project for reference.

Original Terracon Contract	\$7,700
Separate contract for UST testing	\$8,800
Separate contract Additional tests #1	\$1,800
Separate contract for Additional tests #2	<u>\$1,000</u>
	\$19,300

Proposed

1. Additional cost for Terracon testing (estimated)	\$10,000
2. Additional cost for Terracon – Help with lead specifications (estimated)	<u>\$ 5,000</u>
	\$15,000