Atascadero City Council
Staff Report – Public Works Department

Historic City Hall Restoration Project – Package 1 & 2
Hazardous Materials Consultant

RECOMMENDATIONS:

1. Council authorize the City Manager to execute a contract with Meca Consulting, Inc. (dba Millennium Consulting Associates) for the hazardous materials consulting services for the Historic City Hall Project and;

2. Council approve amount of $84,528.00 for Packages 1 & 2, investigation and design work for deconstruction and construction activities in the Repair and Hazard Mitigation categories of work.

DISCUSSION:

An important part of the restoration of the Historic City Hall is the identification and remediation of hazardous materials (lead, mold, asbestos, bird guano) in the building. This is highly specialized work and requires an experienced and reputable company to perform such services. The work must be done prior to reconstruction to ensure the building is safe to occupy. Additionally, all aspects of the reconstruction project have to comply with the Secretary of the Interior’s standards for historic structures. Under this contract, the consultant will identify these materials and develop specific work plans for their removal.

In October 2009, the City issued a Request for Qualifications (RFQ) for hazardous materials survey and abatement design services targeting firms in a statewide and nationwide search. The hazardous materials consultants were asked to demonstrate their previous experience in large scale historic structure reconstruction projects similar to the historic City Hall project, and provide proposals for services in three separate and distinct phases, namely:

Phase 1 - Provide asbestos, lead, mold and hazardous materials survey within the earthquake damaged structure.
Phase 2 - Develop construction specifications detailing location, extent and controls needed to appropriately remove identified hazardous materials, including but not limited to asbestos, animal / bird waste, and lead containing materials.

Phase 3 – Provide hazardous material abatement construction activities for plans developed in Phase 2 above.

On November 18, 2009, the City received four proposals. In December 2009, interviews were conducted of the top three firms, and after further research and reference verifications, Millennium Consulting Associates was selected in January 2010 by the selection committee comprised of City Engineer Russ Thompson, Capital Projects Manager Bob Joslin, Administrative Services Director Rachelle Rickard, Fire Marshall Tom Peterson, and Project Architect Stephanie Kingsnorth. Since that time, staff and the consultant have worked on developing the initial scope of work and the attached contract, including a not-to-exceed fee proposal for the first phase of hazardous materials work.

The initial phase of the contract includes investigation, design and bid documentation for the scope of work currently approved by FEMA (Packages 1 & 2). FEMA will be paying for all of this work. Testing is expected to include 60 mold samples, 240 asbestos bulk analysis tests, 36 metal characterization tests, lead paint tests and other testing needed as part of construction. From those tests, Millenium will then design and incorporate into the City’s bid documents, the abatement plans and specifications for the current FEMA approved scope of work.

Consistent with the overall City Hall restoration plan, there are three types of repair work that will be necessary to fully rehabilitate the building: 1) Repair, 2) Hazard Mitigation, and 3) Other Repairs. The initial contract with Millennium will only include investigation and design services for the Repair and Hazard Mitigation work. It does not include work that would fall under the “Other Repairs”; therefore the funding for this initial contract amount is fully reimbursable by FEMA.

In addition to the investigation and design services for packages 1 & 2, it is anticipated that future phases of this contract will include investigation and design services for package 3, along with construction monitoring and inspection services for all three packages. These services cannot be defined until such time that the package 3 scope of work has been established and/or abatement plans have been finalized. At that time, staff will negotiate contract addendums for the additional services and bring the addendums to Council for approval.

The consultant’s survey and abatement design work has been quantified as shown below for the Repairs and Hazard Mitigation types of work.
Millenium’s cost estimates are based on their years of experience on similar historic projects. However, there are many unknowns in this complex project at this point, and they must make certain assumptions to base their estimates on. The nature of this work includes testing and investigations, and while they will try to stay within their budgeted estimate, there is a very real possibility that the volume of work necessary may be more expansive than originally estimated. In the event that more services are required to complete the scope of work, contract addendums will be brought to Council for approval.

FISCAL IMPACT:

The cost of awarding the initial phase of the contract is $84,528.00 in FEMA and CalEMA funds. No City or Redevelopment Agency Funds are being committed at this point in time.

ATTACHMENTS:

Attachment A – Contract for Services