

CLEVELAND PUBLIC LIBRARY

Special Board Meeting

January 26, 2010

**RESOLUTION TO AMEND CONTRACT FOR EMERGENCY ASBESTOS ABATEMENT AT
WOODLAND BRANCH**

- WHEREAS, Asbestos-containing materials discovered at Woodland Branch during demolition work being performed by Sterling Professional Group require abatement which led to the Board's approval at the Special Board Meeting of January 7, 2010 to award emergency asbestos abatement work to the lowest responsible bidder, SafeAir Contractors, Inc. for \$34,409.00 and \$12 per each removal of insulated fittings; and
- WHEREAS, The Ohio Department of Health has since determined on January 13, 2010 that the scope of asbestos abatement contained in the above approved contract by SafeAir Contractors, Inc. is not complete enough to satisfy its requirements; and
- WHEREAS, Ohio Revised Code Section 3375.41 requires public bidding for construction contracts over \$25,000.00 except in cases of urgent necessity or for the security and protection of library property; and
- WHEREAS, SafeAir has expanded its urgent and necessary scope with cost estimates to cover the totality of the scope now known to be required by the Ohio Department of Health for additional amounts as follows:

Decontamination of front main area at a cost of \$48,409.00

Decontamination and disposal of contents of general contractor's dumpster at a cost of \$4,619.00

Decontamination of boiler room floor at a cost of \$1,800

Therefore be it,

- RESOLVED, That Cleveland Public Library amend the asbestos abatement contract for the Woodland Branch with SafeAir Contractors, Inc. to be increased by \$54,828.00 with the expenditure being charged to the Building and Repair Fund Account: 40179905-55300-10799.

Cleveland Public Library

To Sandra Kuban
From Myron Scruggs
Date January 22, 2010
Subject Asbestos Abatement Woodland Branch (Emergency)

The abatement contract for the Woodland branch was awarded to Safe Air Contractors Inc. and upon the start of the project a representative from the Ohio Department of Health, visited the site and strongly suggested that all horizontal surfaces and movable items be decontaminated. This also included all books and shelves. This is above and beyond the scope of work that was included in Safe Air's contract.

With that said we asked Safe Air to give us a price that would include the additional work. Attached you will find pricing for this work. The total amount for this work is \$54,828.

Decontaminate the front main area.	\$48,409.00	
Decontaminate Contractors dumpster	\$ 4,619.00	
Decontaminate boiler room floor.	<u>\$ 1,800.00</u>	
	\$54,828.00	Total

It is my recommendation that we accept this quote to be able to complete this project to the satisfaction of the Ohio Department of Health.

SAFEAIR

CONTRACTORS, INC.

9342 Pinecone Dr.
Mentor, Ohio 44060
(440) 639-1191
Fax: (440) 639-1194

"for all your environmental solutions"

January 16, 2010

Attn: Mr. Myron Scruggs
Cleveland Public Library
Email: Myron.Scruggs@cpl.org

Re: Woodland Library, Revision 01

Dear Mr. Scruggs,

As you are aware there is a situation at the Woodland Library in regards to the asbestos scope. A representative from the Ohio Department of Health, Alan Richards, visited the site on January 13, 2010 and strongly suggested that all horizontal services and movable items be 'decontaminated' prior to their removal and/or allowing non-asbestos trained personnel into the area. He also was concerned with if all the books/book storage devices were contaminated. I believe there may be a difference in what ODOH is requesting, what EA Group would like to do in the best interest of the owner and what the EA Group onsite representative may require to complete the asbestos project. I have tried to price items below so that when you/EA decide how you want to proceed there is pricing available.

With that said I submit the following costs for the below associated asbestos related tasks to rectify this situation in the manner that is decided.

A. Pre clean-up of the front main area per EA Group's revised protocol

- SafeAir Contractors, Inc. (SAI) will perform all tasks that the EA Group directs us to perform at a rate of \$60.00/worker man hour and \$65.00/supervisor man hour until the area is in the same condition as the bid was predicated on. This unit price is inclusive of labor, material, equipment and disposal.
- Included in these tasks will be the wet wiping of walls prior to poly being installed.
- I cannot submit a Not to Exceed number for I believe that the scope may change on site. The EA Group may have a better idea of the Not to Exceed number for it will depend on to what extent SAI is directed to clean.
- Unit price would commence after criticals are installed, negative air is established and a 3 chamber Decon unit is erected. FYI: Criticals and negative air is complete, only the Decon needs to be erected.

- If existing poly is to be removed from the bookshelves then SAI will be paid the unit price to reinstall 1 layer of poly over the bookshelves prior to the ceiling tile removal.
- Add to the contract the duration of time that this work takes.
- Any additional cleaning that is mandated due to changing from PCM's to TEM finals after the contractual scope is complete would be compensated utilizing this unit. Ex: Removing poly on walls for TEMs and wet wiping walls.
- SAI takes no financial responsibility in failing TEM's.

AND/OR

B. Decontaminate the front main area

- Hepa vac and/or wet wipe all horizontal surfaces, carpet and movable items in the area.
- Move all decontaminated movable items out of the work area into the back garage area or owner supplied trailer. This does not include any work inside desk, boxes, etc. Only outside of movable items included.
- Books are to be removed and the surfaces wet wiped or HEPA vacuumed. The books would than be removed from the work area to the back garage in Owner supplied boxes. All shelving would be wet wiped or HEPA vacuumed. All movable shelves will be removed from the work area; all stationary shelves will be sealed with poly.
- SAI takes no responsibility for electronic items such as computers, etc. SAI takes no responsibility for personal items in offices. These items will be placed in boxes with other items. No packing is included.
- Add 15 working days to the contract or what ever this work takes.
- SAI takes no responsibility to if there is any inside of book contamination.

Cost: \$48,409.00

B. General Contractors Dumpster

- Decontaminate the General Contractors dumpster per the ODOH protocol and dispose of the same.

\$4,619.00

C. TEMS in basement

- Add \$1,800.00 if wet wiping walls in the basement will be required due to changing from PCM to TEM Finals in the basement.

Please contact me with any questions, comments or directives. Thank you.

Sincerely,
Robert Parks
President

CC: Pat Herbert, The EA Group

SAFEAIR

CONTRACTORS, INC.

9342 Pinecone Dr.
Mentor, Ohio 44060
(440) 639-1191
Fax: (440) 639-1194

"for all your environmental solutions"

January 21, 2010

Attn: Mr. Myron Scruggs
Cleveland Public Library
Email: Myron.Scruggs@cpl.org

Re: Woodland Library,

Dear Mr. Scruggs,

Pat Herbert with The EA Group contacted me this afternoon of 1/20/10 with a request for us to submit additional information on our proposal to decontaminate the front main area of the Woodland Library. This is the proposed work from the 1/16/10 proposal, under B, for the \$48,409.00 sum. Please understand that SafeAir Contractors Inc. was not involved in creating this situation and would hope that all Entities understand that we are only trying to move this project/contract forward to a completion with all parties concerns in mind. Below is additional information in regard to the 1/16/10 proposal.

A. Pre clean-up of the front main area per EA Group's revised protocol

SafeAir Contractors Inc. (SAI) submitted Unit Costs of \$ 60.00 per worker man-hour and \$65.00 per Supervisor man-hour. This includes all labor, material, equipment and disposal to perform work as The Ea Group directs us to do to get to the state that the formal bid was predicated on. These Unit Costs are what we have used previously and I believe to be Industry Standard for Contractors and Consultants in the Asbestos Abatement Industry. Again please be aware of all this includes, it is not just labor. The total sum here will depend on how much work and the depth of work that SAI is directed to perform.

B. Decontaminate the front main area

The \$48,409.00 to decontaminate the front area, including as described in the 1/16/10 proposal, is to HEPA VAC and or wipe down all horizontal surfaces, walls, desks, carpet, computers, new construction materials, bookshelves and each book; than move them to the back of the main garage. This is labor intense to do normally let alone under Asbestos Containment conditions. The breakdown to this is that after we divided up the area and assigned man-hours to each area to perform the tasks as we believe the project will entail. We estimated that a 7 man crew would take 14 workdays, 8 hours per day, to complete these tasks. This would than get the area to the state that the formal bid was predicated on.

If the Powers to be does not believe that this is a 7 man, 14 workday task than SAI would agree to do this work at the above Unit Cost. That way the Owner pays for only what is needed, nothing more. This way SAI could spend less or more on certain tasks as directed by The EA Group based on striving for a completed work area in the least amount of man-hours.

SafeAir Contractors Inc. looks forward to resolving this situation. We want to perform the work for you, please contact us as to if there is a better idea among you that will get this project to completion. As we all know this is not the situation we all thought we would be in, all we can do is put our best effort forward to complete the project/contract. The big difference that I feel is driving the project cost up is that ODOH wants the area completely visibly clean of all debris/dust and than to pass stringent TEM Air Tests. The EA Group relies on air/wipe tests for the criteria as to if the area is 'clean', not all visible debris/dust removed, (drywall, old dust, etc). This difference of having to clean all visible debris/dust (as ODOH wants) is the driving force. Please contact me with any questions, comments or directives. Thank you.

Sincerely,
Robert Parks
President

CC: Pat Herbert, The EA Group