

CLEVELAND PUBLIC LIBRARY

Finance Committee

April 14, 2015

RESOLUTION TO APPROVE AGREEMENT WITH URS CORPORATION FOR ENVIRONMENTAL ASSESSMENT FOR SAFE, WARM AND DRY CONSTRUCTION INITIATIVE

WHEREAS, On March 19, 2015, the Board of Trustees adopted a resolution allocating the sum of \$5,000,000 from the Building and Repair Fund to the *Safe, Warm and Dry Construction Initiative* for the repair, improvement, and maintenance of the Addison, Collinwood, Glenville, Harvard-Lee, Langston Hughes, Carnegie West, Fulton, Jefferson, Lorain, and Rockport branches in accordance with the four (4) priorities set forth in the facilities assessment prepared by Westlake, Reed, Leskosky in 2011; and

WHEREAS, Prior to construction it is necessary to conduct an asbestos survey and testing to identify and quantify the existing asbestos containing materials in the branches so that budget and abatement options can be anticipated; and

WHEREAS, The Library has obtained a proposal from URS Corporation in the amount of Forty-Eight Thousand Dollars (\$48,000.00) to provide an asbestos survey and testing for the ten (10) branches. In January of 2015, URS Corporation submitted a current Statement of Qualifications to the Library, and under Ohio Revised Section 153.71, the Library is authorized to enter into a contract in an amount less than Fifty Thousand (\$50,000) with an engineering firm that has submitted a current statement of qualifications within the preceding year; now therefore be it

RESOLVED, That this Board authorizes the Executive Director and his designee to enter into an agreement with URS Corporation in an amount not-to-exceed Forty-Eight Thousand Dollars (\$48,000.00) for an asbestos survey and testing of the ten (10) branches which are a part of the Safe, Warm and Dry Construction Initiative, which shall be paid out of Building and Repair Fund No. 4017xx03-53310-10798 (Building Repair) where 7xx=branch, and which agreement will be subject to the approval of the Chief Legal Officer.



ATTACHMENT A
ASBESTOS & HAZARDOUS MATERIALS SURVEY
Ten Branch Libraries
Prepared for Cleveland Public Library
April 10, 2015

BASIC SERVICES

The following project pertains to the identification and quantification of existing asbestos containing building materials (ACM) and hazardous materials in ten (10) separate Branch locations of the Cleveland Public Library system. The buildings are slated for renovation and this effort is considered a preliminary evaluation of the renovation requirements so that budget and abatement options can be anticipated. Similarly, the information generated can be used by Branch personnel when conducting operations and maintenance. The following Branch locations are included in this study:

<u>Branch Name/Location</u>	<u>Year built</u>	<u>Approximate size</u>
Addison	1990	7,500 sq. ft.
Collinwood	1928	14,100 sq. ft.
Glenville	1978	11,800 sq. ft.
Harvard-Lee	1979	8,300 sq. ft.
Langston Hughes	1998	8,370 sq. ft.
Carnegie West	1910	25,000 sq. ft.
Fulton	1983	8,300 sq. ft.
Jefferson	1918	6,900 sq. ft.
Lorain	1912	8,400 sq. ft.
Rockport	1964	9,200 sq. ft.

In order to prepare for the renovations, URS plans to provide the necessary manpower, testing and expertise to provide support to CPL in planning for the management and/or removal of identified asbestos containing materials (ACMs) prior to the renovation. The purpose of this effort is to provide CPL with a survey report that details actual total quantities and locations of ACMs so that abatement can be conducted by a licensed abatement contractor.

The following work tasks are anticipated for the project.



Task 1 - Preparation of Health and Safety Plan & Document Review of each Branch

1.1 Health and Safety

Prior to any site activities, the designated URS Health and Safety Officer will prepare the required Health and Safety plan to be used during the site visits. The Health & Safety plan will be prepared in accordance with URS standards and will address special considerations such as confined spaces, ladder work, and electrical hazards in addition to the standard project considerations associated with the sampling of ACMs. The plan will be prepared to address work at each of the ten sites.

1.2 Document Review

Prior to the start of field activities, URS personnel will review any existing facility drawings or reports that are provided by CPL. One purpose of this effort is to gain knowledge regarding the configuration of mechanical, plumbing, and other systems in each of the Branch buildings. It is thought that drawings exist for most of the buildings in either electronic or hardcopy form. Any available copies will be evaluated by the project team and used when conducting the field surveys. In most cases the drawings will be digitized and entered into field computers that will be used for documenting sample locations and other pertinent data.

Additionally, any existing asbestos survey reports that are made available will be reviewed and evaluated as part of this task.

Task 2 - Asbestos Survey of Each Branch Building

Asbestos surveys of each Branch building will be conducted by a trained licensed inspector. The Survey will include sampling suspect asbestos-containing building materials (ACM) and assessing the conditions and quantity of the materials. It is assumed that URS will obtain a maximum of 80 samples during each survey. Each sample will be tabulated and logged so that the sample identification number and location can be easily identified after the return of the analytical results.

Since the building is slated for renovation, access will be coordinated with CPL security personnel and the sampling method will be a modified Asbestos Hazard Emergency Response Act (AHERA) survey with non-destructive sampling. For example pipe chases and similar areas will not be accessed by braking through existing walls and other structures when needed.

Roofing samples will not be obtained as part of this study. Each roof will however be assessed by visual means to ascertain the age, number of layers and or patches that constitute the roof for a given building. Some caulking materials at the edges and near flashing



material may be sampled if it is thought that the sampling will not breach the integrity of the roof system.

It is anticipated that the following materials will be sampled as suspect ACM:

- floor tile and mastic
- ceiling and wall plaster or drywall material
- pipe insulation
- hard fittings
- lagging material
- sprayed on fireproofing
- ceiling tiles
- non-essential roofing materials
- window caulking or sealants

Upon completion of the sampling, samples will be packaged and sent for laboratory analysis. The analytical test method will be Polarized Light Microscopy (PLM) unless the results are found to be <10% asbestos containing, then the sample may be tested via point count method. It is estimated that approximately 10% of all samples might be analyzed by the point count method. The data will be tabulated and conclusions will be drawn regarding similar materials found in the building. This information will serve as a basis for the preparation of the survey report.

Task 3 – Inventory of Other Regulated Wastes

During the asbestos survey, URS inspectors will conduct an inventory of environmentally regulated wastes that if left unattended, are a potential problem during renovation of the building. URS will limit this inventory to stationary fixtures such as light tubes and ballasts, liquid filled transformers and capacitors, mercury containing items, hydraulic equipment, batteries used for emergency lighting units and residual chemicals found in the heating/cooling/drainage systems of the building.

The inventory of these items will be tabulated and inventoried during the asbestos survey. No sampling or analysis is planned for the identified items.

Task 4 Survey Reporting

An asbestos survey report will be generated that will summarize the data for the building. The report will involve the compilation of investigative and analytical data generated during the survey and will include the following information:

- The types, location, quantity and condition of identified ACMs.
- Floor plan drawings of the building depicting the location and quantity of asbestos.

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- Photographs of areas of homogeneous ACM and a material description.
- Data tables indicating sample numbers, quantity estimations, and percentage of asbestos

The preparation of new floor plan drawings is not anticipated as part of this project. The drawings will be based on original building drawing or a site sketch generated by the technician. The drawing, depicting sample locations, will be general and not to scale. The report will however include a detailed description of the activities conducted for the survey, the location, condition and accessibility of documented ACM and actual laboratory results.

Task 5 – Budgetary Cost Estimation Preparation

At the completion of Tasks 1-4, URS will prepare a budgetary cost estimation regarding the abatement of identified ACM and regulated materials identified in Tasks 2 - 4. The anticipated costs will be engineering estimates that are thought to be within 20% of actual costs and can be used for budgetary purposes.

TERMS

Compensation for the stated Scope of Work shall be on a Time and Materials basis with a not to exceed ceiling stipulated at a sum of ***Forty Eight Thousand (\$48,000.00) Dollars***. Extra services outside of the Scope of Work will be performed at extra costs after written authorization only. This estimate includes direct expenses, including sample analysis, travel and all reproduction costs. The following breakdown is our justification of these costs:

Labor for 10 locations	\$48,000
Direct Costs including samples and analysis for 10 locations	\$10,950
Total costs	\$37,050

SCHEDULE & ASSUMPTIONS

- A mutually agreeable contract vehicle is established between CPL and URS prior to the start of any work
- URS can complete the Asbestos Survey and issue the report within two weeks of access to any given building.
- All site and building access will be provided by CPL without delay.
- Unlocking doorways, opening or otherwise providing access to the buildings is the responsibility of CPL.
- CPL will provide access to all building drawings and asbestos reports prior to initiation of field activities
- Repairing of areas damaged during sampling is not included in this study
- This project does not anticipate the preparation of actual abatement specifications or bid documents.

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