

APPROVED

REPORT OF GENERAL MANAGER

SEP 11 2013

NO. 13-231

DATE September 11, 2013

BOARD OF RECREATION
AND PARK COMMISSIONERS

C.D. ALL

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: ENVIRONMENTAL HAZARD MITIGATION – AS-NEEDED SERVICES FROM A-TECH CONSULTING, INC. AND INTEGRITY ENVIRONMENTAL CONSULTANTS, INC. FOR MATERIALS TESTING AND AIR MONITORING SERVICES AND FROM AIR INSTANT RESPONSE, INC. AND ARGUS CONTRACTING, LP FOR ASBESTOS, LEAD AND MOLD ABATEMENT SERVICES

R. Adams _____
H. Fujita _____
V. Israel _____

K. Regan _____
*M. Shull [Signature]
N. Williams _____

[Signature]
General Manager

Approved [Signature]

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Authorize the use of the services of A-Tech Consulting, Inc., and Integrity Environmental Consultants, Inc., for as-needed materials testing and air monitoring services, and Air Instant Response, Inc., and Argus Contracting, LP for as-needed asbestos, lead and mold abatement services, with the total cost of the services conducted by each not to exceed \$60,000.00; and,
2. Approve the total encumbrances and payments in an amount not-to-exceed \$60,000.00 for each of the four (4) contractors referenced above, and,
3. Authorize the Chief Accounting Employee to make technical corrections as necessary to implement the intent of this Report and incorporate these changes.

SUMMARY

The Department of Recreation and Parks (RAP) operates and maintains numerous facilities constructed before 1980 that have a high likelihood of containing asbestos and/or lead-based paint materials. It is anticipated that routine or emergency maintenance and construction projects or other activities may physically impact structural components or surfaces suspected to contain these materials, and analytical tests may be required to confirm their presence. Any identified asbestos- or

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lead-containing materials that exceed specified local, state and federal regulatory standards must be properly abated before proceeding with the project in order to protect human health and safety.

Abating and disposing of asbestos- and lead-containing materials—as well as mold contamination, which has also impacted RAP facilities—requires the use of abatement and air monitoring contractors properly trained and permitted to perform such work. For several years, RAP has had access to these specialized services by piggybacking on other department contracts, particularly those maintained by the Department of General Service (GSD). GSD recently informed RAP that it can no longer use their contracts due to the lack of resources to support such use. With other available city contract options being extremely limited in service capabilities and monetary ceiling levels, RAP is in the process of establishing its own contracts for asbestos/lead/mold testing, abatement and air monitoring services.

Since this effort will take several months to complete, RAP will need the capability in the interim to respond to asbestos, lead and mold hazards in order to protect its employees and the public and to ensure important maintenance and construction projects, such as replacing roofs and repairing plumbing problems, can be implemented in a timely manner. To accomplish this, authorization is being requested from the Board to utilize the services of the following materials testing, air monitoring and abatement contractors on an as-needed basis with the total cost of the services conducted by each not to exceed \$60,000.00. These contractors have active contracts with GSD that were competitively bid and awarded as pre-qualified contractors. So, they have met key City business requirements, and, as an added benefit, they have agreed to use the schedule of prices incorporated in their GSD contract for any work conducted for RAP.

<u>Materials Testing and Air Monitoring Contractors</u>	<u>Maximum Cost of Services</u>
A-Tech Consulting, Inc.	\$60,000.00
Integrity Environmental Consultants, Inc.	\$60,000.00
 <u>Abatement Contractors</u>	
Air Instant Response, Inc.	\$60,000.00
Argus Contracting, LP	\$60,000.00

FISCAL IMPACT STATEMENT:

Funding for air monitoring and materials testing, and asbestos, lead and mold abatement will be provided by RAP's various operating units requiring the services through Fund 302 Department 88 Account 003040, Contractual Services accounts, or applicable Grants, Quimby and Sites and Facilities Accounts.

This report was prepared by David Attaway, Environmental Supervisor II, Planning, Construction, and Maintenance Branch.